

**TOWN OF CLOVER
PLANNING COMMISSION MEETING
CLOVER COMMUNITY CENTER
120 BETHEL STREET
AUGUST 21, 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 its regular meeting on August 21, 2014. Chairperson Tim Boggs, Vice Chairperson Johnny Dulin, Commissioners Alvin Cantrell, Kevin Newman, and Dianne Watson were present. Commissioners Laura Brewer and Steve Nivens were absent. Also present were Allison Harvey, Town Administrator, CJ Dover, Building Official and Elton Hubbard, property owner. 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 July 17, 2014, were approved as submitted.

III. UNFINISHED BUSINESS

A. Review of Draft Zoning and Land Development Ordinance

Mrs. Harvey reviewed the changes for **Article 7, Land Development Regulations**, regarding Drainage and Utility Easements (Section 7.3-6). Design was also discussed. Flag Lots and Blocks were reviewed also (Section 7.3-8). Mrs. Harvey stated that the engineers were reviewing the Water Supply. (Section 7.3-11). Fire Hydrants (Section 7.3-13) were reviewed. Site Design Standards for Conservation Subdivisions (Section 7.4) was discussed. This included density and open space design. (Section 7.5) Site Design Standards for Major Land Developments was explained. These include shopping centers, commercial businesses and apartments. She asked the Commissioners for questions and comments.

A discussion was held on **Article 8, General and Ancillary Regulations**. Setbacks were discussed (8.2) – Table 7 showed various setbacks. **Section 8.5 Accessory Buildings and Uses**. A lengthy discussion regarding Micro-Farms was held. The Planning Commissioners agreed to limit the number of animals per household to four.

(8.7-1, 2, and 3) Continuation, Modification and Discontinuance were reviewed.

Article 9, Establishment, Powers and Duties of Officials, Commissions and Boards Responsible for Administration of This Ordinance was reviewed. Under Section 9.3-4, the Planning Commissioners agreed to remove that members shall serve until their successors are appointed and qualified. They also removed from the Board of Zoning Appeals to elect a Planning Commission member to serve. (Section 9.4-4)

Mrs. Harvey stated that she would be out of town for the next Planning Commission meeting – September 18, 2014. The Commissioners agreed to meet on September 25, 2014, to discuss the final review and changes to Bufferyards.

IV. NEW BUSINESS

A. Consideration of Rezoning Petition Request, [Tax Map #010-04-27-001], owned by Elton Hubbard, located at 210 Walnut Street, from I-2 to R-7

Mrs. Harvey stated that the request was to have the zoning changed from I-2 Basic Industrial to R-7 Medium Density Residential. The prior use of the property was residential. The adjacent zoning/uses are I-2 and R-7. This would be in conformity with the Town of Clover Comprehensive Plan.

Vice Chairperson Dulin made a motion to recommend approval to the Town Council. Commissioner Newman seconded, and the motion carried unanimously.

V. TREE BOARD

No business.

VI. ADJOURNMENT

There being no further business, the meeting adjourned at 8:30 PM.