



**Town of Clayton
Planning Board Minutes
October 25, 2021 @ 6:00 P.M.
Council Chambers**

BOARD MEMBERS PRESENT:

Andria Archer
George "Bucky" Coats
James Lipscomb
Stephen Powers
Jeffrey Spence
Kevin Lee
James Moore
Lisa Begley

STAFF PRESENT:

Ben Howell, Planning Director
Chrissy Freeman, Clerk to the Board
Michael Grannis, Council Member

MEMBERS ABSENT:

1 CALL TO ORDER

- a) Board Chair Archer called the meeting to order at 6:00 P.M. All members were present.

2 ADJUSTMENT OF THE AGENDA

3 CONSENT AGENDA

- a) Draft Minutes
• September 27, 2021

ACTION: Adoption of the September 27, 2021 Planning Board Minutes

Motion: Board Member Coats

Second: Board Member Begley

Vote: Unanimous

- b) Adoption of 2022 Planning Board Meeting Schedule

ACTION: Adoption of the 2022 Planning Board Meeting Schedule.

Motion: Board Member Powers

Second: Board Member Lee

Vote: Unanimous

4 INTRODUCTION OF NEW STAFF

- a) Planning Director Ben Howell introduced new Planner II, Aaron Pritchard.

5 OLD BUSINESS

- a) Clayton 2045 Comprehensive Growth Plan

Jake Petrosky from Stewart Engineering was present and provided details and information regarding final changes on the plan. He also provided an overview and as well as highlights for the 2045 Growth Plan Update. There was lengthy discussion regarding a future transportation plan for Clayton.

ACTION: Approve Clayton 2045 Comprehensive Growth Plan with the Recommended Changes to Town Council

Motion: Board Member Begley
Second: Board Member Lipscomb
Vote: Unanimous

6 NEW BUSINESS

- a) Unified Development Code Text Amendment: Section 155.500 Resource Conservation Areas

There was lengthy discussion regarding the various options presented.

ACTION: Approval and Recommendation of Option 2; UDC Text Amendment - Section 155.500 Resource Conservation Areas to Town Council

Motion: Board Member Coats
Second: Board Member Moore
Vote: 7-1 (Against: Lipscomb)

7 PLANNING DIRECTOR'S REPORT

- a) Planning Director Ben Howell stated Town Council would be issuing a Proclamation recognizing National Community Planning Month.

Board Member Lipscomb requested that once the Planning Department is fully staffed that the Board be provided with a monthly staff report indicating all upcoming and in process projects and status.

Several members shared their concerns regarding on-street parking.

8 INFORMAL DISCUSSION AND PUBLIC COMMENT

9 **ADJOURN**

- a) Adjourn the Meeting

With there being nothing further the meeting was adjourned at 7:35 p.m.

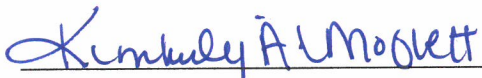
Motion: Board Member Moore
Second: Board Member Lipscomb
Vote: Unanimous

Duly adopted this the 21st day of December 2021 while in regular session.



Acting Chair

ATTEST:



Kimberly A. Moffett, CMC, NCCMC
Town Clerk

