



**The Town of Clayton
Clayton Board of Adjustment Minutes
Wednesday, June 21, 2017 @ 6:00 PM
Council Chambers**

BOARD MEMBERS PRESENT:

Bobby Bunn
Mark Helmer
Johnny House
William Wenzel
Matt Evans

STAFF PRESENT:

Jay McLeod, Senior Planner
Haley Hogg, Planner
Paralee Smith, Development Services Coordinator
Christy Anastasi, Deputy Town Clerk
Merrick Parrott, Town Attorney
Council Member Lawter

MEMBERS ABSENT:

Tom Medlin
Donna White

1 CALL TO ORDER

- a) Mr. Evans, Chair, called the meeting to order at 6:01 p.m.

2 ROLL CALL

- a) Roll call was completed and a quorum was noted.

3 ADJUSTMENT OF THE AGENDA

4 APPROVAL OF MINUTES

- a) May 17, 2017 DRAFT Minutes

ACTION: Approval of May 17, 2017 Minutes

Motion: Board Member Wenzel
Second: Board Member House
Vote: Unanimous

5 OLD BUSINESS

6 NEW BUSINESS

- a) 2017-79-CUP- Economy Storage
NC PIN: 165807-68-4317
Tag: 05G02011W
Location: The project is located off NC HWY 42 W, south of Cricket Hollow Run.

Town Attorney Parrott provided information regarding Quasi-Judicial proceedings to include the type of testimony that can be considered. The Deputy Town Clerk issued the oath via affirmation to all those wishing to offer testimony.

Ms. Hogg provided information regarding application and request 2017-79-CUP. A major site plan application (2017-80-SP) is running concurrently with this request. Ms. Hogg gave a brief history stating when the existing self-storage facility was developed on this property; a conditional use permit was not required in order to operate. However, now that the facility is proposing an expansion of the use, a conditional use is required to meet current code requirements; The applicant Economy Storage is proposing an expansion of an existing self-storage facility. The proposed property is 1.56 acres and is located at NC Hwy 42 West, South of Crickett Hollow Run. The subject property is zoned Highway-Business (B-3). In this zoning district, the use of a self-storage facility is permitted subject to the approval/issuance of a conditional use permit. Proposed is one new building totaling 6,000 sq. ft. Proposed parking is five spaces including one handicap space. The applicant is proposing to replace the existing chain link fencing along all property lines with black vinyl coated chain link fencing. A class "A" landscape buffer is proposed along Hwy 42 West and a class "C" landscape buffer is proposed along Barber Mill Road. The applicant is proposing additional landscaping throughout the development in order to meet the site interior landscape requirements. The entrance to the development off Hwy 42 West would be reconfigured to provide a turn-around area for cars that pull into the development and are not able to get through the gate. Ms. Hogg stated the applicant has adequately addressed the Findings of Fact and the use is generally compatible with the Surrounding Land Uses. Staff is recommending approval with the conditions as noted in the staff report.

The board asked for clarification on the location of the parking spaces. Ms. Hogg provided clarification by using a map of the property. The board asked for clarification on the location of the turnaround. Ms. Hogg stated the entrance to the facility would be reconfigured and the turnaround would be located at the Hwy 42 entrance. The board had concerns about the roadside slope and erosion. Ms. Hogg stated the applicant would address the roadside slope.

The applicant, Jimmy Boykin, stated the slope had been re-graded and additional landscaping would be added. Mr. Boykin stated the use of this property had been the same for over twenty years and in addition to the new building, other improvements include the addition more parking and landscaping. Board Member House asked what the hours of operation. Mr. Boykin stated the hours of operation are 24 hours per day. Customers are required to use an electronic code to enter and exit the facility. Board Member Helmer asked if there were plans for additional illumination. Mr. Boykin stated not currently. Mr. Boykin stated there did not seem to be a problem with the current lighting located around the entire property.

With there being nothing further, the Public Hearing was closed at 6:09 p.m. and the item was turned over to the board for deliberation.

ACTION: Approval of Conditional Use Permit

Motion: Board Member House
Second: Board Member Helmer
Vote: Unanimous

7 INFORMAL DISCUSSION AND PUBLIC COMMENT

a) Comprehensive Plan

Mr. McLeod stated the most updated Comprehensive Plan was provided to board members per their request.

8 ADJOURN

a) With there being nothing further, the meeting was adjourned at 6:12 p.m.

ACTION: Motion to Adjourn

Motion: Board Member Helmer
Second: Board Member Bunn
Vote: Unanimous



Tom Medlin, Vice-Chair

ATTEST:


Christy Anastasi, Deputy Town Clerk