

February 26th Planning Board Meeting Summary:

Board Members Present

Daniel Gleason
Mike Surasky
Ronald Williams
James Moore (Chair)
Kevin Lee
Derrick Applewhite
James Lipscomb
Jodie Dupree

Staff Present

Conrad Olmedo, Planning
Director
Bruce Venable, Planner I

Board Members Absent

Jeffrey Spence (Excused)

Town Council Liaison:

Andria Archer

ACTIONS TAKEN BY THE BOARD

Nominate New Chair & Vice- Chair

Delayed Until March

January 22, 2024, Minutes:

Approved

Public Hearing 2023-201-RZ

Recommended Approval

Small Area Plan Gateway 42

Recommended Approval





Town of Clayton Planning Board Minutes
Monday, February 26, 2024, at 6:00 PM Town Council Chambers

1. Call to Order:

- a. At 6:00 PM on February 26, 2024, Chair Moore called the Town of Clayton Planning Board meeting to order.
- b. Pledge of Allegiance.

2. Adjustment to the Agenda

3. Roll Call:

Proceeding with the roll call: Chair Moore present, Board Member Gleason present, Board Member Surasky present, Board Member Bland present, Board Member Williams present, Board Member Lee present, Board Member Applewhite present, Board Member Lipscomb present, Board Member Dupee present, and We have a quorum. Thank you. Next on the agenda is the Town Clerk's update.

Board Member Spence is absent. (Excused)

4. Approval of the Minutes:

Chair Moore: The next item on the agenda is the approval of the January 22, 2024, minutes. Are there any corrections needed? If not, I will entertain a motion for approval.

Planning Director Conrad Olmedo: Chair we believe that Board Member Bland was counted as present in the minutes when she was absent (excused) from January's minutes. We will adjust the minutes to show that change.

Motion for approval: Board Member Dupree made the motion to approve the January 22, 2024, Planning Board Meeting Minutes. The motion was seconded by Board Member Williams. All in favor, say "aye." **Motion passes.**

5. Public Hearing:

- a. **2023-185 RZ Southern Wake Property Group rezoning**

Presenter Bruce Venable, Planner I, provides an overview of project number 2023-201 RZ Coulon Company, LLC rezoning for a 3-acre parcel at 3733 Powhatan



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Road, Clayton, NC 27520. The applicant seeks to rezone from the Residential-Estate (R-E) to Heavy-Industrial (I-2). The existing use is a vacant single-family home, surrounded by I-1 zoning. The rezoning aligns with the future land use map's employment center designation. The comprehensive growth plan supports non-residential land use. Staff recommends approval with consistency with the future land use map.

Motion for approval: Board Member Applewhite makes a motion to recommend approval, citing consistency with the future land use map and the 2045 comprehensive growth plan. The motion is seconded by Board Member Dupree. All in favor, say "aye." **Motion passes.**

b. Gateway 42 Small Area Plan

Presenter Blake Reeves (consultant) presented the NC 42 Gateway plan that focuses on the following:

- Importance of the area due to its location as a front door to Clayton.
- Overview of the area's layout and interchanges.
- Smart growth strategy aligned with the 2045 comp plan goals.
- Community engagement activities and recurring themes discussed:
- Improve mobility corridors.
- Cultivate complete communities.
- Provide green space amenities.
- Foster small-town charm.
- The need for more local amenities and preserving small-town charm is emphasized.
- The plan aims to create a welcoming front door to Clayton, considering various factors.

The Planning Board discussed various aspects of the Gateway 42 Small Area Plan, including concerns about density, services, and the impact on the town's tax base. Some members emphasized the need for services and the promotion of growth within the town's corporate limits. Others highlighted challenges related to sewer availability and the limited potential for high-density development in certain areas. Despite differing perspectives, the board expressed appreciation for



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the discussion and acknowledged the importance of making informed decisions for the Town's future. Ultimately, a motion was made to approve the plan, taking into consideration its alignment with the future land use map and the public interest.

Motion for approval: Board Member Dupree makes a motion to recommend approval, citing consistency with the future land use map and the 2045 comprehensive growth plan. The motion is seconded by Board Member Williams. All in favor, say "aye." **Motion passes.**

6. New Business

7. Planning Director Updates:

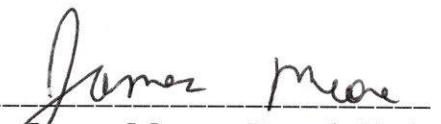
Planning Director Olmedo and Planner I Venable provided updates to the Board related to upcoming courses with the UNC School of Government, a demonstration of the Town's GIS webpage, new UDO and updates the Board on the date of the Chair and Vice Chair Elections that will be held on March 25th, 2024.

8. Adjournment.

Motion for adjournment made by Board Member Lipscomb and seconded by Board Member Lee. All in favor, say "aye." **Motion passes.**

Meeting adjourned.

Duly adopted this the 25th day of March, 2024.


James Moore, Board Chair

ATTEST:


Heidi Holland, CMC, NCCMC
Town Clerk

