

**TOWN OF CLOVER  
PLANNING COMMISSION MEETING  
CLOVER COMMUNITY CENTER  
120 BETHEL STREET  
MARCH 15, 2018  
6:00 PM**

**2018**

Alvin Cantrell-A  
Laura Brewer-P

**2019**

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

**2020**

Fred Campbell-P  
Christine Gourley-A

**MINUTES**

The Clover Planning Commission held its regular meeting on March 15, 2018. Chairperson Johnny Dulin, Vice Chairperson Tim Boggs, Commissioners Laura Brewer, Fred Campbell and Scott Gear were present. Commissioners Alvin Cantrell and Christine Gourley were absent. Allison Harvey, Town Administrator, and Robby Moody, Catawba COG, 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**

- A. The minutes from January 18, 2018, Regular Meeting, were approved as submitted.
- B. The minutes from March 8, 2018, Joint Workshop with Clover Town Council, were approved as submitted.

**III. UNFINISHED BUSINESS**

**A. COMPREHENSIVE PLAN 2022 FIVE YEAR PLAN UPDATE**

Chairperson Dulin turned the meeting over to Mr. Moody, who gave the Commissioners a Comprehensive Plan Update Review and Adoption Schedule. The Commissioners thanked Mr. Moody for his presentation at the workshop with the Town Council on March 8. Commissioner Campbell stated that they needed to look inward for ideas for a future vision of Clover. Commissioner Dulin suggested that smart growth was needed for Clover. A discussion was held regarding zoning and growth in Clover for the future. Clusters of development were also discussed. Architectural standards, mixed use neighborhoods,

walkable space in the downtown area and expanding the town center area were also discussed. Concerns and styles of architecture, downtown parking and store front churches were discussed. Mrs. Harvey talked about examples of High Impact Uses, such as Big Box Commercial, Hotels, Downtown Churches, Parking and Prisons, and where these should be located. The Commissioners stated that many Clover residents are busy and prefer smaller residential lots which allows them more free time. They agreed that Clover also needs affordable housing.

Commissioner Campbell left the meeting at 7:05 PM.

The Commissioners agreed that people are wanting to move to Clover because of the good school system.

**IV. NEW BUSINESS**

None

**V. TREE BOARD**

No report

**VI. ADJOURNMENT**

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