

**TOWN OF CLOVER  
PLANNING COMMISSION SPECIAL MEETING  
CLOVER COMMUNITY CENTER  
120 BETHEL STREET  
JANUARY 23, 2020  
6:00 PM**

**2020**

Fred Campbell  
Jesula Muller

**2021**

Alvin Cantrell  
Katherine Jones

**2022**

Johnny Dulin  
Avery Kellam  
Scott Gear

**MINUTES**

The Clover Planning Commission held a Regular Meeting on January 23, 2020. Chairperson Johnny Dulin, Fred Campbell, Jesula Muller, Katherine Jones, Avery Kellam and Scott Gear were present. Engineers from Providence Land 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. The minutes from November 21, 2019, Regular Meeting were approved as submitted.

Commissioner Campbell made a motion to approve minutes from November 21, 2019. Commissioner Gear seconded, and the motion carried.

**IV. NEW BUSINESS**

A. Election of Chairperson and Vice Chairperson

Commissioner Gear made a motion to nominate Johnny Dulin as chairperson. Commissioner Campbell seconded; the motion carried unanimously.

Chairperson Dulin made a motion to nominate Scott Gear as Vice chairperson. Commissioner Campbell seconded; the motion carried unanimously.

B. Preliminary Plat for North Main Street Residential (Clover Meadows Multi-Family), located at 1016 North Main Street, Clover, Tax Map X101-08-01-121

Mr. Moody stated that the property is zoned B-2 commercial. The property has conditional usage because it is in the Corridor Overlay District. The question came up if the preliminary plat plans met standards and they do in fact satisfy the conditions. The only entrance into the property will be on Old Carriage Road which will include a sign. It was mentioned that the Highway 321 is maintained by SCDOT and with their report the entrance into the homes will require improvements. Median breaks will need to be removed for turns. Engineer has tripled the open space on this project. Commissioner Kellam asked where the trees will be removed from and the engineer responded with basically what is on the lot lines. The engineer explained they are going with smaller buildings to be better and more interesting looking. Chairperson Dulin asked the question if vegetation will be allowed to grow natural and the engineer replied with that was the plan and hope. The retention pond for the property will be the responsibility of the HOA at the end of the Deed Transfer. Parking will be shown in next phase. Commissioner Muller asked the question if there will be any special financing, in which there will be none.

Further discussion was held, and the commissioners asked the engineers several more questions.

Commissioner Gear made a motion to approve. Commissioner Kellam made a motion to second, and the motion carried.

#### C. Design and Development Standards for Residential Developmental Progress Report

Mr. Moody explained to commission that with the growth we need to get a set of design standards in place for engineers and builders. He stated that we will need to keep them manageable yet impressive. Setting Standards will give Clover a theme and create identification and unity throughout the town by creating a tone and first impression for the town. The Commissioners discussed traveling to neighboring Cities/Towns and putting together some ideas to bring back to Clover.

### **III. UNFINISHED BUSINESS**

No business

### **V. TREE BOARD**

No business.

### **VI. ADJOURNMENT**

There being no further business, the meeting adjourned at 7:00 PM.