

CLAYTON PLANNING BOARD MEETING
TOWN COUNCIL CHAMBERS
111 EAST SECOND STREET
For Information: (919) 553-1545
February 27, 2012
7:00 PM

AGENDA

- I. CALL TO ORDER**
- II. ADJUSTMENTS TO THE AGENDA**
- III. APPROVAL OF MINUTES FROM JANUARY 23, 2012 MEETING**
- IV. REPORTS AND COMMENTS**
 - A. MEETING SCHEDULE** - Modification of the Planning Board Meeting Schedule for 2012
- V. OLD BUSINESS**
- VI. NEW BUSINESS**
 - A. PDD 2012-03 Riverwood Place** – The applicant, TBLF, LLC is requesting the Rezoning of a 4.31 acre parcel to Planned Development – Mixed Use to allow the development of a three-story, 60 unit apartment complex for residents 55 years of age or older. The property is located at intersection of Pritchard Road and Swann Trail within the town limits and is currently zoned B-3 (Highway - Business).
 - B. SP 2012-04 Riverwood Place Senior Apartments** – The applicant, TBLF, LLC is requesting Site Plan approval on a 4.31 acre parcel to allow the development of a three-story, 60 unit apartment complex for residents 55 years of age or older.
 - C. PDD-2012-05 East Village Master Plan Revision** – The applicant, Tolson & Taft Investments is requesting the Rezoning of a 74.789 acre parcel to Planned Development – Residential, a Master Plan modification and Preliminary Subdivision approval to allow a planned development which includes a mixture of multi-family and single family residences. The property is located on within the Town Limits between E. Front Street between Central Street and Pecan Lane.

D. SP 2012-06 Arbors at East Village Apartments – The applicant, Tolson & Taft Investments is requesting Site Plan approval to allow the development of 17.85 acres of the East Village project to accommodate a 192 unit apartment complex. The subject property is located on the west side of the East Village project within the Town Limits.

E. PDD-MU 2012-07 Riverwood Ranch – The applicant, Fred Smith Company is requesting the Rezoning of a 266.94 acre parcel to Planned Development – Mixed Use, a Master Plan modification and Preliminary Subdivision approval to allow a planned development which includes a mixture of multi-family residential, single family residential and commercial uses. The property is located on within the Town Limits on the north side of Pritchard Road just west of Medlin Road.

F. SP 2012-08 Riverwood Haven Senior Apartments – The applicant, Fred Smith Company is requesting Site Plan approval for a 4.8 acre parcel to allow the development of a one-story, 48 unit apartment complex for residents 55 years of age or older. The property is located within the Riverwood Ranch project located on the north side of Pritchard Road just west of Medlin Road.

NEW BUSINESS – UNIFIED DEVELOPMENT CODE MODIFICATIONS

G. Official Zoning Map Amendment - Update to the Town's Official Zoning Map including a new Overlay Zoning District Map.

H. Manufactured Home Foundation Screening – Modification to the Unified Development Code (UDC) Section 155.302(G), amending the screening requirements for the foundation of manufactured homes located within manufactured home parks. Evaluation of these requirements was directed by Town Council.

I. Land Use Regulations Table – Modification to the Unified Development Code (UDC) Section 155.202, amending the Use Regulations Table to include additional uses and modifications to UDC Article 3 Specific Use Standards which accompany the Use Regulation Table Update.

VII. INFORMAL DISCUSSION AND PUBLIC COMMENT

VIII. ADJOURN