Planning Board Regular Meeting
Conover City Hall Council Chambers
101 1st Street E, Conover
Tuesday, November 10, 2026 at 6:30 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

Item 1. August 11, 2026 Regular Meeting Minutes

III. OLD BUSINESS

No old business.

IV. HEARING FOR PERSONS HAVING BUSINESS WITH THE BOARD

V. NEW BUSINESS

Item 2. Code Amendment CA 26-02: Location of Accessory Structures

Item 3. Approval of 2027 Planning Board Meeting Dates

VI. INFORMATIONAL ITEMS

Item 4. October Permit Report

VII. ADJOURNMENT

The next Planning Board meeting is on December 8, 2026!

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.

Planning Board
Regular Meeting Minutes
Tuesday, August 11, 2026 at 6:30 PM
Conover City Hall Council Chambers
101 1st Street E, Conover

A Regular Meeting of the Planning Board was held on Tuesday, August 11, 2026 at 6:30 PM in the Council Chambers of Conover City Hall.

I. CALL TO ORDER

Present:	Vice Chairman Mary Reynolds, Planning Board Member Ken Hilderbran, Planning Board Member Eddie Dwiggins, Planning Board Member Sherman Powell, Planning Board Member Alisha Shannon, Planning Board Member Cass Taliaferro
Absent:	Chairman David Brown, Planning Board Member Corey Keisler
Staff:	Planning Director Erik Schlichting and City Clerk / Assistant to the Manager Stephanie Watson

Mr. Schlichting welcomed the new Planning Board member, Mr. Taliaferro, to the board.

Mr. Taliaferro spoke briefly on his background and history before joining the board.

II. APPROVAL OF MINUTES

Item 1. July 14, 2026 Regular Meeting Minutes

A motion was duly made by Planning Board Member Powell, seconded by Planning Board Member Dwiggins, to approve July 14, 2026 Regular Meeting Minutes.

AYES:	Vice Chairman Reynolds, Planning Board Member Hilderbran, Planning Board Member Dwiggins, Planning Board Member Powell, Planning Board Member Shannon, Planning Board Member Taliaferro
NOES:	None
ABSTAIN:	None

III. OLD BUSINESS

Item 2. Continuation of Parking Changes from Code Amendment CA26-01 from July 14, 2026 meeting.

Mr. Schlichting introduced the previous item that had been tabled from the previous meeting on lowering the parking requirements for the B-3 and MX districts due to the unexpected legislation that had been passed by the state on no longer requiring parking minimums. He had discussed this with the City Manager since the last meeting, and they have decided to ask the

board to make a motion to drop the particular code change, as this parking minimum legislation will need to update the city code in other sections also at a later time.

A motion was duly made by Planning Board Member Shannon, seconded by Planning Board Member Hilderbran, to dismiss the proposed Parking Changes from Code Amendment CA26-01 from July 14, 2026 meeting.

AYES:	Vice Chairman Reynolds, Planning Board Member Hilderbran, Planning Board Member Dwiggins, Planning Board Member Powell, Planning Board Member Shannon, Planning Board Member Taliaferro
NOES:	None
ABSTAIN:	None

With a vote of 6-0, the motion passed.

IV. HEARING FOR PERSONS HAVING BUSINESS WITH THE BOARD

Mrs. Reynolds opened the Public Hearing at 6:34 PM.

Miles Wright, with a business located at 209 1st Ave S, wanted to thank Conover Police for helping to recover a stolen flag and catch the suspect.

Mrs. Reynolds closed the Public Hearing at 6:35 PM.

V. NEW BUSINESS

Item 3. Rezoning Amendment R26-04 for Cresswind/Kolter Homes Located Along Rock Barn Rd from NR & Catawba County R-20 to NR-CD (Neighborhood Residential-Conditional District).

Mr. Schlichting introduced the rezoning item R26-04. He stated that a portion of this property was previously rezoned NR (Neighborhood Residential) by MI Homes to possibly create a subdivision of single-family homes that failed to materialize. Kolter Homes is now proposing a development called Cresswind shown on the map with all properties being a portion of another except for one full parcel covering approximately 278 acres all together. Part of the properties will need an annexation as some were already annexed into the city limits with the previous rezoning and City Council will be hearing that next month. The properties have access to sewer and water.

Mr. Schlichting presented that the proposed development is for a maximum of 593 single-family homes on the Conover side, since the project would be in two jurisdictions between Claremont and Conover. Claremont has worked administratively with Conover to make sure they have proper access on their side and this will spread traffic out on Rock Barn Rd between two exits of I-40. The homes will be a mix of 50' and 60' wide lots that have a twenty foot front

setback with a reduction in the side setback to five feet which is smaller than the NR district usually allows. The proposal would have city streets with sidewalks on both sides of the street with a multi-use path along Rock Barn Rd. There will be an amenity area with a clubhouse, pool, etc. that Kolter Homes usually provides in their developments as a leisure amenity for the 55 and older community.

He stated that the development proposal is in seven phases. Phase 1 would include the main broad avenue entrance off of Rock Barn Rd that will have some decorative features in the median. Phase 1A would include their model homes and sales center being built first and getting a final plat once the roads are complete in that area to begin moving forward with phase two. A second temporary fire access will be put in place to accommodate fire code requirements, with the 100th house permitted. Phase 2 and 3 will include the amenities being completed along with the connection through Claremont in Phase 3.

He stated that city services like fire, police, trash service, etc. already run past the area to serve Rock Barn Golf Course. The development will require at least one pump station and the city will help pay for an oversized line to help serve this and the surrounding area since the city is already working with Claremont on a future project to service this area. The city is working with Claremont utilities and streets to ensure the development gets the same level of service in both jurisdictional areas and this will be worked out in the development agreement. The open space provided is much larger than the 20% required, and they are voluntarily adding the 200' I-40 buffer, the 100' Rock Barn Rd buffer, and the 30' buffer strips against the other properties that are not required. It would be approximately two units per acre, making it a low-density residential use.

The land development plan shows this area as a mix of industrial/commercial on one side and a mix of low-density and medium to high-residential on one side mixed, so the land development plan map would need to be changed to reflect the low-density residential development. NCDOT has reviewed the plan and is requiring a right-turn lane at each of the Rock Barn Rd entrances in their TIA. Since the community is a 55-plus community, there is a different traffic count for this development since it does not have school or normal work hours traffic.

Mr. Hilderbran questioned if there were any renderings of the homes.

Mr. Schlichting responded that since these will be single-family homes, the city does not have a say in their appearance.

Mr. Powell questioned for clarification what the density was.

Mr. Schlichting responded that with all the open space provided, it was about two units per acre. This would be low- to medium-density for our LDP.

Mr. Dwiggins questioned about the TRC in the conditional notes that would be reviewing the construction plans.

Mr. Schlichting responded that it is all the departments in the city and other reviewers who may need to review the plans, like NCDOT and the Stormwater contractor.

Mrs. Emily Powell, a representative of the developer, Kolter Homes, presented the project. They have several communities close to the Charlotte area that focus on the Cresswind brand, which is a 55 and older brand that is more of a resort-inspired lifestyle. The proposed development is for a maximum of 593 single-family homes with an amenity area of just under 10 acres that includes a large clubhouse, pool, indoor gym, pickleball, etc. There will be a diverse offering of houses that will be represented in the model park during Phase 1A that shows the 9 different floor plans they can choose from along with all of their other features, facades, and colors. Yard and outside maintenance is included.

Mrs. Powell stated that they have about 129 acres reserved for open space and about 145 acres for the rest of the project, leaving about 45-50% of open space along with the buffers that were presented earlier. There is a conservation easement with a perennial stream that they will be maintaining this mitigation bank in their geographical layout for the neighborhood. Even though it will be public streets, they will include a gatehouse, fencing, and landscaping in some of the entrance areas, so they will make sure to note that they maintain these in the development agreement. They did move the front setback to 20' to allow for better parking of the cars but a reduction on the side to 5'. They will build their Lifestyle House in Phase 1A serving as their amenity until the main one is built.

She stated that they did complete the TIA for the project and this type of 55 and up community has a different traffic count that is approximately half of what a residential household generates. NCDOT is requiring the right turn lanes on Rock Barn Rd to turn into the development, and they will also be upgrading Sigmont Dr. in the Claremont portion. All homes have a two-car garage, with one-floor living, but they can add the second level if wanted in the design phase. They use higher quality products to provide visual variation in homes like fiber cement siding.

Mr. Taliaferro questioned what the projected timeline was.

Mrs. Powell responded that it is dependent on several different aspects but, based on the size, it is a long-term project through 2038 projected for build out. Beginning to sell homes hopefully by 2028.

Mr. Taliaferro questioned about any local labor being involved.

Mrs. Powell responded that they will try to find site contractors close to their projects, but they are a regional company, so they have several contractors that they use already.

Mr. Dwiggins questioned for clarification on the yard maintenance being included and the price range of the homes.

Mrs. Powell responded yard maintenance as well as the landscaping around the community, including the buffers is covered by the HOA maintenance. They see around $500K for the

highest to lowest prices and it is just dependent on the design options people choose along with their lots.

Mrs. Reynolds questioned if there was a recommended square footage for the homes based on the HOA.

Mrs. Powell responded it is not in the HOA, but the smallest base home is 1800 sq. ft. without any additions or changes.

Mr. Dwiggins questioned about where construction would be entering the site for phase 2.

Mrs. Powell responded that there would be a construction entrance at the temporary fire access.

Mr. Taliaferro questioned if they anticipated any adverse traffic from the St. John's Church Rd area.

Mrs. Massey, engineer from Kimley-Horn who conducted the TIA, responded that they did not include it as part of the TIA as NCDOT did not identify it as needed. They did get a traffic count there to help get their through volumes when calculating their peak volumes at the entrances.

Item a. Public Hearing for Rezoning Amendment R26-04.

Mrs. Reynolds opened the Public Hearing at 7:14 PM.

Brad Ellinger, located at 3791 Clubhouse Dr, spoke for the rezoning. He felt that Kolter Homes had been forthcoming in all their meetings with their HOA boards at Rock Barn, that the club would prefer good neighbors, and that it would help local businesses.

Tom Taylor, located 3506 Duck Pond Dr, spoke for the rezoning. He stated that as they were getting older they were looking for a community similar to this, agrees that the neighborhood will go well close to Rock Barn, and likes the landscaping options that are being maintained by the HOA.

Mrs. Reynolds closed the Public Hearing at 7:18 PM.

Mrs. Reynolds questioned the density of some of the surrounding neighborhoods in the area.

Mr. Schlichting responded that Rock Barn has different densities that are denser with the townhomes and less dense with the regular single-family homes. Some lots are down to almost a quarter acre in the newer areas.

A motion was duly made by Planning Board Member Dwiggins, seconded by Planning Board Member Powell, to approve rezoning amendment R26-04 for Cresswind/Kolter Homes Located Along Rock Barn Rd from NR & Catawba County R-20 to NR-CD (Neighborhood Residential-

Conditional District).

AYES:	Vice Chairman Reynolds, Planning Board Member Hilderbran, Planning Board Member Dwiggins, Planning Board Member Powell, Planning Board Member Shannon, Planning Board Member Taliaferro
NOES:	None
ABSTAIN:	None

With a vote of 6-0, the motion passed to approve the rezoning amendment R26-04.

Item 4. Rezoning Amendment R26-05 for the Properties Located at 1132 & 1210 N NC 16 Hwy from CC & CC-CD to CC-CD (Corridor Commercial-Conditional District).

Mr. Schlichting presented the rezoning item R26-05. The property on the right was recently rezoned to allow for a five lot commercial development, but they have added another piece of property now and plan to create eight lots. The Aldi is still located in the same spot and lot design but the stormwater pond has moved lot locations. This plan fits our current land development plan, has access to water sewer, and the streets will be public.

Mr. Powell questioned whether they had given any indication of what they wanted to do with the other lots.

Mr. Schlichting responded that to his knowledge, they planned to sell it.

Mr. Schlichting stated that the Aldi square footage requires a conditional district, but unless the rest of the buildings built do not meet the commercial square footage threshold, they will be approved by right.

Pat Crosby, a representative of Crosby Commercial Real Estate, presented that this is just an expansion of the previous plan but the alignment of the time in adding the parcel to the left caused the change in the rezoning. The potential uses are mostly commercial so far, like a convenience store, auto parts, and fast food.

Item a. Public Hearing for Rezoning Amendment R26-05

Mrs. Reynolds opened the Public Hearing at 7:32 PM.

No one chose to speak at that time.

Mrs. Reynolds closed the Public Hearing at 7:32 PM.

A motion was duly made by Planning Board Member Shannon, seconded by Planning Board Member Powell, to approve rezoning amendment R26-05 for the Properties Located at 1132 &

1210 N NC 16 Hwy from CC & CC-CD to CC-CD (Corridor Commercial-Conditional District).

AYES:	Vice Chairman Reynolds, Planning Board Member Hilderbran, Planning Board Member Dwiggins, Planning Board Member Powell, Planning Board Member Shannon, Planning Board Member Taliaferro
NOES:	None
ABSTAIN:	None

With a vote of 6-0, the motion passed to approve rezoning amendment R26-05.

VI. INFORMATIONAL ITEMS

Item 5. July Permit Report

Mr. Schlichting presented the item.

VII. ADJOURNMENT

There being no further business, the meeting was adjourned at 07:35 PM.

_____ _____

David Brown, Planning Board Chairman Erik Schlichting, Planning Director

MEMORANDUM

October 25th, 2026

To: Planning Board
From: Planning Staff

RE: CA 26-02: Amendments to a portion of Appendix A: Zoning

BACKGROUND

The City's code requires periodic updates for a variety of reasons, such as correcting errors, clarification, making understanding and making interpretation of the code easier for staff and citizens, and complying with North Carolina statutes. Staff has been asked to make changes to the code regulating accessory structures, particularly residential accessory structures.

STAFF REVIEW

The City Council tasked staff to review and suggest amendments to the current code (*Appendix A: Zoning, Article II, Div. 2. General Provisions)* regarding residential accessory structures. This follows the construction of at least one building that neighboring property owners found to be particularly out of scale with the neighborhood that it is located in. These changes include suggested code changes as well as staff suggestions.

Many property owners acquire things that require storage: an extra vehicle, an RV, a camper, a boat, a trailer, a golf cart, etc. They want to be able to store these things on their property, hence, the garage they have is already full and they are looking for more space. The objective of the code is to ensure that yards and neighborhoods don't get overcrowded with buildings and property owners aren't adversely affected by development of a neighbor's property. These suggested changes would require residential accessory structures:

1. To only be allowed on a lot with a primary structure.
2. To comply with the district side setback on corner lots, so accessory structures in rear yards would no longer be allowed at five feet from the lot line along a corner street.
3. To increase side and rear setbacks by one foot for each foot they exceed fifteen feet in height, but not more than the district required setback.
4. Limit the total building accessory footprint(s) to no more than the primary structure's footprint.
5. Explicitly not allow cargo containers and such as long-term or permanent accessory structures.
6. Explicitly not allow campers and such as temporary/accessory living space.

These changes will limit accessory structures, particularly for smaller homes on smaller lots. These changes will also move accessory structures further from side streets on corner lots; there are not many

examples of corner lots crowding the street, but the few situations that do exist are fairly obvious. These changes will make multiple existing structures nonconforming.

Staff also recommends a couple changes to the accessory dwelling unit portion of the code; parking, as parking requirements have been eliminated by the state, and setbacks to more closely comply with the overall restrictions being suggested.

Staff suggests removing the "shared garage" option in the code, as it appears to be obsolete, and removing the "pitched roof" provision, as the code cannot address building design standards on residential properties. Additionally, we recommend a minor clarification in the definition for *structure*.

STAFF RECOMMENDATION

Staff recommends approval of this addition to the code.

Suggested motion if approving: *(Please read)*

I move to approve amendment CA 26-02 to Appendix A: Zoning, as it is reasonable and in the general interest of the public to limit the size and location of accessory structures, and to make the code for such structures compliant with North Carolina law.

Suggested motion if denying: *(Please state)*

I move to deny the amendment to Appendix A: Zoning, as it is not reasonable and in the general interest because…

Attachment: Code Amendment CA 26-02 Ordinance

ARTICLE II. - GENERAL REGULATIONS

DIVISION . - DEFINITIONS

Structure. Anything constructed or erected, the use of which requires more or less permanent location on the ground, or which is attached to something ~~have~~ having a more or less permanent location on the ground.

DIVISION 2. - GENERAL PROVISIONS

Section 22.6. - ~~Location of accessory buildings on residential lots.~~ Location of accessory structures

22.6.1 Residential accessory structures: On any residential lot, accessory ~~buildings~~ structures shall not be located in any front or required side yard, shall not cover more than thirty (30) percent of any required rear yard and shall be at least five (5) feet from any other ~~building~~ structure on the same lot and at least twenty (20) feet from any ~~buildings~~ structures used for human habitation on adjoining lots. Any part of the ~~building~~ structure, including the footings and roof overhang shall be a minimum of five (5) feet from any lot line.

a. Residential accessory structures shall not be permitted on any lot without a primary residential structure.

b. Accessory structures placed in side yards shall not be located closer to the front lot line than the primary structure.

c. Accessory structures on corner lots shall have the same side setback as the primary structure along the secondary street side.

d. Any accessory structure which exceeds fifteen (15) feet in height, measured from its highest roof point to the ground, shall increase the required side and rear lot line setbacks at a rate of one foot per each additional foot (or part) in height, but shall not exceed the primary structure setbacks for the district.

e. On lots that are less than one half acre, the total square footage of any/all accessory structures shall not exceed the total square footage of the first floor of the primary structure.

f. Cargo containers, shipping containers, cargo trailers, etc., shall not be permitted as residential accessory structures. Such uses may be permitted for temporary use for the storage of construction materials or household goods during construction or remodeling with an approved Zoning Permit. Such temporary permits shall be valid for six months.

g. Temporary housing. No camper, recreational vehicle, converted vans or trucks, etc., may be used as temporary housing or storage, and such vehicles shall not be connected to any public utility service.

DRAFT

22.6.2 A single accessory dwelling (ADU) shall be permitted as an accessory to an existing single-family home in those districts where single-family housing is allowed and shall meet the following requirements:

a. The total square footage of accessory dwelling shall not be greater than the heated square footage (HSF) of the ground floor of the primary structure and no more than six hundred (600) square feet.

b. Reserved. ~~Accessory dwellings shall have adequate off-street parking.~~

c. Accessory dwellings shall not be granted separate driveway access.

d. Accessory dwellings shall be connected to the same water service as the dwelling.

e. Accessory dwellings shall comply with North Carolina State Building Code.

f. ~~Accessory dwellings shall meet the side setbacks for the property's zoning district. The rear setback shall be ½ (one-half) of the rear setback for the district. Accessory structures shall be~~ Accessory dwellings shall be setback at least fifteen (15) feet from side and rear property lines and located at least ten (10) feet from the primary dwelling. ~~Detached a~~Accessory dwellings shall not be located closer to the fronting street than the primary structure.

g. Accessory dwellings shall always be considered secondary to a primary dwelling and shall not be subdivided from the primary parcel.

h. Accessory dwellings may be ~~placed~~ located on the second floor of a detached garage as long as all the other criteria in subsection (b) through (g), above, are met.

i. An accessory dwelling may be attached to the existing dwelling, shall have a separate access, with no interior access to the primary dwelling, shall comply with the dimensions in section a), above, and meet all the setback requirements for the zoning district.

22.6.3 Reserved. ~~A double garage, one-half (½) of which would be located on each side of two (2) lots, shall be permitted in any residence district; provided, that a written request signed by both parties is submitted with the zoning permit application and that the requirements of this section shall be met.~~

22.6.4 Reserved. ~~Residential accessory structures shall have a pitched roof as to maintain design consistency with the primary residential structure.~~

22.6.5 Above ground and in-ground pools. Swimming pools with a depth of thirty (30) inches or more require a zoning permit. Pools shall be setback at least six (6) feet from any building, and ten (10) feet from side and rear property lines. Swimming pools are not permitted in the front yard.

DRAFT

22.6.6 Temporary health care structures. A temporary health care structure is a specific type of accessory dwelling and shall be permitted as a temporary use on any lot with a primary single-family dwelling which does not already have an accessory dwelling. Only one (1) such structure shall be permitted per lot, shall meet the setbacks provided in Section 22.6.2(f), above, and meet all other criteria described in NCGS 160D-915.

DRAFT

HDR Hickory Daily Record

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LEGALS
Legal Notices

NOTICE OF FORECLOSURE SALE
NORTH CAROLINA, CATAWBA COUNTY
26 SP 000131-170

Under and by virtue of a Power of Sale contained in that certain Deed of Trust executed by Terry L. Farrington, Jr., Mortgagor(s), in the original amount of $183,000.00, to First National Bank of Pennsylvania, Mortgagee, dated February 27th, 2020 and recorded on March 3rd, 2020 in Book 3557, Page 1461, Catawba County Registry.

Default having been made in the payment of the note thereby secured by the said Deed of Trust and the undersigned, Anchor Trustee Services, LLC having been substituted as Trustee in said Deed of Trust by an instrument duly recorded in the Office of the Register of Deeds of Catawba County, North Carolina, and the holder of the note evidencing said indebtedness having directed that the Deed of Trust be foreclosed, the undersigned Substitute Trustee will offer for sale at the courthouse door or other usual place of sale in Catawba County, North Carolina, at **2:00 PM on November 5th, 2026,** and will sell to the highest bidder for cash the following described property, to wit:

A parcel of land situated in the Township of Mountain Creek, County of Catawba, State of North Carolina, to wit:

Being all and the full contents of Lot Number Nine (9) of Bass Cove Subdivision as shown on plat recorded in Plat Book 29, at Page 165 (a revision of Plat recorded in Book 29, at Page 18) of the Catawba County Public Registry, to which plat reference is hereby made.

Parcel ID(s): 70801

Property Address:6999 Ingleside Drive, Sherrills Ford, NC 28673

Together with improvements located hereon; said property being located at **6999 Ingleside Dr., Sherrills Ford, NC 28673**

Tax ID: 369702880698

Third party purchasers must pay the recording costs of the trustee's deed, any land transfer taxes, the excise tax, pursuant North Carolina General Statutes §105-228.30, in the amount of One Dollar ($1.00) per each Five Hundred Dollars ($500.00) or fractional part thereof, and the Clerk of Courts fee, pursuant to North Carolina General Statutes §7A-308, in the amount of Forty-five Cents (0.45) per each One Hundred Dollars ($100.00) or fractional part thereof with a maximum amount of Five Hundred Dollars ($500.00). A deposit of five percent (5%) of the bid or Seven Hundred Fifty Dollars ($750.00), whichever is greater, will be required at the time of the sale and must be tendered in the form of certified funds. Cash will not be accepted. Following the expiration of the statutory upset bid period, all the remaining amounts will be immediately due and owing.

Said property to be offered pursuant to this Notice of Sale is being offered for sale, transfer and conveyance **AS IS WHERE IS.** There are no representations of warranty relating to the title or any physical, environmental, health or safety conditions existing in, on, at, or relating to the property being offered for sale. This sale is made subject to all prior liens, unpaid taxes, special assessments, land transfer taxes, if any, and encumbrances of record. **To the best of the knowledge and belief of the undersigned, the current owner(s) of the property is/are Terry L. Farrington, Jr..**

PLEASE TAKE NOTICE: An order for possession of the property may be issued pursuant to North Carolina General Statutes §45-21.29 in favor of the purchaser and against the party or parties in possession by the Clerk of Superior Court of the county in which the property is sold.

Any person who occupies the property pursuant to a rental agreement entered into or renewed on or after October 1, 2007, may, after receiving the notice of sale, terminate the rental agreement by providing written notice of termination to the landlord, to be effective on a date stated in the notice that is at least 10 days, but no more than 90 days, after the sale date contained in the notice of sale, provided that the mortgagor has not cured the default at the time the tenant provides the notice of termination (North Carolina General Statutes §45-21.16A(b)(2)). Upon termination of a rental agreement, the tenant is liable for rent due under the rental agreement prorated to the effective date of termination. If the Trustee is unable to convey title to this property for any reason, the sole remedy of the purchaser is the return of the deposit. Reasons of such inability to convey include, but are not limited to, the filing of a bankruptcy petition prior to the confirmation of the sale and reinstatement of the loan without the knowledge of the trustee. If the validity of the sale is challenged by any party, the Substitute Trustee, in their sole discretion, if they believe the challenge to have merit, may request the court to declare the sale to be void and return the deposit. The purchaser will have no further remedy.

Anchor Trustee Services, LLC
Substitute Trustee

By:
David Neill, NCSB #23396
McMichael Taylor Gray, LLC
Attorney for Anchor Trustee Services, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
404-474-7149 (phone)
404-745-8121 (fax)
dneill@mtglaw.com
25-003597-01

Publish: October 22, October 29, 2026.

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LEGAL NOTICES

COUNTY OF CATAWBA vs. MILDRED LOUISE TRAVIS

NORTH CAROLINA
CATAWBA COUNTY
IN THE GENERAL COURT OF JUSTICE
DISTRICT COURT DIVISION
FILE NO. 25CvD000908-170
COUNTY OF CATAWBA
Plaintiff,
vs.
The HEIRS, ASSIGNS, and DEVISEES of MILDRED LOUISE TRAVIS, et al
Defendants.
NOTICE OF SERVICE OF PROCESS BY PUBLICATION
TO: The HEIRS, ASSIGNS, and DEVISEES of MILDRED LOUISE TRAVIS and spouse, if any, or any other person or entity claiming thereunder
A pleading seeking relief against you has been filed in the above-entitled action and notice of service of process by publication began on October 15, 2026.
The nature of the relief being sought is as follows: Foreclosure on tax parcel(s) more completely described in the Complaint, to collect delinquent ad valorem taxes (assessments). Plaintiff seeks to extinguish any and all claim or interest that you may have in said property.
You are required to make defense to such pleading not later than forty (40) days after the date of the first publication of notice stated above, exclusive of such date, being forty (40) days after October 15, 2026, or by November 24, 2026, and upon your failure to do so, the party seeking service of process by publication will apply to the Court for relief sought.
This the 6th day of October, 2026.
ZACCHAEUS LEGAL SERVICES
By: _____
Mark D. Bardill/Mark B. Bardill
Attorney for Plaintiff
NC Bar #12852/56782
310 W. Jones St.
P. O. Box 25
Trenton, North Carolina 28585
Telephone: (252) 448-4541
Publication Dates: October 15, 22, 29, 2026. COL-NC-301046

CITY OF CONOVER NOTICE OF A PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE CODE OF ORDINANCES: APPENDIX A – ZONING CONOVER PLANNING BOARD

The Conover Planning Board will hold a public hearing on Tuesday, November 10th, 2026, at 6:30 p.m. in the Council Chambers at Conover City Hall to receive citizen comments and questions concerning proposed amendments to the Conover Code of Ordinances: Appendix A – Zoning (General Regulations, Section 22.6. - Location of accessory buildings) as outlined in Code Amendment file 26-02.

The file CA 26-02 is available for public inspection at the Conover Planning Office.

This the 26th day of October, 2026.

Stephanie Watson
City Clerk

Heather Stephens
Assistant Planner
Publication Dates: October 29, November 5, 2026. COL-NC-301072

NOTICE TO CREDITORS- ESTATE OF MICHAEL ALLEN JOHNSON

NORTH CAROLINA, CATAWBA COUNTY

File No: 26E001051-170

Having qualified as Executor of the Estate of Michael Allen Johnson, deceased, this is to notify all persons, firms and corporations having claims against the said decedent to exhibit them, duly verified, to the undersigned on or before the 8th day of January, 2027, or this notice will be pleaded in bar of their recovery. All persons, firms and corporations indebted to said estate are notified to make immediate payment.

This the 8th day of October, 2026.

LEGAL NOTICES

Legals

Notice to Creditors

NORTH CAROLINA, CATAWBA COUNTY

File No: 25E002320-170

Having qualified as Administrator of the Estate of Karen Lynn Williams, deceased, this is to notify all persons, firms and corporations having claims against the said decedent to exhibit them, duly verified, to the undersigned on or before the 8th day of January, 2027, or this notice will be pleaded in bar of their recovery. All persons, firms and corporations indebted to said estate are notified to make immediate payment.

This the 8th day of October, 2026.

Lori Williams Barratiere, Administrator
13 Maple Drive, Greenfield Center NY 12833

Publication Dates: October 8, 15, 22, 29, 2026. COL-NC-301044

Legals

Executor

NORTH CAROLINA, CATAWBA COUNTY

File No: 26E000929-170

Having qualified as Executor of the Estate of Robert W. Deneault, deceased, this is to notify all persons, firms and corporations having claims against the said decedent to exhibit them, duly verified, to the undersigned on or before the 8th day of January, 2027, or this notice will be pleaded in bar of their recovery. All persons, firms and corporations indebted to said estate are notified to make immediate payment.

This the 8th day of October, 2026.

Robert W. Deneault, Jr., Executor
2284 Reepsville Road, Lincolnton, NC 28092

Publication Dates: October 8, 15, 22, 29, 2026. COL-NC-301045

Notice to Creditors

NORTH CAROLINA, CATAWBA COUNTY

File No: 26E001205-170

Having qualified as Executor of the Estate of Mark V. Reed, deceased, this is to notify all persons, firms and corporations having claims against the said decedent to exhibit them, duly verified, to the undersigned on or before the 29th day of January, 2027, or this notice will be pleaded in bar of their recovery. All persons, firms and corporations indebted to said estate are notified to make immediate payment.

This the 29th day of October, 2026.

Valerie N. Joiner, Executor
3108 44th Avenue Dr NE, Hickory, NC 28601

Publication Dates: October 29, November 5, 12, 19, 2026. COL-NC-301071

Legals

Published Notice to Creditors

NORTH CAROLINA, CATAWBA COUNTY

File No: 26E001175-170

Having qualified as Executor of the Estate of James Arthur Christiansen

City of Conover Planning Board

Schedule of Regular Meetings 2027

The City of Conover Planning Board reserves the second Tuesday of each month as its regular meeting day except for events where Holiday or City Event conflicts arise.

The following is the list of regular meeting dates for the Planning Board for 2027:

Tues., January 12th, 2027

Tues., February 9th, 2027

Tues., March 9th, 2027

Tues., April 13th, 2027

Tues., May 11th, 2027

Tues., June 8th, 2027

Tues., July 13th, 2027

Tues., August 10th, 2027

Tues., September 14th, 2027

Tues, October 12th, 2027

Tues., November 9th, 2027

Tues., December 14th, 2027

All Regular meetings are scheduled to commence at **6:30 p.m**. in the Council Chambers at City Hall.

CITY OF CONOVER ZONING PERMITS

October 2026

RESIDENTIAL

APPLICANT	ADDRESS	DESCRIPTION OF WORK	VALUE
JEREMY RICHARDS	606 KAMES CT NW	POOL	85,000
EDGAR SANTIAGO	608 6TH ST SW	ADDITION/EXPANSION	1,600
GBC ELECTRIC LLC	4268 HOLLY CIR NE	ELECTRICAL/MECHANICAL	15,500
DR HORTON	1753 EMERSON AVE NW	NEW CONSTRUCTION	140,375
RONALD CHAPMAN	4075 BOB JONES DR NE	NEW CONSTRUCTION	700,000
KEITH CONNOR	1621 RUNNING DEER DR NW	UTILITY BUILDING	8,000
CHARLES WARD III	4354 HOLLY CIR NE	ELECTRICAL/MECHANICAL	16,000
LEE MORITZ	309 1ST AVE N	ELECTRICAL/MECHANICAL	9,000
MARK DEAL	411 4TH AVE NE	ELECTRICAL/MECHANICAL	14,000
CHRISTOPER BOSTON	617 5TH AVE SW	UTILITY BUILDING	8,360
BRENT HAYES	509 6TH AVE NE	FENCE	4,000
BRENT HAYES	509 7TH ST NE	NEW CONSTRUCTION	650,000
12 RESIDENTIAL PERMITS ISSUED		**TOTAL RES. VALUE**	**$1,651,835**

COMMERCIAL

APPLICANT	ADDRESS	DESCRIPTION OF WORK	VALUE
KELLY HEIZER	201 CONOVER STATION SE - SUITE A	SIGN	2,500
FUNKHEIZER'S	201 CONOVER STATION SE - SUITE A	OCCUPANCY	0
FENCE PRO	1605 N NC 16 HWY	FENCE	9,250
KURZYNA SPORTS MEMORABILIA	202 5TH AVE NE	OCCUPANCY	0
ATHLETES LAB LLC	908 4TH ST SW	OCCUPANCY	0
WILL CLAYTON	3790 CLUB HOUSE DR NE	NEW CONSTRUCTION	1,000,000
BACHMAN STAFFING LLC	301 10TH ST NW - E104	OCCUPANCY	0
7 COMMERCIAL PERMITS ISSUED		**TOTAL COMM. VALUE**	**$1,011,750**

INDUSTRIAL

APPLICANT	ADDRESS	DESCRIPTION OF WORK	VALUE
STAMPEDE FULFILLMENT LLC	110 SOMERSET DR NW	OCCUPANCY	0
PROFILE PRODUCTS LLC	1105 FARRINGTON ST SW	OCCUPANCY	0
2 INDUSTRIAL PERMITS ISSUED		**TOTAL IND. VALUE**	**$0**

INSTITUTIONAL

APPLICANT	ADDRESS	DESCRIPTION OF WORK	VALUE
		TOTAL INST. VALUE	**$0**
0 INSTITUTIONAL PERMIT ISSUED			
		TOTAL PERMITS VALUE	**$2,663,585**
21 TOTAL PERMITS ISSUED			