

Planning & Zoning Committee Meeting

March 27, 2024

Present: Wayne Stover, Jonathan Burnett, Kenny Getty, and Sue Muncey were in attendance.

1. **Call to Order:** Mr. Stover brought the meeting to order at 7:00 p.m.
2. **Pledge to the Flag:** Mr. Stover led the pledge.
3. **Approval of Minutes:**

Mr. Burnett made a motion to approve the meeting minutes of 02/28/24 in their written form. Mr. Getty seconded the motion. Motion approved unanimously.

4. **Determination of Quorum:** Mr. Stover stated a quorum was present.
5. **Old Business:** N/A
6. **New Business:**

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

Ms. Reitz provided two documents for review: Town of Clayton Community Survey and Context for Annexation.

The committee started looking at the maps. Mr. Stover stated N3 looks like Ovarions. Mr. Burnett stated it looks like the parcel across. Mr. Stover stated the parcel is broken in half and part is Ovarions, lower part of Hanover Foods, and then the school. Mr. Burnett stated Hanover Foods has two parcels. Mr. Stover stated K9 is off Wheatley's Pond Road. Mr. Burnett stated K9 is Al Moore's farm. K6 is Sinsig. Mr. Stover stated K4 and K6 are farms right now. Mr. Burnett stated we have that listed as possible annexation for residential development. Mr. Stover stated it is farmland right now. They are primarily agricultural. Mr. Burnett does not want to vote to accept without Ms. Reitz here to clarify. Mr. Stover stated we will just review. Mr. Burnett stated NC3 needs to be dotted. Mr. Burnett stated agricultural does not put it out of play. There is an agricultural easement and there is agricultural. One is 10 years, and one is a lifetime. Mr. Stover stated it is in both New Castle County and Kent County. We do not have the infrastructure. We do not have the people. We need to figure out how much things will cost. Putting farms in is the smart thing to do. Mr. Burnett stated we need to establish boundaries. It is important we put a line in the sand. Mr. Stover said in the last meeting we made a statement we were going to put it all in. Mr. Stover said the state is going to tell us what we can and cannot do. If we are being too aggressive or not. They have their sights on where the building areas are going to be. Mr. Burnett stated if we approve developments, we need to make sure with the town that the agreement goes hand in hand with the approved plans because if they change hands, it goes with them. While looking at the questions, Mr. Getty stated #5 EMS and Police – police is

all we have. Mr. Burnett stated the Charter states fire. He would like to see feedback. Mr. Burnett discussed land density. He stated the parcels listed – land density – we are lacking in multi-family. That should be in a strategic area in town – potentially list for multi-family. Mr. Stover stated it could happen in five (5) years. The farm might want to be annexed in. Mr. Burnett stated it would be good to identify and have Public Works think about the service capacity. He stated K4 – Davis property – would be a strategic property. Mr. Stover stated street issues need to be addressed. Mr. Burnett stated Route 300 is a two-lane road with no shoulder. If we could at least have another way to get traffic, another route traffic can go and alleviate some of the traffic off that road. I think K4 also ties us right into a sewer system that we can now tie into from Route 6 and above because we have run it, we have gone that far. Mr. Stover stated the widening of the road, and everything should be in the plan. We have seen too many places that did not do that and now they have problems. Mr. Burnett stated it would be nice to have walking trails to be able to bring people to the town. If it is a nice day over the weekend and there is a walking trail and a sidewalk coming into Main Street, kids ride their bike, it could be a start to bring people into town. It goes with our comp plan going forward. Mr. Stover stated it does not have to be blacktopped or concrete put down. It would only be good for about a year. People do not want to take care of it. Mr. Burnett stated black carpet – that way you have a good 10-15 years that people can use.

The committee started to review the survey. Mr. Burnett stated the survey looks pretty good. Do we want to give her feedback or table everything until she is here? Mr. Stover stated he wants to wait for Mr. Brockenbrough's feedback on the survey.

7. **Next Meeting:**

Mr. Stover stated the next meeting will be on April 24, 2024.

8. **Adjournment:**

Mr. Getty made a motion to adjourn. Mr. Burnett seconded the motion. Motion carried unanimously. The meeting was adjourned at 7:56 p.m.

Recording Secretary,

Sue Muncey