



**Town of Clayton
Town of Clayton Planning Board Agenda
Monday, November 23, 2020 @ 6:00 PM
MEETING WILL BE HELD REMOTELY**

ANY PUBLIC COMMENTS SHOULD BE FORWARDED TO THE BOARD CLERK NO LATER THAN NOON THE DATE OF THE MEETING. PLEASE INCLUDE YOUR NAME AND ADDRESS. ALL PUBLIC COMMENTS THAT ARE RECEIVED WILL BE READ INTO THE RECORD BY BOARD CLERK.

EMAIL: CFREEMAN@TOWNOFCLAYTONNC.ORG

THE TOWN OF CLAYTON WILL FOLLOW GUIDELINES FROM THE CENTERS FOR DISEASE CONTROL AND THE NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES WITH REGARD TO SOCIAL DISTANCING.

BELOW PLEASE FIND CHANGES TO THE PLANNING BOARD FORMAT FOR THE NIGHT OF NOVEMBER 23, 2020.

THE CLAYTON PLANNING BOARD MEETING WILL BE HELD **REMOTELY**.

IF YOU WISH TO OFFER COMMENTS PLEASE FORWARD YOUR COMMENTS TO THE BOARD CLERK NO LATER THAN NOON THE DAY OF THE MEETING. PLEASE INCLUDE YOUR NAME AND ADDRESS. PUBLIC COMMENTS RECEIVED WILL BE INCLUDED AS PART OF THE RECORD.

EMAIL: CFREEMAN@TOWNOFCLAYTONNC.ORG

THE PUBLIC MAY VIEW THE PLANNING BOARD MEETING ON THE TOWN'S YOUTUBE CHANNEL:
<http://youtube.com/c/TownofClaytonnc1869>

1. CALL TO ORDER

2. ADJUSTMENT OF THE AGENDA

3. APPROVAL OF MINUTES

- a. [Clayton Planning Board - 26 Oct 2020 - Draft Minutes](#)

POTENTIAL ACTION:
Board Minutes

Approve or Deny October 26, 2020 Planning

4. PUBLIC HEARINGS

- a. 2020-95-CUP Hurricane Fencing Conditional Use Permit (**Quasi-Judicial**)
Tag # 05I05020H
Location: 7740 US Hwy 70 Bus
[Application - 2020-95-CUP - Hurricane Fencing](#)
[Owner's Consent Form - 2020-95-CUP - Hurricane Fencing](#)
[Adjacent Property Letter - 2020-95-CUP - Hurricane Fencing](#)
[Conditional Use Permit - newspaper ad - 2020-95-CUP Hurricane Fencing](#)
[Neighborhood Meeting Summary - 2020-95-CUP - Hurricane Fencing](#)
[Condition of Approval - 2020-95-CUP - Hurricane Fencing](#)
[Associated Site Plan - 2020-95-CUP - Hurricane Fencing](#)
[Staff Report - 2020-95-CUP - Hurricane Fencing](#)
[Staff Report Map - 2020-95-CUP - Hurricane Fencing](#)

POTENTIAL ACTION:

Approve / Deny 2020-95-CUP Hurricane Fencing

Conditional Use Permit

5. NEW BUSINESS

- a. 2020-126-SP Shoppes at Glen Laurel Lot 11 Major Site Plan
Tag # 05I04003W
Location: Located at corner of NC Hwy 42 E and Glen Laurel Road, within the Shoppes at Glen Laurel Master development
[Application - 2020-126-SP Lot 11 - Shoppes at Glen Laurel](#)
[Owners Consent Form - 2020-126-SP Lot 11 - Shoppes at Glen Laurel](#)
[Site Plan - 2020-126-SP Lot 11 - Shoppes at Glen Laurel](#)
[Elevations and Floor Plan - 2020-126-SP - Shoppes at Glen Laurel Lot 11](#)
[Staff Report - 2020-126-SP - Shoppes at Glen Laurel Lot 11](#)
[Staff Report Maps - 2020-126-SP - Shoppes at Glen Laurel Lot 11](#)

POTENTIAL ACTION: Approve / Deny 2020-126-SP Shoppes at Glen Laurel Lot 11 Major Site Plan

6. INFORMAL DISCUSSION AND PUBLIC COMMENT

7. ADJOURN



**Town of Clayton
Planning Board Minutes
October 26, 2020 @ 6:00 P.M.
Town Council Chambers**

BOARD MEMBERS PRESENT:

Brian Tiede
Stephen Powers
James Lipscomb
Bucky Coats
Andria Merritt
James Moore
Marty Bizzell

STAFF PRESENT:

Samantha Wullenwaber, Planning Director
Haley Hogg, Senior Planner
Jeff Caines, Planner
Chrissy Freeman, Clerk to the Board
Merrick Parrott, Town Attorney
Michael Grannis, Councilman

MEMBERS ABSENT:

Travis Avery
Frank Price

1 CALL TO ORDER

- a) The meeting was called to order at 6:00 P.M. Board members Travis Avery and Frank Price were absent from this meeting.

2 ADJUSTMENT OF THE AGENDA

- a) Skip Browder Naming Recommendation to be heard right after approval of the minutes.

3 APPROVAL OF MINUTES

- a) Approval of the September 28, 2020 Planning Board minutes

ACTION: Approved September 28, 2020 Planning Board Draft Minutes

Motion: Board Member Coats
Second: Board Member Lipscomb
Vote: Unanimous

4 INFORMAL DISCUSSION AND PUBLIC COMMENT

- a) Mountains to Sea Trail Name Recommendation

Mr. Butch Lawter presented a brief presentation about Skip Browder. Planning Board Chair of Johnston County gave a brief presentation about Skip and that he served 15 years on the planning Board in Johnston County. Skip was a generous person and the board searched how to honor him after his passing. Skip Browder was an avid supporter of Greenways and Trails.

Board member Marty Bizzell stated he was here when Skip was Planning Director. Mr. Bizzell stated he feels this is a great way to honor Skip Browder.

Board member James Lipscomb and Bucky Coats are supportive as well.

Planning Board Chair Andria Merritt stated this will be heard for recommendation at our November meeting.

5 PUBLIC HEARINGS

6 OLD BUSINESS

7 NEW BUSINESS

a) Adoption of 2021 Planning Board Meeting Schedule

ACTION: Approve / Deny the adoption of 2021 Planning Board Meeting Schedule

Motion: Board Member
Second: Board Member
Vote: Unanimous

b) 160D Work Session

Chad Sary from Stewart Engineering presented the Chapter 160D update presentation. 160D became effective of June 2020 and was supposed to be adopted January 1. Deadline to enact is 7/1/21 and consolidates regulations, clarifies regulations and procedures. This requires to review every page to the UDC to make sure it is in compliance. There will be a work session tomorrow October 27 2020. Citizens will come out for input at the November 23, 2020 Planning Board meeting. The Planning Board official recommendation will be at the December meeting and schedule for the adoption for the January 2021 Planning Board meeting. 160D is broken down into three sections, Legislative (policy decision), Quasi-Judicial (evidentiary hearing), Administrative (staff). Mr. Sary went over each section and explained what will be changed.

c) Planning Director Update

Senior Planner Haley Hogg presented the Director's update.

8 ADJOURN

a)

With there being nothing further the meeting was adjourned at 7:00 p.m.

Motion: Board Member Lipscomb

Second: Board Member Powers

Vote: Unanimous

Andria Merritt, Chair

ATTEST:

Chrissy Freeman, Clerk to the Board



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

CONDITIONAL USE PERMIT APPLICATION COVER SHEET

Name of Project: Theodore Cihos **Date:** 7/1/20

Applicant Name: True Line Surveying

The following checklist to be completed by applicant:

- ☐ Pre-Application Meeting on: Feb. 2020
- ☐ Review fee
- ☐ Advertisement Fee
- ☐ Associated site plan (separate application required for major site plans, must be submitted concurrently)

11 copies of the following:

- ☐ Completed Application
- ☐ Owner's Consent Form
- ☐ Adjacent Property Owner's List
- ☐ Neighborhood Meeting Notice Letter (1 copy)
- ☐ Set of stamped, addressed, empty envelopes for adjacent property owner notification

If required following Pre-Application Meeting:

- ☐ Wastewater Allocation Request Form
- ☐ Signed/sealed Traffic Impact Analysis (2 copies)

Reviewed by: _____

July 2018



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

CONDITIONAL USE PERMIT APPLICATION

Application Fee: \$400.00
Advertisement Fee: \$200.00

☒ **New Conditional Use Permit**

☐ **Major Modification to an approved CUP**
Permit Modified: _____

SITE INFORMATION

Name of Project: Theodore Cihos

Acreage of Property: 1.505 **Zoning District:** B-3

County Tag #: 05105020H **NC Pin #:** 167700-37-8009

Address/Location: 7740 US HWY 70 BUS

Existing Use: Hurricane Fencing **Proposed Use:** Hurricane Fencing

Is project within a Planned Development? ☐ Yes ☐ No **If yes, which:** _____

Is project within an Overlay District? ☐ Yes ☐ No **If yes, which:** _____

Is a site plan being concurrently submitted? ☒ Yes ☐ No

APPLICANT INFORMATION

Applicant: True Line Surveying

Mailing Address: 205 W. Main St., Clayton, NC 27520

Phone Number: 919-359-0427 **Fax:** 919-359-0428

Contact Person: Curk Lane or Molly Herring

Email Address: curk@truelinesurveying.com or molly@truelinesurveying.com

OFFICE USE ONLY

Date Received: _____ **Amount Paid:** _____ **File Number:** _____

PROPERTY OWNER INFORMATION

Name: Theodore Cihos

Mailing Address: 2017 Fox Den, Clayton, NC 27520

Fax: _____

Email Address: _____

EXPLANATION OF PROJECT

Please provide detailed information concerning all requests. Attach additional sheets if necessary.

Existing use of a fencing company in an ~~existing~~ existing building that needs to be brought to meet current Town of Clayton standards.

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

REQUIRED FINDINGS OF FACT

Section 155.710(G) of the Unified Land Development Code requires applications for a Conditional Use to address the following findings. The burden of proof is on the applicant and failure to adequately address the findings may result in denial of the application. Please attach additional pages if necessary.

1. That the application will not materially endanger the public health or safety if located where proposed and ultimately developed according to the plans as submitted.

This application will not endanger the public health or safety because the existing building has been a fencing company for several years and only will be upgraded to meet the Town of Clayton standards.

2. That the application meets all required specifications and conforms to the standards and practices of sound land use planning and the Town Code of Ordinances and other applicable regulations.

The purpose of this application is to make sure the change of use tenant (fencing company) will meet the current town of ordinances.

3. That the application will not substantially injure the value of adjoining or abutting property, and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

This application will only increase the value of adjoining and neighborhood properties because it will be enhanced to meet the Town of Clayton's landscaping standards.

4. That the application will not adversely affect the adopted plans and policies of the Town, or violate the character of existing standards for development of the adjacent properties.

No this application will not adversely affect the plans and policies as it is a commercial use in a commercial zoning district that needs to be enhanced landscaping wise to meet the Town of Clayton ordinances.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Board of Adjustment of the Town of Clayton to approve the subject Conditional Use. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Clayton, North Carolina, and will not be returned.

Molly Herring
Print Name


Signature of Applicant

7/1/20
Date

NEIGHBORHOOD MEETING INFORMATION

Purpose:

The purpose of the Neighborhood Meeting is to inform the surrounding property owners of the nature of the proposed land use and/or development features, answer questions, respond to concerns, and solicit comments.

Meeting Date:

The neighborhood meeting must be held at least ten (10) calendar days prior to the 1st scheduled public meeting date.

Meeting Time & Location:

The meeting must be held no earlier than 6:00 pm Monday through Friday, and must be held in a location generally accessible to residents within close proximity of the request. The meeting space must be able to comfortably accommodate everyone that receives an invitation.

Meeting Notice Mailing requirements:

1. The applicant must contact all adjacent property owners via first class mailing (see sample letter).
2. The mailing must include all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the subject property. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property.
3. The notice must be mailed at least ten (10) calendar days but not more than twenty-five (25) days prior to the date of the Neighborhood Meeting.

Information required to be provided at the Neighborhood Meeting:

At a minimum, the following materials must be present and discussed at a Neighborhood Meeting:

1. A copy of the project application.
2. A schedule of all upcoming public meetings for the application.
3. A map at a scale that is appropriate to the project and shows neighboring properties and roads.
4. A map, drawing, or other depiction of the proposed land use change or development proposal.

Information provided to Planning Department:

Alert the Planning Department once the date, location, and time of the Neighborhood Meeting are determined. Deliver the following items to the Planning Department at least ten (10) calendar days prior to the 1st scheduled public meeting in electronic or hard copy format:

- ☐ Adjacent Property Owner's List (aka "mailing list") *Should be submitted with original application packet*
- ☐ Copy of the letter mailed *Should be submitted with original application packet*
- ☐ Attendance Roster (aka "sign-in sheet") *Submit no later than 10 days prior to 1st public meeting date*
- ☐ Neighborhood Meeting Summary Form with minutes (see below) *Submit no later than 10 days prior to the 1st public meeting date*

ADJACENT PROPERTY OWNERS LIST

Project Name: True Line Surveying

The following are all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the property (including across street rights of way) subject to this request. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property. Please use a separate sheet if necessary

It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

PARCEL NUMBER	NAME	ADDRESS
05I05020H	CIHOS, THEODORE JAMES CIHOS, BETTY	2017 FOX DEN, CLAYTON, NC 27527
05I05022A	NOVO NORDISK PHARMACEUTICAL INDUSTRIES INC	3612 POWHATAN RD., CLAYTON, NC 27527
05I05020Y	CIHOS, THEODORE JAMES CIHOS, BETTY	2017 FOX DEN, CLAYTON, NC 27527
05I05020W	CIHOS, THEODORE JAMES CIHOS, BETTY	2017 FOX DEN, CLAYTON, NC 27527
05I05020X	CIHOS, THEODORE JAMES CIHOS, BETTY	2017 FOX DEN, CLAYTON, NC 27527
05I05021A	YOUNG FAMILY IRREVOCABLE TRUST KELLING, JENNY Y TRUSTEE	3739 NATIONAL DR STE 227 RALEIGH, NC 27612-4063



TOWN OF CLAYTON

Planning Department

111 E. Second St., P.O. Box 879

Clayton, NC 27528

Phone: 919-553-5002

Fax: 919-553-1720

OWNER'S CONSENT FORM

Consent is required from the property owner(s) if an agent will act on their behalf. A separate form is required from each owner. Consent is valid for one year from date of notary, unless otherwise specified. All fields must be completed.

Project Name: Theodore Cihos Address or PIN #: 167700-37-8009

AGENT/APPLICANT INFORMATION:

True Line Surveying (Name - type, print clearly) 205 W. Main St. (Address)
Clayton NC 27520 (City, State, Zip)

I hereby give **CONSENT** to the above referenced agent/applicant to act on my behalf, to submit applications and all required materials and documents, and to attend and represent me at all meetings and public hearings pertaining to the following processes (list applicable requests):

Conditional Use Permit

Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

OWNER AUTHORIZATION:

TED Cihos (Name - type, print clearly) 2017 Fox Den (Address)
[Signature] (Owner's Signature) Clayton, NC 27527 (City, State, Zip)

STATE OF NC
COUNTY OF Tarboro

Sworn and subscribed before me Molly L. Herring, a Notary Public for the above State and County, this 15 day of June, 2020



Molly L. Herring
Notary Public

My Commission Expires: 11/5/24



Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

November 13, 2020

NOTICE

SUBJECT: **Project:** 2020-95-CUP Hurricane Fencing
 Address: 7740 US Hwy 70 Business Clayton, NC 27520
 PIN #: 05I05020H
 Applicant: True Line Surveying

Dear Clayton Area Property Owner:

Notice is hereby given that the Clayton Planning Board will hold an evidentiary hearing on **Monday, November 23, 2020, at 6:00 PM** at Town Hall, 111 E Second Street, to consider the above referenced Conditional Use Permit. The applicant is requesting for a Conditional Use Permit to operate a Contractor Office at 7740 US Hwy 70 Business; TAG # 05I05020H. According to Section 155.202, Table 2-1 of the Town of Clayton Unified Development Code, a Conditional Use Permit is required to operate a Contractor Office in the B-3 Zoning District. Please see the map / aerial photo on the back of this letter.

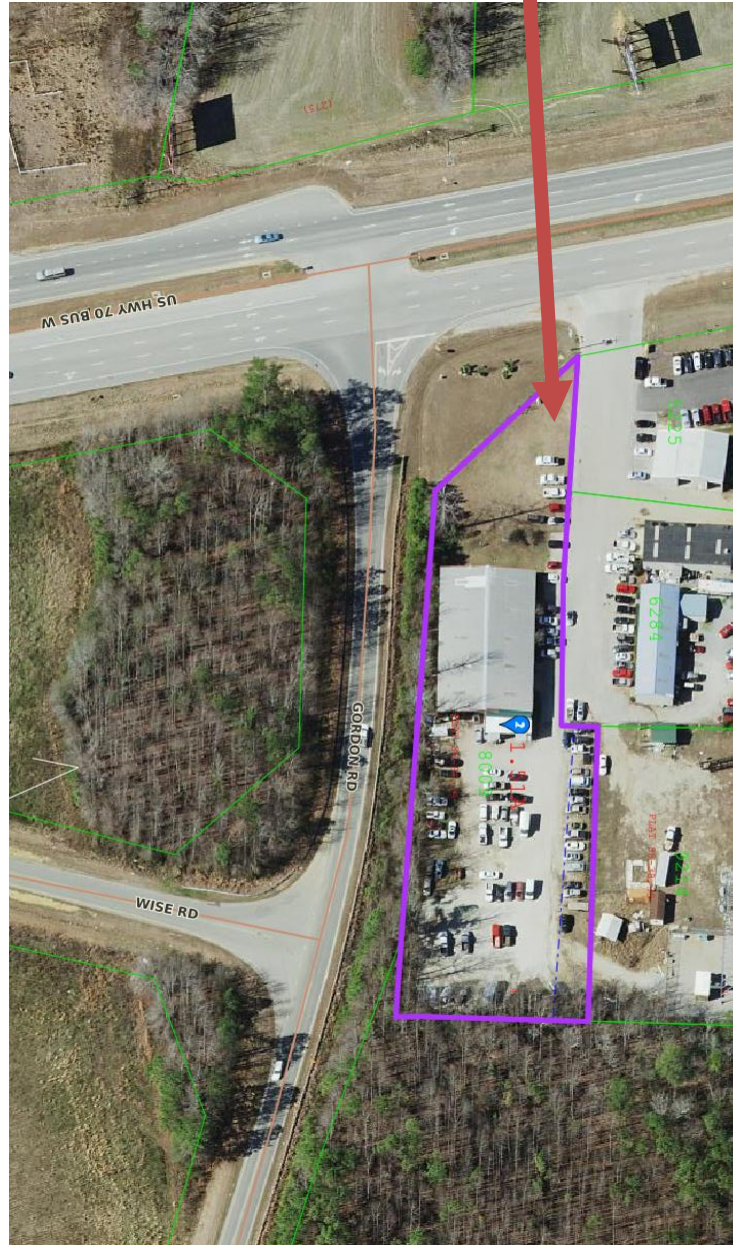
Based upon records in the Johnston County Tax Office, you are the owner of property that is within 100 feet of this request. You are invited to attend this meeting. During an evidentiary hearing, the Planning Board must make findings of fact based upon sworn testimony and other credible evidence. Citizens may give testimony in an evidentiary hearing after they have taken an oath. This is an open meeting and interested persons are invited to attend.

If you should need additional assistance or information, please contact the Planning Department at (919) 553-5002 or email at jcaines@townofclaytonnc.org.

Sincerely,

Jeff Caines, AICP
Planner

Subject Property



Public Notice

In accordance with NC GS 160A-364, the Clayton Planning Board will conduct the following evidentiary hearing on Monday, November 23, 2020, at 6:00 PM in the Town Council Chambers in Town Hall located at 111 East Second Street:

- 2020-95-CUP – Hurricane Fencing Conditional Use Permit; request for a Conditional Use Permit to operate a Contractor Office at 7740 US Hwy 70 Business; TAG # 05I05020H. According to Section 155.202, Table 2-1 of the Town of Clayton Unified Development Code, a Conditional Use Permit is required to operate a Contractor Office in the B-3 Zoning District.

During an evidentiary hearing, the Planning Board must make findings of fact based upon sworn testimony and other credible evidence. Citizens may give testimony in an evidentiary hearing after they have taken an oath. This is an open meeting and interested persons are invited to attend.

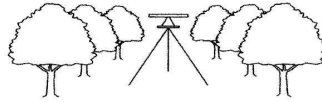
Jeff Caines, Planner
919-553-5002

The Johnstonian Newspaper

Please advertise on the following dates:
November 11, 2020
November 18, 2020

Affidavit of publication required.

TRUE LINE SURVEYING, P.C.



July 2, 2020

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a land use change or development proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a Neighborhood Meeting must be held to provide information to area residents about the proposal. Due to current social distancing resulting from COVID-19, the Town of Clayton has authorized temporary use of Virtual Neighborhood Meetings. This letter includes instructions on how to access the virtual neighborhood meeting for this application. A representative of the applicant will coordinate this meeting and explain the application, answer questions, and solicit comments.

Meeting Date: July 22, 2020

Meeting Time: 6:00 pm

Virtual Meeting Instructions: Meeting will be held through zoom.

<https://us02web.zoom.us/j/89526534072?pwd=dHBqZkttVzI4dDJqZDR2UUJ2cmRiUT09>

Meeting ID: 895 2653 4072

Passcode: 20uYzb

Type of Application: Conditional Use Permit

Parcel identification number: 167700-37-8009

Project/proposal property address: 7740 US HWY 70 BUS., Clayton, NC 27520

Description of project/proposal and action requested: Existing use of a fencing company in an existing building that needs to be brought up to meet current Town of Clayton standards.

Upcoming public meetings for this application: Attentively August 2020

The following is enclosed with this letter and will be discussed during the virtual Neighborhood Meeting:

1. Aerial Image of Property
2. Copy of Application
3. Proposed Site Plan

If you have any questions prior to or after this meeting, you may contact us at **True Line Surveying 919-359-0427**. You may also contact the Planning Department at 919-553-5002.

Sincerely,

A handwritten signature in black ink, appearing to read 'Curk T. Lane', written over a horizontal line.

Curk T. Lane

True Line Surveying

Cc: Town of Clayton Planning Department

205 W. Main Street, Clayton, NC 27520
(919) 359-0427 • Fax: (919) 359-0428

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Conditional Use Permit
Date of Mailing: July 2, 2020
Date of Meeting: July 22, 2020 Time of Meeting: 6:00pm
Location of Meeting: 205 W. Main St., Clayton, NC Zoom Meeting

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) ten days prior to the Neighborhood Meeting, and that all required information was presented at the Meeting:

Printed Name: Molly Herring Signature: Molly Herring

Meeting Summary/Minutes: *provide a summary of the discussion held at the meeting, including issues raised and any resolution discussed, and any changes made to the application as a result of the meeting.*

Zoom meeting was started at 6:00pm and concluded at 6:20pm with no one attending.

Zoom <https://us02web.zoom.us/j/89526534072?pwd=dHBqZktVZl4dDJqZDR2UUJ2cmRiUT09>
Meeting ID: 895 2653 4072
Passcode: 20uYzb

Please write clearly (or submit a typed summary). Use additional sheets if necessary.

ADJACENT PROPERTY OWNERS LIST

Project Name: True Line Surveying

The following are all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the property (including across street rights of way) subject to this request. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property. Please use a separate sheet if necessary

It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

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05I05022A	NOVO NORDISK PHARMACEUTICAL INDUSTRIES INC	3612 POWHATAN RD.,CLAYTON, NC 27527
05I05020Y	CIHOS, THEODORE JAMES CIHOS, BETTY	2017 FOX DEN, CLAYTON, NC 27527
05I05020W	CIHOS, THEODORE JAMES CIHOS, BETTY	2017 FOX DEN, CLAYTON, NC 27527
05I05020X	CIHOS, THEODORE JAMES CIHOS, BETTY	2017 FOX DEN, CLAYTON, NC 27527
05I05021A	YOUNG FAMILY IRREVOCABLE TRUST KELLING, JENNY Y TRUSTEE	3739 NATIONAL DR STE 227 RALEIGH, NC 27612-4063

Recommend Conditions of Approval (2020-95-CUP, Hurricane Fencing, Conditional Use Permit):

1. *Prior to issuance of a Zoning Compliance Permit to occupy the building or begin site improvements, the applicant shall coordinate with the Town's Stormwater Engineer to provide evidence that stormwater compliance has been met for the property. If stormwater compliance has not been met, the applicant shall be required to come into compliance with current stormwater regulations prior to issuance of a Zoning Compliance Permit to occupy the building or begin site improvements.*

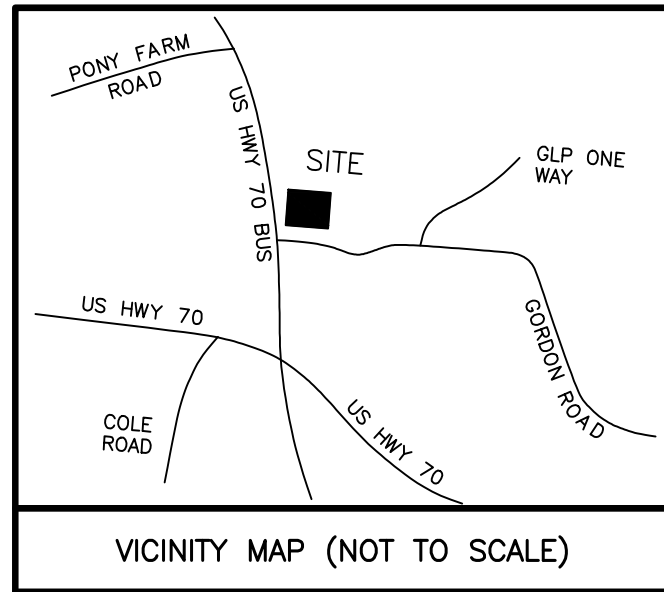
APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby certify that I have reviewed the recommended conditions of approval and am in agreement with the conditions as they are outlined within this letter.

TED Cihos
Print Name

J. D. Cihos
Signature of Applicant

11/10/20
Date



CONDITIONAL USE PERMIT

FOR *HURRICANE FENCING* CLAYTON, NORTH CAROLINA

TOWN OF CLAYTON PROJECT NO. 2020-95-SPM
VARIANCE APPLICATION NO.

SHEET INDEX

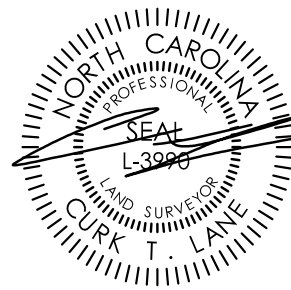
<u>SHEET TITLE</u>	<u>SHEET No.</u>
EXISTING CONDITIONS.....	2
BOUNDARY SURVEY.....	3
SITE PLAN.....	4

OWNER/DEVELOPER/APPLICANT:

THEODORE JAMES CIHOS
7744 US HWY 70 BUS.
CLAYTON, NORTH CAROLINA, 27520
TELEPHONE: 919-417-1704

LAND SURVEYOR

TRUE LINE SURVEYING, P.C.
205 WEST MAIN STREET
CLAYTON, NORTH CAROLINA, 27520
TELEPHONE: 919-359-0427
FAX: 919-359-0428
FIRM # C-1859



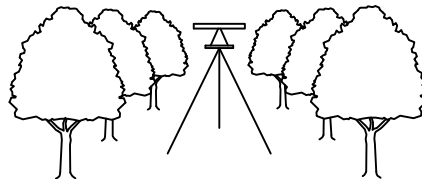
REVISED: 8-13-2020 -- TOWN COMMENTS
TOWN OF CLAYTON SUBMITTAL:

SHEET 1: COVER SHEET

SHEET 1 of 4

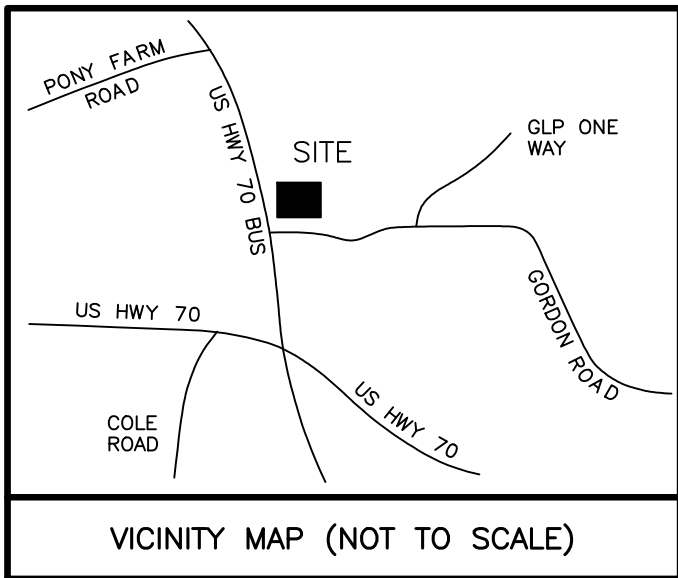
SURVEYED BY:	TL5
DRAWN BY:	KAMAL
CHECKED BY:	CURK
DRAWING NAME:	COVER SHEET
SURVEY DATE:	4/29/2020
JOB NO.:	1210.002

TRUE LINE SURVEYING, P.C.



205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

C-1859



SITE INFORMATION

OWNER: THEODORE CIHOS
BETTY CIHOS
2017 FOX DEN
CLAYTON, N.C. 27527
PARCEL NO. 05105020H
NC PIN NO. 167700-37-8009
PARENT TRACT DEED: DB 1131 PG 64

THERE ARE NO INSTANCES OF 100 YEAR FEMA FLOOD ON SITE. FEMA FLOOD PANEL 3720167700 K

STATE: NC
COUNTY: JOHNSTON
TOWNSHIP: CLAYTON
ETC: CLAYTON
TOWN ZONING: B-3
CURRENT USE: COMMERCIAL
TOTAL ACREAGE: 1.505

MINIMUM BUILDING SETBACK
ZONING: B-3

FRONT.....25
SIDE.....15
SIDE STREET.....25
REAR.....30

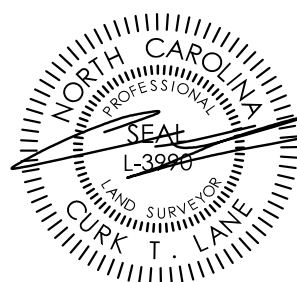
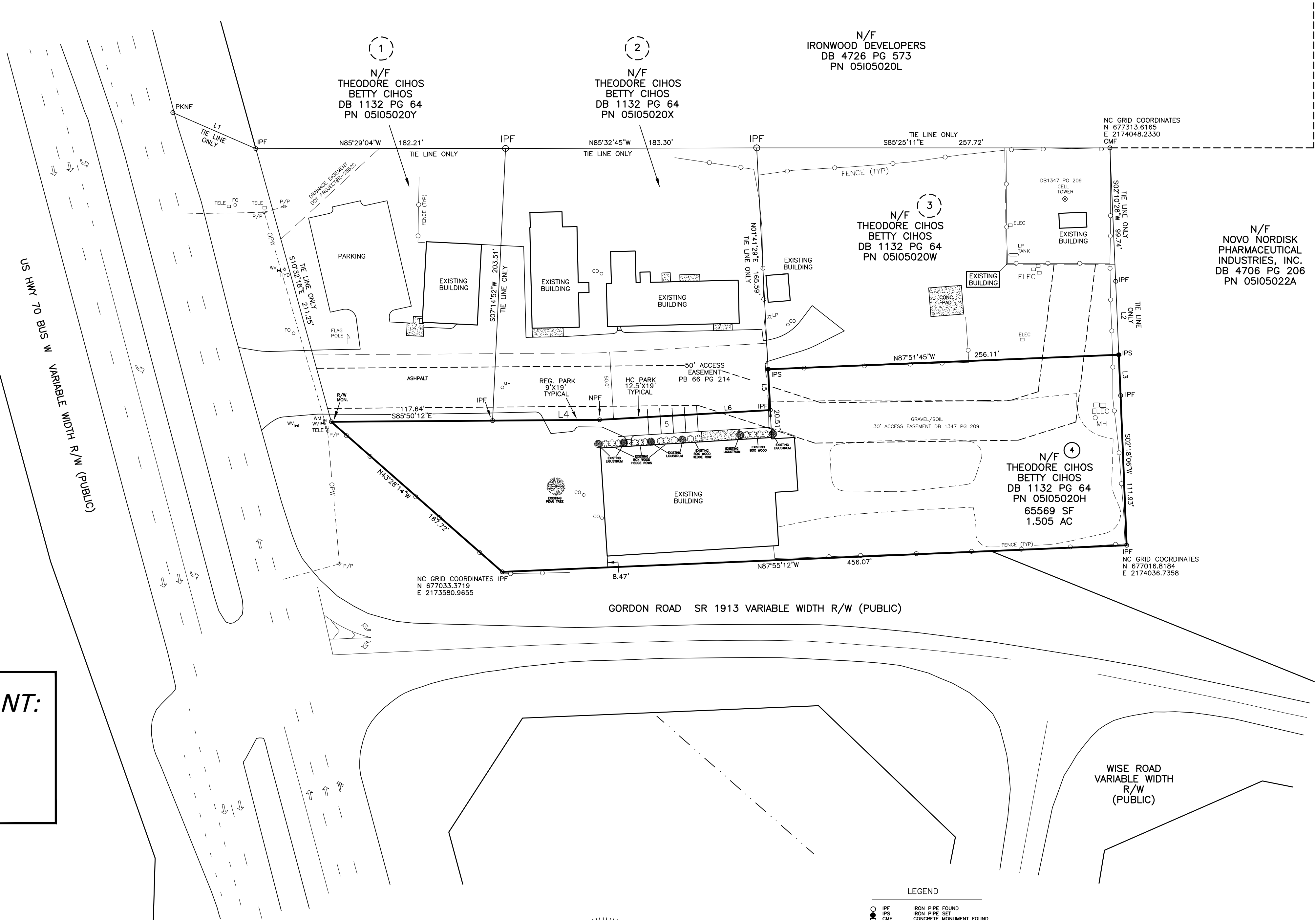
OWNER/DEVELOPER/APPLICANT:

THEODORE JAMES CIHOS
7744 US HWY 70 BUS.
CLAYTON, NORTH CAROLINA, 27520
TELEPHONE: 919-417-1704

HURRICANE FENCING
CLAYTON, NORTH CAROLINA

TOWN OF CLAYTON PROJECT NO. 2020-95-SPM
VARIANCE APPLICATION NO.

SHEET 2: EXISTING CONDITINOS SHEET 2 OF 4



LINE	BEARING	DISTANCE
L1	N61°24'42"W	66.35
L2	S02°09'38"W	54.87
L3	S02°09'38"W	30.49
L4	S85°50'12"E	78.09
L5	N01°41'29"E	30.49
L6	S88°46'09"E	124.78

SCALE: 1" = 40'

- LEGEND**
- IPF IRON PIPE FOUND
 - IPF IRON PIPE SET
 - PKNF PARKER-KALON NAIL FOUND
 - PKNF PARKER-KALON NAIL SET
 - RHS RAILROAD SPIKE
 - NPS NO TOWN SET
 - CCS COTTON SPIRE SET
 - CP CONTROL CORNER
 - P/P POWER POLE
 - OPW OVERHEAD POWER LINE
 - R/W RIGHT OF WAY
 - S/S SQUARE FEET
 - AC ACRE
 - UB BOOK
 - BM BENCHMARK
 - PS PLOT
 - RF RAILROAD FENCE
 - LS LOT HAS OFFSITE SEWER
 - LSL OFFSITE SEWER LOT
 - LSR RECOMBINATION LOT
 - [100] STREET ADDRESS
 - LINES NOT SURVEYED

SURVEYED BY:
TL5

DRAWN BY:
KAMAL

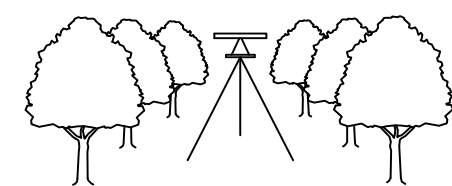
CHECKED BY:
CURK

DRAWING NAME:
MINORSITEPLAN.DWG

SURVEY DATE:
4/9/2020

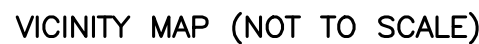
JOB NO.
1210.002

TRUE LINE SURVEYING, P.C.



205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

C-1859



SITE INFORMATION

OWNER: THEODORE CIHOS
BETTY CIHOS
2017 FOX DEN
CLAYTON, N.C. 27527
PARCEL NO. 05I05020H
NC PIN NO. 167700--37--8009
PARENT TRACT DEED: DB 1131 PG 64

THERE ARE NO INSTANCES OF 100 YEAR FEMA FLOOD
ON SITE. FEMA FLOOD PANEL 3720167700 K

STATE: NC
COUNTY: JOHNSTON
TOWNSHIP: CLAYTON
ETJ: CLAYTON
TOWN ZONING: B-3
CURRENT USE: COMMERCIAL
TOTAL ACREAGE: 1.505

MINIMUM BUILDING SETBACK
ZONING: B-3

FRONT.....	25
SIDE.....	15
SIDE STREET.....	25
REAR.....	30

OWNER/DEVELOPER/APPLICANT:

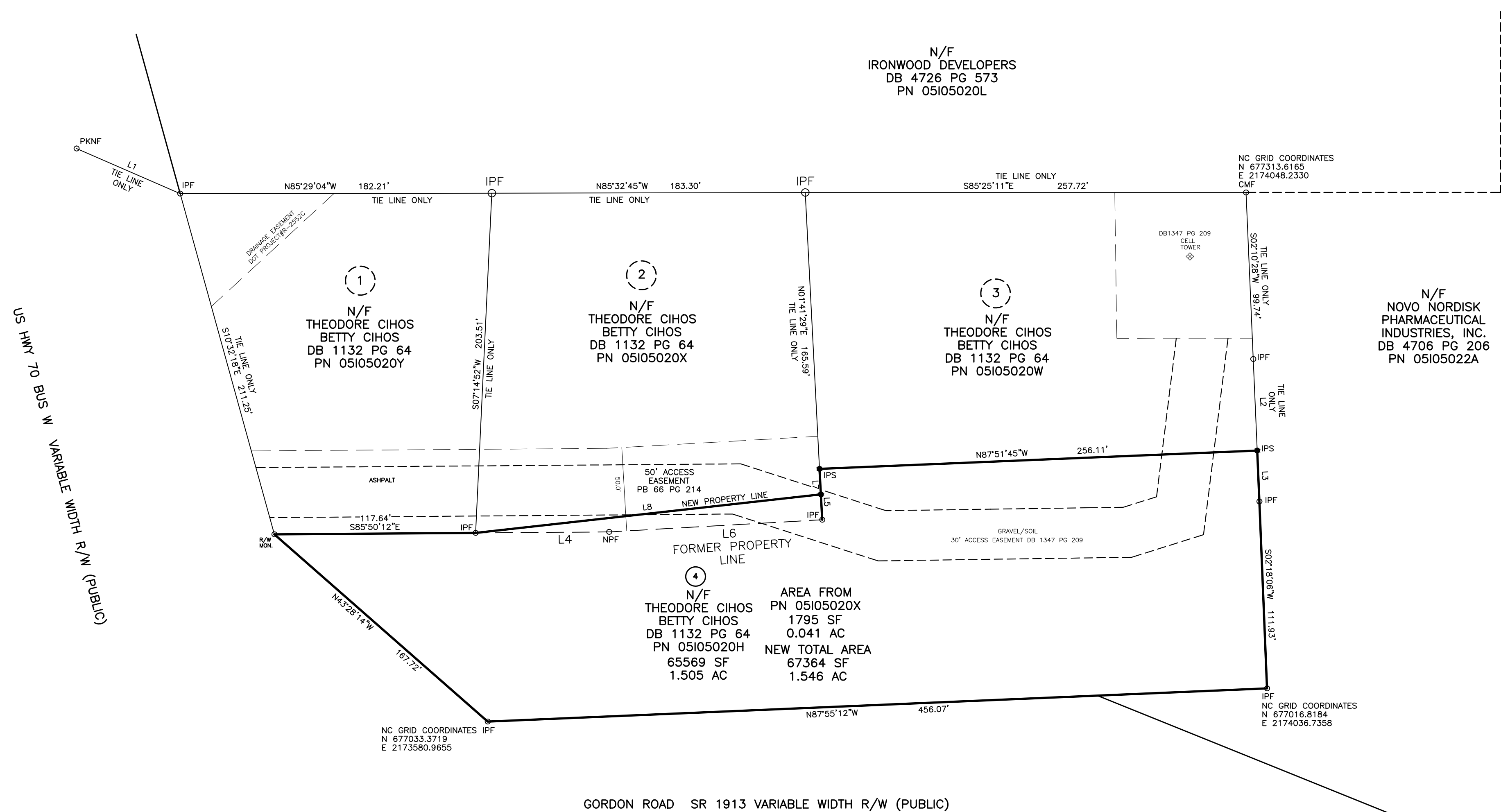
THEODORE JAMES CIHOS
7744 US HWY 70 BUS.
CLAYTON, NORTH CAROLINA, 27520
TELEPHONE: 919-417-1704

HURRICANE FENCING
CLAYTON, NORTH CAROLINA

TOWN OF CLAYTON PROJECT NO. 2020-95-SPM
VARIANCE APPLICATION NO.

SHEET 3: BOUNDARY

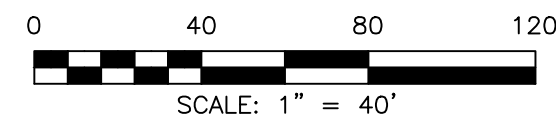
SHEET 3 OF 4



GORDON ROAD SR 1913 VARIABLE WIDTH R/W (PUBLIC)

WISE ROAD
VARIABLE WIDTH
R/W
(PUBLIC)

LINE	BEARING	DISTANCE
L1	N61°24'42"W	66.35'
L2	S02°09'38"W	54.87'
L3	S02°09'38"W	30.49'
L4	S85°50'12"E	78.09'
L5	N01°41'29"E	15.25'
L6	S88°46'09"E	124.78'
L7	N01°41'29"E	15.25'
L8	N88°03'26"E	203.20'

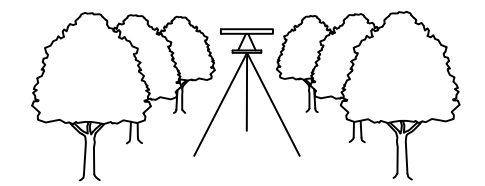


LEGEND

- | | | |
|------------|--------|--------------------------|
| ○ | IFF | IRON PIPE FOUND |
| ○ | IPS | IRON PIPE |
| ○ | CMF | CONCRETE MONUMENT FOUND |
| ○ | PARKER | PARKER-KALON MAIL FOUND |
| ○ | PINKS | PARKER-KALON NAIL SET |
| ○ | RRS | RAILROAD SPIKE |
| ○ | NO | NO POINT |
| ○ | CSS | COTTON SPIKE SET |
| ○ | CC | CONCRETE |
| △ | CP | COMPUTED POINT |
| P/P | | POWER POLE |
| OPW | | OVERHEAD POWER LINE |
| R/W | | RIGHT OF WAY |
| FL | | FOUR FEET |
| AC | | ACRE |
| DB | | DEED BOOK |
| NP | | PLAT BOOK |
| BBM | | BOOK OF MAPS |
| PG | | PAGE |
| LF | | LINEAR FEET |
| 145 | | LOT HAVING OFFSITE SEWER |
| 15SL | | OFFSITE SEWER LOT |
| 15R | | RECOMBINATION LOT |
| TOS | | "STREET ADDRESS" |
| | | LINE NOT SURVEYED |

SURVEYED BY:	TLS
DRAWN BY:	KAMAL
CHECKED BY:	CURK
DRAWING NAME:	BOUNDARY.DWG
SURVEY DATE:	4/9/2020
JOB NO.	1210.002

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C-1859



Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

*Planning Board
November 23, 2020*

STAFF REPORT

Application Number: 2020-95-CUP

Project Name: Hurricane Fencing Conditional Use Permit

Tag #: 05I05020H

Applicant: Hurricane Fencing

Overlay: Thoroughfare Overlay

Owner: Theodore and Betty Cihos

Location: 7740 US Hwy 70 BUS, Clayton, NC 27520

Project Planner: Jeff Caines, AICP, Planner

Public Noticing:

- Sign posted November 12, 2020
- Neighborhood Meeting held July 15, 2020
- Newspaper Ad published November 11, 2020 and November 18, 2020
- Adjacent Property Owner Letter sent November 13, 2020

REQUEST: The Applicant has applied for a Conditional Use Permit for the site use as a Contractors Office) to bring the site up to current Town development standards. An associated Minor Site Plan is being reviewed under a separate application and review process (i.e., Director's Decision).

SITE DATA:

Acreage: +/- 1.50 acres

Zoning: Highway – Business (B-3)

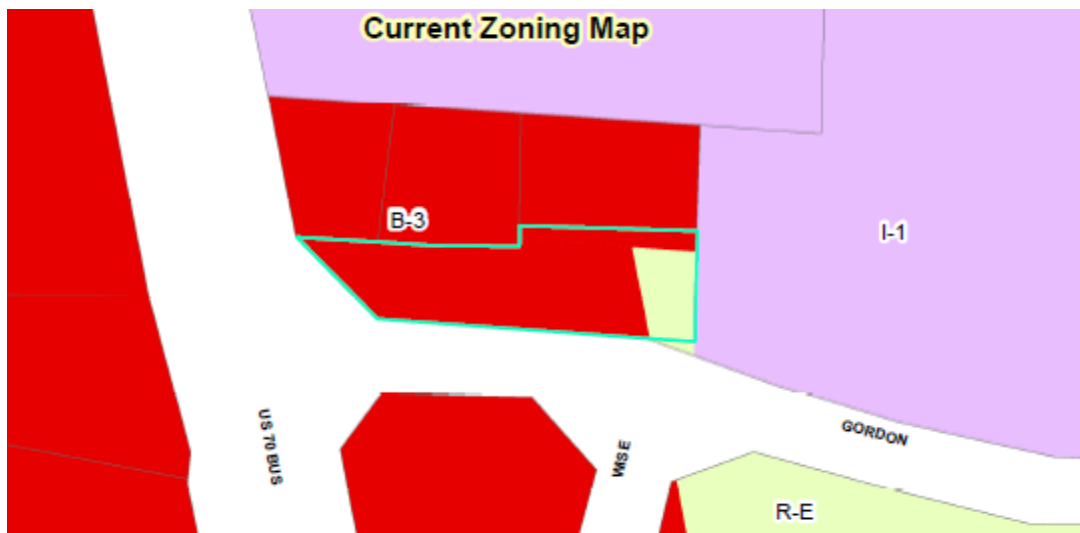
Previous Use: Vehicle Repair/Sales

Existing Use: Contractors Office (i.e., Hurricane Fencing which is currently operating without CUP approval)



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Industrial – Light (I-1)	Auto Dealer
South	Highway – Business (B-3)	Vacant
East	Industrial – Light (I-1)	Vacant
West	Highway – Business (B-3)	Vacant



DEVELOPMENT DATA:

Proposed Uses:	Contractors Office
Impervious Surface:	37,521 sf (55.70%) - proposed
Proposed Parking:	13 spaces (2 handicapped)
Access/Streets:	US HYW 70 Business

STAFF ANALYSIS:**Overview**

The applicant is requesting a Conditional Use Permit to establish a Contractors Office on the site. The use was established without going through the proper Town of Clayton Planning and Zoning procedure and has been an active Zoning Violation as it did not have a CUP to operate at this location. An associated Minor Site Plan (2020-64-SPM) for the site improvements has also been requested and is being reviewed under a separate application and review process (i.e., Director's Decision) to bring the site into conformity with current code standards as this is a change of use. Staff is recommending a Condition of Approval be placed upon this CUP to require the site to come into compliance with stormwater regulations as determined by the Town's Stormwater Engineer. The applicant has agreed to this condition (see attachments). Final approval of the associated site plan and issuance of a Zoning Compliance Permit to allow the use to legally operate on this site will not be issued until the condition of approval is met.

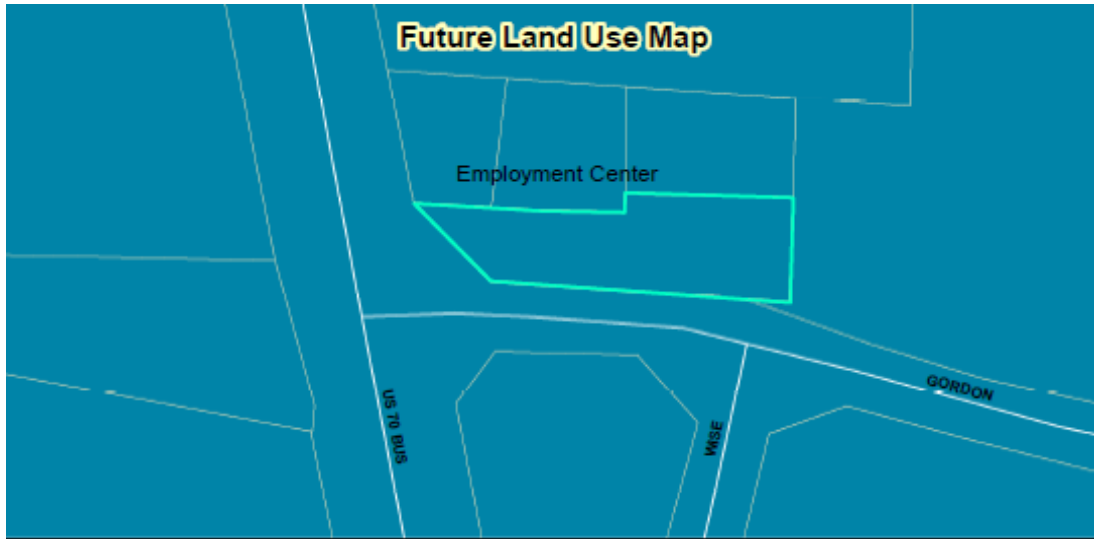
Associated Minor Site Plan application

As stated above, the applicant has applied for an associated Minor Site plan to bring the site up to current town site design standards and stormwater requirements. This application is identified as: Hurricane Fencing 2020-64-SPM. A copy of this site plan has been included as an attachment to this staff report.

Pursuant to §155.710, concurrent with a request for a Conditional Use Permit, an applicant is required to submit a Minor Site Plan for review and approval (Hurricane Fencing 2020-64-SPM), with a final decision made by the applicable reviewing body (i.e., Planning Director). The details of the site plan are outlined partially herein, and in their entirety in the staff report for the associated Hurricane Fencing 2020-64-SPM.

Consistency with Adopted Plans:

- **Comprehensive Plan 2040**
This property is designated as "Employment Center" in the Future Land Use Map. The use and the zoning are consistent with the Comprehensive Planning Designation.
- **Unified Development Code**
The current site is zoned Highway Business (B-3) and the existing/proposed use as a Contractors Office is a conditional (C) use in the zoning district.



CONSIDERATIONS

- The Planning Board shall make final decisions regarding Conditional Use Permits.
- Conditional Use Permits shall address specific Findings of Fact. The burden of proof is on the applicant. These Findings all must be met for a Conditional Use Permit to be approved.
- Staff does not make recommendations on Quasi-Judicial applications in regards to approval/denial.

FINDINGS OF FACT:

1. ***That the application will not materially endanger the public health or safety if located where proposed and ultimately developed according to the plans as submitted.***
 - **Applicant Response:** *This application will not endanger the public health or safety because the existing building has been a fencing company for several years and only will be upgraded to meet the Town of Clayton standards.*
 - **Staff Commentary:** The applicant has established a contractor's office in 2019 without proper permits. Although the businesses was not properly permitted per the Town's rules and ordinances, a contractor's office at this specific location would not endanger the public health safety and welfare.
2. ***That the application meets all required specifications and conforms to the standards and practices of sound land use planning and the Town Code of Ordinances and other applicable regulations.***
 - **Applicant Response:** *The purpose of this application is to make sure the change of use tenant (fencing company) will meet the current town of ordinances.*
 - **Staff Commentary:** The applicant has also applied for a Minor Site Plan to upgrade the site to meet current Town standards and current Town of Clayton Ordinance standards. The applicant has acknowledged a condition of approval to meet all Town storm water regulations. This can be done after a public hearing

and a decision can be reached to determine if the Planning Board would allow a Contractor's office for a fencing company on this specific site.

3. *That the application will not substantially injure the value of adjoining or abutting property, and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.*

- **Applicant Response:** *This application will only increase the value of adjoining and neighborhood properties because it will be enhanced to meet the Town of Claytons landscaping standards.*
- **Staff Commentary:** The current use on the site is consistent with both the Comprehensive Plan and Zoning Map for a contractor's office. The surrounding sites are also consistent with the current location under review, as being designated Employment Center on the Comprehensive Plan and either Highway Business (B-3) or Light Industrial (I-1) (see adjacent zoning and land uses above). All existing uses and future uses would be considered compatible with the contractor's office currently under review with this Conditional Use Permit application.

4. *That the application will not adversely affect the adopted plans and policies of the Town, or violate the character of existing standards for development of the adjacent properties.*

- **Applicant Response:** *No this application will not adversely affect the plans and policies as it is a commercial use in a commercial zoning district that needs to be enhance landscaping wise to meet the Town of Clayton ordinances*
- **Staff Commentary:** As stated above, a contractor's office is consistent with both the Comprehensive Plan as well as the existing zoning district on the site.

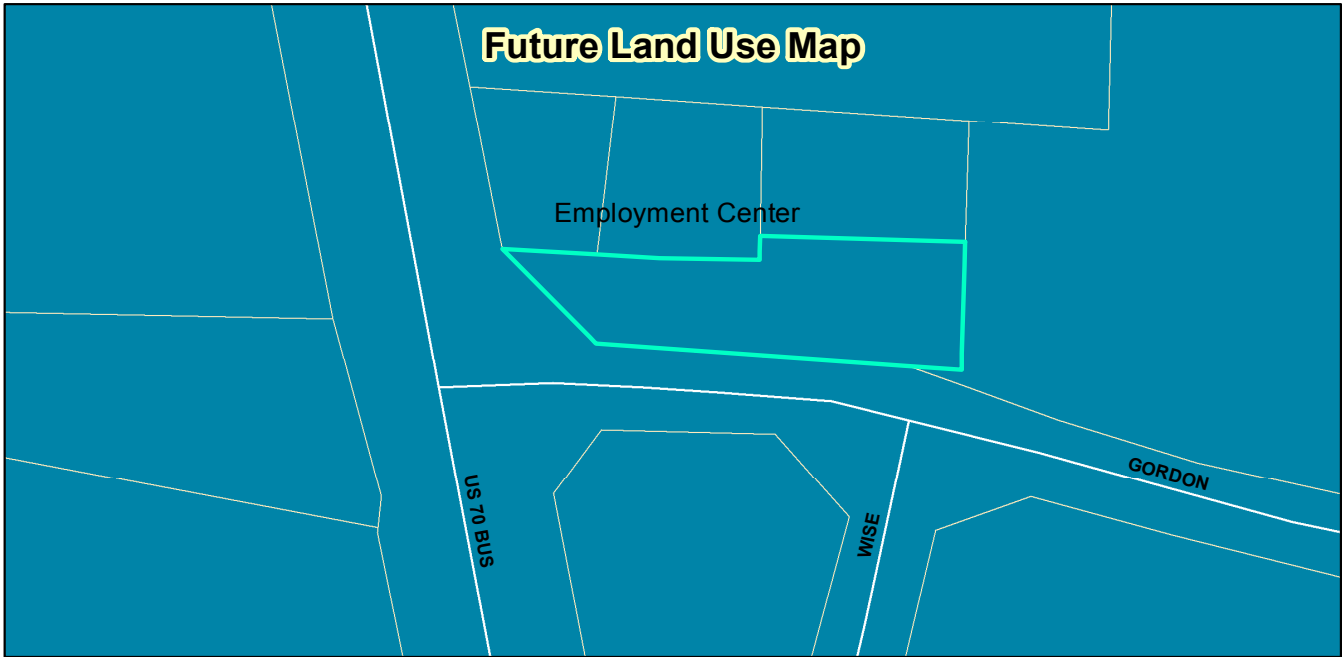
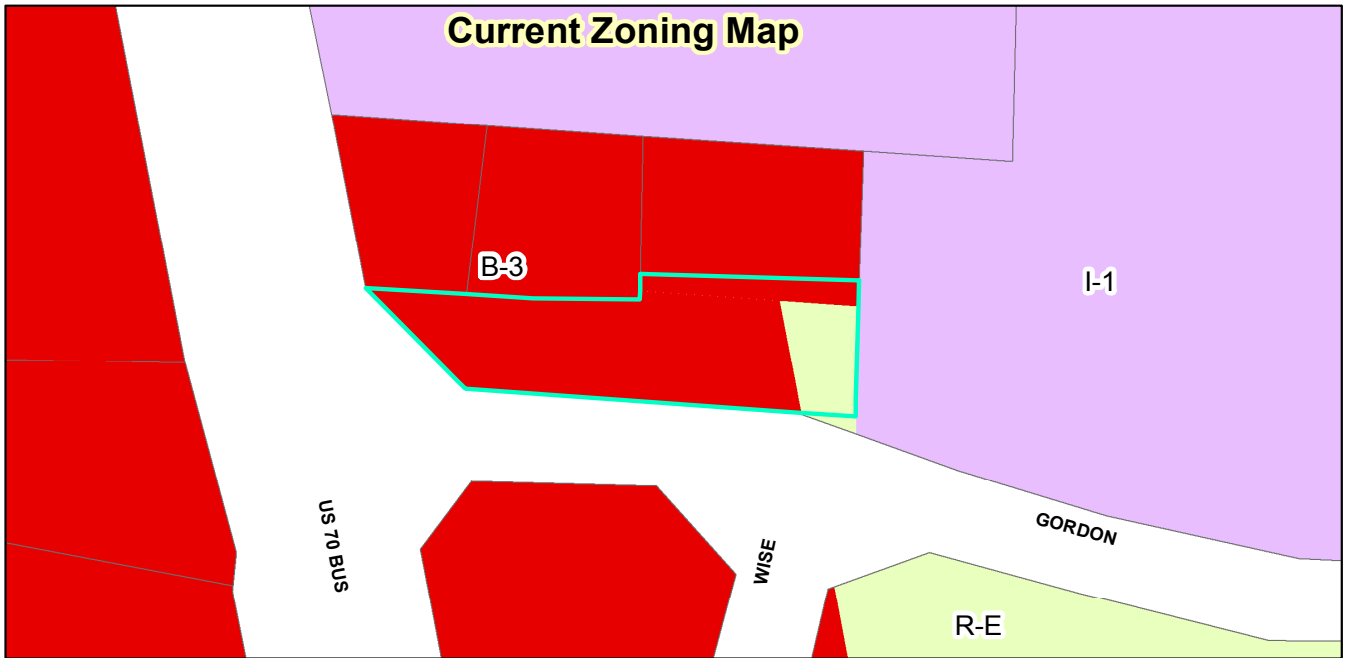
RECOMMENDED CONDITIONS OF APPROVAL:

If approved, staff is recommending conditions of approval be placed upon the application. These conditions are outlined in an attachment to the staff report. The applicant has reviewed the attachment and is in agreement with the conditions proposed by staff.

1. Prior to issuance of a Zoning Compliance Permit to occupy the building or begin site improvements, the applicant shall coordinate with the Town's Stormwater Engineer to provide evidence that stormwater compliance has been met for the property. If stormwater compliance has not been met, the applicant shall be required to come into compliance with current stormwater regulations prior to issuance of a Zoning Compliance Permit to occupy the building or begin site improvements.

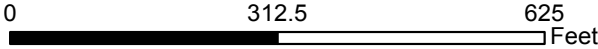
ATTACHMENTS:

- 1) Application
- 2) Staff Report Maps
- 3) Neighborhood Meeting Materials
- 4) Site Plan
- 5) Adjacent Property Letter
- 6) Newspaper Ad
- 7) Recommended Conditions of Approval – Signed by Applicant



**Hurricane Fencing
Conditional Use Permit
2020-95-CUP
Request: Conditional Use Permit to allow a Construction Office.**

Applicant: True Line Surveying
Property Owners: Theodore Cihos
Tag #: 05105020H



 100-yr Flood Zone



Staff Report Map
Prepared by: TOC Planning Department
November 5, 2020

Disclaimer: Town of Clayton assumes no legal responsibility
for the quality of the data represented here.

Document Path: O:\PLANNING\CONDITIONAL USE\2020\2020-95-CUP Hurricane Fencing (formerly Theo Cihos)\Maps\Staff Report Map 3box - TEMPLATE v20200807.mxd



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

MAJOR SITE PLAN APPLICATION COVER SHEET

Name of Project: Lot 11 The Shoppes at Glen Laurel Date: September 1, 2020

Applicant Name: Mark Ashness, PE

The following checklist to be completed by applicant:

- ☒ Pre-Application Meeting on: March 13, 2020
- ☒ Review fee
- ☒ Copy of plan sets in PDF on USB

11 copies of the following:

- ☒ Completed Application
- ☒ Owner's Consent Form
- ☒ Adjacent Property Owner's List
- ☒ Wastewater Allocation Request Form
- [N/A] Neighborhood Meeting Notice Letter (1 copy)
- ☒ Stormwater Management Statement
- [N/A] Signed/Sealed Traffic Impact Analysis (if applicable)

11 copies of the plan set which includes the following:

- | | |
|---|--|
| ☒ Cover Sheet | ☒ Preliminary Grading Plan Sheet |
| ☒ Existing Conditions Sheet | ☒ Preliminary Engineering Plan Sheet |
| ☒ Lighting Plan Sheet | ☒ Signed & Sealed Boundary Survey |
| ☒ Site Plan Sheet | ☒ Architectural Elevations Sheet |
| ☒ Landscaping Plan Sheet | |

Reviewed by: _____



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

MAJOR SITE PLAN APPLICATION

Application Fee: \$500.00 + \$5 an acre

☒ New Major Site Plan

☐ Major Modification to an approved site plan
Permit Modified: _____

SITE INFORMATION

Name of Project: Lot 11 The Shoppes at Glen Laurel

Acreage of Property: 1.18 Ac. Zoning District: PD-MU

County Tag #: 05104003W NC Pin #: 167800-29-3634

Address/Location: Glen Laurel Road

Existing Use: Vacant Proposed Use: Retail

Is project within a Planned Development? ☒ Yes ☐ No If yes, which: 15-48-01 PDD

Is project within an Overlay District? ☒ Yes ☐ No If yes, which: TOD-NC42, Watershed Protection

Is a site plan being concurrently submitted? ☐ Yes ☒ No

APPLICANT INFORMATION

Applicant: Mark P. Ashness, PE

Mailing Address: 301 Glenwood Avenue Suite 220 Raleigh NC 27603

Phone Number: 919-367-8790 ext 101 Fax: _____

Contact Person: Mark Ashness

Email Address: Mark@CEGroupInc.com

OFFICE USE ONLY

Date Received: _____ Amount Paid: _____ File Number: _____

- Architectural plans and elevations shall be drawn at an architectural scale of 1" = 3/32', 3/16', 1/8', 1/4', or 3/8'.
- All drawings, except elevations, isometric drawings, and renderings, shall be in two dimensional plan views.
- All text shall be clear and legible.
- Line weight hierarchy on all plans shall be consistent with common drafting standards.
- Multiple sheets shall be consecutively numbered (e.g. Sheet 1 of 4).
- All numerical references shall be rounded up to a maximum of two decimal points.

PLAN ELEMENTS AND GRAPHIC DATA

The following items include general and project information. This information is required to be present on all plans, except where otherwise noted.

Provided		
Yes	N/A	
☒		Consultant Logo Box (name, address, phone number, fax, email, firm and license number)
☒		Project/Application Name
☒		Type of plan
☒		Signature and Professional Seal with date (landscape plans, engineering plans and surveys)
☒		Original/Submittal Date and Revision Date
☒		Sheet Number
☒		Vicinity Map
☒		North Arrow with NC Grid System
☒		Graphic Scale (engineering or architectural graphic and written scale)

SURVEY

Provided		
Yes	N/A	
☒		A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department) with the bearings and distances of every property line shown. Distances shall be in feet or meters and decimals thereof. The number of decimal places shall be appropriate to the class of survey required. The survey must include any and all easements of record (referenced by Deed Book and Page) and must be prepared by a surveyor registered in the State of North Carolina.

EXISTING CONDITIONS SHEET

Provided		
Yes	N/A	
☒		The existing topographical conditions of the property with a two foot contour interval.
☒		The existing streets and roadway improvements (medians, landscaping, signage, driveways, etc.) within 100 feet of project boundary.
☒		The existing structures located on the subject property.
☒		The existing structures within 100 feet of project boundary.
☒		The existing utilities (including inverts of pipes, rim elevations, wells and septic tanks, etc.) within 100 feet of project site.

SITE PLAN

The items listed below are required to be delineated (in tabular format) on the site plan.

Provided		
Yes	N/A	
☒		Site data table
☒		Name of project (AKA names if applicable)
☒		Parcel identification number (and/or Tag number)
☒		Property size (acres and square feet)
☒		Property location (Town limits or ETJ)
☒		Existing zoning district
☒	☐	Proposed zoning district (if applicable)
☐	☒	Overlay (if applicable)
☒		Existing use
☒		Proposed use
☐	☒	Number of seats/students/fueling positions (as applicable).
☐	☒	Number of housing units proposed, per housing unit type.
☐		Existing density (number of units per acre)
☐	☒	Proposed density (number of units per acre)
☒		Existing intensity (gross floor area)
☒	☐	Proposed intensity (gross floor area)
☒		Floor area ratio
☒		Building coverage (as percentage of total site)

Provided		
Yes	N/A	
☒	☐	Pervious surface area (square feet and as percentage of total site)
☒	☐	Impervious surface area (square feet and as percentage of total site)
☒	☐	Building height (number of stories and in feet)
☒	☐	Required parking (list requirement i.e. 1 space per 300 SF)
☒	☐	Proposed parking
☒	☐	Required/proposed handicap accessible parking
☒	☐	Required loading space(s)
☒	☐	Provide name of Electric Provider.
☒	☐	Provide name of Water Provider.
☒	☐	Provide name of Sewer Provider.

Other site plan elements:

Provided		
Yes	N/A	
☒	☐	Identify adjacent property owners, their parcel ID number, current zoning and present use.
☐	☒	Identify the affected area for amendments to previously approved projects.
☒	☐	Identify the location of lots, buildings and structures with finished floor elevations and applicable setbacks.
☒	☐	Identify existing right of ways.
☒	☐	Identify Watershed Protection Areas.
☒	☐	Identify existing (public and private) easements.
☐	☒	Identify proposed (public and private) easements.
☐	☒	Identify Open Space/Common Areas.
☒	☐	Identify and dimension clear sight triangle at project ingress/egress points.
☒	☐	Identify driveways, curb and gutter, cross section with ROW.
☐	☒	Provide boundaries of Resource Conservation Areas (see UDC Section 155.500).
☒	☐	Provide an off-street parking and loading layout (with details, dimensions and access location). Accessible parking requirements are listed in NCSBC Volume 1C, 1999 edition. Show traffic circulation arrows.
☐	☒	Provide queuing details for drive-up/drive-thru facilities (if applicable).
☒	☐	Provide the locations and dimensions of existing and proposed sidewalks.
☒	☐	Provide the location and details of refuse collection areas.
☐	☒	Provide the location, size and orientation of freestanding signs.

Provided		
Yes	N/A	
☐	☒	Identify the location and nature of all recreational facilities and common areas.
☒	☐	Identify alternative modes of transportation including school stops, pedestrian connections, bicycle paths and associated racks.
☐	☒	Identify proposed phasing (phasing lines) of construction.
☐	☒	Cul-de-sacs must be dimensioned.
☐	☒	Identify cluster mailbox unit (CBU) locations and details.

CONCEPTUAL ENGINEERING PLANS

Note: Conceptual engineering plans are deemed preliminary in nature. Review and approval of public infrastructure construction plans is a separate process performed by Public Works Engineering Division.

Provided		
Yes	N/A	
☒	☐	Identify proposed streets and roadways (public and private) with dimensions and cross sections.
☒	☐	Identify the curve radii for all internal and external vehicular use areas.
☒	☐	Identify access to the project.
☒	☐	Identify existing conditions and proposed grading plans.
☐	☒	Identify Tree Conservation Areas shown on grading plan.
☒	☐	Show proposed flow of traffic.
☒	☐	Identify proposed traffic control signs and striping.
☒	☐	Identify the proposed water distribution system (including size) with location of fire hydrants and point of connection.
☒	☐	Identify the proposed sanitary sewer collection system (including size) and point of connection. If a municipal sewer connection is not available, please provide documentation from Johnston County Department of Environmental health that the location of septic tank and drain field is acceptable.
☒	☐	Provide preliminary wastewater allocation calculation.
☐	☒	Identify proposed grease traps, if applicable.
☒	☐	Identify backflow prevention, if applicable.
☐	☒	If a pool is present, show drainage plan. Pumping to storm drain is not allowed.
☒	☐	Identify the Utility Plan.
☐	☒	Identify soil erosion control measures including impoundment structures.
☐	☒	Indicate method of slope stabilization measures for all slopes steeper than 2.5:1.

☒	☐	Identify the proposed storm water management system with location of inlets, piping and positive outfall along with typical section and top surface area of storm water retention/detention pond, including soil types, slope, bottom and top elevations, and finish floor elevations.
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Fire Rescue (information to be shown on conceptual engineering plans)

Provided		
Yes	N/A	
☒	☐	Identify fire hydrant distribution (distance of hose lay).
☐	☒	Identify the sprinkler connection locations and size, if applicable.
☒	☐	Identify fire lane designations and circulation around buildings (stripe fire lanes and show minimum stabilized access around all structures).
☐	☒	Identify the emergency evacuation route (access in and out of the property).
☒	☐	Identify fire apparatus turning radius, including streets and cul-de-sacs.
☒	☐	Verify the location of fire hydrants is not interfering with required landscaping (must be 24" clearance of landscaping from bottom of steam fitting).
☐	☒	Identify the Lock Box/Knox Box locations.
☐	☒	Identify placard locations for hazardous materials.

LANDSCAPE PLAN

Provided		
Yes	N/A	
☒	☐	Provide a landscape plan identifying the location of all proposed landscaping (must be prepared by a landscape architect registered in North Carolina).
☒	☐	Indicate the location, width and type of all required buffers.
☒	☐	Indicate the location, width and type of landscaping within vehicular use areas.
☒	☐	Indicate the location, width and type of landscaping used to screen drive-thru areas, service areas, loading areas, mechanical equipment and above ground utilities.
☒	☐	Provide a plant list summary table which includes: 1. A planting key identifying the various planting elements 2. The quantity of each type of plant material proposed 3. The size, height, caliper and spacing of plant material proposed 4. The Botanical and common names of plant material proposed
☒	☐	Verify/identify clear sight distances at project ingress/egress points.
☒	☐	Provide an irrigation note to read as follows: "All landscaped areas shall be provided with an automatically operated irrigation system that will adequately cover all living plant material, such system shall include a rain sensor." (If irrigation will not be utilized, drought-tolerant species must be used).

Provided		
Yes	N/A	
☒		Provide a landscape maintenance note which states: "All landscaped areas shall be maintained in an attractive and healthy condition. Dead or diseased plantings shall be removed and replaced in a timely fashion".
☒		Identify and list any existing plant material which will be used to satisfy landscape requirements.

LIGHTING PLAN

Provided		
Yes	N/A	
☒	☐	Conceptual Lighting Plan
☒	☐	Identify the light source and provide a detail of the fixture.
☒		Identify the proposed height of fixtures.

ARCHITECTURAL ELEVATIONS AND FLOORPLAN

Provided		
Yes	N/A	
☐		Provide floor plans, elevations, construction materials, finishes and colors, along with type of construction of all buildings per North Carolina Building Code prepared by a professional architect registered in North Carolina.
☐		Indicate the height and number of stories for each structure.
☐		Indicate the location and screening method for all roof mounted structures or equipment.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Planning Board of the Town of Clayton to approve the subject Major Site Plan. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Clayton, North Carolina, and will not be returned.

Mark P. Ashness
Print Name


Signature of Applicant

8/31/20
Date



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

OWNER'S CONSENT FORM

Consent is required from the property owner(s) if an agent will act on their behalf. A separate form is required from each owner. Consent is valid for one year from date of notary, unless otherwise specified. All fields must be completed.

Project Name: Lot 11 The Shoppes at Glen Laurel Address or PIN #: 167800-29-3634

AGENT/APPLICANT INFORMATION:

Mark P. Ashness CE Group, Inc.
(Name - type, print clearly)

301 Glenwood Avenue Suite 220
(Address)
Raleigh NC 27603
(City, State, Zip)

I hereby give **CONSENT** to the above referenced agent/applicant to act on my behalf, to submit applications and all required materials and documents, and to attend and represent me at all meetings and public hearings pertaining to the following processes (*list applicable requests*):

Major Site Plan

Wastewater Allocation Request

Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

OWNER AUTHORIZATION:

The Shoppes at Glenn Laurel, LLC - Eric Brownlee, Manager
(Name - type, print clearly)


(Owner's Signature)

1064 N. Lakeside Drive
(Address)

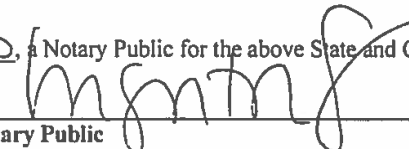
Smithfield, NC 27577
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me Ingrith Serrato, a Notary Public for the above State and County, this the 26th day of August 2020.

SEAL




Notary Public

My Commission
Expires:

02/25/2024
15 of 15

MAJOR SITE PLAN FOR
LOT 11
SHOPPES AT GLEN LAUREL
PROJECT # 2020-126-SP
MASTER PLAN # 2020-39-SD
PREVIOUS MASTER PLAN # 15-48-01-PDD
CLAYTON, NORTH CAROLINA

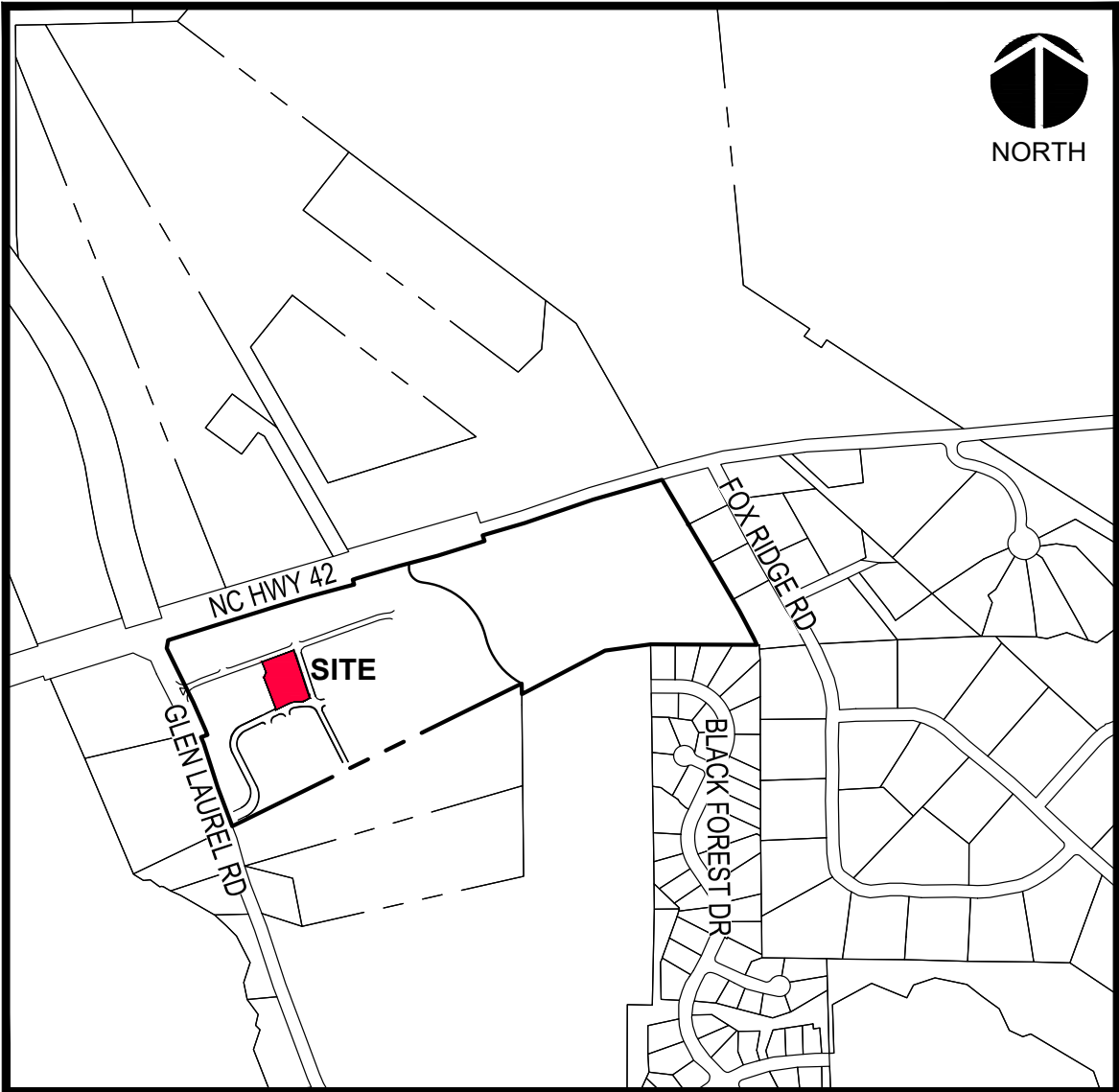
SEPTEMBER 1, 2020

GENERAL NOTES

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5. THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER FEMA FIRM MAP NUMBER 3720167900K AND 3720167800K DATED JUNE 20, 2018.

Owner:
Shoppes At Glen Laurel, LLC
11004 Wake Forest Rd.
Raleigh, NC 27604

Applicant:
CE Group, Inc
301 Glenwood Avenue, Suite 220
Raleigh, NC 27603
Phone: 919.367.8790
Contact: Mark Ashness, PE, ASLA, LEED AP
Email: mark@cegroupinc.com



VICINITY MAP
N.T.S.

INDEX TO DRAWINGS

COVER	1
EXISTING CONDITIONS PLAN	2
PLATS	3
SITE PLAN	4
PRELIM GRADING PLAN	5
PRELIM UTILITY PLAN	6
LIGHTING PLAN	7
LANDSCAPE PLAN	8

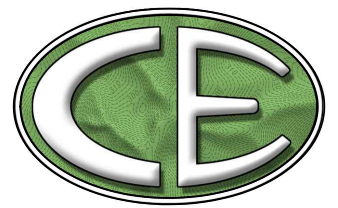
ARCHITECTURAL PLANS (BY OTHERS)

BUILDING PLANS	A1.0
BUILDING ELEVATIONS	A2.0



PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

NO.	REVISIONS	DATE
2	REVISED PER TRC COMMENTS DATED 10/12/2020	10/20/2020
1	REVISED PER TRC COMMENTS DATED 9/10/2020	9/24/2020



CE GROUP

301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032

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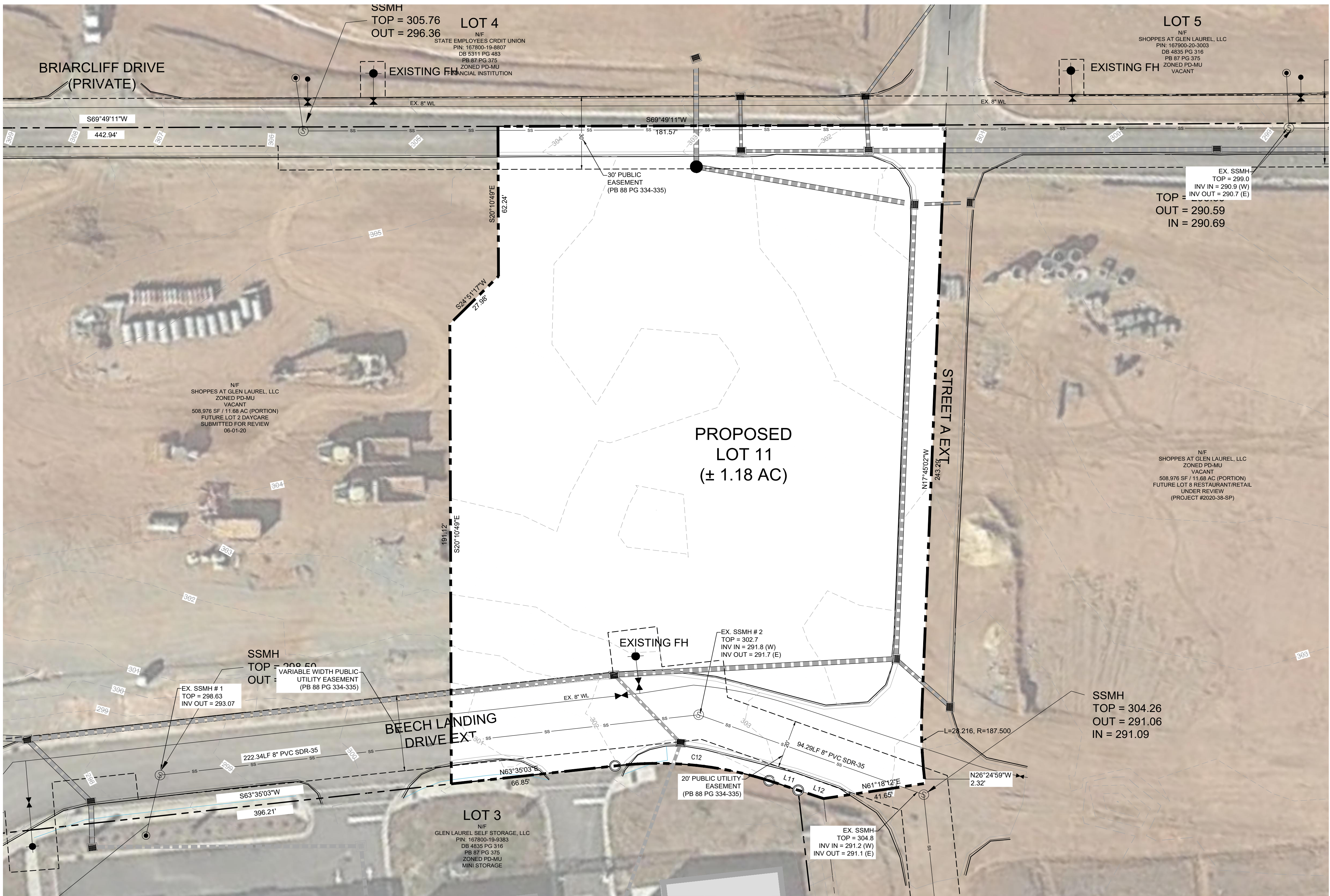
License # C-1739



MAJOR SITE PLAN
LOT 11
SHOPPES AT GLEN LAUREL
COVER
CLAYTON, NORTH CAROLINA

Date:	SEPTEMBER 1, 2020
Scale:	NA
Drawn:	JWA
Checked:	MPA
Project No.	127-315
Computer Dwg. Name	127-315_1_cover

Sheet No:
1
Of 8



GENERAL NOTES

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LINE LEGEND

	EXISTING PROPERTY LINE		EXISTING FIRE HYDRANT
	FUTURE PROPERTY LINE		EXISTING STORM DRAINAGE
	EXISTING 1' CONTOURS		EXISTING CATCH BASIN
	EXISTING 5' CONTOURS		
	EXISTING SANITARY SEWER		
	EXISTING SEWER MANHOLE		

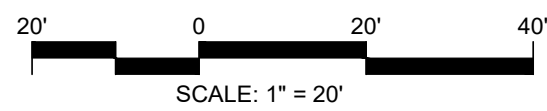
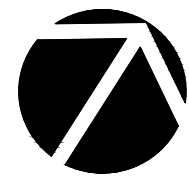
Curve Table

Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C12	144.50'	63.34'	32.19'	S75°37'12"W	62.83'	025°06'53"

PARCEL LINE DATA

SEGMENT	LENGTH	DIRECTION
L11	12.42	S88° 33' 34"W
L12	10.91	N88° 33' 34"E

NOTE:
MINOR SUBDIVISION IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS IN ORDER TO CREATE "LOT 11" FROM THE PARENT TRACT OF "LOT 2"



PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

NO.	REVISIONS	DATE
2	REVISED PER TRC COMMENTS DATED 10/12/2020	10/20/2020
1	REVISED PER TRC COMMENTS DATED 9/10/2020	9/24/2020

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RALEIGH, NC 27603
PHONE: 919-367-8790
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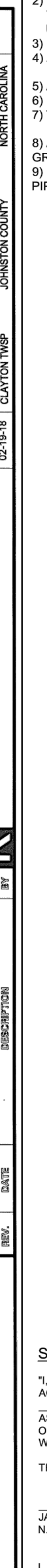


MAJOR SITE PLAN
LOT 11
SHOPPES AT GLEN LAUREL
EXISTING CONDITIONS PLAN
CLAYTON, NORTH CAROLINA

Date: SEPTEMBER 1, 2020
Scale: NA
Drawn: JWA
Checked: MPA
Project No: 127-315
Computer Dwg. Name: 127-315_2_existing conditions plan
Sheet No:

2
Of 8



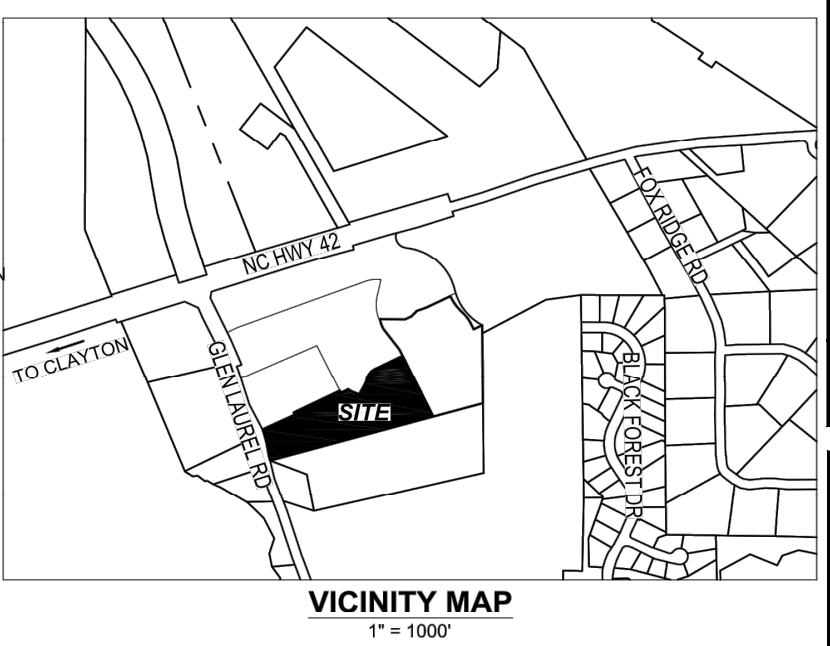


FLOOD CERTIFICATION
UPON EXAMINATION OF FLOOD INSURANCE RATE
MAPS, PLAN NUMBER 7800K AND 7900K OF
COMMUNITY NUMBER 372016, BEARING MAP #
3720167800K AND 3720167900K, DATED JUNE 20, 2016,
THE SUBJECT PROPERTY LIES IN ZONE "X", WHICH IS
AN AREA DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE AND FUTURE CONDITIONS 1%
ANNUAL CHANCE FLOODPLAIN.

SURVEY REFERENCES
DEED BOOK 4835 PAGE 316 (CURRENT)
DEED BOOK 4180 PAGE 424
DEED BOOK 4782 PAGE 46A
DEED BOOK 4964 PAGE 87
DEED BOOK 5213 PAGE 565
DEED BOOK 5311 PAGE 483
DEED BOOK 5379 PAGE 189
PLAT BOOK 90 PAGE 70 (CURRENT)
PLAT BOOK 83 PAGE 375
PLAT BOOK 86 PAGE 405
PLAT BOOK 87 PAGE 375
PLAT BOOK 88 PAGE 334

ABBREVIATIONS

AG	ABOVE GROUND
BM	BELOW GROUND
BG	BOOK OF MAPS
C&G	CURB AND GUTTER
CMF	CONCRETE MONUMENT FOUND
CSF	COMBINED SCALE FACTOR
DB	DEED BOOK
EX	EXISTING
IF	IRON PIPE FOUND
IP	IRON PIPE SET
NDOT	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
NFS	NOW OR FORMERLY
PK	PKail FOUND
PQ	PAGE
PL TR	PROPERTY LINE TO BE REMOVED
ETBR	EASEMENT TO BE REMOVED
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
TYP	TYPICAL
W/	WITH



Curve Table					
Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length
C1	1511.32'	144.91'	72.51'	N23°07'11"W	144.86'
C2	150.00'	16.34'	8.18'	S65°24'15"W	16.33'

LINE & HATCH LEGEND	
	PROPERTY LINE
	PROPERTY LINE TO BE REMOVED
	PROPERTY LINE NOT SURVEYED
	EASEMENT
	CURB AND GUTTER
	PUBLIC UTILITY HATCH
	PAVEMENT HATCH
	GAP & OVERLAP HATCH

SYMBOL LEGEND	
●	PROPERTY CORNER FOUND
○	PROPERTY CORNER SET
■	CONC MONUMENT FOUND
△	COMPUTED POINT

PROPERTY DATA
CURRENT OWNER: SHOPPES AT GLEN LAUREL, LLC AND CLAYTON PARTNERS, LLC
SITE ADDRESS: GLEN LAUREL ROAD AND 42 HIGHWAY CLAYTON, NC 27527
PIN: 167800-29-3634 & 167800-29-5295
ZONING: PD-MU & RE
CLAYTON WATERSHED: YES
PARCEL AREA (PER BM 90 PG 70 & BM 86 PG 405): 11 & 10 ACRES

AREA TABLE		
	AREA	
LOT 9	+2 161 AC	+ 94 148 SF

STATE OF NORTH CAROLINA COUNTY OF JOHNSTON

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING

THIS _____ DAY OF _____ 20____ AT _____ (AM) / (PM)

_____ BY _____

REGISTER OF DEEDS ASST. REG. OF DEEDS

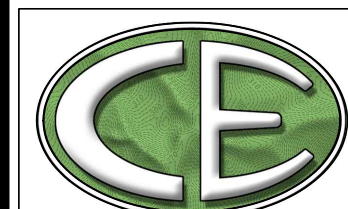
TOWN OF CLAYTON TOWN MANAGER CERTIFICATION FOR A FINAL PLAT

"I HEREBY CERTIFY THAT THE TOWN OF CLAYTON, NC HAS APPROVED THIS PLAT FOR RECORDING THE OFFICE OF THE JOHNSTON COUNTY REGISTER OF DEEDS, AND ACCEPTS THE DEDICATION OF STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC LANDS SHOWN THEREON, BUT ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL, IN THE OPINION OF THE CLAYTON TOWN COUNCIL, IT IS IN THE PUBLIC INTEREST TO DO SO."

PLANNING DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS RECORDED PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION MAP ACT AND THE ZONING ORDINANCE OF THE TOWN OF CLAYTON, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OF JOHNSTON COUNTY

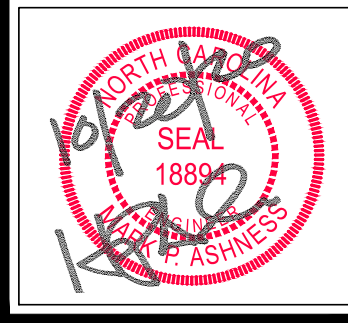
DATE	PLANNING DIRECTOR — TOWN OF CLAYTON, NC
------	---

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RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032

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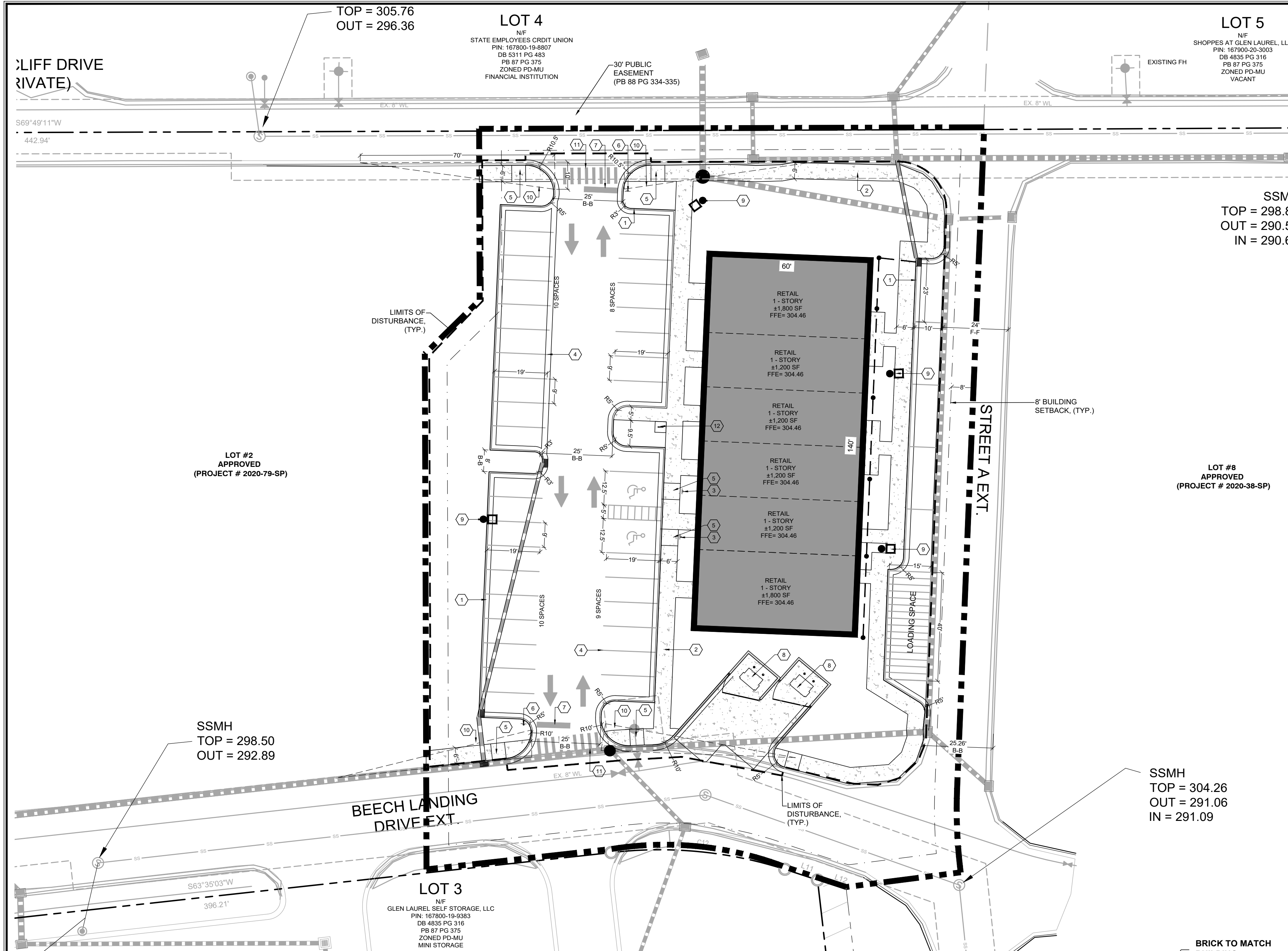
MAJOR SITE PLAN
LOT 11
SHOPPES AT GLEN LAUREL
PLATS
CLAYTON, NORTH CAROLINA

Date: _____

Scale:	NA
Drawn:	JWA
Checked:	MPA
Project No.	127-315
Computer Dwg. Name	127-315_3_plats

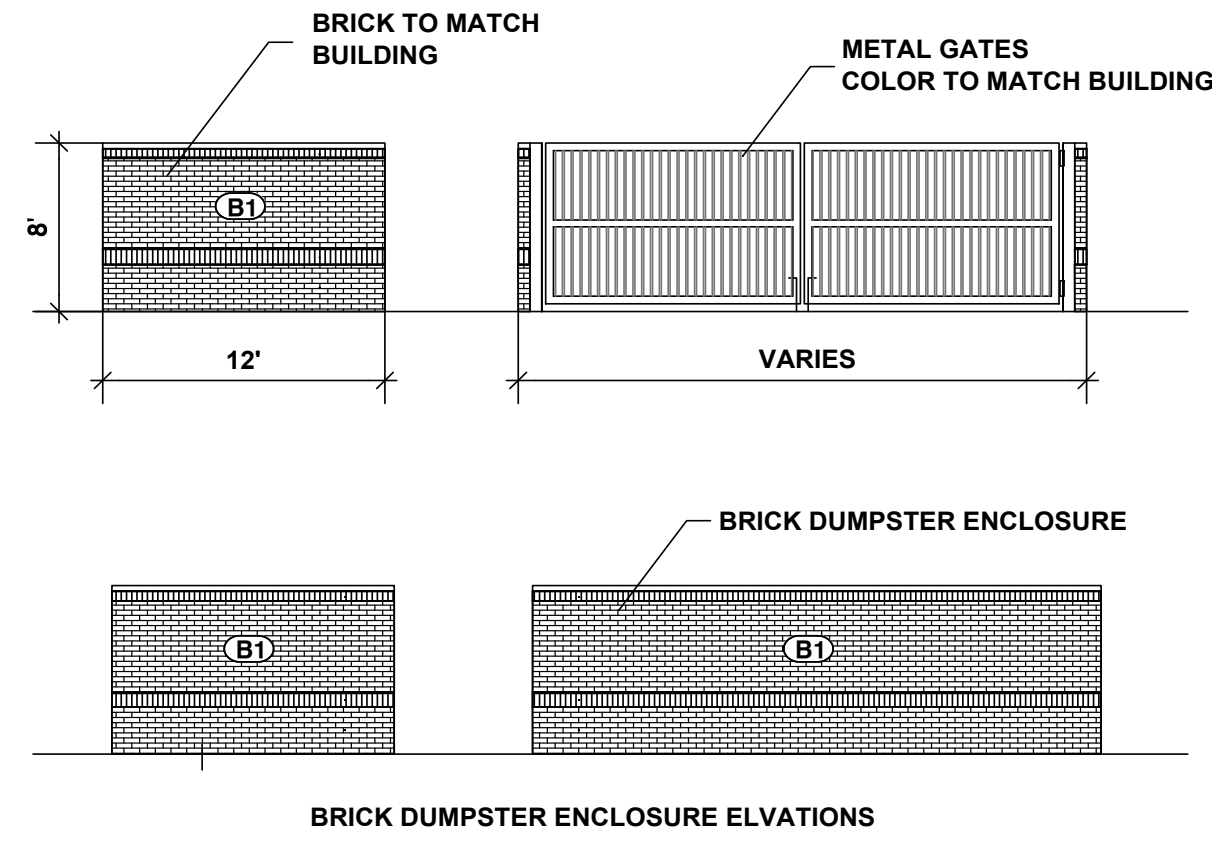
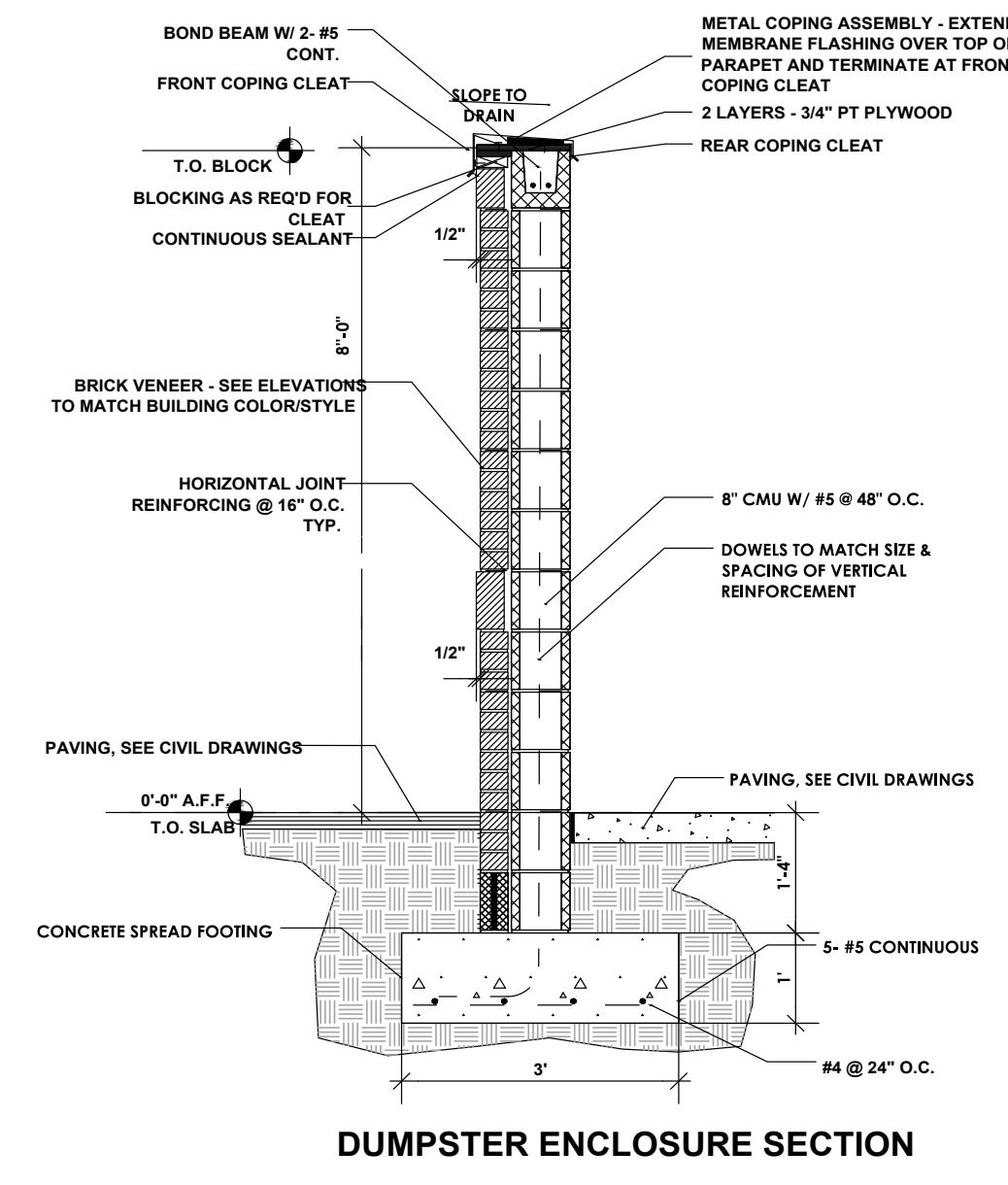
Sheet No:

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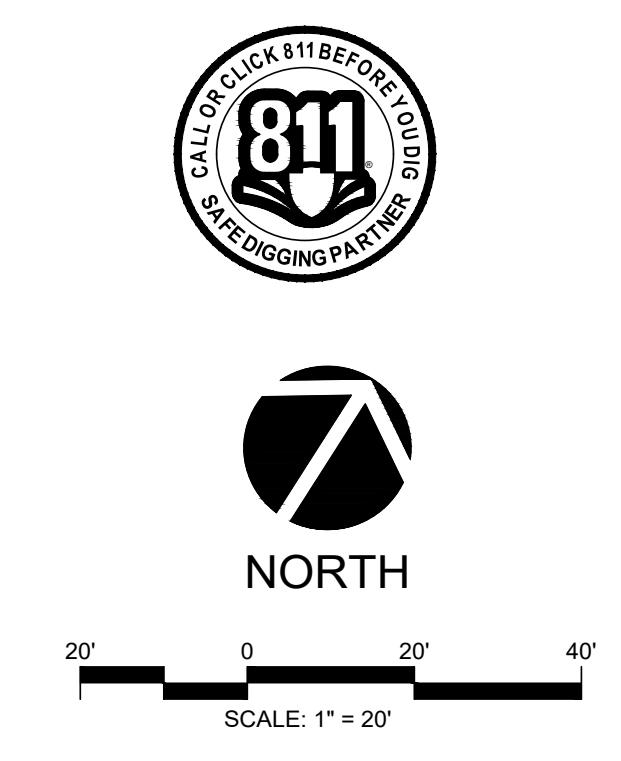


- SITE NOTE LEGEND**
- 1 24" CURB AND GUTTER
 - 2 6" CONCRETE SIDEWALK UNLESS OTHERWISE SHOWN
 - 3 R7-8 HC SIGN IN ACCORDANCE WITH ADA REQUIREMENTS
 - 4 4" WIDE WHITE PAINT PARKING STRIPING
 - 5 ADA ACCESSIBLE RAMP
 - 6 R-1 STOP SIGN
 - 7 STOP BAR
 - 8 DUMPSTER / RECYCLING ENCLOSURE
 - 9 LIGHT POLES
 - 10 10' X 70' SIGHT TRIANGLE
 - 11 CROSSWALK
 - 12 BIKE RACK

SITE DATA	
PROJECT NAME	SHOPPES AT GLEN LAUREL LOT 11
TAG #	09040309
NO. PER	BENEFIT OF LOT 2 PORTION OF LOT 2
OWNER	1678-00-29-3634 (REF PG 90 PG 70)
PROPERTY LOCATION	SHOPPES AT GLEN LAUREL, LLC
SITE AREA	1104 WAVE FOREST ROAD
ZONED	RALEIGH, NC 27604
ZONING OVERLAY	WITHIN TOWN LIMITS
CURRENT USE	PLANNED DEVELOPMENT PD-MU
PROPOSED USE	THOROUGHFARE OVERLAY II (NC 42)
PROPOSED IMPERVIOUS AREA	WATERSHED PROTECTION
BUILDING AREA	VACANT
BUILDING COVERAGE	8,400 SF
BUILDING HEIGHT	40,869 SF 0.83 AC / 79.3%
ELECTRIC PROVIDER	16.3%
WATERSHED PROVIDER	1 STORY, 20 FEET
PARKING REQUIREMENT	
BUILDING	8,400 GFA
RETAIL	8,400 GFA @ 1 SPACE / 200 GFA
TOTAL PARKING REQUIRED	8400 / 200 = 42 SPACES
TOTAL PARKING PROVIDED	42 SPACES (INCLUDING 2 HIC)
ADA PARKING REQUIRED	2 SPACES (1 VAN ACCESSIBLE)
ADA PARKING PROVIDED	2 SPACES (1 VAN ACCESSIBLE)
BIKE RACKS PROVIDED	1 RACKS, 2 BIKE SPACES
PROPOSED DEVELOPMENT	
SETBACKS (MINIMUM)	REQUIRED PROPOSED
FRONT	20.00'-39.50'
SIDE	8 FEET
REAR	8 FEET
MINIMUM BUILDING HEIGHT	8 FEET



- GENERAL NOTES**
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- LINE LEGEND**
- EXISTING PROPERTY LINE
 - - - FUTURE PROPERTY LINE
 - - - LIMITS OF DISTURBANCE
 - ||||| CROSSWALK



PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

NO.	1	2
REVISIONS	REVISED PER TRC COMMENTS DATED 10/12/2020	REVISED PER TRC COMMENTS DATED 10/12/2020
DATE	9/24/2020	10/20/2020

301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032

www.cegroupinc.com

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MAJOR SITE PLAN
LOT 11
SHOPPES AT GLEN LAUREL
SITE PLAN
CLAYTON, NORTH CAROLINA

Date: SEPTEMBER 1, 2020

Scale: NA

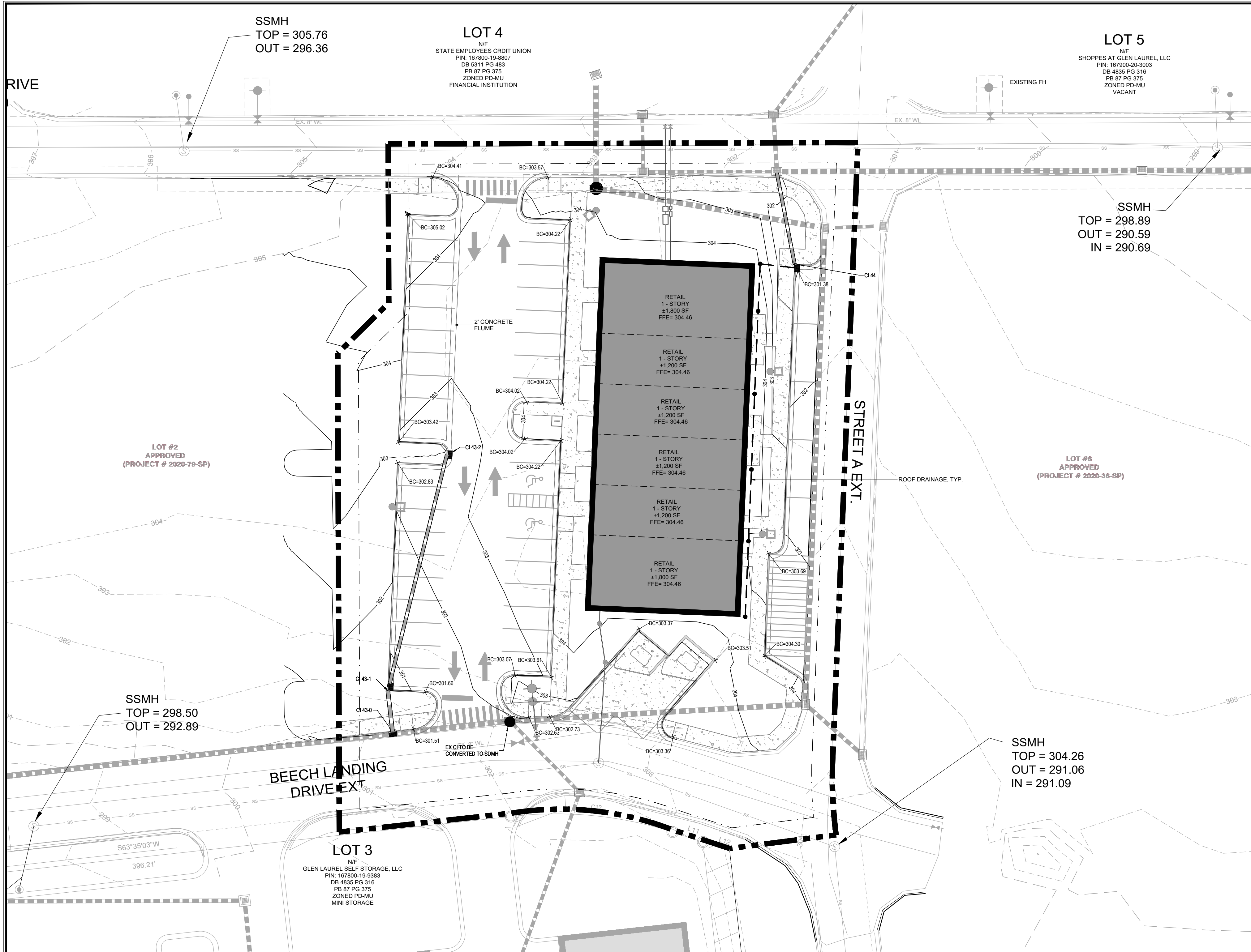
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Checked: MPA

Project No: 127-315

Computer Dwg. Name: 127-315_4_site plan

Sheet No: 4 Of 8



GENERAL NOTES

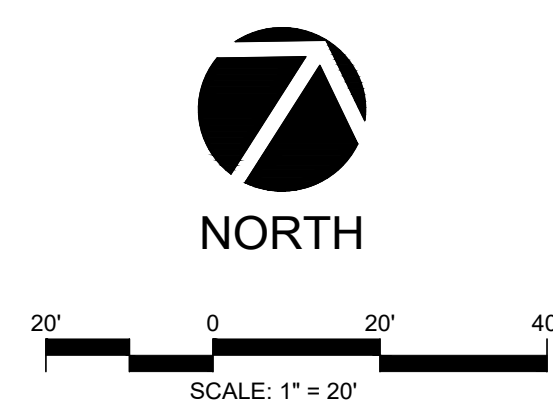
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DRAINAGE NOTE:

- ALL BUILDING DRAINAGE AND PARKING/ SIDEWALK IMPERVIOUS IS TO BE TREATED BY POND #1.
- PRIMARY PARKING AREA, SIDEWALK, AND DUMPSTER PADS ARE TO BE TREATED BY POND #4.

LINE LEGEND

---	EXISTING PROPERTY LINE
---	FUTURE PROPERTY LINE
---	ROOF DRAIN
---	STORM DRAINAGE
---	EXISTING 1' CONTOURS
---	EXISTING 5' CONTOURS
---	PROPOSED 1' CONTOURS
---	PROPOSED 5' CONTOURS
---	CATCH BASIN



PRELIMINARY DESIGN

NOT FOR CONSTRUCTION

NO.	REVISIONS	DATE
2	REVISED PER TRC COMMENTS DATED 10/12/2020	10/20/2020
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MAJOR SITE PLAN

LOT 11

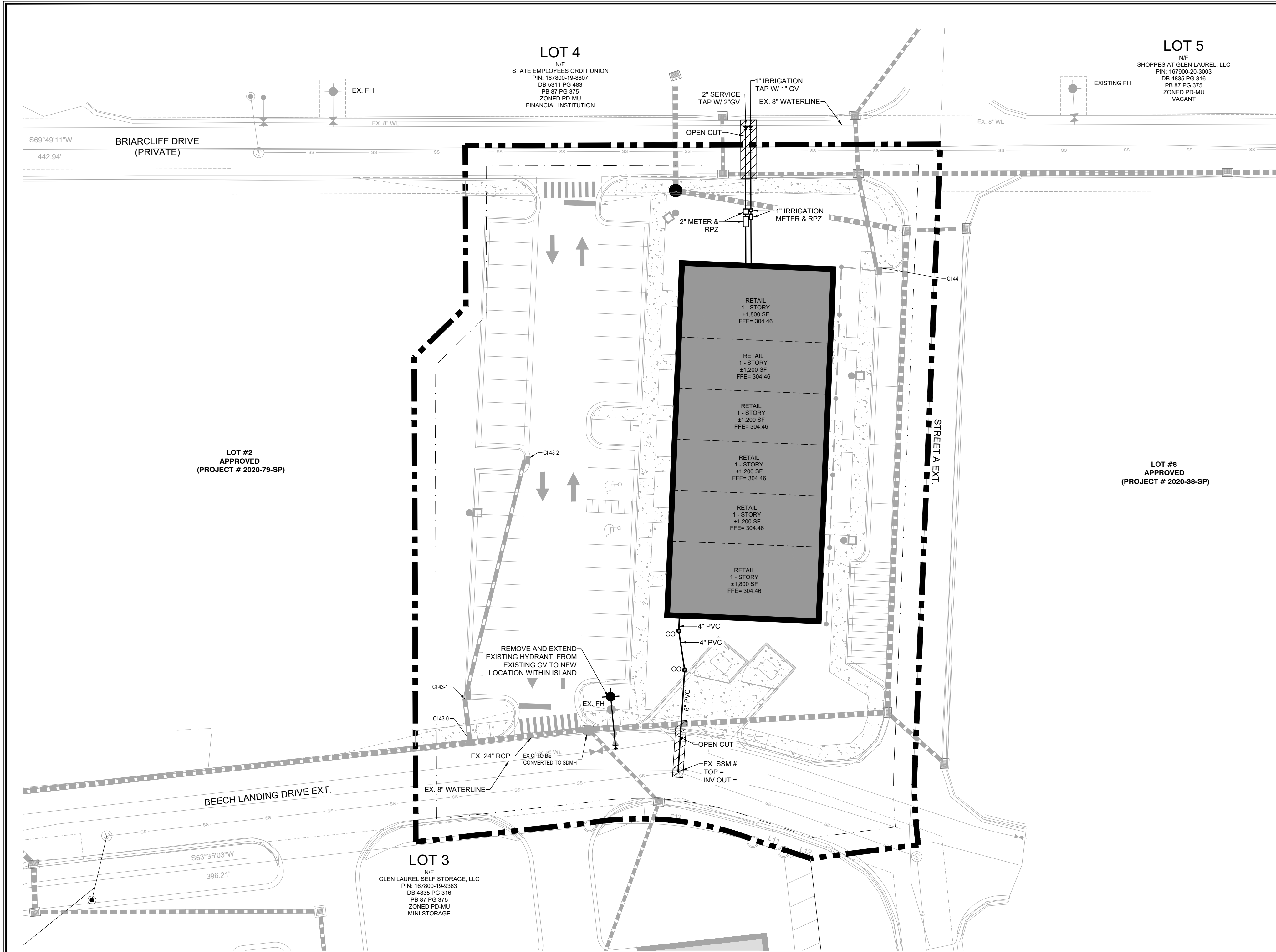
SHOPPES AT GLEN LAUREL

PRELIM GRADING PLAN

CLAYTON, NORTH CAROLINA

Date:	SEPTEMBER 1, 2020
Scale:	NA
Drawn:	JWA
Checked:	MPA
Project No.	127-315
Computer Dwg. Name	127-315_5_prelim grading plan
Sheet No:	5
	Of 8



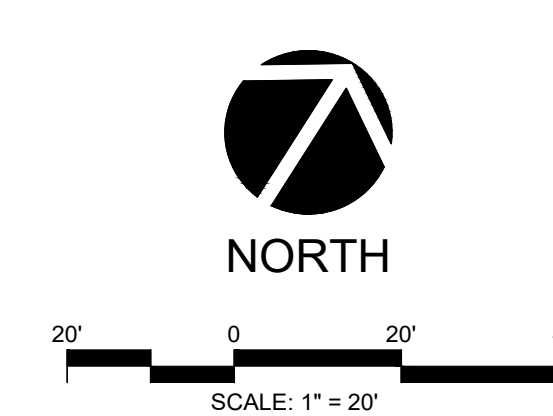


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LINE LEGEND

--- EXISTING PROPERTY LINE

--- FUTURE PROPERTY LINE



PRELIMINARY DESIGN

NOT FOR CONSTRUCTION

NO.	REVISIONS	DATE
2	REVISED PER TRC COMMENTS DATED 10/12/2020	10/20/2020
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License # C-1739



MAJOR SITE PLAN

LOT 11

SHOPPES AT GLEN LAUREL

PRELIM UTILITY PLAN

CLAYTON, NORTH CAROLINA

Date: SEPTEMBER 1, 2020

Scale: NA

Drawn: JWA

Checked: MPA

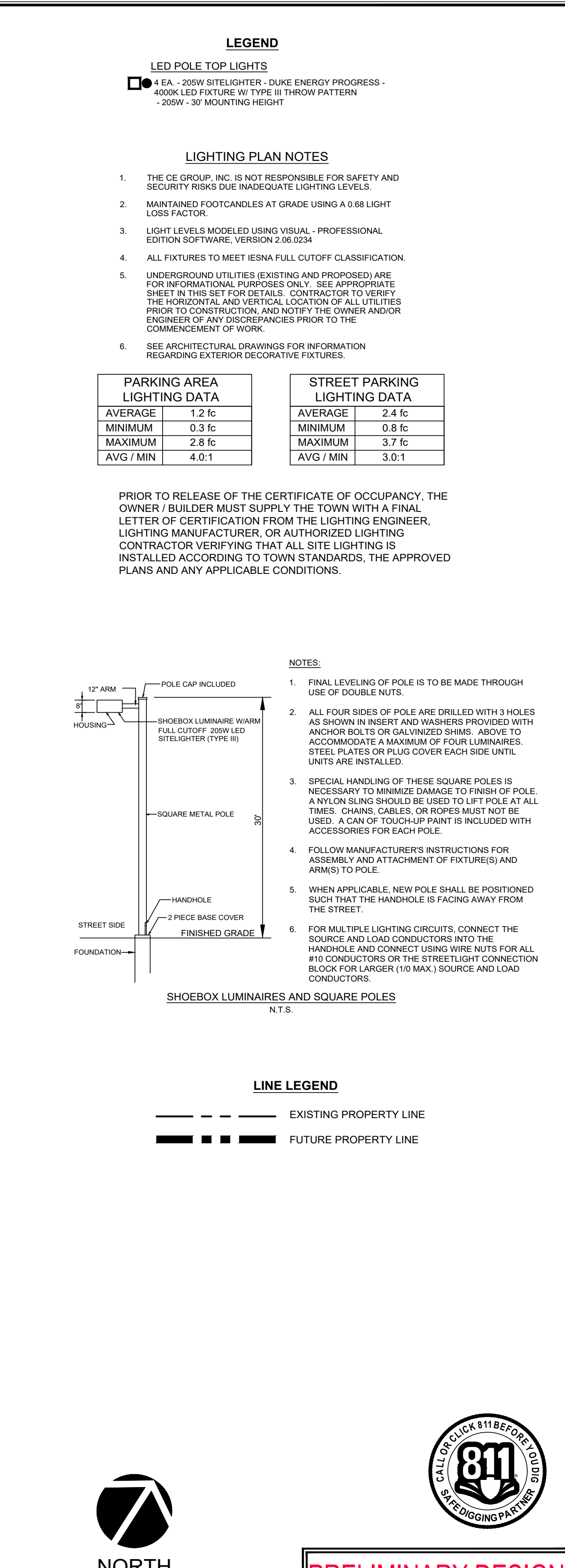
Project No: 127-315

Computer Dwg. Name: 127-315_6_prelim utility plan

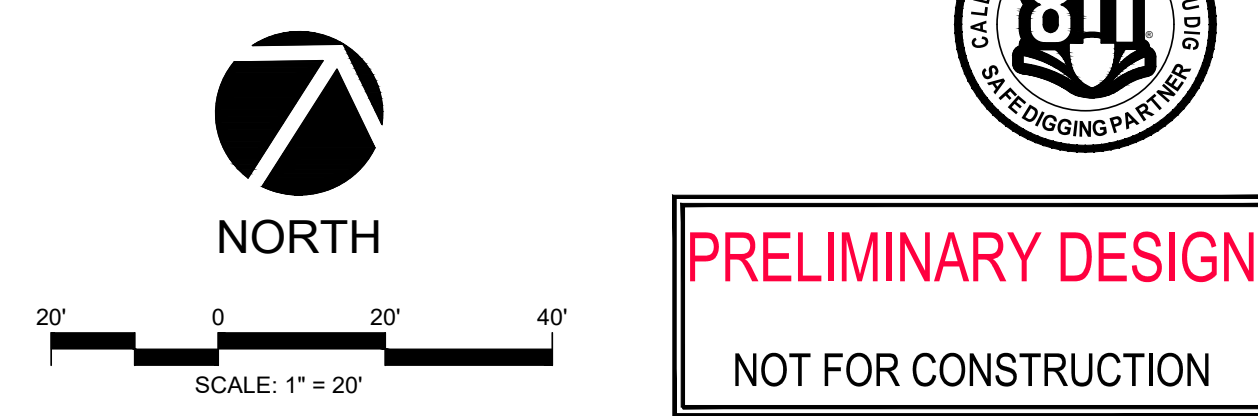
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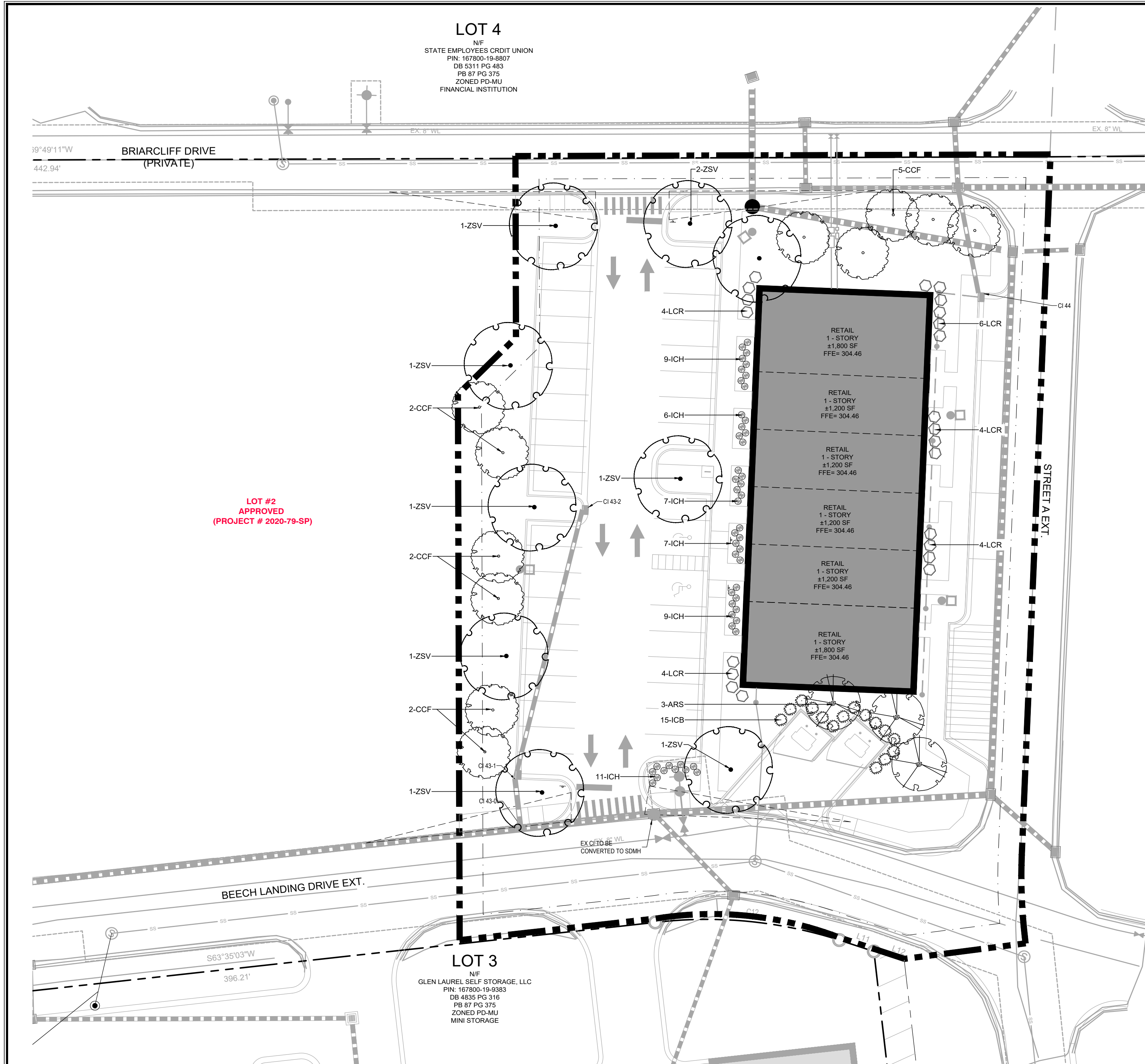
Of 8



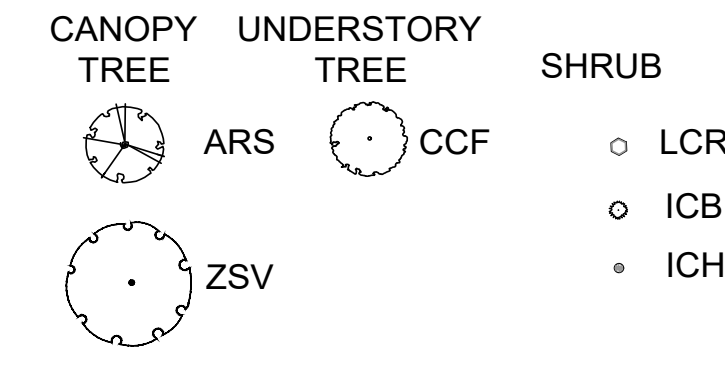


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Of 8





PLANT SYMBOL LEGEND



UDO REFERENCE:

ICB - Height at planting Per UDO Section 155.402, Part5 - H-1D
ICH - Height at planting Per UDO Section 155.402, Part5 - H-1C
LCR - Height at planting Per UDO Section 155.402, Part5 - H-1C

LINE LEGEND



- NOTES:
- ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM THAT WILL ADEQUATELY COVER ALL LIVING PLANT MATERIAL. SUCH SYSTEM SHALL INCLUDE A RAIN SENSOR.
 - ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION. DEAD OR DISEASED PLANTINGS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION.
 - NO PLANT MATERIAL GREATER THAN 12 INCHES IN HEIGHT SHALL BE LOCATED WITHIN TWO FEET FROM CURB OR OTHER PROTECTIVE BARRIER.
 - ANY VEGETATIVE SCREEN OR ENCLOSURE SUCH AS TRASH COLLECTION OR TRASH COMPACTION SHALL BE MAINTAINED AT A HEIGHT OF 36 INCHES WITHIN TWO YEARS OF PLANTING.

SCREENING REQUIREMENTS:
ALL ROOFTOP AND GROUND MOUNT MECHANICAL EQUIPMENT SHALL BE SCREENED ENTIRELY FROM VIEW.

SITE INTERIOR LANDSCAPE CALCULATION

20% OF TOTAL LOT AREA = 51,526 SF x 20% = 10,305 SF
LANDSCAPE REQUIRED PER 1,000 SF
1 CANOPY TREE
1 UNDERSTORY TREE
2 SHRUBS

LANDSCAPE PROVIDED
CANOPY TREES
UNDERSTORY TREES
SHRUBS

3 Acer rubrum 'Sun Valley'
9 Zelkova serrata 'Village Green'
12 CANOPY TREES PROVIDED
11 Cercis canadensis 'Forest Pansy'
11 UNDERSTORY TREES PROVIDED
22 Loropetalum chinense 'Ruby'
15 Ilex Comuta 'Burfordi Nana'
48 Ilex Crenata 'Hogedorn'
66 SHRUBS PROVIDED

SITE INTERIOR LANDSCAPE REQ'D

SYM.	QTY. REQ'D	QTY. PROVIDED	BOTANICAL NAME	COMMON NAME	CAL.	HT.	ROOT	REMARKS
20% OF TOTAL LOT AREA = (51,526 SF x 20% = 10,305 SF) LANDSCAPE REQUIRED PER 1,000 SF:								
CANOPY TREES: 1 PER 1,000 SF								
ARS	3	3	Acer rubrum 'Sun Valley'	Sun Valley Maple	2.5"	10'	B # B	-
ZSV	9	9	Zelkova serrata 'Village Green'	Village Green Zelkova	2.5"	10'	B # B	-
TOTALS:	11	12						
UNDERSTORY TREES: 1 PER 1,000 SF								
CCF	11	11	Cercis canadensis 'Forest Pansy'	Eastern Redbud	2"	8'	B # B	-
TOTALS:	11	11						
SHRUBS: 2 PER 1,000 SF								
ICB	15	15	Ilex comuta 'Burfordi Nana'	Dwarf Burford Holly		24"	CONT.	FULL TO MATCH
ICH	48	48	Ilex crenata 'Hogedorn'	Hogedorn Japanese Holly		15"	CONT.	FULL TO MATCH
LCR	22	22	Loropetalum chinense 'Ruby'	Ruby Chinese Fringe Flower		24"	CONT.	FULL TO MATCH
TOTALS:	22	75						



SCALE: 1" = 20'

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

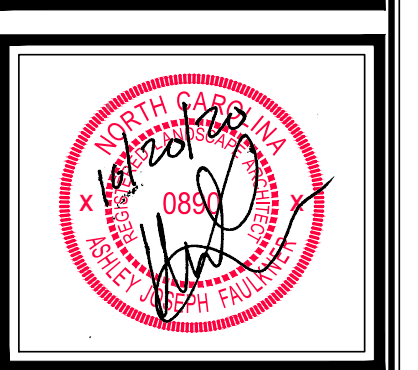
NO.	REVISIONS	DATE
2	REVISED PER TRC COMMENTS DATED 10/12/2020	10/20/2020
1	REVISED PER TRC COMMENTS DATED 9/10/2020	9/24/2020

CE GROUP

301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032

www.cegroupinc.com

License # C-1739

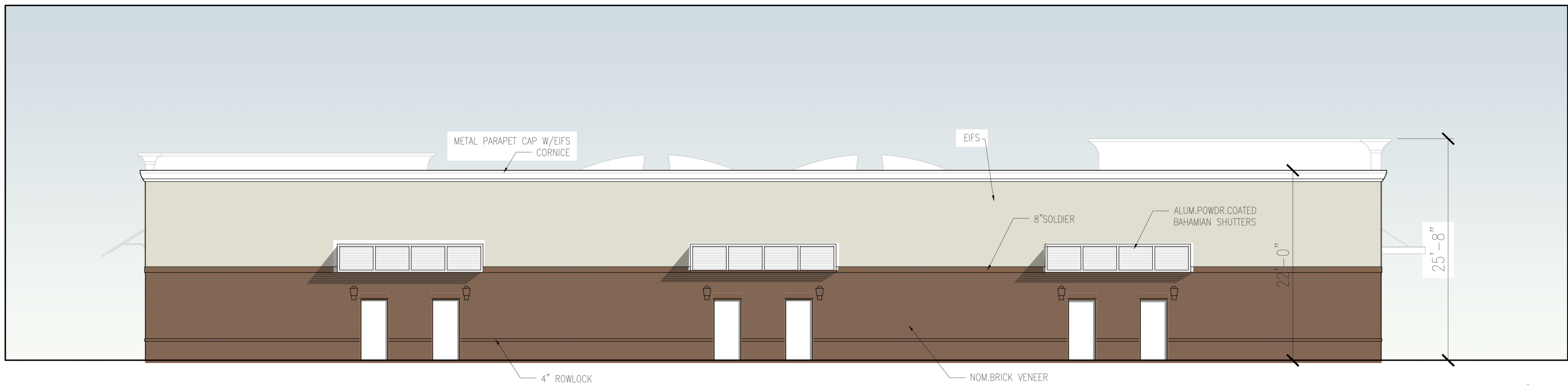


MAJOR SITE PLAN
LOT 11
SHOPPES AT GLEN LAUREL
LANDSCAPE PLAN
CLAYTON, NORTH CAROLINA

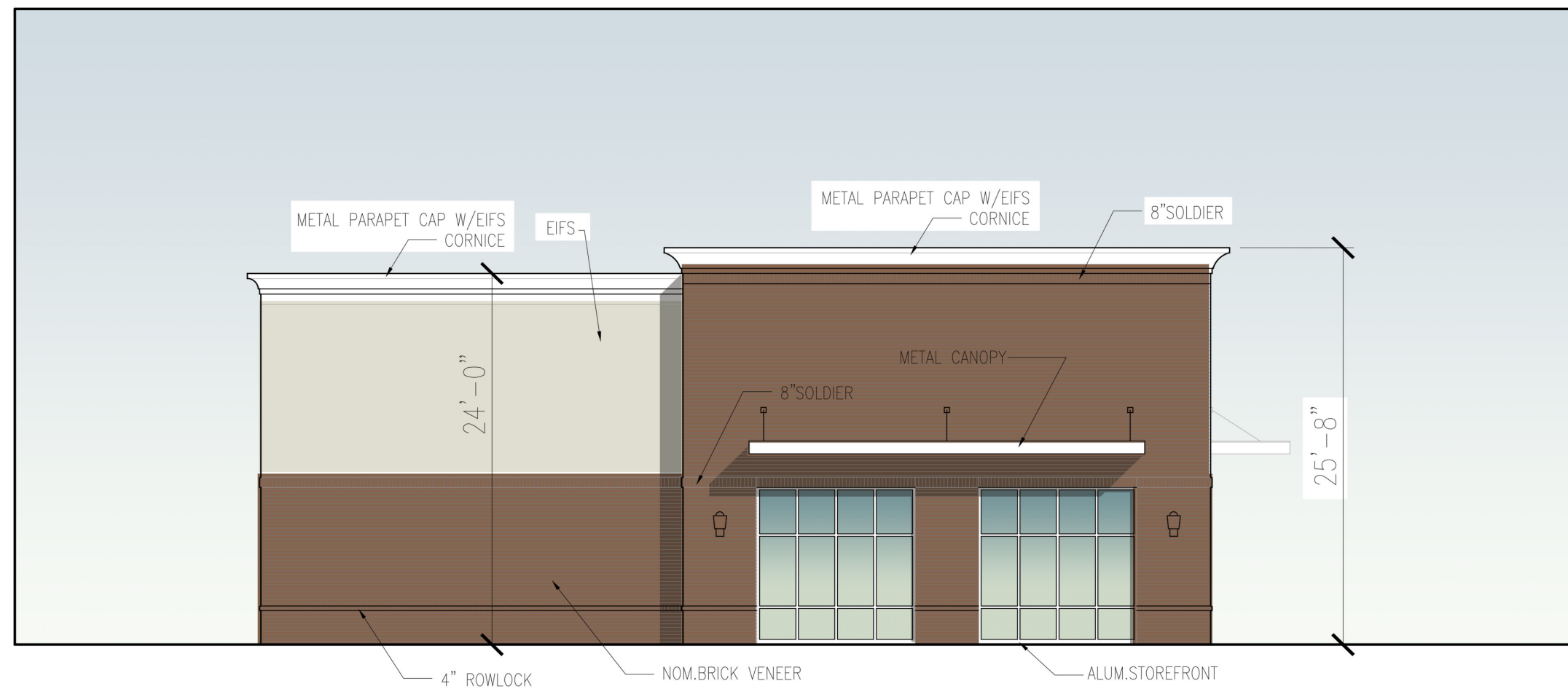
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Sheet No: 8
Of 8

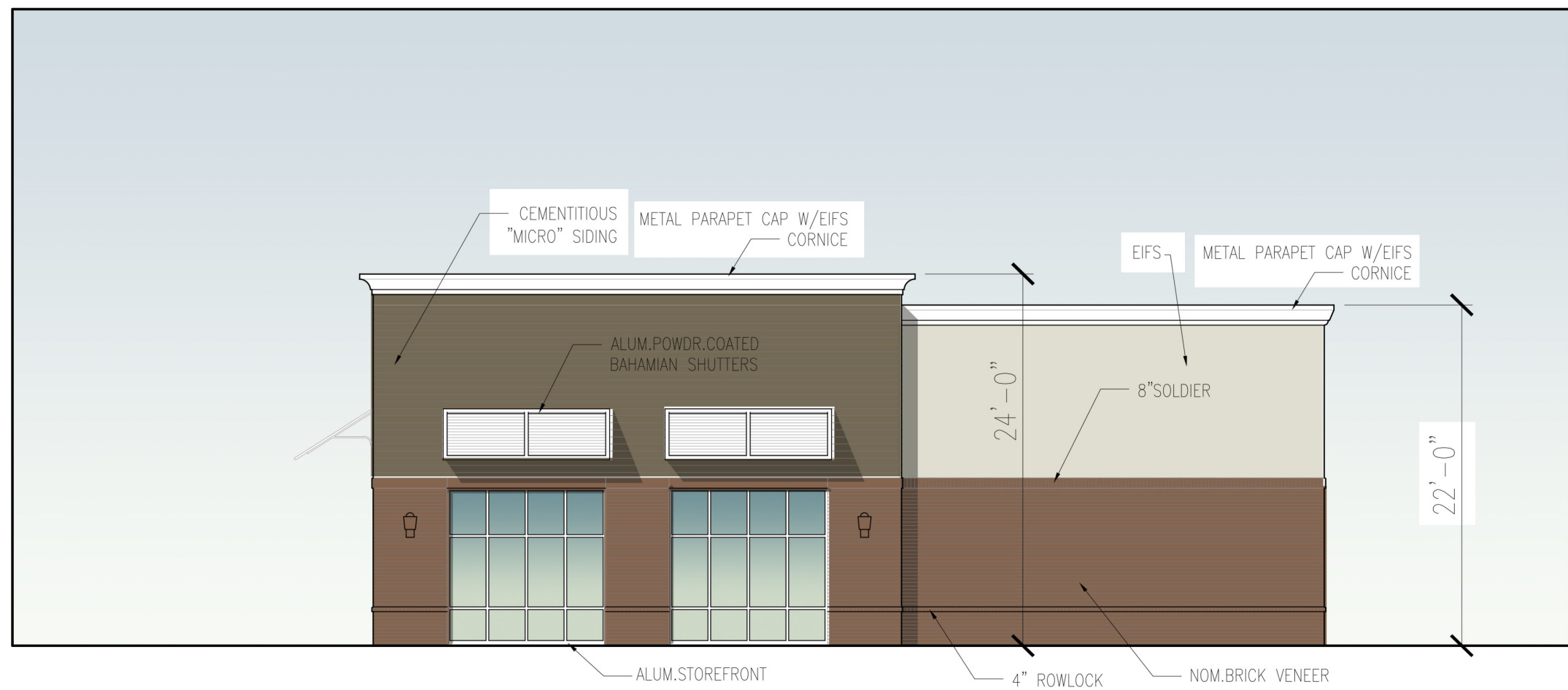




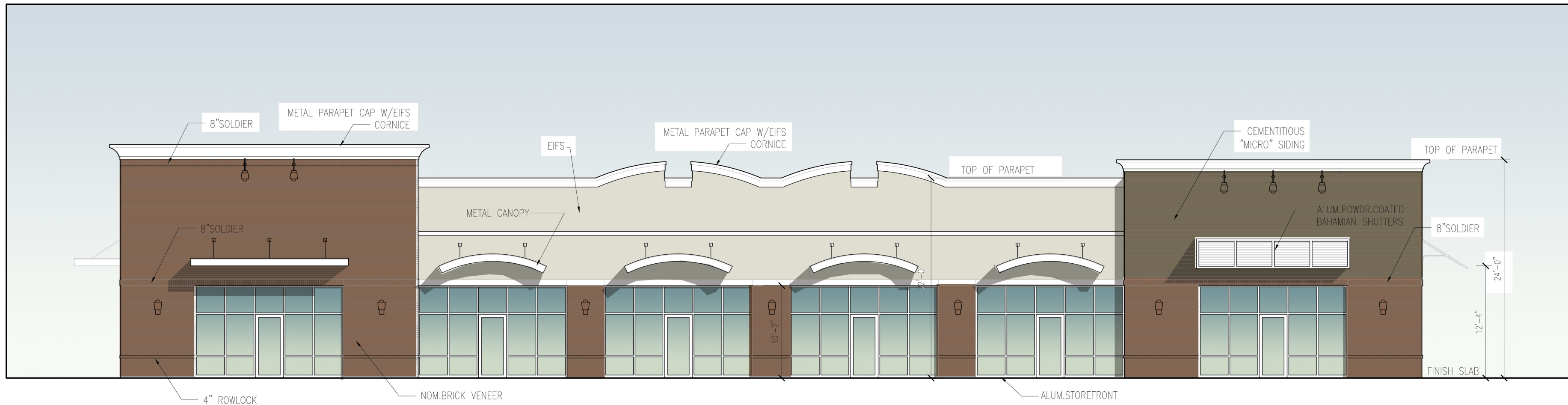
east elevation



north elevation



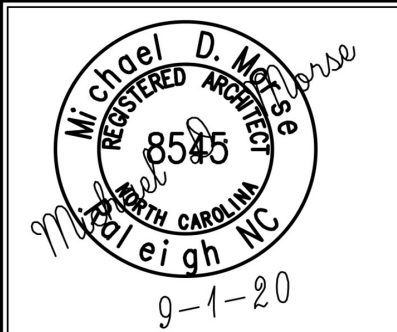
south elevation



west elevation



M2 Architecture, PLLC
2037 Progress Ct. Raleigh, NC 27608
Contact Person: Michael Morse, AIA
(p) 919-889-2305
email: m2architecture@yahoo.com



The SHOPPES at GLEN LAUREL
LOT 11 - Commercial Buildings

New Construction
229 Briarcliff Dr., Clayton, NC

Revisions

9-1-20

BUILDING ELEVATIONS

A201

2 of 2

SITE SUBMITTAL



Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

Planning Board
November 23, 2020

STAFF REPORT

Application Number: 2020-126-SP

Project Name: Shoppes at Glen Laurel Lot 11 Major Site Plan

NC PIN / Tag #: 05I04003W
Overlay: Watershed Protection Overlay
Applicant: CE Group
Owner: Shoppes at Glen Laurel
Location: Located at corner of NC HWY 42 E and Glen Laurel Road, within the Shoppes at Glen Laurel Master development
Project Planner: Haley Hogg, Senior Planner

Public Noticing:

- Neighborhood Meeting not required per UDC requirements since this is part of an approved Master Plan.
- Sign Posted November 13, 2020

REQUEST: The applicant is requesting major site plan approval to develop an 8,400 SF retail building.

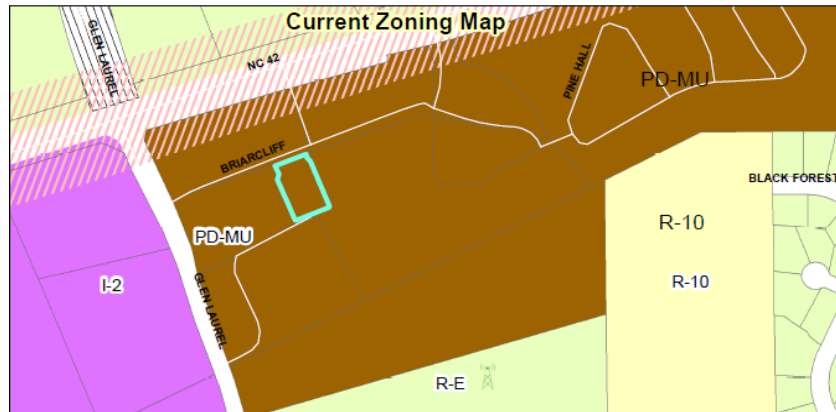
SITE DATA:

Acreage: 1.18 acres (to be subdivided from overall tract prior to building permit issuance)
Existing Use: Vacant



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Planned Development Mixed Use (PD-MU)	State Employees Credit Union
South	Planned Development Mixed Use (PD-MU)	Self-Storage Facility
East	Planned Development Mixed Use (PD-MU)	Vacant, Multi-family apartments, future Goodwill Facility, Future Lot 8 Commercial
West	Planned Development Mixed Use (PD-MU)	Vacant, future Daycare Facility

**DEVELOPMENT DATA:**

Proposed Uses:	Retail
Buildings:	1 building
Impervious Surface:	79.3% (80% maximum permitted per master plan)
Required Parking:	42 spaces
Proposed Parking:	42 spaces, including 2 handicap spaces
Access/Streets:	Access off Briarcliff Drive and Beech Landing Drive

STAFF ANALYSIS:**Overview**

The applicant is requesting Major Site Plan approval to develop one 8,400 SF retail building on the subject property. This site is Lot 11 on the associated approved Master Plan for Shoppes at Glen Laurel (2020-39-SD). This lot will be 1.18 acres in size, and will be subdivided off from the parent tract prior to issuance of building permits.

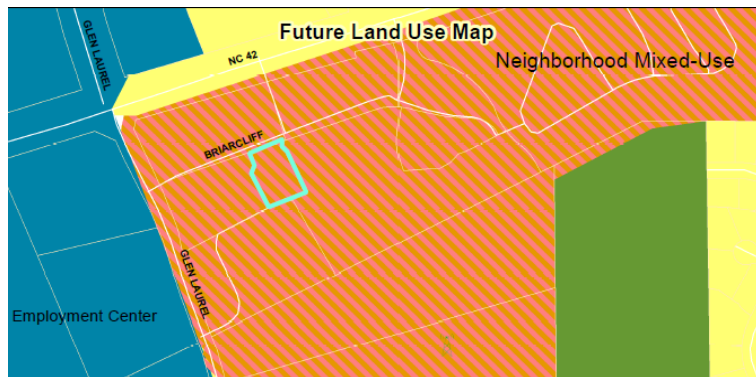
One building is proposed that will include six tenant spaces. All tenant spaces will be 1200 SF with the exception of the two end units which will have 1800 SF each. Parking is provided via a parking lot at the front of the building accessed off Briarcliff Drive and Beech Landing Drive. There is also on-street parking provided along Street "A" Extension. Two handicap spaces are provided in the parking lot. Sidewalk is provided along all road frontages and

internal to the site to provide pedestrian connectivity to and from other lots in the mixed use development. Additionally, two dumpsters will be provided to serve the building and these are proposed to be located off Beech Landing Drive.

Consistency with Adopted Plans:

- **Comprehensive Plan 2040**

The proposed use and site plan is consistent with the Comprehensive Plan 2040, which designates the parcel as “Neighborhood Center” and “High Density Residential”. The proposed site plan is for a retail building.



- **Unified Development Code**

The proposed development meets all requirements of the Unified Development Code (UDC).

Landscaping and Screening

The proposed site plan meets the minimum landscape requirements outlined in the Unified Development Code. This includes the 20% interior landscape requirement, parking lot landscaping requirements, and screening requirements. The dumpsters proposed will include an enclosure that matches the building materials with additional plantings around the base for further screening.

Multi-Modal Access

Sidewalks are provided internal to the site and along the road frontages in order to provide connectivity between buildings, and to other lots within the master plan development. Intersections and driveways include handicap ramps and crosswalks.

Garbage / Recycling

The building will utilize two dumpsters, which are located off Beech Landing Drive. The enclosure will match the materials of the primary structuring, meeting the requirements of the UDC. The dumpsters will also include landscaping around the base of the enclosures for further screening.

Architecture/Design

The proposed architectural elevations meet the requirement of the UDC to match on all sides. They are also consistent with the standards outlined in the approved master plan for the Shoppes at Glen Laurel. The materials will include EIFS, brick veneer, and cement siding. Decorative awnings and lighting is also proposed. Any rooftop mechanical equipment will be required to be completely screened from view, if added in the future. The design

of this building will be consistent with other commercial buildings approved within the master planned development.



CONSIDERATIONS:

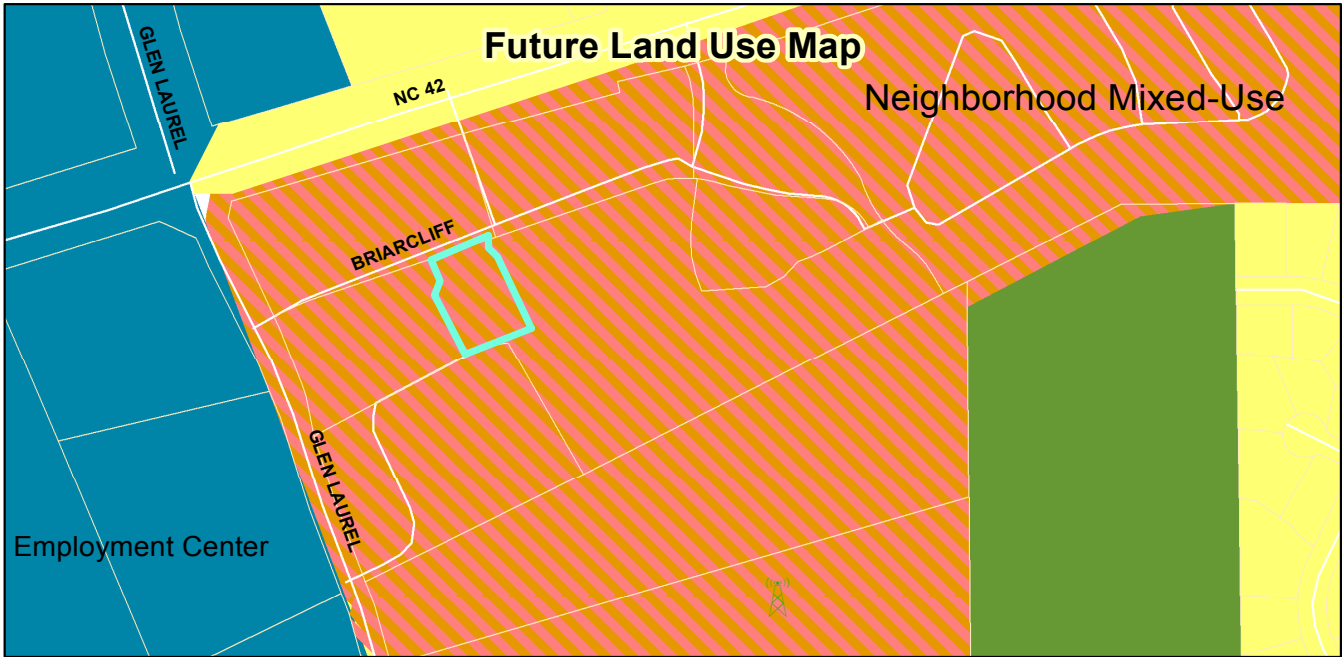
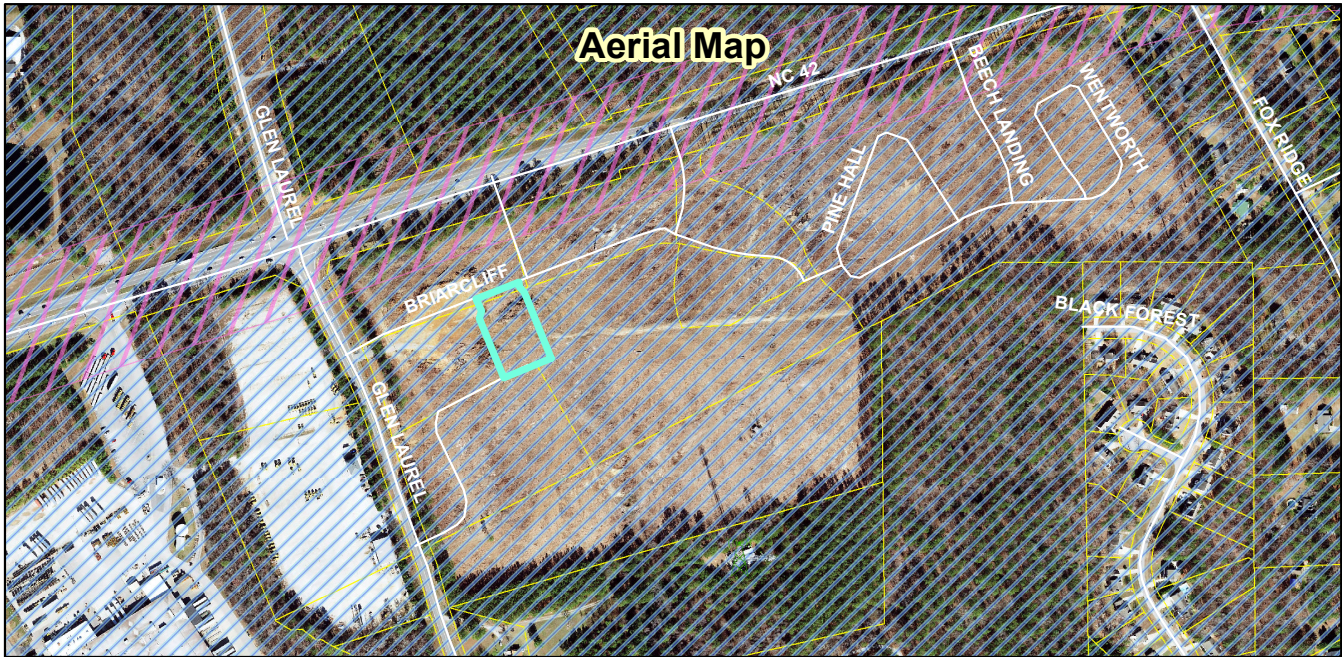
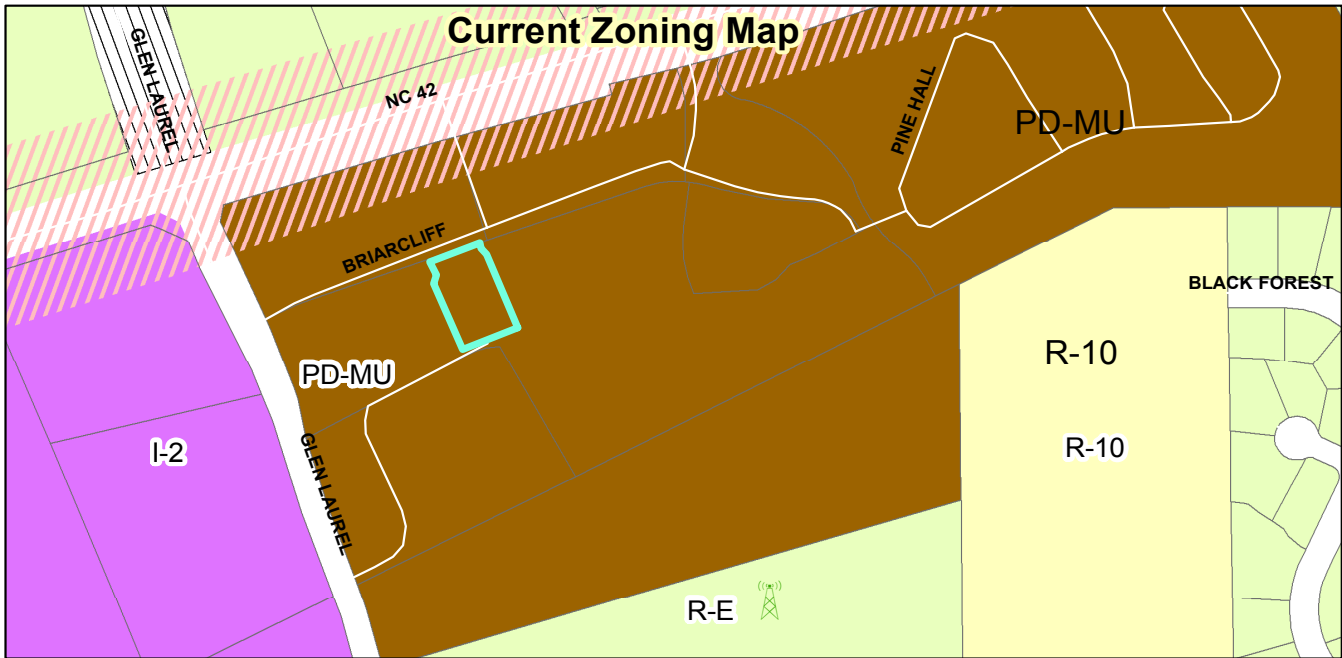
- The Planning Board shall make a final decision regarding Major Site Plans.

RECOMMENDATION:

- Staff recommends approval of the major site plan.

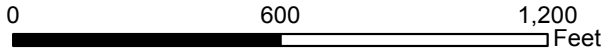
ATTACHMENTS:

- 1) Application
- 2) Owner's Consent Form
- 3) Staff Report Map
- 4) Site Plan
- 5) Elevations & Floor Plan



**Shoppes at Glen Laurel Lot 11
Major Site Plan
2020-126-SP**

Applicant: CE Group
Property Owners: The Shoppes at Glen Laurel, LLC
Tag #: 05104003W



-  100-yr Flood Zone
-  Thoroughfare Overlay



Staff Report Map
Prepared by: TOC Planning Department
October 8, 2020

Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2020\2020-126-SP Lot 11 Shoppes at Glen Laurel\Staff Report Maps\Staff Report Maps 2020-126-SP.mxd