

Clayton Growth Plan Update

Steering Committee Meeting #2

Agenda

- **Meeting Information**

- Date: → September 2, 2020
- Time: → 6:00-7:30 PM
- Location: → Town Council Chambers
111 E. Second Street

- **Agenda Items**

- **Introduction**

- Welcome / Introductions
- Nominations / Election of Chairperson and Vice Chair

- **Schedule and Process**

- Project Purpose & Schedule
- Preview of Upcoming Public Engagement
 - Survey
 - Committee discussed doing outreach in churches, through PTAs, schools, and library.
 - Committee discussed other elements to include in the survey, including:
 - Is Clayton meeting people's medical needs?
 - Why do people choose Clayton?
 - Alternate transportation and multimodal road design – golf carts mentioned, but may be too detailed for survey
 - What do prospective resident want for housing?
 - School options – does Clayton offer school choice that residents want?
 - Including information and questions about missing middle housing choices may help determine what prospective residents wants.
 - Include question about art in survey, there has been talk about future mural program.



- Would like to have people under 25 answer the survey.
- Events in October-November
 - Events will include some type of meeting plus an activity such as a downtown walking tour. Survey will be running concurrently.
 - Potential for an informal event as well (i.e. walking tour and/or meeting with rotary or other civic clubs)
- Analysis
 - Would like to see approved/pending development on the Land Supply map
 - Need to talk to Emergency Services and show existing facilities and needs in plan
 - Will schedule meeting with technical team (town staff in October)
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- **Stakeholder Interviews**
 - Reviewed input from stakeholders.
 - Committee agreed that internet connectivity is a utility concern.
 - Stakeholders echoed what Town staff said, which is that land supply and finding parcels with certain specifications for prospective uses can be a problem.
- **Discussion**
 - Need to make sure all parts of the town are keeping up with the population growth. For example, the library is not meant to serve a population this size and needs expansion to remain proportionate.
 - There is a DFI Study on the library that should be reviewed
 - Committee discussed the importance of survey outreach to minority and low-income residents.
 - Possibility of translating the survey to Spanish. High School students (ESL) may be interested in translating it.
 - Outreach points: St. Anne, Clayton Area Ministries, Food Bank
 - Churches as outreach partners.
 - Mayor believes arts are vital to the community. Need to tell the story of art in Clayton in the plan. It is very unique. Get with an SC member that knows it.
 - Need to consider how the Town is currently providing all housing types, including 55+, larger homes (executive housing), and attainable homes
 - Housing supply helps attract businesses



Think CLAYTON

NORTH CAROLINA

- Realtors may be a resource that know what people are looking for. Need to speak with 1-2 residential realtors. Maybe the Realtor Association of Johnston County.
 - What is inventory of types of housing? This should be in the report.
 - Single family rentals are a concern. Cannot govern rental vs. owner occupied housing through zoning, but can increase standards.
 - The members discussed how a balance of different housing types is needed. Mixed use buildings, apartments, townhomes, smaller lot homes and larger lot homes.
- Should Clayton consider more mixed-use areas and anticipate transit with additional density downtown?

