

**TOWN OF CLOVER
PLANNING COMMISSION REGULAR MEETING
CLOVER COMMUNITY CENTER
120 BETHEL STREET
NOVEMBER 19, 2020
6:00 PM**

MINUTES

2020

Fred Campbell
Jesula Muller

2021

Alvin Cantrell
Katherine Jones

2022

Johnny Dulin
Avery Kellam
Scott Gear

The Clover Planning Commission held a Regular Meeting on November 19, 2020. Chairperson Johnny Dulin, Fred Campbell, Katherine Jones and Scott Gear were present. Allison Harvey, Town Administrator, and Stephen Allen, 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 6:00pm

II. APPROVAL OF MINUTES

- A. The minutes from August 20, 2020, Regular Meeting were approved as submitted

Commissioner Campbell made a motion to approve, Commissioner Gear seconded, and the motion passed.

III. UNFINISHED BUSINESS

IV. NEW BUSINESS

- A. Rezoning Application Request for the property located at 306 N. Main Street, Clover, Tax Map #101-03-07-004, owned by Emily Bruns, from B-2 Highway Commercial to R-7 High Density Residential District.

Mr. Stephen Allen opened the discussion. Staff stated that if the property were to be changed to R-7 it would not be considered 'spot zoning' because the property across the street is zoned R-7. Staff also stated that to turn this property back into R-7 the house would be in violation the current Land Development Ordinance considering the setbacks are not up to code with the current

Ordinance. Lastly, staff mentioned that turning the property to R-7 would be inconsistent to Clover's Comprehensive plans and for those reasons it was not recommended to change the zoning from B-2 Highway Commercial to R-7 High Density Residential. The question came up from Commission if the applicant wished to live in the home. Commission gave the chance for the Applicant to speak. Ms. Emily Bruns stated that in fact she did want to live in the home and that when businesses did come to look the building to rent parking was the issue. A discussion was held.

Commissioner Campbell motioned to not recommend the property be changed from B-2 to R-7 to Town Council, Commissioner Gear seconded, and the motion passed.

V. ADJOURNMENT

There being no further business the meeting adjourned at 6:34pm