



Town of Clayton
Town Council Regular Meeting Minutes
Monday, December 2, 2024 at 6:00 PM
Council Chambers, Town Hall
111 E. Second Street

Council Present:

Mayor Jody McLeod
Council Member Andria Archer
Mayor Pro Tem Michael Sims
Council Member Porter Casey
Council Member Ruth Anderson
Council Member Gretchen Williams

Staff Present:

Rich Cappola, Town Manager
Jim Cauley, Town Attorney
Heidi Holland, Town Clerk
Dolores Gill, Deputy Town Manager
Lee Barbee, Deputy Town Manager
Courtney Tanner, Deputy Town Manager
Greg Tart, Police Chief
David Ranes, Fire Chief
Robert McKie, Finance Director
Nathanael Shelton, Communication Director
Conrad Olmedo, Planning Director
Audrey Duchesne, Senior Planner
Sam Johnson-Phillips, Deputy Town Clerk

Council Absent:

None

1. CALL TO ORDER

a. Call to Order

Mayor McLeod called the meeting to order at 6:01 p.m.

b. Pledge of Allegiance

Mayor McLeod led the Pledge of Allegiance.

c. Invocation

Mayor McLeod provided the Invocation.

2. ADJUSTMENT OF THE AGENDA

The agenda was adjusted to move item 8a. 2024-47-CZM Novo Nordisk Art Center to the December 16, 2024 meeting.

Approve or Adjust the Agenda

RESULT: CARRIED 5-0

MOVER: Porter Casey

SECONDER: Michael Sims

YES: Andria Archer, Michael Sims, Porter Casey, Ruth Anderson,
and Gretchen Williams

NO: None

3. **CONSENT AGENDA**

- a. Minutes
 - November 18, 2024 - Regular Session
 - November 18, 2024 - Closed Session

Presenter: Heidi Holland, Town Clerk
- b. 2025 Council Meeting Schedule Revision
Presenter: Heidi Holland, Town Clerk
- c. Clayton Christmas Parade MOU
Presenter: Amy Shearin, Community Events and Engagement Coordinator
- d. Fire Department Medical Responder Agreement
Presenter: Chief Ranes, Fire Chief
- e. Rescue Services Agreement
Presenter: Chief Ranes, Fire Chief
- f. Electricities Committee Assignment
 - Ann Gane, Primary Rate Committee Representative and BOC Alternate

Presenter: Heidi Holland, Town Clerk

Approve Consent Agenda as Presented

RESULT:	CARRIED 5-0
MOVER:	Andria Archer
SECONDER:	Michael Sims
YES:	Andria Archer, Michael Sims, Porter Casey, Ruth Anderson, and Gretchen Williams
NO:	None

4. **ADMINISTRATIVE ITEMS**

- a. Clayton4U
Presenter: Nathanael Shelton, Communication Director

Tonight's episode goes into detail on where the Town's water comes from.

5. **INTRODUCTIONS AND SPECIAL PRESENTATIONS**

- a. Clayton Civitan Comet's Football and Cheer Proclamation
Presenter: Council Member Casey To Present

Council Member Casey thanked all the football and cheerleaders from the Clayton Civitan Comet's for attending tonight. He read and presented a proclamation to honor them and recognize the football team's Superbowl Championship and the cheerleaders showcasing event. Mayor McLeod

provided thanks to Clayton Civitan for their decades of service and what they have provided to the Town.

6. PUBLIC HEARINGS

- a. 2024-57-ANX-WC 8121 US 70 Bus Industrial
(Continued from the November 18, 2024 Meeting)
Presenter: Conrad Olmedo, Planning Director

Audrey Duchesne, Senior Planning, stated tonight's item is a conventional rezoning request to change from CRM & RLL to HID. The property size is a total of 25.5 acres with three parcels; two are 12.5 acres and one is .50 acres. The existing use is residential and is currently vacant.

Shared were the current and proposed zoning maps. The surrounding parcel on the west side is currently vacant and zoned HID, the north side is also vacant and HID, the south side is used for metal storage and zoned HID, and the east side is used as industrial equipment and vacant and zoned HID & LID.

The permitted use in the Comprehensive Growth Plan is the Employment Center. If the rezoning is approved this would allow all permitted uses within the HID on the site. The Planning Board recommended approval at their October 28, 2024 meeting; staff recommends approval as well with Approval 1 in the Consistency Statement.

Council Member Casey asked if this request is for all three parcels to include the house on the corner, Ms. Duchesne stated yes.

Mayor McLeod stated this has been noted as a public hearing and asked if anyone wished to speak.

Gary Zaraski, representative for the client, was present. He thanked Ms. Duchesne for the presentation and stated he was happy to answer any questions. He stated they are very excited about the property, its location.

Mayor McLeod stated with no one further wishing to speak, closed the public hearing and turned over to Council.

Attorney Cauley stated the presentation covered the rezoning and annexation presentation (Item 6b), both motions could be taken after this public hearing. He stated to open the public hearing for 2024-58-RZ WC 8121 US 70 BUS Industrial Rezoning (Item 6b). Mayor McLeod opened the public hearing for 2024-58-RZ WC 8121 US 70 BUS Industrial Rezoning (item 6b) and asked if wished to speak on this item. With no one wishing to speak on the annexation, this was turned over to Council for their deliberation.

Council Member Archer stated this is a straightforward case, there are seven criteria for a conventional rezoning, this project meets all seven criteria. Council Member Casey stated he understands this is just a rezoning so typically there is an idea of what is being proposed.

A motion was made to approve both the annexation and the rezoning in one motion.

Adoption of Ordinance #2024-11-01

RESULT:	CARRIED 5-0
MOVER:	Andria Archer
SECONDER:	Michael Sims
YES:	Andria Archer, Michael Sims, Porter Casey, Ruth Anderson, and Gretchen Williams
NO:	None

- b. 2024-58-RZ WC 8121 US 70 BUS Industrial Rezoning
(Continued from the November 18, 2024 Meeting)
Presenter: Conrad Olmedo, Planning Director

This item was combined in the presentation and motion for item 6a.

Adoption of Ordinance #2024-11-03 with Statement of Consistency and Reasonableness

RESULT:	CARRIED 5-0
MOVER:	Andria Archer
SECONDER:	Michael Sims
YES:	Andria Archer, Michael Sims, Porter Casey, Ruth Anderson, and Gretchen Williams
NO:	None

A motion was made to approve both the annexation and the rezoning in one motion.

7. QUASI-JUDICIAL HEARING

8. OLD BUSINESS

- a. 2024-47-CZN Novo Nordisk Art Center
(Continued from the November 18, 2024 Meeting)
(Public Hearing Has Been Closed)
Presenter: Conrad Olmedo, Planning Director

The agenda was adjusted to move this item to the December 16, 2024 meeting.

9. NEW BUSINESS

10. STAFF REPORTS

a. Town Manager

Mr. Cappola reminded everyone of the Tree Lighting event downtown on December 5, 2024.

b. Town Attorney

c. Town Clerk

d. Other Staff

Road Renaming Update

Presenter: Nathanael Shelton, Communication Director

Mr. Shelton provided an update on US 70 Business and HWY 42 renaming. It was mentioned HWY 42, in collaboration with the County and DOT, between US 70 Business and all of the way out to the County Line, would be renamed Veterans Parkway. HWY 70 Business would become Clayton Boulevard. This would be from the County line, to where US 70 and US 70 Business intersect. It was stated the project is moving along well. The first round of mailers have gone out to inform the community and also to let them know what their new addresses would be. There is a plan to start a public campaign the mid to end of December, to align with the second round of mailers. Mr. Shelton stated they have reached out to the Lombard Street addresses, about 15 of those that would get a new road name and number, unlike others who would only get a new road name. His team would follow up with the residents in the weeks to come.

Mr. Cappola stated the name change was due to the renumbering of NC 42 West to NC 36, which then caused 70 Business to drop the "Business" portion of the name. With those changes made by DOT, a decision was made to make the name changes, in hopes they would not have to be changed in the future. It was stated there are a lot of moving parts and would continue to provide updates. Mr. Shelton stated February 10, 2025 would be the go live date for the changes.

Mayor Pro Tem Sims asked if there would be a ceremony for the Veterans Parkway renaming? Mr. Cappola replied he would follow up and ask the question.

11. OTHER BUSINESS

a. Informal Discussion & Public Comment

b. Council Comments

Mayor Pro Tem Sims hoped everyone would attend the tree lighting at 7:15, he stated this is truly a Hallmark moment.

12. CLOSED SESSION

- a. To Discuss a Legal Matter in Accordance with NCGS 143-318.11(a)(3) and To Discuss Purchase of Real Property in Accordance with NCGS 143-318.11(a)(5)

Motion To Go Into Closed Session

RESULT:	CARRIED 5-0
MOVER:	Michael Sims
SECONDER:	Andria Archer
YES:	Andria Archer, Michael Sims, Porter Casey, Ruth Anderson, and Gretchen Williams
NO:	None

Motion To Return To Open Session

RESULT:	CARRIED 5-0
MOVER:	Michael Sims
SECONDER:	Andria Archer
YES:	Andria Archer, Michael Sims, Porter Casey, Ruth Anderson, and Gretchen Williams
NO:	None

13. ADJOURNMENT

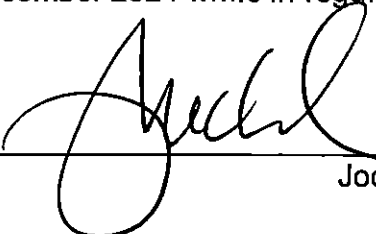
- a. Adjourn

With nothing further, the meeting was adjourned at 7:03 p.m.

Motion To Adjourn

RESULT:	CARRIED 5-0
MOVER:	Porter Casey
SECONDER:	Gretchen Williams
YES:	Andria Archer, Michael Sims, Porter Casey, Ruth Anderson, and Gretchen Williams
NO:	None

Duly adopted by the Town Council this 16th day of December 2024 while in regular session.



Jody L. McLeod
Mayor

ATTEST:

Sam Johnson-Phillips
Sam Johnson-Phillips
Deputy Town Clerk

