

STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)
)
TOWN OF CLOVER)

ORDINANCE 17-08

AN ORDINANCE AMENDING THE TOWN OF CLOVER COMPREHENSIVE PLAN 2022 AND FUTURE LAND USE MAP.

WHEREAS, Table 17, Future Land Use Map Transition Table, of the Comprehensive Plan does not include the MU Mixed Use District zoning; and

WHEREAS, at their meeting on June 15, 2017, the Clover Planning Commission found that the MU Mixed Use zoning would be appropriate for the T4.1 General Urban, T4.2 Corridor Commercial, and T5 Downtown land use types and recommends that Table 17 be amended as such; and

WHEREAS, a public hearing, as required by law and after proper public notice, was held on the ____ day of _____, 2017.

WHEREAS, the Town Council finds that it is necessary to amend the Comprehensive Plan 2022.

NOW, THEREFORE, BE IT ORDAINED in Council duly assembled this ____ day of _____, 2017, that Table 17, Future Land Use Map Transition Table, of the Town of Clover Comprehensive Plan 2022 be amended as set forth on the attached Exhibit A.

Effective Date. This ordinance is effective immediately upon its adoption.

Severability. If any part of this Ordinance is held to be invalid or unconstitutional, it shall be construed to have been the legislative intent to pass said Ordinance without such invalid or unconstitutional provision, and the remainder of said Ordinance shall be deemed to be valid as if such portion had not been included. If said Ordinance, or any provisions thereof, is held to be inapplicable to any person, group of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any persons, property or circumstances.

AND IT IS SO ORDAINED.

Mayor

Council:

(Town Seal)

Attest:

Town Clerk

First Reading: _____

Second Reading: _____

Table 17
Future Land Use Map Transition Table



Land Use Type		Zoning District									Intensity	
		R-20	R-12	R-7	R-5	B-4	B-2	B-1	MU	ID		PD
T3.1	Suburban Residential	X	X	X								RURAL - URBAN
T3.2	Traditional Residential		X	X	X	X						
T4.1	General Urban				X	X			X			
T4.2	Corridor Commercial						X		X			
T5	Downtown						X	X	X			
SD1	Industrial District									X		
SD2	Special District										X	

Land Use Type Descriptions

Suburban Residential - Mostly low density with some medium density, residential neighborhoods. Any use which, because of its character, would interfere with the residential character of the district is discouraged. Includes newer residential developments such as Clover Meadows and Irish Downs.
Traditional Residential - A mix of low, medium, and high density residential development found in the older, well-established areas of town. Any use which, because of its character, would interfere with the residential character of the district is discouraged.
General Urban - A mix of residential and low intensity commercial uses but primarily residential. Generally located in areas that are adjacent to both residential and commercial areas.
Corridor Commercial - High intensity commercial uses that are typically auto-oriented such as grocery stores, fast food franchises, etc.
Downtown - The historic core of the Town's commercial activity with high pedestrian traffic, government uses, landmark buildings, offices, restaurants and shops.
Industrial District - A wide variety of small to medium industrial and commercial uses.
Special District - Large-scale mixed-use projects that are to be master planned and may take multiple phases to complete. Also includes unique uses such as schools.

Zoning District Descriptions

R-20	Residential – Low Density
R-12	Residential – Medium Density
R-7	Residential – High Density
R-5	Residential – High Density
B-4	Neighborhood Commercial
B-2	Highway Commercial
B-1	Central Business District
MU	Mixed Use District
ID	Industrial District
PDD	Planned Development District