

# Clayton Growth Plan Update

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## Steering Committee Meeting #6

### Agenda

- **Meeting Information**

Date: → September 08, 2021  
Time: → 6:00-8:00 PM  
Location: → Clayton Town Hall  
Room TBD

- **Agenda Items**

- **Welcome / Introductions**
- **Schedule Update / Timeline**
- **Draft Plan Overview and Highlights**
- **Steering Committee Comments**
- **Discussion**

- **Meeting Materials**

- Draft components of the Comprehensive Growth Plan including recommendations were provided to the Steering Committee for review and comment in advance of the meeting.

- **Attendees**

- Jim Perricone
- Michael Grannis
- Andria Archer
- Michael Sims
- Marty Bizzell
- Dean Penny
- Stacey Beard
- Sarah Perricone
- Dana Wooten
- Dolores Gill
- Patrick Pierce
- Ben Howell
- Jake Petrosky



- Jaquasha Colon
- Allison Evans
- **Meeting Notes**
  - Gateways need to be improved.
    - Both sides of US 70 Business and Downtown gateways, especially west side.
    - These are covered in small area plans in recommendations (including long-term need/opportunity in the Ranch Road area).
  - West Main Street
    - Discussed the form of commercial on West Main Street
      - Should the Downtown Core be extended farther past Deep River?
      - Need to prioritize Downtown Master Plan update in Implementation Chapter of plan to provide direction on the form and extent of commercial be on west Main Street.
  - Conflicts between strategic priorities in plan.
    - Need to avoid these if possible or at least address in some way
    - For example parking requirements may be a barrier to mixed-use development we are envisioning for downtown.
    - Recently parking requirements were relaxed for non-residential downtown, but may need to revisit residential requirements. For instance 2 spaces may not be needed for smaller apartments in certain locations. More discussion is needed on this though.
    - Parking Task Force should be mentioned in plan. They may be able to address to some degree.
  - Downtown transportation
    - Need to be thinking progressively about what kind of downtown we want. Do we want it to continue being so car dependent? We should be planning for more pedestrian and bike facilities, also commuter rail and intra-clayton transit.
    - Del Webb Community (Steeplechase) north of Downtown is marketing proximity to downtown.
      - Need to be thinking about golf carts, driverless cars (Uber) and other options on how people will travel to downtown in the near future. I.e. may need golf cart parking or Uber drop-offs.
    - Ped Plan will be completed in Q1 of next year.
    - Transportation/Mobility Plan needed. Need to mention in Comp Plan.
  - FLU map
    - Need to add 540 to the map



- NC 42 West / US 70 area
  - Steering Committee comment to extend the Community Center, mixed-use designation to Corbett Rd. SC members support this. Staff and consultant will look into this and make a change.
  - Also need to add T-intersection and collector to ROW map in this area.
  - Given the rapid change in this area, the 2007 SAP needs to be updated or revised to account for the current growth patterns in the area.
- Land Use Recommendations
  - Support for recommendation to allow for some attached housing product in certain zoning districts with high standards.
    - Morrisville example discussed. They have design controls as an option that allows for administrative approval if design guidelines are met. This can save time and result in a better product that addresses some concerns over medium to higher density development.
    - Need to add action item to study alternative for Special Use Permits for attached housing in some districts. Could be administrative approval with design standards or conditional zoning.
  - For Small Area Plans clarify that US 70 & NC 42 E needs a SAP.
- Transportation
  - Under Mobility Goal M2: Add language to encourage/require street improvements to existing roads/streets as properties develop.
  - On-street parking
    - Higher density developments need to include proper width for on-street parking. Need to make sure the plan calls for this explicitly. Will want to update street cross sections to include this.
  - Need to include Streetscape Project in the implementation plan. What are next steps. Full project is \$24m but there are steps that could occur to refine designs, cost estimates and phasing options.
  - Wayfinding
    - Need to set expectations for parking downtown. May need better signs/wayfinding to public lots.
    - Idea for bar codes on signs for destinations – “digital kiosk”
- Park recommendations
  - Need to remove park search area location near caterpillar. Does not serve any residential.
- Services & Infrastructure



- New Firing Range does not need to be near WWTP. Clarify this in plan.
- Co-location of facilities should be pursued for new police and fire stations, as well as, opportunities to partner with neighboring jurisdictions who may be in need of similar services in the area.
- ETJ Boundary Extension
  - Need mention potential expansion in plan.
- Implementation
  - The plan should be clear about implementation steps. Who is responsible and when/how to measure progress.
  - Need to meet with staff from departments and the PIO to go through implementation steps.
- Images
  - Cover image should not be black and white. It is too dark.
  - Stacy will also suggest and send other images for document.
- Next Steps
  - Revise plan based on SC feedback
  - Send to SC, PB and TC
  - Joint Planning Board / TC – 9/22
  - Public Meeting – 10/5
  - Planning Board – 10/25
  - Town Council, potential adoption 11/1 or 11/15

