

**TOWN OF CLOVER
PLANNING COMMISSION MEETING
CLOVER COMMUNITY CENTER
120 BETHEL STREET
OCTOBER 18, 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-A
Christine Gourley-A

MINUTES

The Clover Planning Commission held its regular meeting on October 18, 2018. Chairperson Johnny Dulin, Vice Chairperson Tim Boggs, Laura Brewer, Scott Gear and Alvin Cantrell were present. Commissioners Fred Campbell and Christine Gourley were 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 September 20, 2018, Regular Meeting were approved as submitted.

III. UNFINISHED BUSINESS

IV. NEW BUSINESS

A. preliminary Plat for Clover Meadows, Phase 2, Section 3B

Mr. Moody reviewed the Staff Report and said that this was the final section of the Clover Meadows subdivision. He stated that the property consisted of nine acres. Three and a half acres would be open space. He noted that sidewalks would be constructed as each house was built prior to Certificate of Occupancy. Street lights would be installed prior to 80% completion of this section. The Town of Clover would provide water and sanitary sewer for the neighborhood.

Vice Chairperson Boggs made a motion to approve the Preliminary Plat. Commissioner Gear seconded, and the motion passed unanimously.

B. Consideration of Rezoning Petition Request, Tax Map #010-08-01-121, owned by David G. Cuthbertson, located at 1016 North Main Street, from B-4 to B-2

Mr. Moody reviewed the Staff Report and told the Commissioners the property owner was requesting rezoning the property from PDD (B-4) to B-2. This was the same parcel that the applicant applied for in 2017 to be rezoned. The Planning Commission recommended approval on December 21, 2017. The Town Council did not approve the rezoning.

Mr. Moody stated that the zoning change would be in compliance with the Comprehensive Plan, the Future Land Use map and would not create spot zoning. He said that US 321 could handle the extra traffic since it's a four-lane divided highway.

A discussion was held and the Commissioners expressed concerns such as density, no sidewalks leading to downtown, traffic issues, street layout and building elevations. Commercial use of the property versus residential use was also reviewed. The Commissioners agreed they would like more information to be presented before making a recommendation to Town Council.

Vice Chairperson Boggs made a motion to defer voting until further information could be provided. Commissioner Cantrell seconded, and the motion passed unanimously.

V. TREE BOARD

VI. ADJOURNMENT

There being no further business, Commissioner Brewer made a motion to adjourn. Chairperson Dulin seconded, and the meeting adjourned at 6:45 PM.