



**Town of Clayton
Clayton Planning Board Minutes
Monday, July 23, 2018 @ 6:00 PM
Town Council Chambers**

BOARD MEMBERS PRESENT:

Ross Benson
Stephen Powers
James Lipscomb
Marty Bizzell
Bob Ahlert
Frank Price

STAFF PRESENT:

Samantha Wullenwaber, Planning Director
Haley Hogg, Planner
Chrissy Dunn, Clerk to the Board
Michael Grannis, Mayor Pro-Tem
Merrick Parrott, Town Attorney

MEMBERS ABSENT:

George "Bucky" Coats
Andria Merritt
Sarah Brooks

1 CALL TO ORDER

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

2 ROLL CALL

3 ADJUSTMENT OF THE AGENDA

4 APPROVAL OF MINUTES

- a) May 29, 2018 Draft Minutes

ACTION: Minutes approved as presented.

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

5 REPORTS AND COMMENTS

6 OLD BUSINESS

7 NEW BUSINESS

- a) 2018-107-SP Culver's Clayton
NC PIN: 165914-44-3407
Tag: 05G020051

Location: US Hwy 70 Bus W

Haley Hogg presented this project. The applicant is requesting major site plan approval to develop a 4360 square foot drive-thru restaurant at this location. The property is zoned Planned Development Commercial and is part of the Pine Hollow Commons Planned Development Master Plan. The proposed development is consistent with the established setbacks within the Pine Hollow Commons master plan. The drive thru window will contain seven spaces for customers to utilize while their food is prepared. Outdoor seating is proposed to consist of 40 additional seats with decorative fencing and additional landscaping is proposed to meet the required buffers. The restaurant will consist of stucco and cultured stone siding with canvas awnings and decorative lighting.

The applicants were present to answer any questions . Mr. Eric Decker, owner and operator of Culver's of Wake Forest, presented information about the restaurant along with a description of the menu. He also gave a brief description of his history with the business. Mr. Decker feels Clayton would be a great location for Culver's.

ACTION: Recommendation of Approval of 2018-107-SP to Town Council

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

- b) **2018-36-SD Canady Landing**
NC PIN: 165703-14-7846
Tag: 05G040511
Location: Jack Road

Board Member James Lipscomb requested to recuse himself from this project.

Samantha Wullenwaber presented this project. The applicant is requesting to develop a 12 lot conventional single-family residential subdivision. The proposed project is consistent with the 2040 Comprehensive Plan and Unified Development Code and compatible with Surrounding Land Uses. A Class "A" landscape buffer is required along Jack Road.

The Applicant is requesting waivers to the Town's requirements for building sidewalks and curbs/gutters along the streets because the roads would be dedicated to NCDOT. The Town does not maintain sidewalks outside of town limits. If a waiver is granted, staff recommends a fee-in-lieu of their constructions.

Planning Board Member Marty Bizzell asked if this would be county water? It was stated that it would be Johnston County's water district.

Applicant, James Lipscomb was present. He asked that the Planning Board consider no fee-in-lieu since the subdivision is not located inside the Town's limit and only in Clayton's ETJ. There were no for questions for the applicant.

Planning Board Member Frank Price recommended the waiver as long as it meets the NCDOT requirements.

ACTION: Recommendation of Approval of 2018-36-SD of the major subdivision and waivers, with a fee-in-lieu to be charged for the sidewalks, curb and gutter.

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

8 INFORMAL DISCUSSION AND PUBLIC COMMENT

9 ADJOURN

- a) With there being nothing further the meeting was adjourned at 6:23 p.m. .

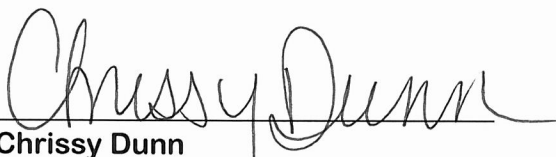
ACTION: Motion to Adjourn

Motion: Board Member Powers
Second: Board Member Benson

Duly adopted this the 27th day of August, 2018.


Marty Bizzell Bob Ahlert
Chair

ATTEST:


Chrissy Dunn
Clerk to the Board