

**CLAYTON PLANNING BOARD MEETING
TOWN COUNCIL CHAMBERS
111 EAST SECOND STREET
For Information: (919) 553-1545
JUNE 23, 2008
7:00 PM**

AGENDA

I. ROLL

II. ADJUSTMENTS TO THE AGENDA

III. APPROVAL OF MINUTES FROM May 27, 2008 MEETING

IV. REPORTS AND COMMENTS

- A. Presentation from Susan Woodard of Johnston County Soil and Water Conservation District

V. OLD BUSINESS

- A. **SUP 07-07 Full House Bar, 10401 US Hwy 70 West – special use permit application to allow the operation of a private club on a .65 acre parcel zoned B-3 Highway Business and located just west of McCall’s Restaurant. (Tabled from February meeting)**
- B. **SP 08-08 Leo’s Tires Outside Storage – Site plan for outside display of tires for sale on a .44 acre parcel containing a former service station. The site is zoned B-3 and located on the northeast corner of the intersection of US 70 and John Street inside the town limits.**

VI. NEW BUSINESS

- A. **PDD 08-01 Riverwood Ranch – Planned Development District Master Plan for a 267 acre mixed use development containing 737 housing units with common open spaces and amenities as well as two commercial areas. The site is zoned R-10 Residential and located on the north side of Pritchard Road across from Riverwood Athletic Club inside the town limits**
- B. **PDD 08-02 Walthom Group/Mike Marvel/Plaza Development – Planned Development District Commercial Master Plan for an 11.66 acre tract to be developed in a variety of commercial uses in six buildings containing approximately 43,400 square feet. The**

property is currently zoned B-3 Highway Business and located at the southwest quadrant of the US 70 – Shotwell Road intersection, partially in and out of the town limits.

- C. **PDD 08-03 Shotwell Partners/Percy Lee** – Planned Development District Master Plan for approximately 44 acres to be developed as residential, office/institutional, industrial, and commercial uses. The property is currently zoned RE Residential Estate and located on the east side of Shotwell Road south of the NCRR right of way outside the town limits.
- D. **PDD 08-04 Zimmer Development** – Planned Development Master Plan for approximately 56 acres to be developed as a major shopping area with a big-box home improvement store, strip center and nine out parcels (one for future development) on property located at the northwest quadrant of the US 70 and Shotwell Road. This property is presently zoned B-3 Highway Business and RE Residential Estate and situated partially out and partially within the town limits.
- E. **SP 08-09 Clayton Dialysis Center** – Site Plan approval for a 9315 square foot medical facility to be developed on a 2.4 acre tract zoned B-3 highway Business this property is located on the east side of Barber Mill Road just north of the Dairy Road intersection outside of the town limits.
- F. **OA 08-05 Minor Plat Waivers** – consideration of an amendment to Section 155.706 would allow the Planning Director to grant waivers to standards for minor subdivision plats.

VI. ADJOURN