

**TOWN OF CLOVER  
PLANNING COMMISSION MEETING  
CLOVER COMMUNITY CENTER  
120 BETHEL STREET  
SEPTEMBER 21, 2017  
6:00 PM**

**2017**

Kevin Newman-A  
Fred Campbell-A

**2018**

Alvin Cantrell-Vice Chair-P  
Laura Brewer-A

**2019**

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

**MINUTES**

The Clover Planning Commission held its regular meeting on September 21, 2017. Chairperson Johnny Dulin, Vice Chairperson Alvin Cantrell, Commissioners Tim Boggs and Scott Gear were present. Laura Brewer, Kevin Newman and Fred Campbell were absent. Robby Moody, Catawba COG, and Allison Harvey, Town Administrator, were 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 August 17, 2017, Regular Meeting, were approved as submitted.

**III. UNFINISHED BUSINESS.**

**A. Case #2017-3, Consideration of rezoning parcel TM# 010-03-08-131 on Green Pond Road, owned by J. Marvin Brown**

Mr. Moody stated the Planning Commission met on March 16, 2017, and unanimously recommended approval of changing the zoning of this parcel from PD to R-12. Town Council held a public hearing on June 12, 2017, and, at second reading, voted to rezone this parcel to R-20. The approval of the rezoning was rescinded by Town Council on August 14, 2017 and a vote was taken to remand the case to the Planning Commission to consider appropriate zoning. Mr. and Mrs. Brown, the property owners, have indicated they support R-12 zoning for the property. The principal use for this zoning district is for single-family dwellings at medium densities.

Commissioner Boggs made a motion to recommend to the Town Council the property be rezoned to R-12; Commissioner Gear seconded the motion. A discussion was held regarding R-12 zoning being a reasonable minimum lot size, how the property would connect to the Town's water/sewer system, the challenge the existing rock on the property would have to development, and whether the recommendation is consistent with good zoning practice.

Commissioner Boggs made a motion to amend his original motion by adding that the rezoning to R-12 would be consistent with the Comprehensive Plan and the other provisions of Section 10.6, Findings of Fact, of the Zoning and Land Development Ordinance; Vice Chair Cantrell seconded the motion. The motion to amend carried unanimously. Chairman Dulin then called for the vote of the main motion and it carried unanimously.

#### **IV. NEW BUSINESS**

##### **A. Consideration of revising the Mixed Use District Dimensional Requirements in Section 2.4, Table 2 of the Zoning and Land Development Ordinance**

Mr. Moody discussed revising the MU Mixed Use district by adding regulations that would require a mix of residential and commercial uses and modifying dimensional requirements in Section 2.4 Table 2 Dimensional Requirements.

The proposed (new) Section 2.8 Mixed Use District would require a minimum of 25% of the land area be developed as commercial uses and a minimum of 25% would be residential, with neither exceeding 75%. Table 2 changes were as follows:

- Lot area minimum for residential uses from "no minimum" to 5,000 sq ft for one unit and an additional 2,000 sq ft for each additional unit.
- Rear setback from 30' to 15' for residential and non-residential
- Maximum height from 35' to 40'

Commissioner Gear made a motion to recommend to the Town Council the proposed changes to the Zoning Ordinance. Commissioner Boggs seconded, and the motion carried unanimously.

##### **B. Review Land Use element and related maps of the Comprehensive Plan**

Mr. Moody showed the Planning Commissioners maps of the Town of Clover Zoning Map and the Future Land Use Map and led a discussion on the properties/areas that are still zoned PD that Town Council had sent back for further review.

- 321 North property, owned by Cyphers and Simpson. The PC had originally recommended ID Industrial. At the Town Council public hearing,

Mr. Cyphers requested residential zoning. The FLUM shows industrial so a change to residential would require an amendment.

- Highway 55 East, owned by Hill Grey Seven. The PC had originally recommended B-2. Several adjacent property owners requested residential zoning at the public hearing.
- Watson/Mobley/Kings Mountain, several parcels were recently rezoned from B-3 to B-4. PC discussed this as a neighborhood commercial area serving the community rather than a more intense highway commercial district.

The Planning Commissioners agreed to further study these properties and other areas during the Comprehensive Plan update over the next few months.

A map of the Brookfield subdivision was distributed showing how the property will be built in two phases.

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

No business.

#### **VI. ADJOURNMENT**

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