



**Town of Clayton
Planning Board Minutes
Monday, March 24, 2025 at 6:00 PM
Council Chambers, Town Hall
111 E. Second Street**

Board Members Present:

Jodie Dupree
Derrick Applewhite
Tom McKearney
Daniel Gleason
Mike Surasky
Anita Bland
Jason Carter
Deborah Hooker
Mark Hall

Staff Present:

Andria Archer, Council Member Liaison
Conrad Olmedo, Planning Director
Heidi Holland, Town Clerk

Board Members Absent:

Ronald Williams

1 CALL TO ORDER

- a) Roll Call for the Planning Board
Presenter: Conrad Olmedo, Planning Director

Vice-Chair Dupree called the meeting to order at 6:00 p.m. Mr. Olmedo provided roll call. With the absence of Board Member Williams, Board Member McKearney was able to vote this evening.

2 ADJUSTMENT OF THE AGENDA

- a) There was no discussion or adjustment to the agenda.

3 APPROVAL OF MINUTES

- a) Adoption of January 28, 2025 Minutes
Presenter: Conrad Olmedo, Planning Director

Adoption of January 28, 2025 Minutes

RESULT:	CARRIED 9-0
MOVER:	Anita Bland
SECONDER:	Tom McKearney

YES:	Jodie Dupree, Derrick Applewhite, Tom McKearney, Daniel Gleason, Mike Surasky, Anita Bland, Jason Carter, Deborah Hooker, and Mark Hall
NO:	None
ABSENT:	Ronald Williams

4 PUBLIC MEETINGS

- a) No public meetings were scheduled for this evening.

5 NEW BUSINESS

- a) Election of Chair and Vice-Chair
Presenter: Conrad Olmedo, Planning Director

Mr. Olmedo opened the floor for nominations for the position of Chair. Board Member Bland nominated Vice-Chair Dupree. The nomination was seconded by Board Member Surasky. With no other nominations, a roll call vote was conducted. The motion passed unanimously.

For the position of Vice Chair, Board Member Surasky nominated Board Member Applewhite. The nomination was seconded by Board Member Hall. With no other nominations, a roll call vote was conducted, and the motion passed unanimously.

Approval of Chair

RESULT:	CARRIED 9-0
MOVER:	Anita Bland
SECONDER:	Mike Surasky
YES:	Jodie Dupree, Derrick Applewhite, Tom McKearney, Daniel Gleason, Mike Surasky, Anita Bland, Jason Carter, Deborah Hooker, and Mark Hall
NO:	None
ABSENT:	Ronald Williams

Approval of Vice-Chair

RESULT:	CARRIED 9-0
MOVER:	Mike Surasky
SECONDER:	Mark Hall
YES:	Jodie Dupree, Derrick Applewhite, Tom McKearney, Daniel Gleason, Mike Surasky, Anita Bland, Jason Carter, Deborah Hooker, and Mark Hall
NO:	None
ABSENT:	Ronald Williams

- b) Comprehensive Transportation Plan - Introduction of the Town of Clayton's first Comprehensive Transportation Plan to the Planning Board. NO ACTION
Presenter: Conrad Olmedo, Planning Director

Mr. Olmedo introduced the Town's first Comprehensive Transportation Plan to the Planning Board. It was noted that no action was required at this meeting, but a formal presentation and recommendation from the Planning Board would be sought at the April 28, 2025 meeting.

He encouraged board members to review the document and provide any comments by April 7, 2025. The draft was described as well-developed, with Mr. Olmedo feeling confident about its content.

Board members raised several questions and comments about the plan.

Chair Dupree inquired about the number of people who attended stakeholder meetings. Mr. Olmedo stated exact numbers were not available but noted the report contained information on stakeholder engagement, including events at the Clayton Clovers baseball stadium and online surveys.

Board Member Hall commended the team for putting together a comprehensive report with good goals for the Town. Board Member McKearney noted the report lacked clarity on prioritization of projects and information on funding and start dates for funded projects.

Vice-Chair Applewhite asked how the Planning Board should use the transportation plan in coordination with other documents when making decisions. Mr. Olmedo explained the plan would be used for various purposes, including right-of-way dedications, road improvements, and as a basis for future focused planning projects.

Board Member Surasky inquired about the plan's relationship with Johnston County's transportation plan. Mr. Olmedo explained that Clayton's plan would feed into the county's plan, which would then inform the Capital Area Metropolitan Planning Organization's (CAMPO) Master Transportation Plan. Board Member Carter asked about NCDOT's involvement in the plan. Mr. Olmedo confirmed that NCDOT had been part of the steering committee and technical team during the plan's creation process. Board Member Gleason asked about fee-in-lieu funds and how they are handled by the Town. Mr. Olmedo agreed to follow up with more information on this topic. Board Member Gleason noted the importance of the plan in providing a basis for requiring developers to allocate right-of-way for future improvements.

Board Member Carter asked for clarification on the proposal for US 70 Business (now Clayton Boulevard). Mr. Olmedo confirmed the plan recommends keeping the road as is and addressing traffic concerns through

signalization improvements rather than expanding to six lanes. Board Member Carter suggested adding metrics to measure the success of the plan's goals and vision.

Mr. Olmedo thanked the board for their input and requested that any additional comments be submitted by April 7, 2025 for consideration in the final draft.

6 INFORMAL DISCUSSION AND PUBLIC COMMENT

- a) Mr. Ed Bejster of 268 Steeplechase Boulevard addressed the board regarding a traffic safety concern at the intersection of O'Neill Street and Steeplechase Boulevard. He expressed concern about the lack of a right turn lane for southbound traffic on O'Neill Street turning onto Steeplechase Boulevard, noting that other nearby intersections have turning lanes.

Mr. Bejster shared his communications with Mr. Olmedo and NCDOT regarding this issue. He presented a map showing the turning lanes at other intersections in the area and emphasized the potential safety hazards due to high-speed traffic.

Board members and Mr. Olmedo discussed the issue, noting that Ashcroft could not be required to do work on someone else's property. It was stated a speed study could be requested from NCDOT to potentially lower the speed limit on that section of O'Neill Street. Board Member Surasky stated his suggestion would be the Town suggest to NCDOT to change the speed limit to 45 mph, considering the surrounding area's development and safety concerns.

Mr. Bejster was advised to raise the issue with the land developer during an upcoming meeting and to consider asking if they would be willing to provide property for a turning lane.

Vice-Chair Applewhite commented on the importance of considering public concerns regarding traffic impact analyses, especially in growing areas of Town, even when they may not align with engineering models.

7 ADJOURN

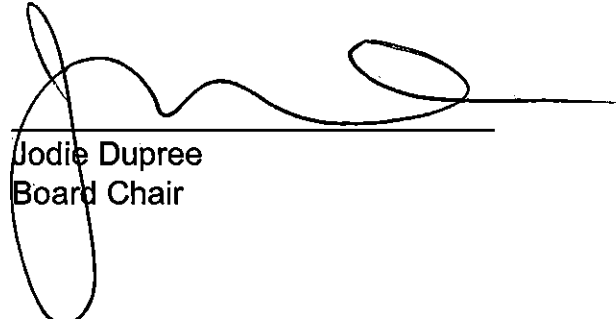
- a) Adjourn

With nothing further, the meeting was adjourned at 6:35 p.m.

RESULT:	CARRIED 9-0
MOVER:	Mike Surasky
SECONDER:	Anita Bland

YES:	Jodie Dupree, Derrick Applewhite, Tom McKearney, Daniel Gleason, Mike Surasky, Anita Bland, Jason Carter, Deborah Hooker, and Mark Hall
NO:	None
ABSENT:	Ronald Williams

Duly adopted this 27th day of May 2025.



Jodie Dupree
Board Chair

ATTEST:

Heidi L. Holland

Heidi L. Holland, MMC, NCCMC
Town Clerk

