



**The Town Of Clayton
Clayton Planning Board Minutes
Tuesday, December 20, 2016 @ 6:00 PM
Town Council Chambers**

BOARD MEMBERS PRESENT:

Frank Price [Chair] (ETJ), Bob Ahlert [Vice Chair] (TL), Jim Lee (ETJ), Marty Bizzell (ETJ), Stephen Powers (TL), George "Bucky" Coats (TL).

STAFF PRESENT:

David DeYoung, Planning Director; Haley Hogg, Town Planner and Laura Gray, Clerk to Board.

MEMBERS ABSENT:

James Lipscomb (ETJ), Sarah Brooks (TL), Ronald Johnson (TL), Michael Grannis (Mayor Pro Tem) and Bob Satterfield (Councilman).

1 CALL TO ORDER

- a) Frank Price, Chair, called the meeting to order.
- b) David DeYoung, Planning Director, called roll.

2 ADJUSTMENT OF THE AGENDA

- a) None.

3 APPROVAL OF MINUTES

- a) November 28, 2016 Planning Board Minutes.

ACTION: Motion to approve minutes.

Motion: Bob Ahlert
Second: Marty Bizzell
Vote: Unanimous

4 REPORTS AND COMMENTS

- a) None.

5 OLD BUSINESS

- a) None.

6 NEW BUSINESS

a) 2016-227-SUP IGT Technology Special Use Permit

The applicant is requesting a special use permit to operate a warehouse business in an existing and vacant building located in a Special Use District.

NC Pin: 166800-84-0769

Tag # : 05i04017

Haley Hogg, Town Planner, presented IGT Technology to the Planning Board.

The applicant is requesting a Special Use Permit to operate a warehousing business in an existing and vacant building.

The company is proposing to lease 40,000 square feet of the building to conduct their operations, which is primarily the repackaging and shipping of lottery machines. The applicant is proposing to operate the warehousing business temporarily within the structure, with the lease ending in April 30, 2017.

Ms. Hogg stated the property is zoned B-3 SUD (Highway Business Special Use District). The use is permitted outright within the B-3 zoning district, but the Special Use Overlay requires new use applications to go through the special use process in order to be permitted.

Since the applicant is requesting to locate in an existing building, and no changes are proposed to be made to the property, the applicant has submitted the existing site plan which was approved in 2007. Staff has reviewed the existing plan and has determined that no changes are needed to the site to meet code requirements.

The site has existing landscaping that is in compliance with UDC requirements.

The request is consistent with the 2040 Comprehensive Plan and the Unified Development Code (UDC).

Ms. Hogg stated staff recommends approval with conditions.

No questions for staff.

Cameron Sullivan, 104 N. Fayetteville Street, represented the applicant.

No questions for Mr. Sullivan.

Conditions of Approval:

1. All dumpsters shall be screened entirely from view, as required within the Unified Development Code (155.402(G)(2)).

ACTION: Motion to recommend approval, with conditions, of 2016-227-SUP to Town Council

Motion: Bob Ahlert
Second: George "Bucky" Coats
Vote: Unanimous

7 INFORMAL DISCUSSION AND PUBLIC COMMENT

- a)
No public was present.

8 ADJOURN

- a)
Motion to adjourn
- Motion: George "Bucky" Coats
Second: Frank Price
Vote: Unanimous

Chair

ATTEST:

Clerk to the Board