



**Town of Clayton
Planning Board Minutes
Monday September 28, 2020 @ 6:00 P.M.
Town Council Chambers**

BOARD MEMBERS PRESENT:

Travis Avery
Brian Tiede
Stephen Powers
James Lipscomb
Bucky Coats
Andria Merritt
Frank Price
James Moore
Marty Bizzell

STAFF PRESENT:

Samantha Wullenwaber, Planning Director
Haley Hogg, Senior Planner
Sharon Sharpe, Planner
Jeff Caines, Planner
Chrissy Freeman, Clerk to the Board
Merrick Parrott, Town Attorney
Michael Grannis, Town Councilman

MEMBERS ABSENT:

1 CALL TO ORDER

a)

Board Chair Andria Merritt called the meeting to order at 6:03 p.m. All Board Members were present.

2 ADJUSTMENT OF THE AGENDA

a)

There were no adjustments to the agenda.

3 APPROVAL OF MINUTES

a)

Approval of August 24, 2020 Planning Board Minutes

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

4 PUBLIC HEARINGS

a)

2020-74-RZ O'Neil Overlook Rezoning
Tag # 05H02199I / 05H02207W
Location: South Side of North O'Neil Street; North and abutting the
Rollingwood Subdivision

Planning Board Member James Lipscomb recused himself from this item.

Planner Jeff Caines presented this item. The applicant is requesting to rezone the property from Residential estates (R-E) to Residential-8 (R-8) to allow for the development of single family homes. The zoning is comparable to the zoning to the Northeast and to the South. This request is running concurrent with 2020-75-SD. The intent of this zoning district is to encourage higher quality development and to ensure greater environmental protection, open space (cluster) subdivisions are permitted. Staff does recommend approval for the rezoning. Planning Board member Moore asked how many residences per acre are allowed in R-8 than R-E. R-E designation has 3 different lot sizes. Lots can range from 20,000 - 40,000. R-8 ranges from high density 10 units per acre and also from small lots 6,000 per unit. Depends on the type of development. Would sewer be required? Sewer will be available for this project. There were no further questions.

The applicant, Emily Beddingfield from J&D Real Estate Consultants. Ms. Beddingfield stated there is sewer capacity. This development will require water and sewer hookup. This request is only for the rezoning, not the development of the property. The future land use map does designate as low capacity. Going to see some protections that tie into the map, through the natural development. Property in the north are more high density. This is adjacent to an existing R-8 development and close to downtown. A question was asked by a resident if this property owned by the same developers at academy point. Ms. Beddingfield stated the developer has a role in the development but not owner. The resident then asked does the zoning bring bridges or changes in topography. Ms. Beddingfield stated working around the natural development and town ordinances. It increases the density and size of the lots. With the existing zoning there could be bridges or grading on the property. R-8 has more opportunity to cluster and reserve the natural areas. There were no further questions.

A resident who lives off Oakdale Drive had another question. Is there going to be more development in the area (pointed to map) Planner Jeff Caines said at this time there is no formal application. Possible future development. There were no further comments

Planning Board Member Merritt stated this is logically makes sense to fill this area in as a R-8 than R-E. Board Member Powers commented that the majority of subdivisions have been either multi family, townhomes, starter homes, which is good but generally speaking the shelf life of subdivisions after a few owners goes downhill. We do not have many areas for people to move to and stay. Will there be consideration in this? It was mentioned in a previous meeting. Planning Board chair Merritt stated we are just looking at the rezoning part, when the site plan comes through there will be more input for that kind of decision. Planning Board member Moore stated the power is in the rezoning, if we want to establish that kind of neighborhood economic level. Larger lots, larger homes, traditional mixed use, just a reminder to look at it as long term use. Planning Board chair Merritt agrees and this has come up a few time and a valid point. There were no further comments.

ACTION: Recommend Approval of 2020-74-RZ O'Neil Overlook Rezoning to Town Council

Motion: Board Member Price

Second: Board Member Bizzell

Vote: Vote: 6-1

- b) 2020-113-PDD Ashcroft 2 Planned Development Rezoning
Tag # 05H02013A / 05H02012 / 05G02013 / 05H02009A / 05H02010A / portion of 05H02200B / 05H02015
Location: N. O'Neil Street; north of Ashcroft Subdivision

Planning Board Member James Lipscomb recused himself from this item. Senior Planner Haley Hogg presented this item. The applicant is requesting to rezone the property from Residential Estate (R-E) and Planned Development Residential (PD-R) to Planned Development Mixed Use (PD-MU). Currently all properties are zoned R-E with the exception of one parcel that is zoned Planned Development Residential (PD-R). The applicant is proposing to rezone the northern portion of that parcel to PD-MU and leave the southern portion as PD-R as that portion is a part of the Ashcroft 1 development. The properties are located off North O'Neil Street, just north of the existing Ashcroft subdivision and south of the Neuse River. This request is running concurrently with a preliminary plat application which is serving as a master plan. The master plan will outline the permitted uses and dimensional standards within the proposed Development. This request is consistent with the Comprehensive Plan 2040 and with Surrounding Land Uses.

Planning Board member Coats asked at what point when will we and when do we ask for a Traffic Impact Analysis. Ms. Hogg stated there is one currently in review with the master plan with staff and NCDOT. Planning Board Bizzell asked on the master plan and the architectural standards. Ms. Hogg stated yes the master plan will outline the dimensional standards, architectural standards and permitting uses. There were no further questions for staff.

The applicant, Stewart Engineering was present and available for questions. She went over an overview of the project request. Board Member Price asked how much of a buffer will be between the residential and sewer treatment plant? The applicant stated will show compliance with the UDC at the time of the Site Plan.

James Moore asked access road is that going to be a separate road? It will be access to subdivision and treatment plant. There were no more questions for the applicant.

Board Member Price made a comment meets development and compatible with the development that is already there. The requested mixed use is in line with what it needs to be. Planning Board Bizzell commented the plan is fitting for the mixed use development and it offers something for everyone. There were no further comments.

ACTION: Recommend Approval/of 2020-113-PDD Ashcroft 2 Planned Development Rezoning to Town Council

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

5 NEW BUSINESS

- a) 2020-81-SP Government Road Handy Mart Major Site Plan
Tag #: 05F02019B / 05F02019C / 05F02019E
Location: 2900 NC Hwy 42 W

Planner Sharon Sharpe presented this item. The applicant is requesting approval to develop a 5150 square foot convenience store with food and gas sales on the property. The fuel canopy is 5976 square feet. There will be parking to north, east of the property and meets UDC Standards. This request is consistent with the Comprehensive Plan 2040 and meets all applicable requirements of the Unified Development Code. Staff does recommend approval. There were no questions for staff.

The applicant and property owners were present and available for questions. The applicant went over a brief overview of the request. Planning Board Bizzell asked about NCDOT requirements. The applicant stated there will be a right in right out and there will be a right hand turn lane off Highway 42. Government Road will have full access with a left lane turn. There were no further questions for the applicant.

ACTION: Approve 2020-81-SP Government Road Handy Mart Major Site Plan

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

6 INFORMAL DISCUSSION AND PUBLIC COMMENT

- a) Planner Sharon Sharpe announce her resignation by the end of October. Planning Director Wullenwaber mentioned in October will have a work session for changes that are mandated by law.

7 ADJOURN

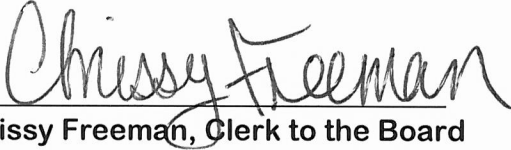
- a) With there being nothing further the meeting was adjourned at 7:06 p.m.

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



Andria Merritt, Chair

ATTEST:



Chrissy Freeman, Clerk to the Board

