

**HIGHLIGHTS OF THE SPECIAL MEETING OF THE
CLAYTON PLANNING AND ZONING BOARD
TUESDAY, OCTOBER 12, 2010**

The following members were present: Chairman Frank Price, Vice-Chairman David Teem, George “Bucky” Coats, Ronald Johnson, Dana Pounds, Joseph Whitley, Sarah Brooks, Derrick Thompson, Marty Bizzell, and ex-officio Councilman Satterfield

The following members were absent: Jim Lee

All members of the Clayton Planning and Zoning Board reviewed and discussed the planned development district mixed use request PDD 2010-20 for the Access Medical Health Park project located on the south side of NC 42 HWY West across from the Johnston Medical Center Clayton.

All members of the Clayton Planning and Zoning Board voted unanimously to recommend approval of the planned development district request with the following nine conditions:

- The Town Council must find that the development is in accordance with the standards established in the Small Area Plan.
- The driveway permit, including upgrades to turn lanes and the signalization, shall be approved by NCDOT and installed at the time specified.
- A common signage plan for the development must be approved prior to issuance of any sign permit. The common signage plan and landscape plan shall be applicable to all phases of the development.
- A traffic impact analysis shall be completed and reviewed and accepted by the Town of Clayton and NCDOT prior to issuance of zoning permits.
- The utility allocation request must be approved by the Town Council.
- The subdivision which creates the parcel for this first phase of development shall be a part of this approval.
- The required dedication of 10’ right of way on NC 42 West and payment of a fee-in-lieu of construction of one half of a 41’ b-b curb and gutter section with 5’ sidewalk along the NC 42 West frontage shall be paid prior to issuance of building permits.
- A fee-in-lieu for completion of construction or the access road from its terminus to the south property line shall be paid to the town in an amount approved by the Public Works department prior to issuance of building permits. **(Added at Planning Board meeting)**
- Utility construction plans including offsite easements shall be approved by the Public Works department prior to issuance of building permits. **(Added at Planning Board meeting)**

All members of the Clayton Planning and Zoning Board voted unanimously to recommend approval of this subdivision.

All members of the Clayton Planning and Zoning Board voted unanimously to adjourn at 8:06 PM.

Respectfully submitted,

Sherry L. Scoggins, WMC