

**TOWN OF CLOVER  
PLANNING COMMISSION MEETING  
CLOVER COMMUNITY CENTER  
120 BETHEL STREET  
FEBRUARY 19, 2015  
6:00 PM**

**2015**

Alvin Cantrell-P  
Laura Brewer-P

**2016**

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

**2017**

Dianne Watson-A  
Kevin Newman-P

**MINUTES**

The Clover Planning Commission held its regular meeting on February 19, 2015. Chairperson Tim Boggs, Vice Chairperson Johnny Dulin, Commissioners Laura Brewer, Kevin Newman, Alvin Cantrell and Steve Nivens were present. Commissioner Dianne Watson was absent. Chris Ferguson of Palmetto Equity Group LLC, was present. Also present was Allison Harvey, Town Administrator. 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 January 15, 2015, Regular Meeting, were approved as submitted.

**III. UNFINISHED BUSINESS**

**IV. NEW BUSINESS**

**A. Consideration of Rezoning Petition Request, [Tax Map #010-05-19-024], owned by Palmetto Equity Group LLC, located at corner of Pressley Street and Calhoun Street, from R-7 to R-5.**

Mrs. Harvey stated that Chris Ferguson, on behalf of Palmetto Equity Group LLC, was requesting a zoning change from R-7 Medium Density Residential to R-5 High Density Residential to build eight townhouse apartments. Under the old zoning this would have been allowed. The surrounding properties are R-7, R-12 and B-2. There are clay sewer pipes lying diagonally across the property since the 1920's. Mr. Ferguson said he met with Mark Geouge, the Public Works Director, who requested a set of engineered drawings to show that the lines could be relocated. Mr. Ferguson was not able to get this done before the new zoning ordinance took effect January 1, 2015. After that date, the maximum allowed density for R-7 changed to three dwelling units.

Commissioner Nivens expressed concern about having multi-family townhouses on that street. These would be rental properties. The Commissioners agreed that parking and one-way traffic on that street during school hours could be a problem. Commissioner Brewer stated the front of the apartments would face a different direction than the houses on the same street. Ernest Robertson, a neighbor on the street stated it would be too many rental apartments in the neighborhood. Another neighbor, Frank Gadsden, agreed that the proposed development was too high of a density for the area.

Commissioner Nivens made a motion to deny recommendation of the zoning request. Commissioner Cantrell seconded, and the motion carried unanimously.

## **B. Proposed Amendments to Zoning Ordinance**

Mrs. Harvey presented a list of proposed changes to the new zoning ordinance. Section 2.3, Table 1: Schedule of Permitted and Conditional Uses and Off-Street Parking Requirements, By Zoning Districts was suggested to be changed to allow Fitness and Recreational Sport Centers in the B-1 district and to allow Crematories in the B-2 Highway Commercial district. It was also suggested to allow microfarms as a Conditional Use any R district provided the minimum lot size is 10,000 square feet. Deleting wording in Section 10.15-1 Certificate of Zoning Compliance to make it consistent with requirements for Certificates was also suggested.

Commissioner Nivens made a motion to recommend the proposed Zoning Ordinance Amendments changes to the Town Council with the exception of Crematories. Vice Chairman Dulin seconded, and the motion carried unanimously.

## **V. TREE BOARD**

Commissioner Brewer was concerned about the rapid loss of the Bradford Pears on Main St. She will contact Clemson University to request assistance with a landscape plan.

## **VI. ADJOURNMENT**

There being no further business, the meeting adjourned at 6:45 PM.