The Town Of Clayton
Regular Town Council Meeting Minutes
Monday, April 4, 2016 @ 6:30 PM
Council Chambers

COUNCIL PRESENT:
Mayor Pro Tem Grannis
Council Member Satterfield
Council Member Lawter
Council Member Holder
Council Member Thompson

STAFF PRESENT:
Steve Biggs, Town Manager
Nancy Medlin, Deputy Town Manager
Katherine Ross, Town Attorney
Kimberly Moffett, Town Clerk
Stacy Beard, Public Information Officer
David DeYoung, Planning Director
Jay McLeod, Planner
Robert McKie, Finance Director

COUNCIL ABSENT:
Mayor McLeod

1 CALL TO ORDER

a) Mayor Pro Tem Grannis called the meeting to order at 6:33 p.m. He led everyone in the Pledge of Allegiance as well as offering the Invocation.

2 ADJUSTMENT OF THE AGENDA

a) Request was made to remove Draft Minutes of the March 21, 2016 Town Council Meeting from the Consent Agenda and placed on April 18, 2016 Consent Agenda.

3 CONSENT AGENDA

(Items on the consent agenda are considered routine in nature or have been thoroughly discussed at previous meetings. Any member of the Council may request to have an item removed from the consent agenda for further discussion.)

a) Hazard Mitigation Plan Adoption and Resolution

ACTION: Approval of Consent Agenda as Presented

Motion: Council Member Thompson
Second: Council Member Holder
Vote: Unanimous

4 INTRODUCTIONS AND SPECIAL PRESENTATIONS

a) Government Finance Officers Association Award of Financial Reporting Achievement

Presenter: Mayor Pro Tem Grannis

Mayor Pro Tem Grannis presented this prestigious award to Robert McKie, Finance Director in recognition of his outstanding leadership in the field of Finance.

b) Junior Girl Scout Troop #1797 - Parks & Recreation "Garden Art" Project
Presenter: Stacy Beard, Public Information Officer

Stacy Beard, Public Information Officer, provided background on the Garden Art Project. Provided were photos of the project. All projects were made from recycled items and included frogs, caterpillars and lady bugs. These art items will be part of the Garden at the Clayton Community Center.

Mayor Pro Tem Grannis presented each of the girls with a Certificate of Appreciation. He thanked and acknowledged the amount of hard work and creativity that went into the project.

5 ADMINISTRATIVE ITEMS

a) Master Site Plan - 2015-82-SP - Novo Nordisk
Presenter: Planning Department

David DeYoung introduced Mr. Gary Lohr of Novo Nordisk, who provided information regarding logistics and site execution plans for this projects. He stated there will be approximately 700 permanent employees in place by 2020. He shared site layout plans as well as sharing a virtual tour of the project.

Mr. Bailey Forrest who is the Site Manager/Construction Director shared information regarding the Main Site Plan as well as plans to manage construction personnel. He stated there will be numerous canteens and a nursing/first aid area within the project site. He stated a traffic study has been completed and accepted by NCDOT. Traffic at the site will be managed and will include a separate gate entrance for management and contractors. He also addressed the intent for parking and shuttles from parking area to the project site. Also addressed was construction of a new road with a targeted completion date for the end of 2017. He stated the peak number of employees will occur in 2017-2018, so prior to the completion of the road only approximately 300 of employee would be in place.

Mr. DeYoung stated he would be requesting two actions regarding this item. The first would be approval of the Master Plan and the second would be authorization for staff to review individual building/site plans as they are received for this project. Mr. DeYoung stated this project is located on a 300 acre site and surrounding use is agricultural or vacant. The required neighborhood meeting was held with no negative feedback. All requirements have been met and no special intensity will be required. The project is consistent with the Comprehensive Plan and Unified Development Code.

Staff recommended approval with conditions as listed within the staff report.

ACTION: Approval of Master Plan

Motion: Council Member Lawter
Second: Council Member Holder
Vote: Unanimous

ACTION: Authorize Staff to Review Individual Building/Site Plans

Motion: Council Member Lawter
Second: Council Member Holder
Vote: Unanimous

6 PUBLIC HEARINGS

a) Special Use Permit - 2016-20-SUP - Novo Nordisk Building Height
Presenter: Planning Department

Mayor Pro Tem Grannis opened the Public Hearing at 7:00 p.m. Those wishing to offer testimony were issued the Oath via Affirmation by the Town Clerk.

Mr. DeYoung, provided information regarding the request for a Special Use Permit. Applicant is requesting allowance of maximum building height of 90' for buildings at new production facility which is located on Powhatan Road. It was noted that the tallest building is requested to be 90', however majority of other buildings will be 60'. It was noted that applicant has worked closely with the Fire Department to ensure all safety factors were considered regarding increased building height.

Applicant held required Neighborhood Meeting and addressed Findings of Fact.

Staff recommended approval with conditions as listed in Staff Report.

With there being no questions for staff or applicant, the Public Hearing was closed and item was turned over to Council for deliberation.

ACTION: Approval of Special Use Permit

Motion: Council Member Thompson
Second: Council Member Holder
Vote: Unanimous

b) Refinance of Two Existing Finance Agreements
Presenter: Robert McKie, Finance Director

Mayor Pro Tem Grannis opened the Public Hearing and Mr. McKie provided information regarding the two refinance agreements. These refinancings will use the Clayton Community Center and the Law Enforcement Center as collateral. Significant savings will be realized with these refinancings, with a projected savings in excess of $1,000,000. It is estimated the closings would take place in June and July of this year.

The floor was opened for comments, with there being none, the Public Hearing was closed and item was turned over to Council for deliberations.

ACTION: Approval of Resolution 2016-12 Authorizing Collateralization of Clayton Community & Law Enforcement Centers

Motion: Council Member Lawter
Second: Council Member Holder
Vote: Unanimous

c) Rezoning - 2015-84-RZ - Clayton Northside Substation
Presenter: Planning Department

Mayor Pro Tem Grannis opened the Public Hearing and Mr. DeYoung provided information. This property which is located along Sam's Branch Greenway is owned by the Town of Clayton. The property is currently zoned R-E (Residential Estate). Requested to be rezone to P-F (Public Facilities. The town recently adopted the P-F zoning district for public property.

The rezoning is consistent with the Comprehensive Plan and Surround Land Use.

Staff recommended approval of the rezoning.

With no one coming forward, the Public Hearing was closed and the item turned over to Council for deliberation.

ACTION: Approval/Disapproval of Rezoning (Ord. #2016-04-01)

Motion: Council Member Holder
Second: Council Member Thompson
Vote: Unanimous

d) Rezoning - 2016-13-RZ - 3900 Powhatan Road
Presenter: Planning Department

Mayor Pro Tem Grannis opened the Public Hearing and Mr. DeYoung provided information and stated the town initiated this rezoning on behalf of the property owner to correct a clerical error made when the parcel was brought into the ETJ. Currently the parcel has split zoning of both Highway-Business (B-3) and Residential-Estate (R-E). Request to rezone to Industrial-Light (I-1) would fix the split zoning issue as well as rezoning the parcel to be compatible with the existing use and surrounding properties

Staff recommended approval of requested rezoning.

The applicant, Jim Lee of the Walthom Group is in agreement with the requested rezoning and was satisfied with above information as provided by staff.

With there being no questions, the Public Hearing was closed and the item turned over to Council for deliberation.

ACTION: Approval/Disapproval of Rezoning (Ord. #2016-04-02)

Motion: Council Member Holder
Second: Council Member Thompson
Vote: Unanimous

e) Rezoning 2016-24-RZ - Cameron Way
Presenter: Planning Department

Mayor Pro Tem opened the Public Hearing and Mr. Jay McLeod presented information regarding this requested rezoning. Property is located east of Shotwell Road, along Cameron Way, Enterprise Drive and Mechanical Drive. The applicant is Corporate Developers, LLC. Current zoning of Highway Business-Special Use District (B-3 SUD) and request to remove the SUD and rezone parcel as Highway-Business (B-3).

The required neighborhood meeting was held. The requested rezoning is consistent with Comprehensive Plan and Surrounding Land Uses.

Planning Board and Staff recommended approval of rezoning request.

Mr. Biggs inquired if there were other properties with the zoning designation of Highway Business-Special Use District (B-3 SUD). Mr. McLeod stated there were. Council was asked if they would like to see a full listing of those parcels with stated designation. It was the pleasure of the Council to receive that information. Planning staff will prepare said list and provide to Council.

The applicant, Greg Nelson, stated the requested rezoning would allow for a restaurant to be located at this site.

With no one further coming forward and no further questions, the Public Hearing was closed and item turned over to Council for deliberation.

ACTION: Approval/Disapproval of Rezoning (Ord. #2016-04-03)

Motion: Council Member Thompson
Second: Council Member Lawter
Vote: Unanimous

f) Text Amendments Unified Development Code
Presenter: Planning Department

Mayor Pro Tem Grannis opened the Public Hearing. Mr. McLeod provided information regarding text amendments in the Unified Development Code. The amendments sought to update the Code based on recent state legislative changes, correct typos, text or references, relocate text to a more appropriate section of the Code and/or otherwise make minor changes to clarify language, intent or definitions.

With no questions for staff and no one further coming forward to speak, the Public Hearing was closed and the item was turned over to Council for deliberation.

ACTION: Approval of Text Amendments

Motion: Council Member Thompson
Second: Council Member Lawter
Vote: Unanimous

7 OLD BUSINESS

8 NEW BUSINESS

9 STAFF REPORTS

a) Town Manager

An update regarding the Street Improvements Project was provided. Mr. Biggs stated this overall project will be broken into smaller projects to bring more value to the town as well as being as minimally disruptive as possible. Mayor Pro Tem Grannis asked if there were any streets were presently in need. Mr. Biggs stated there were not and those street already under contract were on track to be completed by the end of this fiscal year.

b) Town Attorney

c) Town Clerk

d) Other Staff

10 OTHER BUSINESS

a) Informal Discussion & Public Comment

Ms. Joanne McKinnon who resides at 225 Oakdale Avenue stated she had concerns regarding speeding. She stated her dog was killed last year by someone speeding in her neighborhood. She requested that speed bumps be installed. She also stated she would like to see more cultural inclusion and diversity at festivals in the community. She also stated she had concerns regarding over development in Clayton. She felt all the trees were disappearing and she stated she understood the need for development but felt additional consideration be given to saving trees. She stated she wanted to see Clayton retain the quaintness that drew her to live her. -

Mr. Biggs spoke about the speed indication projects and request from neighborhood. Mr. Biggs requested that Ms. McKinnon provide her information to Stacy Beard, Public Information Officer and she would be happy to provide details and guidelines. It was stated that a speed trailer had been previously placed in the neighborhood.

Ms. Virginia Hinton who resides at 236 East Front Street stated she was had returned to Council to address issues along Front Street. She would like to see the speed limit reduced on Front Street. It is currently 35 MPH and she would like to see it reduced to 25 MPH. She stated surrounding streets are set at 25 MPH. She spoke about a recent vehicle roll over and has serious concerns about the safety of children along Front Street. She also shared her concerns about the lack of maintenance of properties in this area. She stated she understood that a large percentage of properties were rental and it seemed the owners did not maintain the properties well. She would like to see fines issue to owners who did not keep the properties in good shape. She thanked the Council and stated she would continue to share her concerns.

b) Council Comments

11 ADJOURNMENT

a) With there being nothing further, the meeting was adjourned at 7:36 p.m

Duly adopted this 18th day of April, 2016 while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk