

**TOWN OF CLOVER
PLANNING COMMISSION MEETING
CLOVER COMMUNITY CENTER
120 BETHEL STREET
DECEMBER 21, 2017
6:00 PM**

2017

Kevin Newman-A
Fred Campbell-P

2018

Alvin Cantrell-Vice Chair-A
Laura Brewer-P

2019

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

MINUTES

The Clover Planning Commission held its regular meeting on December 21, 2017. Chairperson Johnny Dulin, Commissioners Tim Boggs, Scott Gear, Laura Brewer and Fred Campbell were present. Vice Chairperson Alvin Cantrell and Commissioner Kevin Newman were absent. Rick Walliser, representing True Homes was present. Allison Harvey, Town Administrator, was also present. There were no members of the press in attendance.

I. CALL TO ORDER

Chairperson Dulin called the meeting to order at 6:15 PM.

II. APPROVAL OF MINUTES

The minutes from November 16, 2017, Regular Meeting, were approved as submitted.

III. UNFINISHED BUSINESS

A. Consideration of Rezoning Petition Request, [Tax Map #010-08-01-121], owned by David G. Cuthbertson, located at 1016 North Main Street, Tract #2, from PD (B-4) to B-2

Ms. Harvey discussed the Staff Report with the commissioners. Mr. Walliser stated that True Homes wants to develop a townhouse multi-family subdivision, on a 19.17 acre tract. He stated that it would be a good fit for Clover and the surrounding area. The commissioners asked questions about proposed density, unit size, garages, homeowners association and stormwater.

Ms. Harvey stated that rezoning this parcel to B-2 Highway Commercial would be in compliance with the Comprehensive Plan and would not be in violation of good

zoning practices. The Commission discussed impact on traffic on Old Carriage and N. Main Street. Ms. Harvey stated that SCDOT would have to approve all curb cuts and traffic mitigation measures like turn lanes and signals. Ms. Harvey also stated that water and sewer is available at the site and the cost of any upgrades would be borne by the developer. Mr. Walliser stated that a 4 acre area that is already at a low elevation would be utilized for stormwater and open space.

Commissioner Boggs made a motion to recommend to the Town Council to zone the property from PDD (B-4) to B-2. Commissioner Brewer seconded, and the motion carried unanimously.

B. Comprehensive Plan 2022 Five Year Plan Update – Discuss Review Schedule

Ms. Harvey said the Town Council Retreat would be on Saturday, January 20, 2018. The commissioners had discussed holding a workshop on that same date. She recommended waiting until after the retreat to get feedback from the council members to see what direction they prefer to go with the Comprehensive Plan for future growth. At the January meeting, they will decide on a date for the workshop and/or a joint meeting with the council to discuss planning and zoning in general and the Land Use element of the Comprehensive Plan.

IV. NEW BUSINESS

A. Zoning Designation Request for proposed annexation of a 36.8 acre tract located northeast of 83 Carbon Metallic Hwy, Tax Map # 367-00-00-017, owned by PFC Realty Limited Partnership

Ms. Harvey said the property was a 36.8 acre tract beside Performance Friction. The parcel is in the county and zoned RUD. Surrounding property uses industrial, undeveloped, and residential. The applicant requested annexation and rezoning to build an accessory structure. They determined that the requested Industrial zoning would be in compliance with the Comprehensive Plan and that such zoning would not be in violation of good zoning practices. They discussed the impact of the rezoning on traffic, water/sewer and the environment.

Commissioner Brewer made a motion to recommend to the Town Council that upon annexation, the property be zoned ID Industrial. Commissioner Campbell seconded, and the motion carried unanimously.

B. Amendment to Table 1 Schedule of Permitted Uses regarding Crematoriums

Commissioner Boggs made a motion to table the proposed changes to the Zoning and Land Development Ordinance on crematoriums until the next

meeting when a representative from M.L. Ford Funeral Home would be in attendance to provide more information. Commissioner Gear seconded, and the motion carried unanimously.

V. TREE BOARD

Ms. Harvey said the renovation of the park beside the Larne Building was on the list to be redesigned at a future date. It would be a very involved project.

Ms. Harvey said the January meeting would be an organizational one to select a Chairperson and Vice Chairperson.

VI. ADJOURNMENT

There being no further business, the meeting adjourned at 7:15 PM.