



**Town of Clayton
Planning Board Minutes
November 23, 2020 @ 6:00 p.m.
Remote Meeting**

BOARD MEMBERS PRESENT:

Stephen Powers
George "Bucky" Coats
James Moore
Travis Avery
James Lipscomb
Brian Tiede
Marty Bizzell

STAFF PRESENT:

Samantha Wullenwaber, Planning Director
Haley Hogg, Senior Planner
Chrissy Freeman, Clerk to the Board
Merrick Parrott, Town Attorney
Bobby Bunn, Councilman

MEMBERS ABSENT:

Andria Merritt
Frank Price

1 CALL TO ORDER

a)

The meeting was called to order at 6:00 p.m. by Co-Chair Bucky Coats. Chair Andria Merritt and Planning Board member Frank Price were absent from this meeting.

2 ADJUSTMENT OF THE AGENDA

3 APPROVAL OF MINUTES

a)

The October 26, 2020 Planning Board minutes were approved.

ACTION: Approved October 26, 2020 Planning Board Minutes

Motion: Board Member Powers

Second: Board Member Bizzell

Vote: Unanimous

4 PUBLIC HEARINGS

- a) 2020-95-CUP Hurricane Fencing Conditional Use (Quasi-Judicial)
Tag # 05I05020H
Location: 7740 US Hwy 70 Bus

Planning Board Director Samantha Wullenwaber requested to move this item to the December 15, 2020 Planning Board meeting.

ACTION: 2020-95-CUP Hurricane Fencing Conditional Use approved to be heard on the December 15, 2020 Planning Board meeting.

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

5 NEW BUSINESS

- a) 2020-126-SP Shoppes at Glen Laurel Lot 11 Major Site Plan
Tag # 05104003W

Location: Located at corner of NC Hwy 42 E and Glen Laurel Road, within the Shoppes at Glen Laurel Master development

Senior Planner Haley Hogg presented this item. The applicant is requesting Major Site Plan approval to develop one 8400 square foot retail building. This site is Lot 11 on the associated approved Master Plan. This lot will be 1.18 acres in size and will be subdivided off from the parent tract prior to issuance of building permits. One building is proposed to include six tenant spaces. All tenant specs will be 1200 square feet with the exception of the two end units that will be 1800 square feet each. There will be a parking lot in front of the building, on-street parking and two handicap spaces are provided.

This request is consistent with the Comprehensive Plan 2040 and Unified Development Code. Staff recommends approval.

Planning Board member Moore asked if two handicap spaces that will be provided is all that is required? Ms. Hogg stated it meets ADA compliance.

The applicants were present and available for questions.

There was nothing further.

ACTION: Approve 2020-126-SP Shoppes at Glen Laurel Lot 11 Major Site Plan

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

6 INFORMAL DISCUSSION AND PUBLIC COMMENT

- a)

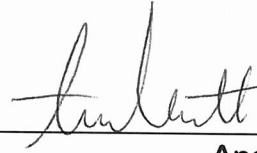
Planning Director Samantha Wullenwaber stated the next Planning Board meeting will be held on Tuesday December 15, 2020 at 6 p.m.

7 ADJOURN

a)

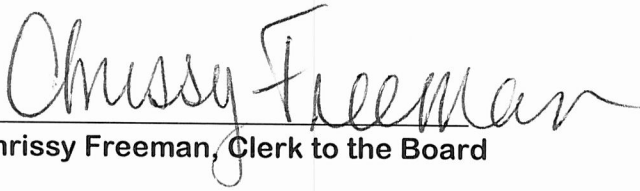
With there being nothing further the meeting was adjourned at 6:13 p.m.

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



Andria Merritt, Chair

ATTEST:



Chrissy Freeman, Clerk to the Board

