

**TOWN OF CLOVER
PLANNING COMMISSION MEETING
CLOVER COMMUNITY CENTER
120 BETHEL STREET
OCTOBER 20, 2016
6:00 PM**

2016

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

2017

Kevin Newman-A

2018

Alvin Cantrell-P
Laura Brewer-P

MINUTES

The Clover Planning Commission held its regular meeting on October 20, 2016. Chairperson Tim Boggs, Vice Chairperson Johnny Dulin, Commissioners Alvin Cantrell, and Laura Brewer were present. Commissioners Steve Nivens and Kevin Newman were absent. Also present were Robert Moody, COG and 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 June 16, 2016, Regular Meeting, and June 30, 2016, Special Meeting, were approved as submitted.

III. UNFINISHED BUSINESS

IV. NEW BUSINESS

A. ZONING DESIGNATION REQUEST FOR PROPOSED ANNEXATION OF THREE PARCELS ON SOUTH MAIN STREET

1. Tax Map # 363-00-00-006, owned by Ultra Additives LLC, located at 1057 S. Main Street
2. Tax Map #363-00-00-007, owned by Ultra Additives Inc, located at S. Main Street
3. Tax Map #363-00-00-100, owned by S.E. Huffman Corporation, located at S. Main Street

Mrs. Harvey explained that Ultra Additives LLC, dba Munzing has requested to consolidate three parcels of property with their main building, which is located in the town limits. The properties are approximately 2.43 acres. They are currently being used for parking and open space/Bufferyard. The Future Land Use Map (FLUM) depicts there properties as Commercial Corridor but the Map can be amended by the Town Council if the Planning Commission and Council deem it appropriate.

Commissioner Brewer made a motion to recommend annexation to the Town Council with a proposed zoning of ID Industrial and to amend the Future Land Use Map of the Comprehensive Plan to change these properties to Industrial District. Commissioner Cantrell seconded, and the motion carried unanimously.

B. ZONING AND LAND DEVELOPMENT ORDINANCE PROPOSED AMENDMENTS

Mr. Moody reviewed the proposed zoning map corrections showing existing zoning and future land use. Twenty-three parcels are currently zoned B-3 and need to be rezoned due to the B-3 zoning category being deleted from the new Zoning and Land Development Ordinance. It was anticipated that B-3 properties would become B-4.

He stated that new Zoning and Land Development Ordinance combined the previous I-1 and I-2 districts from the old ordinance into one ID Industrial district noting that there were no properties even zoned I-1. Fifty two properties need to be corrected on the Zoning Map to ID Industrial. The Commission reviewed the properties taking special note of those that are currently zoned industrial and are in use as industrial but are depicted as commercial corridor on the FLUM. The commission also briefly discussed property on Hwy 321 North that is proposed for a religious use and the old American Thread property.

There are also several properties that are zoned PD but there is not an approved plan. The Commission reviewed the properties and the FLUM and discussed possible rezoning.

Further, Mr. Moody stated that the new Zoning and Land Development Ordinance is very restrictive in the Corridor Overlay District only allowing wall sign(s) that do not exceed twenty square feet. He will do some research in this area and will present findings to the commissioners at the November meeting along with a draft proposal on the zoning map amendments.

V. TREE BOARD

No business.

VI. ADJOURNMENT

There being no further business, the meeting adjourned at 7:05 PM.