

**TOWN OF CLOVER
PLANNING COMMISSION MEETING
CLOVER COMMUNITY CENTER
120 BETHEL STREET
DECEMBER 20, 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-A
William Vaughn-P

MINUTES

The Clover Planning Commission held its regular meeting on December 20, 2018. Chairperson Johnny Dulin, Laura Brewer, Alvin Cantrell and William Vaughn were present. Vice Chairperson Tim Boggs, Commissioners Scott Gear and Fred Campbell, and Planning Consultant Robby Moody were absent. Allison Harvey, Town Administrator, was present. Adam Bowersox, R.J. Harris Associates, 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 November 15, 2018, Regular Meeting were approved as submitted.

III. UNFINISHED BUSINESS

A. Amended Preliminary Plat, Clover Meadows, Phase 2, Section 3B

Ms. Harvey stated that the Planning Commission had approved the preliminary plat for this section (22 lots) on October 18, 2018. The developer is requesting to amend so as to add 4 additional lots for a total of 26 lots. The section is 9.05 acres and, if the proposed amended plat is approved, the density would increase from 2.43 to 2.87 units per acre and the open space would decrease from 3.51 to 2.8 acres. The proposed density and open space requirements would still meet zoning requirements.

Commissioner Cantrell made a motion to recommend approval. Commissioner Brewer seconded and the motion passed unanimously.

IV. NEW BUSINESS

A. Consideration of Annexation Petition Request, Tax Map #379-00-00-002, owned by Ronald L. Taylor & Larry Steven Taylor, located on Bethel Street

Ms. Harvey reviewed the staff report and said the property was previously subdivided when the Bojangles property was annexed. This parcel is 4.08 acres near the intersection of Bethel Street and Church Park Drive. It is currently in York County and zoned RUD. The surrounding properties are single-family residential and commercial.

Ms. Harvey said the applicant is requesting annexation and rezoning to B-2. The property would also be located in the Corridor Overlay District (COD). An amendment to the Comprehensive Plan's Future Land Use Map would be required to make a B-2 zoning consistent with the Comprehensive Plan. As the proposed development is commercial, there would be no negative impact to the school system and there are no known environmental issues.

Commissioner Brewer made a motion to recommend approval to Town Council of annexation of this parcel with B-2/COD Zoning with the condition that the the Future Land Use Map is amended to show Corridor Commercial in this location. Commissioner Vaughn seconded, and the motion passed unanimously.

V. TREE BOARD

VI. ADJOURNMENT

There being no further business, the meeting adjourned at 6:30 PM.