

**TOWN OF CLOVER
PLANNING COMMISSION MEETING
CLOVER COMMUNITY CENTER
120 BETHEL STREET
AUGUST 17, 2017
6:00 PM**

2017

Kevin Newman-A
Vacant

2018

Alvin Cantrell-Vice Chair-A
Laura Brewer-P

2019

Tim Boggs-P
Johnny Dulin-Chair-P
Scott Gear-P

MINUTES

The Clover Planning Commission held its regular meeting on August 17, 2017. Chairperson Johnny Dulin, Commissioners Tim Boggs, Laura Brewer and Scott Gear were present. Vice Chairperson Cantrell and Kevin Newman were absent. Also present were J. Marvin Brown, Jr., property owner, Tract A, Green Pond Road and Stephen R. McCrae, attorney, representing Mr. Brown. Robby Moody, Catawba COG, was also present. There were no members of the press in attendance.

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

The minutes from July 20, 2017, Regular Meeting, were approved as submitted.

III. UNFINISHED BUSINESS

IV. NEW BUSINESS

A. Consideration of Rezoning the following parcels

1. Highway 321 N Parcels: TM#'s 010-08-01-223, owned by Vera Neel Cyphers; 010-08-01-224, owned by David and Neel Cyphers; 010-08-01-234 and 010-08-01-235, owned by Jeffrey and Jennifer Simpson
2. Highway 55 East: TM# 010-06-01-112, owned by Hill Grey Seven
3. Green Pond Road: TM# 010-03-08-131, owned by J. Marvin Brown

1. Case No. 2017-1: Mr. Moody told the Planning Commissioners that these properties were brought before the Planning Commission at the March 16, 2017, Planning Commission meeting. The Commissioners recommended to the Town Council rezoning from PD to B-2 and ID. The Town Council held a public hearing on June 12, 2017, and did not approve the rezoning. The Planning Commission is being requested to review and reconsider the appropriate zoning district for these 4 parcels to include residential.

A discussion was held and Mr. Moody said for this zoning to be changed, the Land Use Plan would have to be amended.

Commissioner Boggs made a motion to defer deciding on Case No. 2017-1 until a future meeting when the Comprehensive Plan will be discussed and possibly revised. Commissioner Brewer seconded, and the motion carried unanimously.

2. Case No. 2017-4: Mr. Moody stated that this property was brought before the Planning Commission at the March 16, 2017, Planning Commission meeting. The Commissioners recommended to the Town Council rezoning from PD to B-2. The Town Council held a public hearing on June 12, 2017, and did not approve the rezoning. The Planning Commission is being requested to review and reconsider the appropriate zoning district for this parcel to include residential.

A discussion was held and Mr. Moody stated that B-2 zoning is consistent with the Comprehensive Plan.

Commissioner Brewer made a motion to defer deciding on Case No. 2017-4 until a future meeting when the Comprehensive Plan will be discussed and possibly revised. Commissioner Boggs seconded, and the motion carried unanimously.

3. Case No. 2017-3: Mr. Moody said this property was brought before the Planning Commission at the March 16, 2017, Planning Commission meeting. The Commissioners recommended to the Town Council rezoning from PD to R-12. The Town Council held a public hearing on June 12, 2017, and voted to rezone this parcel R-20. Following the vote, the Town's legal counsel determined that the Planning Commission should have reviewed and made recommendation regarding the rezoning to R-20 prior to Council approval. The approval of the rezoning of this parcel to R-20 was rescinded by Town Council on August 14, 2017. Town Council also voted to remand this parcel back to the Planning Commission for review and reconsideration of the appropriate zoning district for this parcel.

A discussion was held and Mr. McCrae asked the Commissioners to defer voting on this property until the September meeting. He will present a

Concept Plan at that time. Mr. Moody stated that the plan deadline will be due in two weeks. Mr. McCrae said the plan density would be similar to R-20 zoning, but smaller lots with a combination of R-7 and R12 zoning. Mr. Moody said the Comprehensive Plan shows Suburban Residential from R-7 to R-20.

Commissioner Gear made a motion to defer deciding on Case No. 2017-3 until the September meeting when the Concept Plan will be presented. Commissioner Brewer seconded, and the motion carried unanimously.

B. Resolution Recommending the Update of the Town of Clover Comprehensive Plan

Commissioner Boggs made a motion to approve a discussion of the five-year review of the Comprehensive Plan at the September meeting. Commissioner Gear seconded.

Commissioner Boggs told the Planning Commissioners that at the September meeting, a five-year review of the Comprehensive Plan will begin. He told Mr. Moody he appreciated his help with the Comprehensive Plan. Mr. Moody said he hoped the review would be finished by the end of 2017.

The motion passed unanimously.

V. TREE BOARD

No business.

VI. ADJOURNMENT

There being no further business, the meeting adjourned at 6:40 PM.