

**TOWN OF CLOVER  
PLANNING COMMISSION MEETING  
CLOVER COMMUNITY CENTER  
120 BETHEL STREET  
NOVEMBER 21, 2013  
6:00 PM**

**2013**

Tim Boggs-Chair-P  
Gary Black-A  
Steve Nivens-P

**2014**

Mike Carroll-A  
Dianne Watson-P

**2015**

Alvin Cantrell-Vice Chair-P  
Laura Brewer-P

**MINUTES**

The Clover Planning Commission held its regular meeting on November 21, 2013. Chairperson Tim Boggs, Vice Chairperson Alvin Cantrell, Commissioners Laura Brewer, Steve Nivens and Dianne Watson were present. Commissioners Gary Black and Mike Carroll were absent. Also present was Allison Harvey, Town Administrator. There were no members of the press in attendance.

**I. CALL TO ORDER**

Chairperson Boggs called the meeting to order at 6:00 PM.

**II. APPROVAL OF MINUTES**

The minutes from October 17, 2013, were approved as submitted.

**III. UNFINISHED BUSINESS**

**IV. NEW BUSINESS**

**A. Minor Subdivision Request**

**Property owned by Neel Cyphers, located off Barrett Road, [Tax Map #010-08-01-223], from one parcel to three parcels**

Mrs. Harvey explained that the property is part of the Sugar Hollow parcel, and was partially subdivided once before. The parcel is 94.58 acres and is undeveloped. The request is to subdivide into three lots. The subdivision of this lot would not create any non-conforming land use. The zoning is PD. No change of zoning has been requested. When the Zoning Ordinance is updated, staff may recommend a zoning change.

Mrs. Harvey stated that the application is not complete until a plat showing the exact locations of the new property lines is submitted.

Commissioner Nivens made a motion to approve the minor subdivision request with the condition that the plat is submitted within 30 days. Commissioner Brewer seconded, and the motion carried unanimously.

#### **B. Zoning and Land Development Regulations Ordinance Revision Update**

Mrs. Harvey stated that she had received a draft of the Sign Ordinance. All but two sign concerns were addressed. She was not sure of the timeline for the rest of the ordinance. Chairperson Boggs questioned the rules for LED message signs, and a discussion followed.

#### **V. TREE BOARD**

Commissioner Brewer said she had spoken to the landscaping company that planted the live oak tree on Main Street. The tree has died and the company has offered to replace it.

#### **VI. ADJOURNMENT**

There being no further business, the meeting adjourned at 6:25 PM.