

**TOWN OF CLOVER
PLANNING COMMISSION MEETING
CLOVER COMMUNITY CENTER
120 BETHEL STREET
JULY 17, 2014
6:00 PM**

2014

Dianne Watson-A
Kevin Newman-P

2015

Alvin Cantrell-P
Laura Brewer-P

2016

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

MINUTES

The Clover Planning Commission held its regular meeting on July 17, 2014. Chairperson Tim Boggs, Vice Chairperson Johnny Dulin, Commissioners Alvin Cantrell, Kevin Newman, Laura Brewer and Steve Nivens were present. Commissioner Dianne Watson was absent. Also present were Allison Harvey, Town Administrator, CJ Dover, Building Official and Ben Kuhn, Mann Properties, (representing Oaks of Clover). 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 June 19, 2014, regular meeting, and July 1, 2014, Special Meeting, were approved as submitted.

III. UNFINISHED BUSINESS

A. Review of Draft Zoning and Land Development Ordinance

Mrs. Harvey reviewed the changes **for Article 6, Supplemental Off-Street Parking and Loading Regulations**. She asked the Commissioners for questions and comments.

A discussion was held on **Article 4, Appearance, Lighting and Greening Regulations**. Bufferyard Requirements were also reviewed. These consisted of landscaping and/or walls/fences to screen between two different types of uses. Commissioner Brewer made comments and suggestions regarding landscaping for tree sizes and types in parking lots. The Commissioners agreed that a minimum of 175 feet would be good for large, maturing shade trees.

Section 4.4 Common Open Space was reviewed. This would require a plan to be submitted. The Commissioners agreed that the developer or the HOA should maintain these areas.

Section 4.5 Tree Protection referred to Grand Trees (>24"DBH) and Significant Trees (>12"DBH). The Commissioners agreed to remove the tree survey, but maybe add a statement regarding tree removal restrictions before the grading permit is issued.

4.6 Outdoor Lighting was discussed. The Commissioners agreed that they liked the plan we currently have. A suggestion was made to add that buffers should be required between existing single family residential and new single family residential when the new is 2 times the density.

Article 7 Land Development Regulations, Section 7.2, Site Design Standards, 2. Two new items were added relating to habitats of endangered wildlife and historically significant structures and sites. **Section 7.3-1 Streets, Public, 4. Cul-de-sacs** - The Commissioners agreed with this. **5. Right-of-way and Pavement Widths** were reviewed. Mrs. Harvey will discuss this with Joel Wood, Town Engineer. **Section 7.3-4 Storm Water Drainage** was changed from 10 to 25 year rain frequency curve. Curbs and gutters were discussed. **Section 7.3-5 Erosion and Sedimentation Control** was reviewed. The Commissioners agreed that this should be more specific. **Section 7.3-6 Easements** - Drainage and utility easements were discussed.

Mrs. Harvey stated that one or two more meetings would be needed to finish the Zoning and Land Development Ordinance revision.

IV. NEW BUSINESS

A. Final Plat Approval for Oaks at Clover, Phase I, Section 4, (17 Lots)

Mrs. Harvey stated that the request includes approval of 17 lots in Phase 1, Section 4. Preliminary plat approval was given on February 16, 2006, for 131 lots. Sections 1-3 were approved in 2007-2008, and include 75 lots. The water/sewer lines have been retested, the road paving has been done and curb and gutters have been completed. The updated requested letters have been sent to SCDHEC. The minor issues that need to be addressed are:

Installation of street lights, road signs and street trees
Repair a few stormwater drains

Commissioner Nivens made a motion to approve the Final Plat. Commissioner Cantrell seconded, and the motion carried unanimously.

V. TREE BOARD

No business.

VI. ADJOURNMENT

There being no further business, the meeting adjourned at 8:15 PM.