



**Town of Clayton
Planning Board Minutes
Tuesday, December 20, 2022 at 6:00 PM
Town Council Chambers**

Board Members Present:

Stephen Powers
Jodie Dupree
Lisa Begley
Ronald Williams
Kevin Lee
Jeffery Spence

Board Members Absent:

James Lipscomb
James Moore

Staff Present:

Ben Howell, Planning Director
Love Ott, Land Development Specialist

1 CALL TO ORDER

Vice Chair Powers called the meeting to order at 6:00pm.

2 PLEDGE OF ALLEGIANCE

3 ADJUSTMENT OF THE AGENDA

4 APPROVAL OF MINUTES

Motion: Board Member Lee
Second: Board Member Williams
Result: Approved, Unanimous

5 PUBLIC COMMENT SESSION

- b) Clayton Village Center Conditional Zoning District
Presenter: Ben Howell, Planning Director

Rezoning properties from R-E and B-3 Zoning Districts to Conditional Zoning-Mixed Use Districts.

Up to 234 multi-family units and 5,000 square feet of commercial space.

20.65 units per acre with a property size of 12.39 acres. It is located on US 70 Business with access on to US 70 Business and Wildwood Drive.

Traffic generation included 3,204 trips per day with 297 trips in the morning peak hour and 192 trips in the evening peak hour. Included would be a 15-foot-wide type C landscaping buffer.

The proposed development is not consistent with the 2045 Growth Plan, but may provide a transition from residential uses West of Wildwood Dr. to commercial/industrial uses along US 70 Business.

The proposed schools for this development include East Clayton Elementary, Clayton Middle, and Clayton High. Clayton High is on the 2022-2023 capped school list for the county.

There would be no adverse effect on adjoining property owners. Staff believes it has met the master plan criteria and staff recommends approval subject to the 14 recommended conditions of approval.

- Board Comments

Board Member Dupree asked how many approved apartments/townhome units that have yet to be built?

Planning Director Howell stated he believes it is around 7,00-8,000 or more. Of those half or 2/3 of those are apartment/townhome units.

Board Member Begley asked if any commercial projects would come through the board?

Planning Director Howell stated if it has to come through as a rezoning.

Board Member Begley asked if there are any commercial projects coming up?

Planning Director Howell stated there are a few approved but not yet built.

Vice Chair Powers stated it appears that this project is trying to get through before the UDO is official because it is not going to meet the qualification of the new UDO.

Planning Director Howell stated that is not the case, it is unknown whether it would or would not meet the UDO. However, it meets regulatory standards now.

- Applicant Comments

James Todd, Attorney for the applicant Mr. Smith Anderson

The proposed development would be located where there would be residential to the West, commercial to the South, and industrial to the East.

There would be three phases, the first phase would be the six multi-family buildings, the clubhouse, and the pool. Phase two would be the commercial retail to the North. The third phase would be solely multi-family.

A six-foot tall opaque buffer would run around the interior portion of the development.

Board Member Dupree asked what purpose does the commercial site serve and the res being residential?

Mr. Todd stated it matches the market need based on the market analysis.

Vice Chair Powers asked the Traffic Impact Engineer what the shops at Glen Laurel have to do with the proposed development?

The Engineer stated that NCDOT required traffic from area developments also be included as part of the future traffic analysis.

Board Member Williams asked what percentage of the units are affordable and what does the applicant consider affordable?

Mr. Todd stated it is not a specific affordable HUD project. It is affordable in the sense that it increase the supply to Clayton and affordable comparing an apartment unit to a single family home.

- Public Comment

Jessica and John Hedrick are property owners that are directly affected by the proposed development. The biggest concern is the buffer being just trees without having a fence and a parking lot next to the home which could endanger their children. Another concern is the possible utility interruption since they are on Duke Energy.

Vice Chair Powers asked what does the buffer look like at the families property?

Mr. Todd stated a six-foot tall fence would be installed along the property line and there would be no utility interruption or relocation.

Board Member Dupree stated a concern that this development is inconsistent with the 2045 Growth Plan.

Board Member Begley state concerns losing valuable commercial property because there are so many other builds in the works.

Jim Perricone stated that the multi-family market is being neglected. The development provides a housing ladder for the workforce. The amount of commercial space is limited because the applicant does not want vacant spaces and people are looking for smaller spaces.

Motion: Board Member Dupree, with the condition of the six-foot opaque fence along the property line of the proposed development and the neighboring home.

Second: Board Member Williams

Result: Approved, Unanimous

6 NEW BUSINESS

7 INFORMAL DISCUSSION AND PUBLIC COMMENT

8 ADJOURN

Motion: Board Member Dupree

Second: Board Member Begley

Result: Approved, Unanimous

Vice Chair Powers adjourned the meeting at 7:30pm.