



**The Town Of Clayton
Clayton Board of Adjustment Minutes
Wednesday, March 16, 2016 @ 6:00 PM
Town Council Chambers**

BOARD MEMBERS PRESENT:

Donna White (ETJ) [Chair], Matt Evans (TL) [Vice Chair], Mark Helmer (TL-Alt), Bill Wenzel (ETJ-Alt), Tom Medlin (TL), Michael Orlowski (TL), Johnny House (ETJ), Alex Atchison (TL).

STAFF PRESENT:

Jay McLeod, Town Planner; Haley Hogg, Town Planner; Laura Gray, Clerk to Board; and Merrick Parrott, Town Attorney.

1 CALL TO ORDER

- a) Donna White called the meeting to order.
- b) Laura Gray, Clerk to Board, swore in all persons wishing to testify.

2 ADJUSTMENT OF THE AGENDA

- a) None

3 APPROVAL OF MINUTES

- a) January 20, 2016 Meeting Minutes

ACTION: Motion for Approval

Motion: Bill Wenzel
Second: Michael Orlowski
Vote: Unanimous

4 REPORTS AND COMMENTS

- a) None

5 OLD BUSINESS

- a) None

6 NEW BUSINESS

2016-23-CUP Gatehouse Self Storage Facility - Conditional Use Permit

- a) The applicant is requesting approval of a Conditional Use Permit to allow a multi-story self storage facility. The site is located along US 70 Business, and will be accessed from inside the Grand Plaza development. The site address is 12984 US 70 Business. NC PIN/Tag: 164900-88-7093/05G01199X

Jay McLeod, Town Planner, presented Gatehouse Self Storage to the Board of Adjustment. The applicant is requesting approval of a Conditional Use Permit to allow a multi-story self storage facility.

The site is a little over three acres and currently vacant. The multi-story self storage will be one building, three and a half stories and will house 694 units. The maximum height for the building will be 45 feet.

Parking is required at a rate of 1 space per 100 storage bays and 1 space per 300 square feet of office. The applicant has provided 9 parking spaces and meets the parking requirements.

The site will not have a direct entrance off of US 70, the site will be accessed from inside the Grand Plaza development.

Mr. McLeod stated the proposed development is consistent with and meets the applicable requirements of the Unified Development Code (UDC). The site is compatible with surrounding uses in the adjacent commercial center. The site is zoned B-3.

Mr. McLeod stated the applicant held the Neighborhood Meeting March 3, 2016 and no one attended.

The applicant has provided the required amount of landscaping internally, as well as along the US Highway 70 Business frontage, as required by the Thoroughfare Overlay District. The applicant will also provide a security fence that will enclose the entire site, not a Town requirement.

The Major Site Plan for the site will be heard by the Planning Board on March 28, 2016.

Mr. McLeod stated the applicant adequately addressed the Findings of Fact and staff recommends approval with conditions.

Donna White asked if there were any questions for staff.

Bill Wenzel asked if there were any regulations or restrictions on what could be stored in the facility.

Mr. McLeod stated that has not been discussed and the applicant can further answer the question.

Alex Atchison asked about outside storage, such as boats or RVs.

Mr. McLeod stated that is a separate use and there would be no outside storage at this facility.

Donna White called on the applicant.

Robert Stephenson, 5540 Yates Mill Pond Road, Raleigh NC 27606, came forth to answer questions regarding Gatehouse Self Storage. Mr. Stephenson had no additional information to add from what staff presented. Mr. Stephenson noted his builder, contractor and realtor were present to answer any questions the board may have.

Alex Atchison asked Mr. Stephenson to give a brief history of his experience.

Mr. Stephenson provided an overview of his past experience in investment and real-estate. Mr. Stephenson said he was the sole investor on this project and he will use a third party management group to manage the facility.

No further questions for the applicant.

When considering a Conditional Use Permit application, The Board of Adjustment shall consider specific Findings of Fact. A Conditional Use which fails to meet any of these Findings shall be deemed adverse to the public interest and shall not be approved. The applicant has addressed the Findings expressly established by Chapter 155.710 (G) of the UDC.

Donna White asked the Board to deliberate.

Michael Orlowski motioned to approve the Conditional Use Permit with conditions and read the Findings of Fact.

Conditions of Approval:

1. If approved by the Planning Board, a final site plan meeting the Conditions of Approval shall be submitted to the Planning Department for final approval.
2. The Conditions of Approval for both the Conditional Use Permit and the Major Site Plan (if applicable) shall be recorded in the final site plan.
3. Off-site visibility of loading areas and/or storage bay doors (on the interior of the building) shall be completely screened from public rights-of-way except for one column of windows on each side of one corner tower of the building. All other windows shall not allow visibility of the interior bay doors and loading areas, and shall either be tinted and/or mirror glazed, which includes screening visibility of these areas at night.
4. Prior to issuance of a Certificate of Occupancy, a successful site and landscaping inspection shall be obtained from the Planning Department.

ACTION: Motion to Approve with Conditions

Motion: Michael Orlowski

Second: Tom Medlin
Vote: Unanimous

7 INFORMAL DISCUSSION AND PUBLIC COMMENT

a) None

8 ADJOURN

a) Motion to Adjourn

Motion: Matt Evans
Second: Michael Orlowski
Vote: Unanimous

Donna White
Chair

ATTEST:

Laura Gray
Clerk to the Board