

**TOWN OF CLOVER  
PLANNING COMMISSION SPECIAL MEETING  
CLOVER COMMUNITY CENTER  
120 BETHEL STREET  
MAY 23, 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-A  
Laura Brewer-P

**MINUTES**

The Clover Planning Commission held a Special Meeting on May 23, 2019. Chairperson Johnny Dulin, Vice Chairperson Tim Boggs, Fred Campbell, William Vaughn, Scott Gear and Laura Brewer were present. Commissioner Alvin Cantrell was absent. Rodney Tate, Pastor, Beyond the Walls Ministry Church was present. Eric Riley, General Contractor, Crescent Structures was 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 April 11, 2019, Special Meeting were approved as submitted.

Vice Chairperson Boggs made a motion to discuss New Business, Beyond the Walls Ministry Church, first on the Agenda. Commissioner Vaughn seconded, and the motion carried.

**IV. NEW BUSINESS**

A. Major Land Development – Beyond the Walls Ministry Church, located at 1440 Old North Main Street, Tax Map #010-08-01-226

Mr. Moody reviewed the Staff Report with the Planning Commissioners. Beyond the Walls Ministry Church wants to build a church on a 4.625- acre parcel that would include a 5,000 square foot church sanctuary with 220 seats in Phase I. Phase II would include a future Family Life Center, soccer and

baseball fields and a walking path. There would be 50 parking spaces, open space and landscaped buffer yards. The plans show four driveways off Old N. Main Street and one driveway off Guinn Street extension. The wooded site would have access to Guinn Street Extension, a Pennies for Progress road project that is underway. The Town of Clover would provide water/sewer. The zoning is B-2 Highway Commercial District. The plans for Phase I do not show sidewalks on the public street.

A discussion was held, and the commissioners agreed they would like to see sidewalks added in Phase II of the project. Pastor Tate agreed that would be a nice addition, as the church grows and as funding allows. Parking and the timeline of the project were also discussed. Mr. Riley stated the current church has been in a storefront for ten years. He said there is an old sewer line somewhere on the property, and would be located and tested.

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

### **III. UNFINISHED BUSINESS**

#### **A. Amendments to the Zoning and Land Development Ordinance**

##### **1. Setback Measurements**

Mr. Moody reviewed the Staff Report with the commissioners regarding Section 2.4 Table 2: Dimensional Requirements: Schedule of Lot Area, Yard, Setback, Height, Density, and Impervious Surface Ratio, By Zone Districts. The information was the same report from the March meeting. This would create a fair and consistent method for measuring property lines.

Commissioner Gear made a motion to recommend approval to the Town Council. Vice Chairperson Boggs seconded, and the motion carried unanimously.

##### **2. Application Review Process**

Mr. Moody reviewed the Staff Report regarding proposed changes to Article 10. Administration, Applications and Required Permits Application Procedure Chart. A discussion was held, and the commissioners asked questions. Ms. Harvey reviewed the current amendment and the proposed changes to the application procedure chart. This would apply to re-zoning and text amendments.

Commissioner Vaughn made a motion to recommend to the Town Council to keep the current procedure chart with the condition, if Staff sees a high impact application issue, Town Council would be notified to attend the

Planning Commission meeting. Commissioner Gear seconded, and the motion carried unanimously.

### 3. Craft Breweries

Mr. Moody reviewed the Staff Report regarding Section 2.3 Table 1: Schedule of Permitted and Conditional Uses and Off-Street Parking Requirements, By Zoning Districts. He stated that he looked at other communities for the proposed regulations. A discussion was held, and the commissioners asked questions. Hours of operation, deliveries, shipping hours and distance from local churches were reviewed.

Commissioner Brewer made a motion to recommend approval to the Town Council with the condition of limiting the hours of deliveries or outside production operations between 6:00 AM and 6:00 PM. Commissioner Vaughn seconded, and the motion carried unanimously.

### 4. Tiny Houses

Mr. Moody reviewed the Staff Report regarding Section 2.3 Table 1: Schedule of Permitted and Conditional Uses and Off-Street Parking Requirements, By Zoning Districts – Section 3.15 Conditional Use Regulations for Accessory Apartments and Tiny Houses – Article 11 Definitions. This amendment would provide regulations for tiny houses as a conditional use in the High-Density Residential District (R-7), High Density Residential District (R-5), Mixed Use District (MU), and Planned Development District (PPD) zoning districts. These nine proposed amendments were discussed with the planning commissioners:

1. The principal structure (dwelling must be owner occupied).
2. The apartment or tiny house, whether attached or detached, cannot exceed 50 percent of the gross floor area of the principal dwelling, or contains more than two bedrooms.
3. The apartment or tiny house must be a complete living space, with kitchen and bathroom facilities separated from the principal unit.
4. An accessory apartment or tiny house may be accessory only to a single-family dwelling, and not more than one apartment shall be allowed per dwelling or lot.
5. Minimum lot size shall be at least 50 percent greater than the minimum lot requirement for the district in which the apartment or [tiny house] is to be located.
6. The apartment or tiny house shall meet all yard setback requirements and, where detached from the principal dwelling, shall be setback not less than 10 feet from the principal dwelling.
7. Evidence of the accessory apartment or tiny house should not be apparent from the street.

8. An additional off-street parking space shall be required.
9. Neither the primary residence nor the accessory apartment or tiny house shall be a manufactured home.

Commissioner Brewer made a motion to recommend approval to the Town Council with the condition of adding “tiny house” after the word apartment in number 5. Commissioner Gear seconded, and the motion carried unanimously.

#### 5. Traffic Studies

Mr. Moody discussed SCDOT standards with the commissioners. SCDOT has their own triggers to use as a guideline. The Zoning and Land Development Ordinance requires a traffic review for major land developments, but major subdivisions are considered on a case by case basis. Recent developments in Clover wouldn't trigger a Traffic Impact Study.

Vice Chairperson Boggs made a motion to recommend to the Town Council no changes be made to the Zoning and Land Development Ordinance, and for Staff to use the SCDOT model as a guideline. Chairperson Dulin seconded, and the motion carried unanimously.

### **V. TREE BOARD**

No business.

### **VI. ADJOURNMENT**

There being no further business, the meeting adjourned at 8:00 PM.