

## **Planning & Zoning Committee Meeting July 26, 2023**

Present: Wayne Stover, Bill Brockenbrough, Kenny Getty, Jonathan Burnett, Robert Cote, Sue Muncey, Pete Mandeville, Oscar Enderica, Roger Holt, William Carrow, Mary Ellen DeBenedictis, and Ryan Paisley were in attendance.

Mr. Stover brought the meeting to order at 7:00 p.m. Mr. Stover led the Pledge of Allegiance.

Mr. Stover asked for a motion to approve the minutes from June 28, 2023.

***Mr. Burnett made a motion to accept the minutes from 06/28/23 in their written form. Mr. Brockenbrough seconded the motion. Motion carried unanimously.***

Mr. Stover stated a quorum has been met. There was no old business to discuss.

### **Discuss and Vote on Site Plan Application for an Addition to Clayton Intermediate School (Clayton Middle School)**

Mr. Mandeville reviewed the site plan application. He showed the expansions. No roads are planned. The entrances are the same. They need to add a water line and meter to the outside of the building. Mr. Burnett asked if the electric was sized. Mr. Enderica stated this was already thought of prior. Mr. Burnett asked if this was the second expansion. Mr. Mandeville stated the first one. Mr. Burnett asked if there was going to be another expansion. Mr. Mandeville stated no. Mr. Getty asked how fast would it go. Mr. Holt stated they are trying to get Market Pressure Funding from the State. There was a referendum in 2021. The timeline is to go out for bids in the fall/winter and have groundbreaking in the spring/summer. Mr. Burnett asked if they were going to expand the high school. Mr. Holt stated there is a lot of conversation internally.

***Mr. Burnett made a motion to accept the site plan application for the addition to the Clayton Intermediate School (Clayton Middle School) as presented and forward to Council. Mr. Brockenbrough seconded the motion. Motion carried unanimously.***

### **Workshop to Discuss and Make Suggestions to the Town of Clayton's Comprehensive Plan**

Mr. Stover stated at last month's meeting we were discussing annexing grounds.

Mr. Burnett stated he met with Mr. Cote and Mr. Paisley today. He stated he reviewed Smyrna's comprehensive plan. Interested properties would be in the area of Ryans Road and Sunnyside Road. Lands that come out of preservation we would be interested in. The Davis farm is of interest, Wheatley's Farm properties, and west to the Hurd farm. Others would be the Pierce farm and Vanguard Corp. In New

Castle County Duck Creek Parkway and Clayton Greenspring Road. West would be Med Davis farm, O'Neil farm, Sensenig farm, and Lambourne farm. Would we want to do Mt. Friendship Road? Mr. Burnett stated Smyrna identified their direction – growth in the future.

Mr. Brockenbrough stated it is ambitious, but a place to start. Referring to the map on page 94, the Gunner's Run area, between the two forks of Greens Branch, should be included as a future annexation area. The lots there were developed using septic systems and when they fail, the owners might seek annexation for the sewer service the Town could supply. We should plan to accommodate them. Mr. Burnett asked what about Jockey Hollow?

Mr. Stover asked the Council. Mr. Paisley stated he anticipates the decision of the commission.

Mr. Burnett stated potentially Windsong Farm. Mr. Carrow asked if there were areas specifically, they wanted to annex. Mr. Burnett stated it is more of a priority area. It would be close to our infrastructure.

Mr. Brockenbrough stated on Figure 27 "H" is a priority – Millington Road to Alley Corner Road. Mr. Stover stated to put the farms on for potential future – add to the comp plan. Mr. Burnett stated we need to establish a growth corridor.

Mr. Stover stated the next meeting will be August 23<sup>rd</sup>. We will discuss the letter from Mr. Carrow reference parking. Mr. Carrow stated the Fire Company, EMS, and Public Works have problems getting down these streets.

Mr. Stover asked for a motion to adjourn.

***Mr. Burnett made a motion to adjourn. Mr. Brockenbrough seconded the motion. Motion carried unanimously. The meeting was adjourned at 8:10 p.m.***

Recording Secretary,

Sue Muncey