The Town of Clayton
Clayton Planning Board Minutes
Monday, February 27, 2017 @ 6:00 PM
Town Council Chambers

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

STAFF PRESENT:
David DeYoung, Planning & Development Director
Jay McLeod, Senior Planner
Haley Hogg, Planner
Christy Anastasi, Clerk to the Board
Michael Grannis, Mayor Pro-Tem

MEMBERS ABSENT:
Bob Satterfield, Council Member

1 **CALL TO ORDER**

a) The meeting was called to order at 6:00 PM.

2 **ROLL CALL**

a) Roll Call

Mr. DeYoung completed roll call. All board members are present as well as Mayor Pro-Tem Grannis. Council Member Satterfield was absent.

b) Election of Officers

Mr. Price was nominated as Chair and Mr. Ahlert as Vice-Chair for the Planning Board.

ACTION: Election of Officers

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

3 **ADJUSTMENT OF THE AGENDA**

4 **APPROVAL OF MINUTES**

a) December 20, 2016 Meeting Minutes

ACTION: Approval of December 20, 2016 meeting minutes.

Motion: Board Member Ahlert

Second: Board Member Bizzell
Vote: Unanimous

5 REPORTS AND COMMENTS

6 OLD BUSINESS

7 NEW BUSINESS

a) 2017-10-SP Stallings Station Dialysis Expansion.
Presenter: Haley Hogg, Planner

Ms. Hogg stated the applicant is requesting approval to expand the existing office space at the Stallings Station Dialysis Center by adding a 1,741 square foot warehouse and a 1,553 square foot home therapy wing. The applicant is Draper Aden Associates and the owner is Health Systems Management, Inc. The property location is off of Barber Mill Road, just south of the HWY 42 West/Barber Mill intersection. Ms. Hogg stated the expansion will increase the number of seats for the facility, and a home therapy wing will be added to provide a space to teach patients how to administer dialysis at home. The applicant is proposing a sidewalk along Barber Mill Road however; the sidewalk does not meet the property line due to a ditch. The southern portion of the property has 100' of future right-of-way reserved for the future Southern Connector. In order to accommodate the expansion some of the parking will be removed and relocated, and the applicant has submitted a request for an alternative parking plan. Currently the required parking is 57 spaces but the applicant is requesting a waiver for a total of 48 parking spaces. Parking data was submitted to staff for review. Staff is comfortable with the request to modify the parking requirements. Ms. Hogg stated the request for a major site plan and alternative parking plan is generally consistent with the comprehensive Plan 2040 and with the UDC. Staff is recommending approval of the Major Site Plan as well as the alternative parking plan to allow the applicant a total of 48 parking spaces for the facility. Mr. Andrew Mericle and Mr. Jim Swan with Fresenius Medical Care the operator of the Dialysis center were present. The board asked for clarification on parking needed for the patients that will be coming in to visit the therapy wing. Mr. Mericle stated the therapy wing will run similar to the regular treatment station however; the visit can last up to several hours. Mr. Swan stated there would be one additional staff member added to the facility.

ACTION: Approval of Alternative Parking Plan

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

ACTION: Approval of 2017-10-SP Stallings Station Dialysis Expansion

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

b) 2017-05-SP Novo Nordisk ECIA Pump Station.
Presenter: Jay McLeod, Senior Planner

Mr. McLeod, stated the Town is requesting site plan approval to develop a pump station (Minor Utility) to serve in the wastewater infrastructure connected to the Novo Nordisk DAPI Expansion. The property is located on the southwest corner of Powhatan Road and the Railroad corridor. Currently the existing use is vacant. The building will consist of a one story utility building, less than 12 feet tall. Required parking is one space with turnaround and proposed is one space with turnaround. Access will be provided directly from Powhatan Road along a gravel drive. Mr. McLeod stated the request is consistent with the Comprehensive Plan & UDC. David Glover, President of Johnston United Soccer Association asked for clarification on the entryway to the pump station and fencing around the pump station. Mr. David DeYoung stated that the property will only have fencing around the pump station utility building area.

ACTION: Approval of 2017-05-SP Novo Nordisk ECIA Pump Station

Motion: Board Member Brook
Second: Board Members Lipscomb
Vote: Unanimous

c) 2017-15-RZ Town Property at Amelia Church Road.
Presenter: David DeYoung, Planning & Development Director

Mr. DeYoung stated this property is located at 2115 Amelia Church Road, behind the Amelia Station Apartments. The property acreage is 19.98 +/-. Mr. DeYoung stated the property was recently purchased by the Town as an ongoing economic development project. Currently the property is vacant. The Town is requesting to rezone the property from R-E (Residential Estate) to O-I (Office - Institutional). The property is adjacent to commercial and residential.

The Town will be requesting to annex the property, which will run concurrently with the rezoning request. The proposed rezoning is consistent with the Comprehensive Plan 2040. Staff is recommending approval. Ms. Lisa Price with Drucker & Falk a management company for Amelia Station Apartments inquired as to the use of the property. Mr. DeYoung stated a possible use of the property could be recreational.

ACTION: Approval of 2017-15-RZ Town Property at Amelia Church Road

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

d) 2017-21-OA Chapter 200 Amendment - Use Table and Zoning Districts
Presenter: Jay McLeod, Senior Planner

Mr. McLeod stated the proposed amendment seeks to update use regulations and interpretations as appropriate based on staff's experience and concerns. The proposed amendment focuses primarily on the Use Regulations Table and the definitions within the table in section 155.202 and the Specific Use Standards in Section 155.300 through 155.306.

Mr. McLeod stated the major revisions are to the uses within the zoning districts. Another change is the Planning Director shall be responsible for interpretations of the Official Zoning Map and Future Land Use Map Zoning instead of going to the Board of Adjustment.

The amendments in these chapters seek to provide positive changes regarding land use regulation within the Town of Clayton, and provide further clarity in regards to language, intent, and definitions of specific uses and their appropriate locations. Mr. McLeod stated minor changes are proposed to other chapters of the Unified Development Code as well, in order to correct typos, text, or references, relocate text to more appropriate sections, and provide clarification on language, intent, and definitions as necessary. The request is consistent with the remainder of Chapter 155 and staff is recommending approval.

Discussion about the definition of the word "shed" it is not defined in the Unified Development Code. The Board asked would it be helpful to staff to have the word shed added. Mr. McLeod stated he would discuss this with the Zoning Compliance Officer and staff.

ACTION: Recommend Approval of Amendments to Chapter 200

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

8 INFORMAL DISCUSSION AND PUBLIC COMMENT

9 ADJOURN

a) With there being nothing further, the meeting was adjourned at 6:40 PM

ACTION: Adjourn meeting

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

Frank Price, Chair

ATTEST:

Kimberly A. Moffett, Town Clerk