

# Clayton Growth Plan Update

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## Steering Committee Meeting #3

### Agenda

- **Meeting Information**

Date: → December 2, 2020  
Time: → 6:00-7:30 PM  
Location: → Virtual Meeting

- **Agenda Items**

- **Welcome / Introductions**
- **Schedule Update**
- **Public Engagement Update**
- **Discussion / Exercise**

- **Meeting Notes**

- **Public Engagement Update**

- Survey Results
  - Discussion on housing preference
    - There may be a number of folks under 35 that could not live in Clayton due to housing options or preference.
    - Preference for larger yards (60%), but up to 55% are looking for other options.
    - For respondents over 55, the preference for larger yards drops to under 40%.
    - Discussion on conservation design versus conventional design. There is a preference for a balance between conservation design and conventional design subdivisions. 28% prefer conservation design, 23% prefer conventional subdivisions. 38% prefer a balance of both.
- Major Issues and Themes



- Transportation
  - People don't know who is responsible for roads.
    - Need map of state-maintained roads and town-maintained roads.
  - Education needed as part of the Growth Plan. The plan should provide information on who manages the roads and what projects are planned and funded in the NCDOT TIP vs what would take local support or initiatives.
    - Need talking points for transportation and traffic.
    - Need to recognize priorities and status in the growth plan. Options if there are them.
    - Examples:
      - Intersection improvement project for 70/Shotwell Road.
      - NC 42 East and Ranch Rd.
      - Shotwell and Covered Bridge, rated F for 12 years. NCDOT expecting the town or developers to fund this. May need local funds for a traffic light. Could be influenced by grade separation project for railroad.
  - Traffic is relative. Comment that people don't want things to change from where it was when they moved her.
- How to reach groups of young folks
  - Groups, running clubs, etc.
  - Junior rotary – Interact Club at Clayton High
  - High School member comments
    - No peers do email
    - Do Instagram.... Maybe twitter.
    - Go through school, ask social studies teachers.
- **Discussion / Exercise**
  - Vision and Goals
    - Vision Comments
      - People need to accept growth is going to happen. Its great. Its right outside Raleigh. How do we shape the growth?
      - How can we shape the growth to be better? This should be the message of the plan.
      - We are either growing or dying. How do we maximize the benefits that come with growth and minimize the negatives?
      - How can we shape the growth to be better? May need to be more direct about stating this in the plan.
  - Goal Comments:
    - Broad band connectivity is important. Showed up in survey responses.



- Need to continue to build a vibrant Downtown
  - Mix of businesses, shopping, food, work and living options
- We need to increase connectivity for pedestrians, bikes and vehicles throughout Clayton
- Along with different housing options for living, neighborhoods have to have access to recreational spaces.
- Paradigm shift in how and where we work. Business moving from a 5 to a 4-day work week. More folks working from home. Will impact how people live, work and play.
- Access to services will be more and more important.
- Big boxes may be impacted by online delivery.
- Need to identify areas for mixed-use development.
- Trends
  - 2 large mixed-use developments under review, that is a trend.
  - Different home types in the same development.
  - More medical.
  - Demand for distribution and industrial is growing.
  - Maybe more flex space. Retail in front, then flexible areas for different types of business.
- Need to identify and protect industrial space. And large-scale commercial.
  - Parcel assemblage will happen on private side, but we need to make sure we are not prohibiting it.
- I-540 Extension will provide opportunities
- Having a higher education locally is important to the future of the town.
- Transit is needed and other options. Need to reduce traffic demand during peak periods.
- We have heard a lot about small-town feel, what does that mean? It means different things to different people.
  - Need to tease out what does small town mean!! Ask at Virtual Meeting and maybe on Facebook.
  - Safety
  - Convenience, access, can drive somewhere in 5 minutes
  - Sidewalks.
  - Small things. Trees downtown. Benches. Parks downtown. Visual is important.
- Homework



# Think CLAYTON NORTH CAROLINA

- Steering Committee members were asked to submit comments on Vision and Goals using the worksheet provided via email.
- Comments received are recorded in a separate document.

