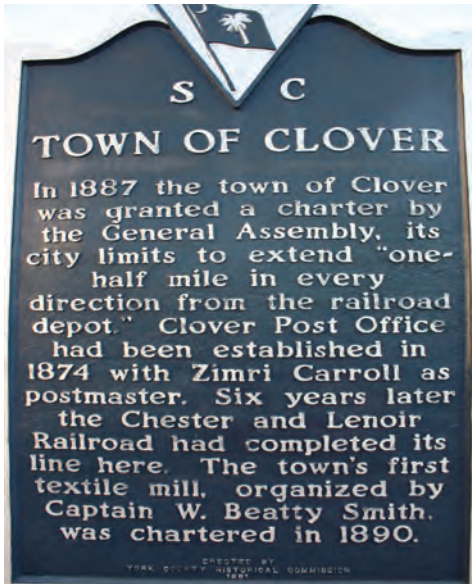




Town of Clover

COMPREHENSIVE PLAN

2022



I. INTRODUCTION

This Comprehensive Plan for the Town of Clover was developed to help guide the development of the town over the next twenty years. Because of the growth patterns in the area, Clover was expected to experience the most dramatic period of growth and development in its history. However, due to the economy, growth in the area has in fact significantly slowed down. Although York County is the second fastest growing county in the state, the negative effects of the economy have significantly impacted residential and commercial growth. Despite the decline, growth is expected to return in the coming years bringing with it new neighborhoods, new employers and industries, and new business opportunities. To accommodate the growth, the town must continue to plan for the future.

This planning effort must include the provision of adequate public utilities and transportation facilities, a variety of residential and commercial land uses, and a new emphasis on quality of life and promoting the health of the community. The Comprehensive Plan contains numerous recommendations for these areas and others. As development occurs, the town must remember that growth, while good for the economy, can begin to detract from those very characteristics of life in Clover which are so highly valued. The rapid growth of a small town can lessen the sense of place and community cohesiveness that makes it attractive. The Town's regulatory ordinances must serve not only to provide protection for specific land uses, but also to enhance the visual quality of growth and encourage development practices which create stronger, healthier neighborhoods and more opportunities for safe and healthy interaction.

This Comprehensive Plan represents a ten (10) year update of the plan adopted in 1997, which was updated in 2005. Completion of the plan was intentionally delayed so that 2010 Census data could be included. The Comprehensive Plan has been developed under the guidelines of the **South Carolina Comprehensive Planning Enabling Act of 1994**.

The Town of Clover is located in north-central York County, South Carolina. Figure 1 provides a general location map. The town had its origins along the railroad and became a textile community in the late 1800s and early 1900s. Clover has remained a relatively small town, but in recent years population growth has accelerated. The 2010 Census reported 5,094 residents. The reliance of the local economy on the textile industry has been greatly reduced in recent years. The proximity of Clover to the rapidly growing Charlotte, Gastonia, and Rock Hill urban areas provides a job market and creates external pressures for growth and challenges for providing adequate employment opportunities within the community.

This document provides a review of existing conditions in nine areas: **Population, Economic Development, Housing, Natural Resources, Cultural Resources, Community Facilities, Transportation, Priority Investment and Land Use**. Goals and objectives for each of these nine areas, along with recommended implementation strategies, are found at the end of each section. The Land Use Plan includes a map

showing the recommended growth patterns for the future. The Land Use Plan Map will be critical in making future land use development decisions.

Public Participation

Planning Commission

Tim Boggs, Chairman
Laura Brewer
Gary Black
Steve Nivens
Mike Carroll
Dianne Watson
Alvin Cantrell

Catawba Regional Council of Governments

Robert Moody

Town Staff

Allison Harvey, Town Administrator
Randy Grice, Police Chief
Mark Geouge, Public Works Director
Greg Holmes, Recreation Director
Charlie Love, Fire Chief
Joe Funderburk, Building Official
RachelAnn Fleming, Clerk of Court
Cris Marine, Codes Clerk

Citizen Input

The Planning Commission held a stakeholders meeting on November 2, 2009. The Greater Clover Chamber of Commerce, Clover Economic Development Board, Clover Jaycees, Clover Rotary Club, Roosevelt Community Watch, Clover Men's Club, Optimist Club, Ulster American Society, Board of Zoning Appeals, Clover YMCA, Clover School District, York County Economic Development Board, Clover Area Assistance Center, God's Kitchen, Representative Herb Kirsh, County Council representative Tom Smith, and a select group of influential residents were invited to participate and provide comments.

In October 2009, a long and short survey was developed and made available to the public at Town Hall and on the Town's website. The short survey was mailed to all Town of Clover water customers. There were a total of 219 responses; 37 to the long survey and 182 to the short survey.

The survey results and the comments from the stakeholders meeting were considered in the development of the Comprehensive Plan.

Town of Clover

General Location Map

Figure 1

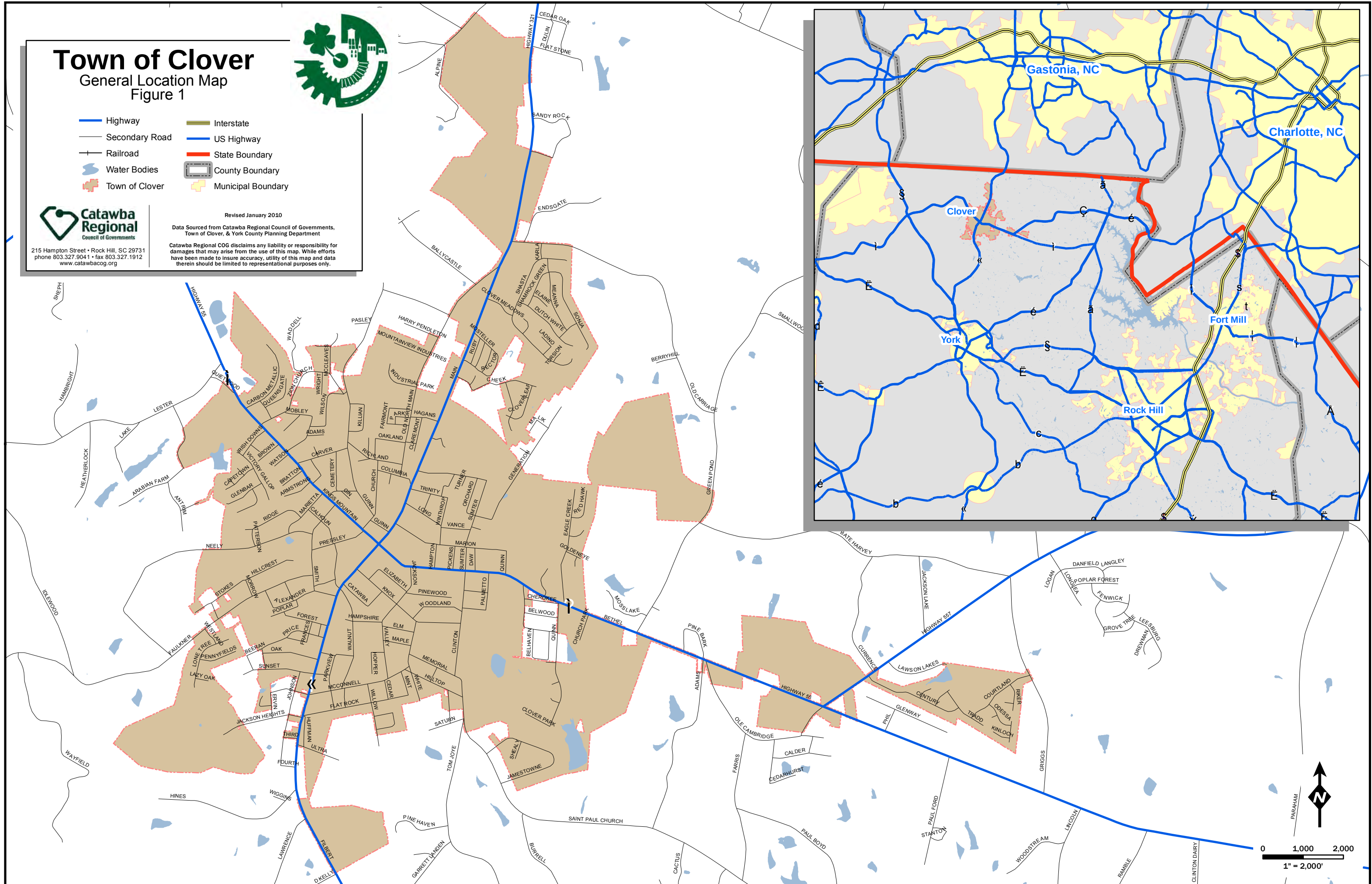
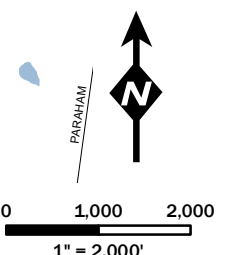


- Highway
- Secondary Road
- Railroad
- Water Bodies
- Town of Clover
- Interstate
- US Highway
- State Boundary
- County Boundary
- Municipal Boundary



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II. POPULATION ELEMENT

POPULATION TRENDS

The population of Clover has shown significant growth in recent years. After declining slightly between 1980 and 1990, the population grew by 17.3 percent between 1990 and 2000 to a total of 4,014. **The 2010 Census shows the population as 5,094, a growth of 26.9 percent since 2000.** York County as a whole grew by 37.3 percent during the decade of the 2000s, and all of the municipalities in the county had positive growth rates. The accelerated rate of growth for Clover reflects the town's desirable location and close proximity to the urban communities of Gastonia, Rock Hill, and Charlotte. Table 1 provides a summary of the population trends of recent years in Clover and the surrounding areas.

The areas immediately surrounding Clover are closely related to the future growth of the Town. Figure 2 shows the location of the Town of Clover and the remainder of York County. Census Tract 618 completely surrounds the Town and includes the areas most likely to become part of the town in future annexation efforts. Census Tract 617.03 includes a much larger area between Clover and the Lake Wylie area. Tract 617.01 includes rural areas to the west and the Kings Mountain National Military Park and State Park. Tract 615.01 is a large tract which includes the area between Clover and York. Table 1 gives the population trends for the town and these surrounding tracts, as well as for York County as a whole. With the exception of Tract 618, the Census Tracts surrounding the Clover area are growing at a very strong rate, reflecting the rapid development of subdivisions and other housing in the northern sections of York County. The 2010 Census is expected to show Tract 618 with a much higher growth rate.

Table 1				
Population Trends				
	1990	2000	2010	% Change 2000 to 2010
Town of Clover	3,422	4,015	5,094	26.9
Census Tract 618	5,579	6,034	Not Available	
Census Tract 617.03	5,577	7,903		
Census Tract 617.01	2,941	3,827		
York County	131,492	164,614	226,073	37.3
Source: U.S. Bureau of the Census, 1990, 2000 and 2010.				



Town of Clover

Census Tract Boundaries

Figure 2

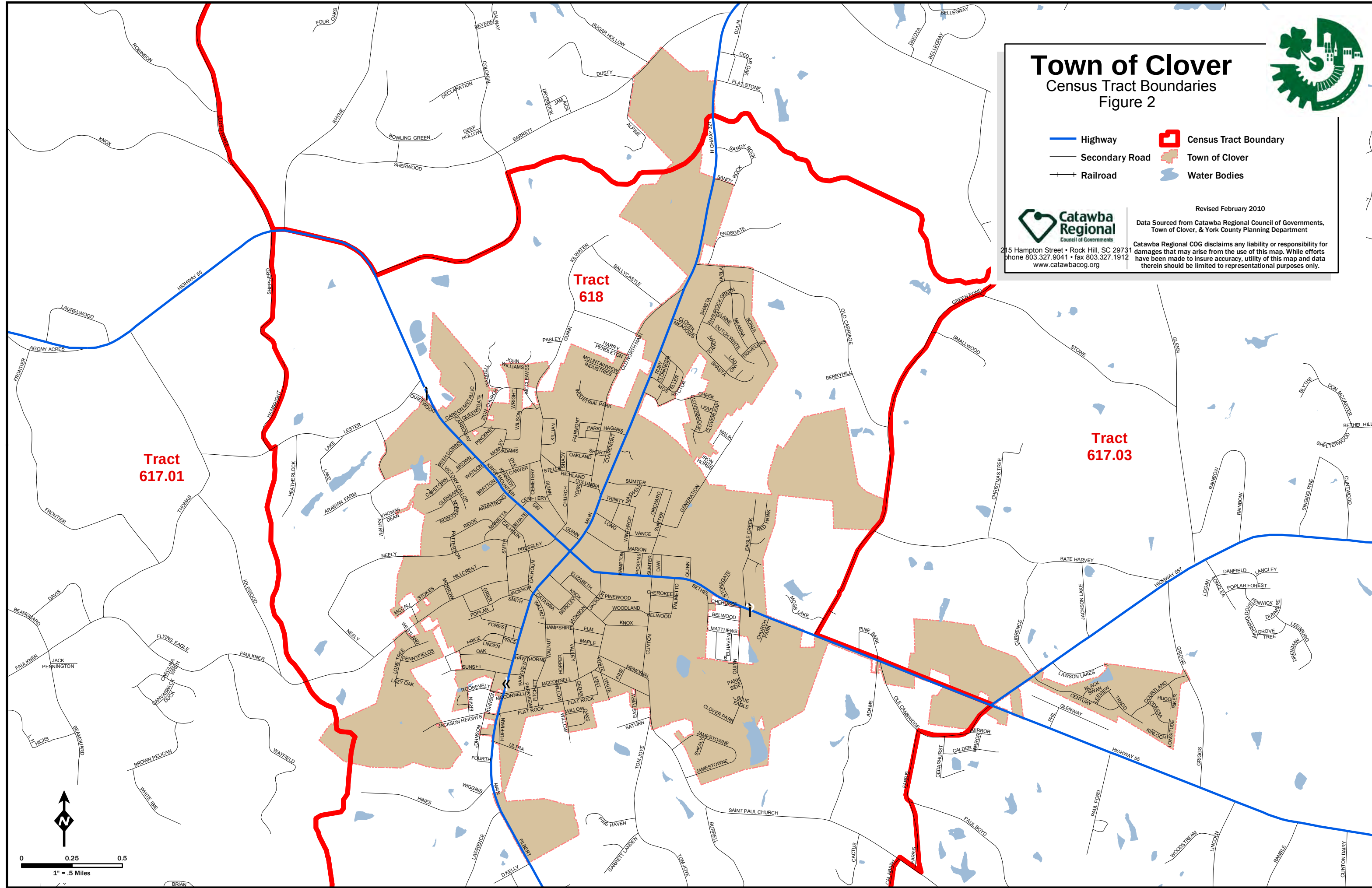
- Highway
- Secondary Road
- Railroad
- Census Tract Boundary
- Town of Clover
- Water Bodies



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There are several characteristics of the population which are of importance for planning purposes. **The median age in Clover, as reported in the 2010 Census, is 33.8 years.** This compares to a median age of 34.2 in 2000 and 35.0 in 1990. The median age in Clover in 2010 is slightly lower than the median age at the national, state, and county levels. The number of persons within the Town of Clover within each age grouping is shown in Table 2, which includes data from the 2000 and 2010 Census. When compared with 2000 Census data, the percentage of the population in the younger age groupings has increased, reflecting the reduction in the median age. The so-called "baby boom" generation, ages 45-64, also showed growth.

Table 2 Age Characteristics 2000 and 2010				
<u>Age Group</u>	2000		2010	
	Number	Percent	Number	Percent
0-5	296	7.4	410	8
5-9	347	8.6	402	7.9
10-14	320	8	440	8.6
15-19	301	7.5	380	7.5
20-24	204	5.1	287	5.6
25-34	601	15	717	14.1
35-44	592	14.7	763	15
45-54	517	12.9	664	13
55-59	180	4.5	287	5.6
60-64	141	3.5	229	4.5
65-74	299	7.4	270	2.1
75 and over	226	5.3	245	4.8
Median age		34.2		33.8
Source: U.S. Bureau of the Census, 2000 and 2010.				

The racial breakdown of the town's population is also an important characteristic. Table 3 provides an analysis of the town's racial makeup. **The town's population in 2010 breaks down into four racial groups: white (76.5 percent), black (19.2 percent), American Indian (0.5 percent), and Asian (0.6 percent).** A total of 68 persons, or 1.3 percent of the population, reported that they were of another race than those listed on the census form. Respondents could list their heritage as two or more races and in 2010, 95 people, or 1.9 percent, chose that race description. The percentage of the population which is black is now slightly higher than the 19 percent recorded for the county as a whole. The 2010 Census also reported that 223 persons in Clover were of Hispanic origin which includes Mexican, Puerto Rican, Cuban and Other nationalities.

Table 3 Race Characteristics 2000 and 2010				
	2000 Number Percent		2010 Number Percent	
White	3,049	76	3897	76.5
Black	844	21	980	19.2
American Indian	11	0.3	23	0.5
Asian and Other Race	73	1.8	99	1.9
Two or More Races	37	0.9	95	1.9
Totals	4,014		5,094	
Hispanic or Latino	78	2		
Source: U.S. Bureau of the Census, 2000 and 2010.				

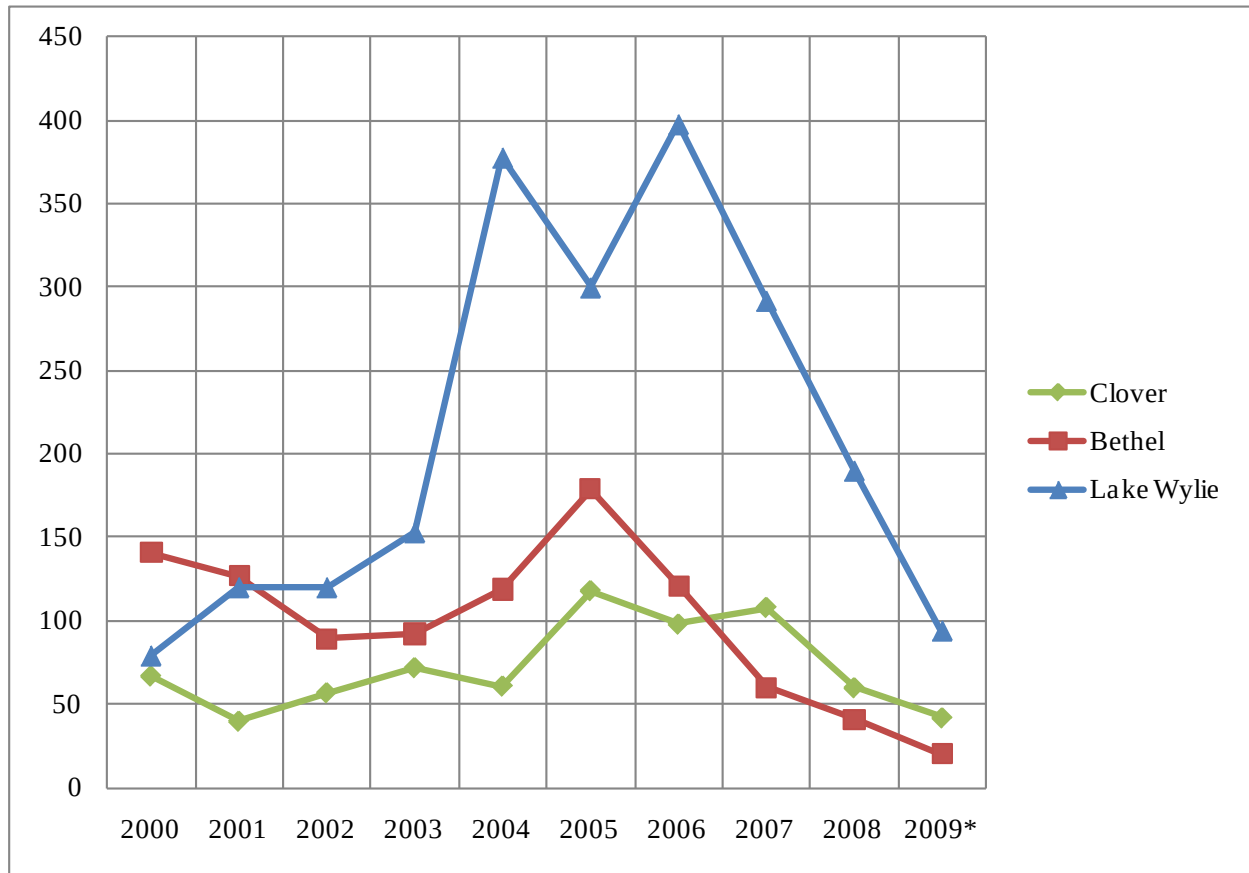
POPULATION PROJECTIONS

There are no reliable population projections available from federal or state sources on the city and town level. Catawba Regional Council of Governments has a building permit tracking system which provides the number of residential permits issued within the Town of Clover from the 2000 Census through the third quarter of 2009. Due to current national economic crises, most notably the sub-prime mortgage debacle and subsequent collapse of the construction industry, residential building permits have dropped markedly in the last few years as noted in Figure 3. The resulting population projections reflect this decline through the use of a hybrid model was developed based on the actual residential permits issued and estimated rates of growth determined by the State Office of Research & statistics. These types of projections necessarily involve a great deal of conjecture, because the future extent of the town limits cannot be predicted and future growth trends could change dramatically from recent trends. However, in order to plan for the future, some projections of population need to be made.

Table 4 provides a summary of population projections. The data show an increase in the Town's population to an estimated 7,807 in the year 2030. These projections assume that the vacant lands within the town limits are developed and that housing densities will increase somewhat within the town. The projections also assume that the town will gradually extend the town limits to include new land which can be developed for single family and multi-family housing.

Table 4				
Population Projections				
	Town of Clover		York County	
2000	4,014	<u>Growth Rate</u>	164,614	<u>Growth Rate</u>
2010	5,094	26.9%	226,073	37.3%
2020	6,855	15.5%	252,860	15.5%
2030	7,807	13.9%	287,970	13.9%
Sources:				
U.S. Bureau of the Census, 2000 and 2010				
York County Projections - Office of Research and Statistics, S.C. Budget & Control				
Town of Clover Projections - Catawba Regional Council of Governments				

**Figure 3
Building Permits 2000-2009**



HOUSEHOLDS

The 2010 Census reported that there were 1,918 households within the Town of Clover. Of the total, 1,313 or 68.5 percent were family households, and 605 or 31.5 percent were non-family households. A non-family household may consist of an individual living alone or two or more unrelated individuals who live in the same housing unit. The percentages of households listed as family and non-family are unchanged from the 1990 Census. Just under half of all households in Clover included a married couple (43.3 percent). There were 373 households which had a single female parent with children, or 19.4 percent of the total households.

There were 2.65 persons per household in Clover according to the 2010 Census. This compares to 2.64 persons per household in 2000 which proves the trending toward larger households.

EDUCATIONAL LEVELS

Educational levels in Clover trail the averages for other parts of York County. The 2000 Census provides data on educational attainment for persons 25 years and older. [2010 Census data was not available.] In Clover, there were 2,632 persons in the age group of 25 years or older in 2000. Of this total, 63 percent were high school graduates or had higher levels of education. Only 10.7 percent of the persons 25 and over in Clover had college degrees or a higher degree. As shown in Table 5, **the educational levels in Clover are lower than the county as a whole and lower than all other municipalities in York County.**

Table 5		
Educational Attainment		
2000		
	Percent High School Graduate or Higher	Percent College Graduate
Town of Clover	63.0	10.7
York County	77.2	20.9
South Carolina	76.3	20.4
Town of Fort Mill	79.6	28.3
City of Rock Hill	75.2	24.3
City of Tega Cay	98.0	51.6
City of York	64.8	14.4
Source: U.S. Bureau of the Census, 2000		

INCOME CHARACTERISTICS

The 2000 Census provides the most complete recent income measurements. Table 6 provides a summary of three income measurements. The 2000 Census data provide income figures for the year of 1999. The per capita income in Clover was measured at \$16,774, which is below county and state figures. **The median household income of \$37,335 and the median family income of \$43,276** are also lower than the county averages. Clover has gained in income levels in relation to the state in recent years. The median household income for Clover is now slightly higher than the state median, and the median family income trails the state median only slightly. **The Census also reported that 15.8 percent of the residents of Clover were below the poverty level in 2000.** This is an increase over the 1990 rate of 14.9 percent. The poverty rate is much higher than the rate for York County, which was 10.0 percent in 2000, and is higher than the rate for South Carolina, which was 14.1 percent.

Table 6
Income Levels
2000

	Per Capita	Median Household	Median Family
Town of Clover	\$ 16,774	\$ 37,335	\$ 43,276
York County	\$ 20,536	\$ 44,539	\$ 51,815
South Carolina	\$ 18,795	\$ 37,082	\$ 44,227
Town of Fort Mill	\$ 20,519	\$ 44,627	\$ 56,538
City of Rock Hill	\$ 18,929	\$ 37,336	\$ 45,697
City of Tega Cay	\$ 37,274	\$ 80,227	\$ 82,926
City of York	\$ 14,219	\$ 30,564	\$ 34,253

Source: U.S. Bureau of the Census, 2000

Population Element

Statement of Needs and Goals

Clover must take steps to ensure that new population growth is sustainable, diverse and capable of preserving and enhancing our current high quality of life and economic vitality.

Objectives	Implementation Strategies	Participants	Time Frame
Goal 1: Ensure that Clover remains a highly desirable place to live.			
Objective 1.1: Maintain and improve the quality, condition, and appearance of residential neighborhoods and commercial development in the Town.	Strategy A. Enforce Town codes to ensure properties are well maintained.	Administration, Development Services	On-going
	Strategy B. Pursue funding for revitalization of neighborhoods and commercial areas.	Town Council, Administration	Short-term
	Strategy C. Continue offering incentives to encourage commercial property owners to invest in façade and landscaping improvements.	Town Council, Administration, Economic Development Board	On-going
	Strategy D. Adopt overlay zoning districts in commercial corridors to ensure new development and redevelopment is attractively designed and built with quality materials.	Town Council, Planning Commission, Development Services	Short-term
Objective 1.2: Expand community amenities and programs that will improve the quality of life for town residents.	Strategy A. Identify revenue sources for quality of life improvements such as parks, trails and other facilities.	Administration, Recreation	On-going
	Strategy B. Offer a variety of recreation, social and cultural programs and activities that are appealing to all segments of the town's population.	Administration, Recreation	On-going
Goal 2: Guide and manage Clover's continued population growth to preserve and enhance quality of life and economic vitality.			
Objective 2.1: Encourage annexations of residential and commercial properties, improved or vacant, that are	Strategy A. Continue to meet with individual property owners to discuss the costs and benefits of annexation.	Town Council, Administration	On-going

adjacent to the existing town limits.	Strategy B. Develop public education materials regarding the benefits of annexation to be distributed at Town Hall and via the internet.	Administration	Short-term
	Strategy C. Continue to require annexation covenants to make annexation mandatory for properties using Town water and sewer service once the properties become contiguous.	Town Council	On-going
Objective 2.2: Encourage residential infill development within the existing town boundaries, including high quality single and multi-family developments and mixed use neighborhoods.	Strategy A. Continue to improve water and sewer infrastructure and to encourage improvement of streets and sidewalks so as to make infill an attractive alternative.	Town Council, Administration, Public Works	On-going
	Strategy B. Ensure town's capability for providing services such as garbage and recycling collection and recreation opportunities.	Town Council, Administration, Public Works	On-going
Objective 2.3: Support legislation to allow towns to annex adjacent urbanized areas more easily.	Strategy A. Coordinate legislative efforts with the local legislative delegation and Municipal Association of South Carolina.	Town Council, Administration	On-going

III. ECONOMIC DEVELOPMENT ELEMENT

ECONOMIC BASE

The economy of the Clover area has traditionally been dependent on the textile and apparel industry. The early growth of Clover came about as a result of the construction of textile mills. In the past decade, the employment picture has been transformed by the decline of the traditional manufacturing base and the ability of Clover residents to commute to jobs in other communities. The proximity of Clover to larger communities with greater employment opportunities has led many residents to commute to jobs in the Gastonia, Charlotte, and Rock Hill areas.

However, in recent years, existing industrial companies in Clover have been able to expand, despite the economic downturn. Munzing Corporation and Honeywell are recent examples. Even new residential developments, though moving at a much slower pace from a few years ago, continue to show signs of improvement. Although small businesses have closed, they have been replaced by new businesses in recent years.

EMPLOYMENT BY PLACE OF WORK

Many residents of Clover commute to work in other communities. The 2000 Census, which is the latest available information, reported that there were 1,867 Clover residents aged 16 and over who work. This is an increase of about 13 percent from the 1990 total. Of those employed, only 400 works within the Town of Clover. **Over 78 percent of the residents who work travel outside the town to their employment.** This is an increase from 63 percent in 1990. The Census reports that 759 people, or 41.4 percent of Clover residents who work, commuted to jobs in North Carolina. An additional 646 people work in York County but outside the Clover town limits. The Census also reported that the average time spent commuting to work was 28 minutes, a significant increase from the 19.7 minutes reported in 1990. This indicates that many residents are traveling significant distances to work.

These statistics have both positive and negative implications. Clover is fortunate to have large job markets nearby so that its citizens have access to a wide range of employment opportunities and higher wages than might be available within the community. However, the need to commute greater distances to find employment places additional costs on the commuter. These costs relate to direct commuting costs, especially in a period when fuel costs are increasing. There are also public costs, in the form of increased air pollution from driving, wear and tear of roads and reduced community involvement from those who are working outside the community.

The 1990 Census also provides information on the employment patterns and the industries in which people are employed. This data is collected based on responses from residents of the town. Therefore, the information reflects employment of residents of Clover wherever they work rather than the jobs that exist within the town limits. **Of the 1,867 employed persons aged 16 and over who lived in the Town of Clover in 2000, a total of 504, or 27.0 percent, were employed in manufacturing jobs.**

Manufacturing jobs represented 44.2 percent of the total in 1990, when 736 Clover residents were in that sector. **In 2000, the services sector represented the largest industry, with 699 jobs, or 23.6 percent of the total.** Table 7 provides a complete summary of the employment by industry reported by the Census. Other important industries include, wholesale and retail trade (16.2 percent), and construction (8.6 percent).

Table 7 Employment By Industry 1990 and 2000			
Industry	<u>Persons Employed</u> 1990	<u>Persons Employed</u> 2000	<u>Percent Change</u>
Agriculture, Forestry, Fisheries	21	8	-61.9
Construction	131	160	32.2
Manufacturing	736	504	-31.5
Transportation	60	68	-20
Communication/Utilities	41	N/A	
Wholesale/Retail Trade	291	302	3.8
Banking, Insurance, Real Estate	34	62	82.3
Services	332	699	107.2
Public Administration	29	64	120.7
Total	1,665	1,867	
Note: Employment by residence, not by place of work. Source: U.S. Bureau of the Census, 1990-2000.			

The large service sector is divided into several segments for the first time in the 2000 Census. Educational, health, and social services accounted for 301 jobs. The fields of arts, entertainment, recreation, accommodation, and food services totaled 143 jobs. Professional, scientific, management, and administrative services employed 139 people.

LABOR FORCE CHARACTERISTICS

The 2000 Census reported on the composition of the labor force in Clover. These statistics, based on persons 16 years old and over, show that **1,968 persons were in the labor force in 2000. This represents 64.5 percent of all persons aged 16 and over.** This labor force participation rate is about average for communities in South Carolina. The labor force participation rate for females is somewhat lower, at 56.8 percent, but the rate has increased for females since the 1990 Census. The labor force is composed of 1,029 males (52.2 percent) and 939 females (47.8 percent). As reported in the 2000 Census, only 3.3 percent of those in the labor force were

unemployed. The information for unemployment rates from the South Carolina Employment Security Commission is based on county-wide totals, so there is no way to track the unemployment levels within the town since 2000. The York County unemployment rate as of July 2011 was 13.3 percent, a reduction from the highest rate in 16.3 percent in September 2010 and a reflection of the difficult economic times throughout the country which began in early 2008.

EMPLOYMENT BY INDUSTRY

The South Carolina Department of Commerce tracks industries in the Clover area. While many are outside the town limits, they are close enough to have an influence on the economy and employment picture of the town. Figure 4 shows the location of each industry. The data provided in Table 8 shows the manufacturing jobs which are available in the immediate Clover area. It must be noted that these data are for jobs located in Clover, and are different from the Census data, which show the jobs held by people who live in Clover.

Of the 13 industrial companies listed, employment ranged from 20 to 176 employees in individual facilities. Total employment in listed companies was 949. Of this total, **four of the companies and 470 jobs, approximately half of the total number of jobs, were in textile related companies.** The most common type of textile and apparel employment was in knit fabrics and cloth, yarns, and carpet yarns. Other sectors represented include: auto parts (206 jobs), tools and metal working (122 jobs), and rubber and plastic products (160 jobs).

Table 8
Largest Industrial Employers
Clover Area
2009

Company	Employees	Product
Performance Friction Corp*	176	Carbon metallic disc brake pads
Tuscarora Yarns*	145	Yarn spinning
Pharr Yarns Inc.	150	Carpet yarn
Huffman Corp.*	100	Multi-axis grinders
Professional Knitting*	100	Contract knitting
Clover Knits, Inc.	75	Single knit fabrics
Jameson	71	Telecommunications equipment
Honeywell*	160	Rubber gloves
PART Inc	30	Plastics molding for auto industry
Ind-Tech*	22	Machine shop
Munzing*	20	Defoamer chemicals

* Located inside Town of Clover

Source: U.S. Department of Commerce and Town of Clover survey



Town of Clover

Industrial Sites

Figure 4

- Highway
- Secondary Road
- Railroad
- Industrial Sites
- Town of Clover
- Water Bodies

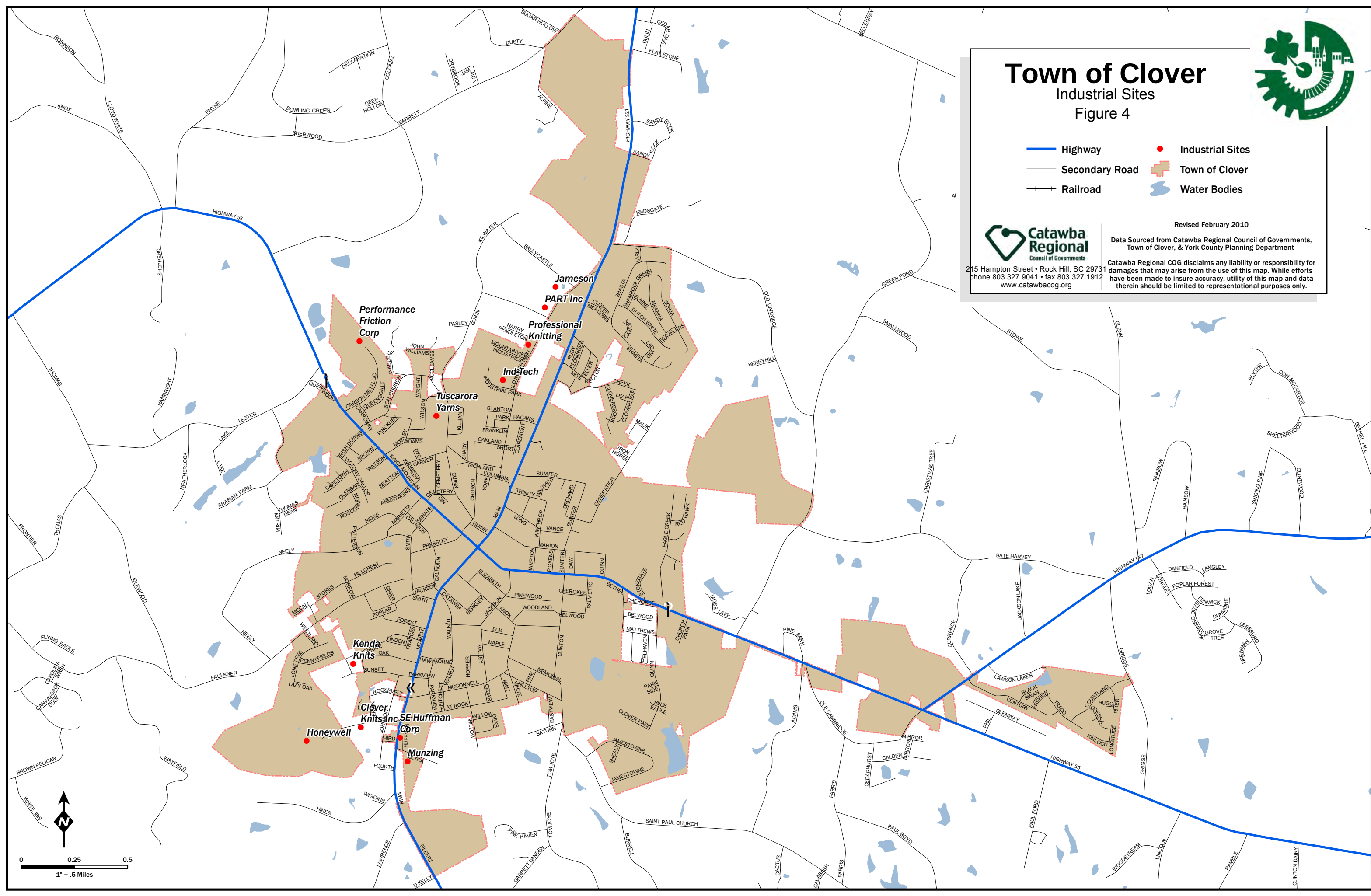


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ECONOMIC DEVELOPMENT

Economic development activities in the Clover area are coordinated by the York County Economic Development Board, the Clover Economic Development Board, Clover Chamber of Commerce, the Town of Clover and other local groups. The development effort is also assisted by the South Carolina Department of Commerce. The economic development agencies in a 16-county area surrounding the City of Charlotte have joined in a consortium known as the Charlotte Regional Partnership. This agency has a staff which promotes the entire Charlotte area through national advertising and promotion and refers inquiries to the various local development agencies.

Clover has convenient access to both I-85 and I-77 which are major interstate routes. The area along I-85 has developed as one of the most intense industrial corridors in the southeast. Clover is positioned within the I-85 corridor near the midway point between the two termini, the Raleigh-Durham area to the north and the Atlanta area to the south. The proximity to Gastonia and its concentration of industry is also favorable for economic development. Access to I-85 is provided via Highway 321, Highway 55 to Highway 161 and Highway 55 to the newly expanded SC 5. SC 5 also provides access to I-77 through Rock Hill. The East-West Gastonia Connector, or Garden Parkway, is a proposed toll road in North Carolina that will connect I-85 just east of Kings Mountain to I-485 near the Charlotte Douglas International Airport. The "Preferred Route" show a toll entrance on Highway 321 about 10 minutes from the center of Clover. This project, which is still in the planning stages, will provide additional, easy access to major transportation facilities.

Other positive factors for economic development in Clover include the excellent public school system, York County School District #2; the proximity of Clover to the Charlotte Douglas International Airport, one of the nation's largest passenger airports; and the excellent training programs available at York Technical College in Rock Hill. In addition, Clover is less than 25 minutes from the Arrowood/Westinghouse area of Charlotte, the largest industrial employment concentration in North Carolina and the largest employment concentration in Mecklenburg County.

In August 2007, the Clover Town Council adopted a property tax exemption ordinance that exempts from ad valorem taxes all new manufacturing establishments located within the town for five years. The ordinance also exempts property taxes on all additions to existing manufacturing establishments for five years, provided the additions exceed \$50,000 in value.

The lack of water and sewer treatment capacity had been a problem in attracting industry to the Clover area in the past. In recent years, Clover has undertaken a program of water and sewer improvements which will ensure capacity for many years. Treated drinking water is purchased from the City of Gastonia. Water distribution mains have been constructed to serve the rapidly growing areas to the east of Clover and many improvements to existing water lines have been undertaken. In addition to water supply improvements, the Town of Clover also utilizes Gastonia's wastewater treatment capacity. **The agreements with Gastonia provide for a substantial increase in**

water and sewer capacity for the Town of Clover. York County's water system also provides a supply alternative. The town will be well positioned to accommodate residential and industrial growth for the future.

It is important for the Town to provide adequate areas within the town limits for industrial and commercial development. Studies have shown that the tax base of a local government needs diversification between residential, commercial, and industrial land uses. A heavy dependence on residential uses can result in a greater demand for services with insufficient tax revenue to provide those services. In 2011, Town Council approved a special rate for significant water users such that such users would receive the lowest rate regardless of their location (in-town or out-of-town).

The land use plan and the zoning ordinance are tools which can be used to ensure that there is adequate land available and designated for industrial uses and new commercial development. There are several parcels of property that are currently zoned for industrial use but most have already been developed. There are several properties, such as the Southern Industries plant, that are zoned industrial but may be better suited for a commercial or mixed-use zoning. York County Natural Gas Authority owns approximately 140 undeveloped acres in an industrial park called Westgate located on Old North Main Street. This property is contiguous to the town limits but is not located within the town. It is served with Town water and, by the end of 2011, will also have sewer service.

Economic Development Element

Statement of Needs and Goals

The Town of Clover will work to ensure a balanced mix of commercial and industrial development that serves the day-to-day needs of its residents as well as the needs of its workforce, complements its neighborhoods, and promotes its image as a desirable place to live, work and visit.

Objectives	Implementation Strategies	Participants	Time Frame
Goal 1: Establish an economic development program for the Town.			
Objective 1.1: Provide man-power and resources to accomplish the Town's economic development objectives.	Strategy A. Create an Economic Development Coordinator position to oversee the economic development activities of the town.	Town Council, Administration, Economic Development Board	Short-term
	Strategy B. Continue to support the efforts of the Clover Economic Development Board.	Town Council, Administration, Economic Development Board	On-going
	Strategy C. Continue to budget for economic development activities.	Town Council, Administration, Economic Development Board	On-going
	Strategy D. Explore the creation of a Development Corporation for the Town.	Town Council, Administration, Economic Development Board	Mid-term
Objective 1.2: Promote the Town to prospective businesses and industries.	Strategy A. Establish economic development priorities.	Town Council, Administration, Economic Development Board	On-going
	Strategy B. Conduct a study to assess the Town's strengths, weaknesses, opportunities and threats (SWOT).	Administration, Economic Development Board	Short-term

Strategy C. Develop plans to recognize unique and/or highly marketable assets critical to promotion of the Town's economic development priorities.	Town Council, Administration, Economic Development Board	Short-term
Strategy D. Develop plans to actively promote the types of businesses that are desirable to the residents and businesses of the Town.	Administration, Economic Development Board	Short-term

Goal 2: Ensure that the Town is an attractive environment for economic development.

Objective 2.1: Sustain and enhance existing community character.

Strategy A. Create an overlay district for major commercial corridors to include standards for new and expanding businesses and streetscape standards.	Town Council, Planning Commission	Short-term
Strategy B. Continuously strive to improve the customer experience with regard to the permitting and regulatory environment.	Administration, Development Services	On-going
Strategy C. Continue the Town's efforts towards beautification, landscaping, and related streetscape improvements.	Administration, Public Works	On-going
Strategy D. Maintain zoning standards that protect and promote the town's quality of life.	Town Council, Planning Commission	On-going
Strategy E. Enforce existing property maintenance ordinances.	Development Services	On-going
Strategy F. Review alternatives for strengthening the Town's property maintenance codes.	Town Council, Administration, Development Services	Short-term
Strategy G. Design and implement a corridor study to prioritize main corridors and improvement goals with an emphasis on streetscaping, signage and landscaping.	Administration, Economic Development Board, Public Works	Mid-term
Strategy H. Support and promote historic preservation of existing buildings.	Administration, Development Services	Short-term

Objective 2.2: Enhance and encourage the retention of existing businesses and the establishment of new businesses.

Strategy A. Implement a business program to support small businesses.	Town Council, Administration, Economic Development Board	Short-term
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Objective 2.3: Ensure there are sufficient resources to meet economic development needs.	Strategy B. Study parking needs for the downtown commercial district.	Administration, Development Services	Short-term
	Strategy A. Continue to improve and expand water and sewer infrastructure.	Public Works	On-going
	Strategy B. Continue to ensure an adequate and reliable water source.	Town Council, Administration, Public Works	On-going
	Strategy C. Work with SCDOT and other utility providers to ensure infrastructure meets community's needs.	Administration, Public Works	On-going
	Strategy D. Use Land Use and Zoning Ordinance to ensure a variety of residential, commercial and industrial zoned sites.	Town Council, Planning Commission	On-going
Goal 3: Diversify and prepare the Town's employment base.			
Objective 3.1: Enhance job training opportunities.	Strategy A. Support job training/retraining programs that encourage training for life skills and job readiness for specific target businesses in the town at the high school, post high school and post college levels.	Administration, Economic Development Board	Long-term
Objective 3.2: Strengthen and enhance partnerships with existing economic development and other organizations.	Strategy A. Communicate with established businesses to identify incentives and support services that would encourage them to continue operations, expand and/or locate/relocate in the Town.	Administration, Economic Development Board	Short-term
	Strategy B. Explore and develop economic development opportunities with York County Economic Development Board, Greater Clover of Commerce, York Economic Development Board and others.	Town Council, Administration, Economic Development Board	On-going
Goal 4: Encourage a diversity of business activities and promote economic opportunity.			
Objective 4.1: Develop policies that promote a diverse business environment.	Strategy A. Create plan to develop more tourism opportunities.	Administration, Economic Development Board, Recreation	Short-term

Strategy B. Develop programs and policies to encourage/enable appropriate home businesses.	Town Council, Planning Commission, Development Services	Mid-term
Strategy C. Review and revise zoning and land development requirements to encourage mixed use developments in appropriate locations.	Town Council, Planning Commission	Short-term
Strategy D. Review and revise zoning and land development requirements to create more pedestrian, bike and transit friendly streets.	Town Council, Planning Commission, Recreation	Short-term
Strategy E. Encourage local small, minority and women-owned businesses.	Town Council, Administration, Economic Development Board	Short-term

IV. NATURAL RESOURCES ELEMENT

INTRODUCTION

A number of factors influence the use of land in any community. Some of the most important of these factors relate to the natural and physical characteristics of the land and the environment. Basic characteristics such as slope, soil types, flood plains, wetlands, and unique natural areas can have a significant impact on the type of development which is possible in an area. The Natural Resources Element of the plan looks at the natural and physical characteristics of the Clover area and how they are likely to impact future development. In planning for the future growth of the area, it is important to document significant constraints related to natural resources so that potential conflicts can be avoided. In Clover, there are relatively few constraints related to natural resources which will have a negative impact on development. It is still important, however, to develop a basic inventory of the natural resources which exist.

CLIMATE

The Town of Clover is located in northwestern York County. The temperate climate is characterized by warm, humid summers and moderate winters. According to the South Carolina State Climatology Office, **the annual average temperature in York County is 61.6 degrees.** Temperatures typically range from January's 41.1 degrees to 79.1 degrees in July. Precipitation occurs at an annual rate of about 47 inches. Monthly precipitation averages range from 3.1 inches in November to 4.77 inches in March. Light snowfall or ice occurs in many years, but it is unusual for snow cover to last more than a day or two.

GEOLOGY

The basic geology of an area is important in determining the types of soils present, the ground water potential and characteristics, and the location of mineral resources. Geologic formations also can have impacts on building foundation needs and the stability of an area for septic tanks.

The Clover area is within the Piedmont Geologic Province of South Carolina. Underlying rocks in the Piedmont of the Southeast occur in belts that conform to the regional northeasterly trend of the major structural features. Thus, the Clover area has much more in common geologically with the Piedmont sections of other southeastern states than with the coastal plain of South Carolina. Most of central York County, including the immediate Clover area, is in the Charlotte Belt, an area of metamorphic rocks with a complicated sequence of igneous rocks. The metamorphic rock types include schist, gneiss, amphibolite, and meta-gabbro. The igneous rocks include granite and gabbro. Beginning just to the west of Clover, the Kings Mountain Belt covers the northwestern corner of the county. Major rock types in this belt include phyllite, schist, gneiss, quartzite, conglomerate, and marble. Although there are no active mineral extraction efforts in Clover at the present time, York County has had a

long history of mining and mineral extraction. Minerals which have been important include gold, iron, copper, kyanite, and quarry stone.

SOIL TYPES

Soil conditions in an area can have a major influence on the development patterns which exist. Some soils pose limitations for development, with problems such as a high water table, poor drainage, or poor conditions for building foundations. It is important to have information on these soil problems so that development decisions can take the soil limitations of a site into account. In Clover, many soils have been altered by human activities. Poor farming practices in the past have stripped the land of the native topsoil layers, and urban development has altered many soil profiles.

The Soil Survey of York County, which was published in 1965 by the Soil Conservation Service of the U. S. Department of Agriculture, provides a detailed description of soil types and the limitations they place on various development activities. All of the Town of Clover is located in the Appling-Cecil-Louisburg soil association. This association includes a number of individual soil types which have specific characteristics. In general, the Appling-Cecil-Louisburg association is characterized by gently sloping to moderately steep sandy loam soils with red or brown subsoils. It is normally associated with uplands and ridge lines with small narrow streams. The soils in the association developed over long periods from the action of weather on the granite and gneiss rocks which are present in the area. The soils have low natural fertility and are slightly acid to medium acid soils. In terms of development limitations, the Appling, Lloyd, and Cecil soils in the association are well suited for septic tank systems, while the Louisburg soils are not suited because of shallowness to bedrock. All three soil types are well suited for road locations and foundations, as they are well drained and have good compaction. However, the Louisburg soils may pose problems for foundations due to their shallowness to bedrock. The suitability of soils for septic tank usage is less important in the Town of Clover, where almost all residents have access to the public sewerage system.

SLOPES AND DRAINAGE CHARACTERISTICS

Topography and drainage patterns are significant factors in determining the type and location of new development. Areas where the land has extreme slopes can be very difficult to develop, and use of such land can lead to excessive erosion and storm water runoff. The presence of major drainage streams also presents problems for development of land.

Because Clover is located on a broad ridge line, there are few problems related to slopes. The town's elevation ranges from 738 to 835 feet above sea level. Most of the area within the town limits is relatively flat. There are several areas on the edges of town, especially in the western section, where small streams flow out from the town and have relatively steep slopes. Development has generally avoided these areas. As the community grows and expands into outlying areas, the development will encounter areas related to drainage courses which have slopes sufficient to hinder development.

There are no large streams within the town limits. To the west side of town, several small tributaries which eventually lead to Allison Creek originate within the town and flow to the west. A tributary of Calabash Creek flows from the south side of Clover, and a small tributary of Beaverdam Creek flows to the north of the town in the Clover Dale subdivision area. All of these streams are tributaries of the Catawba River.

FLOOD PLAINS

Because Clover is largely located on a ridge line, there are relatively few problems related to flooding. The Department of Homeland Security's Federal Emergency Management Agency issued Flood Hazard Boundary Maps under the National Flood Insurance Program. **The map for Clover, updated in 2008, shows three small areas with flood hazards identified.** See Map Panels 45091C0065E and 45091C0155E. One area is on the western edge of Clover, between Neely Road and Hillcrest Avenue, along a tributary of Allison Creek. The other is in the southern section of Clover along the headwaters of Calabash Creek. This area crosses McConnell Street and Flat Rock Street and ends near Jackson Terrace. The third area begins near the intersection of Sugar Hollow Road and Highway 321 North and travels south towards Guinn Street. These flood hazard areas impact very few structures. See Figure 5.

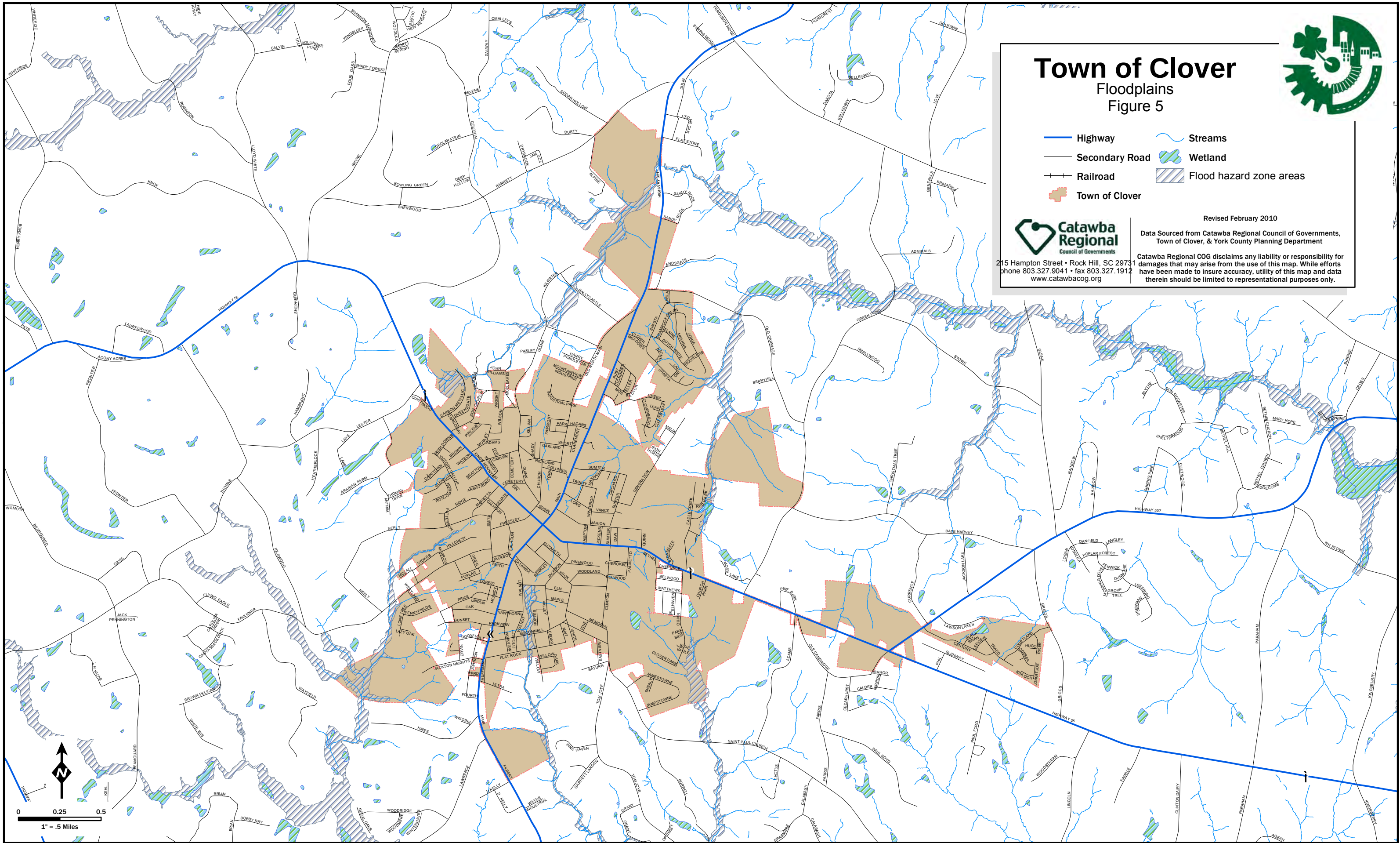
PARKS, RECREATION, AND OPEN SPACES

Clover has a number of parks and open spaces. The primary recreation facility is the Clover Community Park, located in the southeastern section of the community off Quinn Road. This park has a ball field complex with observation tower, walking trail, exercise trail, horseshoe pits, playground, and picnic and parking areas. It provides an excellent general recreation facility for the town.

Roosevelt Park is located on a former school site on Mobley Street in the Roosevelt Community on the west side of town. This park has a playground and picnic area, ball fields, walking track, basketball court and parking.

The town acquired approximately 50 acres of land on Clinton Avenue/Memorial Drive. The master plan for New Centre Park was completed in 2009. Amenities will include four soccer fields and concession area, a splash pad, amphitheater, disk golf, sand volleyball and basketball courts, a Miracle field, picnic areas, and parking. Engineering for phase 1 of the park is underway with construction expected to be completed by late 2012.

Another recreational site is located at Knox Street and Memorial Drive, at the old Middle School. At this site, there is open space for soccer fields, a walking track, playground equipment and Clover Memorial Stadium. The lighted, gravel walking track is used year round. The grass area in the center is used during the summer and fall for the Town's soccer program and during the fall for Clover Coop Athletic Association football. The stadium, owned and operated by the Clover School District, seats 9,000 and features



Town of Clover

Floodplains

Figure 5



- Highway
- Secondary Road
- Railroad
- Town of Clover
- Streams
- Wetland
- Flood hazard zone areas



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Revised February 2010
Data Sourced from Catawba Regional Council of Governments,
Town of Clover, & York County Planning Department
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concession stands, rest rooms, and team dressing rooms. The stadium is also used for a variety of community events including high school football games and band tournaments, the Clover Scotch-Irish Festival, and other community events.

Centennial Park is located in the center of town at the intersection of Main Street and Kings Mountain Street. The “train” mural borders the park on the north. The park has bench seating, decorative landscaping, and a recognition sign for the Main Street Bradford Pear Tree project. Centennial Park is also home to the town’s time capsule which is not set to be opened until 2087, on the town’s bicentennial, and a visitor’s kiosk, which was installed in 2009.

Additional open space areas are scattered throughout the town. Woodside Cemetery, located north of Kings Mountain Street, and the smaller Clover Community Cemetery, located at the end of Bratton Street, provide open space within the urban area. Both cemeteries were expanded in 2009. The landscaped median in the center of Main Street provides an attractive open space in the center of town.

In 2008, the Town acquired the old post office building at 120 Bethel Street and renamed it the Clover Community Center. The building was divided into three uses: offices for the Recreation Department, a Council Chambers, and an area for community events, activities, training and meetings. For more information, see the Community Facilities Element.

The Town of Clover’s Recreation Department offers full-service, year-round athletic programs for its citizens. Among the programs offered for youth are basketball, soccer, and baseball. Adult programs feature basketball and softball. The Clover Community Center hosts a number of activities including a Community Education Series. The Clover YMCA, Clover Coop Athletic Association Football League, Lake Wylie Athletic Association, and Clover School District also offer recreation opportunities for Clover residents.

The Town adopted a trails plan in 2008. The Town also supports the Carolina Thread Trail. For more information, see the Transportation Element.

NATURAL AREAS

The area within the town limits of Clover is largely urbanized. Natural areas which remain are limited to small forested areas which have not been developed because of soil conditions or because of the wishes of the owners. While these small areas contribute to the attractiveness of the town, they are not large enough to accommodate complete natural systems.

Clover rests upon a geological formation known as the Clover Pluton that was once the core of an ancient volcano. Evidence of this can be found throughout the community in the form of exposed granite outcrops. Such areas of flat granite outcrops occur in the Carolina Piedmont, but are relatively rare, making Clover’s outcrops especially interesting. One of the largest outcrops is located in Clover Community and

New Centre Parks. Such environments often host rare plant communities which have adapted to the specific living conditions on the rock.

In January 2004, Dr. J. Schmidt completed a study of approximately 40 acres of property located off Clinton Avenue which include a significant number of granite rock outcroppings. The study found that the outcrop harbors an exceptionally diverse community of plants. Of the 94 plants identified, 22 species have never before been reported in York County. According to the study, this outcrop supports the only known native population of Sweet Bay, or *Magnolia virginiana*, in York County and a variety of other plants that are rare in the southeast. The report encourages preservation of this property and notes it would serve as an excellent outdoor classroom.

In September 2009, York County, through York County Forever, purchased the property and established a conservation easement for approximately 11 acres of undeveloped land that includes granite outcroppings. One small parcel of the land can be developed and it is hoped it will one day be used for an interpretive center.

There are significant natural areas near the Town of Clover which are available to the citizens. Large expanses of rural land are open in the western sections of York County. The Kings Mountain National Military Park and Kings Mountain State Park, several miles west of the town, provide several thousand acres of open space and an extensive trail system. Nanny's Mountain, previously referred to as Ferguson's Mountain, was acquired by York County and is a 2 mile circular mountain that climbs 981 feet above sea level. The mountain includes walking trails and picnic areas. Lake Wylie, to the east of Clover, provides an opportunity for open water recreation. Other parks and natural areas are located in nearby North Carolina, including Crowder's Mountain State Park nearby in Gaston County.

PLANT AND ANIMAL HABITAT

Because the town is relatively fully developed, the plant and animal habitat is limited. There are no known sites of habitats of threatened or endangered species within the town. The South Carolina Department of Natural Resources maintains records of sensitive natural areas. There are no reports of such areas within the Town of Clover, as reported by SCDNR. The aforementioned granite outcrop studied by Dr. Schmidt, however, has been determined to be the home of several endangered and unique plants.

The animal species present within the Town are those which have adapted to life within the presence of human activity. Plant species consist largely of cultivated trees and shrubs. Some small areas of natural plant communities exist where properties have not been fully developed.

SUMMARY

Clover is blessed with a good climate, relatively good soil types for development, a relatively flat topography, and pleasant natural surroundings. There are few natural

constraints on the continued development of the town although the presence of rock in some areas does provide a challenge. As the community grows, areas of steep slopes, flood plains, poor soils, and other natural limitations will be encountered. Wise development practices should be encouraged to accommodate growth to the limitations of the environment.

Natural Resources Element

Statement of Needs and Goals

The Town of Clover must preserve and improve a living environment for families, businesses and visitors that maximizes the enjoyment of the natural resources that the community has been blessed with.

Objectives	Implementation Strategies	Participants	Time Frame
Goal 1: Protect the physical environment and enhance the character, quality and livability of the Town by preserving and creating access to natural spaces.			
Objective 1.1: Restore and improve natural plant communities.	Strategy A. Create regulations to protect existing natural plant communities and encourage restoration during design and development activities.	Town Council, Planning Commission	Short-Term
	Strategy B. Explore opportunities and provide incentives to protect important natural features.	Town Council, Administration, Planning Commission	Mid-term
	Strategy C. Promote the use of native plant materials in new public and private landscaping projects.	Administration, Planning Commission	Short-Term
Objective 1.2: Ensure that local ordinances reflect a high priority for environmental concerns.	Strategy A. Revise ordinances to ensure that private developers provide adequate open space for the residents of their residential developments.	Town Council, Administration, Planning Commission	Short-Term
	Strategy B. Develop incentives in the Zoning Ordinance to encourage developers to provide additional open space amenities beyond the minimum requirement.	Town Council, Administration, Planning Commission	Mid-term
	Strategy C. Specify and attain a target percentage of natural open space for the Town that is different than sports and recreation areas.	Town Council, Administration, Planning Commission	Mid-term
Objective 1.3: Establish a unified open space and greenways network that connects parks, scenic areas, and areas along selected highway corridors and bicycle and pedestrian	Strategy A. Update the Town of Clover Trails Plan to include greenways and open space with a special emphasis on critical preservation areas, connecting public land uses, connecting areas which retain a natural character and implementation strategies.	Town Council, Administration, Planning Commission, Recreation	Short-Term

ways. (See also Community Facilities Objective 7.2 and Transportation Objective 2.2)

Strategy B. Coordinate trail development with the Carolina Thread Trail Plan

Town Council, Administration, Planning Commission, Recreation

On-going

Goal 2: Protect and maintain the Town's urban forest resources which include trees on public and private property.

Objective 2.1: Maximize the amenity value of the Town's abundant natural resources in planning and development decisions.

Strategy A. Ensure that the planting of new trees and retention of existing trees is part of land development activities in the town.

Town Council, Planning Commission, Development Services

Short-term

Strategy B. Conserve and manage the public and private urban forests in a sustainable manner.

Public Works, Recreation

On-going

Strategy C. Support and involve community and neighborhood organizations in voluntary efforts to enhance community appearance.

Administration

Mid-term

Strategy D. Develop landscape guidelines to educate developers and residents about appropriate forms of landscaping which can be planted on their property.

Administration, Planning Commission

Short-term

Strategy E. Obtain the Tree City USA designation.

Administration, Planning Commission

Short-term

Strategy F. Adopt a master plan for the median on Main Street.

Town Council, Administration, Public Works, Recreation

Short-term

Objective 2.2: Preserve existing trees and forests.

Strategy A. Revise and update the Town's Tree Ordinance.

Administration, Planning Commission

Short-term

Strategy B. Identify historical/landmark trees with community participation and take steps to preserve them.

Administration, Public Works, Recreation

Mid-term

Strategy C. Maintain tree inventory including updates for maintenance.

Recreation

On-going

Goal 3: Protect the physical environment and enhance the character, quality and livability of the Town by preserving the natural environment as an integral part of the development process.

Objective 3.1: Maintain and enhance habitat diversity for wildlife.	Strategy A. Protect and restore natural areas in town parks with a special emphasis on the granite outcropping at Clover Community and New Centre Parks.	Recreation	Short-term
	Strategy B. Promote preservation of natural areas in new developments.	Administration, Planning Commission, Development Services	Short-term
	Strategy C. Explore creative ways of managing stormwater detention ponds as habitat for wetland species.	Public Works	Short-term

See also Objectives 1.1 and 1.2 above.

Goal 4: Maintain water quality and quantity.

Objective 4.1: Preserve and enhance the existing network of stream watersheds.	Strategy A. Ensure that the development of land and water resources proceeds in a manner consistent with Best Management Practices (BMPs) and permitting requirements designed to control run-off and protect water quality.	Public Works	On-going
	Strategy B. Monitor and improve habitat quality along town streams and stormwater management systems.	Public Works	On-going
Objective 4.2: Support water conservation and encourage measures to reduce water supply demands.	Strategy A. Promote water conservation through public education.	Administration, Public Works	Short-term
	Strategy B. Promote drought-tolerant and native species in private and public landscaping projects.	Administration, Planning Commission, Development Services	Short-term
Objective 4.3: Protect the quality and quantity of groundwater supplies.	Strategy A. Review existing regulations and incorporate sound stormwater management principles into the zoning ordinance, land development regulations, and site review process.	Town Council, Planning Commission, Public Works, Administration, Development Services	Short-term

	Strategy B. Consider impacts of parking lot runoff and ways to encourage developers to take lessen the impacts of parking lots and other impervious surfaces.	Public Works	Short-term
	Strategy C. Encourage creative methods that slow and absorb stormwater in new developments.	Public Works	Short-term
	Strategy D. Promote erosion and sediment control.	Public Works	On-going
	Strategy E. Encourage development that is compatible with the areas underlying geology and topography.	Town Council, Planning Commission, Administration, Development Services	On-going
Objective 4.4: Ensure the Town takes the necessary steps to prepare for potential MS4 designation by SC Department of Health and Environmental Control.	Strategy A. Revise and/or adopt stormwater management ordinances using best management practices.	Town Council, Public Works	Short-term
	Strategy B. Explore funding strategies for the potential designation and implementation of the MS4 program.	Administration, Public Works	Short-term
	Strategy C. Inventory and collect data on existing stormwater structures.	Public Works	Short-term
Goal 5: Promote environmentally conscious practices to achieve sustainable use of natural resources and protect the environment and human health.			
Objective 5.1: Improve the Town's air quality through sound transportation planning, energy reduction programs and green development.	Strategy A. Promote public transit, cycling and pedestrian movement as alternatives to automobile transportation.	Town Council, Administration, Planning Commission	On-going
	Strategy B. Consider alternative fuel vehicles, hybrid electric, and other alternatives when replacing and adding vehicles to the Town's fleet.	All departments	On-going
Objective 5.2: Support energy conservation and alternative energy practices.	Strategy A. Promote energy conservation within town buildings and throughout the community.	All departments	Short-term
	Strategy B. Promote and encourage green development practices.	Administration, Development Services	Short-term

Objective 5.3: Support waste reduction efforts and encourage measures to recycle, reduce and reuse.

Strategy A: Consider an incentive program to increase participation in recycling.

Town Council,
Administration, Public
Works

Mid-term

Strategy B: Promote waste reduction and recycling through public education.

Administration

On-going

Goal 6: Enhance the quality of life through the preservation of scenic and natural resources.

Objective 6.1: Preserve and enhance the Town's natural vistas and unique public spaces.

Strategy A. Identify valued community natural areas and take steps to protect and/or restore them.

Town Council,
Administration,
Planning Commission,
Recreation

Short-term

Objective 6.2: Ensure that the design of new developments complements and enhances the Town's unique character.

Strategy A. Consider development and adoption of architectural review standards for major commercial corridors and other significant land developments.

Town Council,
Administration,
Planning Commission

Short-term

V. CULTURAL RESOURCES ELEMENT

INTRODUCTION

The presence of institutions, cultural and religious facilities, historic resources, and other cultural resources helps to create a sense of community for a town. The unique architecture of local buildings and the history of a community provide an identity which helps local residents to claim a shared heritage. Local educational, religious, and cultural institutions should be considered in the development of the Comprehensive Plan so that future development builds on the strengths of the community. This element describes the cultural resources which exist in the Clover area.

HISTORIC BUILDINGS AND DISTRICTS

The northern section of York County in which Clover is located was for many years a part of North Carolina. The area was settled largely by Scots-Irish who moved down from Pennsylvania. In 1769, the Tryon County Courthouse was erected about three miles west of the present site of Clover to serve the area. In 1772, however, the boundary between the Carolinas was adjusted and the area became part of South Carolina, known as the New Acquisition. During the Revolutionary War, the Battle of Kings Mountain, one of the decisive American victories, took place to the west of the area that was to become Clover. York County was established in 1785 when a number of counties were created in the upstate. Western York County was one of the earliest gold mining areas of the nation, and iron works were in use before the Revolution on Allison Creek.

The Town of Clover was founded in the mid-1870s and chartered in 1887. It developed around a watering station on the rail line between Chester and Lenoir, NC. The community grew, and by 1900 there were three textile mills. The textile industry has had a major influence on the development of the town, accounting for much of the growth in the late 1800s and early 1900s.

In 1992, the York County Historical Commission, with funding from the South Carolina Department of Archives and History, undertook a York County Historical and Architectural Inventory. The inventory listed 1,199 sites within York County determined to be at least 50 years old and deemed to be of historical and architectural merit. Earlier surveys had been done of Rock Hill and Fort Mill. The Town of Clover was included in the 1992 survey. There were approximately 440 properties in Clover which were surveyed.

The Historical and Architectural Inventory identified three potential historic districts which possibly could be eligible for the National Register. These include the Downtown Commercial Area, the Clover Spinning Mill Area, and the Hampton Spinning Mill Area. In 1997, the Town of Clover received a Survey and Planning Grant from the South Carolina Department of Archives and History to prepare a nomination to the National Register of Historic Places for the recommended Downtown Historic District. The Town contracted with Catawba Regional Council of Governments to develop the nomination,

which was approved by the National Park Service on July 8, 1999. **The Clover Downtown Historic District includes 14 contributing properties and 4 non-contributing properties located on the west side of Main Street and in the first block of Kings Mountain Street.** See Figure 6. These buildings were determined to have historical significance because they represent the growth of the downtown area over several periods of commercial development from 1876 through the 1930s. Visit www.nationalregister.sc.gov for more information.

Placement of properties in the National Register involves no restrictions on the use of property, but merely provides official recognition. Any federal actions which would impact National Register properties require a review at the local, state, and federal levels. However, actions by private property owners which impact National Register properties are not regulated. Placement of properties on the National Register makes them eligible for federal and state tax credits for restoration work which is done in conformance with standards established by the Secretary of the Interior. National Register status can also help in securing funding under some federal and state grant programs.

In addition to the National Register, South Carolina law allows local governments to create local historic districts through an overlay process in the zoning regulations. Alterations to properties in these districts can be regulated through a local Architectural Review Board.

The preservation of properties which have significance related to historical or architectural elements is important to help maintain the identity of a community. As Clover continues to grow and develop, properties should be recognized at the local or national level as important to the history and culture of the community.



South Main Street, Clover

EDUCATIONAL, RELIGIOUS, AND CULTURAL INSTITUTIONS

The Clover School District (York County District 2) operates ten school facilities. Three schools are located within the town limits of Clover: Kinard Elementary School, located on Pressly Street, Larne Elementary School, located in Highway 321 South and completed in 2009, and the Blue Eagle Academy, located on Clinton Street. The elementary schools provide education for students from pre-kindergarten through grade five. The Blue Eagle Academy is an alternative school for students who find it difficult to achieve in a regular classroom setting.

The other elementary schools located in the Clover School District are Bethany, Bethel, Crowder's Creek and Griggs Road Elementary. Clover Middle School, located beside Clover High School, and Oak Ridge Middle School, which was completed in 2009, serves grades six through eight.

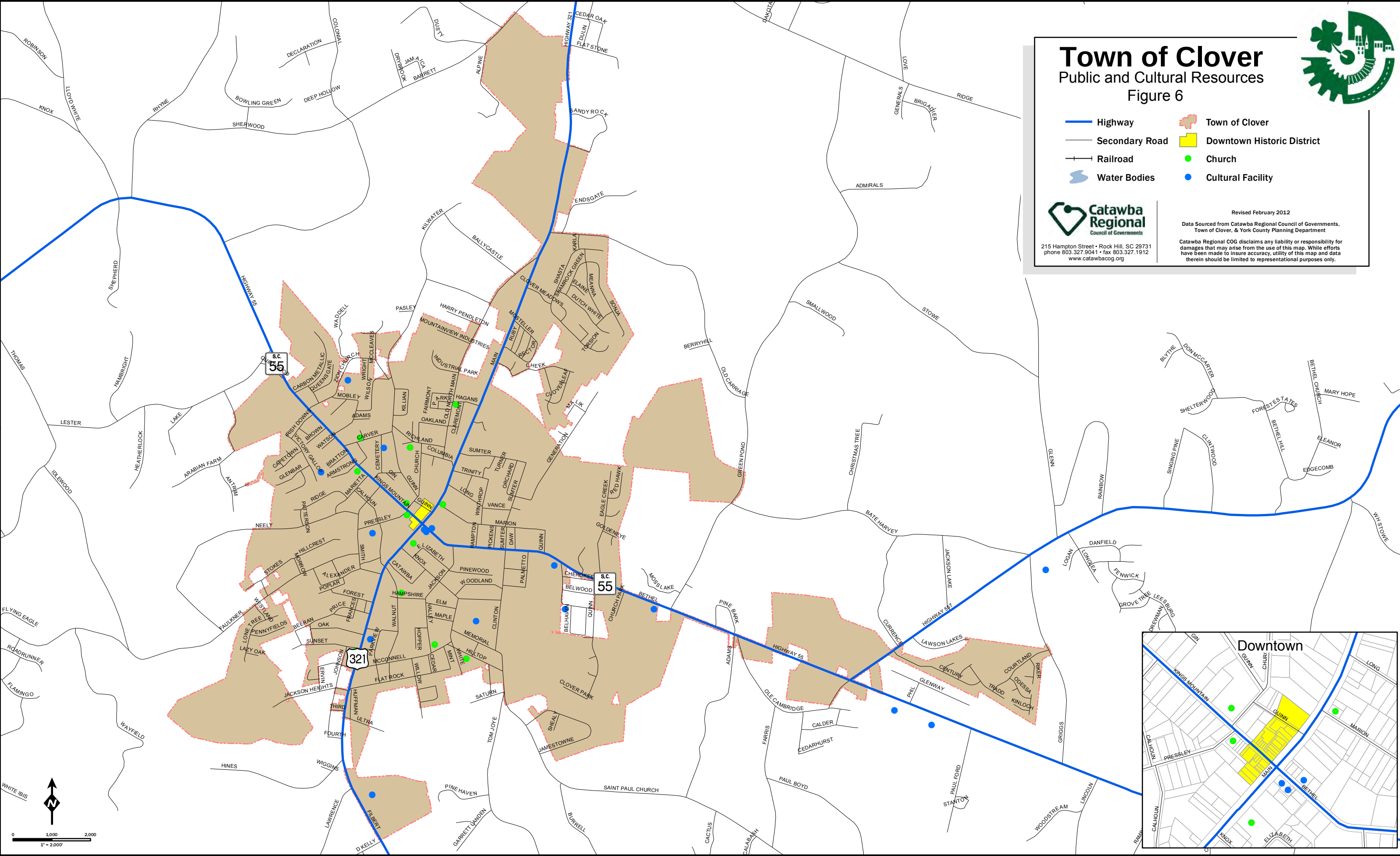
Just east of the Town of Clover on SC 55, the district has a complex which includes the Clover High School and the Clover Middle School (formerly Clover Junior High School). Although not within the town limits, this complex serves the Town of Clover as well as the entire school district. A state-of-the-art auditorium at the complex seats 1,500. This facility, which is fully equipped to host dramatic and musical events, has an orchestra pit and other features. It is available for cultural and community events, and is an excellent facility for the entire community.

The Clover School District ranks among the top districts in the state in many measurements of educational achievement, teachers' salaries, and public support. The reputation of the school district is a positive factor in the development of the Clover area.

There are no institutions of higher learning in the Clover area. However, residents have access to excellent facilities in nearby communities. Gaston Community College in Gastonia and York Technical College in Rock Hill provide technical and associate degree programs. Colleges and universities within commuting distance include Winthrop University in Rock Hill, the University of North Carolina at Charlotte, Belmont Abbey College in Belmont, N. C., and Limestone College in Gaffney. Also, for some time, Clover High School has offered a joint program with York Tech that offers college level classes and credit for juniors and seniors.

The Clover Public Library is a full service library offering book, audio-visual and other borrowing opportunities. The library also offers 6 computer workstations, 4 with Internet access, copier machines, and meeting space for up to 50 people. The library is a branch of the York County library system.

There are a number of churches within the town. Located in the downtown area are Baptist, Methodist, Presbyterian, and Associate Reformed Presbyterian houses of worship. Other churches of various denominations are located in the residential neighborhoods and along the major traffic arteries.



UNIQUE AREAS

The residential area to the west of downtown, along Kings Mountain Street, and streets to the south, contains a number of older houses which have historic and architectural interest. Older commercial buildings are located along two blocks of Main Street and one block of Kings Mountain Street. This area forms a core for the town and helps to provide a sense of identity. Another grouping of historic commercial buildings exists on S. Main Street, across from the old Southern Industries site.

Bethel Presbyterian Church is located just outside of town and is more than 240 years old. Founded in 1764, it is one of the oldest churches in the region. In its cemetery lie many Revolutionary War patriots. According to the History of the Presbyterian Church of Bethel (1938), "Patrick Ferguson had made it known that upon leaving Kings Mountain, he intended to 'spend one night in Bethel Church, leave it in ashes by daylight . . . and be on the east side of the Catawba before nightfall.'" Bethel Presbyterian is on the National Register of Historic Places.

Woodside Cemetery was established in 1880 by the Clover Presbyterian Church. In 1906, the property was deeded to the Town of Clover as a town cemetery. This cemetery is home to the Clover Veterans Memorial which was dedicated in November 2005 "In Honor and Memory of Those Who Served in Peace and War to Preserve Freedom." The Clover Community Cemetery was established circa 1880 by Clover Methodist Chapel. It was also conveyed to the Town. Both cemeteries are the final resting place for a number of notable Clover forefathers.

The Larne Building is located at 103 North Main Street, in the heart of historic Clover. The building was purchased by the Town of Clover on May 29, 1998. After a year of renovations that preserved its historic character, the building was re-opened as a rental facility for special events. The Larne Building was named in honor of Clover's Sister City, Larne, Northern Ireland.

Clover Centennial Park is located on a corner of Main and Kings Mountain Street. It was donated to the Town to be used for a park in celebration of the town's centennial in 1987. The train mural, the park's most prominent feature, commemorates the town's beginning as a train stop on the Chester and Lenoir Narrow Gauge Railroad. The Centennial Time Capsule, a cache of items relating to 1987, was buried in the park on December 20, 1987, and is scheduled to be opened in 2037.

A new mural was completed by the Town in 2011. Local artist Seth Gadsden designed and painted the mural on the southern wall of Boyd's Tire and Appliance, 110 N. Main Street, in the downtown district. The mural, CLOVERFIELDS, is a pastoral scene which gives a nod to Clover's roots as a train stop.

COMMUNITY EVENTS

Special events are offered throughout the year in the Clover community. The most notable are the St. Patrick's Day Festival, Feis Chlobhair Scots-Irish Festival, the Auto Show and Fall Festival, and the annual Christmas Parade. Other events include BBQ and Chili cook offs, craft shows, community yard sales, and art shows. The Clover High School Choraliers and other school groups as well as the Clover School District Auditorium offer cultural events throughout the year.

Cultural Resources Element

Statement of Needs and Goals

The Town of Clover recognizes that the community's historical and cultural resources must be preserved, enhanced, promoted and celebrated.

Objectives	Implementation Strategies	Participants	Time Frame
Goal 1: Encourage and promote the cultural growth of the community.			
Objective 1.1: Encourage and maintain community spirit through arts and cultural activities.	Strategy A. Inventory existing venues noting ownership, availability, capacity and other pertinent information so as to determine if there is a need for new venues and improvement/upgrades to existing venues.	Recreation	Short-term
	Strategy B. Sponsor cultural events in historic downtown, the Community Center, and other local venues.	Administration, Recreation	On-going
Objective 1.2: Celebrate and strive to protect the Town's cultural heritage in order to maintain its unique sense of place.	Strategy A. Promote partnerships among cultural and arts organizations, schools, Winthrop University and community groups to support and develop special events and programs about Clover's heritage.	Administration, Recreation	On-going
	Strategy B. Support and promote the Town's Sister City relationship with Larne, Northern Ireland, and the work of the Ulster American Society.	Town Council, Administration, Recreation	On-going
	Strategy C. Begin documentation of Town's history by collecting artifacts and interviewing longtime residents, businessmen and others with knowledge of our past.	Administration, Recreation	Short-term
Objective 1.3: Encourage, support and increase participation in cultural activities, arts, education and public events.	Strategy A. Engage community groups to support existing programs and create new ones.	Administration, Recreation	On-going
	Strategy B. Improve communication with the community regarding cultural events.	Administration, Recreation	On-going

Goal 2: Preserve and enhance the Town's historic places and resources as a source of unique community identity, vitality and history.

Objective 2.1: Establish an inventory of historic and cultural resources of significance to the local community, region and state.

Strategy A. Review and update the Historical and Architectural inventory conducted in 1992.	Administration, Development Services	Mid-term
Strategy B. Identify Downtown Historic District properties already listed on the National Register of Historic Places with plaques.	Administration	Short-term
Strategy B. Create and publicize a directory of local cultural and historic resources.	Administration, Recreation	Short-term
Strategy C. Study development of a nomination to the National Register of Historic Places for the Clover Spinning Mill and Hampton Spinning Mill areas.	Administration	Mid-term
Strategy D. Develop special street signs which will indicate areas of historical and cultural interest.	Administration, Public Works	Mid-term
Strategy E. Consider participating in the State Historic Preservation Office's Certified Local Government (CLG) Program which promotes community preservation planning and heritage education.	Town Council, Administration	Mid-term

Objective 2.2: Provide resources and incentives to encourage owners of historic resources to preserve and rehabilitate their properties.

Strategy A. Maintain an information base of state, federal and private incentive programs for historic resources.	Administration	Short-term
Strategy B. Explore the adoption of relevant building codes to maximize the preservation and architectural history of historic structures wherever possible.	Town Council, Administration, Development Services	Short-term
Strategy C. Develop a historic preservation overlay.	Town Council, Planning Commission	Mid-term
Strategy D. Investigate the feasibility of a local incentive program for historic preservation which may include a revolving loan fund and local grants.	Town Council, Administration, Planning Commission, Development Services	Mid-term
Strategy E. Encourage neighborhood based efforts to preserve significant resources.	Town Council, Planning Commission	On-going

Objective 2.3: Support the creation of a citizen group that would be responsible for documenting the Town's history.

Strategy A. Investigate currently available resources and the organizational structures of other historical organizations and community groups.	Administration	Short-term
Strategy B. Engage existing community groups to support creation of a historical society.	Administration, Recreation	Mid-term
Strategy C. Investigate methods for funding historical preservation activities.	Administration	Mid-term

Goal 3: Incorporate arts as a prominent element of daily life.

Objective 3.1: Encourage public display of art.

Strategy A. Explore an "Art in Public Places" program to enrich the public environment and to preserve and enhance civic pride.	Administration, Recreation	Short-term
Strategy B. Explore options to fund public art and sculpture along major commercial corridors and public spaces and parks; identify appropriate locations for its placement; and encourage public input on content/subject matter.	Town Council, Administration, Recreation	Short-term
Strategy C. Incorporate public art, excellent urban design and architecture in public projects.	Town Council, All Departments	Short-term
Strategy D. Expand the installation of decorative banners and signage along main thoroughfares.	Administration, Public Works	Mid-term
Strategy E. Periodically update Visitor Kiosk at Centennial Park with new maps, information about special events and unique areas, and brochures.	Administration	On-going

Objective 3.2: Maximize access to the arts.

Strategy A. Effectively communicate information about local and regional arts and cultural offerings to citizens, news outlets and tourism agencies.	Administration, Recreation	On-going
Strategy B. Coordinate with local organizations to provide access to the community to regional and out of area arts events and venues.	Administration, Recreation	Short-term
Strategy C. Create opportunities for local educational institutions and artists to offer programs to stimulate artistic creativity and education.	Town Council, Administration, Recreation	Mid-term

Goal 4: Integrate the community's heritage into economic development strategies.

Objective 4.1: Utilize the Town's cultural resources to stimulate economic growth.

Strategy A. Promote the history of the town as a means to attract new commerce and industry and to build tourism.	Administration, Economic Development Board, Recreation	Short-term
Strategy B. Work with the York County Convention and Visitor's Bureau and other organizations on ways to use our resources to improve tourism.	Administration, Recreation	Short-term
Strategy C. Encourage new and unique arts and cultural events that will stimulate local, regional and statewide interest.	Administration	Short-term

VI. COMMUNITY FACILITIES ELEMENT

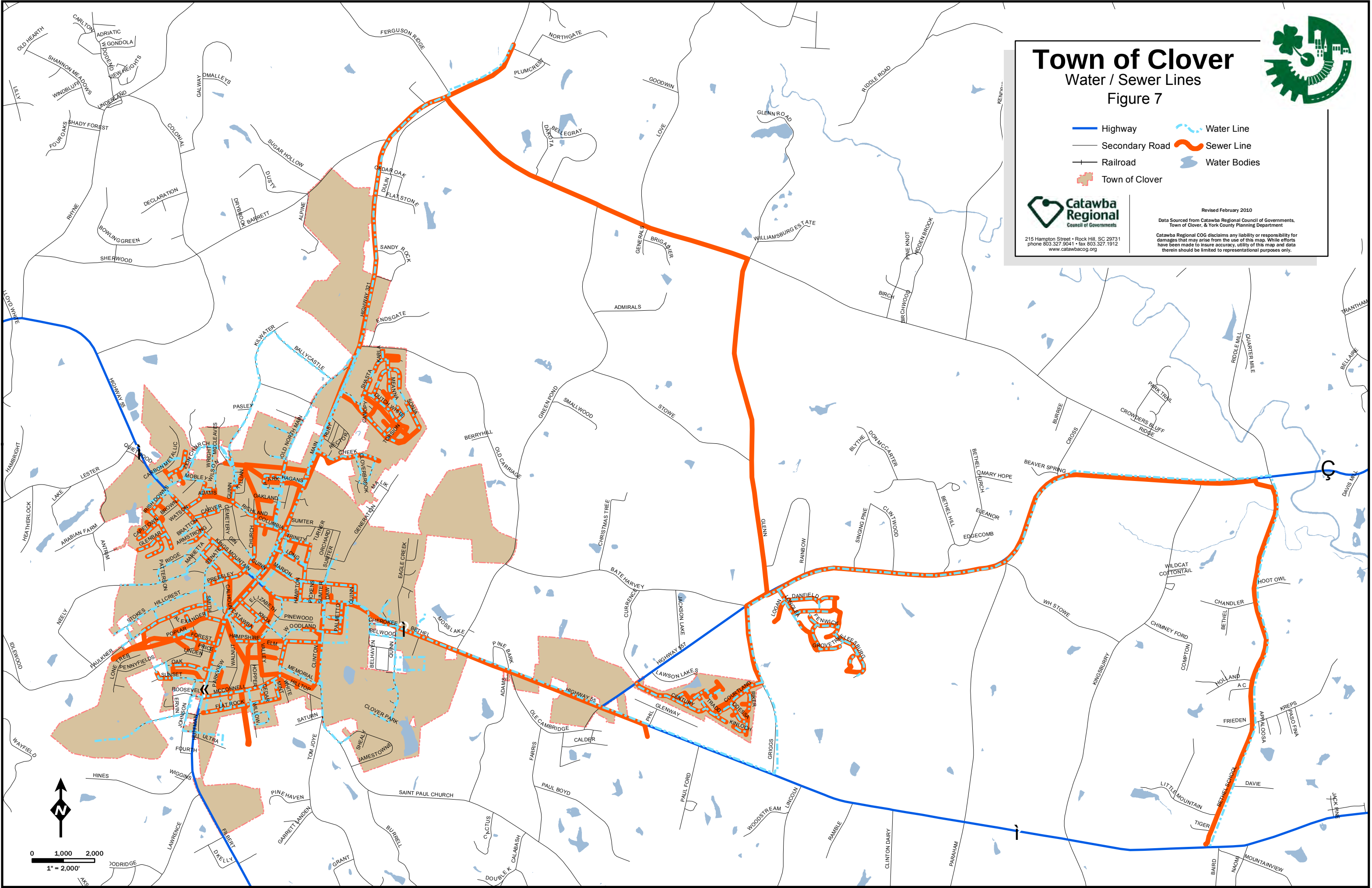
WATER AND SEWER SERVICES

Clover operates a system of water distribution lines which extend the service to all areas of the town and to some areas outside the town limits. Until the late 1990s, Clover had relied on a system of wells to provide drinking water. Because the wells did not provide an adequate supply of water during periods of extreme drought, an agreement was reached to purchase water from the City of Gastonia. The Town constructed a water line approximately six miles along Highway 321 to connect with the Gastonia system. The contract with the City of Gastonia provides for the purchase of up to 30.5 million gallons per month. The average actual usage is 17.3 million gallons per month. **The Town's supply of treated water is sufficient to support substantial growth in the future, opening the opportunity for additional residential, commercial and industrial development.** The agreement term was 25 years and expires in August 2022. As part of the water system expansion, the Town extended water lines to rapidly growing areas to the east and northeast of the town limits. There are currently 2,674 water customers. Figure 7 shows the location of major water lines.

The Town of Clover provides sewage collection and treatment for its citizens. Collection lines serve practically the entire town and extend outside the town limits along major thoroughfares. In recent years, several projects have been completed to replace aging sewer lines and lift stations. This effort will continue in order to upgrade all aging or deteriorating lines within the town. The Town has not undertaken any major efforts in recent history to extend service beyond the current service area. Treatment is provided by the City of Gastonia. The Town of Clover's former Calabash Treatment Facility has been converted to a pre-treatment facility and pumping station. The agreement with the City of Gastonia provides for the treatment of up to 18.6 million gallons of wastewater per month. The average actual usage is 14.5 million gallons per day. **The availability of excess sewage capacity is an incentive for industry looking for potential sites.** By contracting with Gastonia, the Town has secured adequate capacity for the foreseeable future (agreement expires December 2022). There are currently 2,374 customers for sewer service. The location of major sewer lines is shown in Figure 7.

The continued replacement of aging sewer lines is a necessary activity. In several areas, infiltration and inflow of storm water is a problem which leads to excess flows into the treatment system. In 2007, the Town completed repairs to a number of sewer lines where infiltration had been identified but there are many more lines that are in need of repair or replacement.

In 2009, the Town implemented a Pretreatment Program for industrial wastewater customers. The purpose of the Program is to reduce the amount of pollutants discharged by industry and other non-domestic wastewater sources into the Crowder's Creek Wastewater Treatment Facility (CCWWTF). This reduction of discharged pollutants helps to ensure that CCWWTF meets the requirements of the City of Gastonia's NPDES Permit, and thereby reduces the amount of pollutants released into the receiving stream, Crowder's Creek.



In recent years, the Town has had difficulty meeting the discharge limits imposed by the City of Gastonia, specifically for Ammonia Nitrogen (NH₃N), Organic Nitrogen (O-Nit), Total Kjeldahl Nitrogen (TKN), Mercury (Hg). In 2008, the Town hired a consultant to study the Town's system and to propose changes that would help bring the Town's discharges into compliance, specifically TKN. The study did not find conclusive evidence of the source of the NH₃N. Joel E. Wood and Associates, the Town's on-call engineer, maintains that the NH₃N, O-Nit, and TKN are naturally occurring and in higher than normal levels due to the long travel time in the force main from Clover to Gastonia. The levels are especially higher in the lines east of Town that connect directly to the main line and bypass the Calabash Treatment Facility. These lines carry about half of the total sewer discharge. The City of Gastonia is assisting by evaluating the operation of Calabash and the lift stations and making recommendations that will hopefully reduce concentrations of these elements. The Town and the City of Gastonia continue to work together to address discharge issues.

SOLID WASTE COLLECTION AND DISPOSAL

The Town of Clover provides curbside collection of household garbage. Business wastes are also collected through a private contract. Approximately 1,841 residences and 148 commercial users are served. Residential customers are collected weekly and commercial pickups are provided weekly and multiple times during the week if necessary. The Town crews pick up bulky items as needed, but do not regularly collect white goods (appliances). Once a year, the Town sponsors a Cleanup Week during which collection service is provided for any items left at the curb. Yard wastes are collected and ground for use as mulch or taken to the York county Landfill. Solid waste is taken to the York County Landfill for disposal. The collection and disposal costs are covered by monthly fees paid by residents and businesses.

The Town also provides curbside recycling in a unique cooperative effort with the City of York. The two communities share costs for a recycling truck. In Clover, recycling is generally offered on the day of garbage collection. However, due to the growth of the community, the truck must also collect on Fridays in one subdivision. The curbside recycling collection system accepts newspaper, mixed plastics and glass, aluminum, and other items. Recyclables are delivered to the York County Recycling Center, where they are processed and marketed. The useful life of the recycling vehicle is over and it is quite likely that, due to the growth in both communities, an alternate arrangement will need to be made to address recycling within the town.

EMERGENCY SERVICES

Fire protection is provided within the town limits by the Clover Volunteer Fire Department. The department is an all-volunteer fire company housed in the town's fire station on Bethel Street across from the Town Hall. Volunteer membership is between 20 to 24 persons. The Fire Department provides fire protection services within the town limits and, through mutual aid agreements, assistance to surrounding fire departments as the need arises. The service area is approximately 44 square miles. The Department averages 350 calls per year with a 3 minute response time. The area

within the service district, including the Town, has an ISO rating of 5.

Emergency Medical Service is provided by the Clover Rescue Squad and the county-wide EMS system operated in conjunction with Piedmont Healthcare System in Rock Hill. The Clover Rescue Squad has four response vehicles. The Squad at one time employed full-time persons for day duty but not currently operates by a volunteer force. The Rescue Squad has a facility to the rear of the Town Hall. The nearest county ambulance service substation is located on US 55, near SC 557 at the edge of the town limits. Ambulance service is also available to the Clover area on backup status from the stations at York, River Hills and Fort Mill.

The nearest hospitals include Piedmont Medical Center in Rock Hill and Gaston Memorial Hospital in Gastonia. Charlotte has a number of large hospitals providing specialized and intensive care. Piedmont West Urgent Care Center on Highway 321 in York provides emergency medical services. Carolinas Medical Center at Steele Creek, which is approximately 16 miles from Clover, offers emergency services and outpatient healthcare. Several family medicine practitioners, one optometrist and two dentists provide non-emergency medical services in Clover.

The Town of Clover operates a Police Department with 23 positions. The department is located beside Town Hall on Bethel Street. The Police Department underwent a major renovation in 2004. The Department has 18 full-time officer positions, 4 dispatchers, and 1 administrative position. The Clover Police responds to an average of 13,823 calls per year with an average response time of 2 minutes. The Town's Building Official is also located in this building. Police assistance is available from the York County Sheriff's Department and the South Carolina Highway Patrol. The Sheriff's office operates a substation on US 55 near SC 557.

GOVERNMENT FACILITIES

The Clover Town Hall is located on Bethel Street. The Town Hall is at capacity and is no longer large enough to provide for adequate meeting, storage or work space. An expansion or replacement building is needed. Adjacent to the Town Hall is the Police Department which also houses the Development Services office. The Police Department is in need of additional, secure storage space for evidence. The Fire Department, built in 1999, is located across the street. The Clover Community Center at 120 Bethel Street was purchased in 2008 and was renovated and opened in July 2010. The Recreation Department administrative staff relocated to one section. Another section is being used as the council chambers, courtroom and meeting space for other town boards and committees. The third section is used for community events, activities and programs. The Municipal Clerk of Court operates from an office beside the Police Department. Being the only occupant, security for the Clerk is a major concern. The proximity of these government buildings has been beneficial to residents and staff.

The Public Works Department is headquartered on Smith Street. Street, sanitation, and water operations are located there. The Calabash Waste Treatment facility houses the sewer operations. There is also a building at Calabash that is used for storage of town

records and equipment. With the addition of several new pieces of equipment as well as the wear and tear on the existing buildings, storage has become an issue.

The Town of Clover owns and operates the Larne Building, located on Main Street. This historic building is a former retail store which was renovated as public meeting space. The historic building requires on-going maintenance.

The York County Library system operates a branch library in Clover on Knox Street. The library provides a number of services including the traditional book and video loaning program as well as child and adult programs. The library system partnered with other library systems around the state which greatly increased access to books, media and other resources. Recently, the system began offering e-books. Meeting facilities are available to the community at the Library.

EDUCATIONAL FACILITIES

Clover is served by Clover School District Two, one of four districts in York County. The district's boundaries include much of the northern sections of the county from Lake Wylie west to Cherokee County. **Three of the district's ten schools are located within the town limits of Clover, and three additional schools are nearby.** Kinard Elementary School is located on Pressly Street and includes pre-kindergarten through grade 5. Larne Elementary, completed in 2009, is located on Highway 321 South and also serves pre-kindergarten through grade 5. Blue Eagle Academy, formerly a part of the Clover Middle School, is on Clinton Street and serves students in an alternative education setting. The District's administrative office is located on Bethel Street in Clover. Griggs Road Elementary is located east of Clover, and the High School and Clover Middle School, formerly the Junior High, form a complex on SC 55 just east of town. Other elementary schools are located at Bethany, in the western section of the district; Bethel, in the eastern section; and Crowder's Creek near Lake Wylie. Oakridge Middle School is located on SC 557 in the Bethel area and was opened in 2009. The Applied Technology Center, located adjacent to the High School complex, has been very successful and will open a 50,000 square foot expansion in January, 2012. The District's auditorium at the High School is an excellent asset for the entire community, providing a state of the art facility for community meetings, plays and musical presentations. The auditorium seats 1,500. The current enrollment figures for the schools in the district are shown below in Table 9.

The school district is experiencing rapid population growth, especially in the area between Clover and Lake Wylie. The District's total enrollment increased about 25 percent between the preparation of the previous Comprehensive Plan in 2005 (5,250 students in 2004 spring term) and this plan (6,556 in 2011 fall term). Due to the growth, the District opened the two new schools in 2009: Larne Elementary and Oakridge Middle School. District officials continue to monitor the growth, and have prepared a plan for future expansion on land currently owned by the district, which may involve the construction of new school facilities, including a new middle school west of town and an elementary school in the Lake Wylie area.

Table 9
Clover School District
Student Population
2011 Fall Semester

<u>School</u>	<u>Grades Served</u>	<u>Number of Students</u>
Clover High School	9-12	1,902
Clover Middle School	6-8	684
Oakridge Middle School	6-8	871
Kinard Elementary	PK-5	364
Larne Elementary	PK-5	585
Griggs Road Elementary	PK-5	523
Bethel Elementary	PK-5	373
Bethany Elementary	PK-5	284
Crowder's Creek Elementary	PK-5	970
		6,556

Note: Enrollment figures above include Blue Eagle Academy students.
Source: Clover School District

RECREATION AND OPEN SPACE

Clover has a number of parks and open spaces. The primary recreation facility is the Clover Community Park, located in the southeastern section of the community off Quinn Road. This park has a ball field complex with observation tower, walking trail, exercise trail, horseshoe pits, playground, picnic and parking areas. It provides an excellent general recreation facility for the town.

Roosevelt Park is located on a former school site on Mobley Street in the Roosevelt Community on the west side of town. This park has a playground and picnic area, ball fields, walking track, basketball court and parking.

The town acquired approximately 40 acres of land on Clinton Avenue/Memorial Drive. The master plan for New Centre Park was completed in 2009. Amenities will include four soccer fields and concession area, a splash pad, amphitheater, disk golf, sand volleyball and basketball courts, a Miracle field, picnic areas, and parking. Engineering for phase 1 of the park is underway with construction expected to begin in early 2012.

Another recreational site is located at Knox Street and Memorial Drive, at the old Middle School. At this site, there is open space for soccer fields, a walking track, playground equipment and Clover Memorial Stadium. The lighted, gravel walking track is used year round. The grass area in the center is used during the summer and fall for the Town's soccer program and during the fall for Clover Coop Athletic Association football. The stadium owned and operated by the Clover School District, seats 9,000 and features concession stands, rest rooms, and team dressing rooms. The stadium is also used for a variety of community events include high school football games and band tournaments, the Clover Scotch-Irish Festival, and other community events.

Centennial Park is located in the center of town at the intersection of Main Street and Kings Mountain Street. The "train" mural borders the park on the north. The park has bench seating, decorative landscaping, and a recognition sign for the Main Street Bradford Pear Tree project. Centennial Park is also home to the town's time capsule which is not set to be opened until 2087, on the town's bicentennial, and a visitor's kiosk, which was installed in 2009.

The Town leases a building on S. Main Street to the Upper Palmetto YMCA. The Y offers traditional fitness as well as other healthy living opportunities. The Clover Y is also the largest after-school program provider for youth.

CEMETERIES

Woodside Cemetery was established in 1880 by the Clover Presbyterian Church. In 1906, the property was deeded to the Town of Clover as a town cemetery. This cemetery is home to the Clover Veterans Memorial which was dedicated in November 2005 "In Honor and Memory of Those Who Served in Peace and War to Preserve Freedom." In 2008, a local resident donated 3.6 acres of land across from Woodside Cemetery for the Town to develop as additional burial space. The donor reserved approximately 0.2 acres, referred to as the Jackson Plot, for use by his family.

The Clover Community Cemetery was established circa 1880 by Clover Methodist Chapel. It was also conveyed to the Town. Both cemeteries are the final resting place for a number of notable Clover forefathers.

POWER

The majority of the Town's electricity is provided by Duke Energy. A small portion is served by York Electric Cooperative. Other than in the historic district on Main Street, service is provided by overhead power lines. York County Natural Gas provides natural gas and has just completed construction of its first natural gas fueling station with public access.

TELECOMMUNICATIONS AND OTHER COMMUNICATION TECHNOLOGY

The largest local traditional telephone provider is AT&T. Time Warner is the local cable operator. Several satellite television providers also service the area. A wide variety of cellular phone service options and providers are available. There are many different

options for high speed internet service including through AT&T (telephone), Time Warner (cable) and others.

The role of telecommunications technology in daily lives has changed dramatically over the last five years. People now expect to have portable phones and service area coverage no matter where they are physically. With the increase of access to the Internet and email by the public, certain government administrative functions can be facilitated more easily through the use of a dynamic website and social media.

In 1996, Congress passed the Federal Telecommunications Act which, among other things, prohibits a municipality from banning communication towers. The construction of towers and other communication facilities can be regulated as long as the regulations are considered reasonable. The appearance, proliferation and siting of communication towers and antennas has been and continues to be of concern to the community.

Community Facilities Element

Statement of Needs and Goals

The Town must plan and provide for quality community facilities and services to effectively meet the current and future health, safety and welfare needs of Clover's residents and businesses in an efficient manner.

Objectives	Implementation Strategies	Participants	Time Frame
Goal 1: Update the Town's water, sewer and stormwater drainage systems to meet current and future needs.			
Objective 1.1: Ensure a reliable source for quality water supply and sewage collection.	Strategy A. Continue contractual arrangement with the City of Gastonia for the provision of water and sewage disposal while continuing to evaluate other service options.	Town Council, Administration, Public Works	On-going
	Strategy B. Update the Town's Water & Sewer System Master Plan.	Public Works	Short-term
	Strategy C. Locate water and sewer lines using GPS technology.	Public Works	Short-term
Objective 1.2: Maintain the Town's water distribution system.	Strategy A. Replace obsolete, deteriorated and damaged water lines with a specific emphasis on lines referenced in the Master Plan.	Public Works	On-going
	Strategy B. Expand water system to accommodate for new residential and commercial growth when such expansion is in the best interests of the Town.	Town Council, Public Works	On-going
	Strategy C. Construct a new water tower to the east of Town, preferably along the Highway 557 corridor.	Town Council, Public Works	Mid-term
	Strategy D. Replace older water meters with ones that can be read by a scanner.	Public Works	On-going
Objective 1.3: Maintain the Town's wastewater collection and treatment system.	Strategy A. Replace obsolete, deteriorated and damaged sewer lines and lift stations with a specific emphasis on the facilities referenced in the Master Plan.	Public Works	On-going

Objective 1.4: Develop a Stormwater Management Master Plan for the Town. (See also Natural Resources)	Strategy B. Expand sewer system to accommodate for new residential and commercial growth when such expansion is in the best interests of the Town.	Town Council, Public Works	On-going
	Strategy C. Upgrade the Calabash Treatment Facility so as to expand pretreatment capabilities and to accommodate new industrial growth.	Town Council, Public Works	Mid-term
	Strategy D. Continue to work with the City of Gastonia to address discharge issues.	Administration, Public Works	On-going
	Strategy E. Conduct an Infiltration and Inflow (I&I) study and work to correct identified issues.	Public Works	Short-term
	Strategy A. Conduct a comprehensive stormwater management study for the Town, including but not limited to identification of all primary watersheds, priority drainage issues, citywide management options and cost estimates.	Public Works	Short-term
Objective 1.5: Ensure appropriate funding for system operation and capital improvements.	Strategy B. Review existing regulations and incorporate sound stormwater management principles into the zoning ordinance, land development regulations, and site review process.	Town Council, Administration, Public Works	Short-term
	Strategy C. Explore funding strategies for the potential designation and implementation of the MS4 program.	Administration, Public Works	Short-term
	Strategy A. Conduct a Rate Study and a Capacity Fee study.	Town Council, Administration, Public Works	Short-term
	Strategy B. Utilize grants, low interest loans, and cooperative agreements with developers to improve and/or expand water, sewer and stormwater systems.	Town Council, Administration, Public Works	On-going
Goal 2: Provide and enhance cost-efficient and effective solid waste collection and recycling services.			
Objective 2.1: Ensure that provision of solid waste collection and	Strategy A. Maintain and replace equipment as needed to ensure service delivery.	Public Works	On-going

recycling services is cost effective.	Strategy B. Consider costs and benefits of current service delivery program compared to alternatives such as contracting out, a pay as you throw program and other service delivery alternatives.	Administration, Public Works	Short-term
Objective 2.2: Encourage waste reduction and cost-effective reuse and recycling.	Strategy A. Launch a recycling outreach campaign to support the existing recycling programs.	Administration, Public Works	Short-term
	Strategy B. Explore expanding recycling services to businesses.	Public Works	Short-term
	Strategy C. Consider an incentive program to increase participation in recycling.	Town Council, Administration, Public Works	Mid-term
	Strategy D. Look for opportunities to expand the types of materials that are eligible to be recycled.	Public Works	Mid-term
Objective 2.3: Enhance existing curbside collection programs.	Strategy A. Encourage pre-sorting of household recycling materials through the use of multiple bins or other best-practice options.	Public Works	Mid-term
	Strategy B. Investigate strategies to reduce collection routes.	Administration, Public Works	Short-term
	Strategy C. Consider a fee for special collection of bulky household items, such as furniture, mattresses, etc.	Town Council, Administration, Public Works	Mid-term
Objective 2.4: Prevent overgrowth and litter in and around public streets and places.	Strategy A. Continue to sponsor a volunteer "adopt a block" program for litter collection.	Administration	On-going
	Strategy B. Proactively enforce existing litter and dumping regulations.	Public Works, Development Services, Police	On-going
	Strategy C. Create maintenance plan for litter collection, sidewalk edging and street sweeping for Town streets with an emphasis on major corridors.	Public Works	Short-term

Goal 3: Provide for health, safety and welfare through the provision of police and fire protection and adequate health care.

Objective 3.1: Ensure adequate facilities, equipment and training so that emergency calls are handled quickly and efficiently.	Strategy A. Replace vehicles and other necessary equipment as needed.	Police, Fire	On-going
	Strategy B. Explore opportunities to establish Fire and/or Police substations in strategic locations.	Administration, Police, Fire	Mid-term
	Strategy C. Plan for full-time fire protection staff.	Town Council, Fire	Short-term
	Strategy D. Construct a fire training facility to include a burn tower.	Town Council, Fire	Long-term
	Strategy E. Conduct fire hydrant surveys using GPS technology.	Fire	Short-term
	Strategy F. Proactively investigate and utilize new technologies that will improve emergency response performance.	Police, Fire	On-going
Objective 3.2: Encourage the development of a wider variety of local medical facilities.	Strategy A. Conduct a community needs assessment to determine which types of medical care are in the most demand.	Administration	Mid-term
	Strategy B. Coordinate with local and regional medical care providers to develop a plan to provide additional medical services within the Town.	Town Council, Administration	Mid-term
Objective 3.3: Improve safety in existing business districts and neighborhoods.	Strategy A. Conduct fire inspections of local commercial and residential structures.	Development Services, Fire	On-going
	Strategy B. Support community and neighborhood watch efforts.	Police, Fire	On-going
	Strategy C. Develop a plan for notifying residents and business owners of emergencies and safety issues.	Administration, Police, Fire	Short-term

Goal 4: Ensure that Town facilities meet the needs for successfully managing municipal operations.

Objective 4.1: Expand and/or relocate Town Hall, Development Services and Municipal Court operations.	Strategy A. Complete an evaluation of the program needs for Town Hall, Development Services, and Municipal Court.	Administration, Development Services, Municipal Court	Short-term
	Strategy B. Develop funding strategy and time table for expanding and/or relocating Town Hall.	Town Council, Administration	Short-term

Objective 4.2: Expand and/or relocate Public Works operations.	Strategy C. Investigate opportunities to relocate Development Services and Municipal Court.	Administration	Short-term
	Strategy A. Complete an evaluation of the program needs for Water/Sewer and Streets & Sanitation operations.	Administration, Public Works	Short-term
	Strategy B. Investigate opportunities to improve and expand existing storage facilities and/or relocate equipment to a new storage facility.	Administration, Public Works	Short-term
Objective 4.3: Improve appearance and record keeping of Town cemeteries.	Strategy A. Develop plan for completing upgrades to Section 7 of Woodside Cemetery.	Administration, Public Works	Short-term
	Strategy B. Update cemetery software with information on ownership and interments in Clover Community and Woodside Cemeteries.	Administration	Short-term
Goal 5: Increase access to information through technology.			
Objective 5.1: Improve computer and information technology access in the Town.	Strategy A. Be proactive in the design and location of wireless technologies, with an emphasis on Wi-Fi.	Administration	Short-term
	Strategy B. Facilitate public access to on-line Town services by providing public computer terminals in Town Hall and other frequently visited public buildings.	Administration, Recreation	Short-term
	Strategy C. Develop policies to address the appearance and appropriate siting of communication towers and antennas.	Administration, Planning Commission, Development Services	Short-term
Objective 5.2: Use technology to improve internal processes and service to residents.	Strategy A. Enhance the Town web site to provide convenient, user-friendly access to Town information and to maximize dialogue between residents and Town officials.	All Departments	Short-term
	Strategy B. Utilize paperless communications with Town Council, the Planning Commission and other committees and boards.	Administration	On-going
	Strategy C. Use technology to improve common internal processes and move toward an on-line, paperless environment where applicable.	All Departments	On-going

Strategy D. Implement on-line payment for Town services and permits.	Administration	Short-term
Strategy E. Begin developing of Geographic Information Systems (GIS) and expand its use for all Town departments.	All Departments	Mid-term
Strategy F. Integrate general accounting software so that all accounting modules interface.	Administration	Short-term
Strategy F. Continue to evaluate and respond to new technology as it becomes available.	All Departments	On-going

Goal 6: Prepare for catastrophic events to minimize damage and effectively implement recovery operations.

Objective 6.1: Establish, maintain and periodically update an effective emergency operations plan.

Strategy A. Adopt, implement and periodically update the Town Emergency Operations Plan to reduce risks and the potential for loss of life, injury and economic damage resulting from catastrophic events.	All Departments	Short-term
Strategy B. Develop a public awareness and education program to ensure preparedness for natural disasters, accidents, crime and other hazards for all residents and businesses.	Administration, Police, Fire	Short-term
Strategy C. Coordinate with emergency preparedness activities with York County, Duke Energy, Clover School District, large manufacturing plants, and the State.	All Departments	On-going

Objective 6.2: Reduce the potential for loss of life, injury, and economic damage resulting from fire.

Strategy A. Study the impacts of implementing rental housing regulations to ensure basic life safety and livability standards in those units.	Town Council, Administration, Development Services	Short-term
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Objective 6.3: Reduce the potential for loss of life and property damage due to fallen power lines.

Strategy A. Promote location of power lines underground wherever feasible.	Town Council, Administration, Public Works	Short-term
Strategy B. Consider participation in Duke Energy's program to fund burial of existing overhead lines.	Town Council	Short-term

Goal 7: Provide parks, recreation facilities, and services which contribute to the improvement of health, fitness, and the overall quality of life in the Town.

Objective 7.1: Provide quality recreation opportunities for all residents.

Strategy A. Develop a Parks and Recreation Master Plan.	Recreation	Short-term
Strategy B. Publicize existing recreational opportunities through extensive outreach programs.	Administration, Recreation	On-going
Strategy C. Investigate recreation impact fees to assist with the development of new parks, facilities and open spaces.	Town Council, Administration, Recreation	Short-term
Strategy D. Continue to work with the Clover School District on the joint use of facilities.	Recreation	On-going
Strategy E. Administer periodic surveys to assess community needs.	Recreation	On-going
Strategy F. Construct Recreation Center that will provide indoor recreation and meeting space.	Town Council, Administration, Recreation	Mid-term
Strategy G. Complete New Centre Park.	Recreation	Short-term
Strategy H. Continue to make improvements to Clover Community and Roosevelt Parks.	Recreation	On-going

Objective 7.2: Establish a unified open space and greenways network that connects parks, scenic areas, and areas along selected highway corridors and bicycle and pedestrian ways. (See also Natural Resources Objective 1.3 and Transportation Objective 2.2)

Strategy A. Update the Town of Clover Trails Plan to include greenways and open space with a special emphasis on critical preservation areas, connecting public land uses, connecting areas which retain a natural character and implementation strategies.	Town Council, Administration, Planning Commission, Recreation	Short-term
Strategy B. Coordinate trail development with the Carolina Thread Trail Plan	Town Council, Administration, Planning Commission, Recreation	On-going

Goal 8: Continue to support a quality school system.

Objective 8.1: Create safe walking and biking opportunities to area schools for students.

Strategy A. Work with local schools and the community to establish Safe Routes to Schools, a program sponsored by SCDOT.	Administration, Planning Commission, Recreation, Public Works	Short-term
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Objective 8.2: Ensure that existing educational facilities are adequate.	Strategy B. Work with SCDOT to prioritize repair of sidewalks and streets in school zones.	Administration, Public Works	On-going
	Strategy A. Study the impacts of potential new growth, including annexations, on existing schools.	Town Council, Planning Commission	On-going
	Strategy B. Work with Clover School District to ensure adequate facilities and infrastructure for existing and new facilities.	Town Council, Administration, Public Works	On-going

See also Economic Development Objective 3.1

VII. TRANSPORTATION FACILITIES ELEMENT

ROADS

Clover is served by two major highways which cross in the center of town. US Highway 321 (Main Street) is a major north-south federal route which connects Columbia, SC, with Gastonia, NC, and the western North Carolina piedmont and mountains. Highway 321 provides access to Interstate 85 at Gastonia. SC Highway 55 is an east-west route which provides connections to the Charlotte and Rock Hill areas to the east and to western York County and eventually the Spartanburg-Greenville area to the west. In Clover, Highway 55 is known as Bethel Street to the east of Main Street and Kings Mountain Street to the west of Main Street. The rest of the street system in Clover is composed of local streets which provide access to residential and other land uses. There are approximately 45.37 miles of streets within the Town limits. See Figure 8 which shows the Town's road network.

Traffic volumes are available from the South Carolina Department of Transportation (SCDOT). The latest figures are for annual average daily traffic in 2010. Average daily traffic volume on Highway 321 (Main Street) was 8,700 vehicles north of downtown and 9,600 vehicles south of downtown. Average daily traffic volumes on SC 55 East (Bethel Street) were 11,200 vehicles in 2010. For SC 55 West (Kings Mountain Street) the volume was 6,700 vehicles.

Recent road improvement projects include the widening of SC 55 from Matthews Street to just past Church Park Drive which included the addition of a center turn lane and a street light at Quinn Road and an intersection improvement at Clinton Avenue which included a traffic light and turn lanes. Highway 321/Main Street was resurfaced in 2010 and Kings Mountain Street was resurfaced in 2011. Resurfacing of Bethel Street is expected in early 2012.

The SCDOT, with assistance from Catawba Regional Council of Governments, undertakes planning for highway improvements through its Statewide Transportation Improvement Program (STIP). This plan calls for several major construction projects in western York County, funded with a combination of state and federal funds and the York County sales tax initiative. In conjunction with the Town of Clover, York County and SCDOT, all roadway projects will consider pedestrian accommodations (sidewalks and/or trails) as a part of the final design. A project in the immediate Clover vicinity is the continuation of the widening of SC 55 to Griggs Road, just past Clover High School. Construction is scheduled to be completed within the next year. Another project which has impacted the Clover area is the completion of the widening of SC 274 from Crowder's Creek south to SC 161 toward Rock Hill. This project improved access to the Rock Hill area from Clover. The widening of SC 5 from York west to I-85 also improved accessibility to western York County. The STIP is subject to change each year.

The York County Capital Projects Sales and Use Tax Programs, commonly referred to as Pennies for Progress, were initiated by York County to provide the citizens with a

safer and more efficient roadway system. The projects were chosen by a Sales Tax Commission that represented the citizens of York County and then were approved by the voters in York County. York County was the first county in South Carolina to pass this type of sales tax to improve the road system. A benefit of this tax is ninety-nine cents of every sales tax dollar raised in York County stays in York County. York County is currently working on three sales tax programs to improve the road system in the county: Pennies 1997, Pennies 2003 and Pennies 2011.

The East-West Gastonia Connector, or Garden Parkway, is a proposed toll road in North Carolina that will connect I-85 just west of Gastonia to I-485 near the Charlotte Douglas International Airport. The preferred route shows a toll entrance on Highway 321 about 10 minutes from the center of Clover. This project, which is still in the planning stages, will provide additional, easy access to major transportation facilities. Project completion date is set for 2014.

RAIL AND AIR

There is no rail service to the Town of Clover. The rail tracks which at one time ran through the center of Main Street have been removed. Air transportation is provided by general aviation airports in Gastonia and Rock Hill and by the Charlotte Douglas International Airport. This facility provides both domestic and international flights, and is one of the busiest airports in the nation.

PUBLIC TRANSPORTATION

York County Access is a cooperative effort of York County and the City of Rock Hill and is operated by York County Council on Aging. This service provides public transportation for residents of rural York County and the City of Rock Hill. York County Access which is also referred to as “Dial –A- Ride” is a demand response transportation system that provides vehicles to transport passengers to desired destinations within rural York County and the City of Rock Hill. The operating schedule for this service is Monday through Friday from 6:00 a.m. to 6:00 p.m. Currently, fares are \$2.50 for a one way trip anywhere in York County.

SIDEWALKS

Most sidewalks in the Town of Clover are owned by the South Carolina Department of Transportation. Other than the installation of new segments of sidewalks during road construction and improvement to crosswalks on Main Street, the SCDOT has not improved any sidewalks in a number of years. Per Town Ordinance, new developments are required to install sidewalks. After completion, maintenance is turned over to the Town or, if appropriate, the homeowners association. The Town has also improved several sections of SCDOT sidewalks throughout Town.

WALKING, HIKING AND BIKING TRAILS

Trails provide a venue for physical activities, such as walking and biking, and the benefits of these activities are significant and far reaching. Clover supports the Carolina Thread Trail plan, the first-ever plan to integrate all existing and proposed municipal and York County trails with additional greenway/trail segments that will together create a comprehensive multi-use network for connecting people, places and destinations to each other and surrounding counties. The Town of Clover Trails Plan, adopted in January 2008, complements the proposed Thread Trail in the Clover area. See Figure 9.



Town of Clover

Road Network

Figure 8

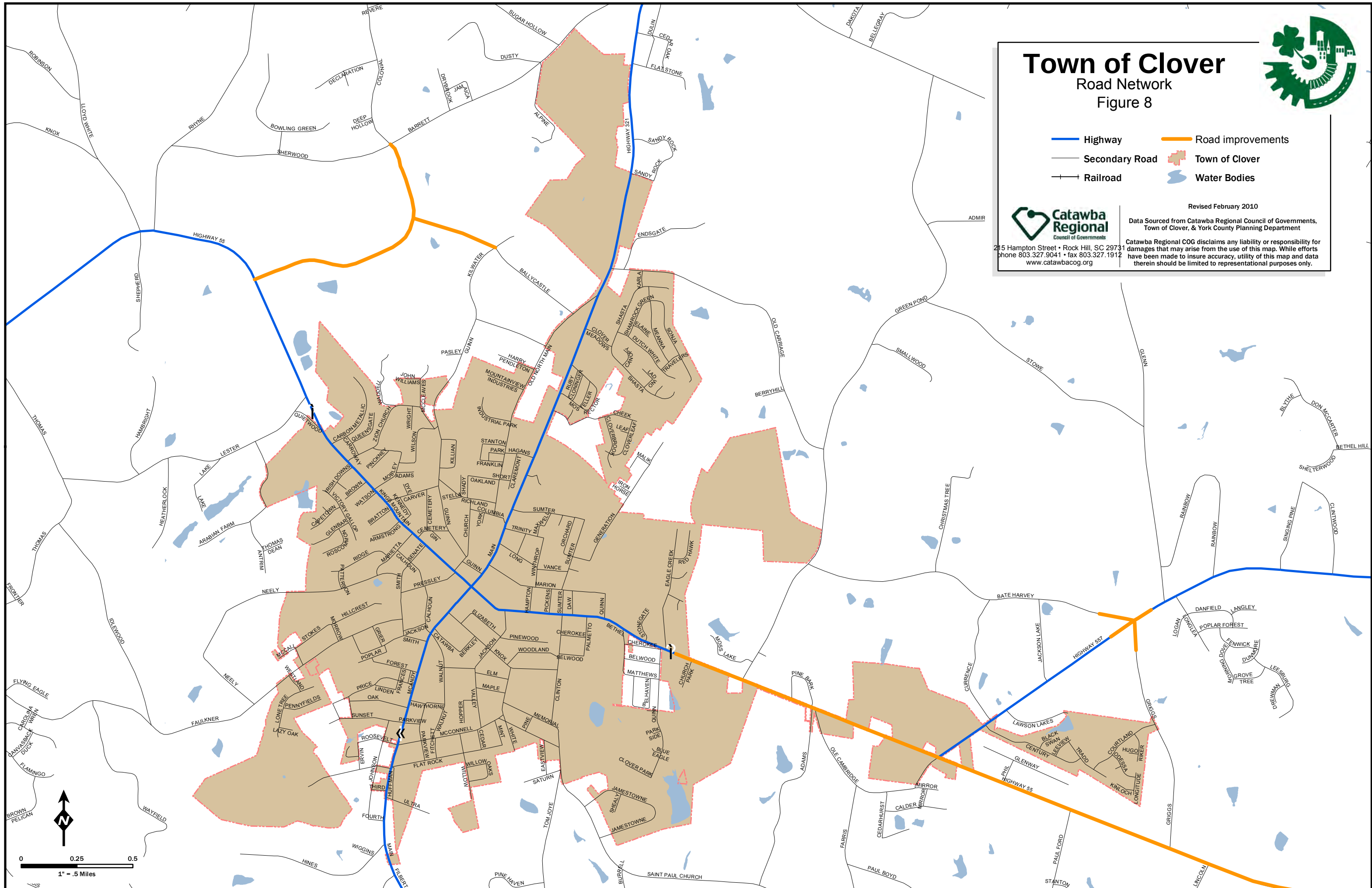
- Highway
- Secondary Road
- Railroad
- Road improvements
- Town of Clover
- Water Bodies

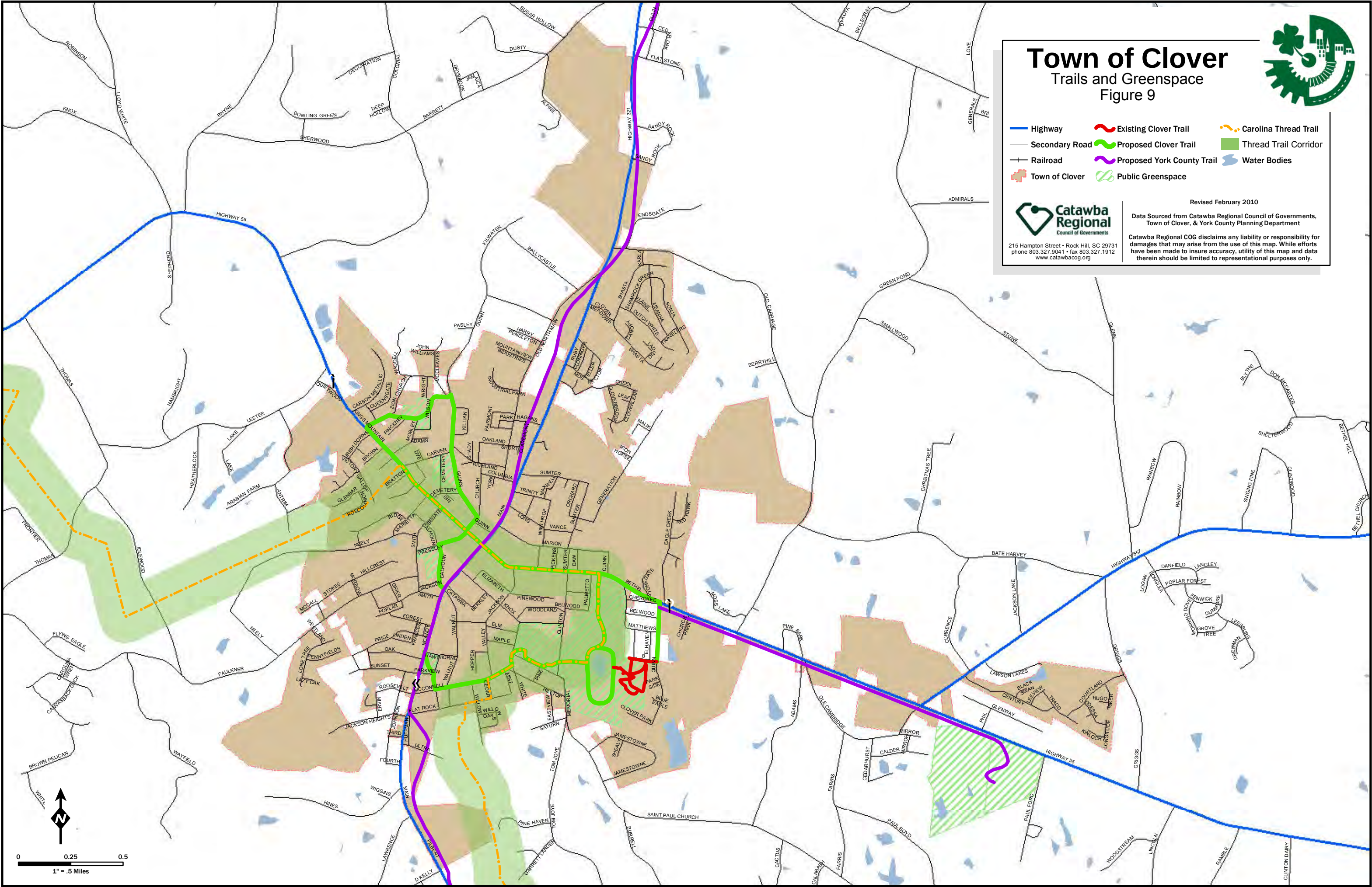


Revised February 2010

Data Sourced from Catawba Regional Council of Governments,
Town of Clover, & York County Planning Department

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Transportation Facilities Element

Statement of Needs and Goals

The Town will strive to create a transportation network that provides for a safe, efficient, well-maintained street network that will enhance quality of life and economic prosperity and manage future growth.

Objectives	Implementation Strategies	Participants	Time Frame
Goal 1: Improve condition of local roads.			
Objective 1.1: Develop a master plan for road improvements and maintenance of Town-owned roads.	Strategy A. Develop a timetable/budget to repair, reconstruct and resurface Town-owned roads.	Administration, Public Works	Short-term
	Strategy B. Develop a maintenance program for upkeep of streets, sidewalks, trails, and entrance areas to maintain their appearance and functionality.	Public Works	Short-term
	Strategy C. Work with the South Carolina Department of Transportation and York County to create a map which shows right-of-way responsibilities.	Administration, Public Works	Short-term
Objective 1.2: Participate in area transportation planning efforts.	Strategy A. Communicate with the South Carolina Department of Transportation, York County, the Catawba Regional Council of Governments, and the Clover School District about the area's transportation needs.	Town Council, Administration	On-going
	Strategy B. Support implementation of approved Pennies for Progress projects from 1997, 2003, 2011 and future funding cycles.	Town Council	On-going
	Strategy C. Partner with federal, state and local agencies to secure funding for transportation initiatives.	Town Council	On-going
	Strategy D. Partner with the Carolina Thread Trail to ensure planning is coordinated with Town trail planning.	Town Council, Recreation	On-going

Goal 2: Support an integrated multimodal transportation system.

Objective 2.1: Incorporate "complete street" roadway design to safely integrate all modes of transportation including pedestrian, bicycle and transit traffic.

Strategy A. Incorporate "complete streets" concepts into relevant Town policies.

Town Council, Planning Commission

Short-term

Strategy B. Evaluate and identify existing roads for possible "complete streets" retrofitting.

Planning Commission, Public Works

Short-term

Strategy C. Require construction of "complete streets" facilities for new roadways, where appropriate.

Town Council, Planning Commission

Short-term

Objective 2.2: Create a more bicycle and pedestrian friendly environment. (See also Natural Resources Objective 1.3 and Community Facilities Objectives 7.2 and 8.1)

Strategy A. Update the Town of Clover Trails Plan to include greenways and open space with a special emphasis on critical preservation areas, connecting public land uses, connecting areas which retain a natural character and implementation strategies.

Town Council, Administration, Planning Commission, Recreation

Short-Term

Strategy B. Coordinate trail development with the Carolina Thread Trail Plan

Town Council, Administration, Planning Commission, Recreation

On-going

Strategy C. Identify and address unsafe pedestrian conditions (dead-end sidewalks, sidewalk obstructions, etc.) on existing facilities.

Public Works

On-going

Strategy D. Provide additional marked, pedestrian crossings on major streets (Main, Bethel and Kings Mountain).

Town Council, Public Works

Short-term

Strategy E. Work with local schools and the community to establish Safe Routes to Schools, a program sponsored by SCDOT.

Administration, Planning Commission, Recreation, Public Works

Short-term

Strategy F. Design and implement a corridor study to prioritize main corridors and improvement goals with an emphasis on streetscaping, signage and landscaping.

Administration, Economic Development Board, Public Works

Mid-term

Strategy G. Consider change to land use ordinance to allow for appropriate alternatives to sidewalks in new residential developments.

Town Council, Administration, Planning Commission

Short-term

Objective 2.3: Improve navigation to areas of interest.	Strategy A. Replace street signs as needed with easy to read signs.	Public Works	On-going
	Strategy B. Study replacing existing street signs in defined communities with decorative signs that include the name of the neighborhood.	Town Council, Public Works	Short-term
	Strategy C. Study implementing a wayfinding signage program.	Town Council, Planning Commission, Public Works	Mid-term
Objective 2.4: Maintain Town's access to transit service.	Strategy A. Continue to support transit services provided by York County Access.	Administration	On-going
Objective 2.5: Improve local street connectivity to mitigate traffic congestion.	Strategy A. Develop procedure to ensure new development and redevelopment occurs in such a way as to minimize traffic congestion.	Town Council, Planning Commission	Short-term
	Strategy B. Study road network and ingress/egress options in existing commercial areas to determine if there are options for improving mobility and access by consolidating driveways, connecting commercial properties, or improving in some other way.	Planning Commission, Public Works	Mid-term

VIII. PRIORITY INVESTMENT ELEMENT

In May 2007, the South Carolina Priority Investment Act (PIA) was signed into law. The PIA consists of amendments to the 1994 Local Government Comprehensive Planning Enabling Act. One of the amendments adds the Priority Investment Element to the list of required elements for local comprehensive plans. The PIA states the following regarding this new element:

A priority investment element [is required] that analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools. The recommendation of those projects for public expenditure must be done through coordination with adjacent and relevant jurisdictions and agencies. For the purposes of this item, 'adjacent and relevant jurisdictions and agencies' means those counties, municipalities, public service districts, school districts, public and private utilities, transportation agencies, and other public entities that are affected by or have planning authority over the public project. For the purposes of this item, 'coordination' means written notification by the local planning commission or its staff to adjacent and relevant jurisdictions and agencies of the proposed projects and the opportunity for adjacent and relevant jurisdictions and agencies to provide comment to the planning commission or its staff concerning the proposed projects. Failure of the planning commission or its staff to identify or notify an adjacent or relevant jurisdiction or agency does not invalidate the local comprehensive plan and does not give rise to a civil cause of action.¹

The purpose of the Priority Investment Element is to tie the capital improvement needs identified in other elements of the Comprehensive Plan to forecasted budget revenues for the next decade. It is, in essence, a condensed version of the Town's Capital Improvements Plan (CIP) that will look only at new facilities or significant upgrades. The CIP provides an additional level of detail and justification for each project so that decision-makers, including the Planning Commission, can set priorities and allocate resources. Table 10, Selected CIP Projects 2012-2021 lists 13 projects totaling \$12.35 million. Eleven of the capital projects are new items.

ADJACENT AND RELEVANT JURISDICTIONS AND AGENCIES

The Community Facilities and Transportation Elements of this Comprehensive Plan are good places to start when identifying outside funding sources and partnership opportunities. These adjacent and relevant jurisdictions and agencies, as defined by state law, should be consulted regularly regarding capital projects and major policy changes:

- **Clover School District** – provides public education services
- **SC Department of Transportation** – owns and maintains public roadways
- **York County** – owns and maintains public roadways
- **Local Utility Providers** – electricity, natural gas, phone, television, internet

¹ www.scstatehouse.gov/code/t06c029.htm

Table 10
Selected CIP Projects 2012-2021

	Total Project Estimate	2011/12	2012/13	2013/14	2014/15	2015/16	2016/2021
General Government Administration	\$ 1,000,000	\$ -	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -
Town Hall (NEW) p.15	\$ 1,000,000	\$ -	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -
Fire	\$ 2,950,000	\$ -	\$ -	\$ 1,400,000	\$ 500,000	\$ 1,050,000	\$ -
Fire Substation (NEW) p.21	\$ 1,400,000	\$ -	\$ -	\$ 1,400,000	\$ -	\$ -	\$ -
Fire Engine (NEW) p.22	\$ 500,000	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -
Ladder Truck (NEW) p.23	\$ 1,050,000	\$ -	\$ -	\$ -	\$ -	\$ 1,050,000	\$ -
Streets & Sanitation	\$ 165,400	\$ -	\$ -	\$ 165,400	\$ -	\$ -	\$ -
Maintenance Shop & Yard (NEW) p.34	\$ 165,400	\$ -	\$ -	\$ 165,400	\$ -	\$ -	\$ -
Water & Sewer	\$ 5,700,000	\$ 50,000	\$ -	\$ 300,000	\$ 1,750,000	\$ 3,600,000	\$ -
Sewer Lift Station Upgrades p.40	\$ 1,150,000	\$ -	\$ -	\$ 300,000	\$ 250,000	\$ 600,000	\$ -
Ridge Road Waterline (NEW) p.43	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000	\$ -
Industrial Park Water & Sewer (NEW) p.44	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -
Elevated Water Tank (NEW) p.46	\$ 1,500,000	\$ -	\$ -	\$ -	\$ 1,500,000	\$ -	\$ -
Highway 321 Sewer Line Improvements p.48	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -
Parks & Recreation	\$ 2,534,000	\$ 1,284,000	\$ 200,000	\$ 150,000	\$ 750,000	\$ 150,000	\$ -
Park at Memorial Drive (NEW) p.54	\$ 2,234,000	\$ 1,284,000	\$ 200,000	\$ -	\$ 750,000	\$ -	\$ -
Neighborhood Parks (NEW) p.56	\$ 200,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -
Community Trails (NEW) p.57	\$ 100,000	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
Total Expenses	\$ 12,349,400	\$ 1,334,000	\$ 700,000	\$ 2,515,400	\$ 3,000,000	\$ 4,800,000	\$ -
Projected Revenues							
Governmental Fund	\$ 300,000	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -
Capital Projects Fund	\$ 790,000	\$ 390,000	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ -
Enterprise Fund	\$ 1,325,000	\$ 50,000	\$ -	\$ 150,000	\$ 125,000	\$ 1,000,000	\$ -
Special Revenue Fund (FD Supplements)	\$ 1,550,000	\$ -	\$ -	\$ -	\$ 500,000	\$ 1,050,000	\$ -
York County Hospitality Tax Fund	\$ 600,000	\$ 300,000	\$ -	\$ -	\$ 300,000	\$ -	\$ -
General Obligation Bond	\$ 999,400	\$ 584,000	\$ -	\$ 165,400	\$ 250,000	\$ -	\$ -
Lease Purchase	\$ 1,000,000	\$ -	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -
CDBG Grant	\$ 875,000	\$ -	\$ -	\$ 150,000	\$ 125,000	\$ 600,000	\$ -
Park Sponsorship	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -
Undetermined / Unfunded	\$ 4,900,000	\$ -	\$ -	\$ 1,400,000	\$ 1,500,000	\$ 2,000,000	\$ -
Total Revenues	\$ 12,349,400	\$ 1,334,000	\$ 700,000	\$ 2,515,400	\$ 3,000,000	\$ 4,800,000	\$ -

In addition to Town of Clover projects, long-term capital plans from the other public agencies in the Clover area have been included to provide a more complete picture of future public investment and community impact. Table 11 summarizes major education and transportation projects that are planned for the next decade: 2012 to 2021.

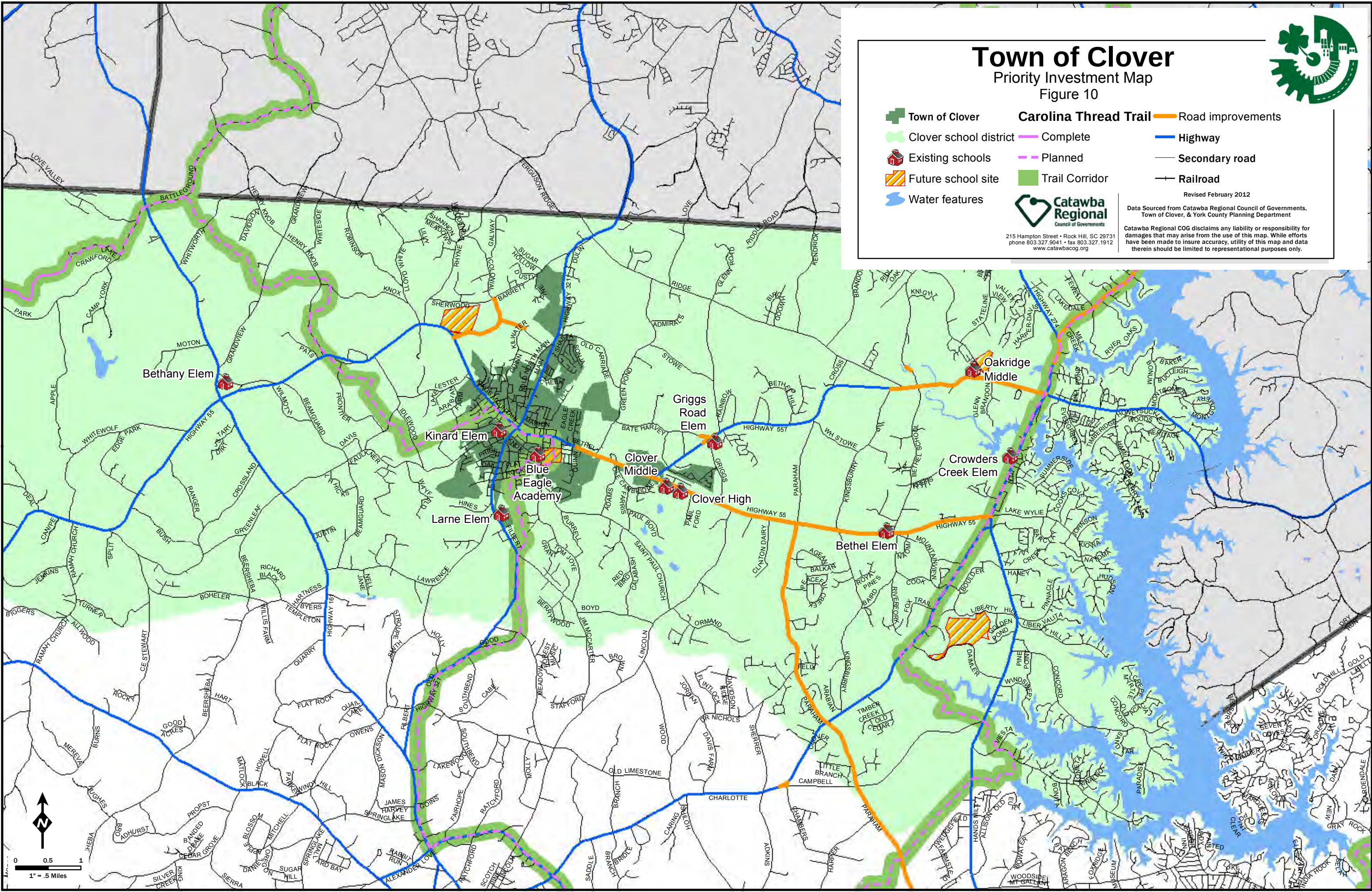
Based on information from the Clover School District, current school facilities have available capacity until FY2016. Future school construction projects are directly related to enrollment changes and population growth; therefore, no specific timeframes are noted for these projects. Also, the budget amounts shown represent typical school construction costs and are approximate.

Table 11
Public Projects in the Clover Area
2012-2021

	Agency	Funding Source	Year	Budget Amount
Education Projects*				\$ 155,000,000
Elementary School (NEW)	Clover SD	TBD	2016-2021	\$ 25,000,000
Middle School (NEW)	Clover SD	TBD	2016-2021	\$ 45,000,000
High School (NEW)	Clover SD	TBD	2016-2021	\$ 85,000,000
Transportation Projects				\$ 55,583,884
Bridge over Crowders Creek (Replacement)	SCDOT	SCDOT	2010-2012	\$ 1,675,000
SC Highway 55 East (Quinn Rd to Griggs Rd)	York County	Pennies for Progress #2	2011-2012	\$ 13,801,070
SC Highway 274 & 279 (5-lane to state line)	York County	Pennies for Progress #3	TBD	\$ 25,775,000
SC 321 Highway/Barrett/West Gate Connector	York County	Pennies for Progress #3	TBD	\$ 2,485,752
Griggs Road/Bate Harvey/SC 557 Intersection Realignment	York County	Pennies for Progress #3	TBD	\$ 1,000,000
Paraham Road (SC 55 to SC 161) and Shoulder Widening	York County	Pennies for Progress #3	TBD	\$ 6,522,662
SC Highway 557 (5-lane to Kingsbury)	York County	Pennies for Progress #3	TBD	\$ 4,324,400
Grand Total				\$ 210,583,884

* See explanation noted in the narrative.

The Priority Investments Map, Figure 10, shows the location of publicly funded projects in the Clover area over the next decade, including the location of future school sites. This composite map provides a visual tool that will help the Town of Clover and other public agencies coordinate the construction of these improvements and planning activities for additional projects.



Town of Clover

Priority Investment Map
Figure 10

- Town of Clover
- Clover school district
- Existing schools
- Future school site
- Water features
- Complete
- Planned
- Trail Corridor
- Road improvements
- Highway
- Secondary road
- Railroad



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Priority Investment Element

Statement of Needs and Goals

The Town shares a commitment with our neighboring jurisdictions and agencies to work together to plan and construct the public infrastructure needed by the residents of Clover and York County.

Objectives	Implementation Strategies	Participants	Time Frame
Goal 1: Develop a comprehensive strategy to analyze, identify and finance needed capital improvements and meet the requirements of the Priority Investment Element.			
Objective 1.1: Continue efforts to identify needed capital improvements.	Strategy A. Annually update the Town's Capital Improvements Plan (CIP), which is a 5 year plan.	All Town Departments, Planning Commission, Town Council	On-going
	Strategy B. Expand the time frame of the Town's CIP to cover 10 years.	All Town Departments, Planning Commission, Town Council	Mid-term
	Strategy C. Consider cost of maintenance and operation of all capital projects.	All Town Departments, Town Council	On-going
Objective 1.2: Explore and develop funding opportunities for future capital improvements.	Strategy A. Identify and pursue state, federal and local grants and other public and private funding for capital improvements.	Administration	On-going
	Strategy B. Consider local options such as impact fees, tax increment financing and negotiated development exactions.	Town Council	On-going
Objective 1.3: Coordinate with all adjacent and relevant agencies and jurisdictions.	Strategy A. Identify projects within the CIP that would require notification.	All Town Departments	On-going
	Strategy B. Develop a timely and appropriate notification schedule for relevant jurisdictions and agencies.	Administration	On-going
	Strategy C. Coordinate the provision of public services with other local jurisdictions where such coordination will provide cost savings and/or quality improvements.	All Town Departments, Town Council	On-going

IX. HOUSING ELEMENT

HOUSING LOCATION

The existing land use map, shown as Figure 12, provides an illustration of the distribution of residential units throughout the Town of Clover. The information on the map is from the land use inventory conducted by Town staff in 2010. In general, there is a relatively concentrated pattern of residential land use clustered around the downtown area of Clover. The original town limits were extended to the east along Highway 55 and to the north along Highway 321 during the housing boom of the '00 decade. The historic pattern of housing concentrated in older neighborhoods with inter-connected streets was replaced with new tract-home subdivisions dominated by cul-de-sacs. Figure 11, the Housing Types Map, provides a more specific illustration of the location of housing units.

HOUSING TYPES

Housing units in Clover are predominantly single-family in nature. The 2010 Census provides the most recent and accurate data on housing types. Of the total 2,217 housing units in Clover in 2010, 1,402 were conventionally built single-family units. This represents 63.2% of all units. There were 265 mobile homes reported. These units represent 12% of the total. Multi-family housing accounted for 448 units, or 20.2% of the total. These units were all located in various types of apartment complexes. There were 102 duplex units counted, or 4.6% of the total.

Comparisons with the figures from the previous US Census counts and with the housing inventory provide some indications of the trends in housing in the Town. The number of conventional single-family houses in the town limits continues to increase, but declined as a percentage of the total. The number of mobile homes, which had increased rapidly during the 1980s and 1990s, was up only slightly between 2000 and 2010. **The rapid growth in multi-family housing over the twenty year period of 1990 to 2010 represents the major change in the mix of housing types in Clover.** Figure 11 provides the location of various housing types within the town, and the data are summarized in Table 12. It must be noted that there is a disparity between the number of multi-family structures reported by the Census (550 units) and the number reported through the windshield survey (303 units). Because the Town does not have access to Census data, the difference cannot be reviewed and corrected.

Catawba Regional COG manages a regional building permit tracking system in its four-county service area. The Town of Clover and the other jurisdictions in the region provide their building permit data on a monthly basis and quarterly reports are developed which summarize the trends on the region. These reports are valuable for developing housing and population estimates in the periods between national Censuses.

Table 12 Housing Types 1990-2010					
	1990	2000	2010	% Change 1990 to 2010	% Change 2000 to 2010
Single Family	1,085	1,208	1,402	29.2	16.1
Mobile Home	120	224	265	120.8	18.3
Duplex & Multi-Family	200	187	550	175.0	194.1
Total Units	1,405	1,619	2,217	57.8	36.9
Source: U.S. Bureau of the Census, 1990, 2000 and 2010, and the American Community Survey					

AGE OF HOUSING

The age of housing is provided in the 2010 Census. Table 13 provides a summary of the age characteristics of the housing stock. The Census reports the age of housing by ten-year increments. There has been relatively balanced growth over the years. A total of 184 units still exist which were built prior to 1939. Between 1940 and 1959, 411 units were built. The decades of the 1960s and 1970s were a robust period of housing construction in Clover with an average of 36 units built per year. This rate of growth slowed considerably over the next two decades; 1980 to 1999. The first decade of the 21st Century, however, saw 527 new housing units constructed, which shattered the mark set in the 1960s. The national housing and finance crisis of 2008 cut short the historic pace of housing growth in Clover. The effect to the local and national housing industries of this economic debacle appears to be long-term in nature.

Table 13 Age of Housing		
<u>Year Constructed</u>	<u>Number of Units</u>	<u>Percent</u>
2000 to 2009	527	23.8
1990 to 1999	209	9.4
1980 to 1989	165	7.4
1970 to 1979	391	17.6
1960 to 1969	330	14.9
1950 to 1959	231	10.4
1940 to 1949	180	8.1
1939 or earlier	184	8.3
Total Units	2,217	100%
Source: US Census & American Community Survey		

HOUSING CONDITIONS

Information concerning structural conditions of individual houses is not available from the 2010 Census. However, the Census does report on several housing characteristics which are used as indicators of housing quality. These include lack of kitchen and plumbing facilities and conditions of overcrowding. The Census Bureau defines overcrowding as the presence of more than one person per room in a housing unit. In Clover, the 2010 Census reported that 2.2% of the housing units had more than one person per room. While slightly higher than the state average of 1.9%, this rate of overcrowding has been reduced from 2000 and is less than many towns and cities in the state.

The Census also reports housing conditions from the standpoint of the presence of plumbing facilities. In 2010, the Census reported that 98% of the housing units in town had complete plumbing facilities. The statewide average is 99.5% of all housing units. The Census also reports on the lack of complete kitchen facilities as another measure of housing conditions. The 2010 Census reported that 2% of the housing units lacked complete kitchen facilities. This compares to a rate of 0.6% in the state as a whole.

The Census has no measurements for structural conditions of housing. The Code Enforcement Officer for the Town of Clover provides continuous implementation of the nuisance code and other ordinances. This enforcement has led to the demolition of several dilapidated housing units. The land use inventory, completed by Joel E. Wood and Associates in March 2010 as part of the development of the Comprehensive Plan, included a “windshield survey” of housing conditions. A judgment was made on the structural integrity of each housing unit surveyed based on its exterior appearance. Although this method has limitations because it does not involve a complete interior and exterior inspection of the houses, it does provide one of the few sources of information on housing conditions. Each house was categorized on the basis of its exterior condition as evident from the street.

Standard: The unit was structurally sound and provided safe and decent housing. The need for minor exterior repairs, such as paint, was disregarded.

Deteriorating: The structure was habitable but some structural defects were visible from an exterior view. These defects might include missing or rotted roof shingles, missing or rotted siding, cracked or missing masonry in chimneys or foundations, sagging roof members or porches, or a lack of enclosed supports for the living quarters.

Dilapidated: The structure suffered such serious deficiencies as to be considered beyond repair, considering the cost of repair and the potential value of the house. Defects might include partial collapse of walls, roofs, chimneys, or foundations. Most houses classified as dilapidated are vacant and appear to be abandoned.

The windshield housing inventory found that the housing stock in Clover was in good

condition. **Of the total 1,667 single-family housing units reported in the Census, 1,612 were described as in standard condition.** There were 36 units which were described as deteriorating, or 2.2% of the total. Nineteen units were classified as dilapidated. Many of these distressed properties appeared to be vacant. The deteriorated and dilapidated units were scattered throughout the community, with the exception of the western quadrant of Clover in the Calhoun-Faulkner area. The location of deteriorating and dilapidated housing units is shown in Figure 11, the Housing Types Map.

OWNER AND RENTER STATUS

The mix between ownership and rental of housing has been changing in recent years. In 1990, the US Census reported that Clover had a total of 1,305 occupied housing units. Of these, 852 were occupied by owners and 453 by renters. By 2000, the number of occupied units had increased to 1,331. There were 807 owner occupied units reported in 2000 and 524 renter units. Rental units had increased over the ten-year period from 34.7% percent of the total to 39.4%. The 2010 Census shows that the trend has slightly reversed itself, with **rental units in 2010 comprising 37.1% of the total.** The home ownership rate of 62.9% in 2010 compares with rates of 69.3% in South Carolina and 65.1% nationally. These patterns are summarized in Table 14 below.

Table 14 Ownership Patterns 1990-2010				
	1990	2000	2010	% Change 1990 to 2010
Owner-occupied	852	807	1,206	41.5
Renter-occupied	453	524	712	57.2

Source: U.S. Bureau of the Census

HOUSING AFFORDABILITY

The housing market in Clover currently provides housing units in a number of price ranges. There are generally fewer housing units available at higher prices than in the lower price ranges. The 2010 Census provides information on the financial characteristics of housing. There are several limitations to using this data. These figures are based on answers provided by the home owners or renters themselves when answering the Census questionnaire. Many owners are unaware of the current market value of their house and may give inaccurate answers. Nevertheless, the estimates provided by the Census do give a means of comparing Clover with other areas in relation to housing values at a given point in time. Table 15 provides a comparison of

the median housing value for owner-occupied housing with a number of other areas. **The 2010 Census estimate for the median housing value in Clover was \$112,700.** This value is the higher than the median value for the City of York, but is lower than most other cities in York County and the county as a whole. An encouraging factor is that the percentage increase in median housing value between 2000 and 2010 in Clover was higher than half of the peer group.

The median gross rent is another measurement used by the Census for comparing the cost of rental units from one community to another. **The 2010 Census reported a median rent for Clover of \$574.** This compares with \$737 per month in York County as a whole and \$701 in South Carolina. The median rent increased 12.5% since the 2000 Census and lags behind the county and state amounts.

Housing in Clover is available for a wide variety of income levels. The units operated by the South Carolina Housing and Finance Authority provide public housing for lower income families. Small houses and manufactured homes also are available in the private sector which has rents suitable for moderate and low income families. **In the higher price ranges, there are fewer houses available.** The surrounding areas of the Clover Census Division have a number of subdivisions which provide houses for moderate and higher income families.

Table 15 Median Value Owner-occupied Housing 2000-2010			
	2000	2010	% Change 2000 to 2010
Clover	\$ 80,900	\$ 112,700	39.3
York	\$ 80,900	\$ 100,900	24.7
Fort Mill	\$ 126,100	\$ 169,500	34.4
Tega Cay	\$ 180,500	\$ 266,000	47.4
Rock Hill	\$ 92,800	\$ 136,200	46.8
York County	\$ 119,600	\$ 158,900	32.9
South Carolina	\$ 94,900	\$ 134,100	41.3
United States	\$ 119,600	\$ 188,400	57.5
Source: U.S. Bureau of the Census & American Community Survey			



Town of Clover

Housing Types Map

Figure 11

Housing Type

- Single Family Residential
- Mobile Home
- Multi-Family Residential
- Dilapidated
- Deteriorating

- Highway
- Secondary Road
- Railroad
- Town of Clover
- Water Body

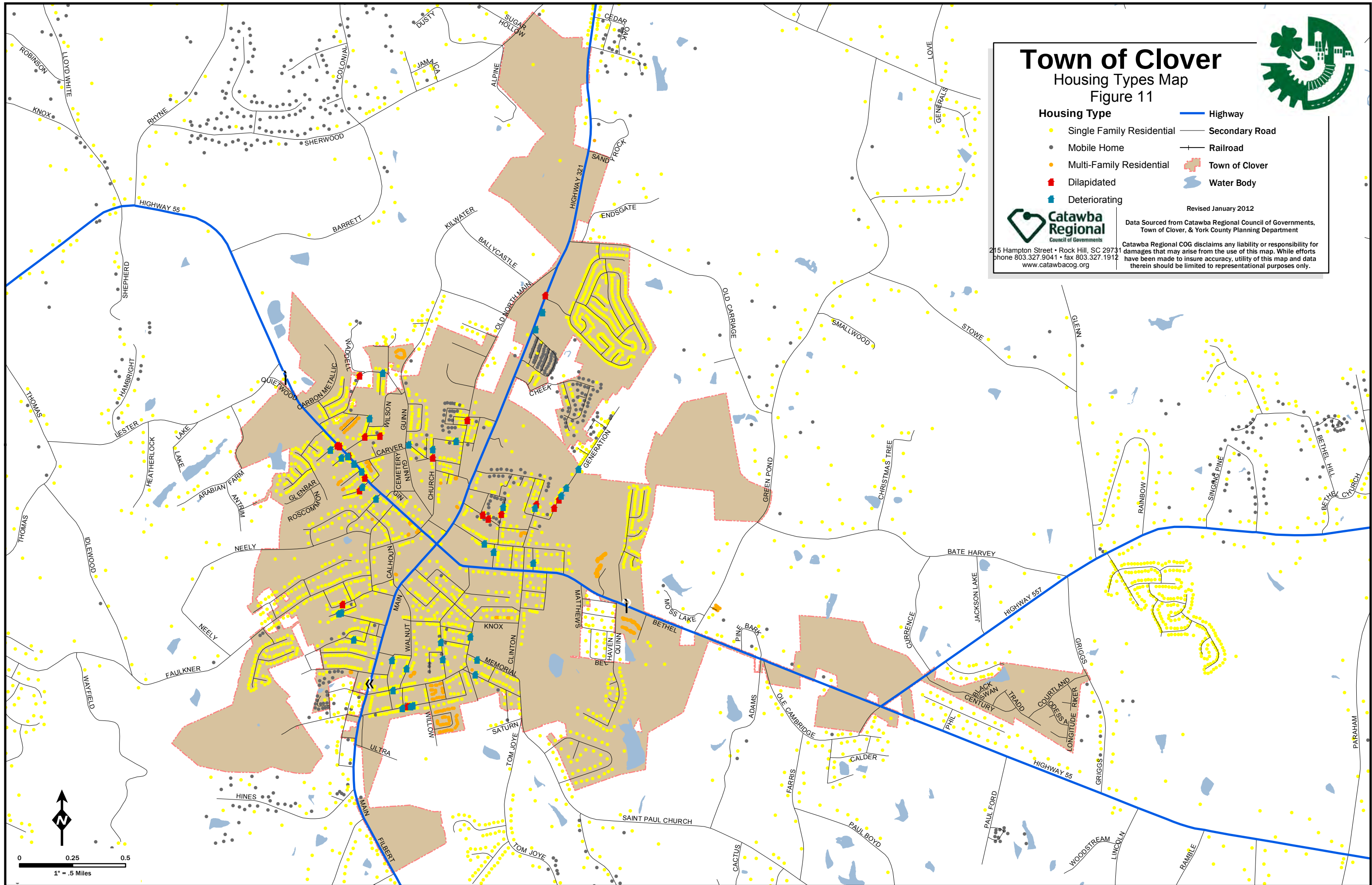
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Housing Element

Statement of Needs and Goals

The Town of Clover will preserve and protect the neighborhood character and quality of life in residential neighborhoods; encourage a balanced range of housing type and opportunities; promote opportunities for clean, safe and affordable housing; and maintain safety, appearance and harmony within neighborhoods.

Objectives	Implementation Strategies	Participants	Time Frame
Goal 1: Preserve and improve the character and quality of life in existing residential neighborhoods.			
Objective 1.1: Reduce and eliminate the incidence of nuisance violations.	Strategy A. Strengthen and take necessary actions to increase enforcement of all town codes.	Town Council, Administration, Development Services	On-going
	Strategy B. Consider implementation of new rental housing regulations to include safety inspections.	Town Council, Administration, Development Services	Short-term
	Strategy C. Review alternatives for strengthening the Town's property maintenance codes.	Town Council, Administration, Development Services	Short-term
	Strategy D. Encourage neighborhood and organizational participation in clean up and maintenance activities with specific emphasis on assisting elderly and disabled citizens.	Town Council, Administration, Development Services	Short-term
Objective 1.2: Improve opportunities for and encourage infill development.	Strategy A. Revise zoning standards to encourage infill and redevelopment of residential and commercial properties.	Town Council, Planning Commission	Short-term
	Strategy B. Develop standards to ensure infill development is compatible with existing residential neighborhoods.	Town Council, Planning Commission	Short-term

Objective 1.3: Ensure that existing residential areas are protected from new higher density development.	Strategy C. Identify dilapidated structures and aggressively seek to have them renovated, upgraded and/or removed by owner.	Development Services	On-going
	Strategy D. Develop process and funding strategy for Town to be involved in demolitions of dilapidated and/or abandoned properties.	Town Council, Administration, Development Services	Short-term
	Strategy E. Explore incentives to encourage residential mixed use and infill development.	Planning Commission, Administration	Short-term
	Strategy F. Evaluate and promote the cleanup and redevelopment of brownfield sites for residential, mixed use and commercial, where feasible.	Administration, Development Services	On-going
	Strategy A. Revise ordinance to ensure protections are provided between new higher density residential and existing single-family neighborhoods.	Town Council, Planning Commission	Short-term
	Strategy B. Revise ordinance to protect and preserve existing and developing single family residential areas from incompatible land uses.		
Objective 1.4: Provide resources and incentives to encourage owners of historic resources to preserve and rehabilitate their properties. (See also Cultural Resources, Goal 2, Objective 2.2.)	Strategy A. Maintain an information base of state, federal and private incentive programs for historic resources.	Administration	Short-term
	Strategy B. Explore the adoption of relevant building codes to maximize the preservation and architectural history of historic structures wherever possible.	Town Council, Administration, Development Services	Short-term
	Strategy C. Develop a historic preservation overlay.	Town Council, Planning Commission	Mid-term
	Strategy D. Investigate the feasibility of a local incentive program for historic preservation which may include a revolving loan fund and local grants.	Town Council, Administration, Planning Commission, Development Services	Mid-term
Objective 1.5: Improve visual appearance of neighborhoods.	Strategy E. Encourage neighborhood based efforts to preserve significant resources.	Town Council, Planning Commission	On-going
	Strategy A. Consider exterior standards for all housing types including single and multi-family and manufactured homes.	Town Council, Planning Commission	Short-term

Strategy B. Implement anti-monotony standards within residential blocks for new developments that address exterior design, size, height, roof lines, landscaping and/or color of homes.	Town Council, Planning Commission	Short-term
Strategy C. Investigate opportunities to rehabilitate existing housing.	Administration	Short-term
Strategy D. Restrict the age of new manufactured housing that can be brought in to Town.	Town Council, Planning Commission	Short-term
Strategy E. Consider limiting the number and/or size of accessory structures and personal property, such as boats and campers, that can be placed on residential property.	Town Council, Planning Commission	Short-term

Goal 2: Study Clover's projected housing market needs.

Objective 2.1: Identify future housing market demand to determine quality, quantity, price range and types.	Strategy A. Survey Town residents to determine housing preferences, needs and future plans.	Planning Commission, Administration	Short-term
	Strategy B. Survey realtors to determine housing inquiries and unmet needs.	Planning Commission, Administration	Mid-term
Objective 2.2: Evaluate potential markets for residential growth.	Strategy A. Survey newcomers to determine future housing demand.	Planning Commission, Administration	Mid-term

Goal 3: Update the Zoning Ordinance and Land Development Regulations to address the Town's long-term housing needs.

Objective 3.1: Revise the Zoning Ordinance to promote a balanced mix of housing types.	Strategy A. Evaluate residential zoning districts to determine if current zoning provides for a suitable variety of housing options.	Town Council, Planning Commission	Short-term
	Strategy B. Develop standards that encourage mixed use and pedestrian friendly developments with specific emphasis in downtown and commercial districts along major corridors.	Town Council, Planning Commission	Short-term
	Strategy C. Revise planned development (PD) district regulations to promote mixed use development and "smart growth" concepts.	Town Council, Planning Commission	Short-term

	Strategy D. Promote neighborhood compatibility through implementation of building and design standards in Town ordinances.	Town Council, Planning Commission	Short-term
Objective 3.2: Encourage the provision of additional public and private amenities.	Strategy A. Revise ordinances to establish incentives, such as density bonuses, for the provision of public and private amenities.	Town Council, Planning Commission	Mid-term
Objective 3.3: Promote flexible standards that encourage environmentally responsible development practices.	Strategy A. Revise ordinances to promote cluster and other non-traditional concepts while encouraging preservation of open space and compatibility with existing neighborhoods.	Town Council, Planning Commission	Short-term
	Strategy B. Incorporate "complete street" design for sidewalks, bikeways, trails, and street lights and ensure linkage to existing infrastructure along all streets.	Town Council, Planning Commission	Short-term
	Strategy C. Encourage residential developments to locate in areas adjacent to existing services and infrastructure.	Town Council, Planning Commission, Administration	On-going
Objective 3.4: Encourage sustainable housing design and construction methods.	Strategy A. Encourage the use of native, drought-resistant landscaping.	Town Council, Planning Commission	Short-term
	Strategy B. Create public education program promoting the benefits of green, sustainable building design, construction and maintenance.	Planning Commission, Administration	Short-term
	Strategy C. Consider changes to ordinance that will require new development to include sustainable, energy efficient, green design.	Town Council, Planning Commission	Short-term
Goal 4: Promote opportunities for housing for all residents.			
Objective 4.1: Encourage the provision of a range of housing types and price points.	Strategy A. Create options for density bonus or other incentives for provision of affordable to moderately priced housing units.	Town Council, Planning Commission	Mid-term
	Strategy B. Engage developers to determine how the Town can encourage low, middle and upper income rental and for sale housing units.	Town Council, Planning Commission, Administration	Mid-term

Objective 4.2: Encourage home ownership.	Strategy C. Consider incentives for development of town houses, patio homes, senior citizen complexes and mid- to high-priced dwellings.	Town Council, Planning Commission	Mid-term
	Strategy A. Develop educational materials and program to assist residents seeking home ownership.	Planning Commission, Administration	Mid-term
	Strategy B. Coordinate with other entities with a similar mission such as Habitat with Humanity.	Planning Commission, Administration	On-going
Objective 4.3: Create programs to enhance the quality of life in existing low and moderate income neighborhoods.	Strategy A. Conduct an annual Needs Assessment as required by the Community Development Block Grant (CDBG) Program.	Town Council, Administration	On-going
	Strategy B. Invest public resources to improve the quality of infrastructure serving low to moderate income neighborhoods.	Town Council, Administration, Public Works	On-going

X. LAND USE ELEMENT

LAND USE INVENTORY

In March 2010, a Land Use Inventory was undertaken using a “windshield survey” method. Each building in town was viewed from an automobile to verify the existing land use patterns and to illustrate on a map the various land uses.

The inventory categorized active land uses according to the following types:

- **Residential - single family:** Conventionally-built detached house intended for the occupancy of one family.
- **Residential - multi-family:** A development of three or more attached housing units, whether individually owned as condominiums or rented as apartments.
- **Mobile housing unit:** A single wide mobile home, whether on a temporary or permanent foundation. Some mobile homes may have stick-built additions. Double-wide or multi-section manufactured homes were noted on the inventory sheets where possible. In many cases it is difficult to distinguish between double-wide manufactured homes and conventional homes without doing a more complete inspection.
- **Commercial:** Uses involving wholesale or retail trade, service, offices, or other for-profit activities.
- **Industrial:** Uses involving the manufacturing or processing of materials or products.
- **Public:** Uses generally accessible to the public and involving not-for-profit activities. These include public buildings, parks and designated open spaces, schools, churches, golf courses, fraternal organizations, and other buildings and uses open to the public.
- **Vacant:** Land on which no structure has been placed and which has no apparent active use. These areas may include vacant lots, forested lands, and fields.

The Land Use Inventory was conducted on behalf of the Town by Joel E. Wood and Associates. The base data came from the York County parcel records and were analyzed by Catawba Regional COG staff using GIS (geographic information system) software.

LAND USE SUMMARY

The Inventory helped produce the Existing Land Use Map, shown as Figure 12. The map shows in color the basic land use classifications. Clover has a relatively consistent and traditional land use pattern. Table 16, Land Use Distribution, provides a breakdown of the land use categories by parcel and acreage.

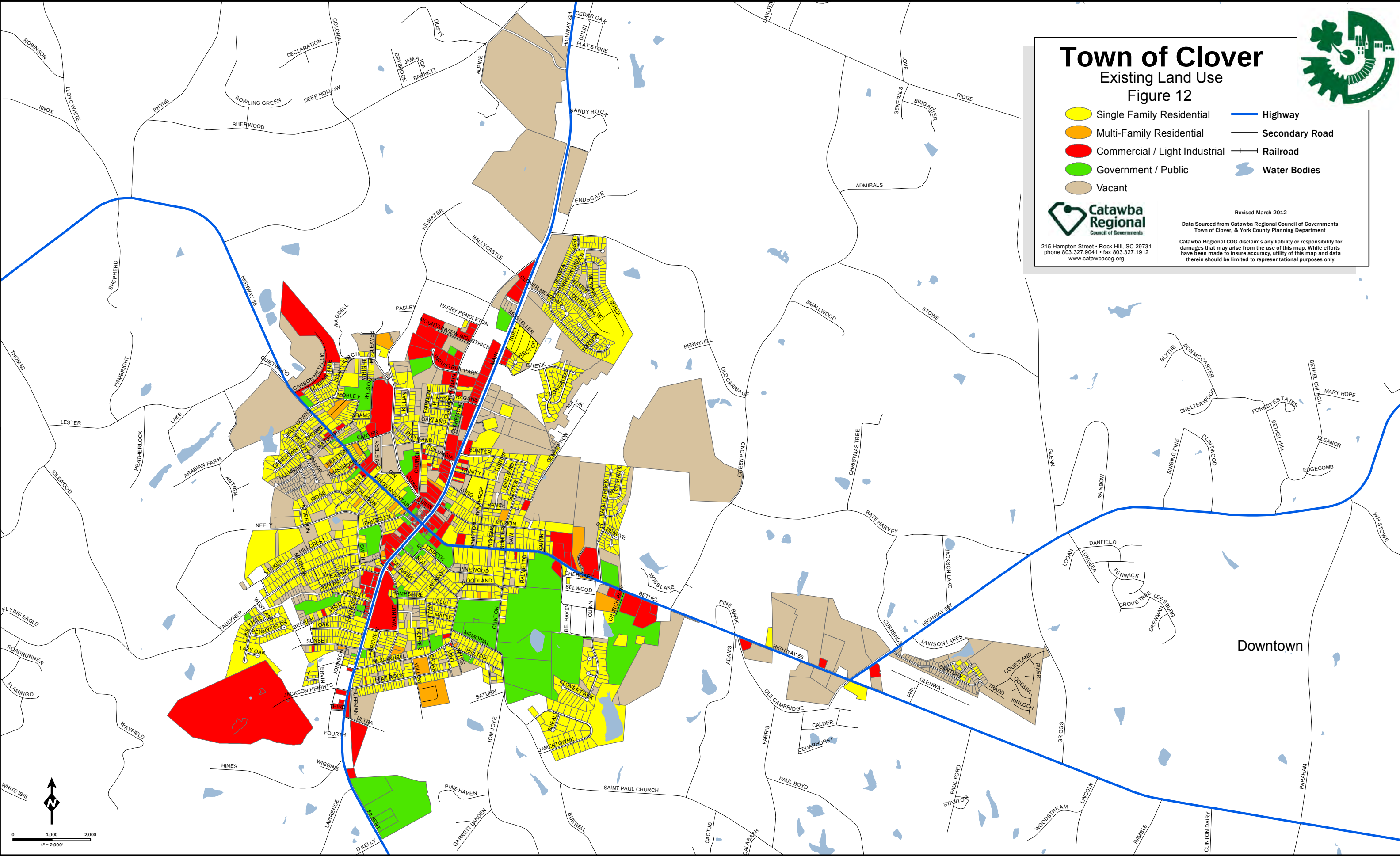
As expected, the largest number of acres (946) and parcels (1,958) are devoted to single-family residential use. Large areas of single-family houses exist without encroachment from other types of land uses. The predominant housing type is the single-family residence. There are several multi-family and duplex projects. Manufactured homes are present; both scattered on lots within conventional residential areas and located in mobile home parks and subdivisions. The majority of these mobile homes are single-wide units, but there are a number of double-wide or multiple section homes.

Table 16				
Land Use Distribution				
Category	Parcels	Percent	Acres	Percent
Single-family residential	1,958	71.0	946.4	37.3
Multi-family residential	26	0.9	42.2	1.7
Commercial/Light Industrial	192	7.0	533.2	21.0
Heavy Industrial	-	-	-	-
Government/Public	75	2.7	266.7	10.5
Vacant	505	18.3	748.5	29.5
Total	2,756		2,537.0	

The commercial areas make up 21% of the land area and are generally confined to the downtown areas and to the major traffic routes, such as US Highway 321 and SC Highway 55. The core commercial area is in the downtown area. There is relatively little intrusion of commercial into residential areas, although there has been some conversion of residential properties to commercial use along the major thoroughfares. Light industrial land uses are located in several areas of town. There is a concentration of small industrial land uses developing at the northern edge of Clover along Industrial Park Drive and Mountain View Industries Road.

Public land uses are somewhat limited in the town limits. Major public uses include the Blue Eagle Academy and Kinard Elementary School, the Clover School District Office, Woodside Cemetery, the Clover Community Park and several smaller parks, and a number of churches and public buildings.

Undeveloped or vacant land makes up a considerable portion of Clover's incorporated area, approximately 30%. This situation provides the opportunity for future growth and development, and the challenge to retain the character that makes Clover a unique community.



Town of Clover

Existing Land Use

Figure 12



- | | |
|---|--|
| <ul style="list-style-type: none">Single Family ResidentialMulti-Family ResidentialCommercial / Light IndustrialGovernment / PublicVacant | <ul style="list-style-type: none">HighwaySecondary RoadRailroadWater Bodies |
|---|--|



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FUTURE LAND USE PATTERNS

There are a number of factors which will influence the future pattern of land use development in Clover. Some future patterns are already evident. There is significant activity in the development of single family residential subdivisions to the north and east of the Town center. The Clover Census Division, which includes the Lake Wylie area, is growing rapidly due to the proximity to the Charlotte, Gastonia and Rock Hill urban areas. Historically, most of the subdivision growth has been in the unincorporated areas. This pattern changed somewhat in the 2000's due to Clover's ability to offer water and sewer utilities to developers.

If the Town of Clover can continue to attract quality subdivision development, land use patterns will change significantly. **The town must continue to be receptive in annexing newly developing areas in order to take advantage of growth opportunities that will return when the economy rebounds.**

Commercial land uses will continue to expand. The trend in recent years has been for larger-scale new commercial development to be on the fringes of the town, especially on SC Highway 55 east. Clover has not yet experienced a great deal of highway-related new commercial growth, such as shopping centers and fast food outlets. If significant residential growth occurs, these commercial uses will follow. Because they tend to generate traffic and influence property values around them, larger scale commercial developments will tend to have a major impact on the patterns of development for the town. Again, **an annexation policy will help Clover exercise development control over new commercial development, create more uniform corporate boundaries of the town, and realize economic benefits.**

Industrial development is also a generator of additional revenue. Most municipalities are actively seeking clean, good quality industries which will provide jobs, increase the tax base and act as good neighbors to surrounding land uses. Clover has been wise to encourage the development of new light industrial areas, such as Westgate Industrial Park. Additional areas in and near the town limits may be available for industrial development. The provision of adequate water and sewer services will be a critical factor in the attraction of industry.

There are a number of natural factors which limit or influence development patterns. These are described more fully in the Natural Resources Element. Flood plains, slopes, wetlands, and soil limitations all influence the density or location of land uses. Because of its location on a ridge line, Clover has few limitations related to these factors.

The transportation resources of an area can have a major influence on its development. As noted earlier, the land use patterns in Clover are heavily influenced by the presence of US Highway 321 as a major north-south highway and SC Highway 55 as an east-west route. Both of these major roads have attracted concentrations of commercial uses. This pattern will likely continue and intensify without clear direction and influence from revised development codes. New transportation facilities can heavily influence land use development patterns. For example, the South Carolina State Transportation Improvement Plan (STIP) includes a project that will have a direct impact on Clover. The improvements to SC Highway 55 (Bethel Street) from US Highway 321 in downtown Clover east to the intersection of SC Highway 557, were developed in consultation with Town officials and the Catawba Regional Council of Governments. This project is nearing completion and should provide some relief to motorists that use this vital transportation corridor.

Both the Town of Clover and York County have zoning ordinances and land development regulations in place. These ordinances have the potential for having a significant impact on the future patterns of land use by controlling the types and density of land use. Clover's current codes and regulations tend to maintain existing development patterns that include strip commercial development and the segregation of land uses. **The current development codes are limited in terms of allowing mixed-use, walkable communities that are sustainable and reflect the character and charm of Clover's historic village settlement pattern.** In order to reverse the sprawl development pattern that is eroding the community's special character, a major overhaul is needed.

LAND USE PLAN

The purpose of the Land Use Plan is to provide a general guideline for development over the next twenty years for the Town of Clover. The Plan represents an ideal development pattern for the town. The various elements which have preceded the Plan have provided background information on the existing conditions and growth trends which are shaping the future of the community.

Before the Plan itself can be discussed, it is important that the purpose and role of the Land Use Plan be understood. It is a general guide for the development of the Town of Clover over a twenty-year period. It is not a zoning ordinance, but it will serve as the basis for many future land use decisions and zoning amendments. It does not attempt to predict or dictate the development of individual parcels of land. Rather, it recommends that general areas of the community develop in a particular way. It attempts to anticipate development patterns, based on projections of population and known factors, such as planned public improvements.

The Land Use Plan will serve as a guide for future decisions of the Town Council and Planning Commission in a number of areas, including the revision of the zoning ordinance through the amendment process, the placement of public facilities and improvements, and the protection of natural and cultural resources. The Plan must be constantly analyzed and should be formally reviewed on a regular basis. The Land Use Plan can be effective in its efforts to improve the development patterns in Clover, but only if its purpose in relation to land use ordinances is understood and only if it is kept up to date.

LAND USE PLAN MAP

Within each element of the text of the Comprehensive Plan, goals, objectives and implementation strategies have been developed which, along with their time frames and implementation schedules, form the basis of the Plan. The Future Land Use Plan Map attempts to consolidate many of these recommendations in a visual format. The Future Land Use Plan Map shown in Figure 13 provides a summary of the recommendations of the Plan.

Based on the projected population growth in the town, it is anticipated that most of the land currently within the town limits will be developed in the next twenty years. It is also likely that growth will expand into the adjacent unincorporated areas, and one of the recommendations of the Plan is that the Town Council be active in attempting to annex surrounding areas into the town limits when such annexation is to the benefit of the town. The Land Use Plan generally covers the area of the existing town limits but also includes areas that may be annexed even though the Town of Clover not authorized to impose zoning outside its limits.

The Future Land Use Map provides general locations for residential, industrial, commercial, Land Use Element

planned development and public land uses. The boundaries of these areas are not meant to be exact or to conform to parcel lines but rather represent general areas. The various land use types are discussed below and in Table 17, Future Land Use Map Transition Table.

Residential. The predominant housing type in Clover is the single family home. Manufactured homes have slightly increased over the last ten years as a housing type, as have apartments. **One of the most important goals of the Land Use Plan is the protection of existing single family residential neighborhoods and the development of new single family residential areas.** The Plan Map shows that much of the currently undeveloped land in Clover is scheduled for development as residential. The zoning ordinance can be used to designate which areas are to be reserved for single family housing and which may be made available for manufactured housing, multi-family housing and mixed use development.

Commercial. Clover is characterized by the presence of strong north-south and east-west highways which divide the town into four quadrants. The land use pattern which has developed over the years is the development of commercial and industrial land uses along US Highway 321, the major four-lane, north-south highway which also serves as Main Street. **The Land Use Plan proposes to emphasize this trend with a major area of commercial land uses along Main Street/Highway 321 through the Town.** This high-traffic area is best suited to providing access to commercial land uses. Commercial development along SC Highway 55, the major east-west route, has also been steady in recent years, especially to the east of the Town center. **Along significant stretches of Highway 55, well-established residential areas exist which should be preserved.** Additional commercial areas are likely to develop along the major traffic arteries outside the town limits.

Industrial. **The goals and objectives of the Plan recommend an aggressive program of developing areas for future industrial development.** Most of these areas will be outside the existing town limits due to a lack of suitable land for development in the Town. The Land Use Plan Map shows a number of areas for industrial development, most of which already have an industrial character. As the town limits grow, other areas will be added in future revisions of the Plan.

Public. Major areas of public land uses are shown on the Land Use Plan Map. In order to enhance the quality of life in Clover, many public improvements are recommended, such as increased facilities for pedestrians, a system of trails for hikers and bikers, preservation of open space, creation of public amenities within new residential neighborhoods, and public landscaping and streetscape efforts.

Table 17
Future Land Use Map Transition Table

		Zoning District										Intensity
Land Use Type		R-20	R-12	R-7	R-5	B-4	B-2	B-1	MU	ID	PD	RURAL - URBAN
T3.1	Suburban Residential	X	X	X								
T3.2	Traditional Residential		X	X	X	X						
T4.1	General Urban				X	X			X			
T4.2	Corridor Commercial						X		X			
T5	Downtown						X	X	X			
SD1	Industrial District									X		
SD2	Special District										X	

Land Use Type Descriptions

Suburban Residential - Mostly low density with some medium density, residential neighborhoods. Any use which, because of its character, would interfere with the residential character of the district is discouraged. Includes newer residential developments such as Clover Meadows and Irish Downs.
Traditional Residential - A mix of low, medium, and high density residential development found in the older, well-established areas of town. Any use which, because of its character, would interfere with the residential character of the district is discouraged.
General Urban - A mix of residential and low intensity commercial uses but primarily residential. Generally <u>located in areas that are adjacent to both residential and commercial areas.</u>
Corridor Commercial - High intensity commercial uses that are typically auto-oriented such as grocery stores, <u>fast food franchises, etc.</u>
Downtown - The historic core of the Town's commercial activity with high pedestrian traffic, government uses, <u>landmark buildings, offices, restaurants and shops.</u>
Industrial District - A wide variety of small to medium industrial and commercial uses.
Special District - Large-scale mixed-use projects that are to be master planned and may take multiple phases to complete. Also includes unique uses such as schools.

Zoning District Descriptions

R-20	Residential – Low Density
R-12	Residential – Medium Density
R-7	Residential – High Density
R-5	Residential – High Density
B-4	Neighborhood Commercial
B-2	Highway Commercial
B-1	Central Business District
MU	Mixed Use District
ID	Industrial District
PDD	Planned Development District



Town of Clover

Future Land Use Map

Figure 13

Transect Zones

- | | | |
|--------------------------------|----------------------------|----------------|
| T3.1 - Suburban Residential | T4.2 - Corridor Commercial | Town of Clover |
| T3.2 - Traditional Residential | T5 - Downtown | Land Parcel |
| T4.1 - General Urban | SD1 - Industrial District | Highway |
| | SD2 - Special District | Secondary road |
| | | Railroad |

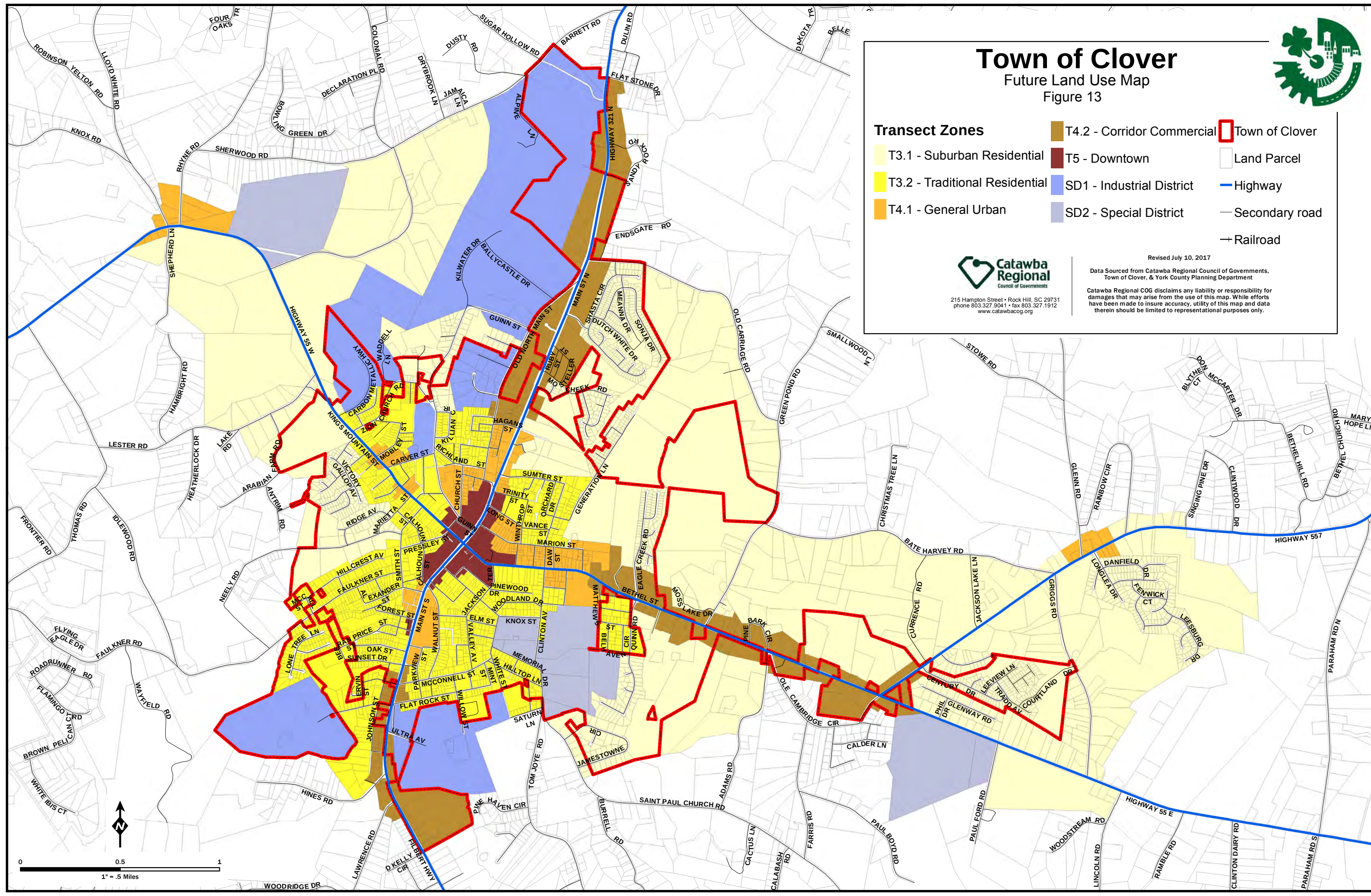
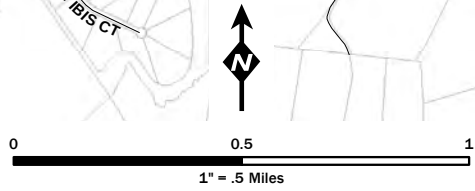


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Land Use Element

Statement of Needs and Goals

The Town of Clover is a small, rural community that wants to continue to foster a small town atmosphere while at the same time welcome new and diverse growth. The Town desires to develop a land use plan that preserves a quality living environment for all its residents by ensuring a balanced mix of residential and commercial development while protecting and improving natural resources; preserving historically significant commercial districts and residential neighborhoods; and creating a desirable, visually attractive, safe and economically stable community.

Objectives	Implementation Strategies	Participants	Time Frame
Goal 1: Utilize appropriate planning procedures and innovative planning tools to guide growth, development and redevelopment.			
Objective 1.1: Revise land use policies to achieve the goals of the Comprehensive Plan.	Strategy A. Using the Town's Comprehensive Plan as a guide, update zoning and land development ordinances as needed.	Town Council, Planning Commission, Administration	Short-term
	Strategy B. Update the Zoning Map as needed to help achieve the goals of the Comprehensive Plan.	Town Council, Planning Commission, Administration	Short-term
	Strategy C. Consider adopting new planning and zoning tools that will help achieve the goals of the Comprehensive Plan.	Town Council, Planning Commission, Administration	On-going
Objective 1.2: Encourage annexation in appropriate areas.	Strategy A. Develop a methodology to analyze the costs and benefits associated with an annexation request as a basis for determining its merit.	Town Council, Planning Commission, Administration	Short-term
	Strategy B. Encourage annexation of properties that are "donut holes" and/or would provide more uniformity and consistency to the Town's boundaries.	Town Council, Planning Commission, Administration	Mid-term
	Strategy C. Promote annexation of land in locations where infrastructure is already in place.	Town Council, Planning Commission, Administration	On-going

Objective 1.3: Update and enforce nuisance and zoning codes to protect and preserve quality of life and to create an attractive environment.	Strategy D. Consider use of development agreements to encourage annexation of large, master planned developments into the Town.	Town Council, Planning Commission, Administration	On-going
	Strategy A. Examine and modify codes as needed to achieve the goals of the Comprehensive Plan.	Town Council, Administration, Development Services	On-going
Goal 2: Promote orderly and balanced growth, development and redevelopment.			
Objective 2.1: Ensure that all future development is environmentally sensitive.	Strategy A. Enforce landscape guidelines, tree ordinances, and other regulations to protect natural resources.	Planning Commission, Administration	On-going
	Strategy B. Consider impacts to natural resources when making land use decisions.	Town Council, Planning Commission, Administration	On-going
Objective 2.2: Protect existing stable land uses from encroaching incompatible uses.	Strategy A. Revise ordinance to protect and preserve existing and developing single family residential areas from incompatible land uses.	Town Council, Planning Commission, Administration	Short-term
	Strategy B. Ensure that existing residential land uses are protected from non-residential uses to the extent that the character of the neighborhood is not compromised.	Town Council, Planning Commission, Administration	Short-term
	Strategy C. Review and revise development standards that affect the scale of structures in residential areas, including but not limited to building heights and setbacks, so that they provide compatibility with existing residential neighborhood character while accommodating current building practices and potential future needs.	Town Council, Planning Commission, Administration	Mid-term
Objective 2.3: Promote sustainable growth.	Strategy A. Promote compact development to maximize use of existing and planned public facilities, maximize preservation of open space, minimize public service cost, and reduce negative environmental impacts.	Town Council, Planning Commission, Administration	On-going

	Strategy B. Consider the addition of a cluster development option to the Town's subdivision regulations that will encourage cluster development and preservation of open space.	Town Council, Planning Commission, Administration	Short-term
	Strategy C. Revise ordinances to ensure that private developers provide adequate open space for the residents of their residential developments.	Town Council, Planning Commission, Administration	Short-term
	Strategy D. Guide the location, mix and quality of private development to meet both private and public land use objectives.	Town Council, Planning Commission, Administration	On-going
	Strategy E. Review standards for sidewalks, bike paths and street lights in new developments to ensure linkages and connection to existing infrastructure.	Town Council, Planning Commission, Administration	Short-term
	Objective 2.4: Identify land for commercial and industrial uses in amounts needed to accommodate future growth in order to sustain future economic opportunities and fiscal health.		
	Strategy A. Preserve areas suitable for major commercial and industrial development from encroachment of new residential development.	Town Council, Planning Commission, Administration	Short-term
	Strategy B. Coordinate with York County on land use of property adjacent to the Town to ensure compatibility.	Planning Commission, Administration	On-going
Objective 2.5: Promote efficient use of public infrastructure.	Strategy A. Evaluate future changes to zoning and land development standards as they relate to impacts on current and planned community facilities and infrastructure.	Town Council, Planning Commission, Administration, Public Works	On-going
	Strategy B. Revise the zoning ordinance and land development regulations to require, where possible, consolidation of new driveways, with existing driveways and coordination of traffic controls on all major corridors.	Town Council, Planning Commission, Administration	Short-term
	Strategy C. Evaluate current and consider new strategies, such as impact fees, to fund new and/or improved public facilities.	Town Council, Planning Commission, All Departments	Mid-term
	Strategy D. Review and revise regulations to incorporate "complete streets" roadway design.	Town Council, Planning Commission, Administration	Short-term

Goal 3: Provide alternatives in the housing market to meet the diverse needs in the Town.

Objective 3.1: Provide a range of housing options to serve the long-term needs of the Town.	Strategy A. Revise the zoning and land development regulations to encourage mixed-use development, patio homes, townhouses and other types of housing to provide alternative housing options in designated areas.	Town Council, Planning Commission, Administration	Short-term
	Strategy B. Revise zoning standards to encourage infill and redevelopment of residential properties.	Town Council, Planning Commission, Administration	Short-term
Objective 3.2: Promote the location of higher density mixed-use developments in established commercial corridors.	Strategy A. Revise zoning standards in commercial districts to encourage mixed-use development.	Town Council, Planning Commission, Administration	Short-term
	Strategy B. Revise zoning standards to encourage infill and redevelopment of commercial properties in existing commercial corridors.	Town Council, Planning Commission, Administration	Short-term
	Strategy C. Revise the zoning and land development regulations to ensure that adequate protections are provided between new higher density residential development and existing single family neighborhoods.	Town Council, Planning Commission, Administration	Short-term

Goal 4: Ensure that the Town is served by attractive commercial districts in appropriate locations that meet the day-to-day needs of residents and visitors.

Objective 4.1: Provide a broad range of convenient shopping venues.	Strategy A. Locate primary shopping areas on major corridors, i.e. Highway 321 and Highway 55.	Town Council, Planning Commission	On-going
	Strategy B. Encourage small-scale neighborhood shopping within easy walking distance to neighborhoods.	Town Council, Planning Commission	On-going
	Strategy C. Review and revise existing commercial zoning districts to ensure that uses allowed are compatible with the intent and location of the district and surrounding land uses.	Town Council, Planning Commission, Administration	Short-term

Objective 4.2: Ensure that new and existing commercial developments are attractive in appearance.

Strategy A. Consider development and adoption of architectural review standards for major commercial corridors and other significant land developments.	Town Council, Planning Commission, Administration	Short-term
Strategy B. Consider regulations for "big box" retail establishments that may include maximum allowed gross floor areas, design standards such as façade articulation, parking, lighting, etc.	Town Council, Planning Commission, Administration	Short-term
Strategy C. Consider minimum open space requirement in commercial districts.	Town Council, Planning Commission, Administration	Short-term
Strategy D. Review and update sign regulations regarding sign type, size, location and number allowed.	Town Council, Planning Commission, Administration	Short-term
Strategy E. Consider exterior standards for commercial structures.	Town Council, Planning Commission, Administration	Short-term
Strategy F. Consider implementing a masonry ordinance to require commercial structures to have minimum front and side facades comprised of brick, stone or stucco.	Town Council, Planning Commission, Administration	Short-term
Strategy G. Review and update landscaping ordinance to ensure requirements meet the Town's objectives with regards to aesthetics and preservation of natural space.	Town Council, Planning Commission, Administration	Short-term
Strategy H. Enforce Property Maintenance Codes.	Development Services	On-going
Strategy I. Increase funding and expand Town's Façade Grant Program.	Town Council, Economic Development Board, Administration	Mid-term
Strategy J. Investigate incentive program for enhanced property maintenance.	Town Council, Economic Development Board, Administration	Mid-term

Objective 4.3: Promote small to medium scale commercial and office developments.	Strategy K. Continue beautification, landscaping and streetscape improvements in commercial areas with a particular emphasis on the downtown commercial district.	Town Council, Administration, Public Works	On-going
	Strategy A. Develop incentives to promote unique, locally owned and small businesses in the Town, particularly in the downtown commercial district.	Town Council, Economic Development Board, Administration	Short-term
	Strategy B. Consider incentives to retain existing businesses.	Town Council, Economic Development Board, Administration	Mid-term
	Strategy C. Work with local property owners and realtors to ensure information about properties for sale or rent is readily available.	Town Council, Economic Development Board, Administration	Short-term