

**TOWN OF CLOVER
PLANNING COMMISSION MEETING
CLOVER COMMUNITY CENTER
120 BETHEL STREET
AUGUST 16, 2018
6:00 PM**

2018

Alvin Cantrell-P
Laura Brewer-P

2019

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

2020

Fred Campbell-P
Christine Gourley-P

MINUTES

The Clover Planning Commission held its regular meeting on August 16, 2018. Chairperson Johnny Dulin, Vice Chairperson Tim Boggs, Commissioners Alvin Cantrell, Christine Gourley, Laura Brewer, Scott Gear and Fred Campbell were present. 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 6:00 PM.

II. APPROVAL OF MINUTES

A. The minutes from July 19, 2018, Regular Meeting were approved as submitted.

III. UNFINISHED BUSINESS

A. COMPREHENSIVE PLAN 2022 FIVE YEAR UPDATE

Mr. Moody stated that the draft of the updated Comprehensive Plan was finished and thanked the Planning Commission members their hard work. He said two people attended the public meeting held from 4:00 PM – 6:00 PM this afternoon before the Planning Commission meeting. This was held to receive feedback and comments from the public on the Comprehensive Plan.

Ms. Harvey said there were 583 responses to the on-line survey which had been available from August 2-16. Survey responses were handed out to the commissioners. There were three times as many responses to this on-line survey than there were for the last update. She stated that she would filter the comments to show responses for “intown” residents only and provide a copy to

the commissioners. The commissioners discussed some of the common themes with the comments such as housing, growth, stores, restaurants, roads, traffic congestion, economy, infrastructure, streetscape, public parks and playground equipment. The main concerns over the next 10 years were traffic and growth.

Commissioner Gear suggested addressing issues in the monthly newsletter for clarification to the public, such as the cost/benefit to rehabilitating the mill.

Ms. Harvey said the next regular Planning Commission meeting on September 20, 2018, will be a joint workshop with the Town Council to discuss the Comprehensive Plan. The reasons for the joint workshop are for transparency, communication and the opportunity to answer any questions the Town Council may have.

Vice Chairperson Boggs made a motion to recommend to the Town Council the Comprehensive Plan draft. Commissioner Gear seconded, and the motion carried unanimously.

IV. NEW BUSINESS

A. Final Plat for Oaks at Clover, Phase II, Section 3

Ms. Harvey stated that the trees are not in place yet. This will be done with landscaping and lighting as homes are built. The water/sewer system has been installed and is awaiting DHEC approval. The covenants and restrictions have been met.

Mr. Moody said that changes were made to the roads to connect 2 cul-de-sacs. This created 2 more lots.

Vice Chairperson Boggs made a motion to approve with the condition that no CO's will be issued until DHEC permits are approved. Commissioner Gear seconded, and the motion passed unanimously.

V. TREE BOARD

VI. ADJOURNMENT

There being no further business, Vice Chairperson Boggs made a motion to adjourn. Commissioner Cantrell seconded, and the meeting adjourned at 6:55 PM.