



**The Town of Clayton
Clayton Planning Board Minutes
Monday, May 22, 2017 @ 6:00 PM
Town Council Chambers**

BOARD MEMBERS PRESENT:

Frank Price
Bob Ahlert
George "Bucky" Coats
Marty Bizzell
James Lipscomb
Sarah Brooks
Stephen Powers
Ross Benson
Randy Wilkins

STAFF PRESENT:

David DeYoung, Planning Director
Jay McLeod, Senior Planner
Haley Hogg, Planner
Michael Grannis, Mayor Pro-Tem
Bob Satterfield, Council Member
Kimberly Moffett, Town Clerk
Brittany Parks, Administrative Support
Specialist

MEMBERS ABSENT:

1 CALL TO ORDER

- a) Mr. Price called the meeting to order at 6:00 p.m.

2 ROLL CALL

- a) Mr. DeYoung completed roll call. All board members were present. Mayor Pro-Tem Michael Grannis and Council Member Bob Satterfield were both present.

3 ADJUSTMENT OF THE AGENDA

- a) Mr. DeYoung requested that items 6a and 6b switch order. He also requested that items 6e and 6f switch order. He noted that items 6c and 6d would be presented together.

4 APPROVAL OF MINUTES

- a) Draft Minutes - April 24, 2017

ACTION: Approval of Minutes

Motion: Board Member Ahlert
Second: Board Member Brooks
Vote: Unanimous

5 OLD BUSINESS

6 NEW BUSINESS

- a) 2017-48-SP - Modspace
NC PIN: 067700-48-1514 & 167700-48-3684
Tag: 05I05020R & 05I05019Z
Location: 111 and 115 North Tech Drive

The applicant is requesting major site plan approval to develop the subject properties to include a 3,192 SF office, 3,600 SF storage building, refurbishment area, and outdoor storage. A Conditional Use Permit application (2017-47-CUP) is running concurrently with this request.

Ms. Hogg presented that the applicant is requesting major site plan approval to develop the subject properties to include an office building, storage building, refurbishment area, and general outdoor storage. The site will be utilized by the company to lease/sell non-residential modular buildings and containers. A parking lot is also proposed to accompany the proposed office. The site currently functions only as a storage yard for the company, which is currently headquartered in Garner. It is the applicant's intent to relocate operations to the Clayton site following approval of the development applications. The conditional use permit running concurrently was approved with conditions by the Board of Adjustment on May 17, 2017. It was stated that the two properties will go through recombination.

There were no questions for Ms. Hogg.

Alex Atchinson presented on behalf of Modspace. He noted they have met all of the conditions requested and elaborated on the presentation from the Board of Adjustment meeting including a noise study. The noise study noted there should not be a huge impact on the neighbors surrounding the property. No one showed up at the neighborhood meeting but noted did go around to neighbors to give a heads up. Modspace is one of the larger modular building companies in the United States and will be bringing approximately 10 jobs from Garner to Clayton.

There were no questions for the applicant.

ACTION: Approval of 2017-48-SP- Modspace

Motion: Board Member Brooks
Second: Board Member Powers
Vote: Unanimous

- b) 2017-26-SP- Automatic Rolls Expansion- Major Site Plan
NC PIN:167700-09-4309
Tag: 05I05039B
Location: At the corner of Pony Farm Road and Harvest Mill Lane

The applicant is requesting to expand the existing production facility.

Mr. McLeod presented and stated the applicant is requesting site plan approval to add an extension of about 15,000 square feet at the current Automatic Rolls production plant located at the corner of Pony Farm Road and Harvest Mill Lane. Business is good and they are looking to add another production line and extra storage and the current trailer storage that was recently added would be brought to compliance with the site plan. It is a large site and does not come close to the impervious maximums. They are sticking to the current parking plan and requesting alternative parking plan which the staff accepts and is listed in conditions of approval. The current trees are being replaced or relocated and a hedge row will outline the new outdoor trailer storage area. It was stated that the elevations are going to match the existing elevations. Mr. McLeod then presented that the Conditions of Approval include #10 parking plan.

There were no questions for Mr. McLeod.

Mr. Stephen Sanderson of Sanderson Engineering representing Automatic Rolls presented that the expansion will help to keep the plant running at capacity. The current production line is the sole vendor for McDonald's hamburger buns. Now that McDonald's is serving breakfast all day, hamburger bun sales are dropping. Adding a new production line of english muffins will help to offset the capacity of the plant. They currently serve North Carolina, South Carolina, and Virginia. Mr. Sanderson stated they are familiar with the conditions and have no problem meeting them.

There were no questions for the applicant.

Board Member Brooks and Board Member Price discussed with Mr. McLeod if the Alternative Parking Plan needed a separate motion and they came to the conclusion to vote on them separately. There were two motions and two approvals for this site plan.

ACTION: Recommendation of Approval -2017-26-SP- Automatic Rolls

Motion: Board Member Lipscomb
Second: Board Member Benson
Vote: Unanimous

ACTION: Recommendation of Approval for Alternative Parking Plan- 2017-26-SP - Automatic Rolls

Motion: Board Member Brooks
Second: Board Member Coats
Vote: Unanimous

- c) 2017-37-PDD Walton Farms Rezoning & 2017-38-SD Walton Farm Subdivision
NC PIN: 176000-93-5827
Tag: 16I03027
Location: 3131 Covered Bridge Road, north of the intersection of Covered Bridge Road and Loop Road

Rezoning 51.63 acres of land from Residential Estate (R-E) and Residential-8 (R-8) to Planned Development Residential (PD-R) and the applicant is requesting preliminary subdivision approval for 190 single-family residential lots and 120 multi-family apartment units to be developed on 51.63 acres of land.

Mr. DeYoung presented and mentioned that Walton Farms Rezoning and Subdivision would be presented together. The applicant is requesting preliminary subdivision approval, acting as a Master Plan, for Walton Farms Subdivision. This 51.63 acre project is running concurrently with rezoning request 2017-37-PDD which would rezone the subject property to Planned Development-Residential. The applicant is proposing the development be included as a part of the existing Riverwood Athletic Club, which is located just north of the subject property. The applicant proposes to develop 190 single-family units and 120 multi-family apartment units. The main entrance to the subdivision will be off Covered Bridge Road. The applicant is proposing decorative pavers at this entrance, which will lead into the main collector street of the development. Four apartment buildings, consisting of one and two bedroom units, are located along the collector street. Parking for the apartment units will be located primarily in the back of the buildings, with some parallel parking located on the collector street.

The applicant is proposing two different housing types for the single-family units, with the minimum lot size being 3,145 square feet. The smallest lots are proposed to be located primarily interior to the development, with the larger lots located on the outer portion of the development. There will be three pocket parks, which are located behind the interior residential lots. These parks will include walking trails, fire pits, grills, gazebos, and corn hole areas. A community center is also proposed, which will include its own fire pit and gathering areas. Additionally, the development will be a part of Riverwood Athletic Club and have access to the existing amenities such as the gym facilities and swimming pools.

There was discussion over when the new entrance would be connected to the existing part of Riverwood, and it was determined the road would be connected as part of phase one. There were also some questions about the traffic and it was mentioned that traffic studies have been done and with the completeness of the second entrance, turn lanes, and possibly signal lights the traffic impact would not be significant.

The applicant, Fred Smith spoke of how he and his team were excited about the last piece of Riverwood, how it would be giving the subdivision a second entrance, and they would be naming it Walton Farm to honor the Dupree family. He then turned the presentation over to his son, Reid Smith.

Reid Smith, the applicant noted on the extension and how it would mirror the existing Riverwood and how it would mix the demographic, allowing people in all phases of life to be apart of the community. He talked on the impact the second entrance will have on the community including, closer access to downtown Clayton, reducing times for emergency calls to respond, and giving Riverwood a second access to water. We are adding another mail center for convenience and pocket parks with trail access for the families to have other safe environments within the neighborhood.

There was some discussion and questions about the use of the pond on the property and it would be used as a storm water entity. Reid Smith called on Donnie Adams to better explain. Donnie mentioned they are working with Carlos at Johnston County and they do not intend to use it as a cleaning device. He also commented on the sewer plan heading back to the north and tying into the existing gravity system.

There was no further questions or comments for the applicant.

Johnny House, a resident near Riverwood expressed his concerns about the safety for his wife and himself entering and leaving their driveway. He also expressed his concerns about the water quality in his pond as the pond located on the Walton Farm property feeds into his pond.

Matthew Starr, upper Neuse River keeper, not a resident of Clayton mentioned he there were 132 violations were found during sediment inspections in under three years at the Riverwood site usually dealing with maintenance not occurring properly. If extra steps are not taken and the pond is used as a storm water then Mr. House has all right to be concerned.

Danny Dupree, former owner of the property noted that he and his family grew up on this land and still own the property across the road. They fully support this subdivision and the project.

There was further discussion and concern over the testimonies given. Dave noted that there were two councilmen present and they have heard the concerns of Planning Board and that all testimonies would also be given at council.

There were no further questions or comments.

ACTION: Recommendation of Approval- 2017-37-PDD to Town Council

Motion: Board Member Bizzell
Second: Board Member Ahlert
Vote: Unanimous

ACTION: Recommendation of Approval- 2017-38-SD to Town Council

Motion: Board Member Ahlert
Second: Board Member Brooks
Vote: Unanimous

- d) 2016-239-OA- Downtown Overlay District Update (Ord. Amendment)
Location: Town

Request to make amendments to the text of the Unified Development Code, Title XV, §155, relating to the regulation of uses and development standards in the Downtown Overlay District (§155.204(D)).

Mr. McLeod presented that this amendment is an extensive and novel re-imagining of the Downtown Overlay District (DOD). The current DOD only provides restrictions on signage and promotional banners. This proposed update includes changes to designation and boundary, permitted uses, sign regulations (including some relaxations of signage requirements), dimensional regulations (setbacks, etc.), development standards (parking and landscaping requirements, on-street parking, building materials and design), district character and architecture, and development incentives and disincentives (outdoor dining, density, development fees, demolition waiting period). The existing Downtown Overlay District boundary is also proposed for modification and is being processed as part of a separate, concurrent application (2016-209-RZ) updating the zoning overlay districts. The proposed boundary changes have been designed to better reflect the properties that would benefit from additional or relaxed regulation (depending on the case) in relation to their downtown character and location. The following section(s) of Title XV, Chapter 155 are proposed for amendment:

204(D) "Downtown Overlay District".

An Open House Meeting was held on March 30, 2017 and out of 228 properties, 115 owners, 14 people showed up. There was a huge amount of input and fears seemed to be alleviated as the impact will have little impact on residential and will provide benefit for non-residential. It was discussed what it means to different groups of people that make up all of downtown.

Board Member Coats and Board member Bizzell had questions concerning the residential aspect of downtown being overlooked and if there would be problems with being more favorable to a commercial downtown. They also wanted to know the reasoning behind staff approval. Mr. McLeod explained the benefits of this overlay district update and how it will help to preserve character. If we combine these areas it will help downtown to thrive now and in the future.

There were no further questions for Mr. McLeod.

ACTION: Recommendation of Approval- 2016-239-OA to Town Council

Motion: Board Member Ahlert
Second: Board Member Bizzell
Vote: Unanimous

- e) 2016-209-RZ- Zoning Overlay Map Update
Location: Town-wide

Update and adopt the existing overlay zoning districts. This includes the modification and/or re-adoption of the following overlay districts:

- ☐ Thoroughfare Overlay District
- ☐ Scenic Highway Overlay District
- ☐ Watershed Protection Overlay District
- ☐ Downtown Overlay District

Mr. McLeod presented that with recent annexations and changes in the Town's limits and ETJ boundaries, an update to the overlay districts is necessary to remain current. These overlay districts allow additional flexibility in certain areas by relaxing or strengthening requirements of the Unified Development Code. The modification of the Downtown Overlay District represents a realignment of the border to better serve the proposed intent of the concurrent code amendment (application 2016-239-OA) for the Downtown Overlay District. An open house meeting was held on March 30, 2017 in Town Hall to gather additional input from the public and downtown business owners, and as a result one household asked to be removed from the draft district. Otherwise, the district boundary was well received. The Downtown Overlay District boundary was also recommended to Town Council for approval by the Downtown Development Association at their April meeting. The modifications suggested by the DDA and potential ramifications will be discussed at the Planning Board presentation. The following are the four overlay districts to update and adopt: Thoroughfare Overlay, Scenic Highway Overlay, Watershed Protection overlay, Downtown Overlay.

There was a brief discussion over where the zoning district should lie in downtown. Board Member Lipscomb explained what the DDA had recommended. They are looking to utilize and improve what they have already while also bringing more density into the downtown area in the best interest of downtown now and in the future.

ACTION: Recommendation of Approval- 2016-209-RZ to Town Council

Motion: Board Member Lipscomb

Second: Board Member Bizzell

Vote: For- Bob Ahlert, James Lipscomb, Frank Price, Marty Bizzell, Stephen Powers, Ross Benson, Randy Wilkins. Oppose- Sarah Brooks and Bucky Coats

7 REPORTS AND COMMENTS

- a) Introduction of Brittany Parks by Dave DeYoung

- b) Board Member Coats and Board Member Price discussed with Mr. DeYoung where the information on the 132 violations discussed during Walton Farm were picked up from. It was mentioned they are picked up by Carlos Bagley from Johnston County. They are corrected violations and are usually from lack of maintenance or from a storm, and they are corrected quickly.

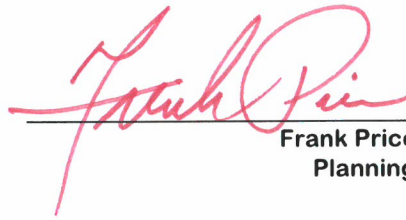
8 INFORMAL DISCUSSION AND PUBLIC COMMENT

- a) Mr. McLeod presented background information to the newest Board Members.

9 ADJOURN

- a) With there being nothing further, the meeting was adjourned at 8:27 pm.

Motion: Board Member Ahlert
Second: Board Member Price
Vote: Unanimous



Frank Price, Chair
Planning Board

ATTEST:



Brittany Parks, Clerk to the Board