

**CLOVER TOWN COUNCIL MEETING PUBLIC HEARING & REGULAR MEETING
MONDAY, DECEMBER 12, 2005
CLOVER SCHOOL DISTRICT BUILDING
604 BETHEL STREET
6:00 PM**

PUBLIC HEARING – 6:00 PM

TO ZONE RECENTLY ANNEXED PROPERTY LOCATED BETWEEN HWY. 557 & GRIGGS ROAD, 92.45 ACRES, COUNTY TAX MAP #382-23 AS R-7 MEDIUM DENSITY RESIDENTIAL

REGULAR MEETING – 6:30 PM

The Clover Town Council held a regular scheduled meeting Monday, December 12, 2005 after proper notification. Mayor Donnie Burris and Council members Jay Dover, Ann Harvey, Bruce Henderson, Granita Boyd and Wes Spurrier were present. Council member Robert Jackson was absent. Shannon Nix, Town Clerk; Scott Moulder, Town Administrator; Al Haselden, Town Attorney; Mark Geouge, Public Works Director; Patrick Howell, Building/Code Enforcement; Gil Aguirre, Recreation Department; Fire Chief Charlie Love, and Police Chief Guerry were also present. Amy Phillips with the *Clover Herald* was also present.

CALL TO ORDER

Mayor Burris called the meeting to order at 6:30 PM and led in prayer and pledge of allegiance.

AMENDMENTS TO THE AGENDA

Councilman Dover made a motion to move item N under New Business to under Approval of Minutes. Councilwoman Harvey seconded the motion and it carried unanimously.

Councilman Dover made a motion to add item B under Executive Session to discuss a personnel matter. Councilwoman Harvey seconded the motion and it carried unanimously.

Councilman Dover made a motion to change item K under New Business from owner Coit McCarter to Clover Shop N Save, Inc. Councilman Henderson seconded the motion and it carried unanimously.

Councilman Dover made a motion to add item C under Executive Session to discuss contractual negotiations on property purchase with Clover School District. Councilman Spurrier seconded the motion and it carried unanimously.

Councilman Henderson made a motion to postpone items O & P under New Business until further information is gathered. Councilman Dover seconded the motion and it carried unanimously.

PUBLIC ADDRESS

None.

APPROVAL OF MINUTES FROM PREVIOUS MEETING

There being no changes to the November 14, 2005 meeting minutes they were approved as submitted.

(AMENDED) NEW BUSINESS

N. RESOLUTIONS R05-05 AND R05-06 HONORING THE CLOVER HIGH SCHOOL VARSITY AND JUNIOR VARSITY FOOTBALL TEAMS FOR AN OUTSTANDING 2005 YEAR

Mayor Burris read Resolution R05-05 honoring the Clover High School Varsity Football Team. Councilman Dover made motion to approve Resolution R05-05. Councilman Henderson seconded the motion and it carried unanimously.

Mayor Burris read Resolution R05-06 honoring the Clover High School Junior Varsity Football Team. Councilman Spurrier made a motion to approve Resolution R05-06. Councilwoman Boyd seconded the motion and it carried unanimously.

UNFINISHED BUSINESS

A. SECOND READING ON ORDINANCE [05-41] TO ZONE RECENTLY ANNEXED PROPERTY LOCATED AT 810 SOUTH MAIN STREET, OWNED BY APRIL & JODY DUNLAP, COUNTY TAX MAP #363-99 AS R-12 RESIDENTIAL

Councilman Spurrier made a motion to approve second reading on Ordinance 05-41. Councilman Henderson seconded the motion and it carried unanimously.

B. SECOND READING ON ORDINANCE [05-42] TO ZONE RECENTLY ANNEXED PROPERTY LOCATED AT 211 HILLTOP LANE, OWNED BY DELORES MAHAFFEY, COUNTY TAX MAP #364-32 AS R-12 RESIDENTIAL

Councilwoman Boyd made a motion to approve second reading on Ordinance 05-42. Councilwoman Harvey seconded the motion and it carried unanimously.

C. SECOND READING ON ORDINANCE [05-43] TO ZONE RECENTLY ANNEXED PROPERTY LOCATED AT 229 PRICE STREET, OWNED BY ROGER WEST, COUNTY MAP #363-25 AS R-12 RESIDENTIAL

Councilwoman Harvey made a motion to approve second reading on Ordinance 05-43. Councilman Dover seconded the motion and it carried unanimously.

- D. SECOND READING ON ORDINANCE [05-44] TO ZONE RECENTLY ANNEXED PROPERTY LOCATED ON HWY. 55 EAST OWNED BY STEAMBOAT CONCUSSION, LLC, COUNTY TAX MAP #379-11 AS B-2 HIGHWAY COMMERCIAL FOR A DEPTH OF 500 FEET FROM HWY. 55 AND THE REMAINDER R-12 RESIDENTIAL**

Councilwoman Harvey made a motion to approve second reading on Ordinance 05-44. Councilwoman Boyd seconded the motion and it carried unanimously.

- E. SECOND READING ON ORDINANCE [05-45] TO ZONE RECENTLY ANNEXED PROPERTY LOCATED ON HWY. 55 EAST OWNED BY PHILLIP LOVE, JR., COUNTY TAX MAP #379-39 AS B-2 HIGHWAY COMMERCIAL**

Councilwoman Boyd made a motion to approve second reading on Ordinance 05-45. Councilman Dover seconded the motion and it carried unanimously.

- F. SECOND READING ON ORDINANCE [05-46] TO ZONE RECENTLY ANNEXED PROPERTY LOCATED AT 1290 HWY. 55 EAST OWNED BY JOHN ADAMS, COUNTY TAX MAP #379-40 AS B-2 HIGHWAY COMMERCIAL**

Councilman Spurrier made a motion to approve second reading on Ordinance 05-46. Councilman Henderson seconded the motion and it carried unanimously.

- G. SECOND READING ON ORDINANCE [05-47] TO ZONE RECENTLY ANNEXED PROPERTY LOCATED ON HWY. 55 EAST OWNED BY RICHARD CURRENCE, COUNTY TAX MAP #379-18 AS B-2 HIGHWAY COMMERCIAL FOR A DEPTH OF 500 FEET FROM HWY. 55 AND THE REMAINDER R-12 RESIDENTIAL**

Councilwoman Harvey made a motion to approve second reading on Ordinance 05-47. Councilman Dover seconded the motion and it carried unanimously.

- H. SECOND READING ON ORDINANCE [05-48] TO ZONE RECENTLY ANNEXED PROPERTY LOCATED ON HWY. 55 EAST OWNED BY CALDWELL FAMILY LIMITED PARTNERSHIP, COUNTY TAX MAP #380-25 AS B2 HIGHWAY COMMERCIAL**

Councilwoman Boyd made a motion to approve second reading on Ordinance 05-48. Councilman Spurrier seconded the motion and it carried unanimously.

I. SECOND READING ON ORDINANCE [05-49] TO ZONE RECENTLY ANNEXED PROPERTY LOCATED AT 1530 HWY. 557 OWNED BY BETHEL DEVELOPMENT OF YORK COUNTY, LLC, COUNTY TAX MAP #380-19 AS B-2 HIGHWAY COMMERCIAL

Councilman Henderson made a motion to approve second reading on Ordinance 05-49. Councilman Spurrier seconded the motion and it carried unanimously.

J. SECOND READING ON ORDINANCE [05-50] TO ZONE RECENTLY ANNEXED PROPERTY LOCATED AT 1570 HWY. 557 OWNED BY DUKE POWER COMPANY, COUNTY TAX MAP #382-64 AS B-2 HIGHWAY COMMERCIAL

Councilwoman Harvey made a motion to approve second reading on Ordinance 05-50. Councilman Dover seconded the motion and it carried unanimously.

K. SECOND READING ON ORDINANCE [05-51] TO ZONE RECENTLY ANNEXED PROPERTY LOCATED ON HWY. 557 OWNED BY HR PARTNERS, COUNTY TAX MAP #382-61 AS R-7 MEDIUM DENSITY RESIDENTIAL

Councilman Henderson made a motion to approve second reading on Ordinance 05-51. Councilwoman Boyd seconded the motion and it carried unanimously.

L. SECOND READING ON ORDINANCE [05-52] TO ZONE RECENTLY ANNEXED PROPERTY LOCATED ON HWY. 557 OWNED BY HR PARTNERS, COUNTY TAX MAP #382-62 AS R-7 MEDIUM DENSITY RESIDENTIAL

Councilman Spurrier made a motion to approve second reading on Ordinance 05-52. Councilwoman Boyd seconded the motion and it carried unanimously.

M. SECOND READING ON ORDINANCE [05-53] TO ZONE RECENTLY ANNEXED PROPERTY LOCATED ON GRIGGS ROAD OWNED BY HR PARTNERS, COUNTY TAX MAP #463-26 AS R-7 MEDIUM DENSITY RESIDENTIAL

Councilwoman Harvey made a motion to approve second reading on Ordinance 05-53. Councilman Dover seconded the motion and it carried unanimously.

N. SECOND READING ON ORDINANCE [05-54] TO ZONE RECENTLY ANNEXED PROPERTY LOCATED AT 1499 HWY. 55 EAST OWNED BY ROY & MARY CAIN, COUNTY TAX MAP #382-16 AS B-2 HIGHWAY COMMERCIAL

Councilman Henderson made a motion to approve second reading on Ordinance 05-54. Councilman Spurrier seconded the motion and it carried unanimously.

O. SECOND READING ON ORDINANCE [05-55] TO ZONE RECENTLY ANNEXED PROPERTY LOCATED BETWEEN HWY. 557 & GRIGGS ROAD, 92.45 ACRES, COUNTY TAX MAP #382-23, AS R-7 MEDIUM DENSITY RESIDENTIAL

Councilwoman Harvey made a motion to approve second reading on Ordinance 05-55. Councilman Dover seconded the motion and it carried unanimously.

NEW BUSINESS

A. APPOINTMENT OF COUNCIL REPRESENTATIVE TO CATAWBA REGIONAL COUNCIL OF GOVERNMENTS BOARD

Councilman Spurrier made a motion to appoint Mayor Burris to the Catawba Regional Council of Governments Board. Councilman Dover seconded the motion and it carried unanimously.

B. APPROVAL OF SMITH STREET WATER TANK REMOVAL BID

Councilman Dover made a motion to approve the low bid from Carver Tank Company at \$16,240.00. Councilwoman seconded the motion and it carried unanimously.

C. REVIEW OF DEMOLITION APPLICATION FOR 107 BETHEL STREET OWNED BY ALFRED ADAMS

Mr. Moulder explained the demolition to Council and the changes Mr. Adams would like to make to the building he owns at 107 Bethel Street. Councilman Dover made a motion to approve the demolition permit. Councilman Henderson seconded the motion and it carried unanimously.

D. APPROVAL TO INSTALL STREET LIGHTS IN PHASE I OF CLOVER MEADOWS AND PHASE I OF IRISH DOWNS

Mr. Moulder explained that Phase I in Clover Meadows and Irish Downs was approved before streets lights were required in the Land Development Regulations. He spoke with the developer about installing the lights but has had no success. Mr. Moulder said for the safety of the children he is requesting the Town install the lights. The approximate cost would be \$3.64 a month per pole added to the power bill that the Town already pays. That would be approximately \$1200.00 a year. After some discussion, Mayor Burris made a motion to approve streets be installed in Phase I of Clover Meadows and Irish Downs. Councilwoman Harvey seconded the motion and it carried unanimously.

E. APPOINTMENT OF THE CLOVER VOLUNTEER FIRE DEPARTMENT CHIEF

Councilman Spurrier made a motion to reappoint Charlie Love as the Clover Volunteer Fire Department Chief. Councilwoman Harvey seconded the motion. The motion passed with Councilman Dover abstaining due to conflict of interest.

F. APPOINTMENT OF THE CLOVER VOLUNTEER FIRE DEPARTMENT ASSISTANT CHIEF

Councilwoman Harvey made a motion to reappoint Mark Geouge as the Clover Volunteer Fire Department Assistant Chief. Councilwoman Boyd seconded the motion. The motion passed with Councilman Dover abstaining due to conflict of interest.

G. APPOINTMENT OF TWO PLANNING COMMISSION MEMBERS

Councilman Henderson made a motion to appoint Mike Carroll to the Planning Commission. Councilwoman Harvey seconded the motion and it carried unanimously.

Councilman Dover made a motion to appoint Dee Wise to the Planning Commission. Councilman Spurrier seconded the motion and it carried unanimously.

H. FIRST READING ON ORDINANCE [05-56] TO AMEND THE TOWN OF CLOVER ZONING ORDINANCE TO ADD "BED AND BREAKFAST" AS A PERMITTED USE IN THE B-2 HIGHWAY COMMERCIAL DISTRICT

Councilman Dover made a motion to approve first reading on Ordinance 05-56. Councilman Spurrier seconded the motion and it carried unanimously.

I. APPROVAL OF COMMERCIAL DEVELOPMENT FOR LIGHTHOUSE MINISTRIES TO CONSTRUCT A BUILDING AT 204 CLAREMONT STREET FOR A THRIFT STORE

Councilwoman Harvey made a motion to approve commercial development for Lighthouse Ministries to construct a building at 204 Claremont Street. Councilman Dover seconded the motion and it carried unanimously.

J. FIRST READING ON ORDINANCE [05-57] ANNEXING 3.82 ACRES OF PROPERTY OWNED BY CALVIN W. COLLINS LOCATED ON HWY 55 EAST OF THE TOWN OF CLOVER, COUNTY TAX MAP #382-22

Councilman Henderson made a motion to approve first reading on Ordinance 05-57. Councilwoman Boyd seconded the motion and it carried unanimously.

K. FIRST READING ON ORDINANCE [05-58] ANNEXING 4.625 ACRES OF PROPERTY OWNED BY CLOVER SHOP N SAVE, INC. LOCATED ON OLD US HWY. 321 NORTH, COUNTY TAX MAP #368-27

Councilwoman Harvey made a motion to approve first reading on Ordinance 05-58. Councilman Henderson seconded the motion and it carried unanimously.

L. FIRST READING ON ORDINANCE [05-59] ANNEXING 51.16 ACRES OF PROPERTY OWNED BY ULF BOSHAMER LOCATED ON HWY. 55 WEST, COUNTY TAX MAP #278-43

Councilman Dover made a motion to approve first reading on Ordinance 05-59. Councilwoman Harvey seconded the motion and it carried unanimously.

M. RESOLUTION [R05-05] ADOPTING THE NATIONAL INCIDENT MANAGEMENT SYSTEM FOR DISASTER MANAGEMENT

Councilman Henderson made a motion to approve Resolution 05-05. Mayor Burris seconded the motion and it carried unanimously.

N. RESOLUTIONS [R05-06] & [R05-07] HONORING THE CLOVER HIGH SCHOOL VARSITY AND JUNIOR VARSITY FOOTBALL TEAMS FOR AN OUTSTANDING 2005 YEAR

Moved to the beginning of meeting.

O. REQUEST SCDOT TO REVIEW AND CONSIDER 25 MPH SPEED ZONES FOR MCCONNELLS STREET & FLATROCK STREET – REQUESTED BY COUNCILMAN HENDERSON

Postponed

P. REQUEST SCDOT TO REVIEW AND CONSIDER POSTING 45 MPH SPEED ZONE ON OLD CARRIAGE ROAD – REQUESTED BY COUNCILMAN HENDERSON

Postponed

Q. DISCUSSION OF CURB CUTTING IN MEDIAN OF HWY. 321 FOR ACCESS ROAD TO CLOVER MEADOWS NEIGHBORHOOD ENTRANCE – REQUESTED BY COUNCILMAN HENDERSON

Councilman Henderson made a motion to request SCDOT to do a study to see if it is feasible to cut into median in front of Clover Meadows. Councilman Spurrier seconded the motion. After some discussion, Mr. Geouge said there was a study done several years ago and because of the sewer lines SCDOT decided to make the turn around further north

of Clover Meadows. Councilman Henderson amended his motion to request a copy of the study that was done. Councilman Spurrier seconded the motion. The motion died due to a tie vote. Mayor Burris, Councilman Henderson, and Councilman Spurrier in favor and Councilman Dover, Councilwoman Harvey, and Councilwoman Boyd opposed.

INFORMATION ITEMS

A. ADMINISTRATOR'S REPORT

None

B. COUNCIL COMMENTS

Spurrier – Thanked all the Irish Downs and Clover Meadows residents for being patient on getting streets lights installed. He also thanked all the town employees for their hard work. Councilman Spurrier congratulated the football teams on their success. Happy Holidays!

Boyd – Merry Christmas!

Henderson – Thanked everyone for attending the meeting. Thanked the Department Heads for all their hard work. Merry Christmas!

Harvey – Merry Christmas!

Dover – Recreation Coalition Meeting December 13, 2005 at 6:00 PM at the Larne Building. Happy Holidays!

Burris – Thanked the Chamber of Commerce for the great work on the Christmas Parade. Happy Holiday Season!

EXECUTIVE SESSION

A. CONTRACTUAL MATTER WITH CITY OF GASTONIA FOR WATER AND SEWER SERVICE

B. DISCUSSION OF A PERSONNEL MATTER

C. DISCUSSION CONTRACTUAL NEGOTIATIONS ON PROPERTY PURCHASE WITH CLOVER SCHOOL DISTRICT

Councilman Dover made a motion to enter into Executive Session. Councilman Henderson seconded the motion and it carried unanimously.

Councilman Dover made a motion to enter back into regular session. Councilman Henderson seconded the motion and it carried unanimously.

Councilman Dover made a motion present the proposal to the Clover School District to lease the Recreation property. Councilman Henderson seconded the motion and it carried unanimously.

ADJOURNMENT

There being no further business, Councilman Spurrier made a motion to adjourn. Councilman Dover seconded the motion and it carried unanimously. The meeting adjourned at 8:55 PM.