The Town of Clayton
Clayton Planning Board Minutes
Tuesday, December 19, 2017 @ 6:00 PM
Town Council Chambers

BOARD MEMBERS PRESENT:
Ross Benson
Frank Price
Stephen Powers
Bob Ahlert
George "Bucky" Coats
Marty Bizzell
Andria Merritt

STAFF PRESENT:
Dave DeYoung, Economic Development Director
Jay McLeod, Senior Planner
Haley Hogg, Planner
Brittany Parks, Administrative Support Specialist
Michael Grannis, Mayor Pro-Tem

MEMBERS ABSENT:
Sarah Brooks
James Lipscomb

1 CALL TO ORDER

Mr. Price called the meeting to order at 6:01 p.m.

2 ROLL CALL

a) Mr. DeYoung completed roll call. All members were present except Mrs. Brooks and Mr. Lipscomb

3 ADJUSTMENT OF THE AGENDA

4 APPROVAL OF MINUTES

a) Draft Minutes- October 23, 2017

ACTION: Approval of Minutes

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

5 REPORTS AND COMMENTS

6 OLD BUSINESS

7 NEW BUSINESS

a) Adoption of 2018 Meeting Schedule

There was discussion and the meeting for December 2018 was changed to December 18th rather than December 31st.

ACTION: Adoption of 2018 Schedule

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

b) 2017-177-SD Cooper Meadows
NC PIN: 166704-94-8640
Tag: 05i05056
Location: Northeast of the intersection of Cooper Branch Road and Wildberry Court, bounded by US 70 Bypass on the north.

Preliminary plat for 17-lot residential subdivision on pubic water and private septic.

Mr. McLeod presented that the applicant is requesting major subdivision approval for a preliminary plat for 17-lot residential subdivision on public water and private septic. He mentioned that it is county water, 25,000 square foot minimum lots and it is located in the towns ETJ.

There was much discussion between the staff, Mr. Powers, and Mr. Price and one audience member on the graveyard located on the property. Mr. McLeod mentioned that it was going to remain as is and will go with lot 17.

The applicant, Johnathan Barnes of Dalton Engineering came forward and was available to answer any questions. The owner of the property was also in the audience and mentioned that if the property owner for lot 17 does not want responsibility for the graveyard, he would keep ownership and take care of it.

ACTION: Recommendation of Approval of 2017-177-SD to Town Council

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

c) 2017-171-SD Goodson Townhomes
NC PIN: 166909-06-4838
Tag: 05H02020
Location: Off City Road, south of Legend Park

The applicant is requesting preliminary plat approval to develop 64 townhome units on 7 acres of land located off City Road. This request is running concurrently with a Special Use Permit request to develop townhomes (2017-

172-SUP).

Mrs. Hogg presented that the applicant is requesting preliminary subdivision approval to develop 64 townhome units on 7 acres of land, zoned R-10. The subject property is located off City Road, south of and adjacent to Legend Park, and east of Parkview subdivision. Running concurrently with this request is a Special Use Permit (2017-172-SUP), to allow the use of townhomes on the subject property. In the R-10 zoning district, townhomes are permitted through the issuance of a Special Use Permit. Mrs. Hogg presnted the subdivision and special use permit together.

Mr. Ahlert asked if roadway A was located on town property. Mrs. Hogg confirmed. There was then some discussion about the redesigned entrance to Legend Park and where the Sam's Branch Greenway ran near this property.

Applicants, Reid Smith and Donnie Adams were both available for questions.

There were no further questions.

ACTION: Recommendation of Approval of 2017-171-SD to Town Council

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

d) 2017-172-SUP Goodson Tract Townhomes
NC PIN: 166909-06-4838
Tag: 05H02020
Location: Off City Road, south of Legend Park

The applicant is requesting a Special Use Permit to allow 64 townhomes to be developed on the subject property, which is zoned Residential-10 (R-10). A preliminary plat (major subdivision) application is running concurrently with this request (2017-171-SD).

The special use permit was presented along with the subdivision by Mrs. Hogg.

ACTION: Recommendation of Approval of 2017-172-SUP to Town Council

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

8 INFORMAL DISCUSSION AND PUBLIC COMMENT

Mr. DeYoung asked how everyone thought the board dinner went. All agreed that it was great to mix with different boards and the venue was awesome. Overall it was a great event.

9 ADJOURN

Frank Price, Chair

ATTEST:

Brittany Parks, Clerk to the Board