



Town of Clayton
Town of Clayton Planning Board Agenda
Monday, February 24, 2020 @ 6:00 PM
Town Council Chambers

1. CALL TO ORDER

2. ADJUSTMENT OF THE AGENDA

3. APPROVAL OF MINUTES

- a. [Clayton Planning Board - 27 Jan 2020 - Draft Minutes](#)

4. PUBLIC HEARINGS

5. NEW BUSINESS

- a. 2019-168-SP West End Major Site Plan
NC PIN: 165911-76-2452 / 165911-76-4210 / 165911-76-4301 / 165911-76-3235
/ 165911-76-4286 / 165911-76-4225
Tag #: 05G01014A / 05G01021X / 05H02199Q / 05G01014Y / 05G01021Y /
05G01021W
Location: Located off W. Main Street & Stallings Street
[Application - 2019-186-SP - West End](#)
[Owner's Consent Forms - 2019-186-SP - West End](#)
[Neighborhood Meeting Materials - 2019-186-SP - West End Major Site Plan](#)
[TRC Certification 2019-186-SP West End](#)
[Final Site Plan 2019-186-SP West End](#)
[Staff Report - 2019-186-SP - West End Major Site Plan](#)
[Staff Report Map - 2019-186-SP - West End SP](#)

POTENTIAL ACTION: Approve / Deny 2019-168-SP West End Major Site Plan

- b. 2020-03-SP Grifols PLC Expansion Major Site Plan
NC Pin: 167800-32-4708
Tag #: 05I05001F
Location: 8370 US Hwy 70 West Business, Northeast of Whisper Wind & US Hwy 70 Business
[Application 2020-03-SP Grifols PLC Expansion](#)
[Owner's Consent Form 2020-03-SP Grifols PLC Expansion](#)
[Neighborhood Meeting Material - 2020-03-SP - Grifols PLC Expansion](#)
[TRC Certification Letter 2020-003-SP Grifols PLC Expansion](#)
[Site Plan - 2020-03-SP - Grifols PLC Expansion](#)
[Staff Report - 2020-03-SP - Grifols PLC BLDG Expansion Major Site Plan](#)
[Staff Report Map - 2020-03-SP - Grifols PLC Expansion](#)

POTENTIAL ACTION:
Expansion Major Site Plan

Approve / Deny 2020-03-SP Grifols PLC

c. 2900 NC Hwy 42 Rezoning

NC PIN: 164800-41-1151 / 164800-31-9071 / 164800-40-0991

Tag #: 05F02019B / 05F02019C / 05F02019E

Location: Located off NC Hwy 42 W

[Application 2020-10-RZ 2900 NC Hwy 42 W](#)

[Owner's Consent Form 2020-10-RZ 2900 NC HWY 42 Rezoning](#)

[Neighborhood Meeting Materials - 2020-10-RZ - 2900 NC HWY 42 W Rezoning](#)

[PB Adj. Property Owner Letter - 2020-10-RZ - 2900 NC HWY 42 W Rezoning](#)

[Survey 2020-10-RZ 2900 NC Hwy 42 W](#)

[Staff Report - 2020-10-RZ - 2900 NC HWY 42 W Rezoning](#)

[Staff Report Maps - 2020-10-RZ - 2900 NC HWY 42 W Rezoning](#)

POTENTIAL ACTION:
42 Rezoning to Town Council

Recommendation to Approve / Deny 2900 Hwy

6. INFORMAL DISCUSSION AND PUBLIC COMMENT

7. ADJOURN



**Town of Clayton
Planning Board Minutes
January 27, 2020 @ 6:00 P.M.
Town Council Chambers**

BOARD MEMBERS PRESENT:

Travis Avery
Brian Tiede
James Lipscomb
Andria Merritt
Frank Price
James Moore
George "Bucky" Coats

STAFF PRESENT:

Samantha Wullenwaber, Planning Director
Haley Hogg, Sr. Planner
Sharon Sharpe, Planner
Chrissy Freeman, Clerk to the Board
Merrick Parrott, Town Attorney

MEMBERS ABSENT:

Marty Bizzell
Stephen Powers

1 CALL TO ORDER

a)

Planning Board Member Frank Price called the meeting to order at 6:00 p.m.

Planning Board Members Stephen Powers and Marty Bizzell were absent from this meeting.

2 ADJUSTMENT OF THE AGENDA

3 ADMINISTRATION OF OATH(S)

a) Clerk to the Board, Chrissy Freeman administered the Oath of Office to Planning Board Members:

- Travis Avery
- Brian Tiede
- Andria Merritt

4 ELECTION OF CHAIR & CO-CHAIR

a)

Planning Board Bucky Coats nominated Andria Merritt for Chair and Planning Board Price member nominated George "Bucky" Coats as Co-Chair. There were no further nominations.

Chair Andria Merritt introduced the two new members of the Planning Board, Travis Avery and Brian Tiede. Mr. Avery and Mr. Tiede gave a brief overview of

their background and experience.

Mr. Price had an update on Planning Board Member Marty Bizzell and stated he has been very ill. Mr. Price state Mr. Bizzell is on the road to recovery and hoping to be back shortly.

5 APPROVAL OF MINUTES

a)

Approval of December 17, 2019 Planning Board Minutes

ACTION: Planning Board Minutes approved.

Motion: Board Member Coats

Second: Board Member Moore

Vote: Unanimous

6 PUBLIC HEARINGS

7 NEW BUSINESS

a) 2019-244-OA Assembly Use - Update Ordinance Amendment

Planning Director Samantha Wullenwaber presented this item. The request is to modify the Unified Development Code (UDC) to change the Assembly use category from a Conditional Use Permit to a Special Use Permit. State law is requiring all jurisdictions to remove Conditional Uses from their UDOs and replace it with the Special Use review process. Assembly is currently permitted via a Conditional Use Permit in the R-E, B-2, and B-3 zoning districts and will simply be modified to require a Special Use Permit instead. Staff is also proposing to add Assembly to the B-1 zoning district, permitted through an issuance of a Special Use Permit as it is currently not permitted. All other land use categories in the UDC will remain as written and adopted by the Town Council. Staff is recommending approval. There were no questions for staff.

ACTION: Recommend 2019-244-OA Assembly Use - Update Ordinance Amendment to Town Council

Motion: Board Member Price

Second: Board Member Lipscomb

Vote: Unanimous

8 INFORMAL DISCUSSION AND PUBLIC COMMENT

a)

Planning Director Samantha Wullenwaber introduce new Planner Sharon Sharpe.

b) Town Attorney's Annual Update

Town Attorney Merrick Parrott gave an update on the Quasi-Judicial process. She went over the process of Quasi-Judicial hearings and each step that is required to make a decision on the public hearing. Planning Board member Price had a question about hearsay evidence. Planning Board member Lipscomb asked about opinion vs. expert evidence. Ms. Merrick explained. Members must recuse themselves when has fixed opinion prior to the hearing that is not subject to change; have a close familial, business, or other association with a participating party; or the decision would have a direct, substantial, and readily identifiable financial impact on the member. Once recused, a member should not participate in the hearing in any way. Findings of Fact need to be read to for the decision. Five votes are required for an approval.

Ms. Merrick also went over the Legislative Update - S.L 2019-111. An act to clarify, consolidate, and reorganize the land use regulation laws of the state. Part I is effective immediately and consists of clarifications. It is restating what has already existed. Ms. Merrick went over some highlights of Part I. Part II is not yet effected until January 1, 2021. Part II of S.L. 2019-111 created a new consolidated chapter 160D applicable to both municipalities and counties. Ms. Merrick went over some highlights for Part II but will go over more as the year goes on.

c)

Planning Director Samantha Wullenwaber went over a brief overview of the Highway 42 East connector. There is an article on the Town's website about the extension. Mr. Coats asked a question on one of the connectors. Ms. Wullenwaber stated there is a southern connector that is not approved at this time. Town Council Michael Grannis stated this project is in a very early design.

9 ADJOURN

a)

With there being nothing further, the meeting was adjourned at 7:00 pm.

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

Andria Merritt, Chair

ATTEST:

Chrissy Freeman, Clerk to the Board

January 27, 2020
Minutes



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: West End **Date:** 08/29/2019

Applicant Name: Adams & Hodge Engineering, PC

The following checklist to be completed by applicant:

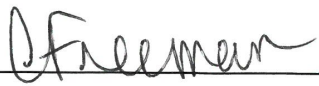
- [☒] Pre-Application Meeting on: 07/10/2019
- [☒] Review fee \$510.⁰⁰
- [☒] Copy of plan sets in PDF on USB

11 copies of the following:

- [☒] Completed Application
- [☒] Owner's Consent Form
- [☒] Adjacent Property Owner's List
- [☒] Wastewater Allocation Request Form
- [☒] Neighborhood Meeting Notice Letter (1 copy)
- [☒] Stormwater Management Statement
- [☒] 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 (ADDED TO SITE UTILITIES) | [☒] 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: West End

Acreage of Property: 1.85 AC Zoning District: B-3

County Tag #: See attached NC Pin #: See attached

Address/Location: Corner of West Main Street and Stallings Street

Existing Use: Vacant Proposed Use: Commercial

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: Adams & Hodge Engineering, PC

Mailing Address: 314 E Main Street, Clayton, NC 27520

Phone Number: 919-763-7278 / 919-812-2654 Fax: N/A

Contact Person: Donnie Adams / Amy Stancil

Email Address: donnied@adamsandhodge.com / amy@adamsandhodge.com

OFFICE USE ONLY

Date Received: 8/29/19 Amount Paid: \$510 File Number: 2019-186-SP

PROPERTY OWNER INFORMATION

Name: Hubert & Bonnie Lee

Mailing Address: 2236 Shotwell Rd, Clayton, NC 27520

Phone Number:

Fax: N/A

Email Address: hubertbonnie56@yahoo.com

EXPLANATION OF PROJECT

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

This is a Major Site Plan application for a commercial site. Two buildings are proposed on the site, building "A" and building "B". Building "A" can occupy up to 8 tenants and building "B" can occupy up to 6 tenants. The buildings and site are proposing three uses; restaurant, retail and office. Building "A" proposes a restaurant to occupy the far west end of the building containing inside and outside seating, as well as an outdoor play area for patron children. A loading zone is proposed behind building "A" for the tenants that will have regular deliveries. Also proposed on the site are two (SCM's) stormwater control measures.

MAJOR SITE PLAN REQUIREMENT CHECKLIST

PLAN FORMAT

These standards are established to provide information pertaining to the graphic and format presentation of plans. The following is required for all types of plans, except where otherwise noted:

- All plans and architectural elevations shall be limited to 24" x 36" in size, and folded to an 8.5" x 11" format.
- Plans are to be drawn at the same engineering scale of 1" = 20'; 30'; 40'; 50'; 60' (architectural elevations and details are exempt from this requirement) with north oriented in the same direction.
- Plans may be drawn at an engineering scale of 1" = 100', if approved by the Planning Department or the Technical Review Committee (TRC).

- 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.

Amy D. Stancil

Print Name


Signature of Applicant

08/29/19
Date



August 29, 2019

Lori Bryant
Development Services Coordinator
Town of Clayton
111 E. Second Street
Clayton, NC 27527

Subject: West End
Major Site Plan Package

Dear Ms. Bryant,

Please find enclosed:

- (11) Sets of Plans
- (11) Major Site Plan Applications
- (11) Owner Consent forms
- (11) Adjacent Owner Lists
- (11) Wastewater Allocation Request Applications
- (1) Neighborhood Meeting Notice Letter & ENVELOPES
- (11) Stormwater Statements
- (1) Flash Drive with Plan PDF file
- (1) Check for \$510 for Major Site Plan Application fee
- (1) Check for \$50 for Waste Water Allocation Application fee

Please let me know if you need anything else.


Sincerely,

Amy D. Stancil
919-812-2654
amy@adamsandhodge.com



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: West End Address or PIN #: 165911-76-2452, 165911-76-4347,
165911-76-4322, 165911-76-3247, &
165911-76-4236

AGENT/APPLICANT INFORMATION:

Adams & Hodge Engineering, PC
(Name - type, print clearly)

314 E. Main Street

(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*):

Major Site Plan

Construction Plans

Final Plats

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:

Hubert L. Lee Bonnie V. Lee
(Name - type, print clearly)

2236 Shotwell Rd, Clayton, NC
(Address)

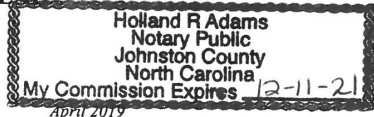
Hubert L. Lee Bonnie V. Lee
(Owner's Signature)

Clayton, NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Holland R Adams, a Notary Public for the above State and County, this
the 27 day of August, 2019.

SEAL



Holland R Adams
Notary Public

My Commission
Expires:

12-11-2021

15 of 15



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

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165911-76-4322, 165911-76-3247, &
165911-76-4236

AGENT/APPLICANT INFORMATION:

Adams & Hodge Engineering, PC
(Name - type, print clearly)

314 E. Main Street
(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):

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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:

Hubert L. Lee Bonnie V. Lee
(Name - type, print clearly)

2236 Shattuck Rd, Clayton, NC
(Address)

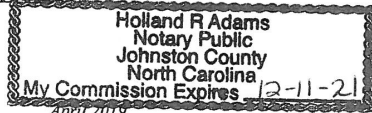
Hubert L. Lee Bonnie V. Lee
(Owner's Signature)

Clayton, NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Holland R Adams, a Notary Public for the above State and County, this the 27 day of August, 2019.

SEAL



Holland R Adams
Notary Public

My Commission
Expires:

12-11-2021

15 of 15



September 26, 2019

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 will be held to provide information to area residents about the nature of the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: **Thursday, October 14, 2019**

Meeting Time: **7:00 p.m.**

Meeting Location: **314 E. Main St. (Adams & Hodge Engineering – Entrance and Parking in the back of building)**

Type of Application: **New Major Site Plan**

Project/proposal property location: **This project location is the corner of West Main St. and Stallings St.**

Description of project/proposal: **This commercial site is proposing three uses; restaurant, retail, and office space.**

Upcoming Public Meetings for this application: Planning Board Meeting October 28, 2019.

At a minimum, the following will be available for your inspection at the Neighborhood Meeting:

1. A copy of the project application.
2. A schedule of all upcoming public meetings for application.
3. A map at 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.

A map is enclosed with this letter showing the location of the property that is subject to this application for land use change and/or development proposal.

If you have any questions prior to or after this meeting, you may contact us at (919) 763-7278.

You may also contact the Planning Department at 919-553-5002.

Sincerely,

Donald C. Adams, Jr., PE



RECEIVED

OCT 01 2019

TOWN OF CLAYTON
PLANNING DEPARTMENT



October 15, 2019

Lori Bryant
Development Services Coordinator
Town of Clayton
111 E. Second Street
Clayton, NC 27527

Subject: **Neighborhood Meeting Minutes
West End Project**

Dear Ms. Bryant,

Please find enclosed the Attendance Roster and the Neighborhood Meeting minutes for the West End Project that was held last night October 14, 2019. I realized yesterday that the letter that I sent out to the adjacent property owners had a mistake for the "day" of the meeting but the correct date. Instead of saying Monday, October 14, 2019 it said Thursday, October 14, 2019. I called Haley Hogg to find out what I should do. She said since the date was correct, it should be fine, but just in case someone thought the meeting is Thursday to have someone available here at Adams & Hodge on Thursday (October 17th) as well. We plan on doing this and if we do have anyone show up, we will submit another attendance roster and minutes. If you have any questions, please feel free to contact me.

Sincerely,

Holland Adams
919-763-2780
Holland@adamsandhodge.com

RECEIVED
OCT 15 2019
TOWN OF CLAYTON
PLANNING DEPARTMENT



West End Neighborhood Meeting Minutes

Date: October 14, 2019

Time: 7:00pm

Location: 314 E. Main Street (Adams & Hodge Engineering Conference Room)

The meeting was ready to begin at 7:00pm for the West End Project, however, as of 7:20pm there were no adjacent property owners that showed up. Therefore, there were not any minutes to report.

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: West End

Application: Major Site Plan, Wastewater Allocation

Location/Date: October 14, 2019 - Adams & Hodge Engineering
314 E. Main St. Conference Room

	NAME	ADDRESS
1	Hubert & Bonnie Ru	2236 Shotwell Road
2	Donnie Adams	404 Swann Trail, Clayton
3	Holland Adams	404 Swann Trail, Clayton
4		
5		
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RECEIVED

OCT 15 2019

TOWN OF CLAYTON
PLANNING DEPARTMENT

ADJACENT PROPERTY OWNERS LIST

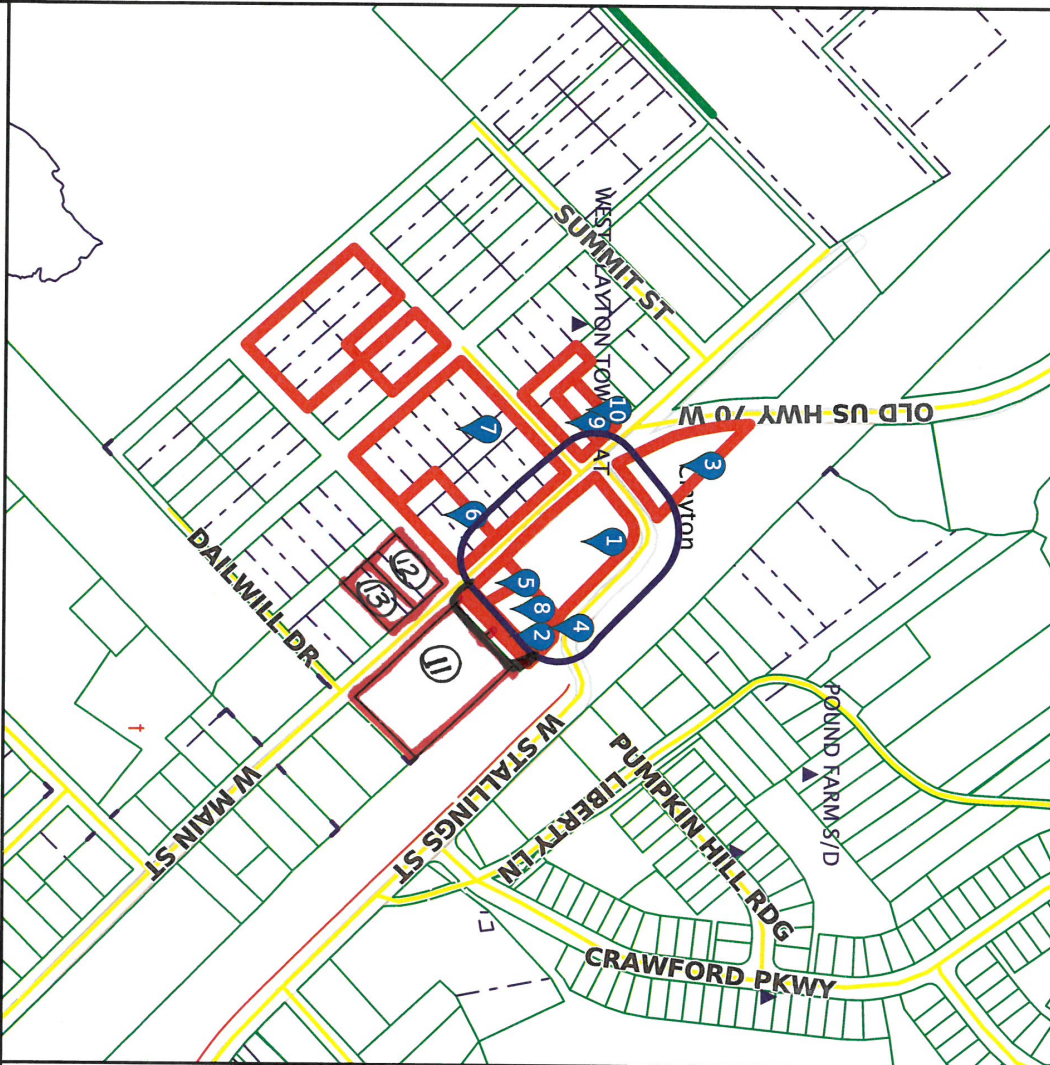
Project Name: West End

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
See attached		

*** DISCLAIMER ***
Johnston County assumes no legal responsibility for the information represented here.



Scale: 1:4503 - 1 in. = 375.25 feet

(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

Johnston County GIS
August 29, 2019

Result 1

id: 05G01014A
Tag: 05G01014A
Owner Name 1: LEE, HUBERT L.
Owner Name 2: LEE, BONNIE Y.
Mail Address 1: 2236 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8223
Book: 05209
Page: 0763

Result 2

id: 05G01021W
Tag: 05G01021W
Owner Name 1: LEE, HUBERT L.
Owner Name 2: LEE, BONNIE Y.
Mail Address 1: 2236 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8223
Book: 05224
Page: 0502



*** DISCLAIMER ***

Johnston County assumes no legal responsibility for the information represented here.

Result 3

id: 05G01014C
Tag: 05G01014C
Owner Name 1: 1218 PROPERTIES, LLC
Owner Name 2:
Mail Address 1: 510 FONTANA DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-7306
Book: 05195
Page: 0465

Result 4

id: 05G01022E
Tag: 05G01022E
Owner Name 1: UNKNOWN
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Book:
Page:

Result 5

id: 05G01014Y
Tag: 05G01014Y
Owner Name 1: LEE, HUBERT L
Owner Name 2: LEE, BONNIE Y
Mail Address 1: 2236 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8223
Book: 05224
Page: 0502

Result 6

id: 05H02199Z
Tag: 05H02199Z
Owner Name 1: HEFLIN, WESLEY B.
Owner Name 2: HEFLIN, NICHOLE
Mail Address 1: 209 NORTHCLIFT DR
Mail Address 2:
Mail Address 3: RALEIGH, NC 27609-3720
Book: 05403
Page: 0667

Result 7

id: 05E99002D
Tag: 05E99002D
Owner Name 1: ALLEN, MARY H
Owner Name 2: SHALLINGTON, KATHERINE ALLEN
Mail Address 1:
Mail Address 2: PO BOX 1633
Mail Address 3: CLAYTON, NC 27528-0000
Book:
Page:

Result 8

id: 05H02199Q
Tag: 05H02199Q
Owner Name 1: LEE, HUBERT L
Owner Name 2: LEE, BONNIE Y
Mail Address 1: 2236 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8223
Book: 05224
Page: 0502

Result 9

id: 05G01014X
Tag: 05G01014X
Owner Name 1: WHITE, DONNA M
Owner Name 2: WORLDS, SYLVIA L
Mail Address 1: 1330 WEST MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02779
Page: 0716

Result 10

id: 05H02199M
Tag: 05H02199M
Owner Name 1: WHITE, DONNA M
Owner Name 2: WORLDS, SYLVIA L
Mail Address 1: 1330 WEST MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02779
Page: 0716

Result 11

id: 05026066
Tag: 05026066
Owner Name 1: LEE, RAYMOND
Owner Name 2: LEE, JEAN
Mail Address 1: 2241 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 00891
Page: 0601

Result 12

id: 05026064
Tag: 05026064
Owner Name 1: HEFLIN, WESLEY BRYAN
Owner Name 2:
Mail Address 1: 209 NORTHCLIFT DR
Mail Address 2:
Mail Address 3: RALEIGH, NC 27609-3720
Book: 05027
Page: 0953

Result 13

id: 05026063
Tag: 05026063
Owner Name 1: HEFLIN, WESLEY B
Owner Name 2:
Mail Address 1: 209 NORTHCLIFT DR
Mail Address 2:
Mail Address 3: RALEIGH, NC 27609-3720
Book: 04885
Page: 0966



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

TRC CERTIFICATION

February 6, 2020

Donnie Adams / Amy Stancil
311 E. Main St.
Clayton, NC 27520
Donnie@adamsandhodge.com / Amy@adamsandhodge.com

Re: 2019-186-SP West End

Mr. Adams / Ms. Stancil,

The project listed above has received certification from the Technical Review Committee on February 6, 2020. In order to prepare for your upcoming Planning Board hearing, please submit **NINE** 11x17 hardcopies of your latest site plan no later than 5PM on Friday February 7, 2020. The project will now proceed to the following meeting:

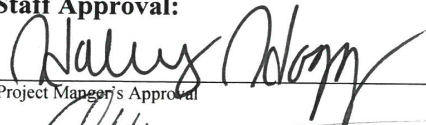
Planning Board: Monday February 24, 2020 at 6:00pm

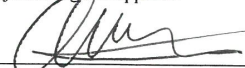
Please let me know if you have any questions or need further assistance.

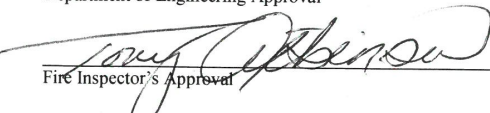
Thank you,

Lori Bryant
Development Services Coordinator
Lbryant@townofclaytonnc.org
(919) 359-9337

Staff Approval:


Project Manager's Approval


Department of Engineering Approval


Fire Inspector's Approval

2/6/2020
Date

2/6/2020
Date

02-06-2020
Date

Updated February 2019



FOR

Received:
2/13/2020

WEST END

IN

TOWN OF CLAYTON,
JOHNSTON COUNTY,
NORTH CAROLINA

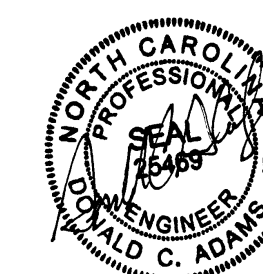
SHEET INDEX

<u>SHEET TITLE</u>	<u>SHEET No.</u>
SEALED BOUNDARY MAP.....	C1.00
EXISTING CONDITIONS	C1.01
PRELIMINARY SITE PLAN.....	C2.01
PRELIMINARY UTILITY PLAN.....	C3.01
EROSION CONTROL PLAN.....	C4.01
PRELIMINARY GRADING & DRAINAGE PLAN.....	C5.01
PRELIMINARY LANDSCAPE PLAN	L1.01
PRELIMINARY ARCHITECTURAL PLANS.....	A-1-A-4

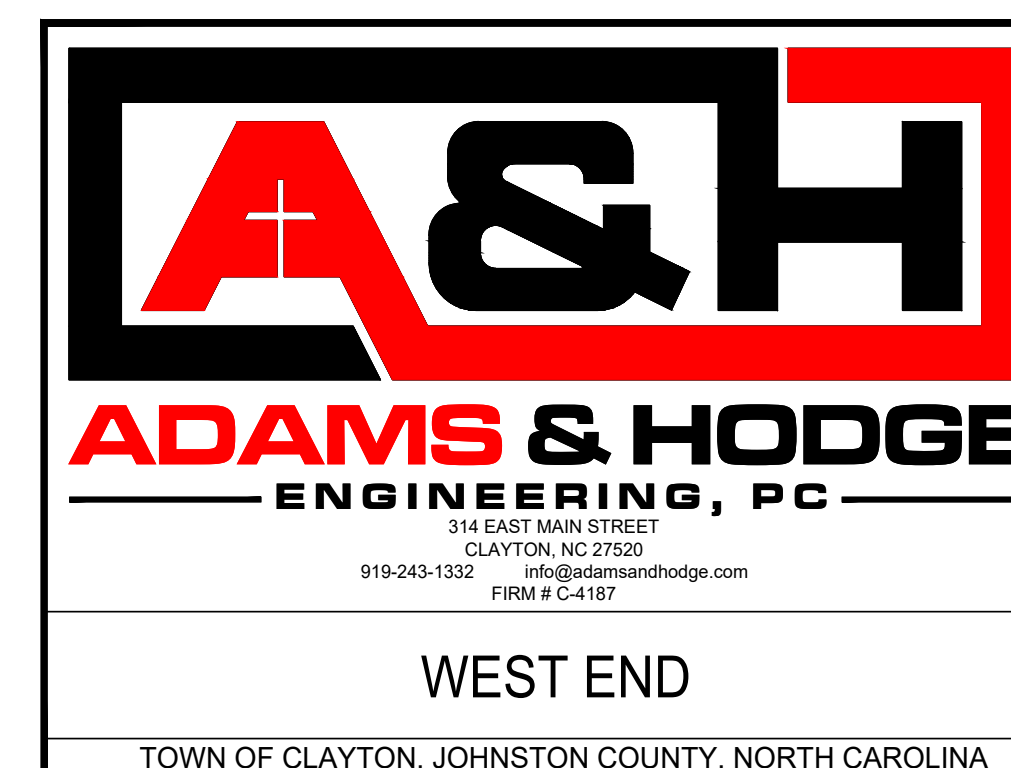
DEVELOPER/APPLICANT:

HUBERT AND BONNIE LEE
2236 SHOTWELL ROAD
CLAYTON, NC 27520

CONTACT/AGENT: HUBERT or BONNIE LEE
hubertbonnie56@yahoo.com

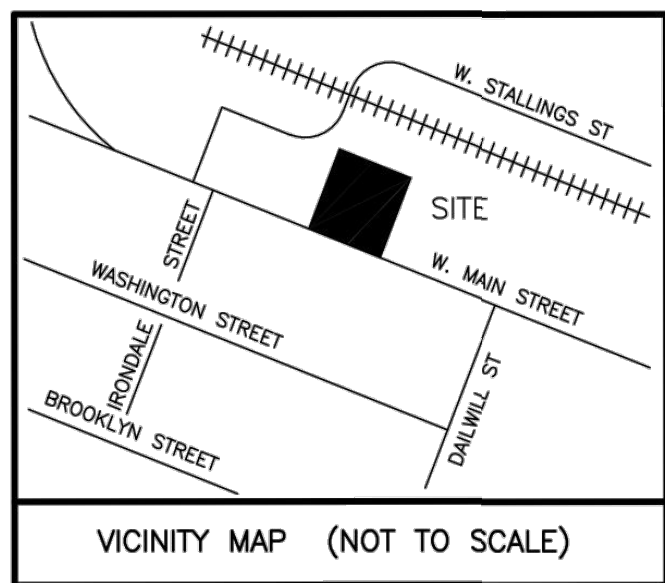
REVISÉ
2/12/2020 3:43 PM

PRELIMINARY



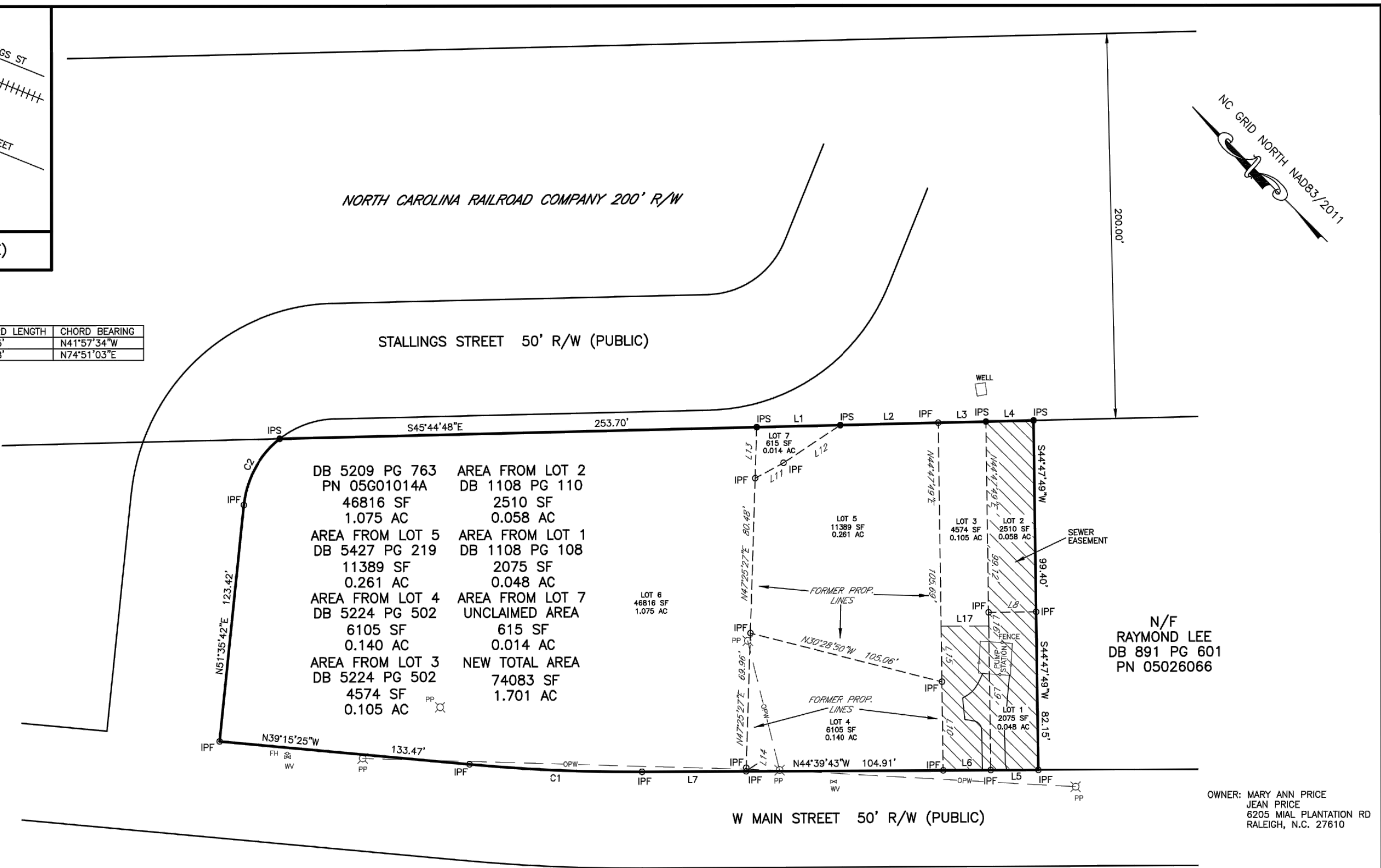
SEPTEMBER 3, 2019

SEPTEMBER 3, 2019
OCTOBER 4, 2019 PER 1ST TRC COMMENTS
DECEMBER 2, 2019 PER 2ND TRC COMMENTS
JANUARY 31, 2020 3RD TRC COMMENTS
FEBRUARY 12, 2020 NCRR COMMENTS
T.O.C. PROJECT: 2019-186-SP



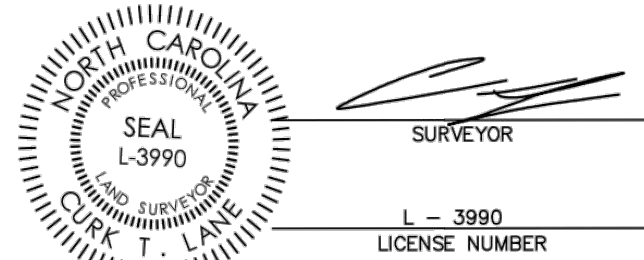
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	975.00'	91.98'	91.95'	N41°57'34"W
C2	50.00'	40.59'	39.48'	N74°51'03"E

LINE	BEARING	DISTANCE
L1	S45°44'48"E	44.38'
L2	S45°44'48"E	52.33'
L3	S45°44'48"E	25.29'
L4	S45°44'48"E	25.29'
L5	N44°39'43"W	25.29'
L6	N44°39'43"W	25.29'
L7	N44°39'43"W	55.32'
L8	N45°06'41"W	25.29'
L9	N44°47'49"E	74.90'
L10	N44°47'49"E	46.05'
L11	S72°23'51"E	17.07'
L12	S77°23'51"E	35.94'
L13	N47°25'27"E	26.56'
L14	N47°25'27"E	1.88'
L15	N44°47'49"E	28.85'
L16	N44°47'49"E	7.05'
L17	S44°39'43"E	25.29'



STATE OF NORTH CAROLINA, JOHNSTON COUNTY

I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5209, PAGE 783, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 5209, PAGE 783; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000±; THAT THE GLOBAL POSITIONING ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT 1 CENTIMETER ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11; D, WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 27TH DAY OF SEPTEMBER, A.D. 2019



REVIEW OFFICER'S CERTIFICATE

I, _____, REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

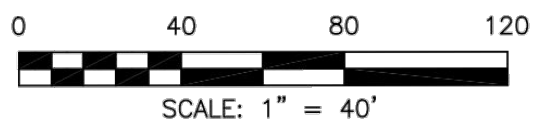
DATE _____ REVIEW OFFICER _____

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS _____ DAY OF _____, 20____ AT _____.

CRAIG OLIVE BY _____ DEPUTY REG. OF DEEDS
REGISTER OF DEEDS

RECORDED IN PB _____ PG _____



- LEGEND
- IPF IRON PIPE FOUND
 - PS CONCRETE MONUMENT FOUND
 - CMF CONCRETE MONUMENT FOUND
 - PNF PARKER-KALON NAIL SET
 - PKS PARKER-KALON NAIL SET
 - WSS WOODEN SPIKE SET
 - CSF COTTON SPIKE FOUND
 - CCS COTTON SPIKE SET
 - CCP CONTROL CORNER
 - CP COMPUTED POINT
 - P/P POWER POLE
 - OPW OVERHEAD POWER LINE
 - R/W RIGHT OF WAY
 - SEF SQUARE FEET
 - AC ACRE
 - DB DEED BOOK
 - PS PLAT BOOK
 - BOM BOOK OF MAPS
 - PF PAGE
 - LF LINEAR FEET
 - LS LOT AND OPPOSITE SEWER
| 155L | OFFSITE SEWER LOT |
| 156L | RECOMMENDATION LOT |
| 157L | RECOMMENDATION LOT |
| 158L | RECOMMENDATION LOT |
| 159L | RECOMMENDATION LOT |
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| 198L | RECOMMENDATION LOT |
| 199L | RECOMMENDATION LOT |
| 200L | RECOMMENDATION LOT |

HUBERT L. LEE,
BONNIE Y. LEE,
MARY ANN PRICE,
JEAN PRICE

CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
SEPTEMBER 27, 2019
SHEET 2 OF 2

SURVEYED BY:
T.L.S.

DRAWN BY:
KAMAL

CHECKED BY:
CURK

DRAWING NAME:
BOUNDARY2.DWG

SURVEY DATE:
8-12-19

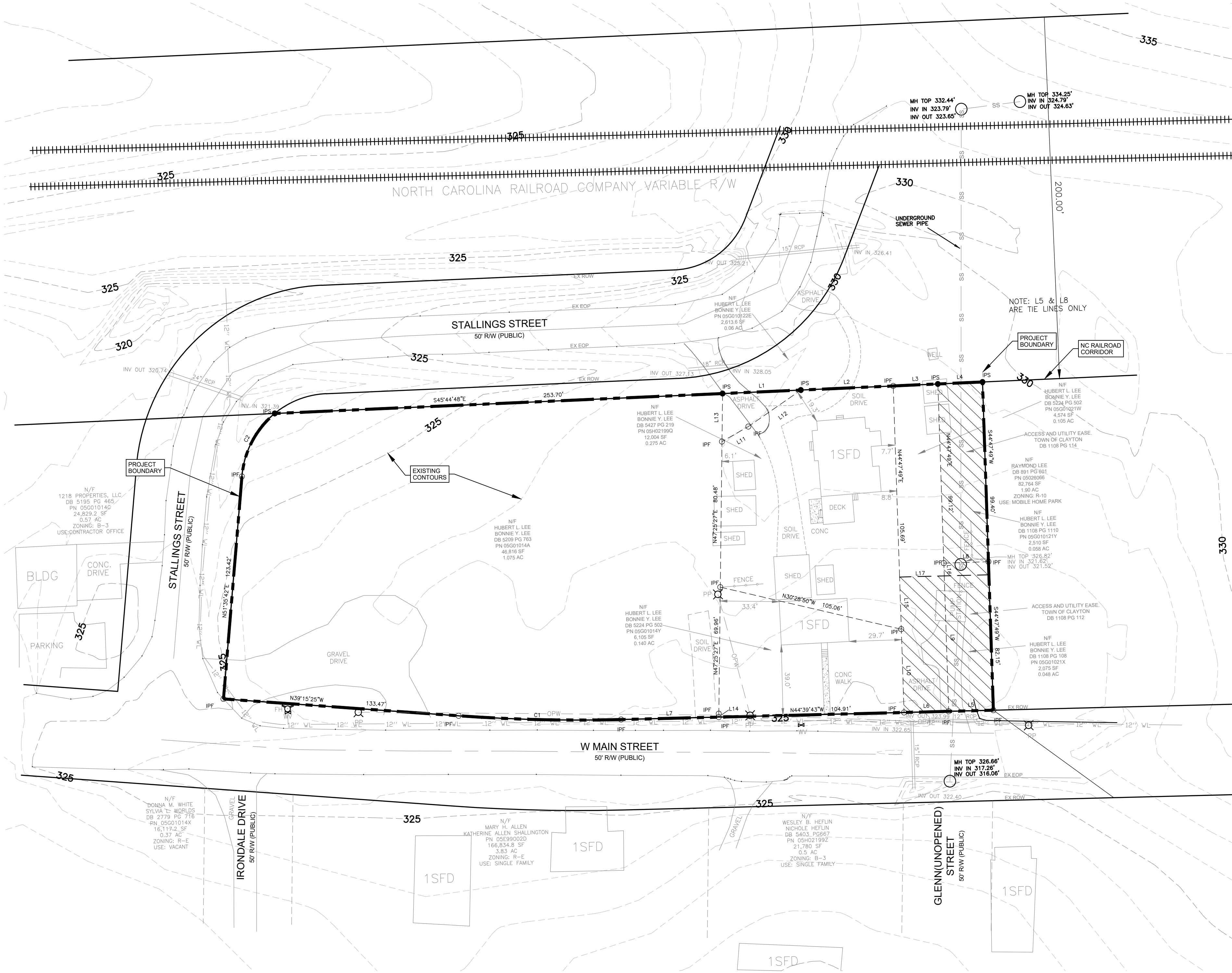
JOB NO.:
1558.005

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

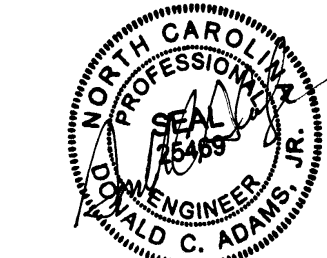
C-1859

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	975.00'	91.98'	91.95'	N41°57'54"W
C2	50.00'	40.59'	39.48'	N74°51'03"E

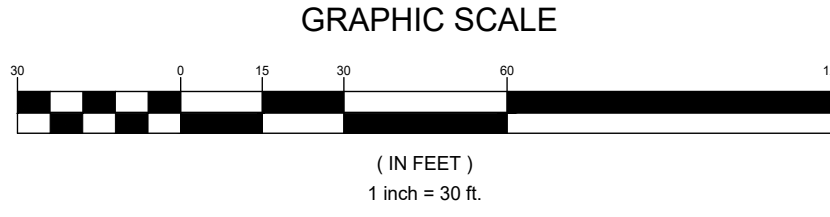
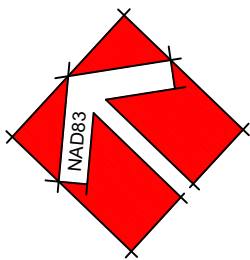
LINE	BEARING	DISTANCE
L1	S45°44'48"E	44.38'
L2	S45°44'48"E	52.13'
L3	S45°44'48"E	25.29'
L4	S45°44'48"E	25.29'
L5	N44°39'43"W	25.29'
L6	N44°39'43"W	25.29'
L7	N44°39'43"W	55.32'
L8	N45°08'41"W	25.29'
L9	N44°47'49"E	74.90'
L10	N44°47'49"E	46.05'
L11	S77°23'51"E	17.07'
L12	S77°23'51"E	35.94'
L13	N47°25'27"E	26.58'
L14	N47°25'27"E	1.68'
L15	N44°47'49"E	28.85'
L16	N44°47'49"E	7.05'
L17	S44°39'43"E	25.29'



SOURCES OF INFORMATION:
 1. EXISTING SURVEY & CONTOURS OF SITE PROVIDED BY TRUE LINE SURVEYING, P.C., 205 W. MAIN STREET, CLAYTON, NC 27520, DATED 07/22/2018.
 2. PARCEL INFORMATION FROM JOHNSTON COUNTY GIS DATED 2018



REVISED
 11/27/2019 5:02 PM
PRELIMINARY



314 EAST MAIN STREET
 CLAYTON, NC 27520
 info@adamsandhodge.com
 919-243-1332
 FROM P.C. #167

ADAMS & HODGE
 ENGINEERING, P.C.



WEST END
 TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

EXISTING CONDITIONS

DESIGN	DCA
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SET GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	08/06/2019
JOB NO.	
SHEET	

C1.01



NOTE:

1. ENCLOSURE TO MATCH EXTERIOR BUILDING MATERIALS.
2. DUMPSTER ENCLOSURE GATES WILL BE METAL.
3. DUMPSTER ENCLOSURE WILL BE SCREENED AND LANDSCAPED AS PER TOWN OF CLAYTON UNIFIED DEVELOPMENT CODE 155.402 (G)(2)(a)(b)(c)



(AROUND RECREATION
AND SCM #1 & #2)



(PLACED AT 1" WITHIN EASEMENT ALONG
ADJACENT PROPERTY LINE TO ACHIEVE
SCREENING REQUIREMENT.)



AS PER 155.401(C)(3)(b) OF THE
TOWN OF CLAYTON UNIFIED DEVELOPMENT CODE

NOTE:

1. THERE ARE NO AREAS OF 100 YEAR FEMA FLOOD ON PROPERTY FLOOD PANEL NO. 3720165900 K eff. DATE 06/20/2018
2. OUTDOOR SEATING TO BE FINALIZED AT THE TIME OF ZONING COMPLIANCE PERMIT REVIEW.

* NOTE: PARKING CALCULATIONS ARE BASED ON
OF CLAYTON UNIFIED DEVELOPMENT CODE

SPECIFICATIONS
ALL WIDTH WITH A TOTAL OVERALL HEIGHT OF 38 1/2"

MADE OF 2 7/8" 12GAUGE GALVANIZED STEEL TUBING.
COATED WITH A THERMAL PLASTIC COATING TO PREVENT RUST AND SCRATCHES
COLOR OPTIONS

MARINER BLUE
GREEN

NO ASSEMBLY REQUIRED

ALL HARDWARE IS NEW
WEIGHT FOR THE BR



1

100

[illegible][illegible]

1

1

1

SOURCES OF INFORMATION:

1. EXISTING SURVEY & CONTOURS OF SITE PROVIDED BY TRUE LINE SURVEYING, P.C., 205 W. MAIN STREET, CLAYTON, NC 27520, DATED 07/22/2018.
2. PARCEL INFORMATION FROM JOHNSTON COUNTY GIS DATED 2018



PRELIMINARY



GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft

REVISIONS:
10/04/19 PER 1ST TRC COMMENTS
10/04/19 PER 2ND TRC COMMENTS
01/30/20 PER 3RD TRC COMMENTS
02/12/20 NCR# COMMENTS

LAST MAIN STREET
LYTON, NC 27520
damsandhodge.com
919-243-1332
FIRM # C-4187

ADAMS & HODGE
— ENGINEERING, PC —



WEST END

PRELIMINARY
SITE PLAN

DESIGN	DCA/PCE
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	08/06/2019
JOB NO.	
SHEET	

C2.01

EROSION LEGEND:

=====	-LIMITS OF DISTURBANCE		-CONSTRUCTION ENTRANCE
○	-SILT FENCE	-----	-DITCH LINER - NAG C350 OR EQUAL
← PD ← PD ←	-PERMANENT DIVERSION	-----	*NOTE* ALL DITCHES LINED W/6"NAG S150 UNLESS OTHERWISE NOTED.
⌋	-ARC INLET PROTECTION	-----	-EXISTING CONTOUR
	-OUTLET PROTECTION	-----	-PROPOSED CONTOUR
▲	-CHECK DAM	-----	-SKIMMER BAFFLES
~~~~~	-WATTLE		-CHECK DAM W/6"W/WEIR & STORAGE
	-SILT FENCE OUTLET		

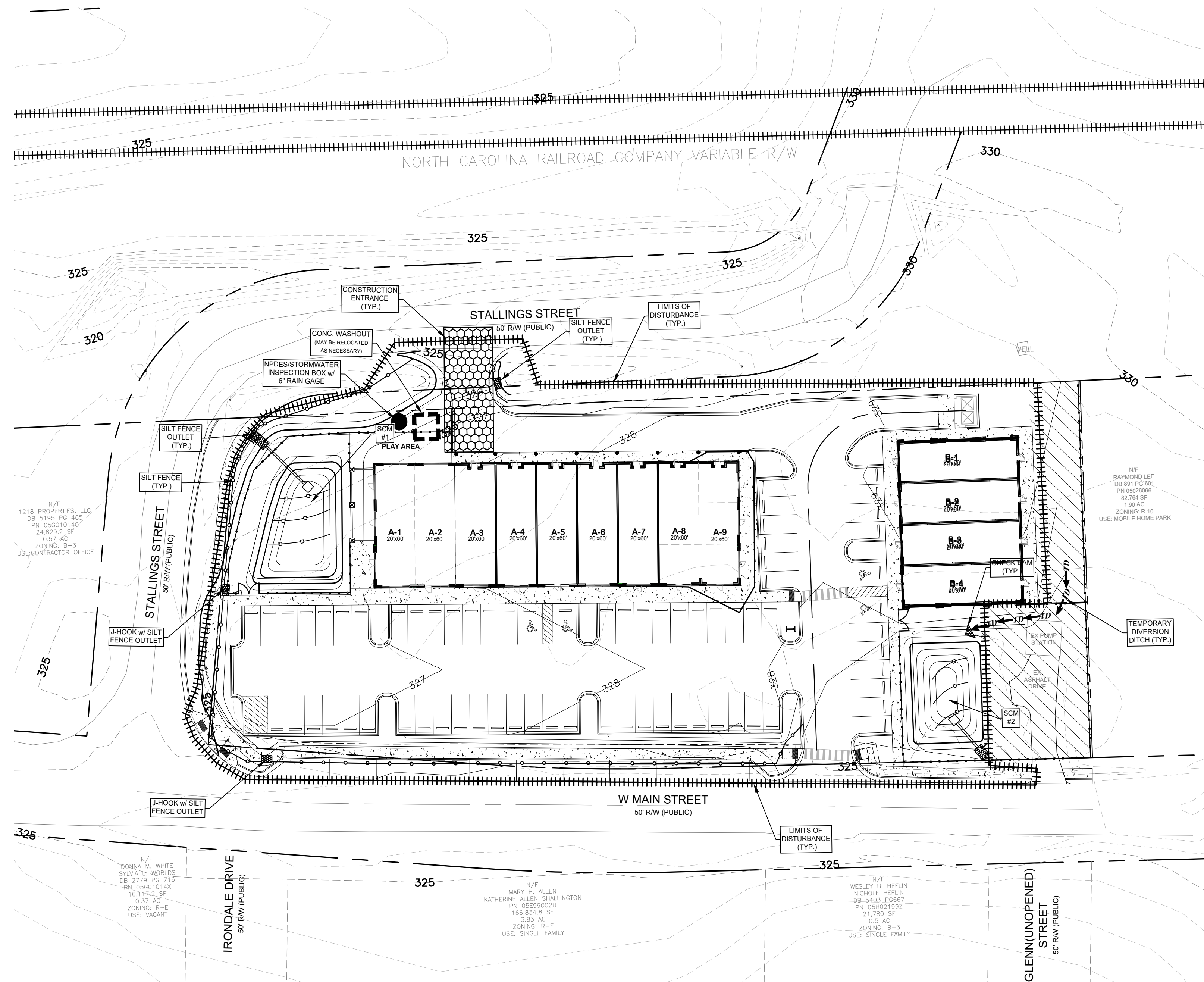
**DISTURBED AREA = 1.77 AC**

FOR GRAPHIC PURPOSES SILT FENCE AND LIMITS OF DISTURBANCE ARE SHOWN SEPARATED. SILT FENCE IS TO BE INSTALLED AT THE ACTUAL LIMITS OF DISTURBANCE.

THIS SHEET IS FOR GRADING AND EROSION CONTROL PURPOSES ONLY. DO NOT USE THIS SHEET FOR STORM DRAIN INSTALLATION.

JOHNSTON COUNTY RESERVES THE RIGHT TO MODIFY THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE EXISTING PLAN OR ITS IMPLEMENTATION PROVE TO BE INADEQUATE.

ALL DITCHES/SWALES ARE TO BE IMMEDIATELY LINED USING NAG S150 OR SOD UNLESS OTHERWISE SPECIFIED.

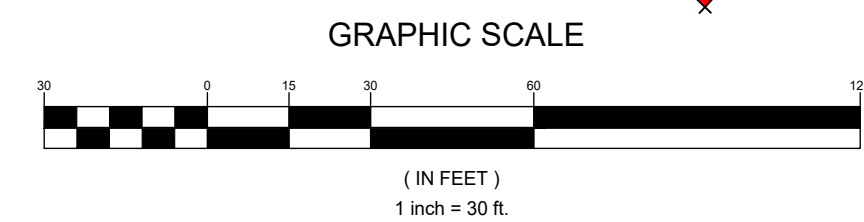
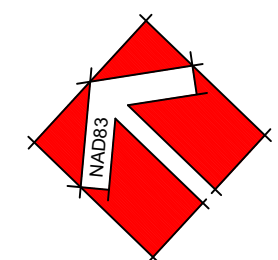


- SOURCES OF INFORMATION:
- EXISTING SURVEY & CONTOURS OF SITE PROVIDED BY TRUE LINE SURVEYING, P.C., 205 W. MAIN STREET, CLAYTON, NC 27520, DATED 07/22/2018.
  - PARCEL INFORMATION FROM JOHNSTON COUNTY GIS DATED 2018



REVISED  
2/12/2020 3:54 PM

**PRELIMINARY**



**ADAMS & HODGE**  
ENGINEERING, PC



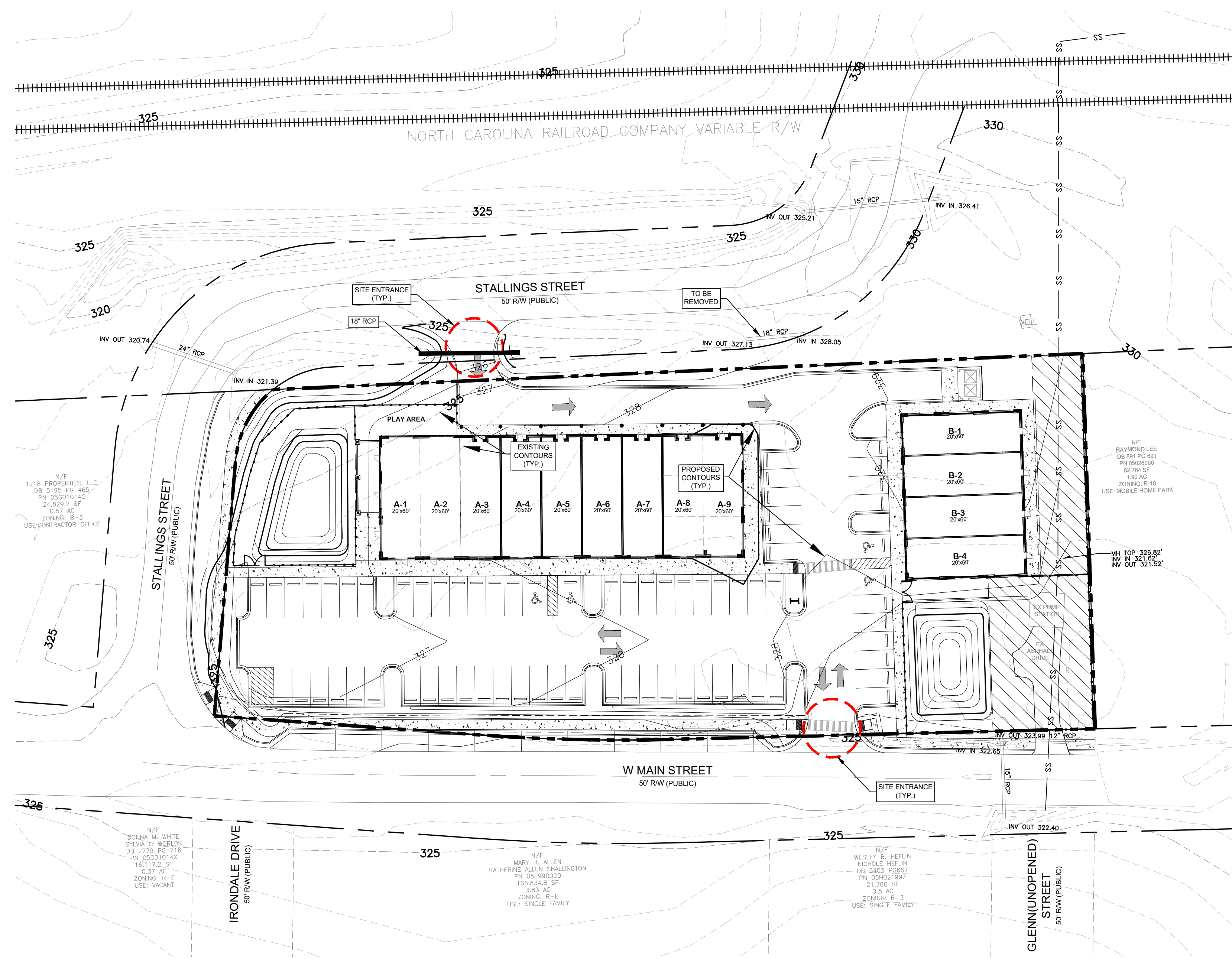
WEST END

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

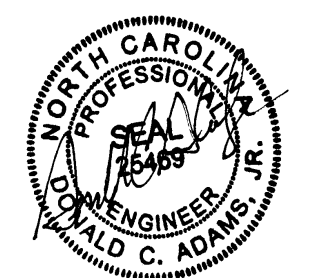
EROSION CONTROL

DESIGN: DCA  
DRAWN: ADS  
CHECKED: DCA  
HORIZONTAL SCALE: SEE GRAPHIC SCALE  
VERTICAL SCALE: N/A  
DATE: 08/06/2019  
JOB NO.:  
SHEET: C4.01



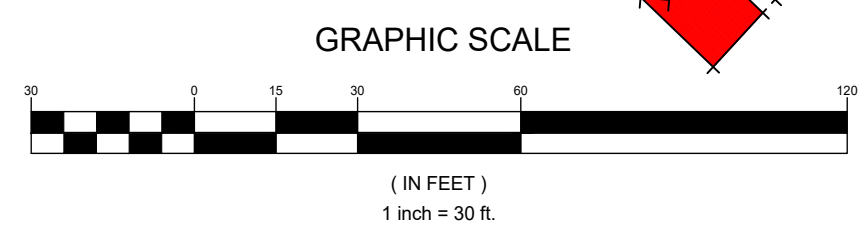
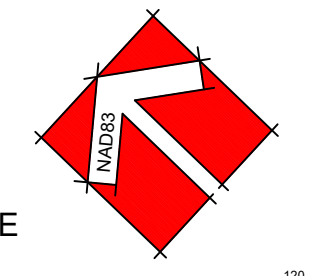


LEGEND	
PROPOSED	
W/L	8" W/L
BLOWOFF	Symbol
HYDRANT	Symbol
VALVE	Symbol
REDUCER	Symbol
METER	Symbol
STORM DRAINAGE	Symbol
EXISTING CONTOUR	220
PROPOSED CONTOUR	220



REVISED  
2/12/2020 4:10 PM

**PRELIMINARY**



SOURCES OF INFORMATION:  
1. EXISTING SURVEY & CONTOURS OF SITE PROVIDED BY TRUE LINE SURVEYING, P.C., 205 W. MAIN STREET, CLAYTON, NC 27530, DATED 07/22/2018.  
2. PARCEL INFORMATION FROM JOHNSTON COUNTY GIS DATED 2018

314 EAST MAIN STREET  
CLAYTON, NC 27530  
info@adamsandhodge.com  
919-243-1332  
PRN # C-1187

**ADAMS & HODGE**  
ENGINEERING, PC

WEST END

PRELIMINARY GRADING  
& DRAINAGE PLAN

DESIGN: EK  
DRAWN: EK  
CHECKED: DCA  
HORIZONTAL SCALE: SEE GRAPHIC SCALE  
VERTICAL SCALE: N/A  
DATE: 08/06/2019  
JOB NO:  
SHEET: C5.01

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA



# LANDSCAPE REQUIREMENTS

## Interior Landscape (155.402, Part 1.D.1)

Description	Requirement	Provided
Landscape Area (20% of site):	14,817	14,817 SF
Canopy Trees:	15	15 (6 trees in the islands)
Understory Trees:	15	11
Shrubs:	30	78 (48 to makeup for the 4 less canopy trees)

## Vehicular Use Area (155.402, Part 1.D.2)

Description	Requirement	Provided
Screening adjacent to Residential	N/A	N/A

Perimeter screening (vehicle areas)

West Main Street & Stallings Street	Shrubs:	71	71
-------------------------------------	---------	----	----

Landscape Islands

Canopy Trees:	6	6
---------------	---	---

Terminal Islands

Canopy Trees:	6	6
---------------	---	---

## Buffer Yards (155.402, Part 2. E)

Description	Requirement	Provided
Side Yards	There are no side yards due to configuration of the parcel.	

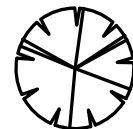
Rear Yard

Due to the existing utility easement and pump station, no buffer yard landscaping can be provided.

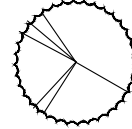
Street Yards	756' Total (Class 'A' Buffer)	756'
--------------	-------------------------------	------

Canopy Trees:	16	19
Understory Trees:	16	17
Shrubs:	91	91

## Plant Symbol Key



CANOPY TREE:

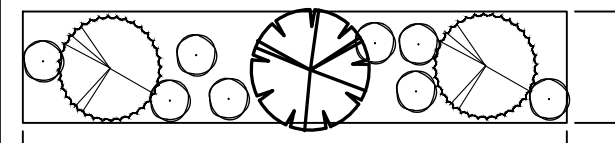


UNDERSTORY TREE:



SHRUBS:

## Class "A" Buffer ALTERNATIVE 1



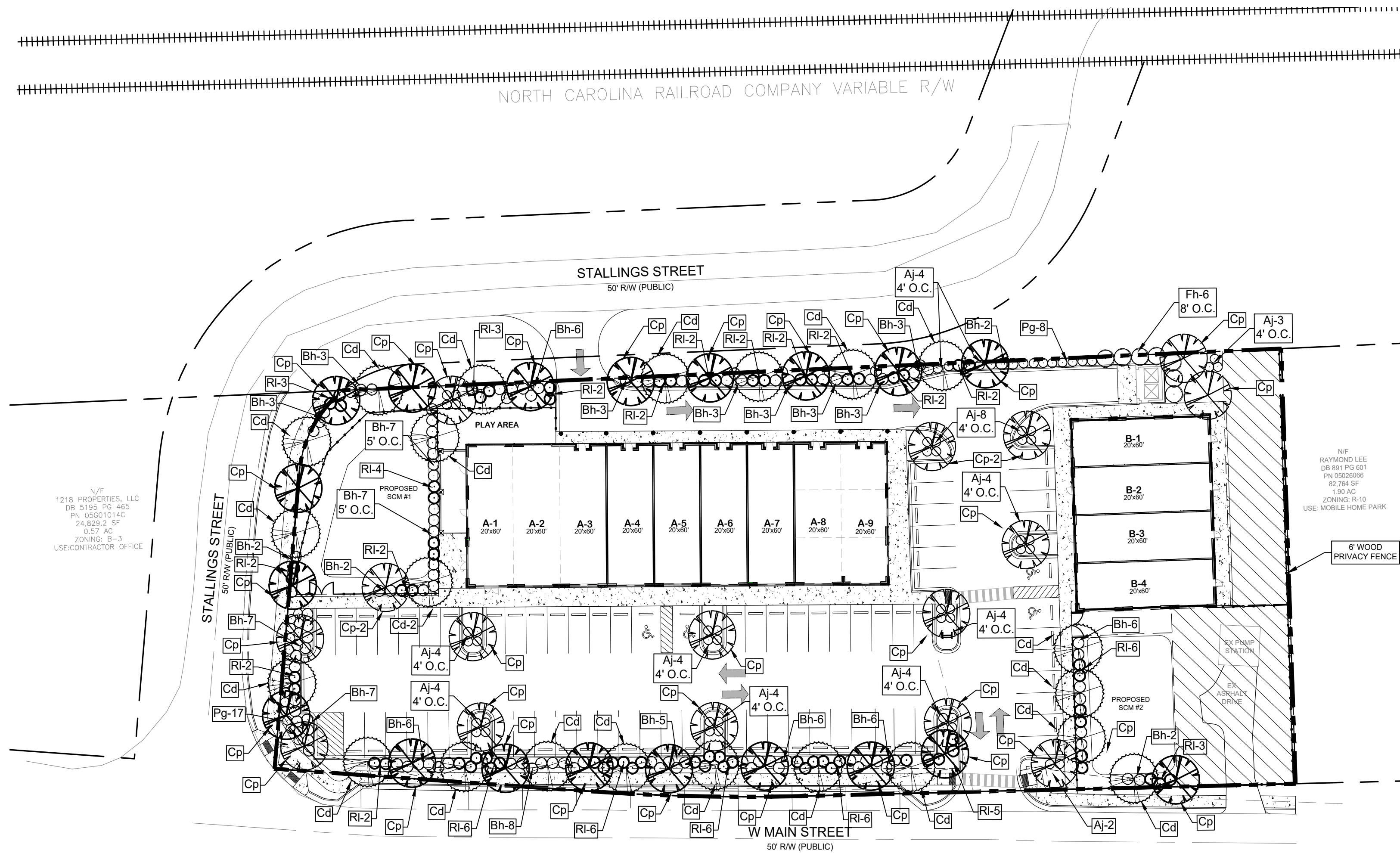
CLASS "A" BUFFER - ALTERNATIVE 1 PLANTING SCHEME  
REQUIRED PER 100':  
(2) CANOPY TREES  
(2) UNDERSTORY TREE  
(12) SHRUBS

## LANDSCAPE PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	COMMENTS	HEIGHT	WIDTH	ROOT
LARGE TREES							
Cp	34	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD	2.5' CAL MIN.	10'-12'	5-6'	B&B
SMALL TREES							
Cd	22	CORNUS RUTICA 'CONSTELLATION' PP#7204	CONSTELLATION DOGWOOD	2" CAL MIN.	8'-10'	3-4'	B&B
Fh	6	ILEX ATTENUATA 'FOSTERII #2'	FOSTER HOLLY #2	2" CAL MIN.	8'-10'	3-4'	B&B
SHRUBS							
Bh	105	ILEX CORNUTA 'BURFORDI NANA'	DWARF BUFORD HOLLY	-	30"-36"	-	7 GAL
Aj	52	JUNIPERUS HORIZONTALIS 'PLUMOSA'	ANDORRA JUNIPER	-	18"-24"	-	5 GAL
Pg	25	CORTADERIA SELLOANA	PARSONS JUNIPER	-	18"-24"	-	5 GAL
Ri	72	LOROPETALUM CHINESE RUBRUM 'RUBY'	RUBY LOROPETALUM	-	30"-36"	-	7 GAL

### NOTES

- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND IS TO NOTIFY THE CONTRACTOR ASAP OF ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLAN.
- THE LANDSCAPE CONTRACTOR SHALL ADJUST ANY BUFFER PLANTING AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS, DRAINAGE FACILITIES, AND OTHER UTILITIES THAT REQUIRE CLEARANCES FOR ACCESS.
- 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.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED ENTIRELY FROM VIEW.



N/E  
121B PROPERTIES, LLC  
DB 5195 PG 465  
PN 05001014C  
24,829.2 SF  
0.57 AC  
ZONING: B-3  
USE: CONTRACTOR OFFICE

N/E  
DONNA M. WHITE  
SYLVIA L. WOLFE  
DB 2779 PG 716  
PN 05001014C  
16,117.2 SF  
0.37 AC  
ZONING: R-E  
USE: VACANT

IRONDALE DRIVE  
50' ROW (PUBLIC)

N/E  
MARY H. ALLEN  
KATHERINE ALLEN SHALLINGTON  
DB 1863 PG 5  
PN 05001014C  
3,852 SF  
0.09 AC  
ZONING: R-E  
USE: SINGLE FAMILY

N/E  
WESLEY S. HEFLIN  
NICHOLE HEFLIN  
DB 1403 PG 6  
PN 05001014C  
21,789 SF  
0.5 AC  
ZONING: B-3  
USE: SINGLE FAMILY

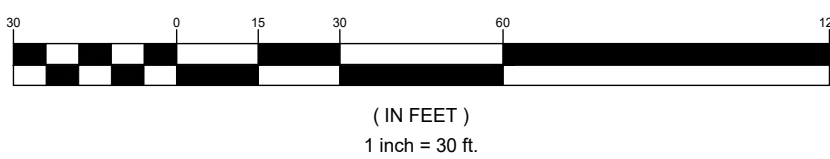
GLENN (UNOPENED) STREET  
50' ROW (PUBLIC)



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2/12/2020 4:11 PM

PRELIMINARY

GRAPHIC SCALE



ADAMS & HODGE  
ENGINEERING, PC

WEST END  
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

PRELIMINARY  
LANDSCAPE PLAN

DESIGN: PCE  
DRAWN: ADS  
CHECKED: DCA/PCE  
HORIZONTAL SCALE: SEE GRAPHIC SCALE  
VERTICAL SCALE: N/A  
DATE: 08/06/2019  
JOB NO.:  
SHEET:

L1.01





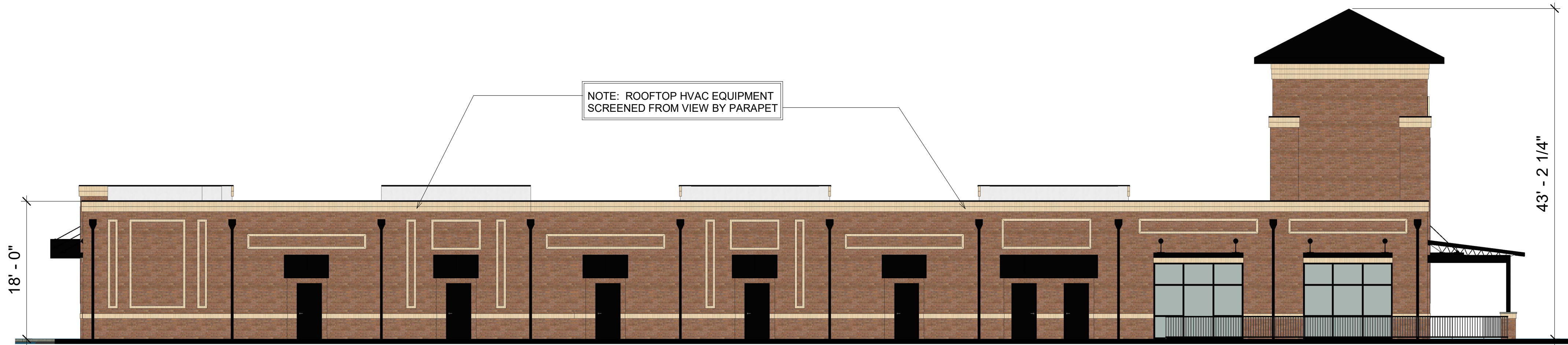
① SOUTH ELEVATION (MAIN STREET) -  
BUILDING A  
1/8" = 1'-0"



② WEST ELEVATION - BUILDING A  
1/8" = 1'-0"



③ EAST ELEVATION - BUILDING A  
1/8" = 1'-0"



④ NORTH ELEVATION - BUILDING A  
1/8" = 1'-0"

REVISIONS	

WEST END MIXED USE  
BUILDING "A"  
MAIN STREET, CLAYTON NC

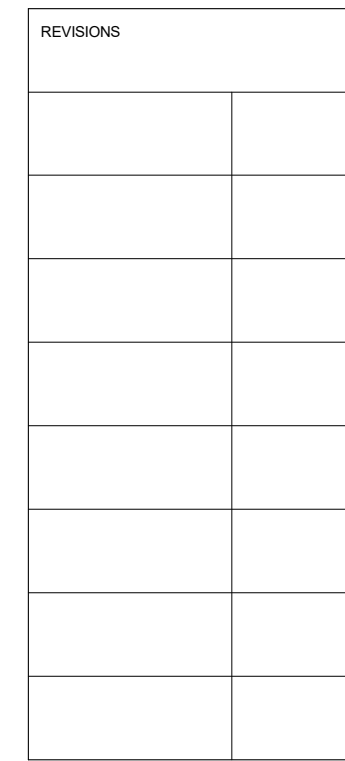


DATE 01-30-2020  
PROJECT # 2019-060

SHEET  
A-1







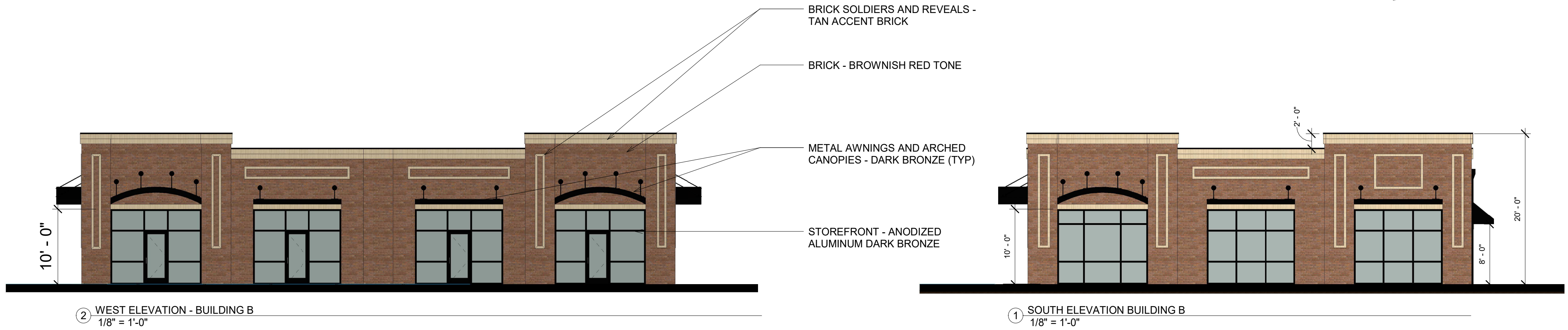
**TONY  
JOHNSON**  
ARCHITECT

919.262.7171  
TONYJOHNSONARCHITECT.COM  
104 N. LOREMO ST.  
CLAYTON, NC 27520  
TONYJOHNSONARCHITECT.COM

DATE	01-30-2020
PROJECT #	2019-060
SHEET	A-2







REVISIONS	

WEST END MIXED USE  
BUILDING "B"  
MAIN STREET, CLAYTON NC

919-580-7777  
TONYJOHNSONARCHITECT.COM  
104 N. LITCHFIELD ST.  
CLAYTON, NC 27920  
TONYJOHNSONARCHITECT.COM

TONY  
JOHNSON  
ARCHITECT

DATE	01-30-2020
PROJECT #	2019-060
SHEET	A-3

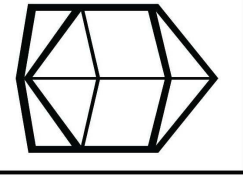






REVISIONS	

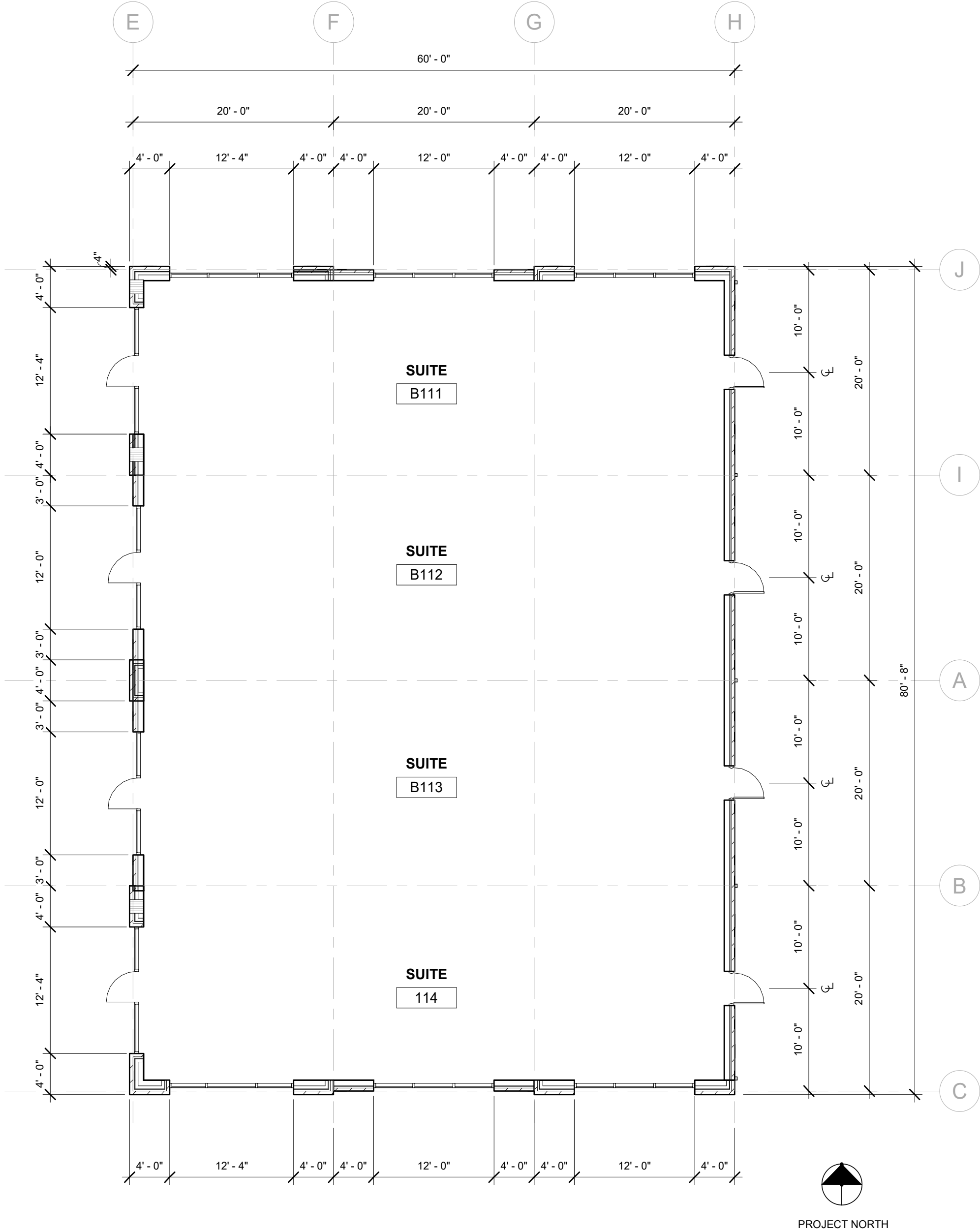
WEST END MIXED USE  
BUILDING "B"  
MAIN STREET, CLAYTON NC



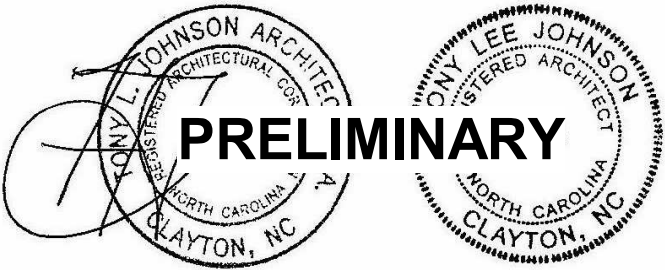
**TONY JOHNSON**  
ARCHITECT

919-580-7777  
TONYJOHNSONARCHITECT.COM  
104 N. LITCHFIELD ST.  
CLAYTON, NC 27520  
TONYJOHNSONARCHITECT.COM

DATE	01-30-2020
PROJECT #	2019-060
SHEET	A-4



1 FLOOR PLAN - BUILDING B  
1/8" = 1'-0"



PRELIMINARY



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  
February 24, 2020

## STAFF REPORT

### Application Number: 2019-168-SP Project Name: West End Major Site Plan

**Tag #:** 05G01014A, 05G01021X, 05H02199Q, 05G01014Y, 0G01021Y, 05G01021W  
**Applicant:** Adams & Hodge Engineering  
**Owner:** Bonnie & Hubert Lee  
**Location:** Located off W Main Street & Stallings Street  
**Project Planner:** Haley Hogg, Planner II

**Public Noticing:**

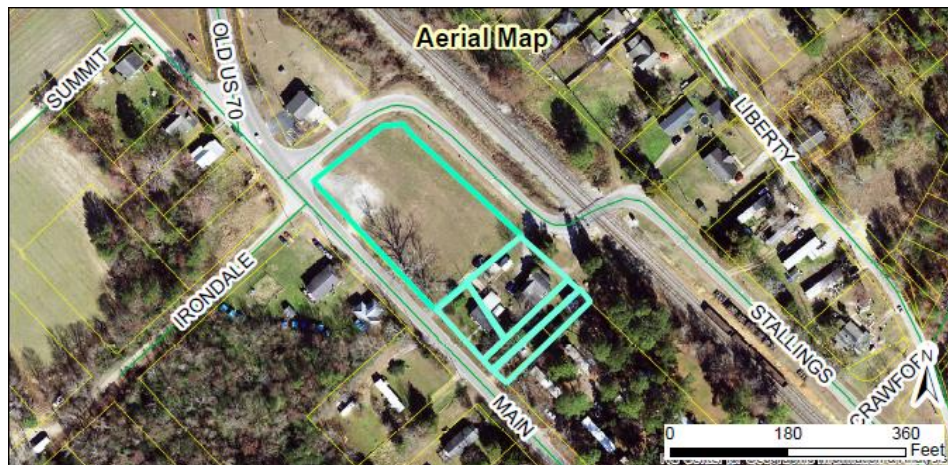
- Neighborhood meeting held on October 14, 2019
- Sign posted no later than February 14, 2019

**REQUEST:** The applicant is requesting major site plan approval to develop a 19,200 square foot non-residential development within two new buildings.

---

**SITE DATA:**

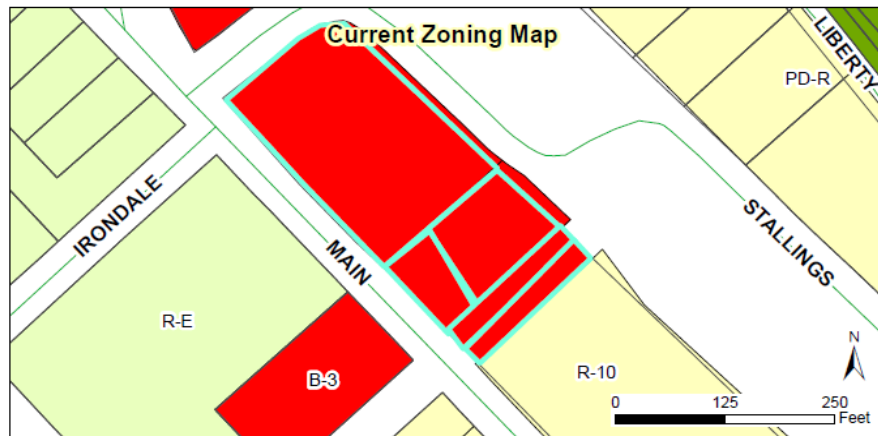
**Acreage:** 1.70 acres (to be recombined)  
**Existing Use:** Vacant





**ADJACENT ZONING AND LAND USES:**

Direction	Zoning	Existing Use
North	Highway-Business (B-3)	Contractor's Office
South	Residential-10 (R-10)	Single-family Residential
East	Planned Development Residential (PD-R)	Single-family Residential
West	Residential Estate (R-E)	Single Family Residential

**DEVELOPMENT DATA:**

Proposed Uses:	Retail/Office/Restaurant
Zoning District:	Highway-Business (B-3)
Buildings:	2 building
Number of Stories:	1 story
Impervious Surface:	68% proposed (75% maximum)
Required Parking:	80 spaces (breakdown provided in site plan; varies based upon potential distribution of uses)
Proposed Parking:	80 spaces, includes 10 proposed on street parking spaces along W Main Street
Access/Streets:	Primary two-way entrance off W Main Street; one way entrance off Stallings Street

**STAFF ANALYSIS:****Overview**

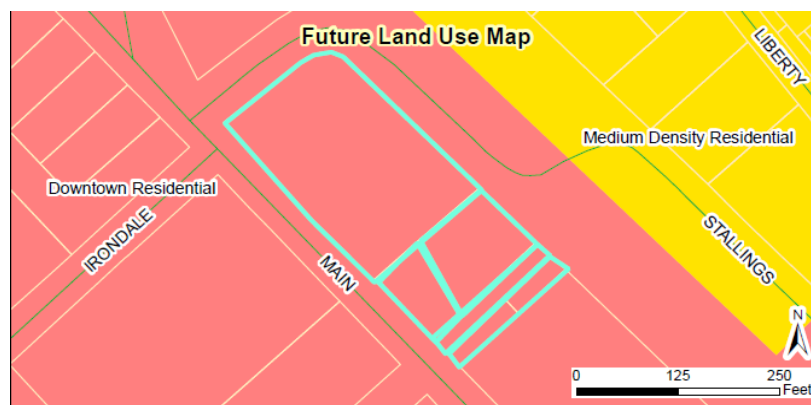
The applicant is requesting major site plan approval to develop two new buildings on the subject property. The buildings would consist of 19,200 SF of a mixture of retail, office, and restaurant uses. The properties are zoned B-3 which does allow the proposed uses outright. One building will face W Main Street and the second smaller building will face internally. The properties are located at the corner of Stallings Street and W Main Street.

Two stormwater ponds are located on the property. The applicant is also proposing a play area behind units A-1 and A-2 which will be enclosed and allow children an area to safely play if those spaces are developed into a restaurant use. An annexation petition to the Town will be required to be submitted prior to issuance of building permits, as the development is requesting to utilize Town services and is contiguous to Town Limits.

**Consistency with Adopted Plans:**

- **Comprehensive Plan 2040**

The proposed site plan is consistent with the Comprehensive Plan 2040. The future land use map designates the land as “Downtown Residential”, which can include office uses. It is worth noting that the proposed development is located off Main Street which typically has several non-residential developments along it.



- **Unified Development Code**

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

**Landscaping and Screening**

The development will meet the UDC requirements for landscaping. 20% of the development will be landscaped, and additional buffers are provided along the boundaries abutting residential districts and where parking is visible from the public ROW. All mechanical equipment will be screened entirely from view. A dumpster enclosure is provided in the eastern portion of the development, and will match the building in regards to overall materials.

**Multi-Modal Access**

Sidewalk is provided along W Main Street and the corner of Stallings Street. Sidewalk does not continue along Stallings Street though because that area is located within the Railroad ROW, which will not permit sidewalk within its boundaries. There is also sidewalk provided internally for pedestrian connectivity.

**Parking**

The proposed development meets parking requirements of the UDC. The site plan outlines a variation of parking requirements, which will be dependent upon what types of uses occupy the tenant spaces. The applicant is utilizing 10 proposed on-street parking spaces to meet the parking requirements of the UDC. Staff is comfortable with this proposal, so long as the development dedicate additional ROW to the Town to maintain this parking.



### Architecture/Design

The buildings will consist of brick and will include brick soldiers and reveals with tan accent brick. Metal awnings will also be provided. The buildings are consistent on all sides, as required by the UDC. In the larger building, a clock tower is proposed as a feature which would be located at the end of the building located at the corner of Stallings Street and W Main Street. The smaller building will not feature a clock tower.

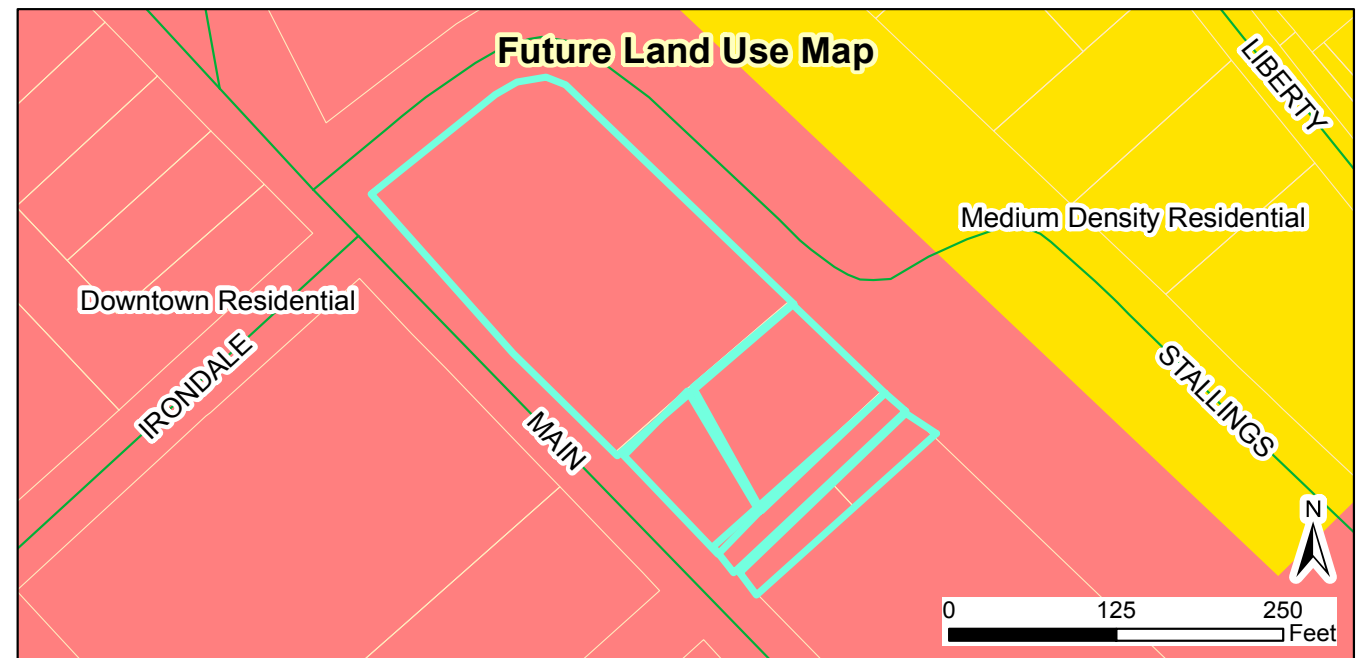
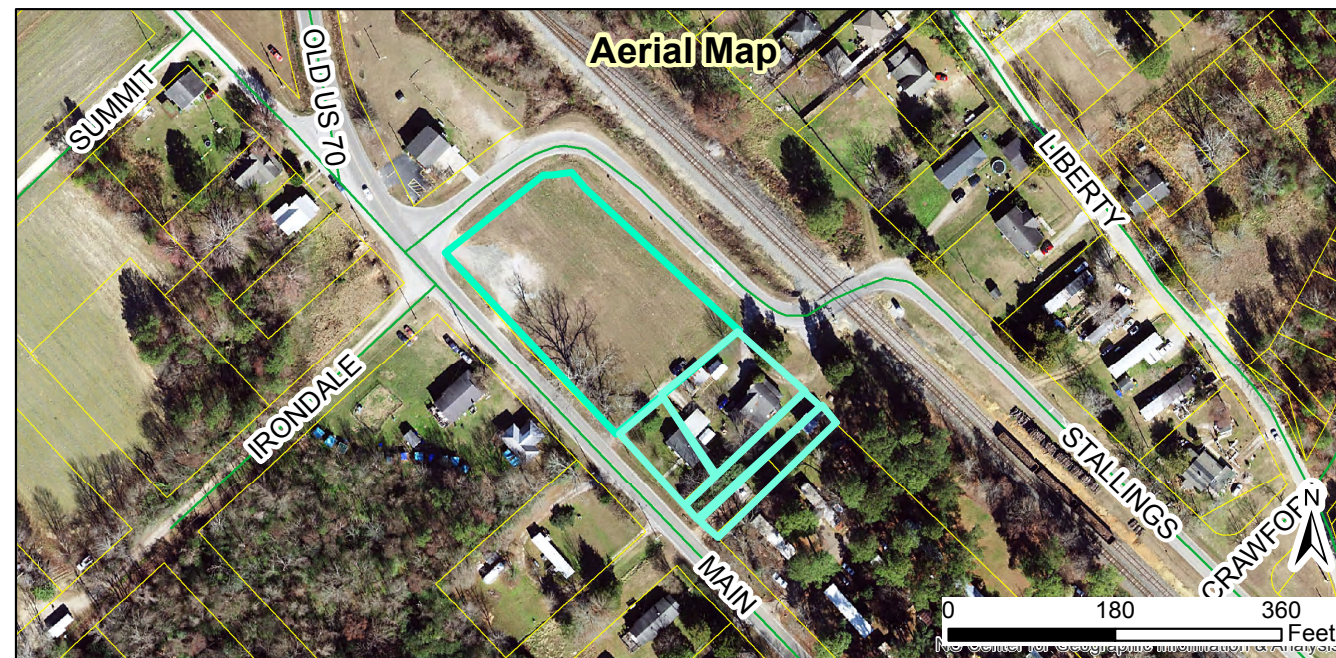
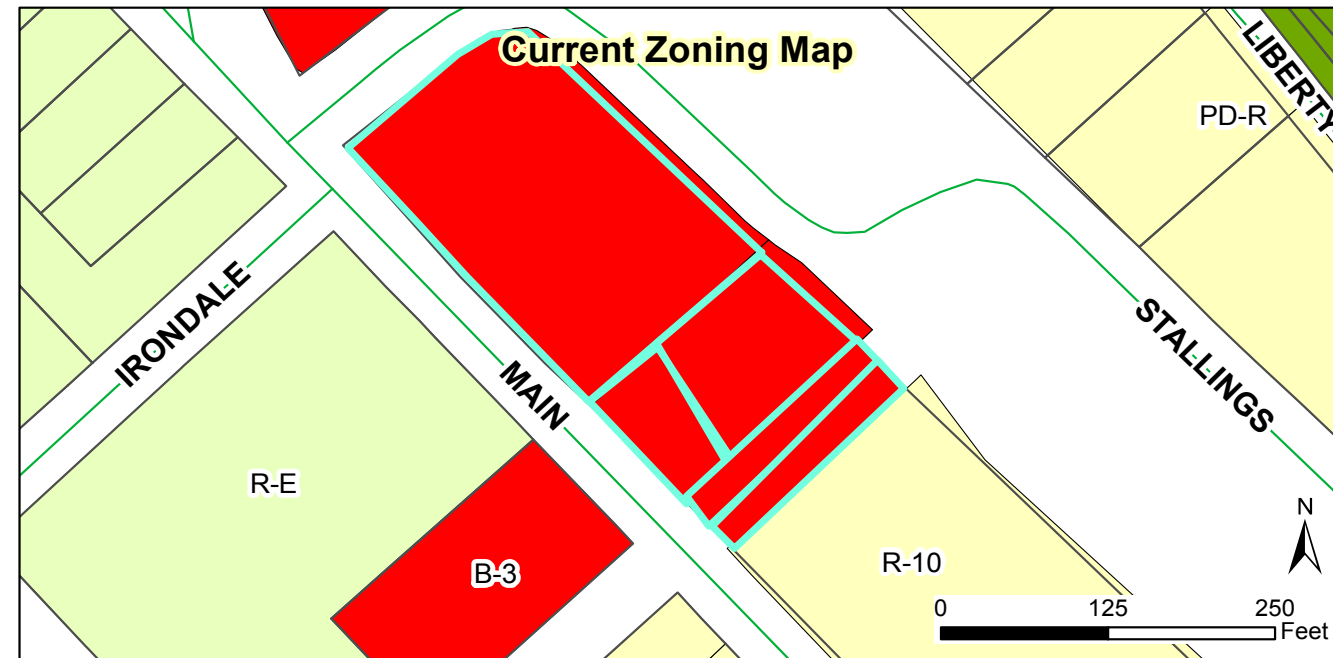


### CONSIDERATIONS:

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

### ATTACHMENTS:

- 1) Staff report Maps
- 2) Application
- 3) Neighborhood Meeting Materials
- 4) Site Plan



**2019-186-SP**  
**West End Major Site Plan**  
**Request to develop two non-residential buildings**

Applicant: Adams & Hodge  
 Property Owners: Commercial Properties of Clayton  
 Tag #s: 05G01021X, 05G01014A, 05G01021W, 05G01021Y  
 05H02199Q, 05G01014Y

**Staff Report Map**



02/12/2020  
 Produced by: TOC Planning  
 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\2019\2019-186-SP - West End\Staff Report Maps\2019-186-SP.mxd

- Legend**
- Site
  - 100-yr Flood Zone
  - Thoroughfare Overlay
  - Watershed Protection Overlay



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: Grifols PLC Expansion

Date: December 30, 2019

Applicant Name: Dan Simmons, McGill Associates

*The following checklist to be completed by applicant:*

- ☒ ☒ Pre-Application Meeting on: December 4, 2019
- ☒ ☒ 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 Fully Automated
- ☒ ☒ Neighborhood Meeting Notice Letter (1 copy) Need to update with dates
- ☒ ☒ Stormwater Management Statement
- ☐ ☐ Signed/Sealed Traffic Impact Analysis (if applicable)

*11 copies of the plan set which includes the following:*

- |                                                                                                   |                                                                                                            |
|---------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Cover Sheet               | <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Preliminary Grading Plan Sheet     |
| <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Existing Conditions Sheet | <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Preliminary Engineering Plan Sheet |
| <input type="checkbox"/> <input type="checkbox"/> Lighting Plan Sheet                             | <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Signed & Sealed Boundary Survey    |
| <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Site Plan Sheet           | <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Architectural Elevations Sheet     |
| <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Landscaping Plan Sheet    |                                                                                                            |

Reviewed by: _____

*[Signature: Lori Bryant]*





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: Grifols PLC Expansion  
Acreage of Property: _____ Zoning District: I-1  
County Tag #: 05I0500F NC Pin #: 167800-32-4708  
Address/Location: 8370 W US HWY 70  
Existing Use: Industrial Proposed Use: Industrial  
Is project within a Planned Development? ☐ Yes ☒ No If yes, which: _____  
Is project within an Overlay District? ☒ Yes ☐ No If yes, which: Watershed Protection  
Is a site plan being concurrently submitted? ☒ Yes ☐ No

### APPLICANT INFORMATION

Applicant: Dan Simmons, McGill Associates  
Mailing Address: 211 Tyler Drive, Smithfield, NC 27577  
Phone Number: 919-209-9955 Fax: 919-210-1045  
Contact Person: Dan Simmons  
Email Address: dan.simmons@mcgillassociates.com

RECEIVED

### OFFICE USE ONLY

Date Received: JAN 02 2020 Amount Paid: \$535.00 File Number: 2020-003-SA

TOWN OF CLAYTON  
PLANNING DEPARTMENT

April 2019

2 of 15

## PROPERTY OWNER INFORMATION

Name: Grifols Therapeutics, Inc.

Mailing Address: PO Box 110526, Durham, NC 27709

Phone Number: 919-359-7962

Fax:

Email Address: donald.parker@grifols.com

## EXPLANATION OF PROJECT

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

Grifols is seeking approval for the construction of approximately 11,500 square feet addition to the existing PLC building with associated modifications to the roadway entrance location and parking area. The facility will be fully automated and will not require any additional employees. An additional 19 parking spaces is being added to accommodate existing employee shift overlap. The new entrance location will allow future access to the 454.98 acre tract purchased in 2017 when it is developed.

## MAJOR SITE PLAN REQUIREMENT CHECKLIST

### PLAN FORMAT

*These standards are established to provide information pertaining to the graphic and format presentation of plans. The following is required for all types of plans, except where otherwise noted:*

- All plans and architectural elevations shall be limited to 24" x 36" in size, and folded to an 8.5" x 11" format.
- Plans are to be drawn at the same engineering scale of 1" = 20'; 30'; 40'; 50'; 60' (architectural elevations and details are exempt from this requirement) with north oriented in the same direction.
- Plans may be drawn at an engineering scale of 1" = 100', if approved by the Planning Department or the Technical Review Committee (TRC).

- 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	
<input checked="" type="checkbox"/>		Consultant Logo Box (name, address, phone number, fax, email, firm and license number)
<input checked="" type="checkbox"/>		Project/Application Name
<input checked="" type="checkbox"/>		Type of plan
<input checked="" type="checkbox"/>		Signature and Professional Seal with date (landscape plans, engineering plans and surveys)
<input checked="" type="checkbox"/>		Original/Submittal Date and Revision Date
<input checked="" type="checkbox"/>		Sheet Number
<input checked="" type="checkbox"/>		Vicinity Map
<input checked="" type="checkbox"/>		North Arrow with NC Grid System
<input checked="" type="checkbox"/>		Graphic Scale (engineering or architectural graphic and written scale)

## SURVEY

Provided		
Yes	N/A	
<input checked="" type="checkbox"/>		A signed and sealed boundary survey ( <b>not more than a year old unless otherwise approved by the Planning Department</b> ) 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	
<input checked="" type="checkbox"/>		The existing topographical conditions of the property with a two foot contour interval.
<input checked="" type="checkbox"/>		The existing streets and roadway improvements (medians, landscaping, signage, driveways, etc.) within 100 feet of project boundary.
<input checked="" type="checkbox"/>		The existing structures located on the subject property.
<input checked="" type="checkbox"/>		The existing structures within 100 feet of project boundary.
<input checked="" type="checkbox"/>		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	
<input checked="" type="checkbox"/>		Site data table
<input checked="" type="checkbox"/>		Name of project (AKA names if applicable)
<input checked="" type="checkbox"/>		Parcel identification number (and/or Tag number)
<input checked="" type="checkbox"/>		Property size (acres and square feet)
<input type="checkbox"/>		Property location (Town limits or ETJ)
<input checked="" type="checkbox"/>		Existing zoning district
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed zoning district (if applicable)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Overlay (if applicable)
<input checked="" type="checkbox"/>		Existing use
<input checked="" type="checkbox"/>		Proposed use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Number of seats/students/fueling positions (as applicable).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Number of housing units proposed, per housing unit type.
<input type="checkbox"/>		Existing density (number of units per acre)
<input type="checkbox"/>	<input type="checkbox"/>	Proposed density (number of units per acre)
<input type="checkbox"/>		Existing intensity (gross floor area)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed intensity (gross floor area)
<input type="checkbox"/>		Floor area ratio
<input checked="" type="checkbox"/>		Building coverage (as percentage of total site)

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

***Other site plan elements:***

Provided		
Yes	N/A	
<input checked="" type="checkbox"/>		Identify adjacent property owners, their parcel ID number, current zoning and present use.
<input type="checkbox"/>	<input type="checkbox"/>	Identify the affected area for amendments to previously approved projects.
<input checked="" type="checkbox"/>		Identify the location of lots, buildings and structures with finished floor elevations and applicable setbacks.
<input checked="" type="checkbox"/>		Identify existing right of ways.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify Watershed Protection Areas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify existing (public and private) easements.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify proposed (public and private) easements.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify Open Space/Common Areas.
<input type="checkbox"/>		Identify and dimension clear sight triangle at project ingress/egress points.
<input type="checkbox"/>		Identify driveways, curb and gutter, cross section with ROW.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide boundaries of Resource Conservation Areas (see UDC Section 155.500).
<input checked="" type="checkbox"/>		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.
<input type="checkbox"/>	<input type="checkbox"/>	Provide queuing details for drive-up/drive-thru facilities (if applicable).
<input type="checkbox"/>		Provide the locations and dimensions of existing and proposed sidewalks.
<input checked="" type="checkbox"/>		Provide the location and details of refuse collection areas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the location, size and orientation of freestanding signs.

Provided		
Yes	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	Identify the location and nature of all recreational facilities and common areas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify alternative modes of transportation including school stops, pedestrian connections, bicycle paths and associated racks.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify proposed phasing (phasing lines) of construction.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cul-de-sacs must be dimensioned.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify proposed streets and roadways (public and private) with dimensions and cross sections.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify the curve radii for all internal and external vehicular use areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify access to the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify existing conditions and proposed grading plans.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify Tree Conservation Areas shown on grading plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show proposed flow of traffic.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify proposed traffic control signs and striping.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify the proposed water distribution system (including size) with location of fire hydrants and point of connection.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide preliminary wastewater allocation calculation.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify proposed grease traps, if applicable.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify backflow prevention, if applicable.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	If a pool is present, show drainage plan. Pumping to storm drain is not allowed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify the Utility Plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify soil erosion control measures including impoundment structures.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate method of slope stabilization measures for all slopes steeper than 2.5:1.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
-------------------------------------	--------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

***Fire Rescue (information to be shown on conceptual engineering plans)***

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

**LANDSCAPE PLAN**

Provided		
Yes	N/A	
<input checked="" type="checkbox"/>		Provide a landscape plan identifying the location of all proposed landscaping (must be prepared by a landscape architect registered in North Carolina).
<input checked="" type="checkbox"/>		Indicate the location, width and type of all required buffers.
<input checked="" type="checkbox"/>		Indicate the location, width and type of landscaping within vehicular use areas.
<input checked="" type="checkbox"/>		Indicate the location, width and type of landscaping used to screen drive-thru areas, service areas, loading areas, mechanical equipment and above ground utilities.
<input checked="" type="checkbox"/>		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
<input checked="" type="checkbox"/>		Verify/identify clear sight distances at project ingress/egress points.
<input checked="" type="checkbox"/>		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	
<input checked="" type="checkbox"/>		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".
<input checked="" type="checkbox"/>		Identify and list any existing plant material which will be used to satisfy landscape requirements.

### LIGHTING PLAN

Provided		
Yes	N/A	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conceptual Lighting Plan
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the light source and provide a detail of the fixture.
<input type="checkbox"/>		Identify the proposed height of fixtures.

### ARCHITECTURAL ELEVATIONS AND FLOORPLAN

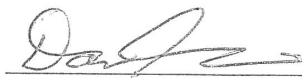
Provided		
Yes	N/A	
<input checked="" type="checkbox"/>		Provide floor plans, elevations, construction materials, finishes and colors, along with type of construction of all buildings per North Carolina Building Code prepared by a professional architect registered in North Carolina.
<input checked="" type="checkbox"/>		Indicate the height and number of stories for each structure.
<input checked="" type="checkbox"/>		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.*

**Dan Simmons**

Print Name



Signature of Applicant

**1-2-20**

Date



RECEIVED

JAN 10 2020

PLANNING DEPARTMENT

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: Grifols PLC Expansion Address or PIN #: 8370 W US HWY 70

### AGENT/APPLICANT INFORMATION:

Dan Simmons - McGill Associates  
(Name - type, print clearly)

211 Tyler Drive  
(Address)  
Smithfield, NC 27577  
(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):

Grifols PLC Expansion Major Site Plan

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:

DONALD PARKER  
(Name - type, print clearly)

8368 US 70 BUS. HWY. W.  
(Address)

[Signature]  
(Owner's Signature)

CLAYTON, NC 27520  
(City, State, Zip)

STATE OF North Carolina  
COUNTY OF Johnston

Sworn and subscribed before me Lisa Daughtry, a Notary Public for the above State and County, this the 26 day of January, 2020.

SEAL

[Signature]  
Notary Public

My Commission  
Expires:

April 2019



January 10, 2020  
15 of 15





January 9, 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 will be held to provide information to area residents about the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: January 23, 2020

Meeting Time: 6:00 pm

Meeting Location: The Clayton Center – York Room

Type of Application: Major Site Plan

Project/proposal property address: 8484 US 70 Bus, Clayton NC

Description of project/proposal: Grifols is seeking approval of an 85ft high 11,500SF PLC Building Expansion.

Upcoming public meetings for this application (Planning Board and/or Town Council): March 23, 2020 (Tentative)

At a minimum, the following will be available for your inspection at the 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.

A map is enclosed with this letter showing the location of the property that is subject to this application for land use change and/or development proposal.

If you have any questions prior to or after this meeting, you may contact us at **919-209-9955**. You may also contact the Planning Department at 919-553-5002.

Sincerely,

A handwritten signature in blue ink that reads "Dan Linman".

Cc: Town of Clayton Planning Department

## ADJACENT PROPERTY OWNERS LIST

Project Name: Grifols PLC Expansion

*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.*

[illegible]

April 2019

11 of 15



*** DISCLAIMER ***

Johnston County assumes no legal responsibility for the information represented here.



Scale: 1:13068 - 1 in. = 1089.01 feet  
(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

Johnston County GIS  
January 9, 2020

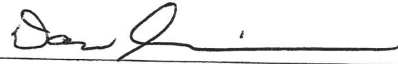


## NEIGHBORHOOD MEETING SUMMARY FORM

### FILL OUT THE FOLLOWING:

Application: 2020-003-SP Date of Mailing: 1-09-20  
Date of Meeting: 1-23-20 Time of Meeting: 6:00 PM  
Location of Meeting: CLAYTON CENTER YORK ROOM

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: DAN SIMMONS Signature: 

**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.*

NO ONE ATTENDED

RECEIVED

JAN 24 2020

TOWN OF CLAYTON  
PLANNING DEPARTMENT

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

## NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: PLC BLDG EXPANSION - GRIFOLS

Application: MAJOR SITE PLAN - 2020-003-SP

Location/Date: CLAYTON CENTER - YORK ROOM 1-23-20

	NAME	ADDRESS
1	NO ONE ATTENDED	
2		
3		
4		
5		
6		
7		
8		
9		
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11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

RECEIVED

JAN 24 2020

TOWN OF CLAYTON  
PLANNING DEPARTMENT



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

## TRC CERTIFICATION

January 23, 2020

Dan Simmons  
221 Tyler Drive  
Smithfield, NC 27577  
[Dan.simmons@mcgillassociates.com](mailto:Dan.simmons@mcgillassociates.com)

**Re: 2020-003-SP Grifols PLC Expansion**

Mr. Simmons,

The project listed above has received certification from the Technical Review Committee on January 23, 2020. In order to prepare for your upcoming Planning Board hearing, please submit **NINE** 11x17 hardcopies of your latest site plan no later than 5PM on January 28, 2020. The project will now proceed to the following meeting:

Planning Board: Monday February 24, 2020 at 6:00pm

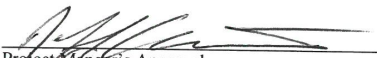
Please let me know if you have any questions or need further assistance.

Thank you,

Lori Bryant  
Development Services Coordinator  
[Lbryant@townofclaytonnc.org](mailto:Lbryant@townofclaytonnc.org)  
(919) 359-9337

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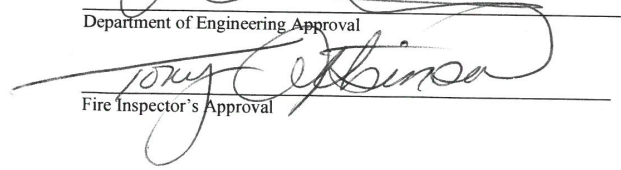
**Staff Approval:**

  
Project Manager's Approval

1/23/2020  
Date

  
Department of Engineering Approval

1/24/2020  
Date

  
Fire Inspector's Approval

01-23-2020  
Date

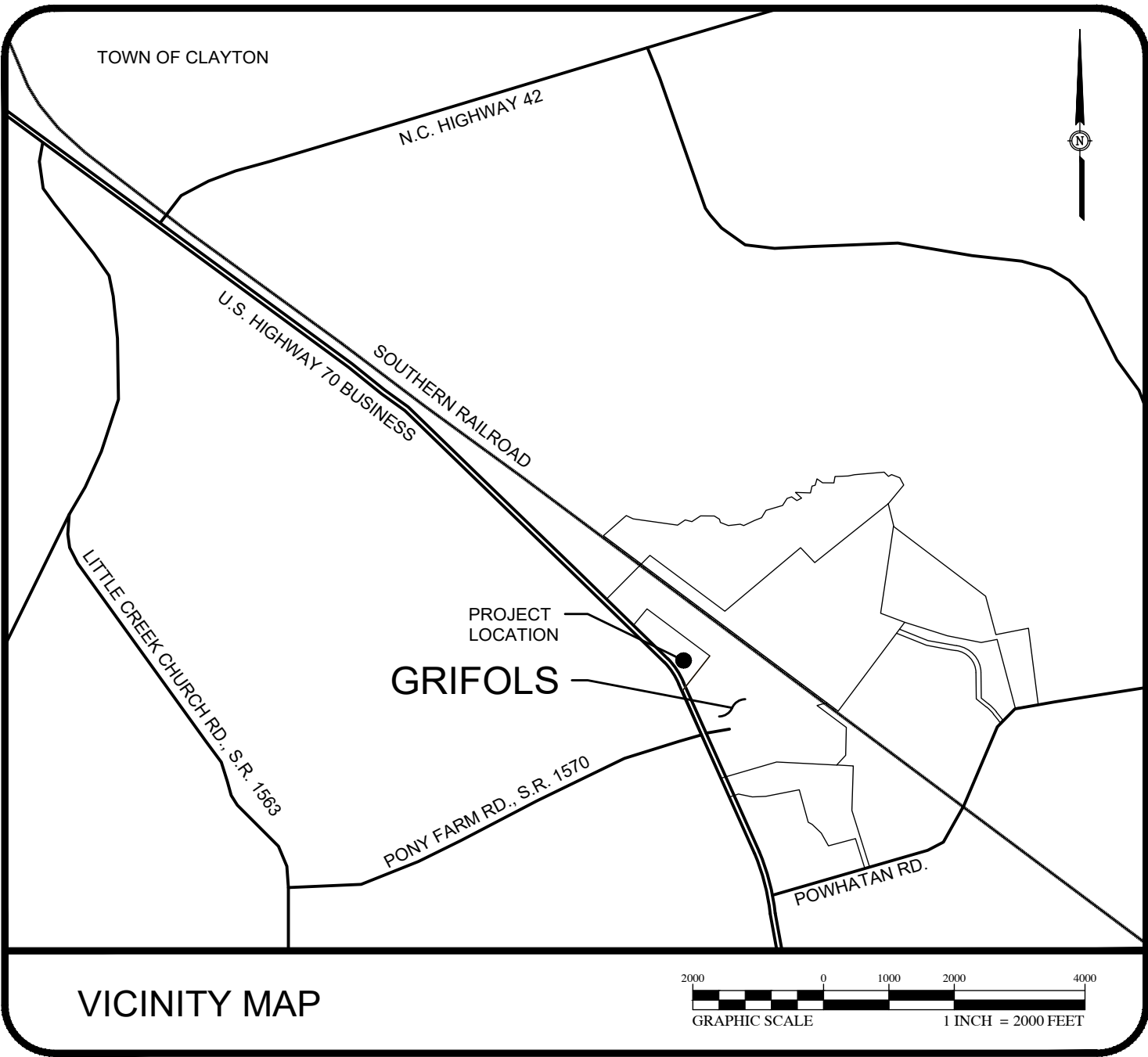
Updated February 2019



Received By  
Town of Clayton  
1/2/2020

# GRIFOLS THERAPEUTICS PLC BLDG. EXPANSION

## JOHNSTON COUNTY, NORTH CAROLINA



### SCHEDULE OF DRAWINGS

G-001	COVER SHEET
G-002	NOTES AND LEGEND
C-100	EXISTING CONDITIONS
C-101	SITE AND UTILITY PLAN
C-102	CONCEPTUAL GRADING PLAN
C-103	PHASING PLAN
C-104	PRELIM LANDSCAPING PLAN
C-105	BOUNDARY SURVEY
C-500	SITE DETAILS



A	AREA	MAX.	MAXIMUM
A.B.C.	AGGREGATE BASE COURSE	MECH.	MECHANICAL
AC	ACRE	MFR.	MANUFACTURER
A.D.	ALGEBRAIC DIFFERENCE	MH	MANHOLE
A.F.F.	ABOVE FINISHED FLOOR	MINUM	MINIMUM
AL	AREA LIGHT	MI	MILE
APPROX.	APPROXIMATE	MJ	MECHANICAL JOINT
ARCH.	ARCHITECTURAL	# / NO.	NUMBER
ASSY.	ASSEMBLY	N	NORTH
B-B	BACK TO BACK	NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
BEAR.	BEARING	N/F	NOW OR FORMERLY
BLDG.	BUILDING	N.I.C.	NOT IN CONTRACT
BOC	BACK OF CURB	N.T.C.	NOT TO SCALE
BOT.	BOTTOM	O.C.	ON CENTER(S)
C	CENTERLINE	O.D.	OUTSIDE DIAMETER
C.A.B.C.	CRUSHED AGGREGATE BASE COURSE	O.H.	OVERHEAD ELECTRIC
CB	CATCH BASIN	OPER	OPERATION
C-C	CENTER TO CENTER	OPNG	OPENING
CF	CUBIC FEET	PB	PLAT BOOK
CFM	CUBIC FEET PER MINUTE	PC	POINT OF CURVATURE
C&G	CURB AND GUTTER	PERM.	PERMANENT
CI	CURB INLET	PG	PAGE
CL	CLASS	PI	POINT OF INTERSECTION
CONST	CONSTRUCTION	PITO	POINT OF INTERSECTION - TURN OUT
C.O.	CLEAN-OUT	PL	PROPERTY LINE
COMP.	COMPANY	PP	POWER POLE
COL	COLUMN	PROP.	PROPOSED
CONC.	CONCRETE	PS	POINT OF SWITCH
CONN	CONNECTION	PSI	POUNDS PER SQUARE INCH
CPP	CORRUGATED PLASTIC PIPE	PT	POINT OF TANGENCY
CSP	CORRUGATED STEEL PIPE	PT	POINT
CULV.	CULVERT	PVC	POLYVINYL CHLORIDE
* / DEG	DEGREE(S)	P.V.C.	POINT OF VERTICAL CURVATURE
Δ	DELTA ANGLE	P.V.I.	POINT OF VERTICAL INTERSECTION
D / DIA.	DIAMETER	P.WMT	PAVED
D	DEPTH / DEEP	P.V.T.	POINT OF VERTICAL TANGENCY
DB	DEED BOOK	R	RADIUS
Dc	DEGREE OF CURVATURE	RCP	REINFORCED CONCRETE PIPE
DET	DETAIL	RD	ROAD
DI	DROP INLET	REDU	REDUCER
DIP	DUCTILE IRON PIPE	REQ'D.	REQUIRED
DN	DOWN	RJ	RESTRAINED JOINT
D/W	DRIVEWAY	RR	RAILROAD
DWG(S).	DRAWING(S)	RT	RIGHT
E	EAST	R/W	RIGHT OF WAY
E.A.	EACH	S	SOUTH
EL/ELEV	ELEVATION	SAN	SANITARY
ELC.	ELECTRICAL	SCH	SCHEDULE
EOP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
ESMT	EASEMENT	SEC	SECONDS
EX/EXIST	EXISTING	SECT.	SECTION
F.D.	FLOOR DRAIN	SED.	SEDIMENT
FDC	FIRE DEPARTMENT CONNECTION(S)	SEW	SEWER
FES	FLARED END SECTION	SF	SQUARE FEET
FFE	FINISHED FLOOR ELEVATION	SHT. / SH.	SHEET
FH	FIRE HYDRANT	SP	SERVICE POLE
FHA	FIRE HYDRANT ASSEMBLY	SPEC.	SPECIFICATION
FI	FLOW INDICATOR	SQ.	SQUARE
FLEX.	FLEXIBLE	SR	STATE ROAD
FL	FLANGE	SS	STAINLESS STEEL
FM	FORCE MAIN	SSCO	SANITARY SEWER CLEANOUT
FO	FIBER OPTIC CABLE	SSMH	SANITARY SEWER MANHOLE
FOP	FIBER OPTIC POST	STA.	STATION
FOSC	FIBER OPTIC SIGNAL CABLE	STD.	STANDARD
FOC	FACE OF CURB	STL	STEEL
FT	FEET	S/W	SIDEWALK
FUT	FUTURE	T/C	TOP OF CURB
G.A.	GAUGE	TEL.	TELEPHONE
GAL.	GALLON	TEMP.	TEMPORARY
GALV.	GALVANIZED	TK	THICK
GEN	GENERATOR	T/G	TOP OF GRATING
G/L	GUTTER LINE	T.O.	TOP OF..
GV	GATE VALVE	TP	TELEPHONE PEDESTAL
GW	GUY WIRE/ANCHOR	T/S	TOP OF SLAB
H	HEAVY DUTY	TSB	TRAFFIC SIGNAL BOX
HD	HEAVY DUTY	TST	TEMPORARY SEDIMENT TRAP
HDX	HEXAGONAL	T/W	TOP OF WALL
HOR.(IZ).	HORIZONTAL	TYP.	TYPICAL
HP	HIGH POINT	U/G	UNDER GROUND
HWL	HIGH WATER LEVEL	UGE	UNDER GROUND ELECTRIC
HWY.	HIGHWAY	UP	UTILITY POLE
I	IRRIGATION CONTROL VALVE	UV	ULTRAVIOLET
ID.	INSIDE DIAMETER	V	VALVE
IN	INCH(ES)	VC	VERTICAL CURVE
INV.	INVERT	VERT.	VERTICAL
JB	JUNCTION BOX	W	WIDTH
K	CURVE COEFFICIENT	WEST	WEST
L	LENGTH	W/	WITH
LB	POUND(S)	WD	WIDE
LD	LIGHT DUTY	WL	WATER LEVEL
LF	LINEAR FEET	W/L	WATER LINE
LQ	LONG	WM	WATER METER
LP	LIGHT POLE	WSE	WATER SURFACE ELEVATION
LT	LEFT	WV	WATER VALVE
LWL	LOW WATER LEVEL	WWF	WELEDDED WIRE FABRIC
		YD	YARD
		YI	YARD INLET
		YH	YARD HYDRANT

TELEPHONE PEDESTAL	△	CALCULATED POINT
ELECTRIC PEDESTAL	○ OPS	1/2" REBAR SET WITH CAP
CABLE TV PEDESTAL	⊠ CON	CONCRETE MONUMENT
SIGN	⊠ CM R/W	RIGHT-OF-WAY MONUMENT
CATV	⊠ DOT MON	D.O.T. CONTROL POINT
FOG	● HUB	REBAR FOUND
TCS	⊠ B/SPIKE	RAILROAD SPIKE
GAS	● PK NL	PK NAIL FOUND / SET
ELEC	● SPINDLE	SPINDLE FOUND / SET
LP	⊠ GPHUB	HUB & TACK SET
UP	△ CP/NL GPS	CONTROL POINT NAIL SET / FOUND
←	△ CP/NL	CONTROL POINT/NAIL SET GPS
←	⊠ CP/TEMP	CONTROL POINT TEMPORARY MARK
←	✕ NOS MET ROD	NATIONAL GEODETIC SURVEY METAL ROD
✕	✕ NOS CM	NATIONAL GEODETIC SURVEY CONCRETE MONUMENT
○ MH	△	TEMPORARY CONTROL POINT SET
○ MSP	△	NETWORK TRIANGULATION POINT
○ SMH	▲	STAKE
○ SMH	▲	STAKE FOUND
○ SMH	▲	INTERSTATE HIGHWAY
○ SMH	▲	U.S. HIGHWAY
○ SMH	▲	FINISHED FLOOR ELEVATION
○ SMH	▲	MONITORING WELL
○ SMH	▲	PIEZOMETER
○ SMH	▲	LANDFILL GAS MONITORING PROBE
○ SMH	▲	SURFACE WATER SAMPLING LOCATION
○ SMH	▲	LANDFILL GAS VENT
○ SMH	▲	LANDFILL GAS COLLECTION WELLHEAD
○ SMH	▲	POTABLE WATER WELL
○ SMH	▲	MAILBOX OR PAPER BOX
○ SMH	▲	POSTAL DROP BOX
○ SMH	▲	SATELLITE DISH
○ SMH	▲	STATUE, BIRD BATHS, ETC.
○ SMH	▲	TREES
○ SMH	▲	SHRUBS / BUSHES
○ SMH	▲	(H) HORIZONTAL GRID DISTANCE
○ SMH	▲	(G) NC STATE PLANE GRID DISTANCE



NO.	DATE	BY	DESCRIPTION

GRIFOLS THERAPEUTICS  
**PLC BLDG. EXPANSION**  
JOHNSTON COUNTY, NORTH CAROLINA

OFFICE MANAGER BJR	DESIGNER
PROJECT MANAGER	REVIEWER

DATE	PROJECT #	FUNDING #
JANUARY 2019	19.01816	N/A

G-002



[illegible]

PRELIMINARY  
- FOR REVIEW PURPOSES ONLY -  
NOT RELEASED FOR  
CONSTRUCTION

[illegible]

GRAPHIC SCALE      DIVISION VALUE = 50 FEET

OFFICE MANAGER BJR	DESIGNER
PROJECT MANAGER	REVIEWER

DATE	PROJECT #	FUNDING #
JANUARY 2019	19.01816	N/A

C-100



- PROJECT NAME: GRIFOLS PLC BUILDING EXPANSION
- TRACT OWNER:
  - GRIFOLS THERAPEUTICS
  - 8370 US HWY 70 WEST
  - CLAYTON, NC 27524
- NC PIN: 167800-32-4708
- TAG#: 050I0001F
- DEED REFERENCE: DB 04016, PG 306
- TRACT AREA: 117.97 AC
- ZONING: 1-1 WATERFISHED OVERLAY DISTRICT
- ELECTRICITY PROVIDER: DUKE
- WATER AND SEWER PROVIDER: TOWN OF CLAYTON
- EXISTING USE: INDUSTRIAL BUILDING + PARKING LOT
- PROPOSED USE: INDUSTRIAL BUILDING + WAREHOUSE AND EMPLOYEE PARKING LOT
- BUILDING HEIGHT: 85FT, ONE STORY
- PROJECT IS WITHIN THE CLAYTON ETJ
- PROJECT AREA:
  - 7.00 ACRES (304,958 SQ FT)
  - BLDG COVERAGE FOR PROJECT AREA:
    - 1.55 ACRES (67,500 SQ FT)
- FAR FOR PROJECT AREA:
  - 22.14%
  - BLDG COVERAGE FOR PARCEL:
    - 4.47 ACRES (198,564 SQ FT)
- FAR FOR PARCEL:
  - 3.8%
- IMPERVIOUS DATA:

IMPERVIOUS DATA:

IMPERVIOUS DATA FOR PROJECT AREA:

- EXISTING IMPERVIOUS AREA:  
2.53 ACRES (110,277 SQ FT)(36.14%)
- PROPOSED PERVIOUS AREA:  
1.18 ACRES (51,451 SQ FT) (16.86%)
- TOTAL PROPOSED IMPERVIOUS AREA:  
3.71 ACRES (161,390 SQ FT)(53%)
- TOTAL PROPOSED PERVIOUS AREA:  
3.29 ACRES (143,568 SQ FT)(47%)

IMPERVIOUS AREA CALCULATIONS:

- EXISTING SITE AREA:  
117.97 ACRES (5,138,773 SF)
- EXISTING IMPERVIOUS AREA:  
17.06 ACRES (743,256 SF) (14.46%)
- PROPOSED IMPERVIOUS AREA:  
18.24 ACRES (794,369 SF) (15.46%)
- PROPOSED PERVIOUS AREA:  
99.73 ACRES (4,344,404 SQ FT) (84.54%)

SETBACKS:

REQUIRED:  
FRONT - 50'  
REAR - 40'  
SIDE - 30'  
INTERIOR - 20'

PROPOSED:  
FRONT - 50'  
REAR - 40'  
SIDE - 30'  
INTERIOR - 20'

## NOTES

1. ALL DIMENSIONS TO BACK OF CURB UNLESS OTHERWISE DESIGNATED.
2. PROPOSED BUILDING TO BE CONSTRUCTED OF METAL PANELS AND BRICK AND WILL BE CONSTRUCTED TO MATCH.
3. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED ENTIRELY FROM VIEW, AS REQUIRED WITH THE UDC

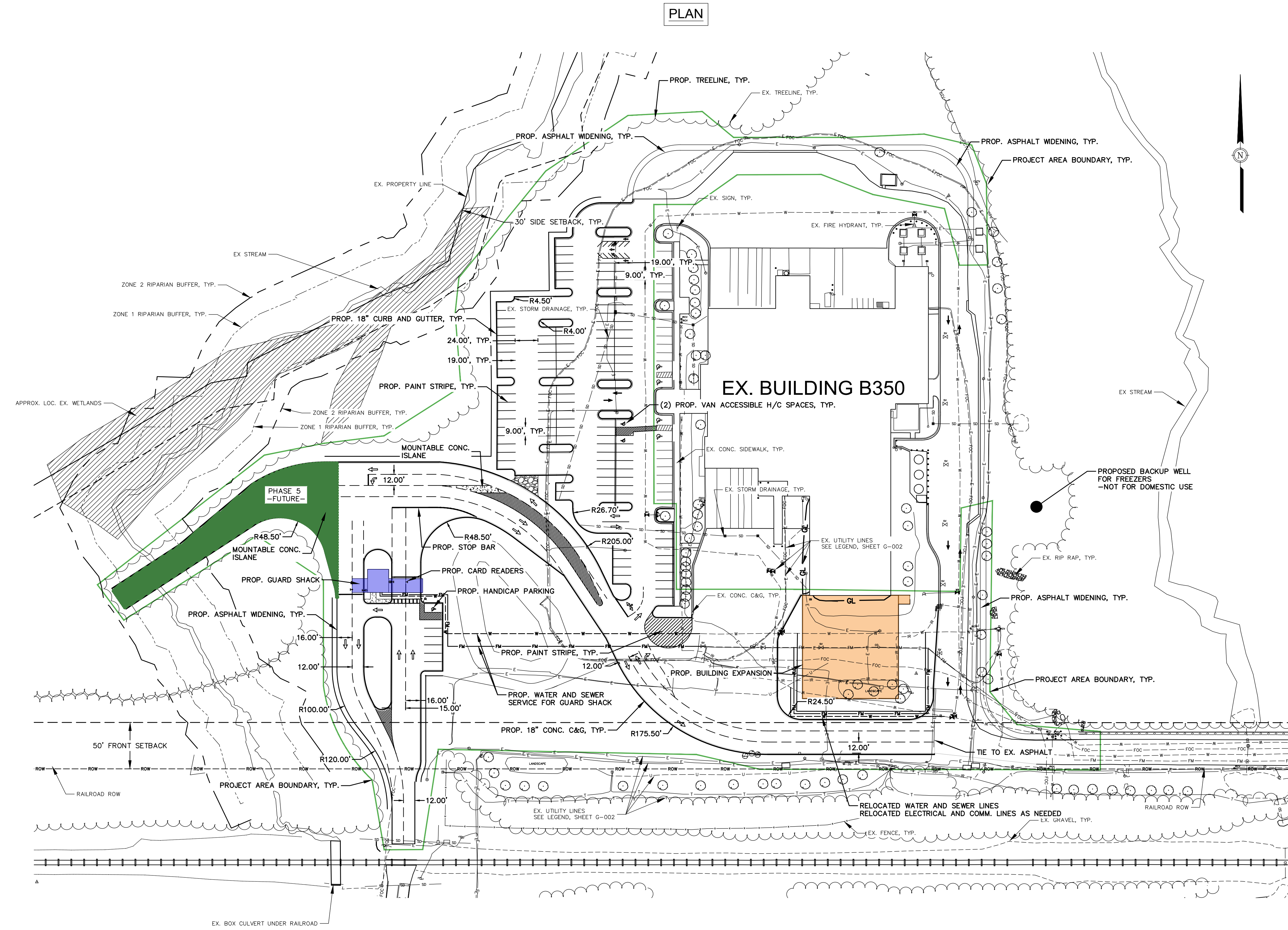
## STORMWATER MANAGEMENT STATEMENT

THE PROJECT SEEKS TO BUILD A WAREHOUSE EXPANSION TO THE EXISTING 8350 BUILDING ALONG WITH A REVISED ENTRANCE AND EXITS, AND A NEW 10' HIGH WALL IN A NET 1.18 AC. INCREASED IMPERVIOUS AREA. THIS EXCESS STORMWATER WILL BE DRAINED FROM THE PROJECT AREA THROUGH A COMBINATION OF THE EXISTING STORMWATER NETWORK ALONG WITH NEW STORM DRAIN PIPES, WHERE IT WILL BE DETAINED BY A PROPOSED STORMWATER POND WHICH WILL REPLACE THE EXISTING POND AND WILL BE DESIGNED TO MEET PRE-POST STORMWATER AND NITROGEN REQUIREMENTS FOR THE SITE.

LIGHTING NOTES:

EXISTING LIGHT POLES WILL BE MOVED INTO THE PROPOSED LANDSCAPE ISLANDS, IT IS NOT EXPECTED THE EXISTING PARKING LOT LIGHTING WILL BE SUBSTANTIALLY CHANGED.

PRELIMINARY  
- FOR REVIEW PURPOSES ONLY -  
NOT RELEASED FOR  
CONSTRUCTION



P:\2019\19.01816-GRIFOLSTHE-PLC EXPANSION\DRAWINGS\SHEETS\C-101 SITE PLAN.DWG PLOT DATE 12/31/2019 4:31 PM MATTHEW LASSITER



**mcgill**

5400 Trinity Road  
Suite 107  
Raleigh, NC 27607  
919.378.9111  
NC Firm License # C-0459  
[mcgillassociates.com](http://mcgillassociates.com)



NO.	DATE	BY	DESCRIPTION	

GRIFOLS THERAPEUTICS  
PLC BLDG. EXPANSION  
JOHNSTON COUNTY, NORTH CAROLINA

  GRAPHIC SCALE      DIVISION VALUE = 50 FEET	
OFFICE MANAGER	DESIGNER
BJR	
PROJECT MANAGER	REVIEWER

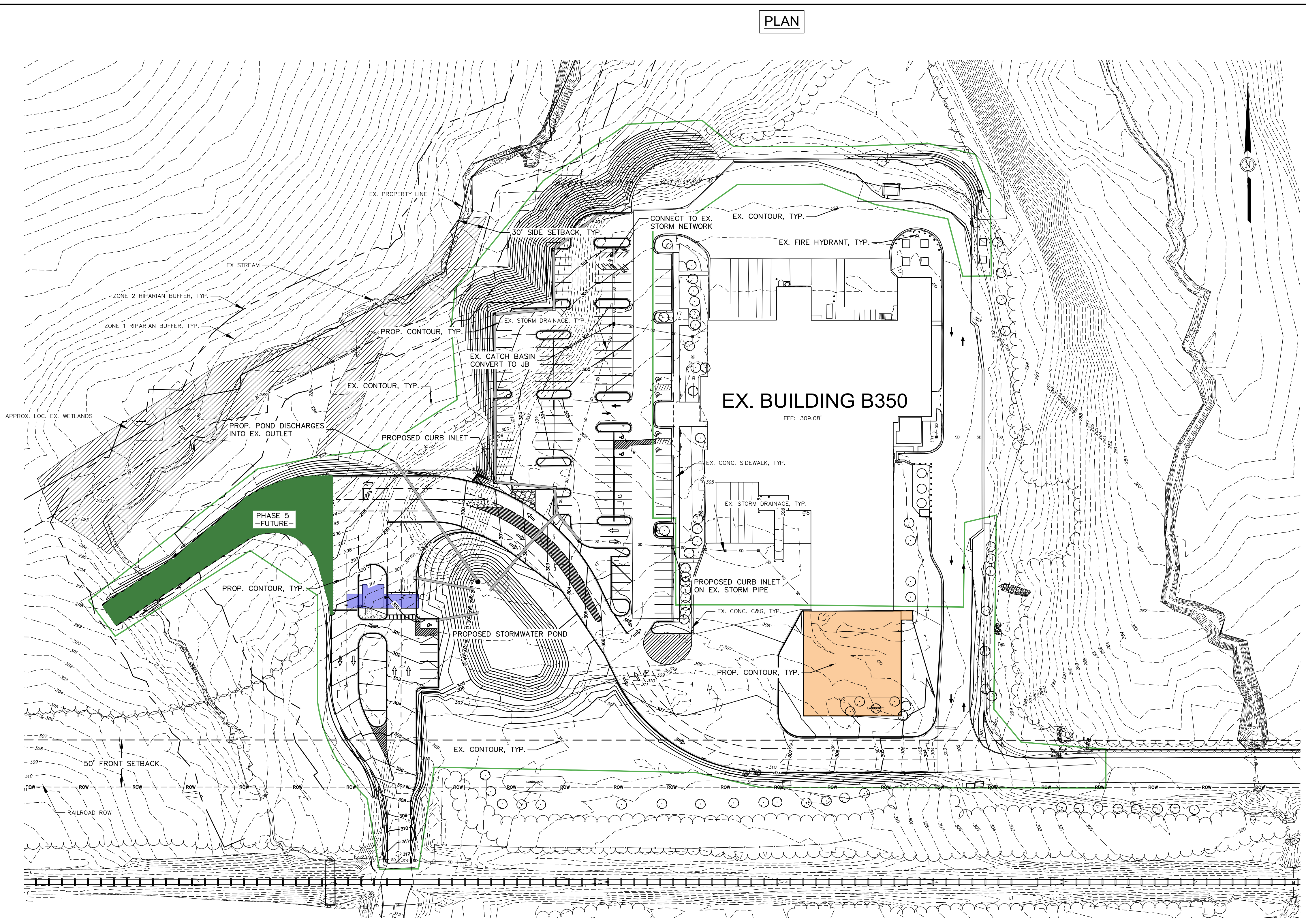
SITE AND UTILITY PLAN		
DATE	PROJECT #	FUNDING #
JANUARY 2019	19.01816	N/A

SHEET

C-101

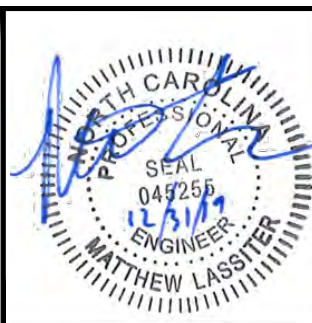


19.01816 PLC BLDG. EXPANSION - 1/10/2019 GRIFOLS THERAPEUTICS



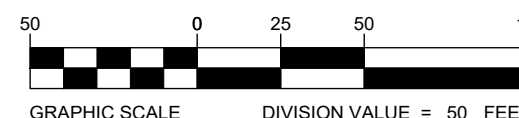
PRELIMINARY  
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CONSTRUCTION

 5400 Trinity Road  
Suite 107  
Raleigh, NC 27607  
919.378.9111  
NC Firm License # C-0459  
mcgillassociates.com



NO.	DATE	BY	DESCRIPTION

GRIFOLS THERAPEUTICS  
**PLC BLDG. EXPANSION**  
JOHNSTON COUNTY, NORTH CAROLINA

	
OFFICE MANAGER BJR	DESIGNER
PROJECT MANAGER	REVIEWER

CONCEPTUAL GRADING PLAN		
DATE JANUARY 2019	PROJECT # 19.01816	FUNDING # N/A

SHEET  
**C-102**

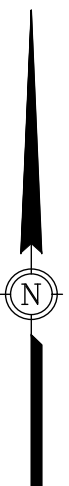




SHEET

C-103





4 INCHES MULCH (SEE LANDSCAPE NOTES FOR TYPE OF MULCH)

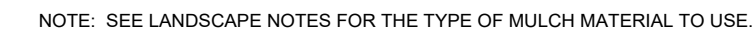
IF SHRUB IS B & B, THEN REMOVE BURLAP & ROPE FROM TOP 1/3 OF BALL

BACKFILL MIX

UNDISTURBED SUBSOIL

**SHRUB PLANTING**  
NOT TO SCALE

2'(MIN.)



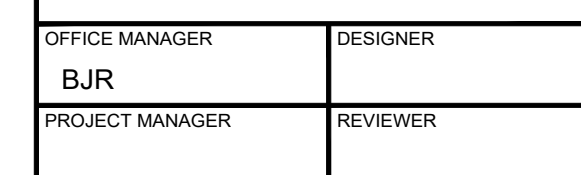
NOTES:  
ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM THAT WILL ADEQUATELY COVER ALL LIVING PLANT MATERIAL. SUCH SYSTEM SHALL INCLUDE A RAIN SENSOR. ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION. DEAD OR DISEASED PLANTINGS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION.  
ALL MECHANICAL EQUIPMENT SHALL BE SCREENED ENTIRELY FROM VIEW, AS REQUIRED WITH THE UDC

SHEET

C-104



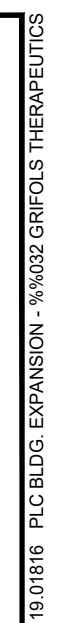
GRIFOLS THERAPEUTICS  
**PLC BLDG. EXPANSION**  
JOHNSTON COUNTY, NORTH CAROLINA



LANDSCAPE PLAN

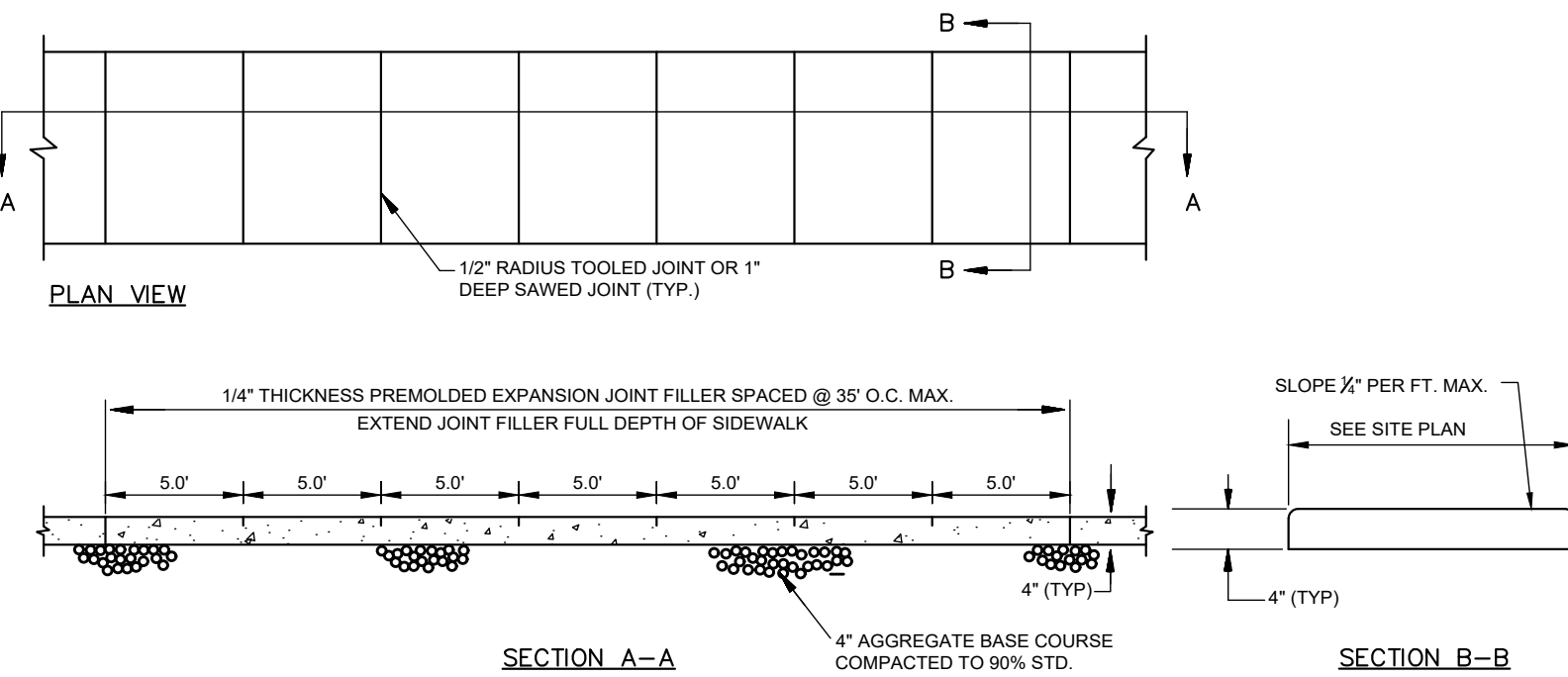
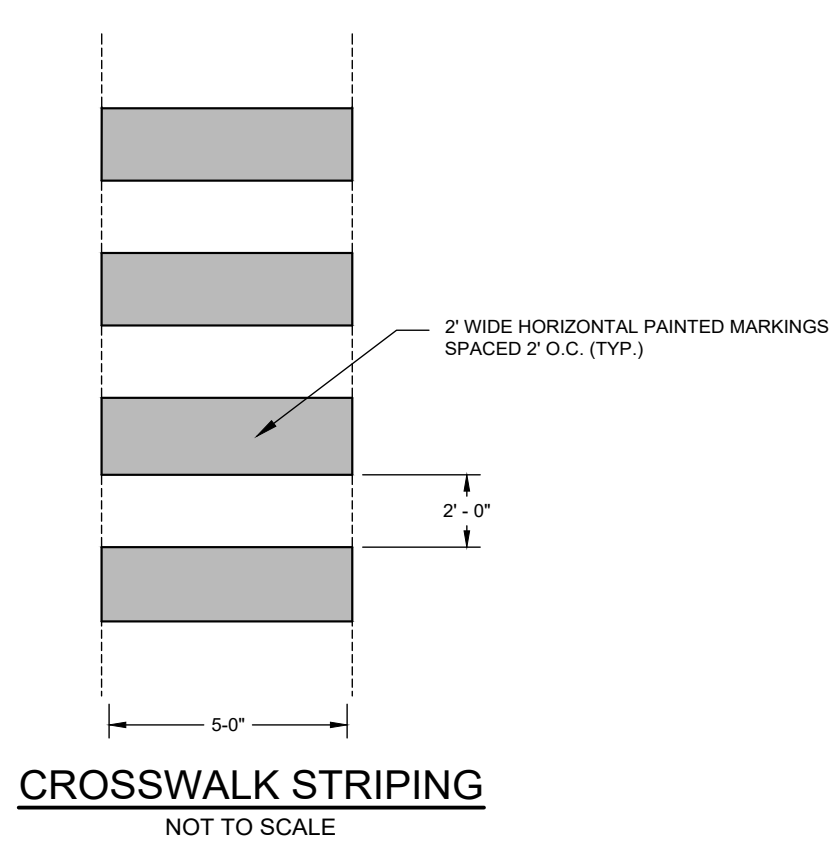
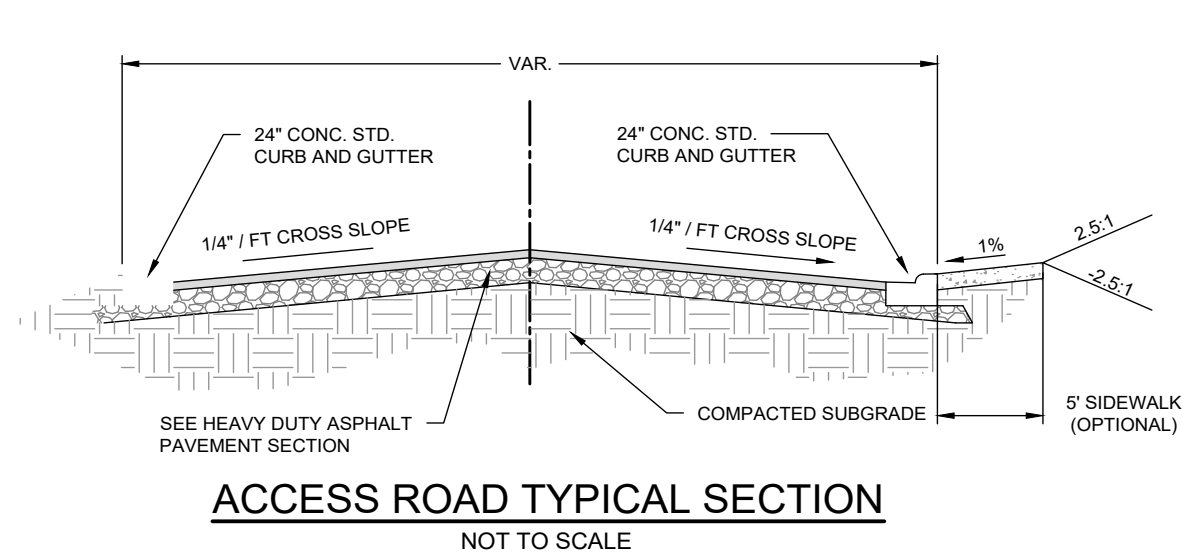
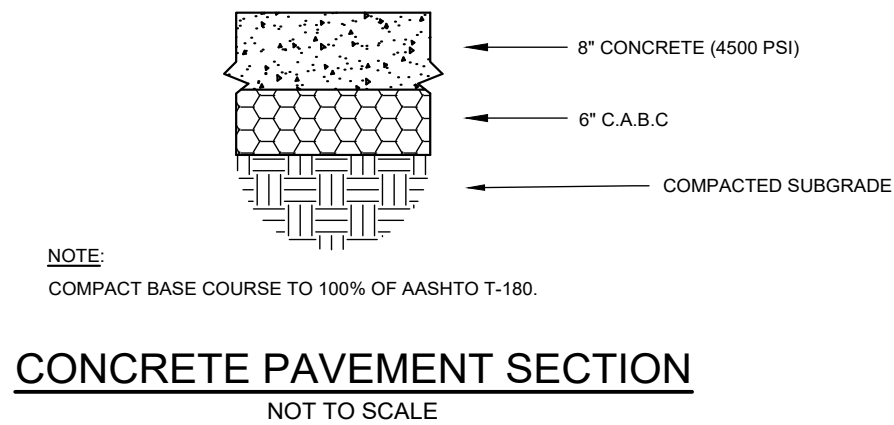
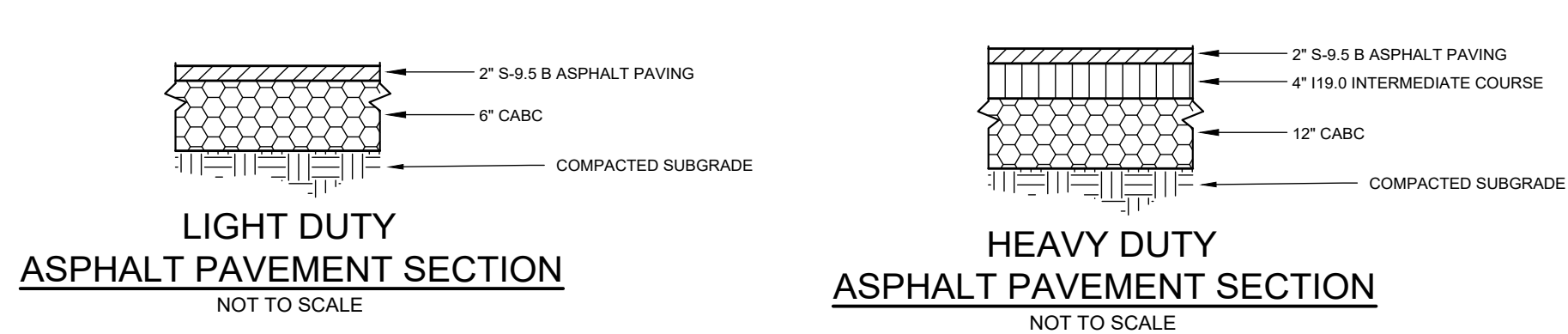
DATE	PROJECT #	FUNDING #
JANUARY 2019	19.01816	N/A



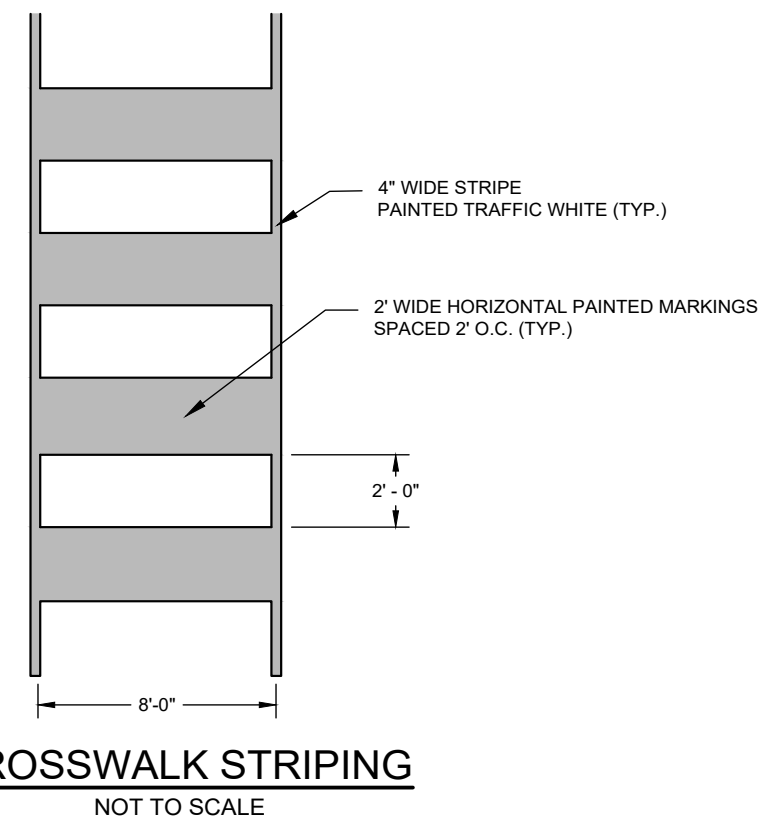
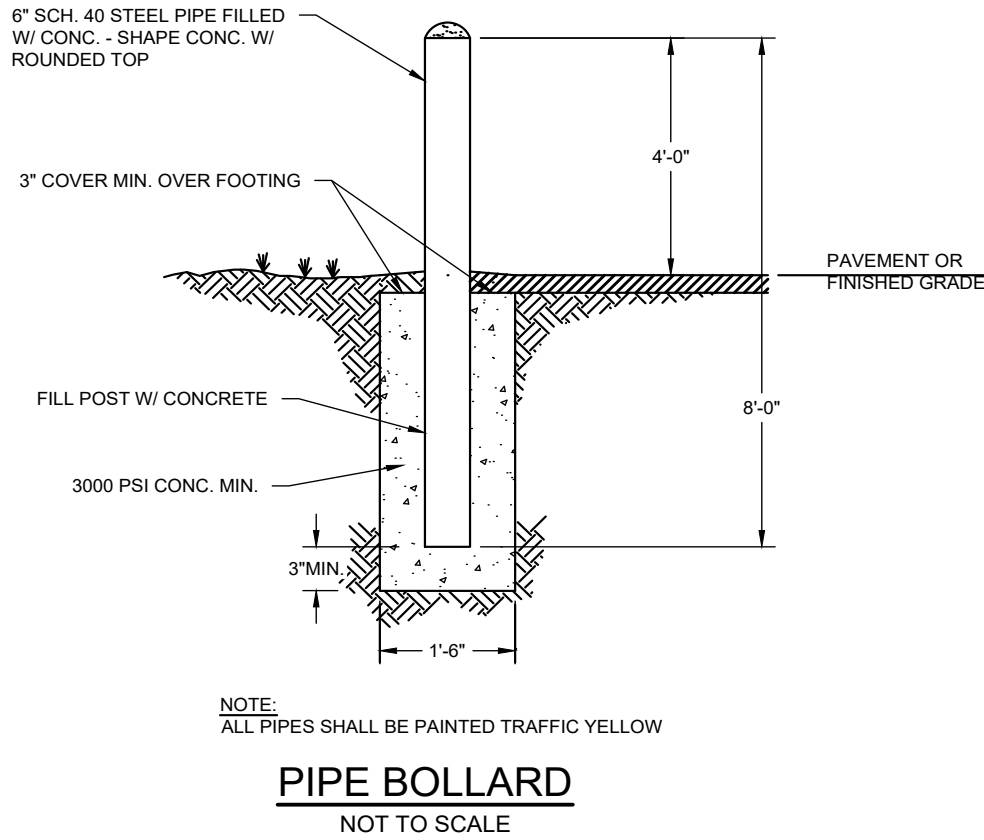
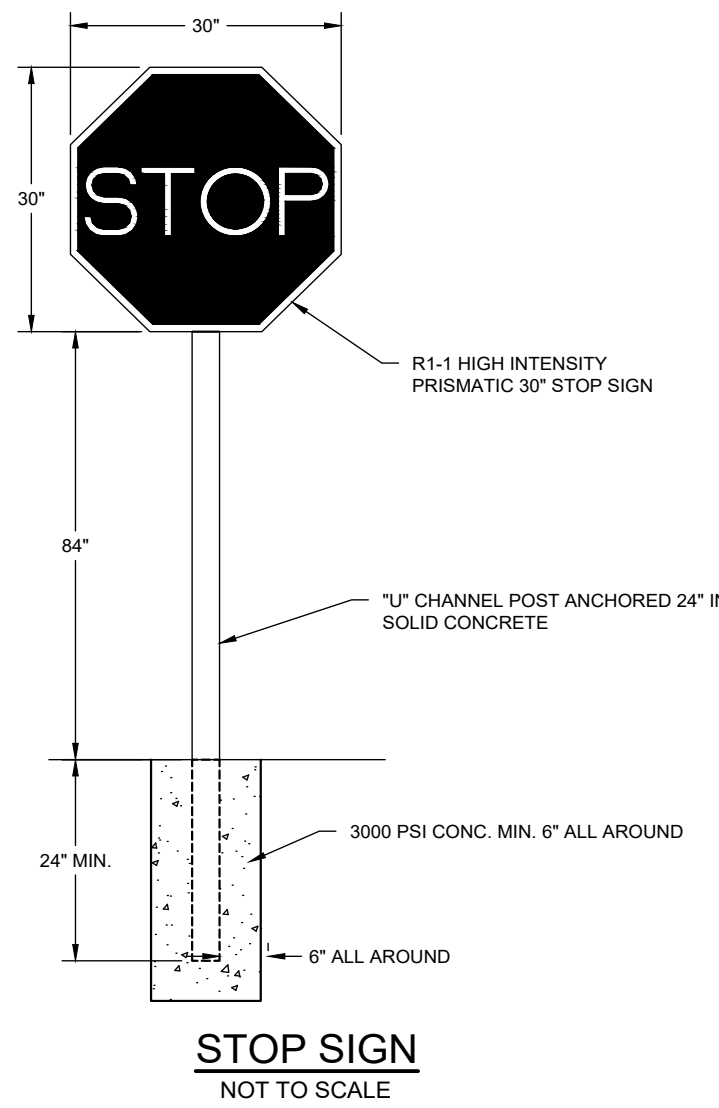
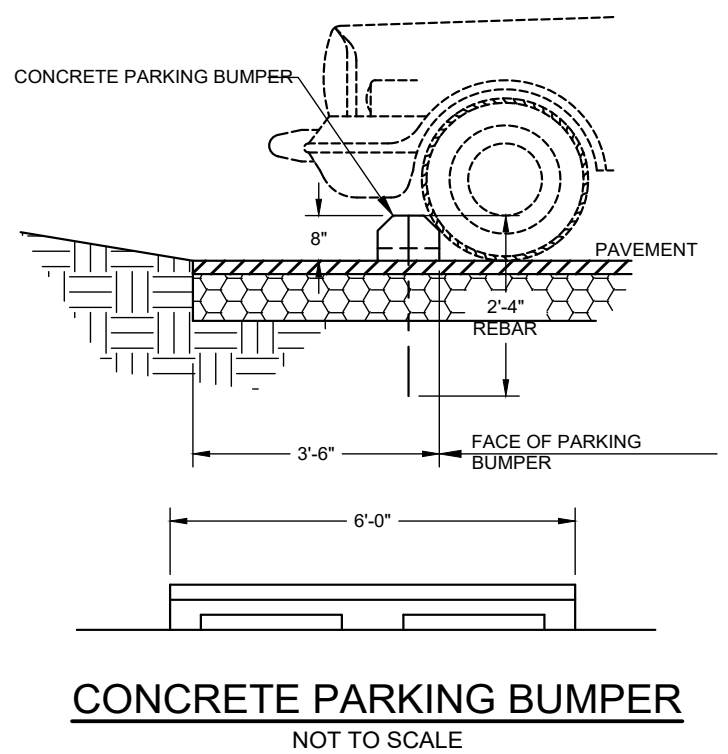
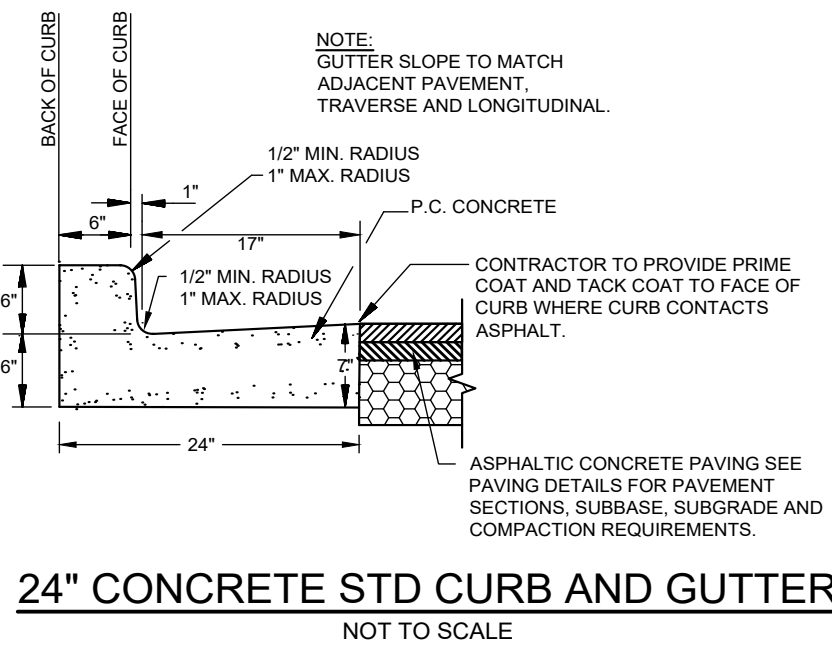


SHEET  
C-105





**CONCRETE SIDEWALK**  
NOT TO SCALE



PRELIMINARY  
- FOR REVIEW PURPOSES ONLY -  
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CONSTRUCTION

**mcgill**

5400 Trinity Road  
Suite 107  
Raleigh, NC 27607  
919.378.9111  
NC Firm License # C-0459  
mcgillassociates.com

**STATE OF NORTH CAROLINA**

SEAL  
04/25/19  
13,511  
ENGINEER  
MATTHEW LASSITER

**CALL 811 BEFORE YOU DIG**

SAFE DIGGING PARTNER

NO.	DATE	BY	DESCRIPTION

GRIFOLS THERAPEUTICS  
**PLC BLDG. EXPANSION**  
JOHNSTON COUNTY, NORTH CAROLINA

50 0 25 50 100 GRAPHIC SCALE DIVISION VALUE = 50 FEET	
OFFICE MANAGER BJR	DESIGNER
PROJECT MANAGER	REVIEWER

SITE DETAILS		
DATE JANUARY 2019	PROJECT # 19.01816	FUNDING # N/A

SHEET  
**C-500**

19.01816 PLC BLDG. EXPANSION - GRIFOLS THERAPEUTICS

















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

Planning Board  
February 24, 2020

## STAFF REPORT

**Application Number:** 2020-03-SP  
**Project Name:** Grifols PLC Expansion Major Site Plan

**Tag #:** 05I0500F

**Location:** 8370 W HWY 70 Business, Northeast of Whisper Wind & US HWY 70 Business

**Applicant:** McGill Associates

**Owner:** Grifols Therapeutics, Inc.

**Project Planner:** Jeff Caines, Planner

**Public Noticing Dates:**

- **Neighborhood Meeting:** January 23, 2020
- **Sign Posted:** February 13, 2020

**REQUEST:** Construct an eighty-five (85) foot, 11,300 SF Building Expansion for Grifols Pharmaceuticals.

**SITE DATA:**

**Acreage:** 48.02 acres

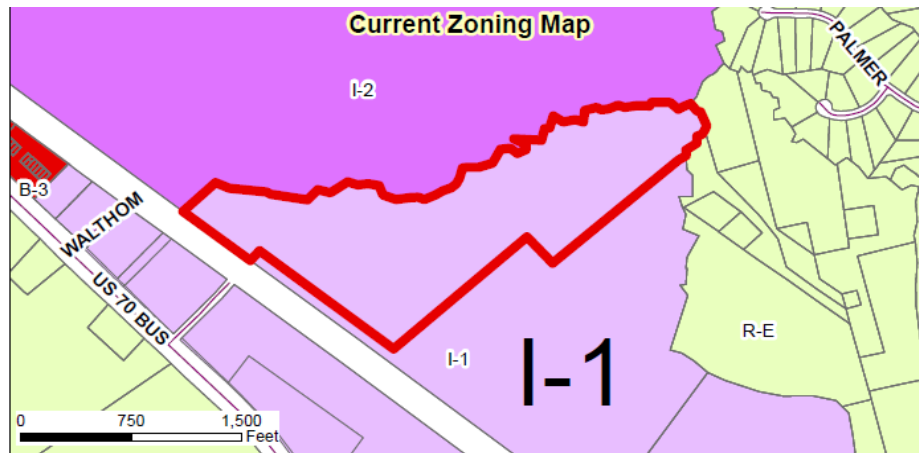
**Zoning:** Industrial-Light (I-1)

**Existing Use:** Existing Warehouse and Manufacturing Building



**ADJACENT ZONING AND LAND USES:**

Direction	Zoning	Existing Use
North	Industrial - Heavy (I-2)	Grifols / Vacant Forest Lands
South	Industrial - Light (I-1)	Grifols / Industrial Manufacturing
East	Industrial - Light (I-1)	Grifols / Industrial Manufacturing
West	Industrial - Heavy (I-2)	Grifols / Vacant Forest Lands

**DEVELOPMENT DATA:**

**Proposed Use:** Warehouse

**Buildings:** 1 building (building addition)

**Impervious Surface:** 16.26% proposed

**Required Parking:** 132 Parking Spaces (1 space/1,000 sq. ft. plus 1 space per 200 sq. ft. of office space)

**Proposed Parking:** 145 spaces, which includes 7 handicap spaces

**Access/Streets:** Access will be off of Whisper Wind Road via US HWY 70 BUS

**STAFF ANALYSIS AND COMMENTARY:****Overview**

The applicant is requesting major site plan approval for the construction of approximately 11,300 square feet of warehouse addition which will result in an increase of 1.18 acres of impervious surface area. The existing site is currently developed with Building 350 and is zoned Industrial – Light (I-1). This major site plan will be reviewed by the Planning Board for final approval.



**Parking**

The proposed parking will consist of a paved surface with curb and gutter as well as the required landscape islands. Due to the size of the project, the applicant also submitted a Phasing Plan showing the development for the entire project in five (5) separately timed phases. Each phase will have adequate parking. Staff has reviewed the finished layout with regards to parking and have determined that it meets the UDC Standards.

**Landscaping and Buffering**

The development is proposing landscaping around the parking area as well as the proposed roadway realignment. The site does not front any roadways, so specific street buffers are not required or proposed. Perimeter buffers are also not required as the property abuts similar zoning districts. The overall site includes large open spaces areas that are counted as part of the 20-percent landscaping requirement. As part of the Landscaping requirements all mechanical equipment will be screened from view.

**Access/Streets/Sidewalk**

Vehicle and truck traffic to this site will be through Whisper Wind Road, which connects to US HWY 70-BUS, minimizing access and congestion points. No new sidewalks are proposed with this development since parking will be limited to employees the amount of pedestrian traffic will be limited.

**Trash Collection**

A dumpster is not proposed for this site. No trash collection is proposed, as there is not an active office on-site.

**Architecture/Design**

The proposed building addition will be constructed of the same metal panels and masonry to match the existing Building 350 at a height of 85-feet. The building already has an existing special use permit permitting the height to exceed what is typically permitted by the UDC. The applicant has supplied architectural renderings to show how the building will look once construction is complete.

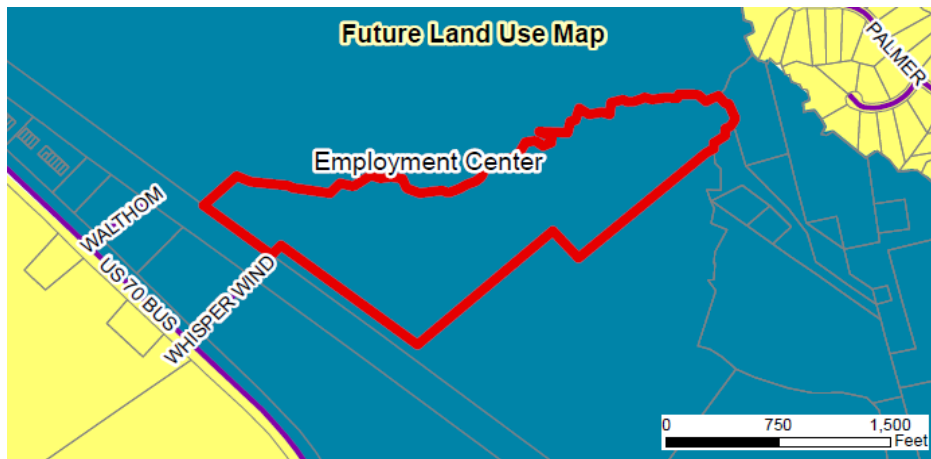
**Consistency with Adopted Plans:**

- **Comprehensive Plan 2040**

The Future Land Use Map designates this property as Employment Center, which is located along a major transportation corridor (e.g., US HWY 70-BUS), and has adequate levels of infrastructure in place for this type of development. Uses encouraged in the Employment Center include industrial warehouse and manufacturing, such as this type of development. The proposed plan is consistent with this designation, as it is surrounded with similar Comprehensive Plan designations. The proposed site plan is also an expansion of an existing use.

- **Unified Development Code**

The site plan meets all applicable requirements of the Unified Development Code.



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#### CONSIDERATIONS

- The Planning Board makes the final decision on major site plan applications.

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#### STAFF RECOMMENDATION

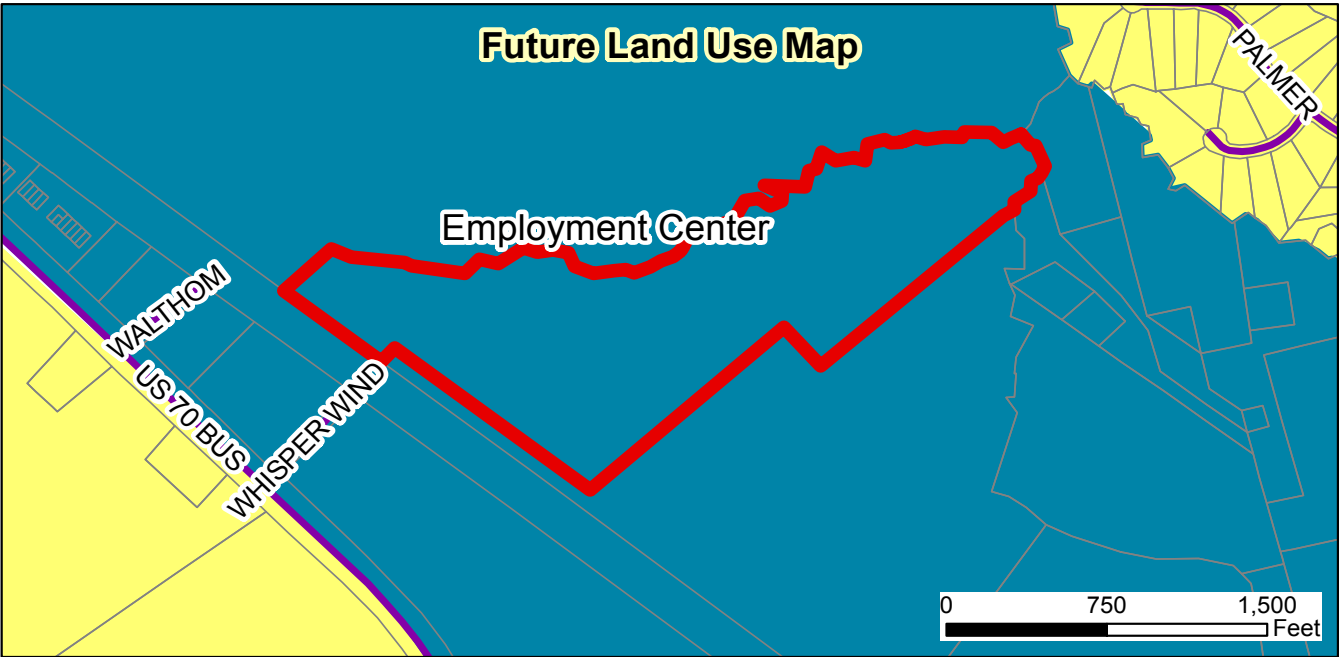
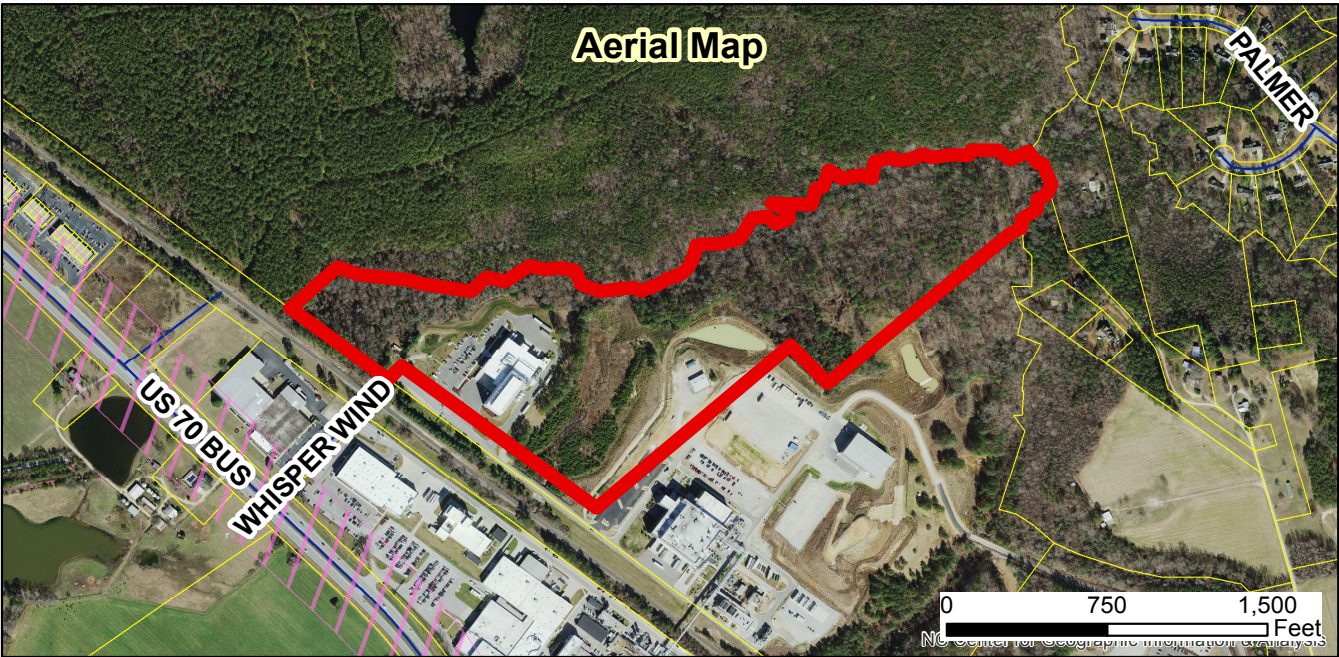
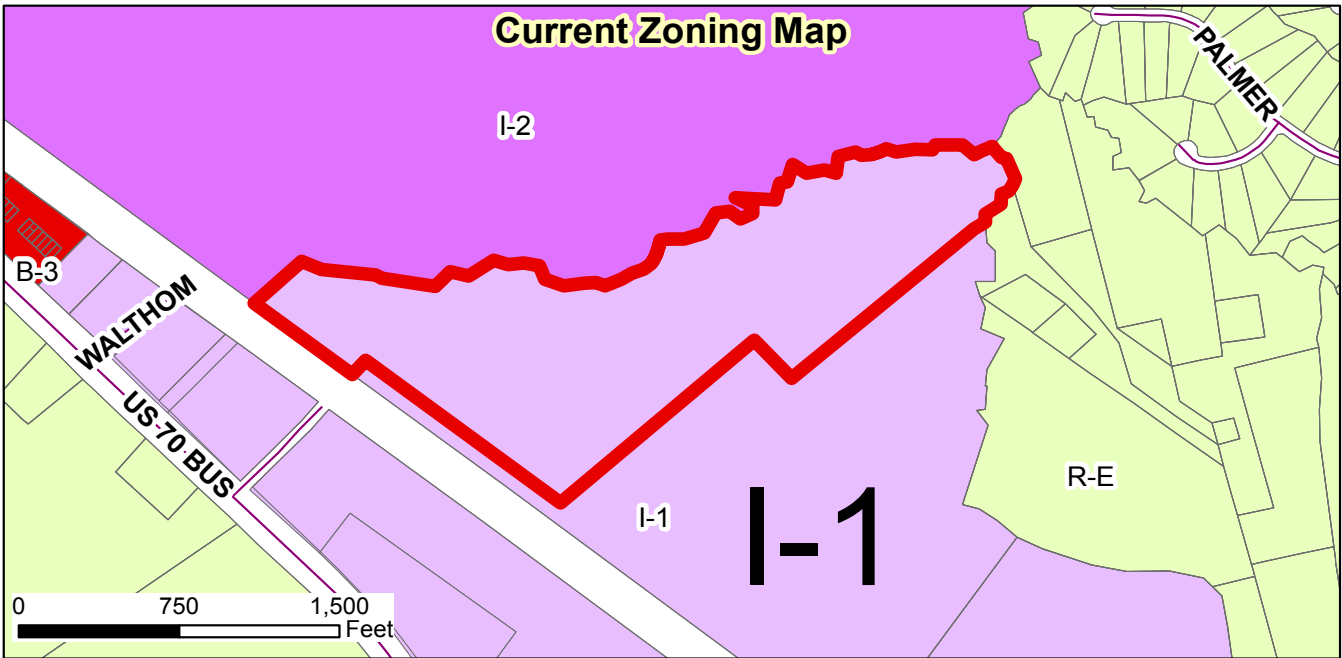
- Staff recommends approval of the Major Site Plan request 2020-03-SP.

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#### ATTACHMENTS:

- 1) Application
- 2) Staff Report Maps
- 3) Neighborhood Meeting Materials
- 4) Site Plan





**Grifolds Therapeutics**  
**2020-03-SP**  
**Request: PLC Building Expansion**

Applicant: Dan Simmons, McGill Associates  
Property Owner: Grifols therapeutics, Inc  
Tag #: 05I0500F

**Staff Report Map**



Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2020\2020-03-SP Grifols PLC Expansion\Staff Report Map\Staff Report Map - 2020-003-SP - Grifols PLC Expansion.mxd

1/31/2020  
Produced by: TOC Planning  
Disclaimer: Town of Clayton assumes no legal responsibility for the quality to the data represented here.

**Legend**

-  Site
-  100-yr Flood Zone
-  Thoroughfare Overlay



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

## REZONING APPLICATION COVER SHEET

Name of Project: 2900 NC Hwy 42 W Government Road Rezoning Date: 1/16/2020  
Applicant Name: McAdams - Jessie Hardesty

*The following checklist to be completed by applicant:*

- ☒ Pre-Application Meeting on: November 20, 2019
- ☒ Review Fee
- ☒ Advertisement Fee
- ☒ Completed Application
- ☒ Owner's Consent Form
- ☒ Adjacent Property Owner's List
- ☒ Neighborhood Meeting Notice Letter (1 copy)
- ☒ 2 Sets of stamped, addressed, empty envelopes for adjacent property owner notification
- ☒ Signed & Sealed Boundary Survey
- ☒ Copy of signed & sealed boundary survey in PDF on USB

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

## REZONING APPLICATION

- ☒ Standard Rezoning Fee: \$500.00  
☐ Planned Development Rezoning Fee: \$1,000 + \$5.00 per acre  
☒ Advertisement Fee: \$200.00

### SITE INFORMATION

Name of Project: Government Road Rezoning  
Acreage of Property: 4.72 Zoning District: R-E  
County Tag #: 05F02019B; 05F02019C; 05F02019E NC Pin #: 164800411151; 164800319071; 164800400991  
Address/Location: 2900 NC Highway 42 W Clayton, NC 27520  
Existing Zoning District: R-E Proposed Zoning District: B-3

### APPLICANT INFORMATION

Applicant: McAdams  
Mailing Address: 2905 Meridian Parkway Durham, NC 27713  
Phone Number: 919-361-5000 Fax: _____  
Contact Person: Jessie Hardesty  
Email Address: hardesty@mcadamsco.com

### PROPERTY OWNER INFORMATION

Name: John Brian Smith  
Mailing Address: 2900 NC Highway 42 W Clayton, NC 27520 (same address for all three parcels)  
Phone Number: _____ Fax: _____  
Email Address: _____

### OFFICE USE ONLY

Date Received: _____ Amount Paid: \$ 700.00 File Number: _____

RECEIVED  
JAN 21 2020  
TOWN OF CLAYTON  
PLANNING DEPARTMENT

2 of 10

## EXPLANATION OF PROJECT

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

A rezoning is requested on three parcels of land located at the southwest quadrant of the NC Hwy 42 and Government Road intersection, totaling 4.72 acres,

R-E to B-3.

See attached sheet on the following pages for responses to Approval Criteria.

## APPROVAL CRITERIA

*All applications for a Rezoning must address the following findings:*

1. Consistency with the adopted plans of the Town.

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2. Suitability of the subject property for uses permitted by the current vs. the proposed district.

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3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.

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4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, potable water supply and stormwater drainage facilities is available for the proposed use.

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5. It has been determined that the legal purposes for which zoning exists are not violated.

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6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.

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7. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

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#### APPLICANT AFFIDAVIT

*I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Clayton to amend the Zoning Ordinance and change the Official Zoning Map of the Town of Clayton as requested.. 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.*

Jessie Hardesty

Print Name

*Jessie Hardesty*

Signature of Applicant

01/16/2020

Date

January 3, 2020

Town of Clayton  
111 East Second Street  
Clayton, NC 27528

**Re: Clayton Rezoning Application Approval Criteria**

Below are responses to the Approval Criteria to be addressed for the requested rezoning of parcels 164800411151, 164800319071, 164800400991 from R-E to B-3.

**1. Consistency with the adopted plans of the Town.**

**Applicant Response:** The requested rezoning is consistent with the Town of Clayton Comprehensive Plan. The Town of Clayton Comprehensive Plan designates the parcels subject to this rezoning request as 'Community Center' and 'High Density Residential.' 'High Density Residential' is designed to include all housing types and allows for neighborhood commercial uses. 'Community Center' is described as typically serving a larger population, adjacent to major thoroughfares or intersections, and incorporates community-serving commercial uses. B-3 zoning fits this description given its location near Highway 70 and 42 and its intention to service and be accessible to the entire community. This rezoning from R-E to B-3 will allow for development of the subject parcels in a way that is more compatible with the Future Land Use Map than would be allowable as the current zoning, and this is illustrated in the Compatible Zoning Districts table on page 17 of the Comprehensive Plan. R-E is not a compatible zoning district under either FLUM designation, however, B-3 is compatible under 'Community Center.'

**2. Suitability of the subject property for uses permitted by the current vs. the proposed district.**

**Applicant Response:** The subject site is more suited for development permitted in the Highway Business designation. The subject parcels are located at the intersection of NC HWY 42, a major thoroughfare, and Government Road. Due to current and projected traffic counts at this intersection, the highest and best use of the subject parcels is for a non-residential use. Additionally, considering the close proximity to Highway 70 and Highway 42, and as the surrounding area fulfills the future land use designation of 'Community Center', the property will be more suited for a Highway Business use than Residential Estate.

**3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.**

**Applicant Response:** Per Objective LU1.3 in the Comprehensive Plan, this proposed change will improve the balance and mix of uses in the subject area. Rezoning to B-3 will encourage a mix of residential and non-residential land uses



meeting the goal or demand of the Town to allow for growth and development in the appropriate areas to enhance the quality of life for existing and future Clayton residents.

**4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, potable water supply and stormwater drainage facilities is available for the proposed use.**

**Applicant Response:** There is capacity of adequate public facilities for the proposed use. For the proposed rezoning, these facilities would include roads, wastewater treatment, potable water supply, and stormwater drainage. The County has a 16" water main on the north side of NC 42 and an 8" water main on the west side of Government Road, as shown on Johnston County GIS. Additionally, there is a County and Municipal fire hydrant located on the north side of NC 42 across from the property. Clayton does not have sewer service available to the site, but the site is eligible to connect to the County sewer system. The stormwater management plan will abide by NCDEQ requirements in addition to Town of Clayton Stormwater Design Manual. The requested rezoning will permit a range of non-residential uses on the properties. Non-residential uses will not create a burden on public schools and will require fewer services from the Town of Clayton.

**5. It has been determined that the legal purposes for which zoning exists are not violated.**

**Applicant Response:** The legal purposes for which zoning exists are not violated. All of the necessary rezoning submittal materials are included in the application. A pre-application meeting was held to discuss the proposal with the Town and there has been ongoing dialogue to ensure compliance with all rezoning processes. The property owner has consented to the rezoning and a neighborhood meeting has been scheduled to discuss the proposal and solicit any questions or comments from neighboring property owners.

**6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.**

**Applicant Response:** The proposed change to B-3 zoning will not have an adverse effect upon adjoining property owners. It will primarily contribute to growth in the area, and the three parcels will be aligned with B-3 zoned land across the street. Class C buffers will be provided as a barrier between the property and adjacent R-E zoned properties and street yard setback requirements will be met to ensure no adverse visual effects on adjacent property owners. Environmental protection strategies will be implemented in accordance with the Town of Clayton and Johnston County.

**7. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.**

**Applicant Response:** The proposed zoning change will not benefit the property owner to the detriment of the general public. The rezoning is fulfilling the future land use plans of the Town of Clayton to benefit the general

public. This rezoning will allow for uses on the property that may provide a service to residents and visitors of the Town. Additionally, rezoning from R-E to B-3 will increase the property taxes for the property owner, therefore they will not be benefiting from the change to the detriment of the public.

Sincerely,  
**MCADAMS**



Jessica Hardesty  
Planner, Planning + Design





**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:** _____ **Address or PIN #:** 164800411151; 164800319071; 164800400991  
2900 NC Hwy 42 W

### AGENT/APPLICANT INFORMATION:

McAdams Co _____ 2905 Meridian Parkway _____  
(Name - type, print clearly) (Address)  
Durham, NC, 27713 _____  
(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*):

Rezoning & Annexation Site Permitting  
Site Plan Approval

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.

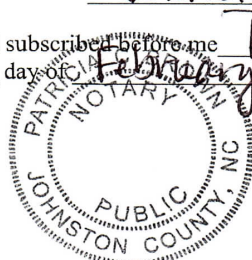
### OWNER AUTHORIZATION:

DIANNE SMITH STARLING 2900 NC 42W  
(Name - type, print clearly) (Address)  
Dianne Smith Starling CLAYTON NC 27520  
(Owner's Signature) (City, State, Zip)

STATE OF NC  
COUNTY OF Johnston

Sworn and subscribed before me the 16th day of February, 2020. Patricia C Brown, a Notary Public for the above State and County, this

SEAL



Patricia C Brown  
Notary Public

My Commission  
Expires:

03/26/2020

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

## OWNER'S CONSENT FORM

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**Project Name:** _____ **Address or PIN #:** 164800411151; 164800319071; 164800400991  
2900 NC Hwy 42 W

### AGENT/APPLICANT INFORMATION:

McAdams Co (Name - type, print clearly)	2905 Meridian Parkway (Address) Durham, NC, 27713 (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*):

Rezoning & Annexation

Site Permitting

Site Plan Approval

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.

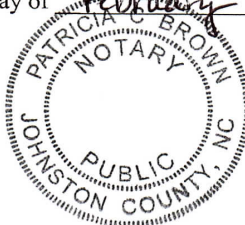
### OWNER AUTHORIZATION:

<u>Philip Drew Starling</u> (Name - type, print clearly)	<u>2900 NC 42W</u> (Address)
<u>Philip Drew Starling</u> (Owner's Signature)	<u>CLAYTON NC 27520</u> (City, State, Zip)

STATE OF NC  
COUNTY OF Johnston

Sworn and subscribed before me Patricia C Brown, a Notary Public for the above State and County, this the 10th day of February, 2020.

SEAL



Patricia C Brown  
Notary Public

My Commission  
Expires:

03/26/2024

July 2018





RECEIVED  
JAN 21 2021  
TOWN OF CLAYTON  
PLANNING DEPARTMENT

**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:** _____ **Address or PIN #:** 164800411151; 164800319071; 164800400991

### AGENT/APPLICANT INFORMATION:

McAdams Co

(Name - type, print clearly)

2905 Meridian Parkway

(Address)

Durham, NC, 27713

(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*):

Rezoning & Annexation

Site Permitting

Site Plan Approval

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:

John Beal Smith

(Name - type, print clearly)

2850 NC Hwy 42 W

(Address)

[Signature]

(Owner's Signature)

Clayton NC 27520

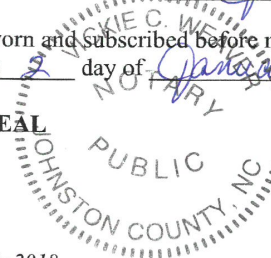
(City, State, Zip)

STATE OF  
COUNTY OF

North Carolina  
Johnston

Sworn and subscribed before me, Vickie C. Weaver, a Notary Public for the above State and County, this the 2 day of January, 2020.

SEAL



Notary Public

My Commission  
Expires:

6/6/2021

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

## 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:** _____ **Address or PIN #:** 164800411151; 164800319071; 164800400991

**AGENT/APPLICANT INFORMATION:**

2900 NC Hwy 42 W

McAdams Co

(Name - type, print clearly)

2905 Meridian Parkway

(Address)

Durham, NC, 27713

(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*):

Rezoning & Annexation

Site Permitting

Site Plan Approval

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:**

Reps. Inc.

(Name - type, print clearly)

P.O. Box 649 - 1092 N. Breazede Ave

(Address)

E. J. Pope III President

(Owner's Signature)

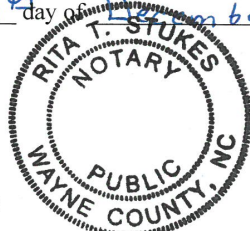
MT. Olive, NC 28345

(City, State, Zip)

STATE OF North Carolina  
COUNTY OF Wayne

Sworn and subscribed before me Rita T. Stukes, a Notary Public for the above State and County, this the 30th day of November, 2019.

SEAL



Rita T. Stukes  
Notary Public

My Commission  
Expires:

November 18, 2022

July 2018



## ADJACENT PROPERTY OWNERS LIST

**Project Name:** Government Road Rezoning 2900 NC Hwy 42 W

*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
0991, 9071, 6361	Dianne and Phillip Starling	2900 NC Hwy 42 W, Clayton, NC 27520
0072, 6852	Johnny Brian Smith	2850 NC 42 W, Clayton, NC 27520
6092, 7675,3383	Barbara C and Charles H Coats Revocable Trust	2995 Government Rd, Clayton, NC 27520
2534, 0628, 0484	Teinishia A Badger	110 David Lane, Clayton, NC 27520
0562	J4 Holdings Group LLC	303 Federal Road, Benson, NC 27504
1151	Johnny Brian Smith and Dianne Smith Starling	2900 NC Hwy 42 W, Clayton, NC 27520
2741	Linwood D McNeill	2893 Government Rd, Clayton, NC 27520
2370	Holy Cross Lutheran Church of Clayton	2920 NC Hwy 42 W, Clayton, NC 27520
1318	Haywood Arthur and Phyllis Pearl Johnson	257 Johnson Estate Road, Clayton, NC 27520
2486	Brooks Denmark LLC	2104 Breeze Rd, Raleigh, NC 27608

RECEIVED  
JAN 21 2019  
TOWN OF CLAYTON  
PLANNING DEPARTMENT

## NEIGHBORHOOD MEETING SUMMARY FORM

### FILL OUT THE FOLLOWING:

Application: Rezoning Date of Mailing: 12/30/2019  
Date of Meeting: January 15, 2020 Time of Meeting: 6:30pm-8:30pm  
Location of Meeting: Community Center Room 111 (715 Amelia Church Road, Clayton, NC 27520)

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: Jessie Hardesty Signature: Jessie Hardesty

**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.*

A neighborhood meeting was held at the Clayton Community Center, located at 715 Amelia Church Road Clayton, NC, on January 15, 2020 to discuss the proposed rezoning of three parcels of land located at 2900 NC Hwy 42. Notices were sent to property owners within 100' of the subject properties. In attendance representing the Rezoning application were Charlie Yokley, Senior Planner with the McAdams Company and Jessie Hardesty, Planner I with the McAdams Company. One bordering property owner was in attendance. Jessie Hardesty gave a brief presentation of the project, including a discussion of the current and future zoning, the Clayton Future Land Use Map designation of the land, and potential uses of the site. Following the introduction to the project, the meeting was opened to questions and comments from the property owner in attendance.

Below is a synopsis of questions and concerns that were raised and the applicant's response:

Question / Concern: What is the planned use of the site?

Applicant Response: The client wants to move forward with the rezoning before the specific use and site plan is developed. If the rezoning is approved, another neighborhood meeting will be held for the site plan, and you will receive a notice. It will be a commercial use of the site that is permitted in the B-3 zoning district.

Question / Concern: Will there be any road widening on Hwy 42? This area gets backed up often, and I have concern about the traffic.

Applicant Response: We are unsure at this time, however if NCDOT requires it, we will comply with their road improvements.

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

*April 2019*

*9 of 10*



## NEIGHBORHOOD MEETING ATTENDANCE ROSTER

**Project:** Government Road & Hwy 42 Rezoning

**Application:** Rezoning

**Location/Date:** 715 Amelia Church Road, Clayton, NC 27520 (Room 111) / January 15, 2020

	NAME	ADDRESS
1	Linwood McNeill	2893 Government Rd Clayton, NC
2		
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18		
19		
20		



December 30, 2019

### NEIGHBORHOOD MEETING NOTICE

Dear Property Owner:

As a representative of record for the property owner of record, we are sending this letter to invite you to an informational meeting regarding a proposed Rezoning in Clayton, North Carolina. If you are receiving this letter it is our understanding that you own property that is located within 100' of the subject property.

The site of the proposed rezoning is located at 2900 NC Hwy 42 with the Parcel IDs 164800411151, 164800319071, and 164800400991. During the meeting the applicant will present their plan(s) to reclassify the properties from Residential Estate to Highway Business. The total area of the site is 5.06 acres.

**The meeting will be held at the Community Center in Room 111 located at 715 Amelia Church Road, Clayton, NC 27520.** The meeting is scheduled for **Wednesday, January 15, from 6:30-8:30 PM.** We welcome any questions or comments on the proposed project prior to or after the meeting.

The following will be available for your inspection at the 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.

If you have questions or cannot attend the meeting but would like further information please feel free to call me at (919) 361-5000 or contact me by e-mail at [hardesty@mcadamsco.com](mailto:hardesty@mcadamsco.com).

Sincerely,

The John R. McAdams Company, INC.

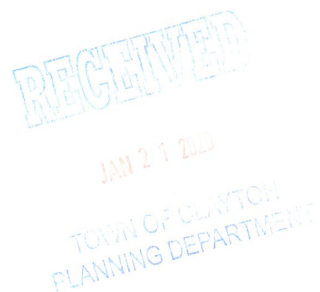
Jessie Hardesty  
Planner, Planning + Design Group

The John R. McAdams  
Company, Inc.

Raleigh / Durham, NC  
2905 Meridian Parkway  
Durham, North Carolina 27713  
(919) 361-5000

Charlotte, NC  
3436 Toringdon Way  
Suite 110  
Charlotte, North Carolina 28277  
(704) 527-0800

[McAdamsCo.com](http://McAdamsCo.com)



*Designing Tomorrow's Infrastructure & Communities*





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

February 10, 2020

**NOTICE**

**SUBJECT:**      **Project:**            2020- 10-RZ  
                  **Address:**        2900 NC Hwy 42 W  
                  **TAG #:**            05F02019B; 05F02019C; 05F02019E  
                  **Applicant:**        McAdams

Dear Clayton Area Property Owner:

Notice is hereby given that the Clayton Planning Board will hold a public meeting on **Monday, February 24, 2020 at 6:00 PM** at Town Hall, 111 E. Second Street, to make a recommendation on the above referenced Rezoning application. This application will proceed to Town Council for a public hearing following Planning Board recommendation. Another notice will be sent prior to the date of the scheduled public hearing. The applicant is requesting to rezone 4.72 acres from Residential Estate (R-E) to Highway Business (B-3). Please see the map on the back of this letter.

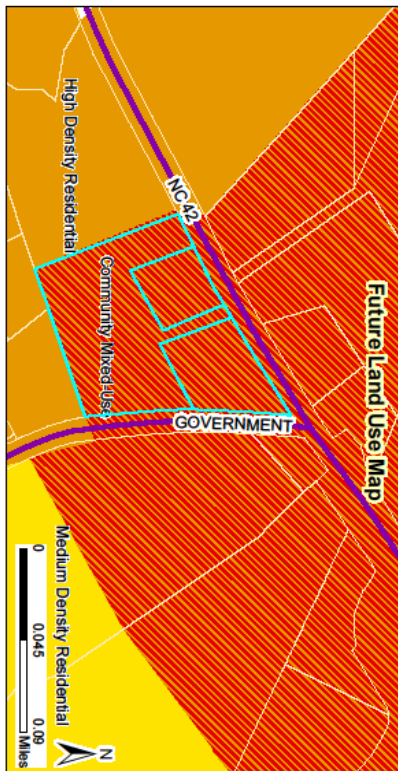
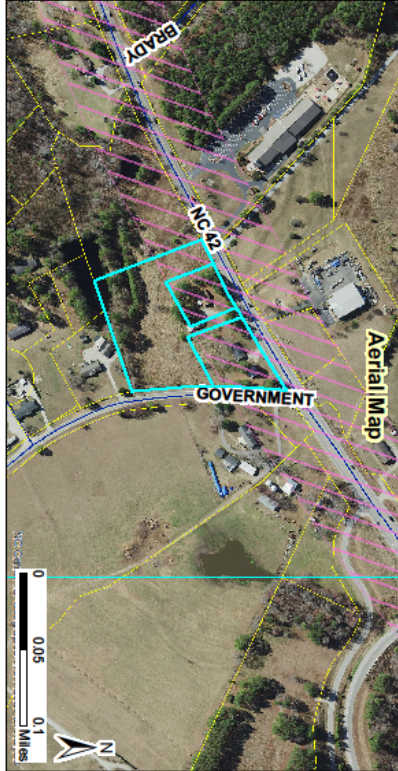
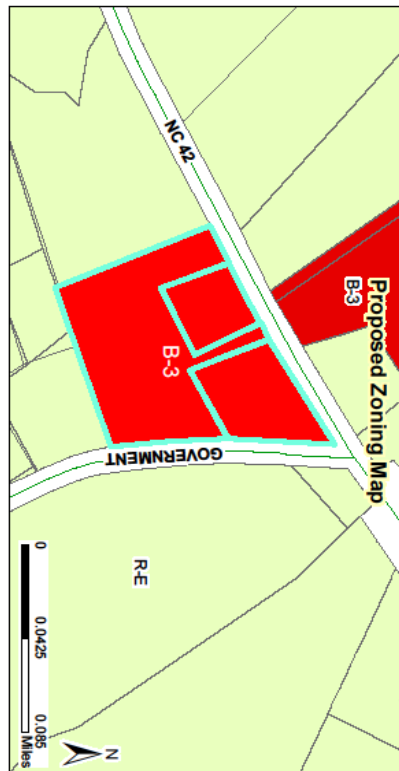
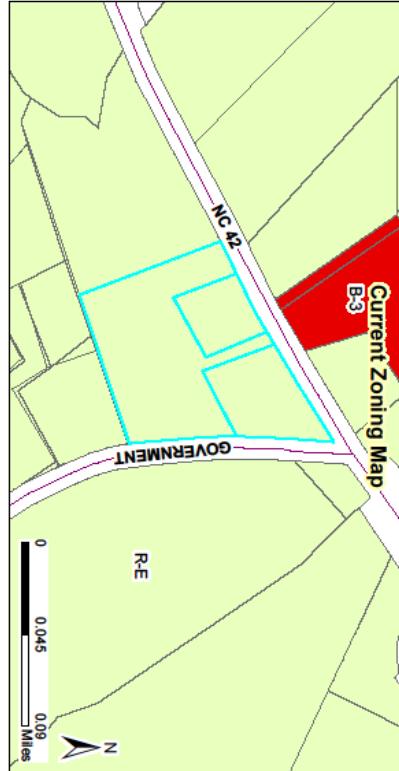
Based upon records in the Johnston County Tax Office, you are the owner of property that is within 100 feet of this proposed rezoning request. You are invited to attend this meeting and express your opinions on this request to the Planning Board.

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

Sincerely,

*Sharon Sharpe*

Sharon Sharpe, Planner



### Staff Report Map

**2900 NC HWY 42 W Rezoning**  
**2020-10-RZ**  
**Request: Rezone from R-E to B-3**  
Applicant: McAdams  
Property Owners: John Smith, Dianne Smith, Phillip Starling  
TAG #: 05F02019B, 06F02019E, 06G02019C



Division of Public City Planning and Economic Development 2020/10/20/2020-10-RZ/2900 NC Hwy 42 W Map/2020-10-RZ/2900 NC Hwy 42 W Map

02/10/2020

Produced by: TDC Planning

City of Cary, NC

Responsible for the representation of the

Legend

100-yr Flood Zone

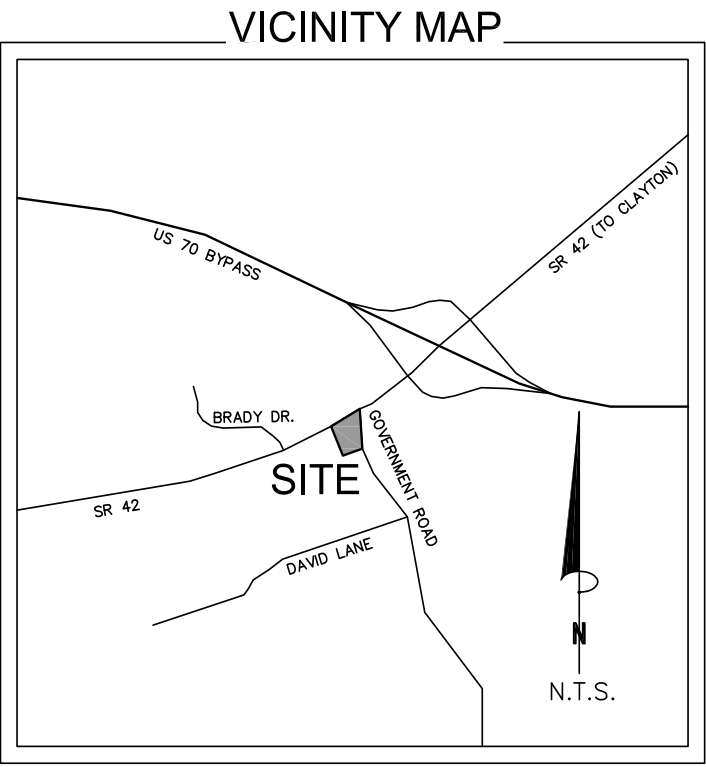
Thoroughfare Overlay

Watershed Protection Overlay

Site



Received By:  
Town of Clayton  
1/21/2020



2900 NC Hwy 42 W

LEGAL DESCRIPTION:

Tract Six (6), 3.122 acres of the plat entitled "Pauline N. Smith Heirs" dated February 27, 1995 by Barbour Land Surveying and recorded at Plat Book 45, Page 15 of the Johnston County, North Carolina Registry.  
Per North Carolina General Warranty Deed recorded December 8, 1995 in Book 1484, Page 563 in the Deed Records of Johnston County, North Carolina.

NOTES:

- This is a topographic map. This is not a boundary survey and is only intended to depict those topographic features or improvements shown. The property lines shown are record lines only and are shown for graphical reference only.
- Any underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This site was located by standard RF methods.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMeTte published December 10, 2019, referencing Flood Insurance Rate Map, Map Number 3720164800K effective date June 20, 2018, indicates this parcel of land is located in Zone X (Area of minimal flood hazard).
- This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record.
- The lineal units used in this survey are U.S. Survey Feet.
- Elevations are based on NAVD 88 datum.
- BENCHMARK: Notch in pole, as shown, Elevation: 325.82' (NAVD 88).
- BASIS OF BEARINGS: Bearings are based upon North Carolina State Plane, Zone 3200.
- Field work for this survey was completed on November 27, 2019.
- The owner names and tax parcel data shown hereon are based upon the public records available at the original date of this survey. Current ownership and tax parcel data should be verified for accuracy.
- This site is zoned "R-10" (Single Family Residential-10,000 S.F. Lot) per Town of Clayton Planning Department.  
Building Setbacks:  
Front: 30', Interior Side: 10', Street Side: 20' Rear: 25'  
No zoning information provided by the client. For clarification of exact zoning designations and setback locations, please, contact the Town of Clayton Planning and Zoning Department at (919) 553-5002.

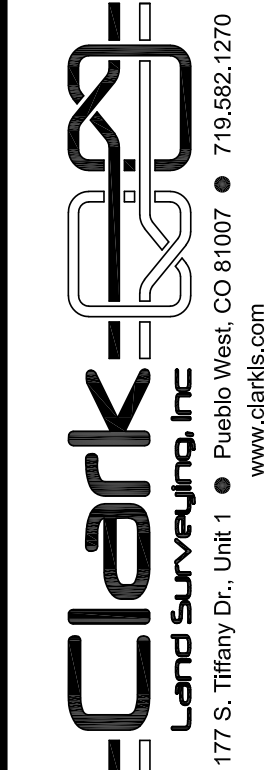
SURVEYOR'S STATEMENT:

On the basis of my knowledge, information and belief, I hereby state and declare that this drawing was prepared under my direct supervision to the standard of care of surveyors practicing in the State of North Carolina and that the information shown hereon is true and correct to the best of my knowledge and belief.

This statement is neither a warranty nor a guarantee, either expressed or implied.



Donovan Benson  
North Carolina Registered Land Surveyor No. L-5245  
For and on behalf of Clark Land Surveying, Inc.



Revisions		By	Date
No.	Description		

ENGINEERING DESIGN SURVEY	
A PORTION OF TRACT SIX (6) PLAT BOOK 45, PAGE 45 TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA	
Project No.	190969
Drawn By:	AMF
Checked By:	DB
Date:	1/6/2020
Sheet	1 of 2









Town of Clayton  
Planning Department  
111 E. Second Street, Clayton, NC 27520  
P.O. Box 879, Clayton, NC 27528  
Phone: 919-553-1545

*Planning Board, February 24, 2020  
Town Council, March 16, 2020*

## STAFF REPORT

**Application Number:** 2020-10-RZ  
**Project Name:** 2900 NC Hwy 42 W Rezoning

---

**TAG #(s):** 05F02019B; 05F02019C; 05F02019E

**Town Limits/ETJ:** Town Limits

**Applicant:** McAdams

**Owner:** John Brian Smith, Phillip D Smith, Darlene Starling Smith

**Location:** Located off NC Hwy 42 W

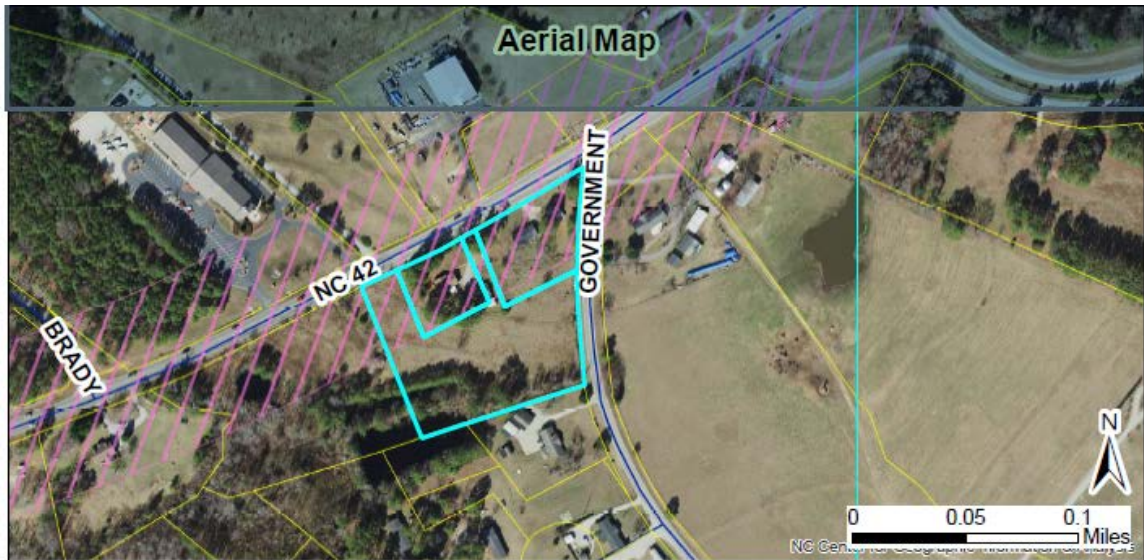
**Project Planner:** Sharon Sharpe, Planner

**Public Noticing Dates:**

- **Neighborhood Meeting:** January 15, 2020
- **Sign posted:** February 14, 2020
- **Adjacent Property Letters Mailed:** February 14, 2020 (PB) & March 5, 2020 (TC)
- **Newspaper Ad published:** March 4, 2020 & March 11, 2020

**REQUEST:** Request to rezone from Residential-Estate(R-E) to Highway Business-(B-3)

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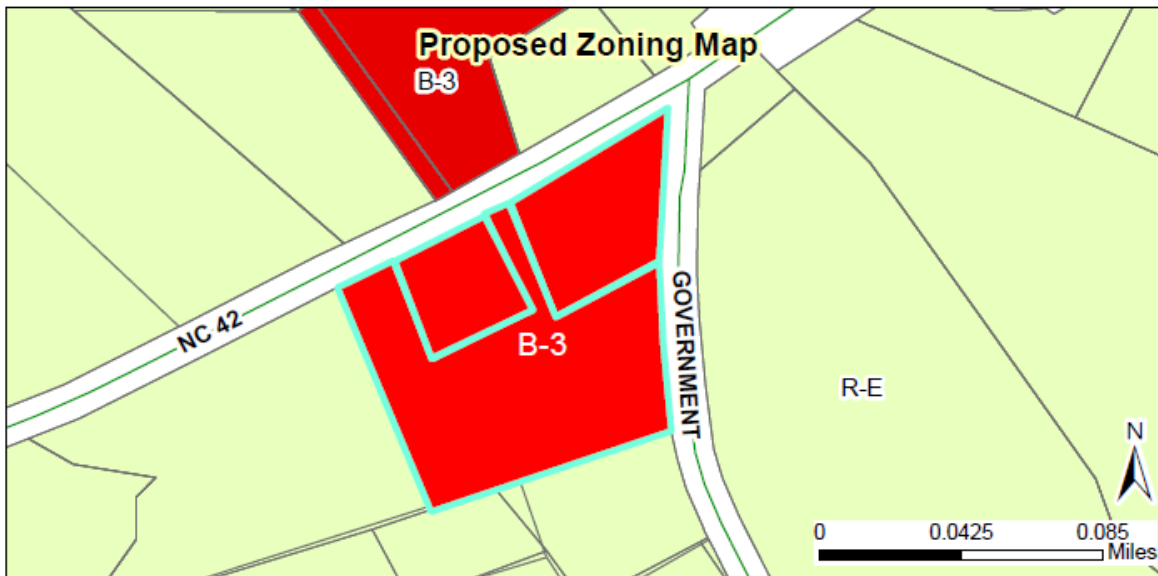
#### SITE DATA:

**Acreage:** 4.72  
**Existing Use:** Residential with homes and vacant

#### ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Highway Business- (B-3)	Commercial Business
South	Residential Estate- (R-E)	Single-family Residential
East	Residential Estate- (R-E)	Single-family Residential
West	Residential Estate- (R-E)	Vacant





#### STAFF ANALYSIS AND COMMENTARY:

##### Overview

McAdams is requesting to rezone 4.72 acres of land from Residential Estate (R-E) to Highway Business (B-3). The applicant is requesting to rezone the parcels to B-3 in order to prepare the corner parcels closest to NC Hwy 42 West for future development of commercial businesses. If the rezoning is approved, a separate site plan will be required to be submitted, and another neighborhood meeting will be held for the site plan to discuss potential commercial uses. The B-3 designation is consistent with the Future Land Use Map. Due to the location on the corner of the intersection off NC Hwy 42 W , staff is in support of the requested rezoning. The parcel to the north already zoned commercial district (B-3) as well. This intersection has the potential to serve non-residential uses to the surrounding residential developments.

##### Consistency with the Comprehensive Plan 2040

The properties are designated as High Density Residential/Community Center and High-Density/Residential Community Mixed-Use in the Future Land Use Map. The proposed rezoning would be consistent with these designations, as B-3 does allow for offices, service users, business retailing and convenience goods for the community. This rezoning from R-E to B-3 will allow for development of the subject parcels in a way that is more compatible with the Future Land Use Map than would be allowable under the current zoning, and this is illustrated in the Compatible Zoning District table on page 17 on the Comprehensive Plan. R-E is not a compatible zoning district under either FLUM designation, however, B-3 is compatible under "Community Center".

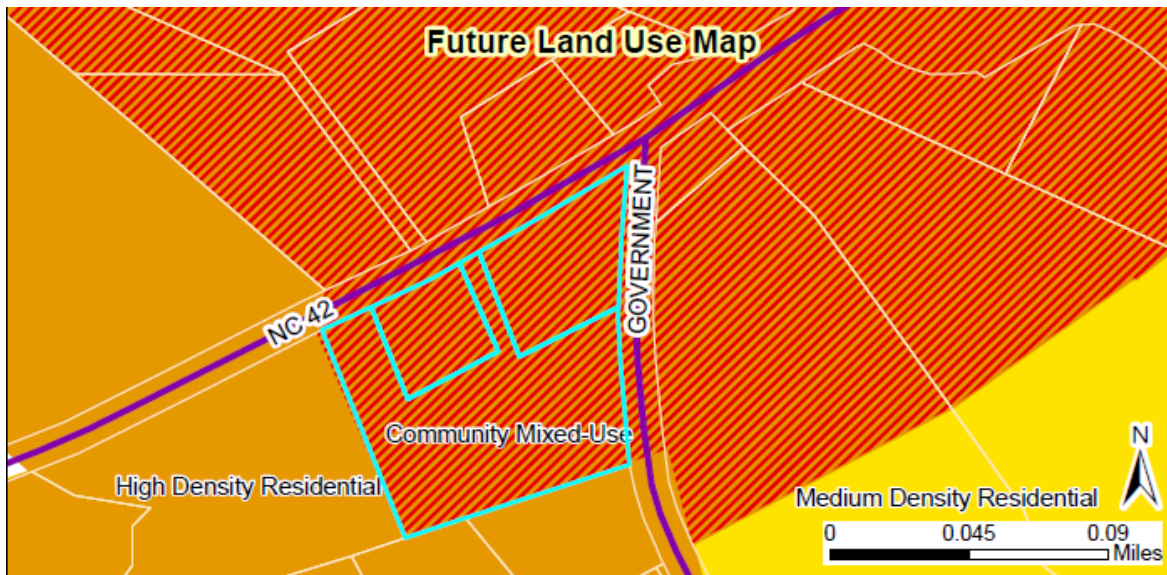
Comprehensive Plan Goals supporting the rezoning request include:

- Goal LU1: Preserve Clayton's small-town character while allowing for growth and development in appropriate areas.

- Objective LU1.3 Encourage a mix of residential and non-residential land uses within Neighborhood and Community Centers identified on Future Land Use Map.

Comprehensive Plan Goals not supporting the rezoning request include:

- None



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#### CONSIDERATIONS:

- Rezoning is decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining why the Council considers the action taken to be reasonable and in the public interest.

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#### STAFF RECOMMENDATION:

Staff recommends approval of the proposed rezoning request.

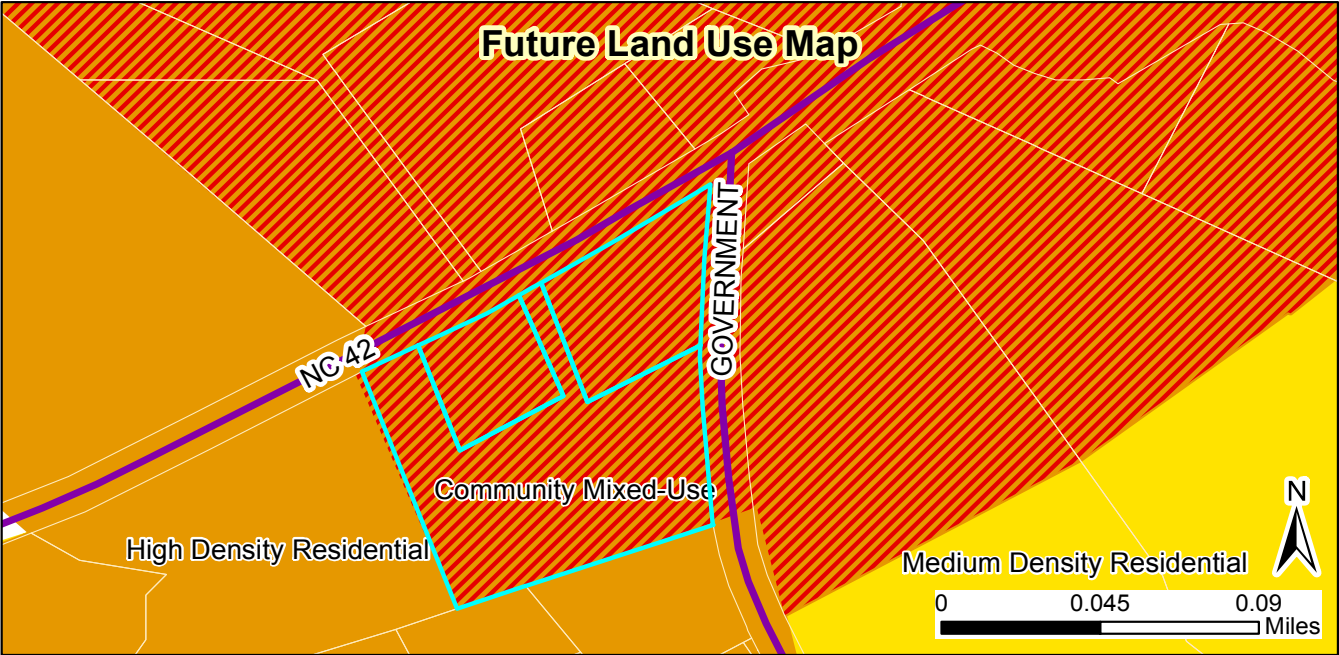
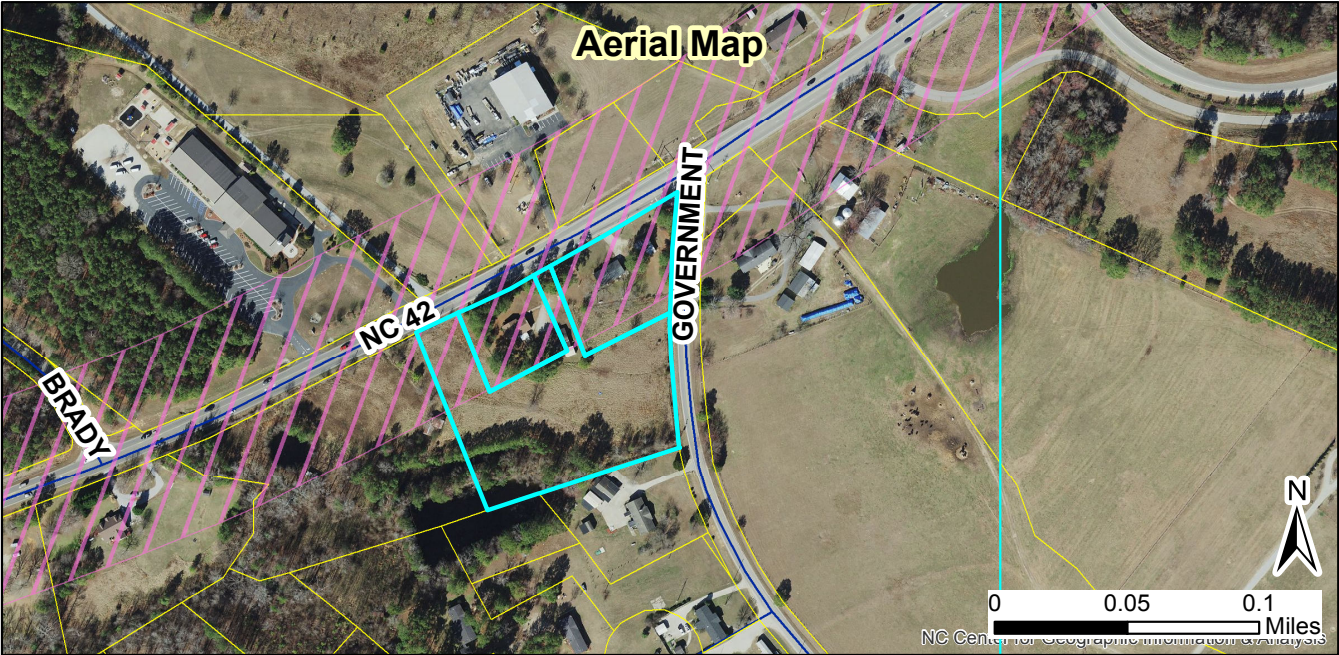
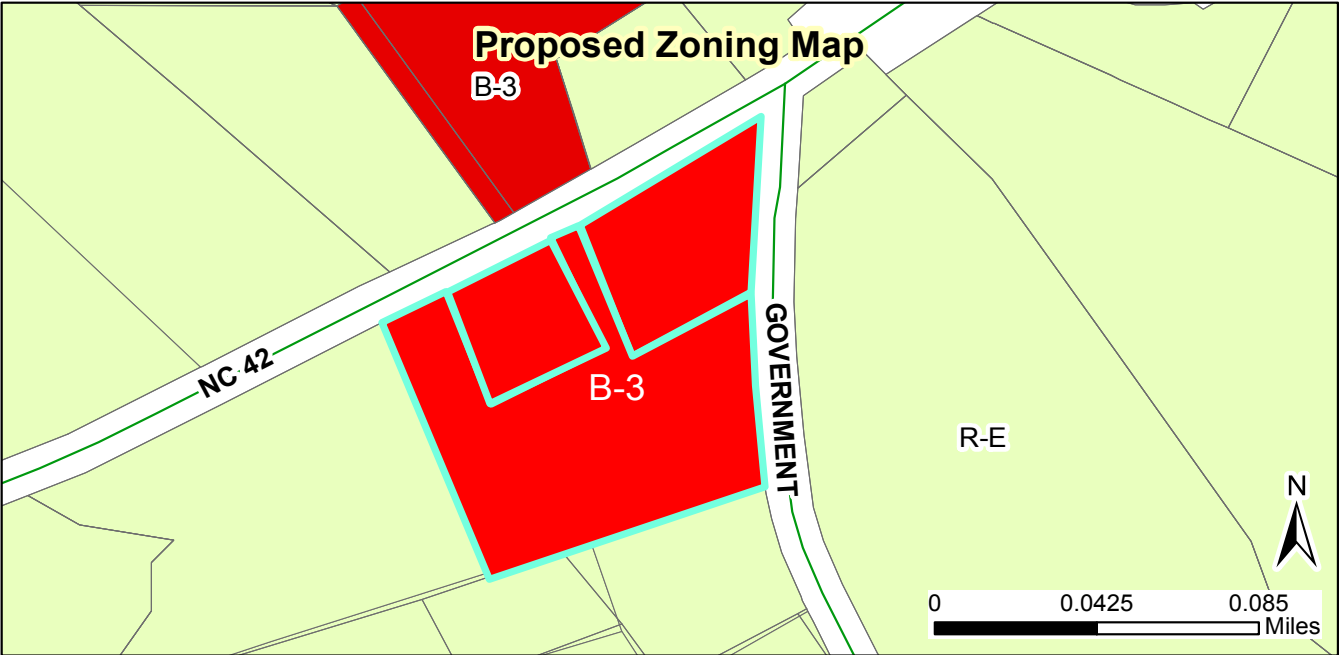
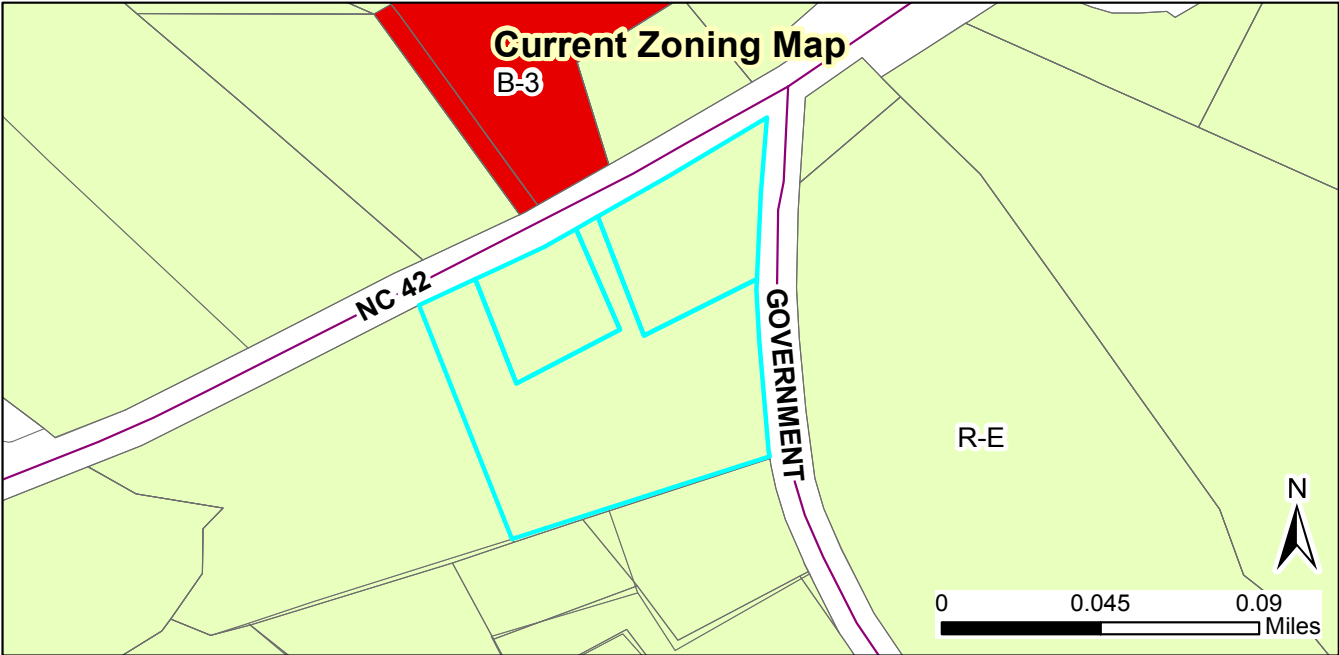
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#### ATTACHMENTS:

- 1) Application
- 2) Staff Report Maps
- 3) Neighborhood Meeting Materials
- 4) Survey



- 5) PB Adjacent Property Letter
- 6) TC Adjacent Property Letter
- 7) Newspaper Ad



**2900 NC HWY 42 W Rezoning  
2020-10-RZ  
Request: Rezone from R-E to B-3**

Applicant: McAdams  
Property Owners: John Smith, Dianne Smith, Phillip Starling  
TAG #s: 05F02019B, 05F02019E, 05G02019C

**Staff Report Map**



Document Path: O:\PLANNING\REZONING\Rezoning\2020\2020-10-RZ-2900 NC Hwy 42 W\Maps\2020-10-RZ 2900 NC HWY 42 W.mxd

02/10/2020  
Produced by: TOC Planning  
Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.

**Legend**

- 100-yr Flood Zone
- Thoroughfare Overlay
- Watershed Protection Overlay
- Site