



**The Town of Clayton
Clayton Planning Board Minutes
Monday, August 28, 2017 @ 6:00 PM
Town Council Chambers**

BOARD MEMBERS PRESENT:

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

STAFF PRESENT:

David DeYoung, Planning Director
Haley Hogg, Planner
Jay McLeod, Senior Planner
Michael Grannis, Mayor Pro-Tem
Bob Satterfield, Council Member
Brittany Parks, Administrative Support Specialist
Kaitlin Russo, Downtown Development Coordinator

MEMBERS ABSENT:

1 CALL TO ORDER

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

2 ROLL CALL

- a) Mr. DeYoung completed roll call. All board members were present.

3 ADJUSTMENT OF THE AGENDA

4 APPROVAL OF MINUTES

- a) Draft Minutes- July 24, 2017

ACTION: Approval of Minutes

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

5 REPORTS AND COMMENTS

6 OLD BUSINESS

7 NEW BUSINESS

- a) 2017-115-RZ 3049 Barber Mill
NC PIN: 165701-35-1656, 165701-36-0164, 165701-35-1902
Tag: 05G03051A, 05G03050V, 05G03050E
Location: 3049 Barber Mill Road

Request to rezone the subject parcels from Neighborhood-Business (B-2) to Residential-Estate (R-E).

Mrs. Hogg presented that the applicant is requesting to rezone the subject parcels from Neighborhood-Business (B-2) to Residential-Estate (R-E). The surrounding land uses are single-family residential, and all properties surrounding the subject properties are zoned Residential-Estate (R-E). In the past, these properties were used for vehicle repair, which is why they received the zoning designation of B-2 when brought into the ETJ. The properties are now used as a single family residence, and do not have any commercial uses associated with them. The applicant is requesting this rezoning to create consistency with surrounding land uses and prepare the property for future sale.

There were no questions for staff.

Jason Meadows, the applicant came forward to answer any questions.

There were no questions for the applicant.

ACTION: Recommendation of Approval of 2017-115-RZ to Town Council

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

- b) 2017-130-RZ Bannister Property Rezoning
NC PIN: 164900-68-4913
Tag: 05G01200I
Location: Off Ramblewood Drive, located off US HWY 70 BUS

Request to rezone the subject parcels from Industrial-Heavy Special Use District (I-2 SUD) and Residential-Estate (R-E) to Industrial-Light Special Use District (I-1 SUD).

Mrs. Hogg presented that the applicant is requesting to rezone the subject parcel from Industrial-Heavy Special Use District (I-2 SUD) and Residential-Estate (R-E) to Industrial-Light Special Use District (I-1 SUD). There was a previous Special Use Permit approved for outdoor storage on the subject property, which subsequently expired. Consequently, the property is currently vacant. The surrounding land uses are a mixture of residential and commercial uses. The rezoning of the subject property to I-1 SUD moves the property into a less intensive zoning category, making it more

compatible with surrounding zoning districts and land uses while allowing the owner to re-establish the previous approved use. In order to protect the surrounding residential properties, the applicant is proposing to keep the Special Use District on the property so that any proposed use in the future is subject to issuance of a Special Use Permit from Town Council (even if the use is typically permitted outright in I-1).

There were no questions for staff.

The applicant, Donnie Adams, Adams and Hodge Engineering, offered to answer any questions. He also mentioned that the property owners were present.

There were no questions for the applicant.

ACTION: Recommendation of Approval of 2017-130-RZ to Town Council

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

- c) 2017-110-SP Holy Cross Lutheran Church
NC PIN: 164800-31-3246 & 164800-31-0164
Tag: 05f02018 & 05f02018a
Location: 2920 NC Hwy 42 W, Clayton, NC 27520

Requesting preliminary site plan approval to develop a 14,000 SF educational building and associated parking on two properties: one an existing church site and the other a vacant parcel.

Mr. McLeod presented that the applicant is requesting preliminary site plan approval to develop 14,000 square foot (SF) educational building and associated parking on an existing church site. The site spans the existing parcel as well as an adjacent, vacant parcel owned by the church. Expansion onto the adjacent parcel requires a Conditional Use Permit (application # 2017-140-CUP). The existing driveways onto NC Hwy 42W will continue to be used. The site will ultimately serve 197 children and 27 teachers, in addition to current church facilities and services (approx. 19,550 SF in the main sanctuary building).

Mr. Price asked if the one way entry and exit would be retained and Mr. McLeod confirmed.

Mr. Grannis asked about the current trees staying in place and Mr. McLeod mentioned that no trees will be removed except the footprint of the development.

Mr. Bizzell asked about the Conditional Use Permit being required. Mr. McLeod mentioned that a Conditional Use Permit is required for any church and a Site Plan is required for the school. The Conditional Use Permit will be at the BOA in September.

There were no further questions for staff.

The applicant, Jerry Dalton, gave a brief overview of the project and was available to answer any questions.

Mr. Price and Mr. Bizzell had a few questions pertaining to the buffer requirement and the water flow. Mr. Dalton assured them at the buffer will go as the town requires and the water will still drain into Austin Pond as it always has.

There were no further questions for the applicant.

Mr. Palmer, 105 Brady Drive, a member of the audience had three concerns he presented to the board, sight lines, runoff, and traffic.

Mr. Jusaites, 137 Aleah Court, an Austin Pond resident and HOA Member and member of the audience presented the board some concerns of wildlife in the pond.

Mr. Duffy, 75 E Tex Drive, member of the audience had concerns of runoff and drainage.

Mr. McLeod mentioned that DOT was consulted on the traffic and they were not interested in doing a Traffic Impact Analysis and briefly covered the drainage topic and the conditions in the staff report.

Mr. Coats asked if the homeowners have been referred to Johnston County and Mr. McLeod mentioned they were be advised to go to Johnston County.

ACTION: Approval of 2017-110-SP Holy Cross Lutheran Church

Motion: Board Member Ahlert

Second: Board Member Lipscomb

Vote: Unanimous

d) 2017-137-SUP The Lofts at Old Town Hall

NC PIN: 166917-02-7136

Tag: 05015051

Location: 231 East Second Street; at the corner of Barbour Street and East Second Street

The applicant is requesting a special use permit to allow the development of up to 16 multi-family apartment units within an existing building.

Mr. DeYoung presented that the applicant is requesting a Special Use Permit to convert through adaptive reuse the existing office building for up to 16 apartment units on the subject property. The 16 apartment units will be located primarily within the existing structure. The property is zoned Central-Business (B-1). Per UDC requirements, any development of apartments within this zoning district is subject to

issuance of a special use permit. Running concurrently with this request, the applicant has submitted a minor site plan application to be reviewed by staff (2017-136-SPM). He also mentioned that the applicant, Community Smith, specializes in community renovations and has successfully completed others in Wilson and Greensboro. A parking plan and agreement will also be in place with the developer.

Mr. Coats and Mr. Price asked for more details on the parking. Mr. DeYoung explained that there is no parking requirement for downtown but for this case we felt there needed to be at least one off street parking space per unit. We are working on a deal with the developer to have one designated spot per unit in the old town parking lot and other spot on Barbour Street.

Mr. Coats then asked where the town vehicles were going to park. Mr. DeYoung explained that the town has adequate parking in other locations such as Fire Station 2, the Operations Center, or Police Station.

Mr. Bizzell asked about the transfer of the property to the DDA and ultimately sold to the developer and Mr. DeYoung mentioned it has been transferred from the town to the DDA but is currently on hold per the developers agreement.

There were no further questions for staff.

Holten Wilkerson, Community Smith Development, the applicant gave a brief background and description of the project. He also mentioned the other projects in Downtown Wilson and Greensboro and that they have become very successful and is something of which the city has become very proud.

There were no questions for the applicant.

Jane Barnes, an audience member asked the size of the apartments. Mr. Benson answered with 600-700 square feet.

ACTION: Recommendation of Approval of 2017-137-SUP to Town Council

Motion: Board Member Broks

Second: Board Member Ahlert

Vote: Unanimous

- e) 2017-100-SD Avery Farm
NC PIN: 164900-74-1893
Tag: 05g02033
Location: 1872 Guy Rd, farm parcel just west of Englewood Drive

The applicant is requesting to develop 21 single-family residential lots on ±18.64 acres using public water and private septic.

Mr. McLeod presented that the applicant is requesting to develop a 21-lot, conventional single-family residential subdivision, with a minimum lot size of 25,000 sq ft (just over ½ acre), which is in accordance with a recent ordinance amendment. The average lot size is upwards of 38,000 sq ft (approx. 0.88 acre). The subdivision will utilize public water from a Johnston County water line in the Guy Road right-of-way. The lots will have private septic systems, similar to all other adjacent homes on that side of Guy Road. The development will also build internal streets to NCDOT standards and will not be annexed into the Town of Clayton.

Mr. Powers asked about the Curb and Gutter Wavier. Mr. McLeod explained further and mentioned the town does not have to take anything over with this subdivision including water.

Mr. Benson asked for an example of a recently approved subdivision like Avery Farm. Mr. McLeod gave the example of Rhodes Estates on Little Creek Church Road that has NC DOT roads and public water from Johnston County. Mr. Powers then asked if that was approved by Town Council due to the surroundings not being curb and gutter. Mr. McLeod confirmed that was correct and council will address it as part of the wavier process.

There were no further questions for staff.

Reid Smith, the applicant gave an overview of the project and mentioned this might be a neighborhood you would typically see in a rural area like Johnston County but it falls within Clayton's ETJ. He mentioned wanting to be consistent the with neighborhood that will be beside Avery Farm.

Mr. Ahlert asked about the top section of the map. Mr. Smith mentioned that it would be the 21st lot. Mr Ahlert then had questions about the access. Mr. Smith mentioned there is an easement to that property, but will not be paved at this time. Mr. DeYoung also mentioned they were unsure of what to do with the lot, which is why it was not labeled, but it does have an easement that is 50 feet wide and can be considered a private road and can later be converted into a public road. Mr. Price asked about the mention of the easement with the sale of the lot. Mr. DeYoung confirmed.

There were no further questions for the applicant.

Two audience members, Mr. Doiley, 330 Avery Farm Lane and Mr. Ronald Canady, 441 Avery Farm Lane, mentioned their concerns of leaching.

Mrs. Brooks then asked the applicant how you address the drainage issue? Mr. Smith mentioned there will be swells that act the same way as curb and gutter, much like Riverwood and they will be submitted to the Town. Mr. Bizzell also asked about the streets being constructed to NC DOT standards and Mr. McLeod confirmed.

ACTION: **Recommendation of Approval of 2017-100-SD to Town Council**

Motion: **Board Member Ahlert**

Second: Board Member Bizzell
Vote: Unanimous

8 INFORMAL DISCUSSION AND PUBLIC COMMENT

9 ADJOURN

a)

With no further discussion, the meeting was adjourned at 7:13 pm.

Frank Price, Chair

ATTEST:

Brittany Parks, Clerk to the Board