

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

2019

Johnny Dulin-Chair-P
Vacant
Scott Gear-A

2020

Fred Campbell-P
William Vaughn-P

2021

Alvin Cantrell-P
Vacant

MINUTES

The Clover Planning Commission held a Regular Meeting on November 21, 2019. Chairperson Johnny Dulin, Fred Campbell, William Vaughn and Alvin Cantrell were present. Brandon Pridemore from R. Joe Harris & Associates and Tom Scott from Scott Development Group 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 6:03 PM.

II. APPROVAL OF MINUTES

A. Commissioner Vaugh made a motion to approve minutes from September 19, 2019. Commissioner Campbell seconded, and the motion carried.

IV. NEW BUSINESS

A. Conservation Subdivision – Boshamer Farms Preliminary Plat, located at South Carolina Highway 55 West at Carbon Metallic Boulevard, Clover, Tax Map #010-07-01-003.

Engineers from R. Joe Harris & Associates presented their Preliminary Plans to the commission. Mr. Moody reviewed the Staff Report with the Planning Commissioners. The site is 51.6 acres with prominent water/drainage features and a 128-foot-wide Duke Energy Transmission Right-of-way. The subdivision would create 140 lots at 6,000-12,000 square feet a piece, keeping 43% of the land preserved. Mr. Moody stated that the subdivision would be the first conservation subdivision in Clover and a great addition as well. A discussion opened questioning if the current sewer line and lift station

could support this development. Mr. Pridemore stated that the Applicant of the project would be paying to improve the sewer system and connect to the water system. A number of significant trees will be saved. It was also stated that a builder for the project has not been picked yet.

Commissioner Vaugh made a motion to approve. Commissioner Cantrell seconded, and the motion passed unanimously.

- B. Rezoning Application Request for the property located at 404 North Main Street, Clover, Tax Map #010-03-09-048, owned by Cathy Bell, from B-2 Highway Commercial to R-7 High Density Residence.

Mr. Moody reviewed the Staff Report with the Planning Commissioners. The owner would like to have the property rezoned from B-2 Highway Commercial to R-7 High Density Residential. Mr. Moody stated that staff does not recommend rezoning this parcel to R-7 for multiple different reasons. A discussion was held amongst the commissioners and they stated that the B-2 zoning was consistent with the uses in that area and that changing the zoning to R-7 would be inconsistent and considered a step back. The Future Land Use Map of the Comprehensive Plan shows this property as B-2.

Commissioner Vaugh made a motion to not recommend approval to change to property from B-2 to R-7 to Town Council. Commissioner Cantrell seconded it. All voted in favor except Commissioner Campbell who voted opposed. Motion carried.

III. UNFINISHED BUSINESS

No business.

V. TREE BOARD

No business.

VI. ADJOURNMENT

There being no further business, the meeting adjourned at 7:08 PM.