



**Town of Clayton
Clayton Planning Board Minutes
Monday, July 26, 2021 @ 6:00 PM
Town Council Chambers**

BOARD MEMBERS PRESENT:

Andria Archer, Board Chair
Stephen Powers
Lisa Begley
George "Bucky" Coats
James Moore
James Lipscomb

STAFF PRESENT:

Kimberly Moffett, Town Clerk
Michael Grannis, Council Member - Board Liaison
Dick Hails, Interim Planning Director
Jeff Caines, Senior Planner
Ben Paynter, Planner

MEMBERS ABSENT:

1 CALL TO ORDER

Board Chair Archer called the meeting to order at 6:02 p.m.

2 ADJUSTMENT OF THE AGENDA

a) Amend the agenda to add two sets of minutes for approval.

3 APPROVAL OF MINUTES

a) DRAFT Minutes

- April 26, 2021
- June 28, 2021

ACTION: Adoption of Minutes

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

4 PUBLIC HEARINGS

5 NEW BUSINESS

a) 2021-54-RZ Landmark Light Industrial Building Rezoning
Tag#: 05G02006G
Location: Shotwell Road/City Dump Road

Mr. Paynter presented this item. Request is to rezone from Planned Development Commercial (PD-C) to Light Industrial (I-1). The property is 24.81 acres and located at Shotwell Road and City Dump Road and is currently vacant. A concept site layout was provided. While on the Future Land Use Map adopted in the Comp. Plan, this property is

designated as Community Mixed Use and Light Industrial may be inconsistent but is keeping with the intent of the future land use as an area of mixed commerce and employment opportunities. Rezoning of this property would also result in a Future Land Use map amendment. This designation would encourage the redevelopment of under-utilized commercial development. Staff recommends approval of rezoning request.

There were no questions for staff.

Applicant, Dave Williams, was present. He stated no one showed up for neighborhood meeting so he personally reached out and shared details of the project. He stated current market of Light Industrial is underserved and this will meet a need.

There were no questions for the applicant.

There were no public comments. Item was turned over to board for their consideration.

Board Member Lipscomb stated he had no concerns and feels this would be a great use. Board Chair Archer added she also felt it was a great fit.

ACTION: Recommendation of Approval to Town Council

Motion: Board Member Lipscomb

Second: Board Member Moore

Vote: Unanimous

- b) 2021-71-RZ Johnston Preparatory High School Rezoning
Tag#: 05I05036
Location: West side of Hwy 70 Bus; West of Gordon Road

Mr. Caines presented this item. Request is to rezone property from Residential Estate/ Highway Business (B-3) to Office & Institutional (O&I). The property is located on the west side of Highway 70 Business, west of Gordon Road. Total acreage is 38.46 with current use of existing farm. This requested zoning would be to allow for future development of a new high school. This future development will be filed under a separate application and reviewed individually.

While the proposed zone of O&I is not consistent with the Comp Plan, the properties to the west are smaller and have residential homes already constructed with a Rural Residential Future Land Use Map. Additionally the Highway Business designation allows for a more intensive use. Therefore by having an O&I zoning designation between the two Future Land Uses, a transitional zone is created. Staff recommends approval of the request.

Board Member Coats asked about acreage guidelines for high schools. Mr. Caines stated he was not knowledgeable about such guidelines. Board Member Moore asked about annexation. Mr. Caines stated a voluntary annexation application had been submitted and would be heard by Town Council. Board Member Moore asked about availability of services available. Mr. Caines stated tonight was strictly about the rezoning. He further

explained the process for services. Board Member Moore asked if DPI had approved charter school application.

There were no further questions for staff.

The applicant and their attorney were both present. Details and background regarding the project were shared. A slide showing facility layout was also shared. He stated the proposed campus would include two soccer practice fields.

There were no questions for the applicant.

Ms. Tricia Privette was present. She stated she had two areas of concerns related to how this may affect her property, which is directly across from this property as well as any future possibility of development. Her second concern related to the proximity of school drive to her property.

The applicant, Bob Dunston responded to Ms. Privette's concerns. He stated the intersection would be signalized and there is a natural buffer area and also added they would be willing to add a fence along the driveway. He also added there would be no sidewalks. Mr. Dunston stated there were no acreage requirements that he was aware of. He also stated the official application would be submitted this week through the NC Board of Education and first series of interviews should be held in the next 3 months and approval takes place after that time frame.

Board Member Moore questioned the impervious surfaces.

Board Member Archer reminded we were getting into areas that had nothing to do with rezoning.

Board Member Lipscomb felt this was a wonderful use of the site.

Mr. Caines reminded the site plan would still go through the entire process of TRC, etc. He stated the final approval would go to Council via a Special Use Permit process.

Board Member Moore asked to see map showing adjoining property.

Chair Archer stated she liked the transitional use. She advised other items regarding value of properties and driveway should be addressed at a separate town council public hearing for the Special Use Permit.

ACTION: Recommendation of Approval to Town Council

Motion: Board Member Lipscomb

Second: Board Member Begley

Vote: 4-2 (Opposed - Board Members Moore & Powers)

6 INFORMAL DISCUSSION AND PUBLIC COMMENT

7 **ADJOURN**

- a) With there being nothing further, the meeting was adjourned at 6:53 p.m.

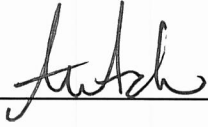
ACTION: Motion to Adjourn

Motion: Board Member Lipscomb

Second: Board Member Powers

Vote: Unanimous

Duly adopted this the 23rd of August, 2021 while in regular session.



Andria Archer, Chair

ATTEST:



Chrissy Freeman, Clerk to the Board