

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

- I. ROLL
- II. ADJUSTMENTS TO THE AGENDA
- III. APPROVAL OF MINUTES FROM JANUARY 24, 2011 MEETING
- IV. REPORTS AND COMMENTS
- V. OLD BUSINESS
- VI. NEW BUSINESS
  - A. **Presentation of the Downtown Master Plan Bruce Naegelen the Downtown Development Coordinator** – The updated Clayton Downtown Master Plan & Design Guidelines was completed late last fall. It includes updated maps, background, design and architectural guidelines. Mr. Naegelen will present the highlights of the document.
  - B. **PDD-MU 2011-05 Beacon Management Corporation 100 Swann Tr. Riverwood Place Senior Living** – PDD-MU approval for a senior living facility. The proposed site is situated in the town limits. The facility will consist of 69 apartments comprised of 45 one-bedroom and 24 two-bedroom residential units. The site is 4.31 acres and currently zoned B-3.
  - C. **SP 2011-07 Lot 7 Spring Branch Medical Park** – Site Plan approval for a 36,592 square foot 2-story building. The proposed use is medical office. The site is situated in the town limits and located off of NC 42 Hwy W in the Spring Branch Medical Park subdivision, adjacent to the hospital. The proposed site is zoned PD-MU.
  - D. **Presentation of the Special Highway Overlay- David DeYoung Planning Director**
  - E. **Ordinance Amendment to the Unified Development Code Requiring a Neighborhood Meeting for a Condition Use Permit** – UDC Section 155. 710 Conditional Use Review.

**F. Ordinance Amendment to the Unified Development Code for Waivers – UDC**  
Section 155.706 (7) (a).

**G. *Tentatively* Code Language for Dedications**

**VII. ADJOURN**