

**TOWN OF CLOVER
PLANNING COMMISSION MEETING
CLOVER COMMUNITY CENTER
120 BETHEL STREET
JANUARY 16, 2014
6:00 PM**

2014

Dianne Watson-P

2015

Alvin Cantrell-Vice Chair-P
Laura Brewer-P

2016

Tim Boggs-Chair-P
Steve Nivens-P
Johnny Dulin-P

MINUTES

The Clover Planning Commission held its regular meeting on January 16, 2014. Chairperson Tim Boggs, Vice Chairperson Alvin Cantrell, Commissioners Laura Brewer, Dianne Watson, Steve Nivens and Johnny Dulin were present. Also present was Allison Harvey, Town Administrator; and Dan Vismor, from Vismor and Associates. There were no members of the press in attendance.

I. CALL TO ORDER

Chairperson Boggs called the meeting to order at 6:05 PM.

II. APPROVAL OF MINUTES

The minutes from December 19, 2013, were approved as submitted.

III. UNFINISHED BUSINESS

A. Review of Draft Zoning and Land Development Ordinance

Mr. Vismor reviewed the Introduction to Proposed New Zoning and Land Development Ordinance with the Planning Commissioners. The Introduction gives a brief synopsis of the 11 sections of the new ordinance. See attached. Mr. Vismor explained that the ordinance is almost a total overhaul of the existing ordinance, provides more detail through the use of tables, and has more description so as to more thoroughly explain intent.

Mr. Vismor explained many details of the draft of the Zoning and Land Use Ordinance and answered questions. After lengthy discussion, several changes were made to the draft ordinance including Table 5 (maximum sign height) and Prohibited Signs (# 5 was changed to allow one sign per lot even if it advertises for an off-premise business or use.

Mrs. Harvey asked the Planning Commissioners to read through the proposed ordinance as it will be discussed again at the February 20, 2014 meeting.

IV. NEW BUSINESS

A. Election of Chairperson and Vice Chairperson

Vice Chairperson Cantrell made a motion to nominate Tim Boggs for Chairperson and Johnny Dulin for Vice Chairperson. Commissioner Watson seconded, and the motion carried unanimously.

B. Minor Subdivision Request (Recombination of Lots)

Property owned by Richard M. Dickerson, located at 109 Guinn Street, [Tax Map #010-01-01-010], and [#010-01-01-011], to recombine the two lots

Mrs. Harvey stated that the request is to combine Tract 1 and Tract 2 and to subdivide Tract 3 so that it can be transferred to the Rogers lot. If approved there will be a net total of two parcels created.

All of the property is zoned B-1. No change of zoning has been requested. The subdivision (recombination) of these lots would not create any non-conforming land use.

Commissioner Nivens made a motion to approve the minor subdivision request. Commissioner Cantrell seconded, and the motion carried unanimously.

V. TREE BOARD

No business. (Tree preservation was discussed during the review of the draft Zoning and Land Use Ordinance.)

VI. ADJOURNMENT

There being no further business, the meeting adjourned at 8:25 PM.