

**TOWN OF CLOVER
PLANNING COMMISSION MEETING
CLOVER COMMUNITY CENTER
120 BETHEL STREET
JANUARY 18, 2018
6:00 PM**

2018

Alvin Cantrell-P
Laura Brewer-P

2019

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

2020

Fred Campbell-P
Christine Gourley-P

MINUTES

The Clover Planning Commission held its regular meeting on January 18, 2018. Chairperson Johnny Dulin, Vice Chairperson Alvin Cantrell, Commissioners Tim Boggs, Scott Gear, Laura Brewer, Fred Campbell and Christine Gourley were present. Chris Bethea and Rex Casterline, representing Erskine College were present. Brian Hall and Jay Dover, representing M.L. Ford and Sons Funeral Home were present. Robby Moody, Catawba COG, was also present. There were no members of the press in attendance.

I. CALL TO ORDER

A. Oath of Office for new appointees – Fred Campbell and Christine Gourley

Chairperson Dulin called the meeting to order at 6:00 PM. Cristine Marine, Secretary, swore in Fred Campbell and Christine Gourley.

II. APPROVAL OF MINUTES

The minutes from December 21, 2017, Regular Meeting, were approved as submitted.

III. UNFINISHED BUSINESS

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

Mr. Moody discussed the Staff Report with the commissioners and shared the background information. M.L. Ford and Sons Funeral Home wants to build a crematory behind the existing funeral home. He stated that the current zoning allows crematoriums in ID: Industrial zoning district. Funeral homes are allowed in

B-2: Highway Commercial district and ID. The amendment would restructure how funeral homes and crematories are regulated. Funeral homes would remain in B-2 and be added in B-4. Crematories would remain in ID and would be added to B-2 and B-4 as an accessory use to funeral homes. Commissioner Campbell asked about chemicals and pollution. Mr. Hall stated that crematories are regulated and licensed by DHEC. A discussion was held and the commissioners asked questions regarding location, odor and noise. Mr. Hall said there would be no odor or noise. Commissioner Gourley asked if other funeral homes would be using the crematory. Mr. Hall said maybe occasionally, but it would mainly be used for M.L. Ford and Sons. Mr. Dover is a licensed crematory operator. He said the funeral home is currently using a crematory in Charlotte, North Carolina. He wants to have a nice building to proudly serve the community.

Commissioner Boggs made a motion to recommend approval to the Town Council to allow Funeral Homes to remain in B-2 and be added in B-4 zoning; and Crematories to remain in ID and be added to B-2 and B-4 as an accessory use to Funeral Homes. Commissioner Brewer seconded, and the motion carried unanimously.

IV. NEW BUSINESS

A. Election of Chairperson and Vice Chairperson

Commissioner Campbell made a motion to amend the agenda to add Election of Chairperson and Vice Chairperson. Commissioner Brewer seconded, and the motion carried unanimously.

Commissioner Gourley made a motion to nominate Johnny Dulin as Chairperson. Commissioner Brewer seconded, and the motion carried unanimously.

Vice Chairperson Cantrell made a motion to nominate Tim Boggs for Vice Chairperson. Commissioner Campbell seconded, and the motion carried unanimously.

B. Information regarding proposed annexation and zoning for 3 properties on Hwy 557 owned by Erskine College

Mr. Bethea stated that Mr. Hunter donated land on Hwy 557 in York County to Erskine College. The college then purchased two other parcels on the opposite side of 557, also in the county. The college is wanting to annex the three properties into the city limits and establish zoning. They would sell the properties to a builder, possibly Ryan Homes for a residential neighborhood. Mr. Moody reviewed R-7 and R-12 Zoning with the commissioners. Chairperson Dulin said he wants to plan for smart growth in Clover. Mr. Bethea said they would turn in the paperwork at the February or March meeting. Commissioner Campbell

suggested holding a joint workshop with the Town Council to discuss land use and development. Mr. Moody agreed, and said plans were already in the works to make that happen.

V. TREE BOARD

VI. ADJOURNMENT

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