

CLAYTON PLANNING BOARD MEETING
TOWN COUNCIL CHAMBERS
111 E. SECOND STREET
For Information: (919) 553-1545
APRIL 22, 2013
6:00 PM

Members Present: Chairman Frank Price [ETJ], Vice Chair David Teem, Sarah Brooks, Marty Bizzell [ETJ] (Alt.), George ‘Bucky’ Coats, Ronald Johnson, Derrick Thompson, Jim Lee [ETJ], Dana Pounds [ETJ], Robert J. Ahlert (Alt.), Joseph Whitley [ETJ], Michael Grannis (Mayor Pro Tem) and Bob Satterfield (Councilman Ex-officio)

Planning Board members agreed unanimously to approve the minutes from the March 25, 2013 meeting.

NEW BUSINESS

A. SP 2012-128 KASR Plaza. The applicant is requesting site plan approval for a 12,250 square foot multi-tenant commercial building to include a medical office, dry cleaners and restaurant (including outdoor seating) on a vacant lot approximately 200 feet south of the intersection of Guy Road and Amelia Church Road. **Planning Board members voted unanimously to approve the overall site plan with staff recommended conditions, approve the existing configuration of the driveway along Amelia Church Road, and to allow accessory outdoor seating to the proposed restaurant.**

B. SP 2013-18 Britthaven at Spring Branch. The applicant is requesting site plan approval for a 100 bed, 66,531 square foot assisted living facility/nursing home within the Spring Branch Planned Development. **Planning Board members unanimously voted to approve the overall site plan with staff recommended conditions AND approve the alternative parking plan.**

C. PSD 2013-8. Old Fields Subdivision. The applicant is requesting preliminary subdivision approval for a 12 lot subdivision on 9.4 acres on Corbett Road. **Planning Board members unanimously voted to approve the overall site plan with staff recommended conditions with the exception of condition 3.**

D. Unified Development Code Modifications

a. Chapter 155.400 “Access” - **TABLED**

b. Chapter 155.401 “Off-Street Parking and Loading” - **TABLED**

c. Chapter 155.402 “Landscaping, Screening and Buffering” - **Planning Board members unanimously approved recommended changes to be forwarded to council.**

d. Chapter 155.403 “Signs” - **TABLED**

Planning Board members voted to adjourn at 8:13 p.m.