



**Town of Clayton
Planning Board Minutes
February 24, 2020 @ 6:00 PM
Town Council Chambers**

BOARD MEMBERS PRESENT:

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

STAFF PRESENT:

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

MEMBERS ABSENT:

James Lipscomb

1 CALL TO ORDER

a)

Chair Andria Merritt called the meeting to order at 6:00 pm.
Board member James Lipscomb was absent from this meeting.

2 ADJUSTMENT OF THE AGENDA

a)

There were no adjustments to the agenda.

3 APPROVAL OF MINUTES

a)

January 27, 2020 Planning Board Minutes approved.

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

4 PUBLIC HEARINGS

5 NEW BUSINESS

a)

2019-168-SP West End Major Site Plan
NC PIN: 165911-76-2452 / 165911-76-4210 / 165911-76-4301 / 165911-76-3235
/ 165911-76-4286 / 165911-76-4225
Tag #: 05G01014A / 05G01021X / 05H02199Q / 05G01014Y / 05G01021Y /
05G01021W
Location: Located off W. Main Street & Stallings Street

Planner Haley Hogg presented this item. The applicant is requesting to develop two new buildings on the property. The buildings would consist of 19,200 square feet of a mixture of retail, office and restaurant uses. The properties are zoned B-3 which allows the proposed uses outright. One building will face West Main Street and the second smaller building will face internally. Two storm water ponds are located on the property. The applicant is also proposing a play area behind units A-1 and A-2 which will be enclosed and allow children an area to play safely. An annexation petition to the Town will be required to be submitted prior to issuance of building permits as the development is requesting to utilize Town services and is contiguous to Town Limits. This request is consistent with the Comprehensive Plan 2040 and meets all requirements of the Unified Development Code.

Planning Board member Coats asked if the speed limit 25 mph would be considered in the area. Planning Director Wullenwaber stated that they can ask NCDOT to reduce the speed limit. There were no further questions for staff.

The applicant Donnie Adams from Adams and Hodge Engineering was present and available for questions. He stated the architect will be Tony Johnson and describe what the project will consist of. There were no questions for the applicant.

ACTION: Approve the request as presented by staff.

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

- b) 2020-03-SP Grifols PLC Expansion Major Site Plan
NC Pin: 167800-32-4708
Tag #: 05I05001F
Location: 8370 US Hwy 70 West Business, Northeast of Whisper Wind & US Hwy 70 Business

Planner Jeff Caines presented this item. The request for a warehouse expansion to one of the existing building and parking lot. The building is 11,300 square feet with a total of 145 parking spaces including 7 handicapped. This will make easier access from US Hwy 70. The expansion will match the existing building. This request is consistent with Comprehensive Plan 2040 and Surrounding Land Uses. Staff does recommend approval of this request. There were no questions for staff.

The applicant, Danny Simmons was present and available for questions. He explained what the building is used for. The building will be storing additional blood plasma. He also stated they making some modification to the site to make it easier for trucks to enter the site. They are also preparing this for future expansions. There were no questions for the applicant.

ACTION: Approve the request as presented by staff.

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

- c) 2020-10-RZ 2900 NC Hwy 42 Rezoning
NC PIN: 164800-41-1151 / 164800-31-9071 / 164800-40-0991
Tag #: 05F02019B / 05F02019C / 05F02019E
Location: Located off NC Hwy 42 W

Planner Sharon Sharpe presented this item. The request is to rezone 4.72 acres of land from Residential Estate (R-E) to Highway Business (B-3). The applicant is requesting to rezone in order to prepare the corner parcels closest to NC Hwy 42 for future development of commercial businesses. This request is consistent with the Comprehensive Plan 2040 and Surrounding Land Use. Staff does recommend approval. There were no questions for staff.

The applicant Jessie Hardesty from McAdams was present and available for questions. She stated at the neighborhood meeting there was only one resident present and seem supportive of the rezoning. Board Member Price asked if Government Road would be taken into consideration. It was stated yes it would be considered. There were no further questions.

ACTION: Recommendation to Town Council to approve the request.

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

6 INFORMAL DISCUSSION AND PUBLIC COMMENT

7 ADJOURN

- a) With there being nothing further, the meeting was adjourned at 6:20 p.m.

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



Andria Merritt, Chair

ATTEST:


Chrissy Freeman, Clerk to the Board