

**TOWN OF CLOVER
PLANNING COMMISSION MEETING
CLOVER COMMUNITY CENTER
120 BETHEL STREET
MARCH 21, 2019
6:00 PM**

2019

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

2020

Fred Campbell-P
William Vaughn-P

2021

Alvin Cantrell-P
Laura Brewer-A

MINUTES

The Clover Planning Commission held its regular meeting on March 21, 2019. Chairperson Johnny Dulin, Vice Chairperson Tim Boggs, Alvin Cantrell, William Vaughn, Scott Gear and Fred Campbell were present. Commissioner Laura Brewer was absent. Robby Moody, Planning Consultant, was also present. There were no members of the press in attendance.

I. CALL TO ORDER

Chairperson Dulin called the meeting to order at 6:03 PM.

II. APPROVAL OF MINUTES

A. The minutes from January 17, 2019, Regular Meeting were approved as submitted.

III. UNFINISHED BUSINESS

IV. NEW BUSINESS

A. Proposed changes to the Zoning and Land Development Ordinance to include setback measurement, application review procedures, street parking and changes to the Schedule of Permitted Uses with regard to breweries, tiny houses, religious uses, mini-storage and cell towers

Mr. Moody reviewed the Staff Report regarding Section 2.4 Table 2: Dimensional Requirements: Schedule of Lot Area, Yard, Setback, Height, Density, and Impervious Surface Ratio, By Zone Districts. He explained that sometimes the property line goes to the center of the street and can cause problems. The change would instead, measure from the back of the sidewalk or pavement. The commissioners discussed the proposed change.

Mr. Moody reviewed the Staff Report regarding Article 10. Administration, Applications and Required Permits Application Procedure Chart. The commissioners discussed the proposed changes and asked questions. A joint Public Hearing with Planning Commission and Town Council would be held first. Then the Planning Commission would review and send a recommendation to the Town Council.

A discussion was held regarding Section 2.3 Table 1, Schedule of Permitted and Conditional Uses and Article 3, Conditional Use Regulations. The commissioners agreed there is a need for mini warehouses, possibly allowing as a Conditional Use in ID industrial and B-2 Highway Commercial. The discussion included fencing and landscape buffers.

Craft Breweries were discussed. Currently, they are only allowed in ID Industrial district as a Manufactured Use. The commissioners discussed expanding this use to B-1 Central Commercial District and B-2 Highway Commercial Districts.

Tiny Houses were discussed and some examples from the City of Rock Hill Zoning Ordinance were provided. Rock Hill has a minimum of 850 square feet for a single-family house, therefore, Tiny Houses are not allowed. Tiny Houses that are built on a trailer chassis are considered manufactured housing and similar to an RV. Some commissioners thought this type should only be allowed in an RV park. In Clover, R-5 zoning allows manufactured homes. Under existing Clover zoning regulations, Tiny Houses could be stick built and permitted as a single-family house or accessory dwelling unit.

Mr. Moody said they would discuss the above issues in further detail at the May 2019 meeting.

The next regular Planning Commission meeting would be held Thursday, April 18, 2019. That is Spring Break week. He asked the commissioners if they would be agreeable to changing the meeting to Thursday, April 11, 2019, at 5:30pm instead.

Commissioner Campbell made a motion to change the meeting from April 18, 2019 at 6:00 to April 11, 2019, at 5:30pm. Commissioner Vaughn seconded, and the motion passed unanimously.

V. TREE BOARD

VI. ADJOURNMENT

There being no further business, the meeting adjourned at 7:40 PM.