Town of Clayton
Planning Board Minutes
June 22, 2020 @ 6:00 p.m.
Remote

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

STAFF PRESENT:
Samantha Wullenwaber, Planner Director
Haley Hogg, Planner II
Jeff Caines, Planner
Sharon Sharpe, Planner
Merrick Parrott, Town Attorney
Michael Grannis, Council Member

MEMBERS ABSENT:

1 CALL TO ORDER

a) The meeting was called to order at 6:00 p.m. Planning Board Members Travis Avery and Stephen Powers were absent from this meeting.

2 ADJUSTMENT OF THE AGENDA

3 APPROVAL OF MINUTES

a) May 26, 2020 Planning Board Draft Minutes

ACTION: Approve May 26, 2020 Planning Board Minutes

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

4 PUBLIC HEARINGS

5 NEW BUSINESS

a) 2020-07-SP Sam's Xpress Car Wash Site Plan
Tag # 05G01199B / 05G01201D
Location: 12856 US Hwy 70 Business

Planner Sharon Sharpe presented this item. The applicant is requesting a major site plan approval for the construction of approximately 4,140 square

feet of car wash building, 3192 square feet of fuel canopy and 840 square feet of vacuum canopy. The proposed car wash/gas sales required parking will consist of a paved surface with curb and gutter as well as the required landscape islands. Staff has reviewed the finished layout with regards to parking and have determined that it meets the UDC Standards. Car wash/Auto detailing requires one space per two hundred square feet of office, retail or indoor seating. In addition, the 2,840 square feet of vacuum stations is proposed to provide 22 vacuum car spaces. The development is proposing landscaping around the parking area as well as a compatibility Class C Buffer. Sidewalks are proposed with this development along the service road to assist with safe pedestrian access between adjacent commercial developments along this road. There will be a dumpster enclosure at the site and will comprised of material to match the overall architecture of the primary building. The proposed buildings will be constructed of the brick masonry and metal banding to match at a height of 28 feet. The applicant has supplied architectural renderings to show how the building and canopies will look once construction is complete. The proposed architectural elevations meet the UDC requirements to match on all sides. This request is consistent with the Comprehensive Plan 2040 and staff does recommend approval.

Board Member Bizzell asked if the NCDOT have any comments on the driveway locations. Sharon Sharpe stated yes they did have feedback that they provided to the applicant. Customers would exit out onto Highway 70.

Board Member Coats is concerned about the entry and traffic at the intersection. There is only a 3 car back up by the stoplight in that area. He feels the cars will back up and cause traffic problems. There were no further questions for staff.

The applicant Matt Lowder was present and available for questions. He went over the NCDOT comments and made revisions with the NCDOT for the access entrance and exits and keeping traffic off Highway 70. Board Member Coats still has concerns about the traffic at the stoplight and traffic flow. Board Chair Merritt asked if NCDOT reviews the traffic that is not on the highway but on the private road. Mr. Bizzell stated the drive is a private drive and not a DOT road. Mr. Bizzell stated he has the same concerns as Board Member Coats. Board Member Coats asked if the site plan can be flipped. Mr. Lowder stated any stacking of cars would be on private property and not block. He stated they could not bring cars in from the other direction. They are trying to get people off the highway and have people on the private/secondary road. Board Member Coats is not concerned about the stacking coming in, but going out. Planner Haley Hogg stated during the process they determined this was the best option and met all the requirements for Planning.

Councilman Michael Grannis asked was the building metal with the code calls for brick or masonry on all four sides? Planner Haley Hogg the same on all four sides but not a specific material, just has to be architecturally consistent. Mr. Grannis recalls at a council meeting that this was brought up the council made it clear that we had to have either brick or masonry on all four sides. Planning Director Wullenwaber stated there is more regulations on different

applications, quasi-judicial which Town Council reviews. Major site plan is not quasi-judicial. We make sure it is consistent with the surrounding buildings.

Board Member Price asked the applicant if the site can be pushed back a little further to give more frontage.
Ms. Wullenwaber stated they possibly could push the design back, but they would have to come back before the Board with a different site plan. Ms. Wullenwaber also stated there could be multiple reasons why it is not pushed back more. Mr. Lowder stated there are buffers that they were maneuvering around and keep the site and tight and efficient as they can. The stacking will occur more on the site than on the road. Chris Morgan was present to explain the operations of the car wash. As far as stacking is concerned it would start at the fuel canopy into the site. There is a good 300 - 350 stacking for people coming into and out of the car wash. This site has some more stacking of some of their other sites because of the depth of this lot. The car wash will be a "left out" of the tunnel. Typically they do not like to do a "right" out of a tunnel because it can cause more of a traffic issues leaving the site. Majority of the building is brick and eifs (stucco). The metal is a small portion of the building.

Board Member Bizzell asked Planner Haley Hogg is there anything in the code that would restrict the two drives close together. Ms. Hogg stated that Engineering found the drives acceptable. Board Member Bizzell asked if both drives are necessary. The applicant stated the drive that is on the right is a two way drive. The exit only on the left hand side is for the fuel truck to get out of the drive.
There was only one vote for approve by Planning Board Member Moore, there was no second. Most Planning Board members are concerned about the traffic and stacking in the intersection.

Clarification made by Planning Director Wullenwaber that this request is TRC certified and meets all requirements. Staff does recommend approval.

James Lipscomb suggested to table this and ask the applicant to come back.

ACTION: To be continued to the July 27, 2020 Planning Board Meeting.

Motion: Board Member Price
Second: Board Member Lipscomb
Vote: Vote 6-1

6 OLD BUSINESS

a) 2020-17-RZ Tract on Powhatan Road Rezoning
Tag # 05I05004
Location: No site address +/- 1200 feet West of Mohican Trail

This is a Public Hearing continuation from May's Planning Board meeting. Board Clerk, Chrissy Freeman read new public comments from Teresa Scott and Larry Smith. The applicant is requesting to

rezone from Residential Estate (R-E) to Industrial-Light (I-1). The site is located on Powhatan Road approximately 1200 feet west of Mohican Trail and Powhatan Road and is currently vacant. The Light Industrial zoning district fosters the retention and growth of employment opportunities by providing areas where a broad range of industrial uses may locate and where options for complementary uses exist. The intent of this zoning district is to have businesses that are relatively clean and operate in a quiet manner. The applicant does not have a specific intended use for this site, however staff finds that this re-zone will give the ability for the applicant to prepare the site to be sold on the open market. The Industrial-Light zoning district would allow this property to be developed with more compatible uses that already exist in the surrounding area.

This request is consistent with the Comprehensive Plan 2040 and staff recommends approval. There were no questions for staff.

Planning Director Wullenwaber stated the public hearing was closed and this is a deliberation for the Board. Ms. Wullenwaber went over how staff comes to a decision for recommendation.

The applicant was present and available for questions.

ACTION: Approve Recommendation to Town Council

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

b) 2020-22-PDD Shoppes at Glen Laurel Planned Development Rezoning
Tag # 0510416E
Location: Located off Glen Laurel Road South of existing Shoppes at Glen Laurel Mixed Use Development

This is a continuation of a Public Hearing that was heard at the May's Planning Board meeting. Board Clerk, Chrissy Freeman read several public comments from citizens into the record. Haley Hogg presented this item.
The applicant is requesting to rezone 10.5 acres from Residential-Estate (R-E) to Planned Development Mixed Use (PD-MU). This site is located off Glen Laurel Road and the application is running concurrently with a preliminary plat (master plan) to add the land to the Shoppes at Glen Laurel Mixed Use Planned Development to the north. The master plan is still under review and is subject to change prior to proceeding to Town Council. This request is Consistent with the Comprehensive Plan 2040.

There were no further comments.

ACTION: Approve Recommendation to Town Council

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

7 INFORMAL DISCUSSION AND PUBLIC COMMENT

8 ADJOURN

a)

With there being nothing further the meeting was adjourned at 7:22 p.m.

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

Andria Merritt

Andria Merritt, Chair

ATTEST:

Chrissy Freeman

Chrissy Freeman, Clerk to the Board