Town of Clayton
Planning Board Minutes
August 26, 2019 @ 6:00 P.M.
Town Council Chambers

BOARD MEMBERS PRESENT:
Andria Merritt
Stephen Powers
James Lipscomb
Marty Bizzell
Bob Ahlert
Frank Price
James Moore
George "Bucky" Coats

STAFF PRESENT:
Samantha Wullenwaber, Planning Director
Chrissy Freeman, Clerk to the Board
Merrick Parrot, Town Attorney
Bob Satterfield, Council Member

MEMBERS ABSENT:
Ross Benson

1 CALL TO ORDER

a)

Bob Ahlert called the meeting to order at 6:00 p.m.

Board Member Ross Benson was absent from this meeting.

2 ADJUSTMENT OF THE AGENDA

3 APPROVAL OF MINUTES

a) Approval of July 22, 2019 Planning Board Minutes.

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

4 PUBLIC HEARINGS

a) 2019-42-CUP Horne Memorial UMC Expansion (Quasi-Judicial)
NC PIN: 166913-02-4512 / 16617-02-2220 / 166917-02-1222
Tag # 05015059 / 05016040 / 05016041
Location: 121 E. Second Street / 135 E. Horne Street

ACTION: Continue to September 23, 2019 Planning Board meeting

Motion: Board Member Lipscomb
Second: Board Member Moore

Vote: Unanimous

b) 2019-37-SP Horne Memorial UMC Expansion
NC PIN: 166913-02-4512 / 16617-02-2220 / 166917-02-1222
Tag # 05015059 / 05016040 / 05016041
Location: 121 E. Second Street / 135 E. Horne Street

ACTION: Continue to September 23, 2019 Planning Board meeting

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

c) 2019-140-CUP Iglesia de Dios Primeros Frutos Conditional Use Permit (Quasi-Judicial)
NC PIN: 165811-67-4218
Tag # 05H03197G
Location: Corner of Barber Mill Rd. /Dairy Rd.

Town Attorney Merrick Parrot explained the Quasi-Judicial process. Clerk to the Board Chrissy Freeman gave the affirmation.

Planning Director Samantha Wullenwaber presented this item. The applicant is requesting a Conditional Use Permit to develop the use of a 7,650 square foot church on this property. Per UDC, the use of a church is only permitted in the Residential -10 (R-10) zoning district with the issuance of a conditional use permit. There is a major site plan that is running concurrent with this request. There was a previous request for this back in 2016 which was approved, but has since expired. The proposed use will have 160 seats and 54 parking spaces including 3 handicap spaces. This request is consistent with the Comprehensive Plan 2040 and the applicant has addressed the Findings of Facts. There were no questions for staff.

The applicant was present and available for questions. There were no questions for the applicant.

Planning Chair Bob Ahlert read through the findings of facts.

ACTION: Approve the request as presented by staff.

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

5 NEW BUSINESS

a) 2019-141-SP Iglesia de Dios Primeros Frutos, Major Site Plan
NC PIN: 165811-67-4218
Tag # 05H03197G
Location: Corner of Barber Mill Rd. /Dairy Rd.

Planning Director Samantha Wullenwaber presented this item. This request is running concurrent with Conditional Use permit 2019-140-CUP.

Board Member Ahlert asked about the hammerhead parking lot in the front facing Dairy Road, is this deep enough? Mrs. Wullenwaber stated yes, this is a typical hammerhead turn around and generally how they look.

ACTION: Approve the request as presented by staff.

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

b) 2019-126-SP Smithfield's Chicken & BBQ, Major Site Plan
NC PIN: 166806-29-6435 / 166806-29-6441 / 166806-29-6375 / 166806-29-6288
Tag # 05008001 / 05008002 / 05008006 / 05008003
Location: 10414 US Hwy 70 Bus

Planning Director Samantha Wullenwaber presented this item. The applicant is requesting to demolish the existing Smithfield Chicken and BBQ restaurant to redevelop the building and overall site. The new restaurant will be 3,842 square feet with 87 seats with 29 parking spaces. Three additional properties to the east have been acquired as part of this project and are included in this site plan to provide additional land to accommodate the new building and parking. These parcels will be recombined following approval. This request is Consistent with the Comprehensive Plan 2040 and Surrounding Land Use. Staff recommends approval. Board Member had a question about the parking. He understands that the parking is what is required by the time, but this request is going from 67 to 87 seats and less parking. He stated that he feels there will be issues with the parking, and the applicant needs consider the parking spaces since there are currently issues with the parking. Mrs. Wullenwaber stated they will look at the site plan and review the parking. However, they do meet the parking requirements. There were no further questions for staff.

The applicant, Fleet Temple with Enoch Engineers was present and available for questions. He stated that they will go back and review the parking again but not sure if they will find more area for the parking. There were no questions for the applicant.

ACTION: Approve the request as presented by staff.

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

c) 2019-128-SP Lot B6 Moss Creek Office, Major Site Plan
NC PIN: 165801-19-8443
Tag # 05G02058O

Location: Corner of Pinecroft Drive / Guy Road; Lot 6 of Moss Creek Village

Planning Director Samantha Wullenwaber presented this item. The request is to develop an 8400 square foot general office space with 29 parking spaces and two access points, both located off of Pinecroft Drive. There is an existing access easement and existing sidewalk that will extend along Pinecroft Drive to the west to connect to the building entrances. This request is consistent with Comprehensive Plan 2040 and Surrounding Land Uses. Staff recommends approval. There were no questions for staff.

The applicant, Carlos Bagley, Red Line Engineering was present and available for questions. There were no questions for the applicant.

ACTION: Approve the request as presented by staff.

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

d) 2019-125-SP NC Hwy 42 W Medical Office, Major Site Plan
NC PIN: 165801-27-5123 / 16580127-4160
Tag # 05G02039M / 05G02039N
Location: Located off Butternut Lane and Hwy 42 W

Planning Director Samantha Wullenwaber presented this item. The request is to develop 4996 square foot medical office. The properties are zoned Office-Institutional (O-I) and are currently vacant. The parcels will be recombined as outlined on the site if approved. The development will be located with access of Butternut Lane and frontage along NC Hwy 42 w. There will be 24 parking spaces and the proposed Highway 42 West widening has been taken in consideration with this request. The building will be primarily of red brick and is consistent with Comprehensive Plan 2040 and Surrounding Land Uses. Staff recommends approval.

The applicant Donnie Adams was present and available for questions. He stated Tony Johnson is the architect on this project and was available for questions as well. There were no questions for the applicant.

ACTION: Approve the request as presented by staff.

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

6 INFORMAL DISCUSSION AND PUBLIC COMMENT

a)

Board Member Lipscomb made a statement about much needed commercial growth and churches in tonight's meeting. Hopefully we will see more commercial use in the future. Mr. Ahlert stated that this is encouraging for commercial and industrial business to come to Clayton. Mr. Lipscomb also

commented and wanted to put out there if there would be an idea to have potential for redevelopment on Highway 70 Business and would it be any value for the council to take into consideration on how buildings would be built, like a stated plan and support on a proposal. There were no further comments.

7 ADJOURN

a)

With there being nothing further, the meeting was adjourned at 6:35 p.m.

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

Robert J. Ahlert, Chair

ATTEST:

Chrissy Freeman, Clerk to the Board