

**TOWN OF CLOVER  
PLANNING COMMISSION REGULAR MEETING  
CLOVER COMMUNITY CENTER  
120 BETHEL STREET  
APRIL 15, 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 April 15, 2021. Chairperson Johnny Dulin, Fred Campbell, Katherine Jones, Mark Adams, Aaron Jansen, and Vice Chairperson Scott Gear were present. Commissioner Dalrymple was present 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 6:03pm

**II. APPROVAL OF MINUTES**

**III. UNFINISHED BUSINESS**

**IV. NEW BUSINESS**

- A. Rezoning Application Request for property located at 614 Kings Mountain Street, Tax Map# 010-02-05-011, owned by Mark Borgman, from B-4 Neighborhood Commercial to R-7 High Density Residential

Zoning Consultant Stephen Allen reviewed the staff report. The property is currently vacant and is located in the Corridor Overlay district. Mr. Allen stated that the applicant wants to rezone the property to build a duplex. Mr. Allen stated that the rezoning would be consistent with the Comprehensive Plan considering most surrounding properties are zoned R-7. Applicant was not in attendance.

Commissioner Adams motioned to recommend to council to approve the rezoning, Commissioner Jansen seconded the motion and the motion passed unanimously.

- B. Zoning Designation Request for proposed Annexation of properties located on Tom Joye Road, Tax Map# 364-00-00-063, owned by John Clark Caldwell, and Tax Map# 364-00-00-004, owned by Caldwell WTC, LLC, to R-12 Medium Density Residential District

Zoning Consultant Mr. Stephen Allen opened the discussion with facts about the 64-acre property. Applicant requested an annexation from the Town. Mr. Allen stated that to be in line with our current Comprehensive Plan, the zoning would have to be R-12 or R-20, low density housing. Water and sewer are available to the site. Applicant was present to conduct a presentation and answer questions about the zoning request and the Conservation District concept plan. A discussion was held.

Commissioner Jones made a motion to recommend to council the R-12 zoning classification for the proposed annexation, Commissioner Jansen seconded, and the motion passed unanimously.

- C. Town of Clover Capital Improvements Plan 2022-2026

Town Administrator Allison Harvey opened the discussion stating that although not required to have a Capital Improvements Plan, it is a great tool to plan into the future. Ms. Harvey reviewed the purpose of the CIP and the draft. She also asked for additional input from the Commission on future improvements. A final CIP will be presented at the next meeting. The Commissioners discussed several of the proposed projects.

## **V. ADJOURNMENT**

There being no further business, Commissioner Campbell motioned to adjourn the meeting. Vice Chair Gear seconded the motion and the motion pass unanimously. The meeting adjourned at 6:55pm.