



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

BOARD MEMBERS PRESENT:

Andria Archer, Chair
Stephen Powers
Bucky Coats
James Moore
James Lipscomb
Brian Tiede

MEMBERS ABSENT:

Lisa Begley
Travis Avery

STAFF PRESENT:

Michael Grannis, Council Liaison
Jeff Caines, Senior Planner
Ben Paynter, Planner
Dick Hails, Planning Consultant, Interim
Kimberly Moffett, Town Clerk

1 CALL TO ORDER

- a) The meeting was called to order at 6:00 p.m.

Chair Archer announced that Marty Bizzell had resigned his position on the Planning Board, as he was recently appointed to serve on the Board of Adjustment.

2 ADJUSTMENT OF THE AGENDA

3 APPROVAL OF MINUTES

- a) Draft Minutes
• March 22, 2021

ACTION: Adoption of March 22, 2021 Planning Board Minutes

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

4 PUBLIC HEARINGS

- a) 2020-173-RZ The Lofts at Wild District Rezoning
Tag # 05031012
Location: 110 W. Front Street

Mr. Caines stated the applicant had withdrawn this application.

5 NEW BUSINESS

- a) Discussion

Mr. Lipscomb had questions regarding waivers. Town Attorney stated that per 160D waivers were not allowed and moving were required to go through the Variance process. Mr. Solomon stated that council had made decision that Variances would go through the Board of Adjustment as they strictly will hear Quasi-Judicial cases.

There was discussion regarding Technical Review Committee and required certification. Mr. Solomon stated he believed that was dependent upon the type of case and the attorney will need to verify. There was lengthy discussion regarding 160D and Mr. Solomon stated it would now be more predictable for the development community and stated there are times it is difficult to find balance between predictability and flexibility.

There was discussion about possible future training topics. It was requested that any suggested topics for training be forwarded to Mr. Caines or Ms. Moffett. Mr. Lipscomb stated he felt Long Range Planning was lacking in the town.

Mr. Solomon stated there was a current solid pool of Planning Director candidates.

6 TRAINING

a) Key Issues

Presenter: Richard Hail

- Legal
- Meetings/Public Hearings

Mr. Hail provided training and key issues discussed included; Due Process, Spot Zoning, Contract Zoning, Fair Housing & Takings. A copy of the training material is attached to the minutes and thereby made part of the official record.

7 INFORMAL DISCUSSION AND PUBLIC COMMENT

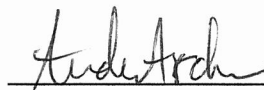
8 ADJOURN

a) Adjourn the Meeting

With there being nothing further the meeting was adjourned.

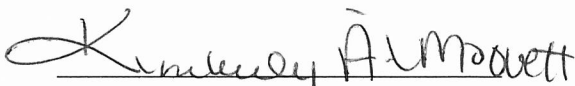
Motion: Board Member Coats
Second: Board Member Powers
Vote: Unanimous

Duly adopted this the 26th day of July, 2021 while in regular session.



Andria Archer, Chair

ATTEST:



Kimberly A. Moffett, CMC, NCCMC
Town Clerk

