



Town of Clayton
Special Joint Meeting - Clayton Town Council & Planning Board Minutes
Wednesday, September 22, 2021 @ 6:00 PM
Council Chambers

COUNCIL PRESENT:

Mayor McLeod
Mayor Pro Tem Thompson
Council Member Holder
Council Member Grannis
Council Member Bunn
Council Member Everett

PLANNING BOARD PRESENT:

Andria Archer
James Lipscomb
James Moore
Stephen Powers
Jeffrey Spence
Lisa Begley
Kevin Lee

STAFF PRESENT:

Rich Cappola, Interim Town Manager
Lee Barbee, D/Town Manager & Fire Chief
Jim Cauley, Town Attorney
Kimberly Moffett, Town Clerk
Ben Powell, Planning Director
Dede Bumgarner, Zoning Manager
Chrissy Freeman, Planning Administrative Asst.
Nathanael Shelton, Communications Director
Patrick Pierce, Economic Development Director

1 CALL TO ORDER

- a) Town Council Call Meeting to Order

Mayor McLeod called the meeting to order at 6:02 p.m.

- b) Planning Board Call Meeting to Order

Ms. Archer called the meeting to order at 6:02 p.m.

- c) Welcome

Mayor McLeod welcomed everyone and offered his thanks to everyone for the collaboration and this joint meeting.

2 COMPREHENSIVE GROWTH PLAN

- a) Review Public Engagement to Date

Presenters: Patrick Pierce - Economic Development Director, Ben Howell - Planning Director and Jake Petrosky - Stewart Engineering

Mr. Pierce stated this project has been underway for a little over a year and it is desired to bring it to council within the next few months for final approval. He shared details about the importance of this plan and economic development.

Mr. Petrosky who is with Stewart Engineering was present.

Ms. Alice Evans who is with Stewart Engineering was present. She shared details about the background of the project and shared details about the public engagement and feedback received. There were stakeholder interviews as well as a community survey that returned more than 1,600 responses. There were public meetings held in 2020, one was in person and there was also a virtual meeting. Additional upcoming public meeting is scheduled for October 7, 2021 at the Community Center. She stated the strategic plan for the town included a need to update the future land use map, etc. She shared details about the population growth with a 63% increase since 2010. It is estimated that the population could be at 50,000 in 20 years. Currently there are 6900 new homes approved but not yet built. She shared the vision, which is thriving diverse community, small town ambience, home for families, quality housing, easy access to shopping and a vibrant downtown and growing businesses. She shared details regarding the format of the final document.

Mr. Petrosky shared a copy of a color-coded Future Land Use map showing different types of districts. He shared some of the highlights that included minor changes to neighbor and community centers, employment center expansion, updated areas for residential growth based on utility analysis, changes to downtown to reflect character and floodplains shown as open space. He shared details regarding the various types of residential types to include agricultural/rural, low density, medium density, and high density. He stated there would be some suggested changes to the Unified Development Code (UDC) to encourage housing variety to include a mix of lot sizes in some areas. He spoke about open space and concerns that were raised. He stated that one option was to encourage more open space in subdivisions. Recommendation for minimum of 10% open space. Also discussed was tree preservation incentives or requirements. Discussion turned to Employment Center areas which are locations for employment and economic developments. Encourage mix of non-residential land use and discourage residential subdivision. It was stated it was vital the downtown be supported. Additional continue marketing, branding and promotion efforts for the town. The downtown core was discussed (Main Street) known as shop front district and focus on form at the street level. downtown support should offer more flexible, some retail, office and residential. Additionally, there would be a downtown neighborhood.

Recommendation related to downtown include promotion of quality adaptive re-use, and infill development while preserving historic character. It was stressed that people make a downtown vibrant. Also discussed was encouragement of pedestrian, safety, comfort, and connectivity. Stated it was important to monitor and manage parking supply and consider additional parking to accommodate infill and redevelopment. Stated utility upgrades and the moving of powerlines underground will be very important. Also, additional wayfinding signage for those walking.

Details regarding the need for small area plans was discussed and include US 70 W / 42 W, update of downtown master plan, US 70 Business /NC 42E and US 70 Business Western Gateway. Also, part of the plan are water and sewer

future needs. Planning for emergency services and public safety. We need to be proactive (personnel, new substations, firing range, etc.) Stated working with staff with reference to stormwater.

With reference to mobility, right of way needs were addressed. Stated other road recommendations include maintenance as a large need, need to revise standard cross sections and refine transit plans.

Discussion regarding parks and greenways and possible future locations.

A schedule was provided to include the Planning Board hearing this item at their October 25, 2021 meeting with potential recommendation to town council for adoption. Town Council would hold public hearing on November 1, 2021 and with potential adoption or changes to take place on November 15, 2021 meeting.

Council Member Grannis asked about potential for maximum amount for open space. Mr. Petrosky stated he didn't feel there would be a maximum, but this would be an opportunity for incentives. He asked about suggestions for incentives for downtown. Mr. Petrosky shared background about downtown and possible barriers. Spoke about possible partnerships, look at stormwater and think outside the box to work together. Council Member Grannis asked about any suggestions for expediting work with NCDOT and state-maintained roads. Mr. Petrosky believed it was both a short term and long-term issue.

Council Member Grannis offered his thanks and stated he was excited about where this project would lead us.

Mayor Pro Tem Thompson stated he was happy and impressed with preservation of downtown residential. He also liked the right of way acquisition portion as well. He agreed that we needed to beef up personnel and that means additional facilities. Spoke about pedestrian crosswalks being vitally important and that work on this issue needs to be continued.

Council Member Holder stated he had concerns that the majority of the plan dealt with downtown. Council Member Holder shared concerns about sidewalks and lack of connection. Mr. Petrosky stated there were recommendations in the plan that included emphasis on this area. Mr. Pierce also stated the Pedestrian Plan was also underway and this plan focused on connectivity. It is hoped this will be ready to be brought to council in the second quarter of next year.

Council Member Everett asked about what type of impact this will have on lower income residents. Mr. Petrosky shared details regarding a lack of housing at all levels and this plan would address this and hopefully balance and offer variety.

Council Member Bunn asked about "small town lifestyle" ranking #1. Mr. Petrosky stated that phrase meant different things to different people. The

phrase included a large range from knowing people on your street to special events.

Board Chair Archer asked if this plan went out to staff. Mr. Petrosky stated staff comments would be gathered. Ms. Archer asked about low/medium and high-density areas. Mr. Petrosky stated this was customized to Clayton. Ms. Archer asked about the implementation process.

Mr. Petrosky shared that additional drafting will take place following additional feedback and stated this plan would be implemented by staff and council.

Mr. Lipscomb offered his thanks. He stated it was very important to give staff the resources needed for long range planning. He stated at budget time it is important to provide the funding required.

Mr. Moore offered his thanks for the presentation. He stated that one of his deepest concerns is the range of housing types and lot sizes for the future. He was concerned that we have focused too greatly on entry level homes and there are no larger homes for folks to move into within the town limits.

Mayor Pro Tem Thompson stated he was in full agreement with Mr. Moore.

Council Member Grannis stated he was also in agreement with Mr. Moore. He stated that council agreed with Mr. Lipscomb and stated that at previous budget a total of 36 additional positions were approved.

There was brief discussion regarding gateways.

Mayor McLeod offered his thanks and appreciation for all the participation. He stated he was strongly in favor on staying in line with proposed timelines. He stated it was important to plan now for the next 20 years and continually breathe life into the plan. He agreed that long range planning should be a continual part of the process.

3 ADJOURNMENT

- a) Adjourn the Meeting - Town Council

With there being nothing further, the meeting was adjourned at 7:21 p.m.

ACTION: Motion to Adjourn

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

- b) Adjourn the Meeting - Planning Board

With there being nothing further, the meeting was adjourned at 7:21 p.m.

ACTION: Motion to Adjourn

Motion: Board Member Lipscomb

Second: Board Member Moore

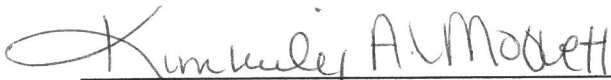
Vote: Unanimous

Duly adopted this the 4th day of October 2021 while in regular session.



Jody L. McLeod
Mayor

ATTEST:



Kimberly A. Moffett, CMC, NCCMC
Town Clerk

