

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

2018

Alvin Cantrell-P
Laura Brewer-P

2019

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

2020

Fred Campbell-P
Christine Gourley-P

MINUTES

The Clover Planning Commission held its regular meeting on July 19, 2018. Chairperson Johnny Dulin, Commissioners Alvin Cantrell, Christine Gourley, Laura Brewer, Scott Gear and Fred Campbell were present. Vice Chairperson Tim Boggs was absent. Robby Moody, Catawba COG, was also present. There were no members of the press in attendance.

I. CALL TO ORDER

Chairperson Dulin called the meeting to order at 6:00 PM.

II. APPROVAL OF MINUTES

A. The minutes from May 17, 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 Mr. Moody. Mr. Moody reviewed the Land Use Element stating the two types – current and future land use. The existing Land Use Map was discussed, and changes were presented. It shows a historic record of parcels and helps to identify conditions that may influence future growth. Future land use is important to show impact on Hwy 55 and Hwy 557, water and sewer lines and Pennies for Progress. Neighborhood Mixed Use which is a combination of residential and commercial properties was discussed for future growth possibly on Green Pond Road. Community Mixed Use which is larger commercial stores, was also discussed. Two possible locations are on Kings Mountain Street.

The Statement of Needs and Goals were reviewed. These included Objectives and Implementation Strategies. Goal 1 - Utilize appropriate planning procedures and innovative planning tools to guide growth, development and redevelopment. Goal 2 – Promote orderly and balanced growth, development and redevelopment. Density and growth patterns were discussed. Commissioner Gear suggested a possible meeting with York County Council to learn more about future growth plans. Goal 3 – Provide alternatives in the housing market to meet the diverse needs in the Town. Commissioner Brewer would like to see some existing farmland preserved and not developed into residential neighborhoods. Goal 4 – Ensure that the Town is served by attractive commercial districts in appropriate locations that meet the day-to-day needs of residents and visitors.

Commissioner Campbell made a motion to recommend to the Town Council the proposed changes. Commissioner Gear seconded, and the motion carried unanimously.

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

IV. NEW BUSINESS

A. PROPOSED CHANGES TO THE ZONING AND LAND DEVELOPMENT ORDINANCE: MINI-WAREHOUSES, INCIDENTAL AND OTHER SIGNS, AND ACCESSORY STRUCTURES AT PARKS

- Section 2.3 Table 1, was discussed by Mr. Moody. He reviewed the staff report stating the recommendations. Mini Warehouses in two locations in Clover would be impacted by the change. One is on Kings Mountain Street and one is on North Main Street. The change would affect those in the B-2 zones to make them non-conforming. They would be allowed to operate but not necessarily expand.

Commissioner Campbell made a motion to recommend to the Town Council to only allow this use in the ID Industrial Zone. Commissioner Brewer seconded, and the motion passed unanimously

- Table 5 of the Zoning Code only allows two Incidental Signs per business. For some larger commercial stores such as restaurants and grocery stores, two signs are not enough to meet the demand.

Commissioner Gear made a motion to recommend to the Town Council the maximum number of incidental signs in the B-2 Highway Commercial area be increased to 10% of the number of on-site parking spaces and not to exceed ten. Commissioner Brewer seconded, and the motion passed unanimously.

- The current ordinance limits the number of Accessory Buildings to a maximum of two in any Residential Zoning district. All the Town's parks have a Residential zone of R-7.

Commissioner Gourley made a motion to recommend to the Town Council to amend Section 8.5 to allow up to four accessory buildings be allowed on publicly owned property that is used for Arts, Entertainment and Receptions to include public parks and golf courses. Commissioner Gear seconded, and the motion passed unanimously.

- A discussion was held about public hearings. Currently, public hearings are held once the project gets to the Town Council. Other options were presented including a joint meeting with the Town Council. Mr. Moody said that state law requires one public hearing. The commissioners agreed to table the vote until more information has been provided.
- An Architectural Review Board was established by the 2014 Ordinance. There was to be five members. Because it has impossible to find five people to serve, Staff recommends reducing to three members to be appointed for a three-year term. Commissioner Brewer stated that she thought it was important to have an Architectural Review Board.

Commissioner Gear made a motion to recommend to the Town Council to reduce the number of members from five to three. Commissioner Campbell seconded, and the motion passed unanimously.

- Section 2.7-5.5 Signage (in Corridor Overlay District) was reviewed by Mr. Moody. This includes signs on an awning, canopy or marquee. The proposed amendment – except for Temporary Signs covered by Section 5.5, signage permitted in the Corridor Overlay District shall be limited to one monument sign for each lot or parcel upon which a business, institutional, or multi-family use is located, and one awning, canopy, marquee or wall sign per wall face for each business located on the site.

Commissioner Brewer made a motion to recommend approval to the Town Council of Section 2.7-5.5. Commissioner Gear seconded. Chairperson Dulin, Commissioners Cantrell, and Gourley in favor, with Commissioner Campbell against.

Commissioner Brewer brought up a discussion regarding store-front churches. Commissioner Gourley said the Town Council is working on this. Mr. Moody said he will research this also.

V. TREE BOARD

Commissioner Brewer stated that a plan is needed to update Centennial Park beside the Larne Building. The trees and bushes need to be redone to create more usable space.

VI. ADJOURNMENT

There being no further business, Commissioner Gear made a motion to adjourn. Commissioner Brewer seconded, and the meeting adjourned at 7:35 PM.