The Town of Clayton
Clayton Planning Board Minutes
Monday, July 24, 2017 @ 6:00 PM
Town Council Chambers

BOARD MEMBERS PRESENT:
Frank Price
Bob Ahlert
George "Bucky" Coats
Sarah Brooks
Marty Bizzell
James Lipscomb
Stephen Powers
Ross Benson

STAFF PRESENT:
David DeYoung, Planning Director
Jay McLeod, Senior Planner
Haley Hogg, Planner
Michael Grannis, Mayor Pro-Tem
Bob Satterfield, Council Member
Brittany Parks, Administrative Support Specialist

MEMBERS ABSENT:

1 CALL TO ORDER

a)

Mr. Price called the meeting to order at 6:01 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. Mr. DeYoung informed the board that Randy Wilkins has stepped down from his position with the board.

3 ADJUSTMENT OF THE AGENDA

4 APPROVAL OF MINUTES

a) Draft Minutes- June 26, 2017

ACTION: **Approval of Minutes**

Motion: **Board Member Ahlert**
Second: **Board Member Lipscomb**
Vote: **Unanimous**

5 REPORTS AND COMMENTS

6 OLD BUSINESS

7 NEW BUSINESS

a) 2017-114-SP Johnston Charter Academy
NC PIN:164900-95-2419
Tag:05G02001A
Location:Off of Financial Drive located off of U.S HWY 70 BUS

The applicant is requesting a major modification to the previously approved site plan (2016-189-SP) to develop a one-story 40,553 square foot charter school (Kindergarten – 8th grade).

Ms. Hogg presented that the applicant is requesting a major modification to a previously approved major site plan (2016-189-SP). The applicant is requesting to modify the previously approved site plan by altering the architectural elevations of the building, and shifting the building and parking lot further west. Overall, the design and layout of the site is proposed to remain the same as what was originally approved. The architectural elevations for the building will be altered as a part of this plan. The school was originally approved to be 2 stories, with a total square footage of 47,676. The applicant is now proposing to modify this by developing the building to be 1-story with a square footage of 40,553 square feet.

Mr. Price asked if there was any need to update the Special Use Permit associated with the previously approved site plan.

Ms. Hogg noted that it did not need updating.

Mr. Benson mentioned he was not on the board for the previously approved site plan and asked about the traffic study.

Ms. Hogg noted that a new traffic light was not required in DOT traffic study.

The applicant, Paul Bierlein with Bouma Usa came forward and gave an overview of the changes being made to the existing site plan.

Mr. Grannis asked about a cafeteria or an all purpose room Where would children take their lunches?

Mr. Bierlein mentioned that the gymnasium would function as an all purpose room.

There were no further questions for the applicant.

<u>ACTION:</u> **Approval of 2017-114-SP Johnston Charter Academy**

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

b) 2017-99-RZ- Capps Tract
NC PIN: Portions of 165911-65-2257 & 165915-54-6707
Tag: 05026073 & 05g02005y
Location: The property is located behind the commercial development at Enterprise Drive and Cameron Way.

Rezoning from Residential-Estate (R-E) and Highway Business (B-3) to Residential-10 (R-10), with some land also being rezoned from Residential-Estate (R-E) to Highway Business (B-3).

Mr. McLeod presented that the applicant is requesting to rezone 36± acres. The land is currently agricultural or vacant and primarily tucked behind the Cameron Way / Enterprise Drive commercial park. The land is partially within and without the Town Limits. The rezoning request is in anticipation of a potential right-of-way abandonment (part of Enterprise Drive) and realignment as well as a potential future subdivision request, although neither have been formally submitted at this time.

Mr. Price asked if there was sewer available to this tract.

Mr. McLeod mentioned there is one available at enterprise drive and also on Hwy 70.

Mr. Grannis asked about the lot size for R-10 zoning.

Mr. McLeod mentioned it was 10,000 square feet.

The applicant, Don Mizelle along with Brad Hart and Gordon Poulsen mentioned they had several moving parts and ideas for the tract of land and were looking to make it more efficient for the property owners. A traffic impact analysis has been submitted and is currently in process at DOT.

There were no further questions for the applicant.

ACTION: **Recommendation of Approval of 2017-99-RZ to Town Council**

Motion: **Board Member Coats**
Second: **Board Member Ahlert**
Vote: **Unanimous**

c) 2017-96-RZ Clayton Corners & Town Center Blvd Rezoning
NC PIN:164900-86-6735, 165915-53-6108 & 165915-53-0737
Tag: 05025005e, 05g02005g & 05g02001
Location: 11689 and 11649 US HWY 70 BUS, and 957 Town Center Blvd

Request to rezone the parcels from Highway Business-Special Use District (B-3-SUD) to Highway Business (B-3).

Mr. DeYoung presented that the Town is requesting to rezone the subject parcels from Highway-Business Special Use District (B-3 SUD) to Highway-Business (B-3), in order to remove the Special Use District designation. Special Use Districts require all potential uses to go through the special use process in order to be permitted, regardless of what the base zoning district typically permits. In 2015, staff was directed by Town Council to examine the locations of special use districts within Clayton and consider the removal of these districts on a case-by-case basis. The proposed zoning change is to remove the special use district designation from the parcels, but the base zoning district of B-3 will remain. Therefore, the proposed zoning change does not affect the compatibility of these parcels with the surrounding land uses.

Mr. Bizzell asked if there had been any increased activity in the previous properties that the Special Use District had been removed.

Mr. DeYoung mentioned other properties that had been positively affected such as the old Ashley Furniture Building and the strip at Walmart that Anthony's Pizza is located in.

There were no further questions.

ACTION: **Recommendation of Approval 2017-96-RZ to Town Council**

Motion: **Board Member Ahlert**
Second: **Board Member Lipscomb**
Vote: **Unanimous**

8 INFORMAL DISCUSSION AND PUBLIC COMMENT

9 ADJOURN

a)

With there being nothing further, the meeting was adjourned at 6:32 p.m.

Frank Price, Chair
Planning Board

ATTEST:

Brittany Parks, Clerk to the Board