

**TOWN OF CLOVER
PLANNING COMMISSION MEETING
CLOVER COMMUNITY CENTER
120 BETHEL STREET
JANUARY 19, 2017
6:00 PM**

2017
Kevin Newman-P

2018
Alvin Cantrell-P
Laura Brewer-P

2019
Tim Boggs-Chair-P
Johnny Dulin-Vice Chair-P
Teresa Hurst-P

MINUTES

The Clover Planning Commission held its regular meeting on January 19, 2017. Chairperson Tim Boggs, Vice Chairperson Johnny Dulin and Commissioners Alvin Cantrell, Laura Brewer, Kevin Newman and Teresa Hurst were present. Also present were Craig Winnall, civil engineer with Site Design, Michael Osman, architect with Steele Group, Andy Sherard with Site Design, Taylor Davis with NHE, Robert Moody, CRCOG, and 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 November 17, 2016, Regular Meeting, were approved as submitted.

III. UNFINISHED BUSINESS

IV. NEW BUSINESS

A. Election of Chairperson and Vice Chairperson

Commissioner Brewer made a motion to recommend Vice Chairperson Johnny Dulin for Chairperson. Commissioner Cantrell seconded, and the motion carried unanimously.

Chairperson Dulin took over the meeting at this time.

Commissioner Boggs made a motion to recommend Commissioner Alvin Cantrell for Vice Chairperson. Commissioner Brewer seconded, and the motion carried unanimously.

B. 2017 Meeting Calendar

Mrs. Harvey stated that South Carolina law mandates that meetings must be advertised.

Commissioner Boggs made a motion to adopt the meeting schedule. Commissioner Brewer, seconded, and the motion carried unanimously.

C. Volunteer Appointment Policy

Mrs. Harvey said when there is a board opening, the Application for Board/Commission must be filled out. She reviewed the Board and Commission Appointment Policy regarding Selection and Appointments.

D. Development approval for Parkside at Bethel, 123 Bethel Street, Tax Map Nos. 010-03-05-028, 010-03-05-029, and 010-03-05-030, owned by Lucy H. Cathey

Mr. Moody read the Staff Report. The property has 3.2 acres with 42-unit apartment complex, consisting of two buildings and club house. The Zoning is B-2 – which allows multi-family apartments as a permitted use. The parking standards have been met. He told the commissioners this would not go before the Town Council for approval. Their vote would be the final vote on the project. He reviewed the landscape plan with the commissioners. A left turning lane will be added to help with traffic issues. There will be two retention ponds in front of the apartment complex.

A discussion was held regarding buffer zones and the Corridor Overlay District Requirements per Section 2.7-5. Those requirements will be met according to the plans. The Conditional Use Requirements per Section 3.5 were reviewed also.

Mr. Winnall showed how the drawings met the nine requirements and conditional uses. 30% of the site will be open green space. The utilities will be buried underground. He presented the Stormwater Plan and discussed rock and elevations. Some of the site will be filled in as to avoid blasting the rock if possible. He also talked about buffers and landscaping. A 6-foot masonry wall will be on the back of the property.

Mr. Davis said the exterior materials would be brick and hardy board. The property will have sod around the buildings. There will be two staff managers on the site. The units are affordable housing, which will be 50-60% of the area

median income. This will not be subsidized housing. The apartments will consist of one, two or three bedrooms.

Mr. Osman reviewed Section 2.7-5 and rooflines, designs, using muted natural tones and a monument sign at the entrance of the complex.

The commissioners asked questions regarding traffic concerns and a turning lane with striping. A question was asked about blasting. Mr. Winnall stated he would talk to DOT regarding making a good traffic flow into the Town Hall parking lot.

Commissioner Boggs made a motion to recommend approval. Commissioner Newman seconded, and after further discussion, the motion carried unanimously.

V. TREE BOARD

No business.

VI. ADJOURNMENT

There being no further business, the meeting adjourned at 7:45 PM.