



**Town of Clayton
Planning Board Minutes
Monday April 22, 2019 @ 6:00 PM
Town Council Chambers**

BOARD MEMBERS PRESENT:

Andria Merritt
Ross Benson
Steven Powers
James Lipscomb
Marty Bizzell
Bob Ahlert
Frank Price
James Moore
George "Bucky" Coats

STAFF PRESENT:

Samantha Wullenwaber, Planning Director
Haley Hogg, Planner
Bob Satterfield, Council Member
Chrissy Dunn, Clerk to the Board

MEMBERS ABSENT:

1 CALL TO ORDER

- a) Bob Ahlert called the meeting to order at 6 p.m.

2 ROLL CALL

- a) All members of the Planning Board were present.

3 ADJUSTMENT OF THE AGENDA

4 APPROVAL OF MINUTES

- a) Approval of March 25, 2019 Planning Board Minutes

ACTION: Minutes approved as presented.

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

5 REPORTS AND COMMENTS

6 OLD BUSINESS

7 NEW BUSINESS

- a) 2019-42-CUP Horne Memorial UMC Expansion Conditional Use Permit
NC PIN: 166913-02-4512
Tag #: 0501059
Location: 121 E. Second St.

Planning Director Samantha Wullenwaber requested to continue the public hearing for Item A 2019-42-CUP and Item B 2019-37-SP Horne Memorial UMC Expansion until May 2019. There are some items that need to be worked out.

ACTION: Request to continue Public Hearing approved.

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

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

- c) 2019-33-SP Johnston Area Gastroenterology Major Site Plan
NC PIN: 165801-19-6444 / 165801-19-5445
Tag #: 05G02058M / 05G02058L
Location: Located off Guy Road, within Moss Creek

Planner Haley Hogg presented this project. The applicant is requesting major site plan approval to develop a 6,114 square foot medical office on the subject property. The properties are zoned Neighborhood Business (B-2) which allows the use of a medical office. The properties are located within Moss Creek and are two separate parcels. If approved, the applicant will recombine the two parcels into one lot. There is an existing access drive that runs along the northern part of the properties and is accessed off Guy Road and Pinecroft Drive. The office will have 42 parking spaces which exceeds the required spaces. The site will have a sidewalk around the building which will connect to the north to an existing sidewalk along Guy Road. There is an existing landscape buffer that meets all applicable requirements for the required compatibility buffer at this location. Existing landscaping along Guy Road including a continuous hedgerow and street trees will also remain. The proposed use and site plan is consistent with the Comprehensive Plan 2040 and Surrounding Land Uses. Staff recommends approval. There were no questions for staff.

Applicant Donnie Adams was present and available for questions. There were no questions for the applicant.

ACTION: Recommendation to approve the request as presented by staff.

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

8 INFORMAL DISCUSSION AND PUBLIC COMMENT

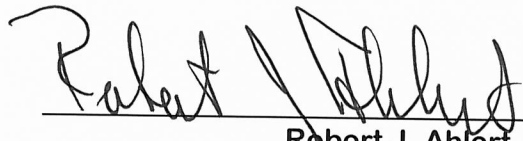
a)

Board Member Coats had a suggestion for when a project is submitted the HOA should be notified and advised of the project that will be presented involving their community. Planning Director Samantha Wullenwaber stated that by law that is not required, but will do as a courtesy to the HOA.

9 ADJOURN

a)

With there being nothing further, the meeting was adjourned at 6:10 p.m.


Robert J. Ahlert, Chair

ATTEST:


Chrissy Dunn, Clerk to the Board

