

**TOWN OF CLOVER  
PLANNING COMMISSION MEETING  
CLOVER COMMUNITY CENTER  
120 BETHEL STREET  
NOVEMBER 17, 2016  
6:00 PM**

**2016**

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

**2017**

Kevin Newman-A

**2018**

Alvin Cantrell-P  
Laura Brewer-P

**MINUTES**

The Clover Planning Commission held its regular meeting on November 17, 2016. Chairperson Tim Boggs, Vice Chairperson Johnny Dulin and Commissioners Alvin Cantrell, Laura Brewer and Steve Nivens were present. Commissioner Kevin Newman was absent. Also present were Robert Moody, CRCOG, 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 October 20, 2016, Regular Meeting, were approved as submitted.

**III. UNFINISHED BUSINESS**

**IV. NEW BUSINESS**

**A. CONSIDERATION OF REZONING PETITION REQUEST, TAX MAP #010-08-01-237, OWNED BY CLOVER LIBERTY PENTECOSTAL, LOCATED ON SC HIGHWAY 321 NORTH, FROM PD PLANNED DEVELOPMENT TO B-2 HIGHWAY COMMERCIAL**

The property is a five acre tract and the applicant is requesting rezoning from PD to B-2 for construction of a new church. A discussion was held regarding zoning on both sides of Highway 321 near the property and setbacks.

Commissioner Brewer made a motion to recommend annexation to the Town Council with a proposed zoning of B-2 Highway Commercial and to amend the

Future Land Use Map to allow compatible commercial uses immediately along US Highway 321 North to Sandy Rock Road. Commissioner Dulin seconded, and the motion carried unanimously.

## **B. ZONING AND LAND DEVELOPMENT ORDINANCE PROPOSED AMENDMENTS**

Mr. Moody reviewed Case No. M-2016-2 showing the proposed zoning map corrections of 23 parcels to resolve an oversight when the new Zoning and Land Development Ordinance was adopted and the B-3 and B-4 commercial districts were combined. These parcels are located in/around the following locations: Kings Mountain Street/Mobley area, Church Street/Guinn Street area and the Memorial Drive area.

Commissioner Cantrell made a motion to recommend to the Town Council the proposed zoning change from B-3 to B-4. This is in compliance with the Comprehensive Plan. Commissioner Nivens seconded, and the motion carried unanimously.

Mr. Moody discussed Case No. M-2016-3 and stated the next request for a group of parcels be rezoned from I-2 to ID. This includes 52 properties which were zoned I-2 at the time the new Zoning and Land Development Ordinance was adopted which were to be renamed "ID". The zoning map needs to be updated to reflect the updated zoning category name. These areas include Carbon Metallic, Guinn Street area, Industrial Park, Old North Main Street, Main Street/Alexander Street and Clover South.

Vice Chair Dulin made a motion to recommend to the Town Council the proposed zoning change from I-2 to ID and to update the zoning map to reflect the updated zoning category name. Commissioner Nivens seconded, and the motion carried unanimously.

Mr. Moody stated that the new Zoning and Land Development Ordinance reduced the number and total area for wall signs in the Corridor Overlay District to the current rate of 1 wall sign per building with a maximum total area of 20 square feet. The Corridor Overlay District is along Highway 321 and Highway 55. He reported the results of a comparison study with other communities.

Commissioner Nivens made a motion to recommend to the Town Council to amend the ordinance to permit 1 sign per wall face, and 10% of wall area per side with a maximum of 200 square feet total per building. Commissioner Brewer seconded, and the motion carried unanimously.

Mrs. Harvey reviewed the proposed changes to Bufferyard Requirements. A discussion was held regarding berms, plants, trees and fences.

Commissioner Brewer made a motion to recommend to the Town Council to delete all berms and add back in fences in Bufferyards A-F. Commissioner Nivens seconded, and the motion carried unanimously.

Mrs. Harvey stated that a member of the Town Council asked her to discuss with the Planning Commissioners Communications (cell) Towers regulations, specifically height when a tower would be located beside a residential zone. The previous Land Development Ordinance required towers to be separated from the lot line in a residential zone by a distance equal to one foot for each two feet of height. The current ordinance states the "fall zone" must not encroach onto another property. She handed out a comparison of the old and current zoning ordinance requirements and asked the Planning Commissioners to give some thought to cell tower requirements.

**V. TREE BOARD**

No business.

**VI. ADJOURNMENT**

There being no further business, the meeting adjourned at 7:30 PM.