

**TOWN OF CLOVER  
PLANNING COMMISSION MEETING  
CLOVER COMMUNITY CENTER  
120 BETHEL STREET  
JANUARY 17, 2019  
6:00 PM**

**2019**

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

**2020**

Fred Campbell-A  
William Vaughn-P

**2021**

Alvin Cantrell-P  
Laura Brewer-P

**MINUTES**

The Clover Planning Commission held its regular meeting on January 17, 2019. Chairperson Johnny Dulin, Vice Chairperson Tim Boggs, Alvin Cantrell, William Vaughn, Scott Gear and Laura Brewer were present. Commissioner Fred Campbell was absent. Gil Squires representing Lennar Carolinas, was present. Kevin and Carly Pfahl, Pfahl Architects, representing J.A. Benfield Plumbing, were present. Allison Harvey, Town Administrator, and Robby Moody, Planning Consultant, 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 December 20, 2018, Regular Meeting were approved as submitted.

**III. UNFINISHED BUSINESS**

**IV. NEW BUSINESS**

A. Election of Chairperson and Vice Chairperson

Commissioner Vaughn made a motion to nominate Johnny Dulin as Chairperson. Commissioner Brewer seconded, and the motion passed unanimously.

Chairperson Dulin made a motion to nominate Tim Boggs as Vice Chairperson. Commissioner Cantrell seconded, and the motion passed unanimously.

## B. Final Plat for Brookfield, Phase 2

Mr. Moody stated that the property is zoned R-7 and consists of 54 lots. He reviewed the outstanding issues which included streets, site work and miscellaneous. The infrastructure consists of street lights, site work, street signs, erosion control maintenance and street trees. No CO's will be issued until these are satisfied. The bond has been ordered, Mr. Squires said. No permits will be issued until the bond is issued.

Commissioner Gear made a motion to approve contingent upon the developer's ability to resolve the outstanding issues as noted in the Staff Report, which included the bond document - financial guarantees. No CO's will be issued until DHEC permits are approved for the lift station and water/sewer. Vice Chairperson Boggs seconded, and the motion passed unanimously.

## C. Consideration of Rezoning Petition request, Tax Map #010-04-27-001, 010-04-27-005 and 010-04-27-006, owned by J. A. Benfield Plumbing Inc., located at 162 and 210 Walnut Street, and 401 South Main Street, from MU to B-4 and R-7

Mr. Moody stated that the property is the former American Thread Mill site. The current zoning district is MU, Mixed Use. The applicant is requesting the zoning be changed to B-4 and R-7. He is considering building a small single-family subdivision. The houses would front Hawthorne Lane and Walnut Street. This would be the R-7 Zoning. He also wants to redevelop the mill office building on South Main Street; possibly as a restaurant or a retail business. This would be the B-4 Zoning. The development opportunities comply with the Comprehensive Plan.

A discussion was held, and the commissioners asked the architects several questions.

Commissioner Gear made a motion to recommend approval of the rezoning to the Town Council as provided by the exhibit. Commissioner Vaughn seconded, and the motion passed unanimously.

## V. TREE BOARD

## VI. ADJOURNMENT

There being no further business, the meeting adjourned at 6:45 PM.