

**TOWN OF CLOVER
PLANNING COMMISSION MEETING
CLOVER COMMUNITY CENTER
120 BETHEL STREET
JUNE 15, 2017
6:00 PM**

2017

Kevin Newman-A
Vacant

2018

Alvin Cantrell-Vice Chair-P
Laura Brewer-A

2019

Tim Boggs-P
Johnny Dulin-Chair- P
Scott Gear-P

MINUTES

The Clover Planning Commission held its regular meeting on June 15, 2017. Chairperson Johnny Dulin and Vice Chairperson Alvin Cantrell were present. Commissioners Tim Boggs and Scott Gear were also present. Laura Brewer and Kevin Newman were absent. Also present was Bob Cash, engineer at Cardno, representing Brookfield Subdivision. Clover resident Todd Blanton was also present. Greg Holmes and Teresa Hurst, Town Council members were also present. Robert Moody, CRCOG, and Allison Harvey, Town Administrator, were also present. There were no members of the press in attendance.

I. CALL TO ORDER

Chairperson Dulin called the meeting to order at 6:05 PM.

II. APPROVAL OF MINUTES

The minutes from May 18, 2017, Regular Meeting, were approved as submitted.

III. UNFINISHED BUSINESS

A. Proposed Zoning Map Amendment

Mr. Moody explained the rezoning request for the former American Thread Property to be changed from ID to Mixed Use. This would include amending the Future Land Use Map and Table 17 – Future Land Use Map Transition Table. Mrs. Harvey said once the property is zoned, it is open for flexibility. Rezoning the three properties would support the existing residential and commercial areas surrounding the property.

Scott Gear made a motion to recommend to the Town Council the zoning change from ID to Mixed Use and amend Future Land Use Map and Table 17 – Future Land Use Map Transition Table. Vice Chairperson Cantrell seconded, and the motion passed unanimously.

IV. NEW BUSINESS

A. Preliminary Plat Approval for Brookfield Subdivision, Tax Map #010-06-01-203, and 010-06-01-106, located on Highway 55 East

The proposed Development is Single Family Residential and the site is 41.16 acres with prominent water/drainage features and a 128-foot wide Duke Energy Transmission Right-of-way. There are 80 proposed single-family residential lots. The property is compliant with R-7 High Density Residential District. He reviewed streets, lighting, landscaping and storm water (which will tie into a pump station).

Scott Gear made a motion to approve Preliminary Plat Approval. Vice Chairperson Cantrell seconded, and the motion passed unanimously.

Todd Blanton asked permission to speak to the commissioners. He stated that he was concerned about a cell tower being installed so close to the homes in his neighborhood. He suggested that 210 Walnut Street zoning be changed to Residential because there was a house on the property years ago. He said GIS shows houses surrounding the old American Thread property, and any rezoning should be according the Comprehensive Plan.

B. Zoning and Land Development Regulations Ordinance Revisions (including Cell Tower Regulations)

Mr. Moody discussed the Communications (Cell) Tower Ordinance with the commissioners. He explained the request to amend Article 3 – Conditional Use Regulations, Section 3.2 Communication Towers and Antennas. The modifications would clarify and strengthen the provisions for these uses in the Zoning and Land Development Ordinance. The Zoning Districts Permitted: Conditional Use in Industrial (ID) and Highway Commercial (B-2).

Chairperson Dulin discussed Page 1 of the Zoning Practice handout. He stated the future use of cell towers in neighborhoods is growing at a fast pace. Our zoning ordinance now doesn't allow cell towers in residential neighborhoods. He said he would like to see them allowed with restrictions. Colocation was also discussed. He thinks Clover should plan for future use of cell towers. Mrs. Harvey said approximately one acre would be needed for a cell tower to be in a neighborhood. Tim Boggs suggested waiting for regulations before allowing cell towers in residential neighborhoods.

Tim Boggs made a motion to recommend to the Town Council the following changes to Section 3.2 Communication Towers and Antennas: Paragraph 5. The height of a tower or antenna may not exceed 199 feet, a tower or antenna mounted on a building, water tank or other structure shall not exceed 20% of the height of the structure, and Paragraph 6. The setback will be calculated as the aggregate distance of the zoning setback, tower fall zone, and 10% of the height of the tower or antenna. Steve Gear seconded, and the motion passed unanimously.

V. TREE BOARD

No business.

VI. ADJOURNMENT

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