

**TOWN OF CLOVER
PLANNING COMMISSION SPECIAL MEETING
CLOVER COMMUNITY CENTER
120 BETHEL STREET
OCTOBER 7, 2014
6:00 PM**

2014

Dianne Watson-P
Kevin Newman-P

2015

Alvin Cantrell-p
Laura Brewer-A

2016

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

MINUTES

The Clover Planning Commission held a Special Meeting on October 7, 2014. Chairperson Tim Boggs, Vice Chairperson Johnny Dulin, Commissioners Alvin Cantrell, Dianne Watson and Kevin Newman were present. Commissioners Laura Brewer and Steve Nivens were absent. Also present were Allison Harvey, Town Administrator, Al Haselden, Town Attorney and CJ Dover, Building Official. 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. UNFINISHED BUSINESS

A. Bufferyard Variance, 2073 Roscommon Drive, Irish Downs, Phase 2

Chairperson Boggs filled everyone in on the background information from 2007 when the Ridge Avenue residents began having privacy concerns because the Irish Downs was under construction. The back street of this neighborhood was located behind their homes. All the trees had been removed by Knott's Builders. The Planning Commission held a Special Meeting with Knott's Builders. The builder agreed to put in a five to six foot berm and plant three rows of Evergreens to give the residents more privacy. The preliminary plat map showed the berm, but it was inadvertently left off the final plat map when it was recorded. Chairperson Boggs apologized for this error even though he was not the chairperson in 2007.

Chairperson Boggs stated that Chad and Stacey Van Remmen, have asked for a variance to remove the berm behind their house, put up a privacy fence and add landscaping. He suggested allowing this variance. In the future, if any additional residents wanted to remove the berm behind their houses, they would have to contact the HOA for permission.

CJ Dover said there is a 30 foot easement on the property line. Mrs. Harvey stated the fence and trees would have to be 15 feet from the property line.

Deanne Kelly, a resident on Ridge Avenue, wants to keep the berm for privacy. She said it's in writing that Knott's Builders agreed to install the berm in 2007. Greg Manser, another resident on Ridge Avenue, said the realtor told him about the berm being there for privacy when he purchased his home.

Robert Donald, from the Irish Downs neighborhood, was upset because the berm looked like a pile of dirt. Other homeowners agreed and felt it was too tall and too steep. The weeds, snakes and bugs have taken over the berm. They stated that they were told by Knott's Builders that upon closing it was their property and they were allowed to do whatever they wanted.

The conversation continued between the Planning Commissioners and the homeowners. A suggestion was made as a compromise to remove the berm and ask Knott's Builders to install a privacy fence between the two neighborhoods.

Mr. Haselden explained to everyone that final plat showed the drain easement but not the berm easement. He suggested having a meeting between himself, Terry Knotts from Knott's Builders and Mrs. Harvey to discuss the options to resolve the problem.

III. ADJOURNMENT

There being no further business, the meeting adjourned at 7:00 PM.