

**TOWN OF CLOVER
PLANNING COMMISSION MEETING
CLOVER COMMUNITY CENTER
120 BETHEL STREET
APRIL 19, 2018
6:00 PM**

2018

Alvin Cantrell-P
Laura Brewer-A

2019

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

2020

Fred Campbell-A
Christine Gourley-P

MINUTES

The Clover Planning Commission held its regular meeting on April 19, 2018. Chairperson Johnny Dulin, Vice Chairperson Tim Boggs, and Commissioners Alvin Cantrell and Christine Gourley were present. Commissioners Scott Gear, Laura Brewer and Fred Campbell 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 March 15, 2018, Regular Meeting, were approved as submitted.

III. UNFINISHED BUSINESS

A. COMPREHENSIVE PLAN 2022 FIVE YEAR PLAN UPDATE

Chairperson Dulin turned the meeting over to Ms. Harvey and Mr. Moody for the discussion of the updates. Ms. Harvey stated that she had prepared a Key Points list of the first 3 chapters of the Comprehensive Plan and well as comments and updates on the Objectives. Handouts attached.

Population: She stated that our area is growing significantly. The median age is 31.9 years, which is lower than national, state and county levels. Education and income levels are lower than other York County cities. The Commission reviewed the Objectives and agreed to minor edits. No major changes were made.

Economic Development: According to the 2016 Census report, 2,562 persons aged 16+ who work (vs 2010 1,867 – a 73% increase). Approximately 78% travel outside the Town for their employment. The top industrial employers (as of 2009) were Performance Friction, former Tuscarora (now Cap) Yarns and Honeywell. The Garden Parkway (toll road in Gastonia) is not likely to happen for some time, she said. The Commission reviewed the Objectives and agreed to the suggested changes which included reclassing several items to Long Term, adding the Chamber as a Participant for several activities, and removing some Objectives altogether for a variety of reasons.

Natural Resources. Clover has a lot of rock, several small floodplain areas, no large streams and a good amount of park and open space. There are some issues with stormwater drainage due to roads, new development etc. The Commission reviewed the Objectives and agreed to the suggested changes which included reclassing the time frames of several items to Long Term or On-Going and removing some Objectives altogether for a variety of reasons.

All discussed changes will be incorporated into the draft Comprehensive Plan Update.

IV. NEW BUSINESS

None

V. TREE BOARD

No report

VI. ADJOURNMENT

There being no further business, the meeting adjourned at 7:50 PM.