

**TOWN OF CLOVER
PLANNING COMMISSION MEETING
CLOVER COMMUNITY CENTER
120 BETHEL STREET
DECEMBER 18, 2014
6:00 PM**

2014

Dianne Watson-A
Kevin Newman-P

2015

Alvin Cantrell-A
Laura Brewer-P

2016

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

MINUTES

The Clover Planning Commission held its regular meeting on December 18, 2014. Chairperson Tim Boggs, Vice Chairperson Johnny Dulin, Commissioners Laura Brewer and Kevin Newman were present. Commissioners Dianne Watson, Alvin Cantrell and Steve Nivens were absent. Also present were Allison Harvey, Town Administrator, William Pugh, Engineer, and Tim Stevens, Mann Properties. There were no members of the press in attendance.

I. CALL TO ORDER

Chairperson Boggs called the meeting to order at 6:15 PM.

II. APPROVAL OF MINUTES

The minutes from August 21, 2014, Regular Meeting, September 25, 2014, Special Meeting and October 7, 2014, Special Meeting, were approved as submitted.

III. UNFINISHED BUSINESS

IV. NEW BUSINESS

A. Zoning Designation Request for proposed annexation, [Tax Map #379-00-00-002], petitioned by Capital Development Partners, LLC, owned by Ronald L. Taylor and Larry Steven Taylor, located at 961 Bethel Street

Mrs. Harvey stated the plat map she received showed the entire tax parcel had been subdivided by York County from one to two parcels, but had not been recorded. Most of the surrounding property is developed as commercial and zoned B-2.

Vice Chairperson Dulin made a motion to recommend approval to the Town Council for a B-2 zoning. Commissioner Brewer seconded, and the motion carried unanimously.

B. Minor Subdivision of property owned by Vera Neel Cyphers, [Tax Map #010-08-01-223], from 1 to 2 lots

Mrs. Harvey said the property is located off Barrett Road and consisted of 13.376 acres. The existing parcel is currently zoned PD. No change of zoning has been requested.

Commissioner Brewer made a motion to approve the minor subdivision request. Commissioner Newman seconded, and the motion carried unanimously.

C. Final Plat Approval, Oaks at Clover, Phase 1, Section 5

Mrs. Harvey explained that the final plat includes 26 lots. Phase 1 was given preliminary plat approval on February 16, 2006. One lot in Section 5 will not be developed and is designated open space.

The developer was given approval to shorten Penrose Court by about 20' which increased the size of the lots at the end of the street/cul de sac. Water and sewer has been installed. Mann Properties has agreed to repair any damage done to existing water and sewer mains.

Commissioner Newman made a motion to approve the final plat. Vice Chairperson Dulin seconded, and the motion carried unanimously.

D. Preliminary Plat Approval, Oaks at Clover, Phase 2

Mrs. Harvey stated that the preliminary plat for this Phase was originally approved on February 16, 2006. Since that time there has been no activity, and the plat had to be re-submitted. The original consisted of a 3.299 acre Recreational Area. The new plat removed that area. This was an error on the original plat.

During the approval process, the Town Council agreed to a 12 ½' setback for lots 98-118 during the topography and sewer lines at the rear of these lots. There are 119 total lots.

Commissioner Newman made a motion to approve the preliminary plat. Commissioner Brewer seconded, and the motion carried unanimously.

Mrs. Harvey said she will host a Zoning Training session in January 2015.

V. TREE BOARD

No business.

VI. ADJOURNMENT

There being no further business, the meeting adjourned at 6:40 PM.