

**TOWN OF CLOVER
PLANNING COMMISSION REGULAR MEETING
CLOVER COMMUNITY CENTER
120 BETHEL STREET
March 18, 2021
6:00 PM**

MINUTES

2021

Katherine Joes
Mark Adams

2022

Johnny Dulin
Scott Gear
Roger Dalrymple

2023

Fred Campbell
Aaron Jansen

The Clover Planning Commission held a Regular Meeting on March 18, 2021. Chairperson Johnny Dulin, Fred Campbell, Katherine Jones, Aaron Jansen, and Vice Chairperson Scott Gear were present. Roger Dalrymple was in attendance via Zoom. 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 6:05pm

II. APPROVAL OF MINUTES

The minutes from February 18, 2021 Regular Meeting were approved as submitted.

Vice Chair Gear motioned to approve the minutes from the February 18, 2021, meeting. Motion was seconded by Commissioner Jones. All voted in favor; motion carried.

III. UNFINISHED BUSINESS

IV. NEW BUSINESS

- A. Proposed Annexation of property located at 1164 Faulkner Street, Tax Map #'s 365-00-00-020, owned by Frances D. Hoyle, to R-12 Medium Density Residential District

Planning Consultant Stephen Allen opened the discussion with the Staff Report and facts about the property. Mr. Allen touched on the fact that currently the property was in the UD district of the county. Mr. Allen also stated by annexing the property, you ensure it stays residential under the R-12 zoning district of the Town Ordinance. Mr. Allen stated that the classification of R-12 is consistent with the surrounding area and the Comprehensive Plan. Water and sewer is available and the schools would not be impacted. Applicant was not in attendance to speak.

Commissioner Jansen made the motion to recommend R-12 zoning classification to Council of the annexation of 1164 Faulkner Street, Vice Chairperson Gear seconded, and the motion passed.

- B. Rezoning Application Request for the property located at 1004 S. Main Street, Clover, Tax Map #010-09-01-004, owned by Ronald J Gutierrez, from B-2 Highway Commercial to ID Industrial District

Planning Consultant Stephen Allen opened the discussion with the Staff Report and facts about the property. Mr. Allen stated that although the property would not be considered spot zoning if rezoned to ID, it would not be consistent with the Comprehensive Plan. Applicant was in attendance to speak.

Commissioner Jones made the motion to recommend to the Town Council to not approve the rezoning from B-2 Highway Commercial to ID Industrial District. Vice Chair Gear seconded the motion and the motion passed unanimously.

V. ADJOURNMENT

There being no further business, Vice Chair Gear motioned to adjourn the meeting. Commissioner Jansen seconded the motion and the motion pass unanimously. The meeting adjourned at 6:35pm