



**The Town Of Clayton
Clayton Planning Board Minutes
Monday, March 28, 2016 @ 6:00 PM
Town Council Chambers**

BOARD MEMBERS PRESENT:

Frank Price, Chair (ETJ), Sarah Brooks (TL), Marty Bizzell (ETJ), James Lipscomb (ETJ), George "Bucky" Coats (TL), Bob Ahlert (TL), Michael Grannis (Councilman), Bob Satterfield (Councilman).

STAFF PRESENT:

David DeYoung, Planning Director; Jay McLeod, Town Planner; Haley Hogg, Town Planner; Laura Gray, Clerk to Board; Paralee Smith, Development Service Coordinator.

MEMBERS ABSENT:

David Teem, Vice Chair (TL), Nathan Evans (ETJ), Jim Lee (ETJ), Ronald Johnson (TL).

1 CALL TO ORDER

- a) Frank Price, Chair, called the meeting to order.

2 ADJUSTMENT OF THE AGENDA

- a) David DeYoung requested to move Health Park at 42 West, Phase 1 to the end of the agenda.

3 APPROVAL OF FEBRUARY 22, 2016 MINUTES

- a) Approval of Minutes

ACTION: Motion for Approval

Motion: Sarah Brooks

Second: George "Bucky" Coats

Vote: Unanimous

4 REPORTS AND COMMENTS

- a) David DeYoung introduced Paralee Smith as the new Development Services Coordinator.

5 OLD BUSINESS

- a) None

6 NEW BUSINESS

a) 2016-31-SP Gatehouse Self-Storage Facility - Major Site Plan

The site is located off of US 70 Business Highway West, to the West of Grand Plaza and directly adjacent to Waffle House.

NC PIN/ Tag # : 164900-88-7093 / 05G01199X

Jay McLeod, Town Planner, presented Gatehouse Self-Storage to the Planning Board.

The applicant is requesting Major Site Plan approval for a multi-story self storage facility. The development will be three stories tall with a total of 694 storage units.

Mr. McLeod noted the subject property is zoned B-3, and the use of self-storage facility requires a Condition Use Permit in B-3 zoning districts. The Conditional Use Permit for this project was heard and approved at the Board of Adjustment meeting on March 16th, 2016.

Mr. McLeod stated the development is consistent with the 2040 Comprehensive Plan and meets the requirements in the Unified Development Code (UDC).

The site is in the Thorough Fare Overlay district and will need additional landscaping along US 70 Business Highway West. The applicant will be providing landscaping throughout the site in order to meet the interior landscaping requirements listed in the UDC. The applicant will also be providing required street trees along US Highway 70 West and will use undisturbed woodland in order to fulfill some landscape requirements.

Mr. McLeod noted there would be no additional entry ways added. The site will be accessed through the Waffle House property. This is done through an existing cross access agreement with Grand Plaza.

The elevations of the building match on all four sides of the building, which is required by the UDC. As part of the Conditional Use Permit, the Board of Adjustment granted approval with the condition that off-site visibility of loading areas and/or storage bay doors shall be completely screened from public rights-of-way except for one column of windows on each side of one corner tower of the building. All other windows shall not allow visibility of interior bay doors and loading areas.

Mr. McLeod stated the applicant addressed the Major Site Plan Approval Criteria outlined in UDC Section 155.707 and staff recommends approval with conditions.

Marty Bizzell asked if a cross access agreement was in place with Grand Plaza.

Mr. McLeod replied yes.

No further questions for staff.

Robert Stephenson, 5540 Yates Mill Pond Rd, Raleigh NC 27606, came forth to answer any questions from the Planning Board.

Frank Price asked if the storage units would be climate controlled.

Mr. Stephenson replied all units will be climate controlled.

Michael Grannis asked if there would be outside storage.

Mr. Stephenson replied the facility will not offer outside storage.

Mr. Stephenson asked his engineer to come forth to answer any additional questions about the building.

Patrick Bowbeau, project engineer with Carolina Land Development Group, Inc., 1000 Nortonbridge Road, Raleigh NC 27603 came forth to answer any additional questions from the Planning Board.

Mr. Grannis asked if the back of property line to building would be asphalt and if there be enough room for large trucks to turn around.

Patrick replied the asphalt would be approximately sixty feet and a 35' truck would be the largest size that would be able to do a U-turn.

No further questions for the applicant and no comments from the public.

If approved, staff recommends the following conditions be applied to the approval of the Major Site Plan:

- 1. This development is also subject to the Conditions of Approval from the approved Conditional Use Permit (2016-32-CUP).**
- 2. Following board approvals, three copies of the plans, meeting the Conditions of Approval, shall be submitted to the Planning Department for final approval. These plans must meet the Conditions of Approval approved as part of the associated conditional use permit (2016-32-CUP).**
- 3. All Conditions of Approval related to this plan shall be recorded on the cover sheet of the revised plans prior to their submission to the Planning Department.**
- 4. The development of the site is limited to the site design and uses approved by the Planning Board. Modifications to the approved site plan shall require review and approval in accordance with the UDC.**

5. All roof mounted and ground mechanical equipment shall be completely screened from view.
6. A Zoning Compliance Permit shall be required prior to issuance of any building permits.
7. Utility construction plans shall be approved by the Public Works Department prior to issuance of building permits.
8. All signage shall require a sign permit from the Planning Department, and shall meet standards of the UDC.
9. A site/landscape inspection by the Planning Department shall be required prior to issuance of a Certificate of Occupancy. All site improvements shall be installed prior to the site inspection.
10. A decorative fence shall be provided, in place of the proposed black vinyl coated chain link fence, along the eastern property line adjacent to the Waffle House and Grand Plaza shopping center.

ACTION: Motion for Approval with Conditions.

Motion: Bob Ahlert
Second: Sarah Brooks
Vote: Unanimous

b) 2016-38-SUP 222 E. Main Lounge - Special Use Permit

The project is located at 222 and 224 East Main Street.

NC PIN/Tag # : 166913-12-0660 / 05015075

James Lipscomb recused himself.

David DeYoung, Planning Director, presented 222 E. Main Lounge to the Planning Board. The applicant is requesting Special Use Permit approval for a 49 seat, 1,584 square foot upscale cocktail lounge. The project will be in the existing historic downtown building on Main Street in the heart of the central business district. Along with a full interior renovation, the applicant is planning on a façade upgrade and outdoor patio installed in the rear.

The proposed development is consistent with the Comprehensive Plan and is consistent with and meets the applicable requirements of the Unified Development Code (UDC).

The site is zoned B-1, which allows 100% impervious surface. Landscape buffering is not needed based on surrounding zoning.

The neighborhood meeting was held March 10, 2016.

The main entrance to the building will be on Main Street. There is no parking lot or driveway associated with this project, common downtown parking areas will be utilized. The building will meet handicapped accessibility requirements and a bicycle rack is required for bicycle parking.

Mr. DeYoung stated there are no major exterior renovations proposed, except for the patio in the rear. The applicant is proposing to restore some of the historical architectural features and do a façade improvement. The proposed changes will be compatible with surrounding land uses.

Mr. DeYoung stated staff recommends approval with conditions.

No questions for staff.

Frank Price called on the applicant.

James Lipscomb, 328 E. Main Street, Clayton NC 27520, came forth and gave a brief history of the building and a brief future vision of the building.

No questions for the applicant.

Mike Stojic, 222 E. Main Street, Clayton NC 27520, is one of the investors of 222 E. Main Lounge. Mr. Stojic, and his business partner Maleah Christie, plan to position the establishment as a craft cocktail lounge. The investors are proposing a Victorian era atmosphere for the lounge.

Mr. Stojic stated the location will not serve food but will allow outside food and would like to work with food trucks. The investors will work with ABC to be classified as a Private Club and there will be no membership fee.

George Coats asked would the food trucks operate from the front or the back of the site.

Mr. Stojic said they are still developing the idea but the food trucks would probably be in the rear parking lot.

Mr. DeYoung clarified food trucks can not be with a certain linear distance of restaurants. Mr. DeYoung stated the Planning Department and applicant will work together to follow the Town Ordinance.

No further questions for Mr. Stojic.

Maleah Christie, 222 E. Main Street, Clayton NC 27520, came forth and expressed her excitement for bringing out the history of Clayton within the

lounge.

No questions for Ms. Christie.

Frank Price asked if anyone from the public would like to speak.

Jessey Corbitt, 1020 Ridge Drive, Clayton NC 27520, came forth and expressed concern about the proposed site. Mr. Corbit is concerned with the safety and cleanliness of the streets and alley ways.

Mr. Lipscomb reiterated the investors are taking pride in this site and plan to build a responsible and sophisticated atmosphere.

No further comments from the public.

Staff is recommending approval of the Special Use Permit with the following conditions:

1. The development of the site is limited to the site design and uses approved by the Planning Board. Modifications to the approved site plan shall require review and approval in accordance with Section 155.707 of the Unified Development Code.
2. Following Board approvals, three copies of the Final Site Plan, Landscape Plan and Architectural Elevations meeting the requirements of the Conditions of Approval and displaying the Conditions of Approval shall be submitted to Planning Department for final approval.
3. All roof mounted and ground mechanic equipment must be completely screened from view.
4. Utility fees shall be paid to the Town prior to issuance of any building permits.
5. A final landscape/site inspection shall be performed by the Planning Department prior to the issuance of a Certificate of Occupancy.

ACTION: Motion for Recommendation with Conditions.

Motion: Sarah Brooks

Second: Bob Ahlert

Vote: Unanimous

c) **2016-36-SP Health Park at 42 West Phase I - Major Site Plan**

The site is located off of NC 42 Highway West, across from Johnston Health.

NC PIN/ Tag # : 164800-84-3422 / 05G03004R

James Lipscomb returned.

David DeYoung, Planning Director, presented Health Park at 42 West Phase I to the Planning Board. The applicant is requesting Major Site Plan approval for five multi-tenant medical office buildings located off of NC 42 Highway West. The subject parcel is zoned PD-MU and is part of the Health Park at 42 West Planned Development. The site is currently farm land.

In 2007, the subject property was rezoned to PD-MU. Following that approval, a Master Plan for this development (PD-MU 2010-20A) was approved on October 3, 2011. In addition to this approval, an associated Major Site Plan was also submitted and was approved by Planning Board for Major Site Plan approval in 2011 (SP 2011-76).

In 2012, the applicant modified the original Master Plan in order to add an additional 10,000 square foot medical office building. This modification to the original Master Plan (PD-MU 2012-53) was approved by Town Council on August 6, 2012. In addition to this modification, the applicant also submitted for a new application for Major Site Plan approval of the development due to the addition of a new building. This application (SP 2012-52) was approved by Planning Board. These approvals superseded the previous Master Plan approval (PD-MU 2012-53) and Site Plan approval (SP 2011-76).

Although the applicant did receive site plan approval for this development in 2012, the approval has since expired because no building permits were pulled within two years from the original date of approval. Per UDC, this is a requirement in order for site plan approval to remain valid (155.707(G)). As a result, the applicant has re-submitted the subject application in order to obtain new site plan approval for the development.

Mr. DeYoung stated staff recommends approval with conditions.

Marty Bizzell asked if there were any changes to the site plan, elevations or waste water allocation.

Mr. DeYoung stated the applicant is using the same site plan and no changes have been made. The applicant did conduct an updated trip generation for the old Traffic Impact Analysis (TIA).

No further questions for staff.

Frank Price called on the applicant.

Jay Johnson, 1436 Ridge Road, Raleigh NC 27607, came forth to answer any questions from Planning Board.

Mr. Johnson noted they are in the processes of finalizing their first lease and hope to start construction within a few months.

No questions for the applicant and no comments from the public.

ACTION: Motion for Approval with Conditions.

Motion: George "Bucky" Coats

Second: Marty Bizzell

Vote: Unanimous

7 INFORMAL DISCUSSION AND PUBLIC COMMENT

a)

Mr. DeYoung noted today was the ground breaking for Novo Nordisk (2015-82-SP).

8 ADJOURN

a)

Motion to Adjourn

Motion: George "Bucky" Coats

Second: Marty Bizzell

Vote: Unanimous

9

Frank Price, Chair

ATTEST:

Laura Gray
Clerk to the Board