

**TOWN OF CLOVER
PLANNING COMMISSION MEETING
CLOVER COMMUNITY CENTER
120 BETHEL STREET
MAY 18, 2017
6:00 PM**

2017
Kevin Newman-P
Vacant

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

2019
Tim Boggs-P
Johnny Dulin-Chair-P
Scott Gear-P

MINUTES

The Clover Planning Commission held its regular meeting on May 18, 2017. Chairperson Johnny Dulin and Vice Chairperson Alvin Cantrell were present. Commissioners Tim Boggs, Laura Brewer, Kevin Newman and Scott Gear were present. Also present was Robert Moody, CRCOG. 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 March 16, 2017, Regular Meeting, were approved as submitted.

III. UNFINISHED BUSINESS

IV. NEW BUSINESS

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

Mr. Moody discussed the Communications (Cell) Tower Ordinance with the commissioners. He referenced the hand-out Allison Harvey distributed in November comparing the previous ordinance to the current ordinance. Communication Towers are permitted only in zoning districts B-2 and ID as conditional uses. The required conditions must be met. The key issues are setbacks, separation, co-location/joint use and height.

Mr. Moody presented a chart showing a comparison of cell tower restrictions in the surrounding towns including York County. The commissioners discussed 5G technology and shorter towers which are added on to existing towers. The commissioners asked questions regarding color of cell towers, height, frequency for 5G and liability insurance.

Compliance with the Future Land Use Map and zoning for the former Coltex property on Old North Main Street was discussed. The existing ID zoning is not consistent with the General Urban land use designation. Cris Marine shared information about the current demolition and plans for building a brick plant by the property owners. The commissioners were not interested in changing the ID zoning for the contiguous parcels unless the owner consented, but did entertain the idea of rezoning the lone parcels across the street to R-7.

The final property discussed was the former American Thread mill on Highway 321 South. Mr. Moody stated that the current zoning is ID and rezoning to Mixed Use would be appropriate since this is a large tract of land in a prominent location in town. If this option is considered, then it would be necessary to amend the Future Land Use Map Transition Table to recognize Mixed Use as an optional zoning district. Mr. Moody said they could discuss this further at the June 15 meeting.

V. TREE BOARD

No business.

VI. ADJOURNMENT

There being no further business, the meeting adjourned at 7:00 PM.