



**Town of Clayton
Clayton Planning Board Minutes
Monday, April 24, 2023 at 6:00 PM
Town Council Chambers**

Board Members Present: Stephen Powers Kevin Lee James Lipscomb Ronald Williams Jeffery Spence Board Members Absent: James Moore Lisa Begley Jodie Dupree Derrick Applewhite	Staff Present: Ben Howell, Planning Director Bruce Venable, Planner I Love Ott, Land Development Specialist
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1 CALL TO ORDER

Vice Chair Powers called the meeting to order at 6:02pm.

2 PLEDGE OF ALLEGIANCE

3 ADJUSTMENT OF THE AGENDA

4 APPROVAL OF MINUTES

Motion: Board Member Lipscomb

Second: Board Member Williams

Result: Approved, Unanimous

5 PUBLIC COMMENT SESSIONS

- b) 2023-51-OA Sign Ordinance Amendment - String Lighting
Presenter: Ben Howell, Planning Director

Amendment to allow string lighting to be used by businesses as part of the business signage and during the holidays (November 1st-January 15th).

Staff believe the text amendment is consistent with the remainder of the chapter.

Board Member Comments

Vice Chair Powers asked if the colored lights are just for the holiday dates?

Planning Director Howell stated that this ordinance allows businesses to have white lights through the year and colored lights through the holiday dates.

Board Member Lipscomb asked how the town staff is going to get everyone in compliance?

Planning Director Howell stated if approved, staff does not have the ability to measure string wattage. If someone complains then it will be investigated but the town will not actively police the current string lights.

Motion: Board Member Lipscomb

Second: Board Member Williams

Result: Approved, Unanimous

- c) 2023-52-OA Sign Ordinance Amendment - Billboards
Presenter: Ben Howell, Planning Director

Allows the relocation of billboards if subject to annexation or development agreement.

Billboards on parcels annexed in Town must be removed within 15 years.

Staff believes that the text amendment is consistent with the remainder of the chapter.

Board Comments

Board Member Lipscomb asked if the billboards that are annexed in would have to meet today's construction standards and the building inspectors would have to deem them appropriate?

Planning Director Howell stated the text amendment does not allow any new billboards, the only flexibility this text amendment gives is for moving a billboard to be within those 2,000 feet separation.

Motion: Board Member Lee

Second: Board Member Spence

Result: Approved, Unanimous

- d) 2022-154-River Mews Conditional Zoning District and Master Plan
Presenter: Ben Howell, Planning Director

Rezone from PD-R to Conditional Zoning-Residential District, located off NC 42 East.

Mix of single-family, townhomes, multifamily, and assembly/event center

Property size: 277 acres

825 units total

240 multifamily units
246 single family
339 townhomes

TIA stated it will generate 6758 total trips.
474 AM peak hours.
607 PM peak hours

TIA and NCDOT recommended left-turn lanes at each access point.

15-foot-wide type C landscaping buffer. Existing vegetation along the Neuse River will be preserved and considered a buffer.

The proposed development is consistent with the 2045 Growth Plan in terms of density, not with recommended types of residential units.

No adverse effect on adjoining property owners

Staff recommends approval subject to the 24 conditions.

Board Comments

Board Member Lipscomb asked if 375 is inclusive of the apartments, because with apartments that size there will be separate amenities?

Planning Director Howell stated the condition was proposed by the developer. Each apartment building would be considered one CO. The developer does plan to the apartment development to have its own amenity.

Applicant Comments

Joey Brehm representing Golden Hour Collective
Daniel Perkins with Golden Hour Collective

There will be three separate clubhouses with amenities such as workout facilities, pools, fitness studios, etc.

The southeastern portion of the site has the potential to be a public park with it connecting to the Mountain to Sea trail as well as connecting to the Town.

David Bergmark, Senior Planner with McAdams the Engineering and Land Design firm.

Mr. Bergmark believes that a high percentage of attached units is warranted given the significant environmental constraints with a lot of river buffers and the restoration of a stream that was previously removed.

Board Member Lipscomb asked if the applicant could explain the traffic again?

There would be two right-in right-out driveways, approaching from the West you would drive past the U-turn then make a right into the site. It functioned well with the reduced conflict intersection design.

Board Member Lipscomb asked why there would be a comment about a potential spotlight?

The stoplight would be at the existing U-turn location between the driveways.

Board Member Lipscomb asked how does the current access ordinance relates to this project?

Planning Director Howell will look into it further, prior to the Town Council meeting.

Board Member Williams asked if the wedding venue can be rented out how is that considered public?

Mr. Bregmark stated it would be privately operated and separate from the public park donation.

Planning Director Howell stated that based on the code if the development is over 300 lots it requires three or more access points. That was an oversight by previous staff members. The board can include that in the recommendation to work out a condition to include a third access point.

Board Member Williams asked how much public parking has the applicant set aside for the public park?

Mr. Bergmark stated that the applicant would be creating the road infrastructure to get to the park but otherwise the applicant is not building the park, it is a donation.

Public Comments

Robert Miller, employee of Caterpillar representing Caterpillar. Facility and Site Manager for the site North of the proposal.

Mr. Miller stated that Caterpillar has a lot of research and development on the site. Caterpillar is about two months away from presenting to the board for a rezoning to Industrial and to do a small expansion on that parcel.

Mr. Miller wants to ensure as the parcel is used that Caterpillar creates an adequate buffer in between Caterpillar's activities and the applicants. Since the work Caterpillar is doing on site is confidential and to be a good "neighbor" to the proposed development.

Motion: Board Member Lipscomb also requested Director Howell to specifically mention Caterpillar extensively in the report to Town Council.

Second: Board Member Williams

Result: Approved, Unanimous

6 NEW BUSINESS

7 INFORMAL DISCUSSION AND PUBLIC COMMENT

8 ADJOURN

Motion: Board Member Lipscomb

Second: Board Member Williams

Result: Approved, Unanimous

Vice Chair Powers adjourned the meeting at 7:36pm.

Chair

Clerk to the Board