

**TOWN OF CLOVER
PLANNING COMMISSION SPECIAL MEETING
CLOVER COMMUNITY CENTER
120 BETHEL STREET
APRIL 11, 2019
5:30 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 a Special Meeting on April 11, 2019. Chairperson Johnny Dulin, Vice Chairperson Tim Boggs, Alvin Cantrell, William Vaughn, Scott Gear and Laura Brewer were present. Commissioner Fred Campbell was absent. Harold Walker, the applicant was present. 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 5:30 PM.

II. APPROVAL OF MINUTES

A. The minutes from March 21, 2019, Regular Meeting were approved as submitted.

III. UNFINISHED BUSINESS

IV. NEW BUSINESS

A. Consideration of Rezoning Petition Request, Tax Map #010-04-24-009, owned by Harold D. and Frankie J. Walker, located at 109 Knox Street, from B-4 to R-12

Mr. Moody reviewed the Staff Report with the Planning Commissioners. The vacant lot is 0.28 acre on Knox Street. The Clover branch of the York County Library is to the north and west. The surrounding properties are single-family homes that are zoned R-12. The applicant wants to build a single-family home on the property. R-12 Medium Density Residential District is consistent and compliant with the Comprehensive Plan's Future Land Use Plan. This would not be spot zoning.

A discussion was held, and the Planning Commissioners asked questions. There was previously an existing house on the property. The house has been demolished. There is still an existing driveway on the property. Water and sewer are available. Mr. Walker thanked the board for hearing his case, and said he appreciated their time.

Commissioner Vaughn made a motion to recommend to the Town Council approval of the rezoning request from B-4 to R-12. Vice Chairperson Boggs seconded, and the motion passed unanimously.

V. TREE BOARD

VI. ADJOURNMENT

There being no further business, the meeting adjourned at 5:45 PM.