

**TOWN OF CLOVER
PLANNING COMMISSION SPECIAL MEETING
CLOVER COMMUNITY CENTER
120 BETHEL STREET
MAY 1, 2014
6:00 PM**

2014

Dianne Watson-P
Vacant

2015

Alvin Cantrell-P
Laura Brewer-P

2016

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

MINUTES

The Clover Planning Commission held a Special Meeting on May 1, 2014. Chairperson Tim Boggs, Vice Chairperson Johnny Dulin, Commissioners Alvin Cantrell, Laura Brewer and Dianne Watson were present. Commissioner Steve Nivens was absent. Also present was Allison Harvey, Town Administrator. There were no members of the press in attendance.

I. CALL TO ORDER

Vice Chairperson Dulin called the meeting to order at 6:02 PM.

II. APPROVAL OF MINUTES

III. UNFINISHED BUSINESS

A. Review of Draft Zoning and Land Development Ordinance

Mrs. Harvey reviewed Article 5 Sign Regulations with the Planning Commissioners. Mrs. Harvey stated that Joel Wood, Town Engineer, was reviewing Article 6, Off-Street Parking and Article 7, Land Development Regulations. She went over the changes and updates from the last meeting, which was held on March 20, 2014. Monument Signs were added to the Sign Ordinance. Buffer Yards and Articles 6 and 7 will be discussed at the next meeting. The review included:

Article 5 Sign Regulations

- Section 5.1 Applicability and Conformance serves a dual interest. The regulations are designed to create an attractive environment and allow people to advertise their businesses.

- Section 5.2 Signs on Private Property, Table 4 Regulation of Signs was discussed. These are by Types, Characteristics, and Zoning Districts. Table 5 shows the Number, Dimension, and Location of Permitted Signs, By Zoning Districts. Under Freestanding Signs, the sign height was changed to 8.5 feet. The Commissioners agreed that the height should be measured at street level. On ground mounted signs, the face was

changed from 24 feet to 32 feet.

- Section 5.3 Common Signage Plan Required was discussed. Mrs. Harvey will add to include strip centers or malls. She will review the Sign Ordinance for Tega Cay. For Common Signs, the sign height was changed to 12.5 feet. Signs attached on the outside of the building shall not exceed more than 25% of one wall. Common signs can be amended.
- Section 5.4 Signs in the Public right-of-way was discussed. Mrs. Harvey will check on the state law for exclusion of churches. Directional Signs were changed from 24 hours to 72 hours in duration. Under Table 6 Notes, G. Political Signs was changed to be removed within 5 days after an election.
- Section 5.5 Temporary Signs was reviewed and 30 days was added to be the display period. The display intervals are 14 days between new banners. Feather Flags display period will be 60 days and 30 days for display intervals.
- Section 5.7 Prohibited Signs were also discussed. The Commissioners agreed to leave in numbers 3 and 4.
- Section 5.5 Sign Illumination was reviewed. The Commissioners agreed that signs need to be dimmer after the business closes.
- Section 5.10 Removal of Signs includes grandfathered and non-conforming signs. A letter would be sent to the sign owner. This would apply if the property changes ownership or the occupancy classification of the building is changed. Leaving historical signs was also discussed.
- Section 5.10, 3 was changed to read: Any existing sign that is abandoned shall be removed. Any existing sign which is destroyed or damaged to the extent of 60 percent or more, shall be removed or brought into conformity with these regulations.

Commissioner Dulin commented on Table 4, Regulation of Signs, illumination, exposed bulbs or neon lights. The Commissioners removed that line from Table 4.

Mrs. Harvey stated that the Regular Meeting in May will be cancelled. The next Special Meeting will be held on Thursday, May, 29, 2014.

IV. NEW BUSINESS

V. TREE BOARD

No business.

VI. ADJOURNMENT

There being no further business, the meeting adjourned at 8:25 PM.