

**TOWN OF CLOVER
PLANNING COMMISSION MEETING
CLOVER COMMUNITY CENTER
120 BETHEL STREET
MAY 17, 2018
6:00 PM**

2018

Alvin Cantrell-P
Laura Brewer-P

2019

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

2020

Fred Campbell-P
Christine Gourley-P

MINUTES

The Clover Planning Commission held its regular meeting on May 17, 2018. Chairperson Johnny Dulin, Commissioners Alvin Cantrell, Christine Gourley, Laura Brewer and Fred Campbell were present. Vice Chairperson Tim Boggs and Commissioner Scott Gear were absent. Robby Moody, Catawba COG, and Al Haselden, Town Attorney, were also present. Chris Bethea, representing Erskine College, and John C. (Jay) Dover, representing Last Frontier, 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 April 19, 2018, Regular Meeting were approved as submitted.
- B. The minutes from May 3, 2018, Special Meeting were approved as submitted.

III. UNFINISHED BUSINESS

A. COMPREHENSIVE PLAN 2022 FIVE YEAR PLAN UPDATE

Chairperson Dulin asked that the Comprehensive Plan update review discussion be held after the New Business. The Commissioners agreed.

IV. NEW BUSINESS

A. ZONING DESIGNATION REQUEST FOR PROPOSED ANNEXATION, TAX MAP #380-00-00-052, 382-00-00-024 AND 382-00-00-025, OWNED BY

**ERSKINE COLLEGE, LOCATED ON STATE HWY 557, TO R-7/R-12
PROPORTIONATE MIX**

Mr. Bethea stated that the property meets the Town's Future Land Use Plan. He said Erskine College has been working on this project for the last two years. The largest parcels were donated years ago to the college. The applicant wants to sell the property to a developer to build a single-family subdivision. The property is contiguous to the city limits. The largest parcel is 65.5 acres with frontage on SC Highway 557, Jackson Lake Lane and Bate Harvey Road. Two smaller parcels (0.8 and 1.2 acres) front SC 557. He said that new homes would mean more taxes and jobs in Clover.

A discussion followed. Mr. Bethea said that 25% of the property had to be allowed for roads, etc. Mr. Moody said that no concept plan or map showing the location of each zoning district was provided. Mr. Haselden stated that the zoning designation requested could be either R-7 or R-12, but not both. Mr. Moody reviewed the chart summarizing the maximum density and total dwellings allowed. Bufferyards were discussed such as trees and fencing.

Commissioner Gourley asked if they could recommend annexation without designating the zoning. Mr. Haselden said both needed to be recommended to the Town Council at the same time. Mr. Moody suggested holding an informational community meeting with the Planning Commission, Town Council and Erskine College to address concerns about small-lot development on the edge of town. Mr. Bethea pointed out that there had been a community meeting held a year or so ago at the A.R.P. Church to which surrounding landowners had been invited to discuss the sale and future development of the property. The impact on the community for water/sewer lines, road improvements, infrastructure and schools was discussed. The proposed zoning would be in compliance with the Comprehensive Plan since R-7, R-12 and R-20 are all consistent with the Suburban Residential land use category.

Commissioner Brewer made a motion to recommend to the Town Council annexation and R-12 Zoning pending receipt of a development agreement between the Town of Clover and the developer to include buffers, design standards, etc. Commissioner Gourley seconded, and the motion carried unanimously.

B. CONSIDERATION OF REZONING PETITION REQUEST, TAX MAP #010-03-07-001, OWNED BY JOHN C. DOVER, LOCATED ON LONG STREET, FROM R-7 TO R-5

Mr. Dover said that the property had belonged to his family for many years. The developed tract is 6.64 acres with a mixture of 14 manufactured houses (mobile homes) and 4 single-family homes. Last Frontier, LLC owns the land,

but not 100% of the houses or mobile homes. Mr. Dover stated the property is one parcel with 19 addresses. He wants to tear down an old house on Wofford and Long Street and replace it with a mobile home. The current zoning is R-7 which is non-conforming for mobile homes. He is requesting a change to R-5 zoning. He said this would add affordable housing for people in Clover. He wants to make the area look better and upgrade the neighborhood.

Commissioner Gourley stated that Town Councilman Todd Blanton had called her expressing concerns about this property. She did not state the concerns. She said it might be hearsay. Mr. Dover asked the other Planning Commissioners if Mr. Blanton had contacted them. Commissioner Gourley was the only one who raised her hand. Mr. Moody said the rezoning recommendation would go to the Town Council for approval. A public hearing would occur after the first reading. Mr. Haselden stated that signs would be posted on the property and letters sent to the surrounding property owners.

A discussion was held regarding mobile home living conditions being important for improving the community. Mr. Moody said inspections are done to check the living conditions of the mobile home before occupancy. The age factor was also discussed. Commissioner Brewer felt an R-5 zoning would be the correct zoning on that property, since most of the homes were mobile homes. Mr. Moody said it would create smaller lots and setbacks. Commissioner Cantrell agreed that tearing down the old house would improve the property. Commissioner Campbell expressed concerns about the rezoning. Mr. Haselden stated that the Planning Commissioners should base their decision only on the information they had been provided, the staff report and what was presented at the meeting.

Commissioner Gourley made a motion to recommend to the Town Council the rezoning of the property from R-7 to R-5. Commissioner Cantrell seconded, and the motion passed, with Commissioner Campbell voting against.

COMPREHENSIVE PLAN 2022 FIVE YEAR PLAN UPDATE

Mr. Moody and the Commissioners agreed to postpone the Comprehensive Plan Update discussion to a later date.

V. TREE BOARD

No report

VI. ADJOURNMENT

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