

**TOWN OF CLOVER
PLANNING COMMISSION MEETING
CLOVER COMMUNITY CENTER
120 BETHEL STREET
SEPTEMBER 20, 2018
6:00 PM**

2018

Alvin Cantrell-A
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 September 20, 2018. Chairperson Johnny Dulin, Christine Gourley, Laura Brewer, Scott Gear and Fred Campbell were present. Vice Chairperson Tim Boggs and Commissioner Alvin Cantrell were absent. Allison Harvey, Town Administrator; Al Haselden, Town Attorney; 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 6:00 PM.

II. APPROVAL OF MINUTES

A. The minutes from August 16, 2018, Regular Meeting were approved as submitted.

III. UNFINISHED BUSINESS

IV. NEW BUSINESS

A. Final Plat for Brookfield, Phase 1

Mr. Moody reviewed the Staff Report and noted that several improvements required by the ordinance had not yet been completed. A financial guarantee in the form of a bond has been proposed. He said sidewalks would be constructed as each house is built. Street lights would be installed prior to 80% completion of this section. Landscaping, bufferyards and tree protection were discussed. Water and sanitary sewer is the largest piece of incomplete work.

Mr. Haselden stated that the performance bond from Lennar, dated August 24, 2018, was for a total of \$956,718.75. This is a financial guarantee that is 125% of the cost of construction. There is also a timetable dated September 19, 2018, that should be part of a conditional approval. He is currently working on the language for the bond. Once the bond is complete, permits can be pulled if the final plat is approved.

Commissioner Gourley made a motion to approve the Final Plat with the conditions of completing the financial guarantee with the improvements to be completed as set forth in the timeline. Commissioner Brewer seconded, and the motion passed unanimously.

V. TREE BOARD

VI. ADJOURNMENT

There being no further business, Commissioner Gear made a motion to adjourn. Commissioner Campbell seconded, and the meeting adjourned at 6:15 PM.

WORKSHOP

A Joint Workshop was held with the Town Council immediately following the Planning Commission meeting. Mayor Holmes and Councilmembers Hurst, Spurrier, Blanton, and Moses were in attendance; Councilmembers Williams and Farris were absent.

Mr. Haselden discussed the draft Development Agreement for property located on Highway 557 owned by Erskine. Mr. Moody reviewed Residential Guidelines that could be included in the Agreement. Ideas and comments were discussed with the Planning Commissioners and the Town Council. Ms. Harvey and Mr. Moody will put together the information for a meeting with Erskine.

The Draft Comprehensive Plan 2022 5-Year Update was also discussed. Mr. Moody reviewed the Land Use Element in particular. His review included growth pressures, water/sewer system locations, priority investment map, Land Use Policy, and the Future Land Use Map. The Plan will be presented to Town Council for first reading on October 8, 2018.

The workshop adjourned at 8:15 PM