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

BOARD MEMBERS PRESENT:
Andria Merritt
Steven Powers
James Lipscomb
Marty Bizzell
Bob Ahlert
Frank Price

MEMBERS ABSENT:

STAFF PRESENT:
Samantha Wullenwaber, Planning Director
Haley Hogg, Planner
Paralee Smith, Development Services Coordinator
David DeYoung, Community & Economic Development Director

1 CALL TO ORDER

a) Bob Ahlert called the meeting to order at 6:00pm

2 ROLL CALL

3 ADJUSTMENT OF THE AGENDA

Ms. Wullenwaber stated there were no adjustments to the agenda.

4 APPROVAL OF MINUTES

a) Draft Minutes:
- February 26, 2018
- March 26, 2018

ACTION: Adoption of Minutes

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

5 REPORTS AND COMMENTS

6 OLD BUSINESS

7 NEW BUSINESS

a) South Tech Warehouse

2018-26-SP
NC PIN:167700-08-7887
Tag: 05I05039D
Location: Harvest Mill Lane

Ms. Hogg presented this item. She stated the proposed project is a warehouse with office space. It is located off Harvest Mill Lane and Pony Farm Road, which is located across from Automatic Rolls. Staff stated the project is consistent with the 2040 Comp Plan as well as the Future Land Use Map, which designates the property as "employment center". Staff recommended approval.

Steven Sanderson introduced himself as the representative for this project. He stated he was happy to provide any information and asked if there were any specific questions. The board had no questions.

ACTION: Approval of 2018-26-SP

Motion: Board Member Sarah Brooks
Second: Board Member Bucky Coats
Vote: Unanimous

b) 2017-209-SUP
Sunbelt Rental
NC Pin:167700-26-7660
Tag: 4700370
Location: 7635 US Highway 70 W Bus.

Ms. Wullenwaber presented this project. It was stated the SUP and SP would be presented together. The Special Use is for property located at 7635 US Hwy 70 Bus. The SUP would allow "Vehicle Sales and Rental" in the B-3 Zoning district.

There were no questions from the Board. Mr. Gary McCabe of Redline Engineering was present and represented the applicant, Sunbelt Rentals.

ACTION: Move forward to Town Council

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

c) 2018-02-SP
Sunbelt Rental Major Site Plan
NC PIN: 167700-26-7660
Tag: 05I05035A
Location: 7635 US Hwy 70 W Bus.

ACTION: Approval of 2018-02-SP

Motion: Board Member Sarah Brooks
Second: Board Member Bob Ahlert
Vote: Unanimous

d) Overlay District Amendment
2018-75-OA

Mr. DeYoung presented the application.

Steven Powers asked if the Scenic Highway Overlay was set up to allow the town to control development. Mr. DeYoung stated the regulations on the interchange did not limit development much. Mr. Powers asked if it were possible for a waiver to be created for this particular situation. Mr. Powers asked why we would strip all regulations in the UDC with regard to the subject area. Mr. DeYoung stated should someone come to the Planning Department with an undesirable project, we would not allow it. Mr. Powers stated he did not understand why we would want to remove our control from the SHO. Mr. DeYoung stated that in 2011 while reviewing regulations the change was made regarding the SHO. He stated over time the use table has changed. He further stated that the "Special Use District" takes uses that would otherwise normally be permitted and requires that applicants go through an extra 90-day process to allow a use. Much the same, the SHO adds an additional layer of bureaucracy, and makes it more difficult. Mr. DeYoung stated the overlay is not necessary, the underlying zoning is still in effect and we would just be removing an extra layer. Bob Ahlert agreed with David DeYoung. Marty Bizzell thanked staff for their work and commented that Sunbelt would be additional landscaping.

ACTION: Approval to move forward to Town Council

Motion: Board Member Bob Ahlert
Second: Board Member James Lipscomb
Vote: Unanimous

8 INFORMAL DISCUSSION AND PUBLIC COMMENT

9 ADJOURN

a) With there being nothing further, the meeting was adjourned at 6:30 p.m.

ACTION: Adjourn the meeting

Motion: Board Member Bob Ahlert
Second: Board Member James Lipscomb
Vote: Unanimous

Duly adopted this the 29th day of May, 2018.

Chair

ATTEST:

Chrissy Dunn

Clerk to the Board