

**CLAYTON PLANNING BOARD MEETING**  
TOWN COUNCIL CHAMBERS  
111 EAST SECOND STREET  
**For Information: (919) 553-1545**  
**November 28, 2011**  
**7:00 PM**  
AGENDA

**I. ROLL**

**II. ADJUSTMENTS TO THE AGENDA**

**III. APPROVAL OF MINUTES FROM OCTOBER 24, 2011 MEETING**

**IV. REPORTS AND COMMENTS**

**A. Continuation** - Modification to the Planning Board Meeting Schedule for 2012

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

**A. MSP 2011-63 Crossroads Church of Clayton 277 Guy Road** – The applicant is requesting Major Site Plan approval for Crossroads Church of Clayton. The request includes a parking lot addition, a building addition of 5,007 square feet, the removal of an entrance and the widening of the main entrance/exit. Currently, a portion of the subject property is located outside of the Town Limits. The property owners have made annexation to the Town Clerk for the portion of the property outside Town Limits. The parcel number is 05G02014Q.

**B. S 2011-87 Spring Branch Medical & Commercial Park** – The applicant is requesting approval for a modification to the subdivision plan for Spring Branch Medical and Commercial Park. The modification includes adjustments to parcel boundaries, locations and an adjustment to phasing lines. The property is zoned PD-MU and is located within the Town Limits and Small Area Plan of Clayton.

**C. S2011-87 Spring Branch Medical & Commercial Park Master Plan Modification** – The applicant is requesting approval to modify the Master Plan for Spring Branch Medical and Commercial Park. The modifications include changes to the list of proposed uses, circulation modifications and changes to phase lines. The property is zoned PD-MU and is within the Town Limits and Small Area Plan of Clayton.

- D. SP 2011-79 Smithfield A. L. Johnson Estate Road 77 Bed Assisted Living Facility** – The applicant is requesting Site Plan approval for a 77 bed assisted living facility on lot 11 of the Spring Branch Medical and Commercial Park. The property is located in the Town Limits and the within the Small Area Plan of Clayton and is zoned PD-MU.
  
- E. Unified Development Code Text Amendments** – Presentation of Unified Development Code (UDC) text amendments for the purpose of making minor changes to correct "glitches" throughout the code.
  
- F. Manufactured Home Foundation Screening** – Presentation of a Unified Development Code (UDC) amendment to Section 155.302(G), modifying the screening requirements for the foundation of manufactured homes located within manufactured home parks. Evaluation of these requirements was directed by Town Council.

## **VII. ADJOURN**