



**Town of Clayton
Planning Board Minutes
July 27, 2020 @ 6:00PM
Remote Meeting**

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
Jeff Caines, Planner
Sharon Sharpe, Planner
Chrissy Freeman, Clerk to the Board
Merrick Parrott, Town Attorney
Michael Grannis, Councilman

MEMBERS ABSENT:

1 CALL TO ORDER

a)

Board Chair Andria Merritt called the meeting to order at 6:00 pm.

2 ADJUSTMENT OF THE AGENDA

3 APPROVAL OF MINUTES

a)

Approval of June 22, 2020 Planning Board Minutes

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

4 OLD BUSINESS

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

Planner Sharon Sharpe presented this item. This is continued from last month's Planning Board meeting. The request is for a major site plan approval for the construction of approximately 4,140 square feet of car wash building, 3,192 square feet of fuel canopy and 2,840 square feet of vacuum canopy.

After the June Planning Board meeting, the applicant submitted a revised site plan to the technical review committee. The site plan design removes one access point for the proposed carwash building. However, the fire department has provided substantial concerns about the life safety should one access point become blocked in an emergency. Therefore, the original site plan provided shows both access points with a queuing plan for cars that will be held on site. This plan seeks to reduce the amount of traffic blocking up the access road as cars wait at the stoplight to enter US Highway 70.

The applicant was present and available for questions. He explained with the feedback from last meeting they went and revised the plans. The Fire Marshall stated they needed to keep the second driveway.

ACTION: Approve 2020-07-SP Sam's Xpress Car Wash Major Site Plan

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

5 PUBLIC HEARINGS

- a) 2020-97-RZ Champion East Rezoning
Tag # 05003003 / 05003011 / 05003012 / 05003014 / 05003015 / 05003016 / 05003010
Location: 310 Champion Street

Planner Jeff Caines presented this item. The applicant is requesting to rezone 1.853 acres from Office-Institutional (O-I) and Single Family Residential-8 (R-8) to Single Family Residential (R-6). The site is located on the northeast corner of Champion and Everett Street and is currently vacant. The High Density Residential area provides for housing options located in close proximity to major transportation corridors and existing commercial areas. The applicant has applied for a Subdivision and a Special Use Permit which are being reviewed separately and on their own merits. Staff does find that this application is appropriate and does meet the goals of the Comprehensive Plan 2040 by providing a transition between lower-density residential use and commercial uses.

The applicant Donnie Adams with Adams and Hodge Engineering was present and available for questions. There was no questions from the applicant.

Board Clerk Chrissy Freeman stated there were no public comments made for this item.

Board Member Price asked if this property would have a recombination. Samantha Wullenwaber stated yes but can't build over property lines and meet setbacks.

There were no further questions.

ACTION: The Clayton Planning Board will take up this matter for deliberation and vote at the August 24, 2020 Planning Board meeting.

6 NEW BUSINESS

- a) 2020-76-SP Riverwood Athletic Club - Tract B2 - Major Site Plan
Tag # 16I02009E / 16I02009D
Location: 400 Block of Riverwood Athletic Club Boulevard

Planner Jeff Caines presented this item. The applicant is requesting to develop three (3) three-story buildings each with eight one-bedroom apartments with retail located on the first floor. This project request is a continuation of already approved projects along Riverwood Athletic Club Boulevard as well as other local streets in the development. The site is zoned B-1 which allows mixed use development including retail on the ground floor and residential above. This request is consistent with the Comprehensive Plan 2040 and the Unified Development Code. Staff recommends approval.

Planning Board Member Bucky Coats asked the first floor apartment would make 25 apartments. Jeff Caines stated that apartment meets ADA requirements. It could potentially make 25 apartments. Mr. Coats asked what is the formula for the parking between a one bedroom unit and the businesses. Mr. Caines stated residential units are based on the number of bedrooms and the business is based on the square footage. Samantha Wullenwaber stated it is 1 parking space per 1 bedroom unit. Retail on the bottom is based on square footage. The ADA is per building code.

The applicant Dave DeYoung was present and available for questions. Mr. DeYoung went over a presentation of the project request. He stated the parking is to code. The residents are usually there during the evening while the businesses use the parking during the day.

Planning Board Member James Moore asked the applicant about the 24 one-bedroom units. He stated by code it meets, but in reality there is not enough parking. Mr. DeYoung stated this is an ongoing project and a repeated pattern from the development. There has not been any problems with parking. There is not a lot of outside people that come to the businesses. It is a shared parking with 42 additional parking spaces to accommodate overflow. What they have found with one bedroom apartments most leave to go to work and the businesses use the parking during the day. Mr. Moore stated that once the dance studio opens after COVID, he feels there will be parking problems. Mr. DeYoung stated parking can be accessed to both front and back. On street parking is to accommodate the extra parking. There were no further questions.

ACTION: Approve 2020-76-SP Riverwood Athletic Club - Tract B2 - Major Site Plan

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

7 INFORMAL DISCUSSION AND PUBLIC COMMENT

a)

Planning Director Samantha Wullenwaber announced Haley Hogg was promoted to Senior Planner and Samantha Wullenwaber passed her IACP exam certification. Chrissy Freeman was promoted to Permit Specialist.

James Moore talked about the parking in Parkview and it is a public safety issue. Also, most approved projects that have been approved have been starter home community which looks good in the beginning but as time goes on we need to look into the future growth. Ms. Wullenwaber stated that they are looking into different type of housing type projects.

8 ADJOURN

a)

With there being nothing further, the meeting was adjourned at 6:55 pm.

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



Andria Merritt, Chair

ATTEST:



Chrissy Freeman, Clerk to the Board