

**TOWN OF CLOVER
PLANNING COMMISSION MEETING
CLOVER COMMUNITY CENTER
120 BETHEL STREET
MARCH 20, 2014
6:00 PM**

2014

Dianne Watson-P
Vacant

2015

Alvin Cantrell-P
Laura Brewer-P

2016

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

MINUTES

The Clover Planning Commission held its regular meeting on March 20, 2014. Vice Chairperson Johnny Dulin, Commissioners Alvin Cantrell, Laura Brewer, Dianne Watson and Steve Nivens were present. Chairperson Tim Boggs was absent. Also present was Allison Harvey, Town Administrator, and CJ Dover, Building Official. There were no members of the press in attendance.

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

The minutes from February 20, 2014, were approved as submitted.

III. UNFINISHED BUSINESS

A. Review of Draft Zoning and Land Development Ordinance

The Commission reviewed the draft up to Article 5. Several changes were made and staff was instructed to seek clarification on several items. The review included:

Article I Establishment, Purpose & Rules

- Section 1.2 R-7 High Density Residential District would allow manufactured homes. The Commissioners agreed to remove it from the R-7 Zoning. On the Zone Districts page, Manufactured Dwellings, R-7 – Residential designed was changed from C to N – Page 15.

Article 2 District Regulations

- Section 2.4 Table 2 Dimensional Requirements were discussed. Maximum Height footnote was corrected to refer to G. Residential R-7 Side Setback was changed from 7.5 to 10 feet. R-5 was changed from 5 to 7.5 feet.
- Section 2.6 HPOD Historic Preservation Overlay District was discussed.

- Section 2.7 COD, Corridor Overlay District was also discussed, including Design Standards. Mrs. Harvey will get clarification on the definition for “monument sign”. The Development and Dimensional Standards would apply from the town limits North and South on 321, and on Hwy 55 going East and West (to include Bethel Street and Kings Mountain Streets).

Article 3. Conditional Use Regulations

- Section 3.3 Bed and Breakfast Inns are listed in B-2 Zoning as a permitted use.
- Section 3.4 Street and Transient Vendors was discussed. An example of this would be a hot dog vendor selling from the sidewalk or from a parking lot. Does not apply to festival vendors.
- Section 3.8-2 Minimum Habitability Requirements was changed to apply to mobile homes being moved into the Town only. The proposed ordinance would have required “minimum habitability inspections” of all manufactured homes prior to the activation of public utilities, including those manufactured homes already in use but that may change owners/renters.
- Section 3.10 Home Occupations was reviewed.
- Section 3.17 Outdoor Displays was deleted. If left in, would impact at least two existing businesses. Commission determined to take out until was needed.

Article 4 Appearance, Lighting and Greening Regulations

- Table 3 Bufferyard Requirements were discussed by Commissioner Brewer. Her concerns were density and sustainability of the trees. She suggested that a mix of trees, versus just evergreens would be better overall.
- Section 4.1.8 Substitutions were reviewed to add using berm in place of fence except where existing trees could be left and not impacted. See Section 4.1-5 Use of Existing Vegetation.
- Section 4.1-11 Required Maintenance was discussed. Irrigation would not be required so long as an outdoor spigot was available.
- Section 4.3-4 Landscaping Plan and Section 4.3-6 Landscaped Areas to include 20% use of interior lot landscaping. Mrs. Harvey explained that it would not be difficult to obtain 20% coverage.
- Section 4.4-3 Common Open Space Plan only applies to R-5 and R-7 zoned areas with 7 or more units per lot.
- Section 4.4-6 Preservation of Open Space was reviewed. Commissioner Brewer suggested adding that owners could also dedicate open space to other public or non-profit land preservation entities such as the Carolina Thread Trail.
- Section 4.5-2 Protected Trees and Protected Tree Areas was discussed. This would apply only to single family new developments.
- Section 4.5-5 Tree Protection and Replacement were discussed. Commissioner Brewer wanted remove the Pine trees section and several commissioners thought it should remain. They will discuss it further at the next meeting.

Article 6 Supplemental Off-Street Parking and Loading Regulations

- Section 6.3 had been updated. (2) was changed to allow for pervious and impervious surfaced lots (versus pervious from the previous draft). (3) was changed to encourage permeable pavement surface.

- Section 6.9 Parking, Storage, and Use of Non-Residential Vehicles and Equipment in Residential Zones were discussed. The Commissioners agreed to take out the comma in the first paragraph regarding storing vehicles.

Article 7 Land Development Regulations

- Section 7.3-9 Street Lighting was added to the ordinance and covers installation, illumination and who will be responsible for the operating costs.

Mrs. Harvey stated that the Sign Ordinance would be reviewed and discussed at the next meeting. She also stated that she would like for the Planning Commission to make a recommendation regarding the new ordinance by April so that Town Council can begin its review in May.

IV. NEW BUSINESS

V. TREE BOARD

No business.

VI. ADJOURNMENT

There being no further business, the meeting adjourned at 8:05 PM.