

**TOWN OF CLOVER
PLANNING COMMISSION MEETING
CLOVER COMMUNITY CENTER
120 BETHEL STREET
MARCH 16, 2017
6:00 PM**

2017
Kevin Newman-A

2018
Alvin Cantrell-Vice Chair-A
Laura Brewer-P

2019
Tim Boggs-P
Johnny Dulin-Chair-P

MINUTES

The Clover Planning Commission held its regular meeting on March 16, 2017. Chairperson Johnny Dulin, Commissioners Tim Boggs and Laura Brewer were present. Vice Chairperson Alvin Cantrell and Commissioner Kevin Newman were 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 Dulin called the meeting to order at 6:00 PM.

II. APPROVAL OF MINUTES

The minutes from January 19, 2017, Regular Meeting, were approved as submitted.

III. UNFINISHED BUSINESS

IV. NEW BUSINESS

A. Zoning and Land Development Ordinance Amendments

Mr. Moody presented recommended changes to the Zoning and Land Development Regulations Ordinance, zoning map and Comprehensive Plan:

Rezone PD parcels (none have an approved plan)

- Case No. 2017-1: Rezone seven (7) parcels located on US Highway 321 North from PD to B-2 and ID. Commissioner Boggs made a motion to

recommend approval to the Town Council. Commissioner Brewer seconded, and the motion carried unanimously.

- Case No. 2017-2: Rezone parcel located on SC Highway 55 West (Boshamer) from PD to R-12. Commissioner Brewer made a motion to recommend approval to the Town Council. Commissioner Boggs seconded, and the motion carried unanimously.
- Case No. 2017-3: Rezone parcel located on Green Pond Road from PD to R-12. Commissioner Boggs made a motion to recommend approval to the Town Council. Commissioner Brewer seconded, and the motion carried unanimously.
- Case No. 2017-4: Rezone four (4) parcels on Highway 55 East (Hill Gray Seven) from PD to B-2. Commissioner Boggs made a motion to recommend approval to the Town Council. Commissioner Brewer seconded, and the motion carried unanimously.

Rezone Properties from B-3 to B-4

- Case No. 2017-5: Rezone 23 parcels in Kings Mountain/Mobley area, Church/Guinn area and Memorial Drive area from B-3 to B-4. The B-3 district was eliminated in the new zoning ordinance and staff recommends rezoning all parcels to B-4 Neighborhood Commercial. Commissioner Boggs made a motion to recommend approval to the Town Council. Commissioner Brewer seconded, and the motion carried unanimously.

Rezone I-2 Properties to ID or B-2. The I-2 zoning category was renamed ID in the new zoning ordinance.

- Case No. 2017-6 (51 parcels):
 - Rezone 2 parcels located around Carbon Metallic from I-2 to ID.
 - Rezone 3 parcels around Guinn Street (textile mill) from I-2 to ID and rezone 1 parcel (Duke substation, TM# 101-02-05-002) from R-7 to ID. The Duke rezoning is consistent with the Future Land Use Map (FLUM).
 - Rezone 21 parcels around Industrial Park Drive from I-2 to ID and rezone 1 parcel (Pattio's, TM# 010-02-04-047) from I-2 to B-2 and to change the FLUM of the Comprehensive plan on 4 parcels on Old N. Main from General Urban to Corridor Commercial.
 - Rezone 8 parcels in Old North Main area (Coltex) from I-2 to ID and one parcel (El Mexicano) from I-2 to B-2. The El Mexicano rezoning is consistent with FLUM. It was noted that the ID zoning district is not consistent with the FLUM for these parcels. The Commission will study this area more thoroughly to determine what the zoning should be. It was also noted that the four properties owned by Bingham are not included in the rezoning request as all had previously been rezoned to B-2.
 - Rezone 3 parcels at Jackson Heights (Honeywell) from I-2 to ID.

- Rezone 8 parcels at Main/Alexander Street (American Thread) from I-2 to ID. It was noted that the ID zoning district is not consistent with the FLUM for these parcels. The Commission will study this area more thoroughly to determine what the zoning should be.
- Rezone 3 parcels at Huffman/Ultra from I-2 to ID.

Commissioner Boggs made a motion to recommend approval to the Town Council. Commissioner Brewer seconded, and the motion carried unanimously.

Text Amendments

- Case No. 2017-7: a Proposed Text Amendment to change Table 1 so as to permit the following uses in the B-4 District:
 - Health Care and Social Assistance (NAICS 6211-3)
 - Social Assistance to include Individual and family services, Emergency & Other Reliefe Services, Vocational Rehabilitation Services and Child Day Care Service (NAICS 6241m 6242, 6243, 6244)
 - Fraternal/Civic Organizations (NAICS 8132-9)

Commissioner Boggs made a motion to recommend approval to the Town Council. Commissioner Brewer seconded, and the motion carried unanimously.

- Case No. 2017-8: a Proposed Text Amendment to change Table 1, Schedule of Permitted and Conditional Uses, so as to permit Funeral Homes & Death Care Services in the B-4 district and to allow Crematories only as an accessory use to Funeral Homes & Death Care Services with no required additional parking. Crematories would be removed as a permitted use in the ID and added to B-2 and B-4 as an accessory use.

Several Commissioners voiced concerns about the size and type of building a crematory would be, landscaping and the difficulty of ensuring that the structures would be complimentary to the funeral home (primary use). The Commission asked staff to bring back additional requirements to consider that would address their concerns.

Mr. Moody also reviewed Table 17, Future Land Use Map Transition Table, from the Comprehensive Plan. Staff proposes to update the table to reflect the zoning districts in the Zoning and Land Development Regulations Ordinance.

- Delete references to the R-20, R-15, B-3 and I-1 zoning districts.
- Change I-2 to ID.
- Description of R-12 would be changed to Medium Density and R-7 would be changed to High Density.

Commissioner Boggs made a motion to recommend approval to the Town Council. Commissioner Brewer seconded, and the motion carried unanimously.

Mrs. Harvey stated there are other changes to the zoning ordinance that the Planning Commission may want to discuss or will be asked to consider in the future. As an example, she noted that she had provided a handout to the Commission at the November 2016 meeting detailing the Town's cell tower regulations.

V. TREE BOARD

No business.

VI. ADJOURNMENT

There being no further business, the meeting adjourned at 7:06 PM.