



Town of Clayton
Town of Clayton Planning Board Agenda
Tuesday, December 15, 2020 @ 6:00 PM
Town Council Chambers

THE CLAYTON PLANNING BOARD MEETING WILL BE HELD IN-PERSON.

IF YOU WISH TO OFFER COMMENTS AND DO NOT WISH TO ATTEND IN PERSON, PLEASE FORWARD YOUR COMMENTS TO THE BOARD CLERK NO LATER THAN NOON THE DAY OF THE MEETING. PLEASE INCLUDE YOUR NAME AND ADDRESS. PUBLIC COMMENTS RECEIVED WILL BE INCLUDED AS PART OF THE RECORD.

EMAIL: CFREEMAN@TOWNOFCLAYTONNC.ORG

BELOW PLEASE FIND ADDITIONAL INFORMATION REGARDING PROCEDURES FOR IN-PERSON MEETINGS:

IN PERSON TOWN COUNCIL / ADVISORY BOARD MEETING PROCEDURES

- ALL persons attending must wear a mask.
- We will be following proper social distancing at all times.
- As a reminder, the entrance to Town Hall is now located on Second Street.
- Any member of the public attending will be asked to wait in the lobby until item they wish to address is ready for discussion.
- Lobby will be set to encourage social distancing.
 - Chairs will be at least 6' from each other.
- We will have TWO staff members attending the meeting(s) to ensure smooth transition with those attending the meeting. One person will serve as the LOBBY staff and the other will serve as the CHAMBER staff.
- The meeting will be shown on the monitor in the lobby. (YouTube)
- All council or board members will be socially distanced in the council chambers and wearing face masks.*
- Staff will be socially distanced and seated within the council chambers. Face masks will be worn.*
- Hand sanitizer will be available, both in the lobby and council chambers.
- Podium/microphone will be sanitized after each speaker.

**Face Masks May Be Removed When Speaking.*

1. CALL TO ORDER

2. ADJUSTMENT OF THE AGENDA

3. APPROVAL OF MINUTES

- a. [Clayton Planning Board - 23 Nov 2020 - DRAFT Minutes](#)

POTENTIAL ACTION:
Board Minutes

Approve / Deny November 23, 2020 Planning

4. PUBLIC HEARINGS

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

5. NEW BUSINESS

- a. Naming of Greenway - Skip Browder Draft Resolution
POTENTIAL ACTION: Approve / Deny Naming of Greenway - Skip Browder Draft Resolution to Town Council
- b. 2020-166-RZ WakeMed Rezoning
Tag#: 05G02001K
Location: Northwest corner of Town Centre Blvd & Financial Drive; South of US Hwy 70 Bus.
[Application - 2020-166-RZ - WakeMed Rezoning](#)
[Neighborhood Meeting Material - 2020-166-RZ - WakeMed Rezoning](#)
[Adjacent Property Letter - 2020-166-RZ - WakeMed Rezoning](#)
[Survey - 2020-166-RZ - WakeMed Rezoning](#)
[Staff Report - 2020-166-RZ - WakeMed Rezoning](#)
[Staff Report Map - 2020-166-RZ - WakeMed Rezoning](#)
- POTENTIAL ACTION:** Approve / Deny 2020-166-RZ WakeMed Rezoning recommendation to Town Council.
- c. 2020-153-RZ Southern Village Vet Clinic Rezoning
Tag#: 05I05001G
Location: US Hwy 70 Bus - South of Southern Village Commercial/Retail area
[Application - 2020-153-RZ - Southern Village Vet Clinic Rezoning](#)
[Owner Consent Form - 2020-153-RZ - Southern Village Vet Clinic Rezoning](#)
[Adjacent Property Owner Letter - 2020-153-RZ - Southern Village Vet Clinic Rezoning](#)
[Neighborhood Meeting Materials - 2020-153-RZ - Southern Village Vet Clinic Rezoning](#)
[Survey - 2020-153-RZ - Southern Village Vet Clinic Rezoning](#)
[Staff Report - 2020-153-RZ - Southern Village Vet Clinic Rezoning](#)
[Staff Report Map - 2020-153-RZ - Southern Village Vet Clinic Rezoning](#)
- POTENTIAL ACTION:** Approve / Deny 2020-153-RZ Southern Village

Vet Clinic Rezoning recommendation to Town Council

6. INFORMAL DISCUSSION AND PUBLIC COMMENT

7. ADJOURN



**Town of Clayton
Planning Board Minutes
November 23, 2020 @ 6:00 p.m.
Remote Meeting**

BOARD MEMBERS PRESENT:

Stephen Powers
George "Bucky" Coats
James Moore
Travis Avery
James Lipscomb
Brian Tiede
Marty Bizzell

STAFF PRESENT:

Samantha Wullenwaber, Planning Director
Haley Hogg, Senior Planner
Chrissy Freeman, Clerk to the Board
Merrick Parrott, Town Attorney
Bobby Bunn, Councilman

MEMBERS ABSENT:

Andria Merritt
Frank Price

1 CALL TO ORDER

- a) The meeting was called to order at 6:00 p.m. by Co-Chair Bucky Coats. Chair Andria Merritt and Planning Board member Frank Price were absent from this meeting.

2 ADJUSTMENT OF THE AGENDA

3 APPROVAL OF MINUTES

- a) The October 26, 2020 Planning Board minutes were approved.

ACTION: Approved October 26, 2020 Planning Board Minutes

Motion: Board Member Powers
Second: Board Member Bizzell
Vote: Unanimous

4 PUBLIC HEARINGS

- a) 2020-95-CUP Hurricane Fencing Conditional Use (**Quasi-Judicial**)
Tag # 05I05020H
Location: 7740 US Hwy 70 Bus

Planning Board Director Samantha Wullenwaber requested to move this item

to the December 15, 2020 Planning Board meeting.

ACTION: 2020-95-CUP Hurricane Fencing Conditional Use approved to be heard on the December 15, 2020 Planning Board meeting.

Motion: Board Member Bizzell
Second: Board Member Moore
Vote: Unanimous

5 NEW BUSINESS

- a) 2020-126-SP Shoppes at Glen Laurel Lot 11 Major Site Plan
Tag # 05I04003W
Location: Located at corner of NC Hwy 42 E and Glen Laurel Road, within the Shoppes at Glen Laurel Master development

Senior Planner Haley Hogg presented this item. The applicant is requesting Major Site Plan approval to develop one 8400 square foot retail building. This site is Lot 11 on the associated approved Master Plan. This lot will be 1.18 acres in size and will be subdivided off from the parent tract prior to issuance of building permits. One building is proposed to include six tenant spaces. All tenant specs will be 1200 square feet with the exception of the two end units that will be 1800 square feet each. There will be a parking lot in front of the building, on-street parking and two handicap spaces are provided.

This request is consistent with the Comprehensive Plan 2040 and Unified Development Code. Staff recommends approval.

Planning Board member Moore asked if two handicap spaces that will be provided is all that is required? Ms. Hogg stated it meets ADA compliance.

The applicants were present and available for questions.

There was nothing further.

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

Motion: Board Member Bizzell
Second: Board Member Powers
Vote: Unanimous

6 INFORMAL DISCUSSION AND PUBLIC COMMENT

- a) Planning Director Samantha Wullenwaber stated the next Planning Board meeting will be held on Tuesday December 15, 2020 at 6 p.m.

7 ADJOURN

- a)

With there being nothing further the meeting was adjourned at 6:13 p.m.

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

George "Bucky" Coats, Co-Chair

ATTEST:

Chrissy Freeman, Clerk to the Board

November 23, 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

CONDITIONAL USE PERMIT APPLICATION COVER SHEET

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

Applicant Name: True Line Surveying

The following checklist to be completed by applicant:

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

11 copies of the following:

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

If required following Pre-Application Meeting:

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

Reviewed by: _____

July 2018



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

CONDITIONAL USE PERMIT APPLICATION

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

☒ **New Conditional Use Permit**

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

SITE INFORMATION

Name of Project: Theodore Cihos

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

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

Address/Location: 7740 US HWY 70 BUS

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

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

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

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

APPLICANT INFORMATION

Applicant: True Line Surveying

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

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

Contact Person: Curk Lane or Molly Herring

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

OFFICE USE ONLY

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

PROPERTY OWNER INFORMATION

Name: Theodore Cihos

Mailing Address: 2017 Fox Den, Clayton, NC 27520

Fax: _____

Email Address: _____

EXPLANATION OF PROJECT

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

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

[illegible]

REQUIRED FINDINGS OF FACT

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

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

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

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

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

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

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

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

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

APPLICANT AFFIDAVIT

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

Molly Herring
Print Name


Signature of Applicant

7/1/20
Date

NEIGHBORHOOD MEETING INFORMATION

Purpose:

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

Meeting Date:

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

Meeting Time & Location:

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

Meeting Notice Mailing requirements:

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

Information required to be provided at the Neighborhood Meeting:

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

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

Information provided to Planning Department:

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

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

ADJACENT PROPERTY OWNERS LIST

Project Name: True Line Surveying

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

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

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



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

OWNER'S CONSENT FORM

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

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

AGENT/APPLICANT INFORMATION:

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

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

Conditional Use Permit

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

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

OWNER AUTHORIZATION:

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

STATE OF NC
COUNTY OF Tarboro

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

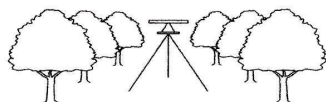


Molly L. Herring Notary Public

My Commission Expires: 11/5/24

January 2018

TRUE LINE SURVEYING, P.C.



July 2, 2020

Dear Clayton Area Property Owner:

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

Meeting Date: July 22, 2020

Meeting Time: 6:00 pm

Virtual Meeting Instructions: Meeting will be held through zoom.

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

Meeting ID: 895 2653 4072

Passcode: 20uYzb

Type of Application: Conditional Use Permit

Parcel identification number: 167700-37-8009

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

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

Upcoming public meetings for this application: Attentively August 2020

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Curk T. Lane". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Curk T. Lane

True Line Surveying

Cc: Town of Clayton Planning Department

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

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

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

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

Printed Name: Molly Herring Signature: Molly Herring

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

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

Zoom <https://us02web.zoom.us/j/89526534072?pwd=dHBqZkttVzI4dDJqZDR2UUJ2cmRiUT09>
Meeting ID: 895 2653 4072
Passcode: 20uYzb

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

ADJACENT PROPERTY OWNERS LIST

Project Name: True Line Surveying

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

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

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05I05021A	YOUNG FAMILY IRREVOCABLE TRUST KELLING, JENNY Y TRUSTEE	3739 NATIONAL DR STE 227 RALEIGH, NC 27612-4063



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

November 13, 2020

NOTICE

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

Dear Clayton Area Property Owner:

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

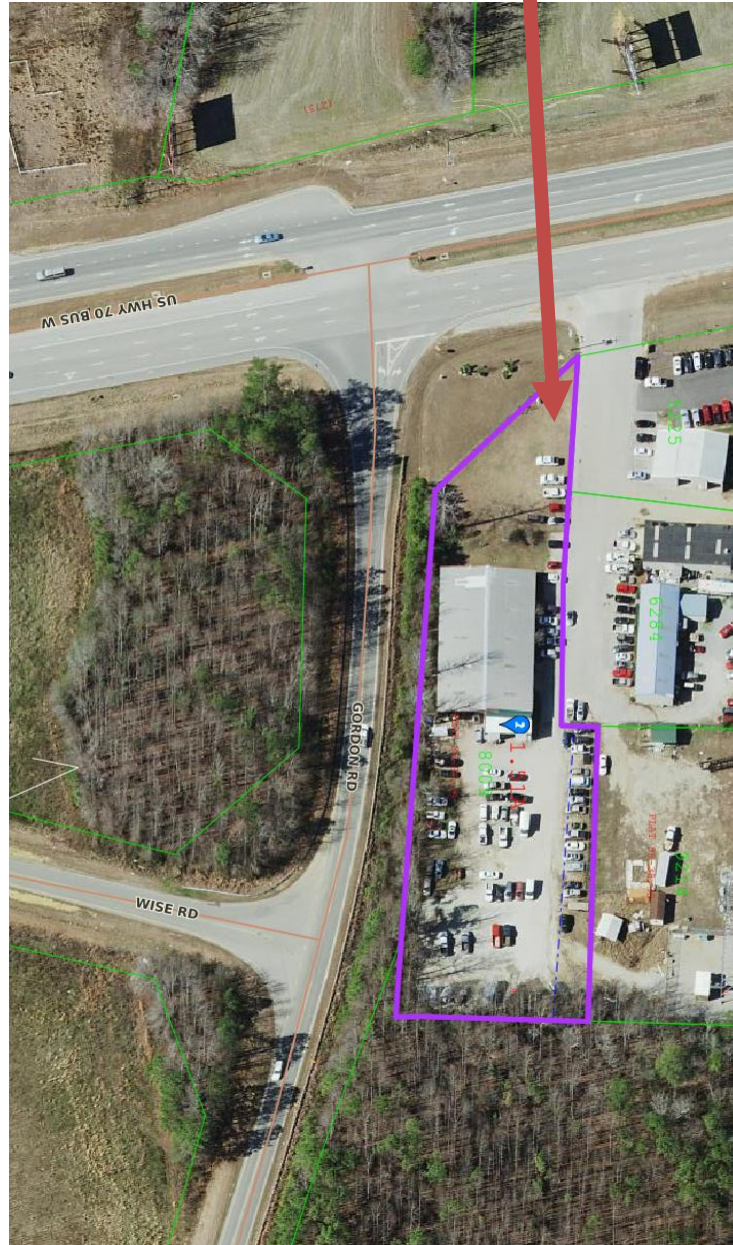
Based upon records in the Johnston County Tax Office, you are the owner of property that is within 100 feet of this request. You are invited to attend this meeting. During an evidentiary hearing, the Planning Board must make findings of fact based upon sworn testimony and other credible evidence. Citizens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

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

Sincerely,

Jeff Caines, AICP
Planner

Subject Property



Public Notice

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

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

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

Jeff Caines, Planner
919-553-5002

The Johnstonian Newspaper

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

Affidavit of publication required.

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

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

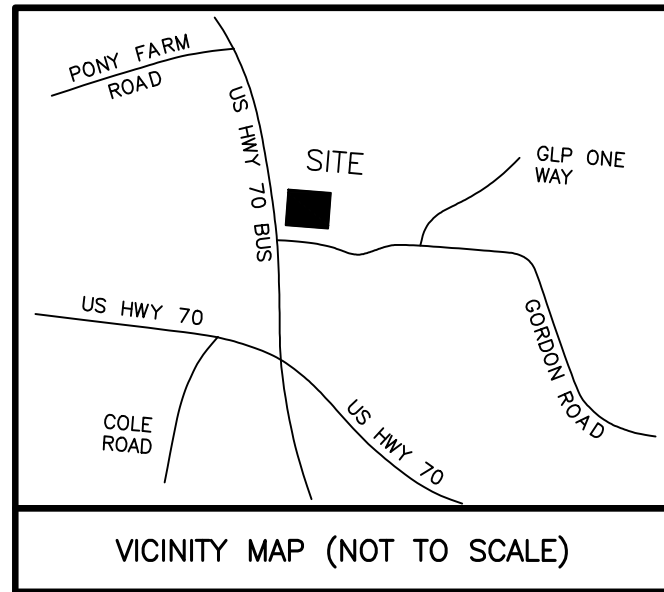
APPLICANT AFFIDAVIT

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

TED Cihos
Print Name

J. D. Cihos
Signature of Applicant

11/10/20
Date



VICINITY MAP (NOT TO SCALE)

CONDITIONAL USE PERMIT

FOR
HURRICANE FENCING
CLAYTON, NORTH CAROLINA

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

SHEET INDEX

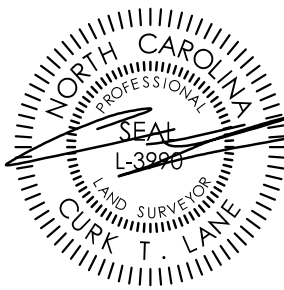
SHEET TITLE	SHEET No.
EXISTING CONDITIONS.....	2
BOUNDARY SURVEY.....	3
SITE PLAN.....	4

OWNER/DEVELOPER/APPLICANT:

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

LAND SURVEYOR

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



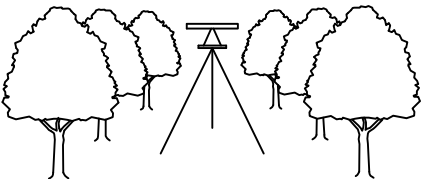
REVISED: 8-13-2020 -- TOWN COMMENTS
TOWN OF CLAYTON SUBMITTAL:

SHEET 1: COVER SHEET

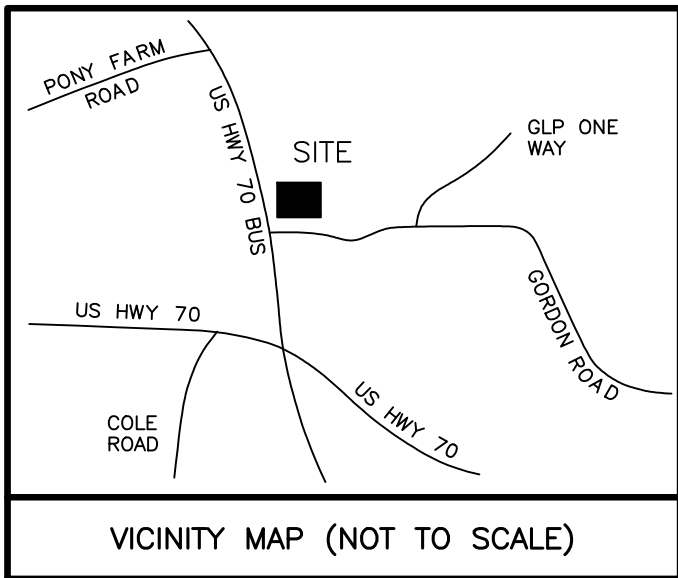
SHEET 1 of 4

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

TRUE LINE SURVEYING, P.C.



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



VICINITY MAP (NOT TO SCALE)

SITE INFORMATION

OWNER: THEODORE CIHOS
BETTY CIHOS
2017 FOX DEN
CLAYTON, N.C. 27527
PARCEL NO. 05105020H
NC PIN NO. 167700-37-8009
PARENT TRACT DEED: DB 1131 PG 64
THERE ARE NO INSTANCES OF 100 YEAR FEMA FLOOD
ON SITE. FEMA FLOOD PANEL 3720167700 K

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

MINIMUM BUILDING SETBACK	
ZONING: B-3	
FRONT.....	25
SIDE.....	15
REAR.....	30

OWNER/DEVELOPER/APPLICANT:

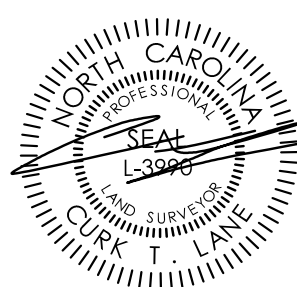
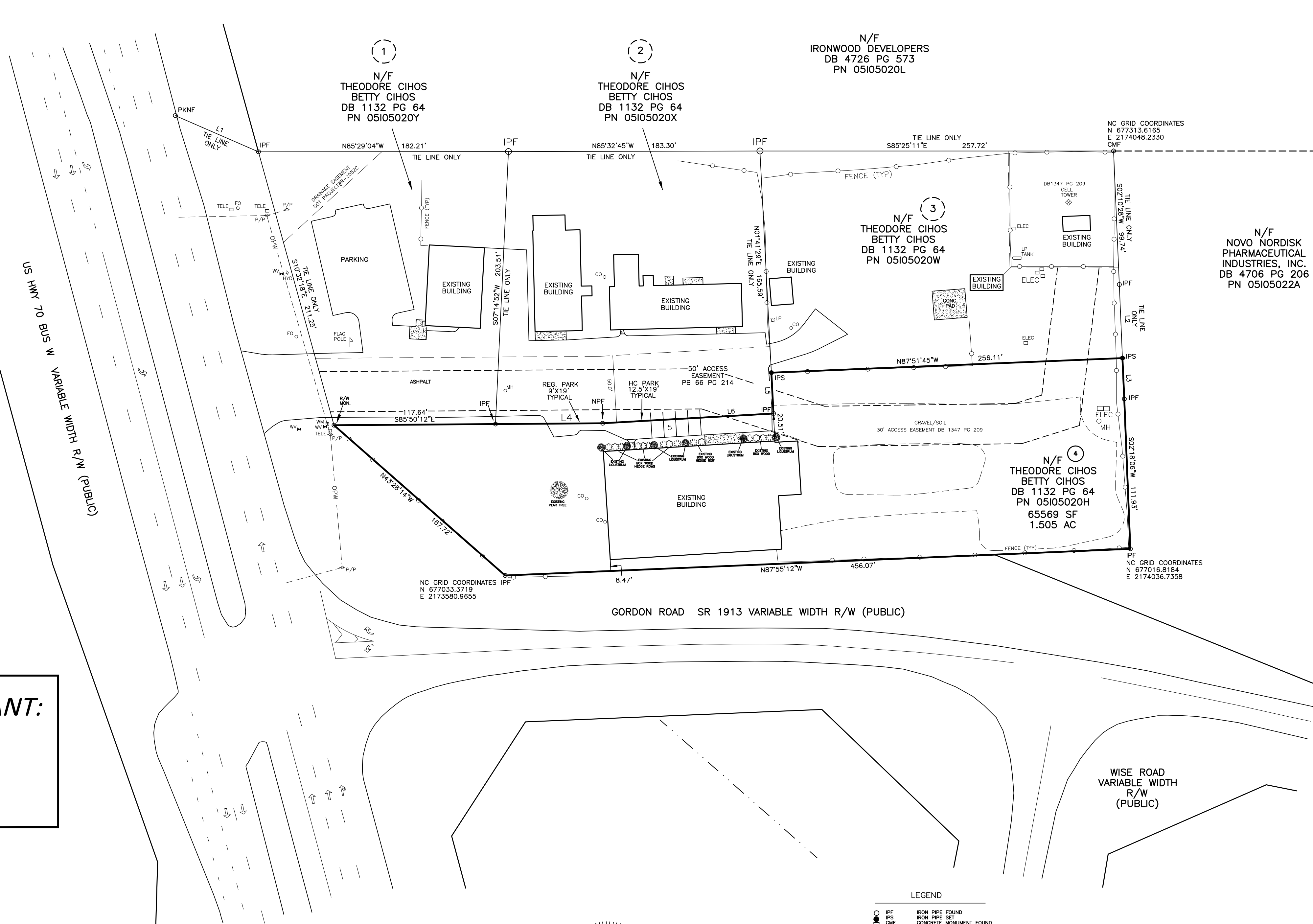
THEODORE JAMES CIHOS
7744 US HWY 70 BUS.
CLAYTON, NORTH CAROLINA, 27520
TELEPHONE: 919-417-1704

HURRICANE FENCING
CLAYTON, NORTH CAROLINA

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

SHEET 2: EXISTING CONDITINOS

SHEET 2 OF 4



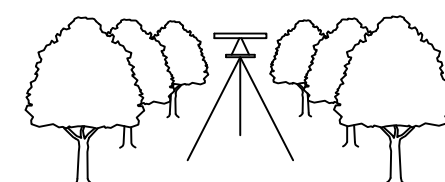
LINE	BEARING	DISTANCE
L1	N61°24'42"W	66.35
L2	S02°09'38"W	54.87
L3	S02°09'38"W	30.49
L4	S85°50'12"E	78.09
L5	N01°41'29"E	30.49
L6	S88°46'09"E	124.78

SCALE: 1" = 40'

- LEGEND
- IPF IRON PIPE FOUND
 - IPF IRON PIPE SET
 - PKNF PARKER-KALON NAIL FOUND
 - PKNF PARKER-KALON NAIL SET
 - RHS RAILROAD SPIKE
 - NPS NO TOWN SET
 - CCS COTTON SPIRE SET
 - CP CONTROL CORNER
 - P/P POWER POLE
 - OPW OVERHEAD POWER LINE
 - R/W RIGHT OF WAY
 - S/S SQUARE FEET
 - AC ACRE
 - UB BOOK
 - BM BENCHMARK
 - PS BOOK OF MAPS
 - IF UNLAWY FET
 - 15SL LOT HAS OFFSITE SEWER
 - 15R OFFSITE SEWER LOT
 - 15R RECOMBINATION LOT
 - 100 STREET ADDRESS
 - LINES NOT SURVEYED

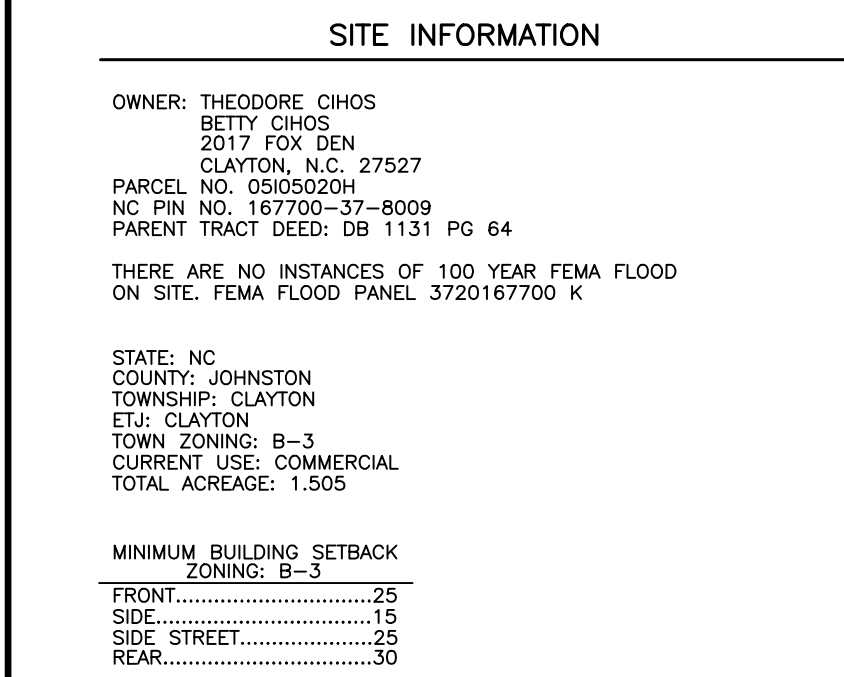
SURVEYED BY:	TL5
DRAWN BY:	KAMAL
CHECKED BY:	CURK
DRAWING NAME:	MINORSITEPLAN.DWG
SURVEY DATE:	4/9/2020
JOB NO.	1210.002

TRUE LINE SURVEYING, P.C.



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

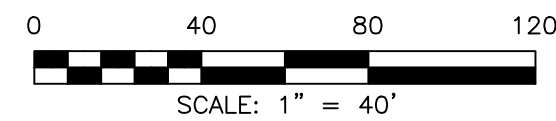
C-1859



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



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



- ## LEGEND
- | | |
|-------|-------------------------|
| IPF | IRON PIPE FOUND |
| IP | IRON PIPE SET |
| CMF | CONCRETE MOUNT FOUND |
| PKNF | PARKER-KALON NAIL FOUND |
| PNS | PARKER-KALON NAIL SET |
| RPS | RAILROAD SPIKE |
| NRS | NO POINT SET |
| CSS | COTTON SPIKE SET |
| CC | CONTROL CORNER |
| CCP | COMPLETED POINT |
| OPW | POWER POLE |
| R/W | OVERHEAD POWER LINE |
| S.F. | RIGHT OF WAY |
| DB | SQUARE FEET |
| ACRE | ACRE |
| DB | DEED BOOK |
| PLAT | PLAT BOOK |
| BOM | BOOK OF MAPS |
| PG | PAGE |
| LF | LINEAR FEET |
| 15S | LOT HAS OFFSITE SEWER |
| 15S | OFFSITE SEWER LOT |
| 15R | LOT RECOMMENDATION |
| 100 | STREET ADDRESS |
| -- -- | LINE NOT SURVEYED |

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

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



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

*Planning Board
November 23, 2020*

STAFF REPORT

Application Number: 2020-95-CUP

Project Name: Hurricane Fencing Conditional Use Permit

Tag #: 05I05020H

Applicant: Hurricane Fencing

Overlay: Thoroughfare Overlay

Owner: Theodore and Betty Cihos

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

Project Planner: Jeff Caines, AICP, Planner

Public Noticing:

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

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

SITE DATA:

Acreage: +/- 1.50 acres

Zoning: Highway – Business (B-3)

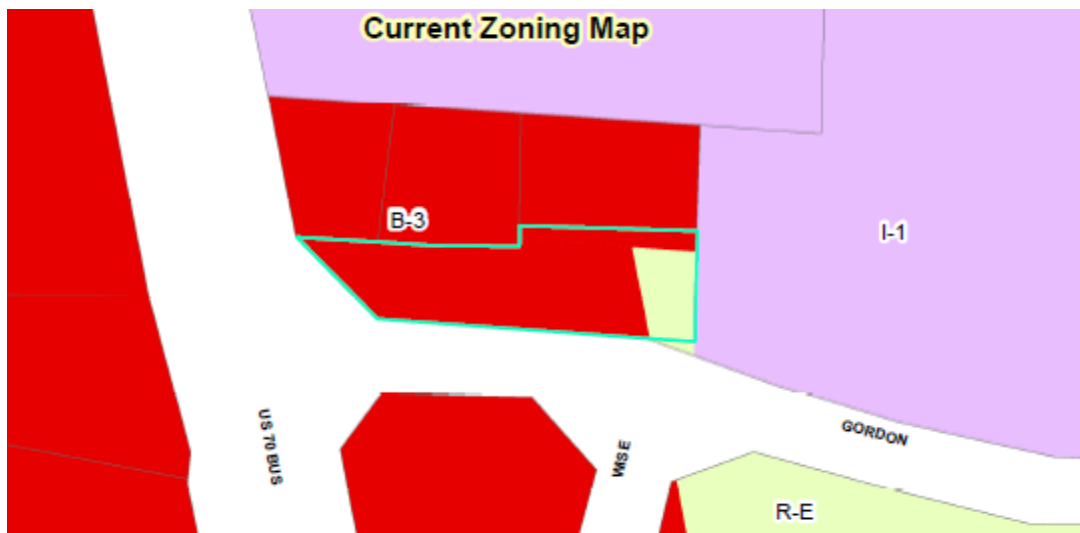
Previous Use: Vehicle Repair/Sales

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



ADJACENT ZONING AND LAND USES:

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



DEVELOPMENT DATA:

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

STAFF ANALYSIS:**Overview**

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

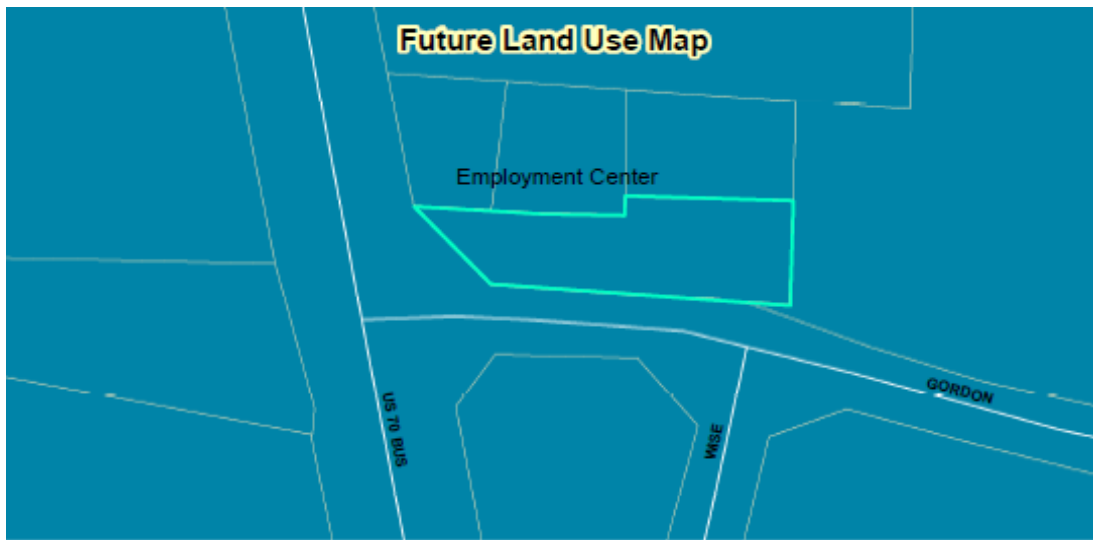
Associated Minor Site Plan application

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

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

Consistency with Adopted Plans:

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



CONSIDERATIONS

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

FINDINGS OF FACT:

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

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

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

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

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

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

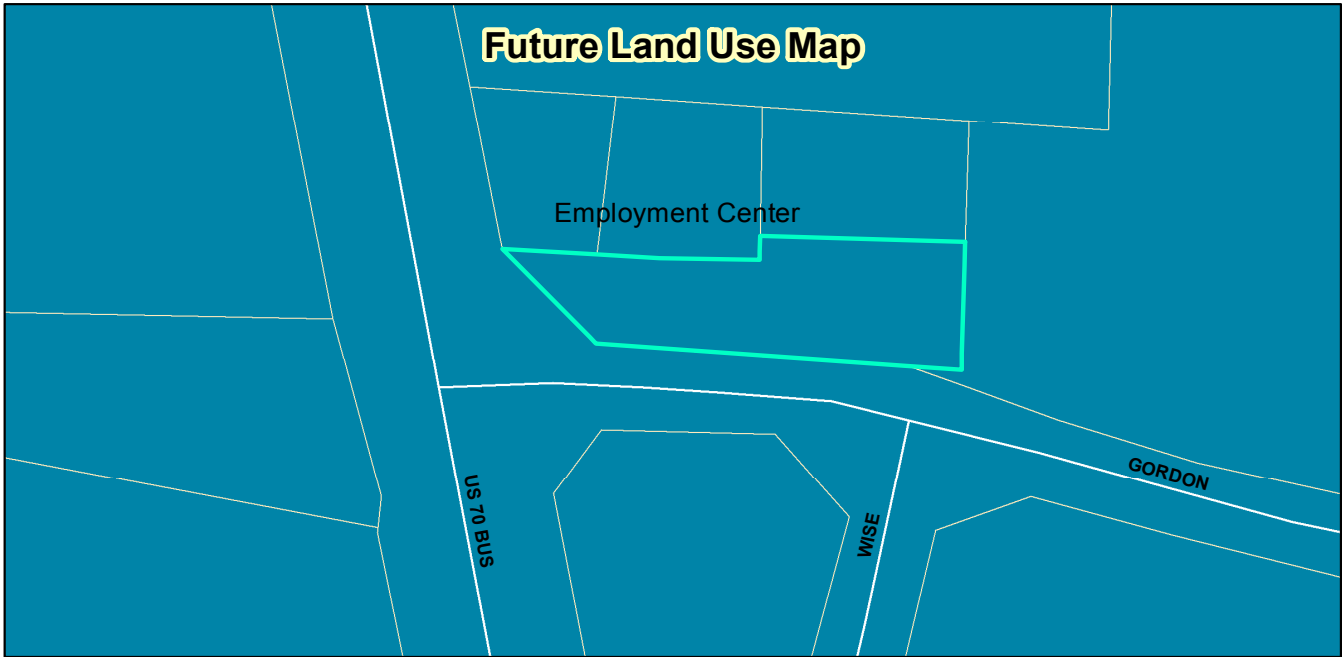
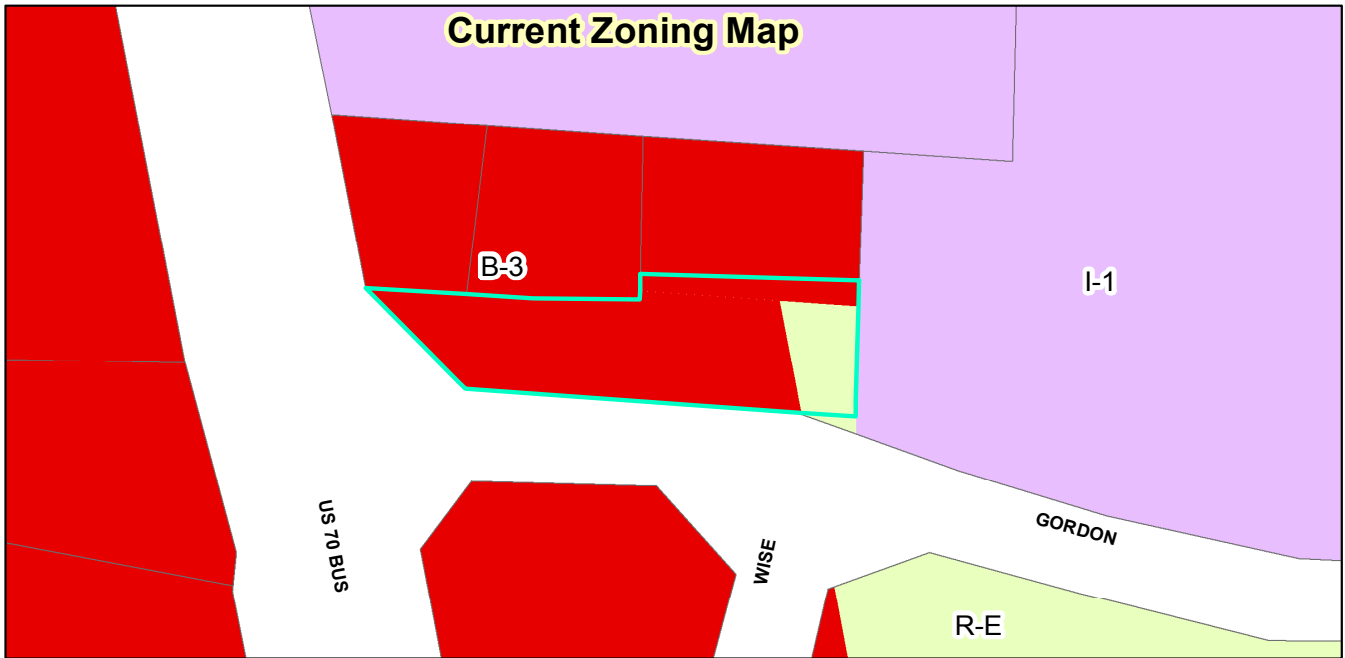
RECOMMENDED CONDITIONS OF APPROVAL:

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

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

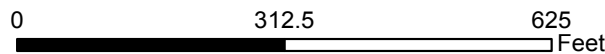
ATTACHMENTS:

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



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

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



100-yr Flood Zone



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

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

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



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

REZONING APPLICATION

Pursuant to Article 7, Section 155.704 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town Council to amend the Official Zoning Map.

Application fee: Standard Rezoning: \$500.00
Rezoning to Planned Development District: \$1,000.00 + \$5.00 acre
All fees are due when the application is submitted.

Note on Planned Developments: Requests to rezone to a Planned Development District must be accompanied by a Master Plan submittal. Master Plans are approved as Preliminary Subdivision Plats – please submit a concurrent Preliminary Subdivision Plat application and Master Plan.

SITE INFORMATION

Name of Project: WakeMed Acreage of Property: 1.22 acres
County Tag Number: 05G02001k NC PIN: 165909-06-1659
Address/Location: Southwest corner of US Hwy 70 Business West and Financial Drive

Existing Zoning District: B-3-SUD
Proposed Zoning District: B-3
Is project within an Overlay District? ☒ No
☐ Yes (list): _____

APPLICANT INFORMATION

Applicant: WakeMed
Mailing Address: 3000 New Bern Avenue, Raleigh, NC 27610
Phone Number: 919 350 4427 Fax: _____
Contact Person: Thomas Cavender, VP of Facilities and Construction
Email Address: tcavender@wakemed.org

FOR OFFICE USE ONLY

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

PROPERTY OWNER INFORMATION

Name: 2418 N. Main, LLC

Mailing Address: PO BOX 698, THOMASVILLE, NC 27361-0698

Phone Number: 336 215 7025

Fax:

Email Address: jreaves@cookout.com

EXPLANATION OF PROJECT

Please provide detailed information concerning all requests. Attach additional sheets if necessary.
Request to amend the zoning map to remove the special use district limitations in order to allow medical office use.

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Rezoning application.

To be completed by the applicant:			To be completed by staff:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: 11/18/2020	☒	☐			
2. Review Fee (\$500 for standard rezoning <u>OR</u> \$1,000 + \$5.00/acre for Planned Developments)	☒				
3. Completed application	☒				
4. Owner's Consent Form <i>Required if applicant is not property owner.</i>	☒	☐			
5. A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department).	☒				
6. If property to be rezoned is a portion of a parcel: - Property legal description typed (10 pt. font or greater). The legal description must also be submitted electronically in Microsoft Word format. - Plat showing property to be rezoned, matching legal description.	NA ☐ ☐	☐ ☐			
7. Adjacent property owners list	☒	☐			
8. Neighborhood meeting notice letter (1 copy) <i>See sample letter and meeting requirements included in this packet</i>	☒				
9. Neighborhood meeting summary form (1 copy) <i>Included in this packet</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				
10. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list (1 set) <i>This for a public notice of the public hearing mailed by the Town – thus, neighbors will receive both a neighborhood meeting letter from the applicant, and a notice of the hearing from the Town.</i>	☒				

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.
The comprehensive plan designates the property as HDR and Community Center, which incorporates community serving uses for office, civic institutional uses. The proposed medical office use is consistent with this designation.

2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
The subject property is suitable for the proposed district. Removing the special use district provisions, will allow a use that is permitted in the underlying B-3 zone. Further, the property is surrounded by other commercial uses, has adequate transportation access and is served by existing utilities.

3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
The proposed use will provide needed medical services in a key location, convenient to town 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.
The proposed use will occur in an existing vacant building. Adequate public facilities exist at the property, and there will be little impact on schools, roads, recreation, wastewater or stormwater drainage facilities.

5. It has been determined that the legal purposes for which zoning exists are not violated.
The proposed use will conform to the underlying B-3 zone, therefore, the legal purposes for which zoning exists will not be violated.
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.
The proposed use is compatible with the adjacent shopping center and will have no adverse effect on adjoining property owners.
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.
The proposed rezoning will activate a vacant building in an existing developed area.
There will be no detriment to the general public.

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.

Thomas Cavender
Print Name


Signature of Applicant

11/18/2020
Date

January 2015

Page 4 of 10



**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

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: WakeMed Address or PIN #: 165909-06-1659

AGENT/APPLICANT INFORMATION:

WakeMed

Thomas Cavender, VP of Facilities and Construction

(Name - type, print clearly)

3000 New Bern Avenue, Raleigh, NC 27610

(Address)

Raleigh, NC 27610

(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 below*):

Rezoning Request

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

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

OWNER AUTHORIZATION:

2418 N.Main, LLC

(Name - type, print clearly)

PO Box 698

(Address)

Thomasville, NC 27361

(City, State, Zip)

(Owner's Signature) Jeremy A. Reaves, Manager

STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

Sworn and subscribed before me Gary R. Wolf, a Notary Public for the above State and County, this the 20th day of November, 20 20.

SEAL



[Signature]
Notary Public
My Commission
Expires: 9-24-2025

January 2015

Page 10 of 10



821 Wake Forest Road
Raleigh, North Carolina 27604

November 19, 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 involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records.

Per Town of Clayton regulations, a Neighborhood Meeting must be held to provide information to area residents about the proposal. Due to current social distancing resulting from COVID-19, the Town of Clayton has authorized temporary use of Virtual Neighborhood Meetings. This letter includes instructions on how to access the virtual neighborhood meeting for this application. A representative of the applicant will coordinate this meeting and explain the application, answer questions, and solicit comments.

Meeting Date: Meeting Time: **December 1, 2020
6pm -8pm**

Virtual Meeting Instructions: <https://zoom.us/join>
Meeting ID: 913 4309 5379
Passcode: 760621

Call-in Number (for audio only): +13126266799
Meeting ID: 913 4309 5379
Passcode: 760621

Type of Application: Rezoning

Parcel identification number: 165909-06-1659

Project/proposal property address: WakeMed
Located at the southwest corner of the intersection of US Hwy 70
Business and Financial Drive

Description of project/proposal
and action requested: Rezoning of property to eliminate special use district limitations in
order to allow medical office (urgent care) use on the property.

Current zone: Highway Business / Special Use District

Proposed zone: Highway Business

Upcoming public meetings for this
application
Planning Board: December 15, 2020, 6pm
Town Council: January 4, 2020, 6pm

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



sitecollaborative.com



WakeMed MyCare 365 Clayton
Neighborhood Meeting
November 18, 2020

1. Aerial Image of Property
2. Current Zoning Map of Property
3. Copy of Application
4. Anticipated Public Meeting dates

If you have any questions prior to or after this meeting, you may contact us at 919.805.3586. You may also contact the Planning Department at 919-553-5002.

Sincerely,

A handwritten signature in black ink, appearing to read 'G.H. Smith', is displayed on a light gray rectangular background.

Graham H. Smith, PLA | ASLA | LEED® AP
PRESIDENT + LANDSCAPE ARCHITECT

On behalf of WakeMed MyCare 365 Clayton

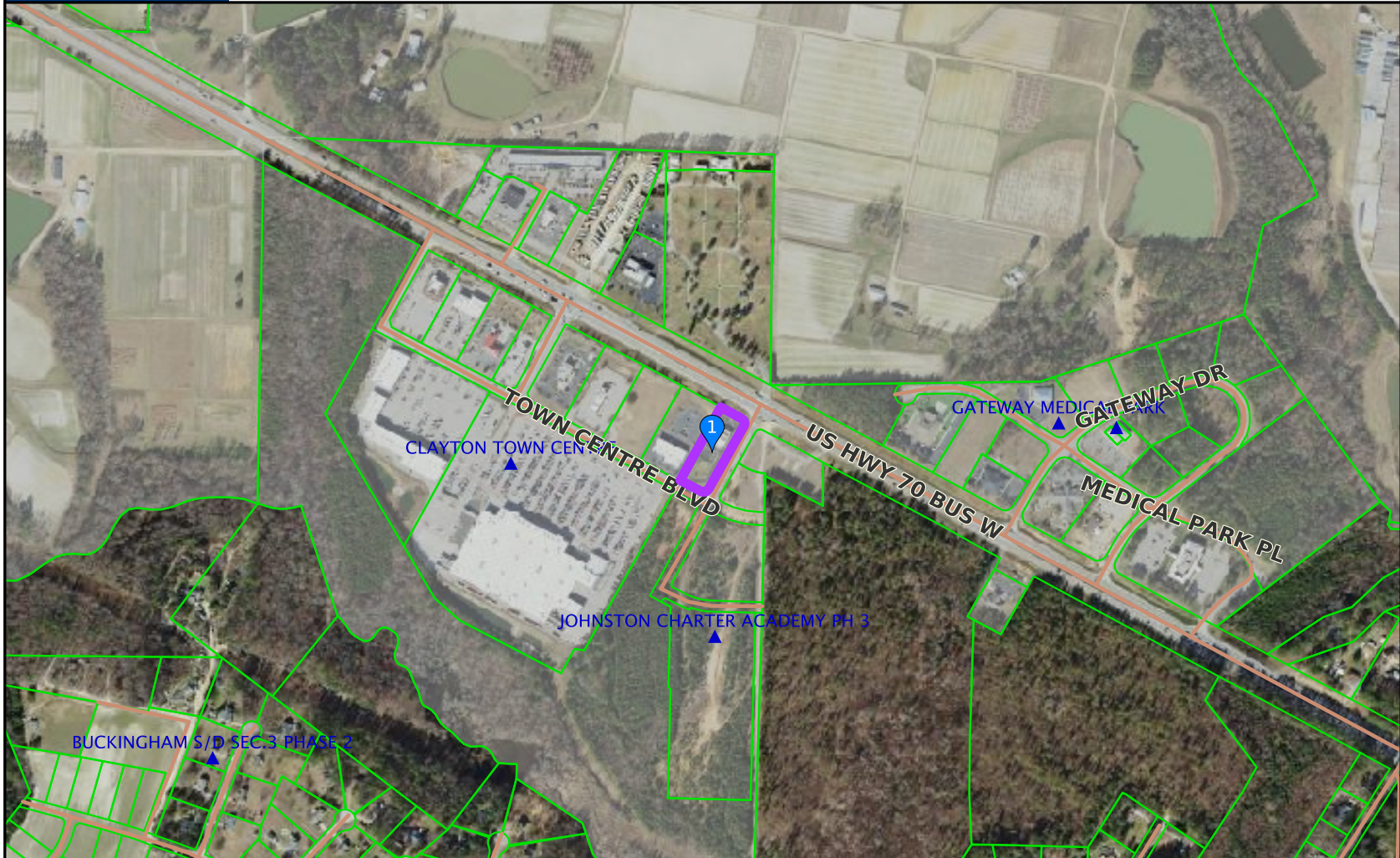
Cc: Town of Clayton Planning Department





*** DISCLAIMER ***

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

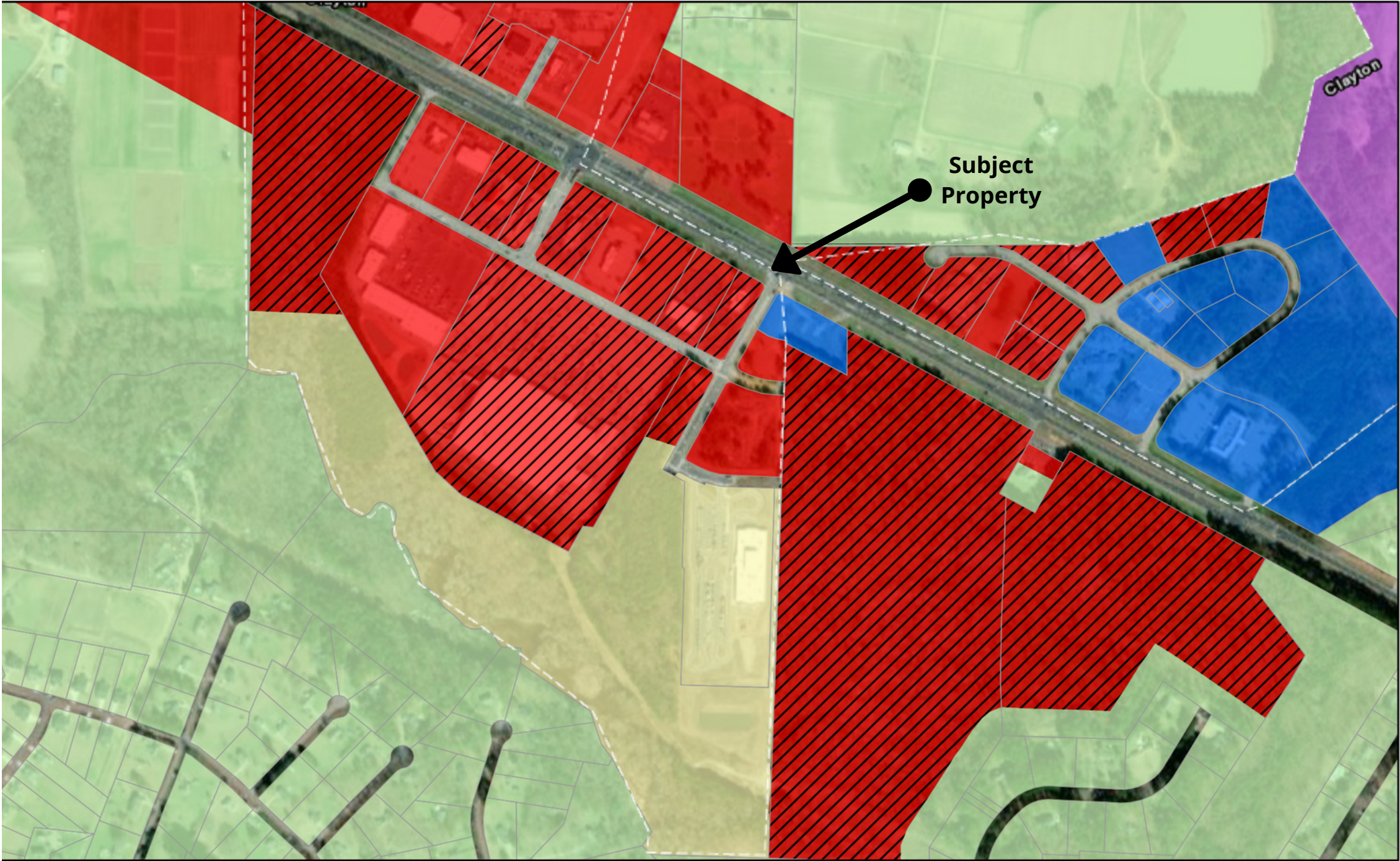


Scale: 1:7727 - 1 in. = 643.95 feet

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

Johnston County GIS
November 17, 2020

Town of Clayton Zoning



Legend

Central Business

Highway Business

Industry-Heavy

Industry-Light

Neighborhood Business

Office-Institutional

Office-Residential

Planned Development-Residential

Planned Development-Commercial

Planned Development-Mixed Use

Public Facility

Residential Estate

Single-Family Residential: 10,000 S.F. Lot

Special Use District

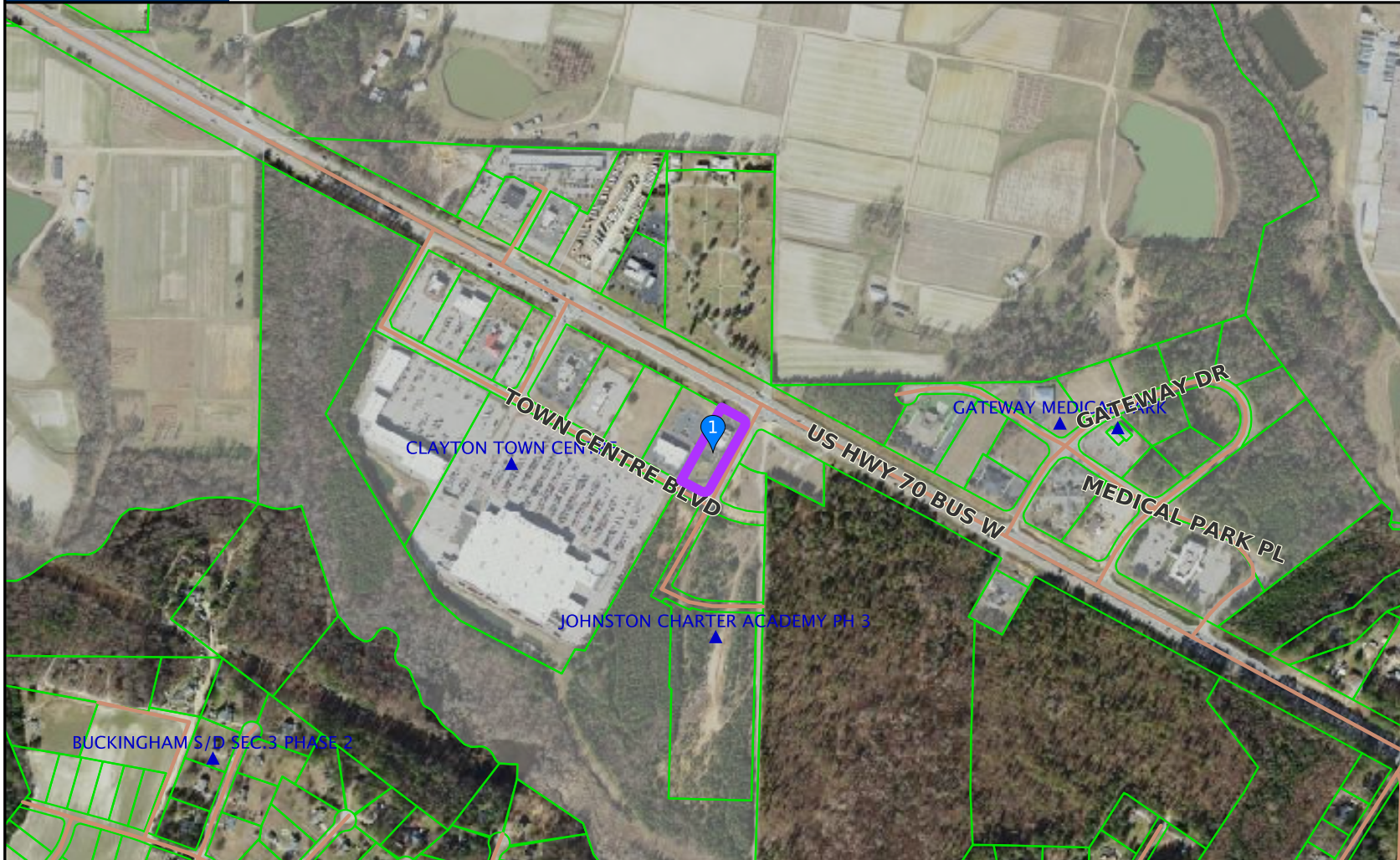
Source: JohnstonCounty, Stateof NorthCarolinaDOT, Esri, HERE

WakeMed Rezoning
Neighboring Properties
11/18/20

Parcel ID	Name	Address1	Address 2
05G02001K	2418 N. MAIN, LLC	PO BOX 698	THOMASVILLE, NC 27361-0698
05G02001A			
05G02001L	STEPHEN DOUGLAS I IRREVOCABLE TRUST		
05G02001M	CYNTHIA M STEPHENSIRREVOCABLE TRUST	319 CHAPANOKE RD STE 102	RALEIGH, NC 27603-0000
05E99020F	NORTH CAROLINA DEPT OF AGRICUL	CENTRAL CROPS RESEARCH STA	
05G02001C	PIEDMONT COMPANIES, INC.	13223 U S HWY 70 WEST	CLAYTON, NC 27520-0000
05G02001J	WALMART REAL ESTATE BUSINESS TRUST	PO BOX 1732	LINCOLNTON, NC 28093-1732
05G02001B	CLAYTON PLAZA, LLC	PO BOX 8050, MS 0555	BENTONVILLE, AR 72712-8050
	HEAVNER PROPERTIES 1997 LIMITED PARTNERSHIP	PO BOX 90792	RALEIGH, NC 27675-0792
05G02002C	HEAVNER, CECIL	PO BOX 2346	SMITHFIELD, NC 27577-2346
05G01199P	MCLAURIN FUNERAL HOME INC	PO BOX 130548	HOUSTON, TX 77219-0548
	CATZ LLC		
05G02002X	THE MARZBANI FAMILY LIMITED PARTNERSHIP	P O BOX 571	SMITHFIELD, NC 27577-0000

*** DISCLAIMER ***

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Scale: 1:7727 - 1 in. = 643.95 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
November 17, 2020

TEMPORARY VIRTUAL NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: WakeMed Clayton

Application: Rezoning

Meeting Platform/Date: Zoom/December 1, 2020 6:00 - 8:00 PM

	NAME	ADDRESS
1	No attendees	
2		
3		
4		
5		
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12		
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19		

TEMPORARY VIRTUAL NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: WakeMed Clayton Rezoning Application
Date of Mailing: November 20, 2020
Date of Meeting: December 1, 2020 Time of Meeting: 6:00-800 pm
Meeting Platform: Zoom

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) at least ten days but not more than 25 days prior to the Neighborhood Meeting, and that all required information was presented at the Meeting:

Printed Name: Elizabeth Wilcox 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 members of the public attended the meeting.

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



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

December 3, 2020

NOTICE

SUBJECT: **Project:** 2020-166-RZ – WakeMed Rezone
 Address: Southwest corner of US Hwy 70 Business West and Financial Drive
 TAG #: 05G02001K
 Applicant: WakeMed

Dear Clayton Area Property Owner:

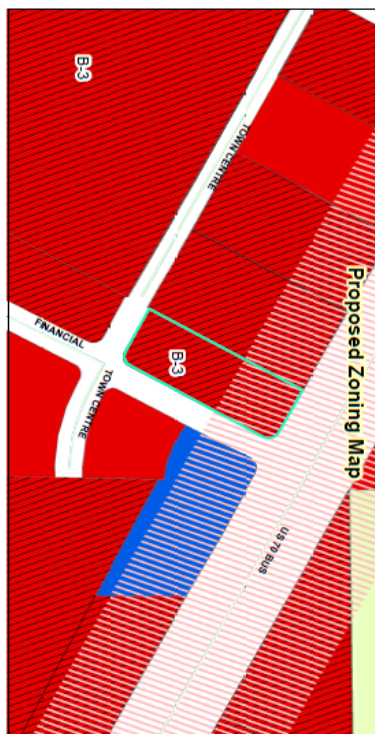
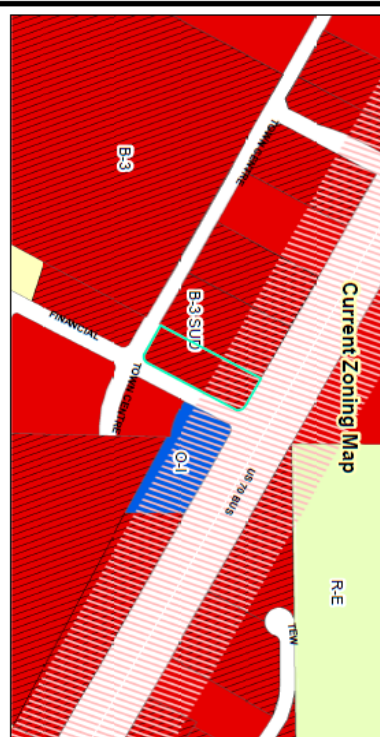
Notice is hereby given that the Clayton Planning Board will hold a public meeting on **December 15, 2020 at 6:00 PM** at Town Hall, 111 E. Second Street, to make a recommendation on the above referenced Rezoning application. This application will proceed to Town Council for a public hearing following Planning Board recommendation. Another notice will be sent prior to the date of the scheduled public hearing. The applicant is requesting to rezone 1.22 acres from **B-3 SUD** (Highway Business – Special Use District) to **B-3** (Highway Business). 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.

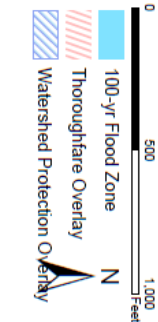
If you should need additional assistance or information, please contact the Planning Department at (919) 553-5002 or email at jcaines@TownofClaytonNC.org.

Sincerely,

Jeff Caines, AICP – Planner

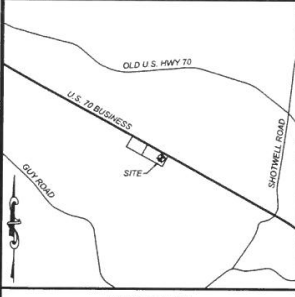


Request:
 2020-166-RZ, to Rezone a parcel from
 Highway Business SUD (B-3 SUD)
 to Highway Business (B-3).



Staff Report Map
 Prepared by: TOC Planning Department
 December 2, 2020
 Disclaimer: Town of Clayton assumes no legal responsibility
 for the quality to the data represented here.

Document Path: C:\P\ADMIN\GIS\ZONING\REPORTING\2020\2020-166-RZ_Waterhed_PrecinctStaff Report Map\Staff Report Map - 2020-166-RZ_Waterhed.mxd



VICINITY MAP
NTS

ZONING INFORMATION

ZONING: B-3-SUD (HIGHWAY BUSINESS-SPECIAL USE DISTRICT)
BUILDING SETBACKS:
FRONT 25 FEET
SIDE (EAST - FINANCIAL DRIVE) 30 FEET
SIDE (WEST) 15 FEET
REAR 30 FEET
MAXIMUM BUILDING HEIGHT: 60 FEET
MAXIMUM IMPERVIOUS AREA: 75%

PARKING REQUIREMENT (RESTAURANT):
1 SPACE PER 3 SEATS INCLUDING OUTDOOR SEATING AREA
INFORMATION PROVIDED BY TOWN OF CLAYTON PLANNING
DEPARTMENT PHONE: (919) 553-5002

FLOOD INFORMATION

SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD
HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY HUD
F.I.R.M. COMMUNITY PANEL NUMBER 37201649063, WITH AN
EFFECTIVE DATE OF DECEMBER 02, 2005.

EXISTING PARKING

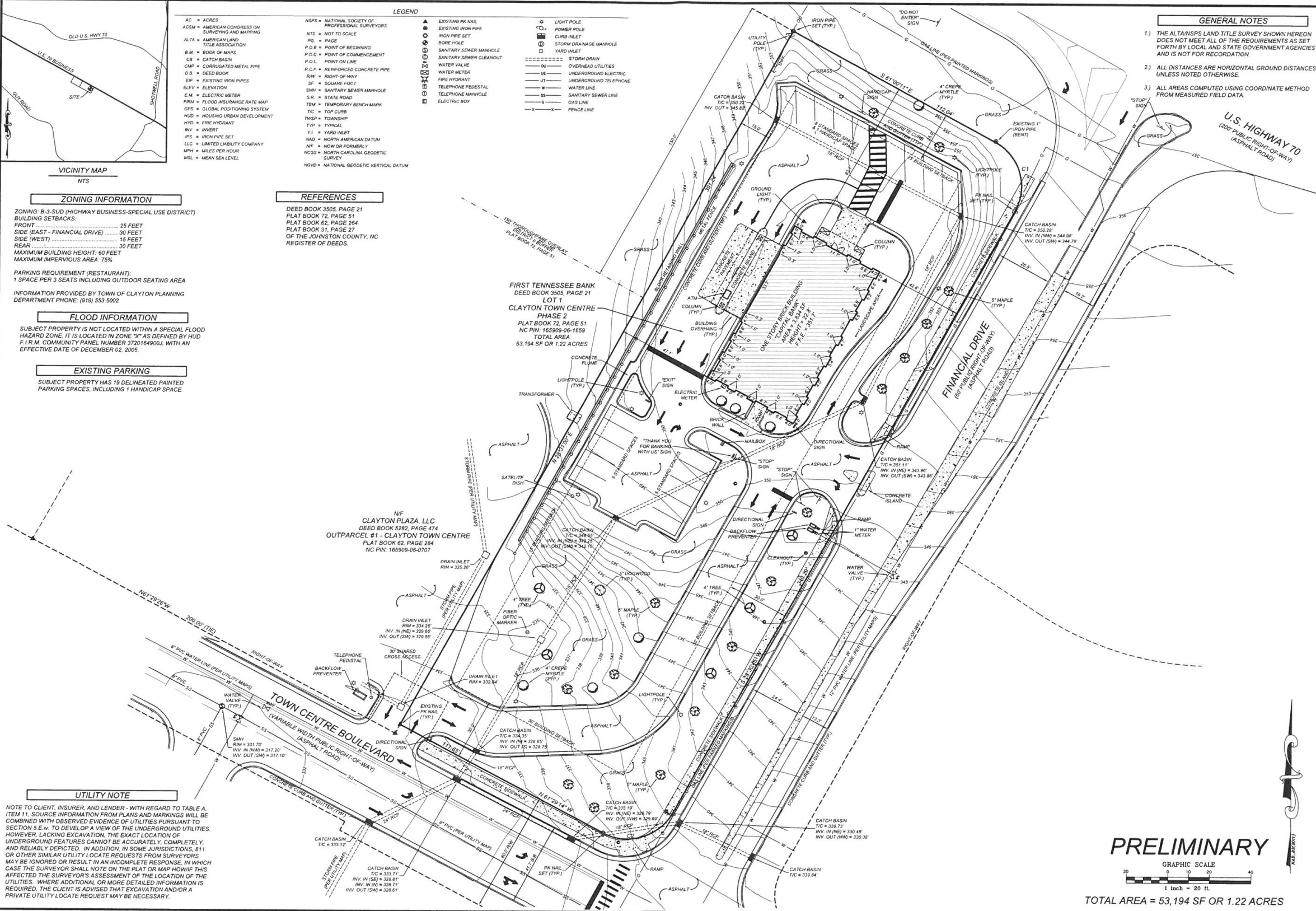
SUBJECT PROPERTY HAS 19 DELINEATED PAINTED
PARKING SPACES, INCLUDING 1 HANDICAP SPACE.

- LEGEND**
- | | | |
|--|---|--|
| AC = ACRES
ACSM = AMERICAN CONGRESS ON
SURVEYING AND MAPPING
ALTA = AMERICAN LAND
TITLE ASSOCIATION
B.M. = BOOK OF MAPS
CB = CATCH BASIN
CMP = CORRUGATED METAL PIPE
D.B. = DEED BOOK
EP = EXISTING IRON PIPES
ELEV = ELEVATION
E.M. = ELECTRIC METER
FRM = FLOOD INSURANCE RATE MAP
GPS = GLOBAL POSITIONING SYSTEM
HUD = HOUSING URBAN DEVELOPMENT
HYD = FIRE HYDRANT
INV = INVERT
IPS = IRON PIPE SET
LLC = LIMITED LIABILITY COMPANY
MPH = MILES PER HOUR
MSL = MEAN SEA LEVEL | NSPS = NATIONAL SOCIETY OF
PROFESSIONAL SURVEYORS
NTS = NOT TO SCALE
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.O.L. = POINT ON LINE
R.C.P. = REINFORCED CONCRETE PIPE
RW = RIGHT-OF-WAY
SF = SQUARE FOOT
S.M. = SANITARY SEWER MANHOLE
S.R. = STATE ROAD
T.M. = TEMPORARY BENCH MARK
T.C. = TOP CURB
T.M. = TOWNSHIP
TYP. = TYPICAL
Y.I. = YARD INLET
NAD = NORTH AMERICAN DATUM
N.F. = NOW OR FORMERLY
NCGS = NORTH CAROLINA GEODETIC
SURVEY
NVD = NATIONAL GEODETIC VERTICAL DATUM | EXISTING PK NAIL
EXISTING IRON PIPE
IRON PIPE SET
BENCH MARK
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
WATER VALVE
WATER METER
PIPE HYDRANT
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
ELECTRIC BOX
LIGHT POLE
POWER POLE
CURB INLET
STORM DRAINAGE MANHOLE
YARD INLET
STORM DRAIN
OVERHEAD UTILITIES
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
WATER LINE
SANITARY SEWER LINE
GAS LINE
FENCE LINE |
|--|---|--|

REFERENCES

DEED BOOK 3505, PAGE 21
PLAT BOOK 72, PAGE 51
PLAT BOOK 62, PAGE 264
PLAT BOOK 31, PAGE 27
OF THE JOHNSTON COUNTY, NC
REGISTER OF DEEDS.

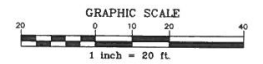
- GENERAL NOTES**
- 1) THE ALTANSPS LAND TITLE SURVEY SHOWN HEREON
DOES NOT MEET ALL OF THE REQUIREMENTS AS SET
FORTH BY LOCAL AND STATE GOVERNMENT AGENCIES
AND IS NOT FOR RECORDATION.
 - 2) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES,
UNLESS NOTED OTHERWISE.
 - 3) ALL AREAS COMPUTED USING COORDINATE METHOD
FROM MEASURED FIELD DATA.



UTILITY NOTE

NOTE TO CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A,
ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE
COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO
SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES.
HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF
UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY,
AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811
OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS
MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH
CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOWIF THIS
AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE
UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS
REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A
PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

PRELIMINARY



TOTAL AREA = 53,194 SF OR 1.22 ACRES

NO.	DATE	DESCRIPTION

**COMMERCIAL
SITE DESIGN**

CLIENT:
COOK OUT RESTAURANTS
15 LAURA LANE
SUITE 300
THOMASVILLE, NC 27360

PROPERTY OF:
FIRST TENNESSEE BANK
12701 U.S. 70 BUSINESS
CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA
ALTANSPS LAND TITLE SURVEY

PROJECT NO.	OUT-1934
FILENAME	OUT1934-AT
DRAWN BY	JDF
SCALE	1"= 20'
DATE	09/30/2019
SHEET NO.	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, December 15, 2020

STAFF REPORT

Application Number: 2020-166-RZ Project Name: WakeMed – Rezoning

TAG #(s): 05G02001K
Town Limits/ETJ: Town Limits
Applicant: WakeMed
Owner: 2418 N. Main, LLC
Location: Northwest corner of Town Centre Blvd & Financial Dr.; South of US HWY 70 BUS.
Project Planner: Jeff Caines, Planner

Public Noticing Dates:

- **Neighborhood Meeting:** December 1, 2020
- **Sign posted:** December 3, 2020
- **PB Adjacent Property Letters Mailed:** December 3, 2020

REQUEST: Rezoning from Highway Business Special Use District (B-3 SUD) to Highway Business (B-3)

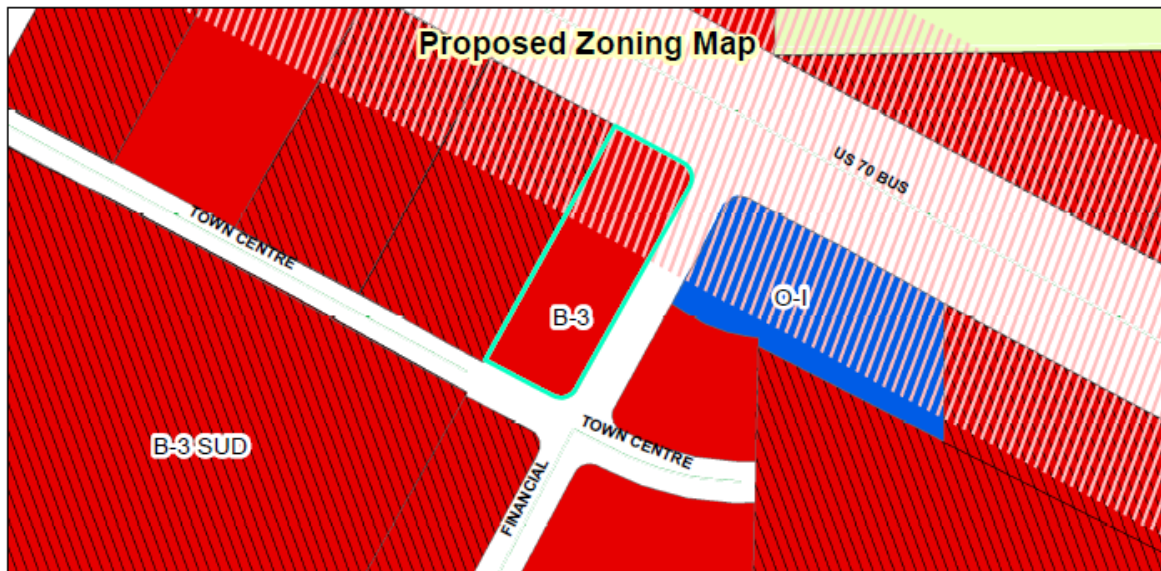


SITE DATA:

Acreage: +/- 1.22 acres
Existing Use: Vacant Building

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	B-3	Cemetery
South	B-3 SUD	Vacant
East	O-1	Vacant
West	B-3 SUD	H&R Block & Red Door Homes

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

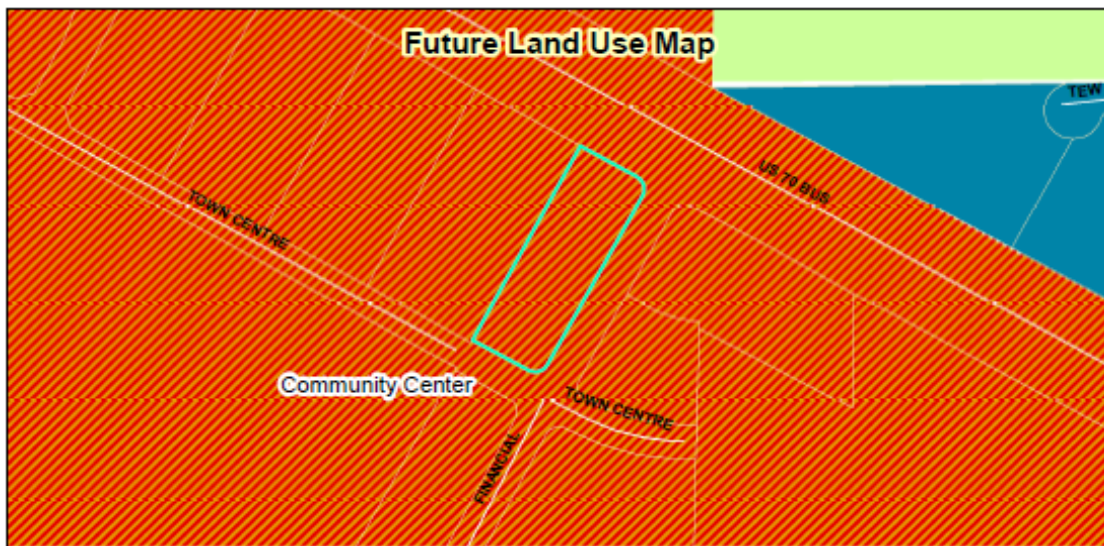
The site is located on the northwest corner of Town Centre Blvd. and Financial Drive. The applicant is requesting to remove the Special Use District (SUD) and have the site retain its current underlying zone of B-3 zone. There is a building that currently sits vacant on the site. The B-3 zoning district allows for opportunities for offices, service uses, and businesses retailing durable and convenience goods for the community as a whole. The applicant is requesting the removal of the SUD in order to accommodate a Medical Office in the building. A Medical Office is a permitted (P) use within the B-3 zoning District. The removal of the SUD will allow the applicant and future applicants to work directly with Town staff for zoning compliance rather than each use being approved by Town Council as stated in Section 155.200(C)(4).

Consistency with the Comprehensive Plan 2040

The proposed removal of the Special Use District on this parcel is consistent with the Comprehensive Plan designation of Community Center. The underlying existing zoning district of B-3 will remain as a part of this rezoning. The objective of the community center is to serve the larger community and to be located on a major thoroughfare. In this specific case the Medical Office does serve a larger community base and is located on a major thoroughfare, specifically US Highway 70 Business. The Compatible Zoning Districts identifies Community Center (CC) as a compatible Use with the B-3 zoning district. It should also be noted that sites surrounding the subject property also have the same Comprehensive Plan and Zoning Districts, therefore the proposed rezone is compatible with the surrounding properties.

Comprehensive Plan Goals supporting the rezoning request include:

- Goal LU2: Encourage quality development which maximizes existing infrastructure, promotes walking and biking, and enhances travel safety.
- Objective LU2.1: Promote location and intensity of development that mitigates impacts to the transportation network and leads to reduced vehicle trips and/or shorter trip lengths, enhanced circulation, and increased public safety.



CONSIDERATIONS:

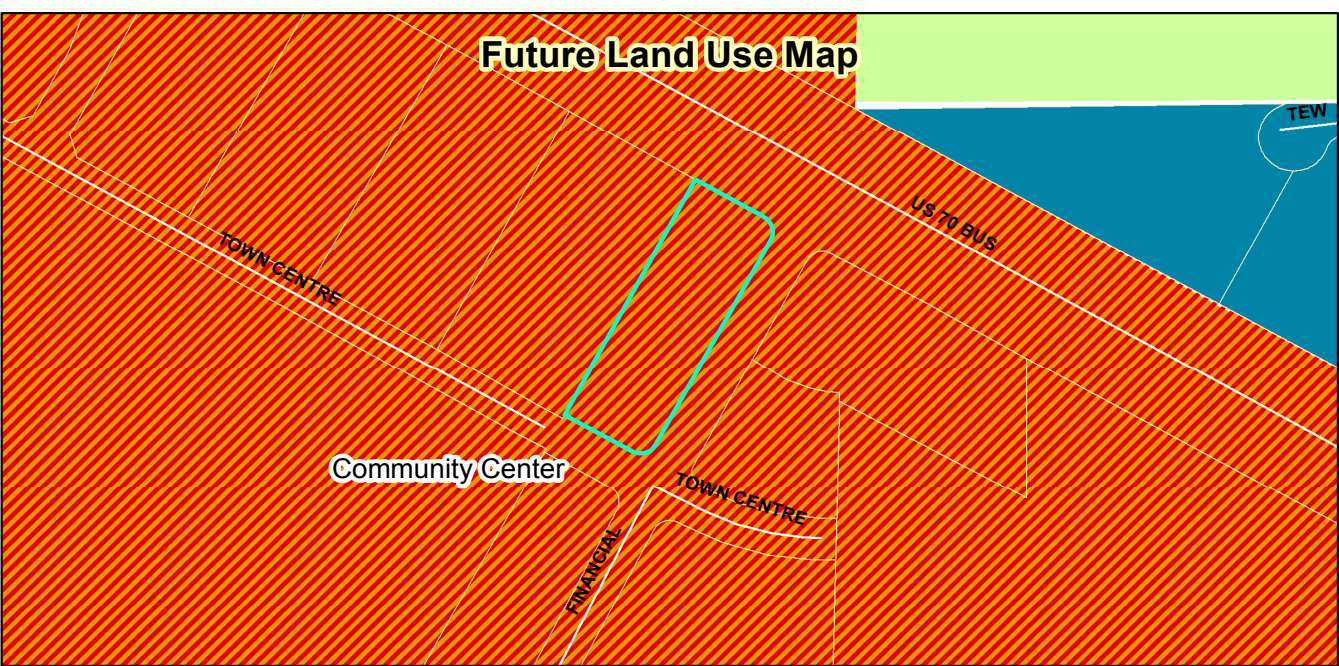
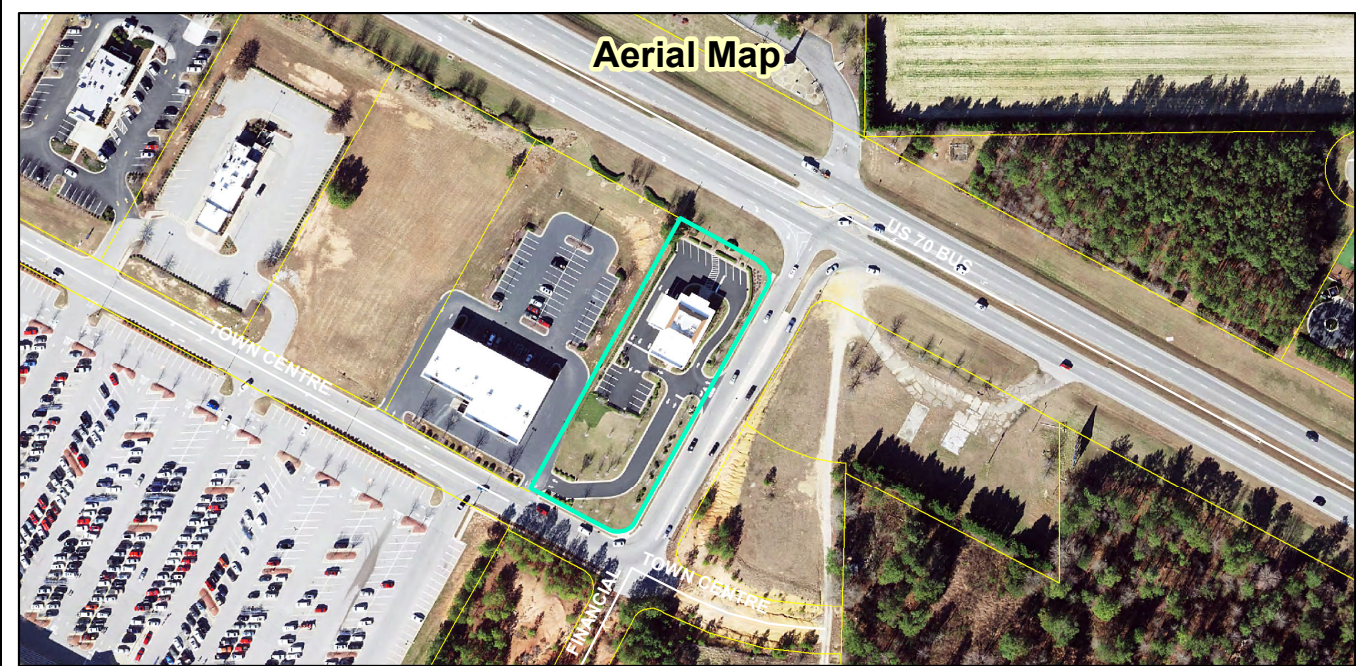
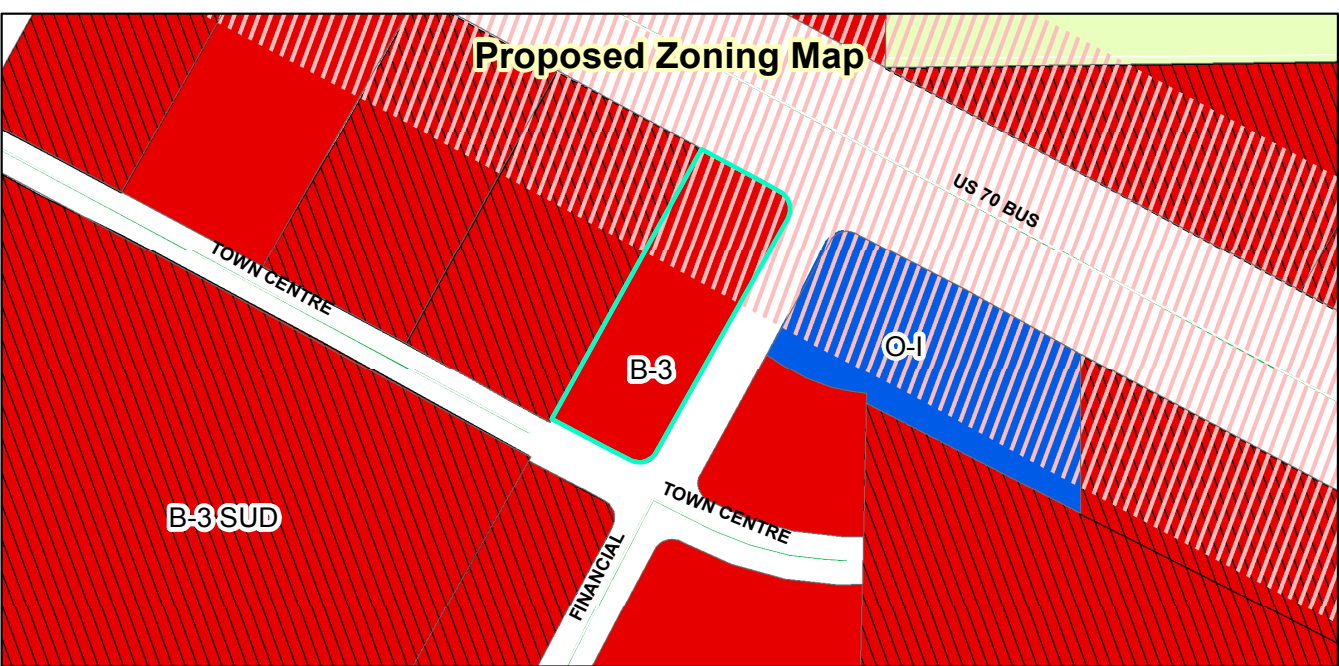
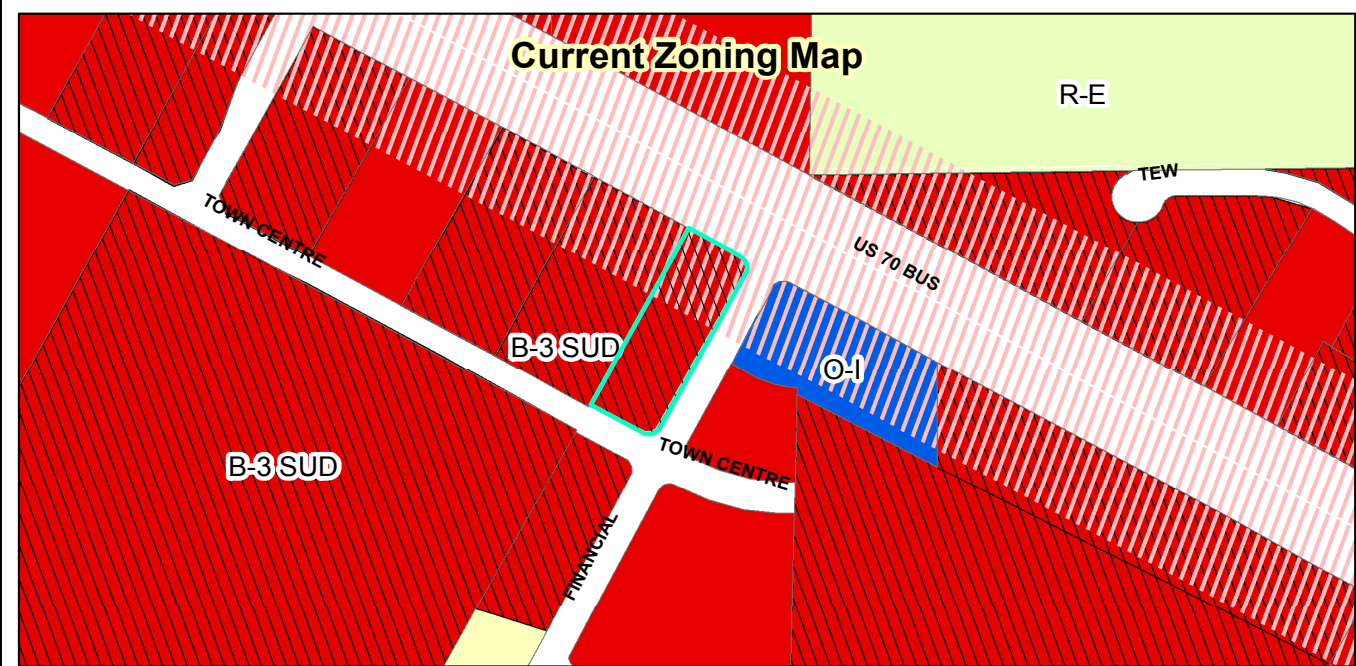
- Rezoning applications are decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town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

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the proposed rezoning request.

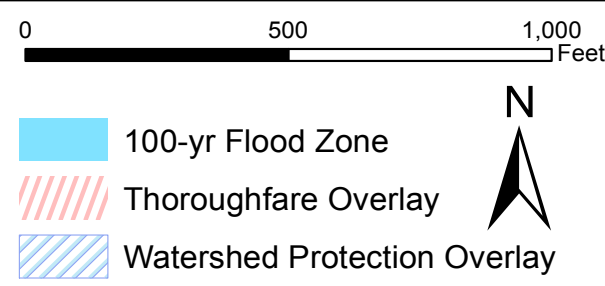
ATTACHMENTS:

- 1) Application / Owner's Consent Form
- 2) Staff Report Maps
- 3) Neighborhood Meeting Materials
- 4) Survey
- 5) PB Adjacent Property Letter



Request:
2020-166-RZ, to Rezone a parcel from Highway Business SUD (B-3 SUD) to Highway Business (B-3).

Applicant: WakeMed
 Property Owners: 2418 N. Main, LLC
 Tag #: 05G02001K



Staff Report Map
 Prepared by: TOC Planning Department
 December 2, 2020

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

Document Path: O:\PLANNING\REZONING\Rezoning\2020\2020-166-RZ WakeMed Rezoning\Staff Report Map\Staff Report Map - 2020-166-RZ-WakeMed.mxd



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

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: Southern Village Veterinary Clinic
Acreage of Property: 1.30 Zoning District: I-1
County Tag #: 05I05001G NC Pin #: 167800-03-3444
Address/Location: 0 US Hwy 70 West, Clayton, NC 27520
Existing Zoning District: I-1 + TOD Proposed Zoning District: B-3 + TOD

APPLICANT INFORMATION

Applicant: Blue Frog, LLC (c/o Jordan Stephenson)
Mailing Address: 3011 Sutton Gate Drive, Suite 120, Suwanee, GA 30024
Phone Number: 706-608-5683 Fax: 678-298-7094
Contact Person: Jordan Stephenson
Email Address: jstepenson@bfrog.net

PROPERTY OWNER INFORMATION

Name: Walthom Group III, LLC
Mailing Address: 442 1/2 E. Main Street, Clayton, NC 27520
Phone Number: 919-553-5400 Fax: _____
Email Address: _____

OFFICE USE ONLY

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

EXPLANATION OF PROJECT

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

The purpose of the rezoning request is to rezone the existing I-1 industrial property to B-3, which is consistent with the adjacent parcels and the intended uses. The applicant desires to rezone the property to allow for veterinary clinic and office uses. A Major Site Plan Application will be submitted subsequent to the rezoning request.

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.
According to the Comprehensive Growth Plan and Future Land Use Map for the Town of Clayton, the subject parcel is located within an "Opportunity Zone" and an "Employment Center". Rezoning the parcel to B-3 would allow for employment opportunities on this property that would not otherwise exist under I-1 zoning.
2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
According to Table 2-1 Use Regulations of the UDO, a Veterinary Clinic is only permitted by right within the B-3 zoning district. Other uses are also allowable by right but the veterinary clinic is the primary use proposed for this parcel. I-1 does not allow this use currently. As such, B-3 zoning is requested to allow the proposed use by right.
3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
There is significant industrial presence in this portion of Town. However, a parcel of only 1.30 acres does not lend itself to industrial uses. Rather, business uses are better suited for small parcels fronting a major highway. Due to the proximity of community services, employment centers and residential uses, a veterinary clinic is an underrepresented use in this area.
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.
Water and sewer mains exist onsite to serve this property. Shared driveways and access has already been provided to this parcel via the adjacent parcel. It appears that adequate water and sewer capacity exist to support this property. Recreational facilities and schools will benefit from the taxes and fees generated by the proposed facility.
5. It has been determined that the legal purposes for which zoning exists are not violated.
Both B-3 and I-1 zoning exist in this Employment Center to provide opportunities for development along US Hwy 70. The rezoning request does not violate the intent and purpose of the zoning or future land use map, rather it supports it.
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.
The adjacent parcel to the west is zoned B-3 and consists of office uses. The proposed rezoning would be consistent and support the adjacent neighboring uses. No adverse impact is expected as the rezoning request is to rezone the property to a less intense zoning district and the property is not located adjacent to any residential properties.

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.

The proposed rezoning creates no detriment to the general public or the surrounding properties. Rather, the rezoning request supports the general public and adjacent businesses. The request is consistent with the Comprehensive Growth Plan and Future Land Use Map and therefore benefits the community of Clayton.

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.

Jordan Stevenson

Print Name



Signature of Applicant

10/23/2020

Date



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

OWNER'S CONSENT FORM

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

Project Name: Southern Village Veterinary Clinic **Address or PIN #:** 167800-03-3444

AGENT/APPLICANT INFORMATION:

Blue Frog, LLC (c/o Jordan Stevenson)
(Name - type, print clearly)

3011 Sutton Gate Drive, Suite 120
(Address)
Suwanee, GA 30024
(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 Application & Neighborhood Mtg.

Major Site Plan Application
Construction Documents Application

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.

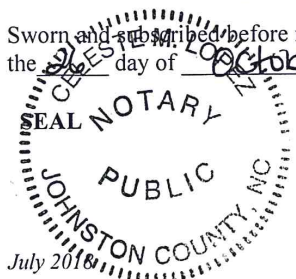
OWNER AUTHORIZATION:

Norwood Thompson 442 1/2 E. Main Street
(Name - type, print clearly) (Address)

[Signature] Clayton, North Carolina 27520
(Owner's Signature) (City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Celeste M Lopez, a Notary Public for the above State and County, this the 22 day of October, 2020.



Celeste M Lopez
Notary Public

My Commission Expires: October 22, 2021



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

December 2, 2020

NOTICE

SUBJECT: **Project:** 2020-153-RZ – Southern Village Vet Clinic, Rezoning
 Address: Along US Highway 70 Business, adjacent to Southern Village commercial development
 TAG #: 05I05001G
 Applicant: Blue Frog, LLC

Dear Clayton Area Property Owner:

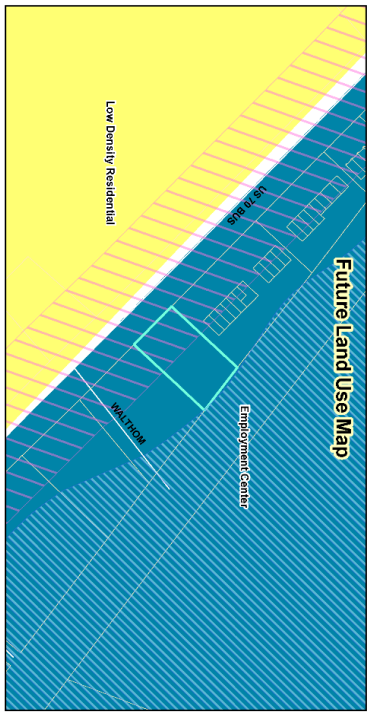
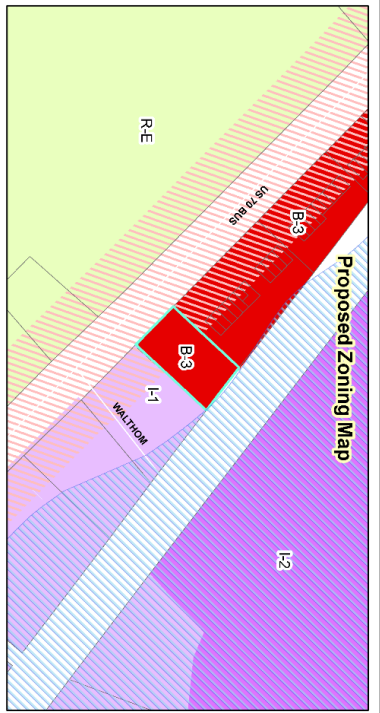
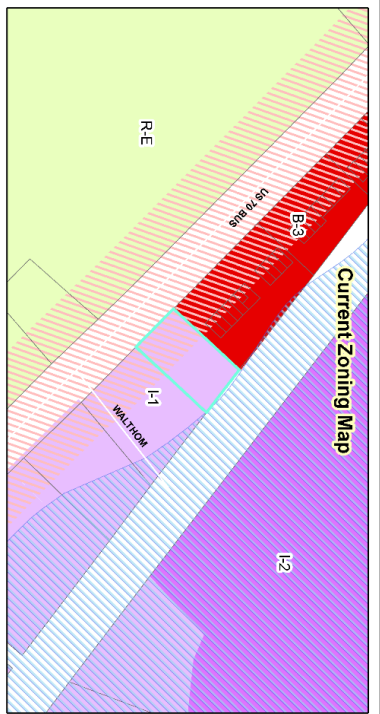
Notice is hereby given that the Clayton Planning Board will hold a public hearing on Tuesday, **December 15th, 2020 at 6:00 PM** at Town Hall, 111 E. Second Street, to make a recommendation on the above referenced Rezoning application. This application will proceed to Town Council for a public hearing following the Planning Board's recommendation. Another notice will be sent prior to the date of the scheduled Town Council public hearing. The applicant is requesting to rezone 1.3 acres from **I-1** (Industrial-Light) to **B-3** (Highway-Business). 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) 359-9350 or email at bpaynter@TownofClaytonNC.org.

Sincerely,

Ben Paynter
Planner



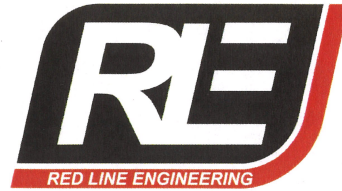
Request:
 2020-153-RZ, to Rezone a parcel from
 Light Industrial (I-1)
 to Highway Business (B-3).



Staff Report Map
 Prepared by: TOC Planning Department
 November 10 2020

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

Document Path: C:\P\ANNOUNCEMENTS\Rezone\2020\2020-153-RZ Southern Village Wv Clinic Staff Report Map\2020-153-RZ Southern Village Wv Clinic.mxd



October 28, 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 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: November 12th, 2020 **Meeting Time:** 6:00PM - 7:00PM

Meeting Location: Virtual Meeting via GoToMeeting

Meeting Link: <https://global.gotomeeting.com/join/866811389>

Meeting Call In via Phone: +1 (646) 749-3122

Access Code: 866-811-389

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/866811389>

Type of Application: Rezoning + Major Site Plan

Project Address: 0 US Hwy 70 Bus W, Clayton, North Carolina, 27520

Description of project/proposal: The proposed project consists of developing approximately 1.30 acre lot located on the vacant parcel adjacent to the east of the Southern Village commercial development. The rezoning request is to change the zoning of the property from I-1 to B-3, consistent with the zoning of Southern Village. A Major Site Plan is being submitted concurrently to the Town for a veterinary clinic on this parcel. A copy of the preliminary site plan will be available during the meeting as well. At a minimum, the following will be available for your inspection at the Neighborhood Meeting:

1. A copy of the project application.
2. A map at a scale that is appropriate to the project and shows neighboring properties and roads.
3. 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 the rezoning and major site plan applications. If you have any questions prior to or after this meeting, you may contact us at 919-779-6851. You may also contact the Town of Clayton Planning Department at 919-553-5002.

Sincerely,

Gary J. McCabe, PE

Red Line Engineering, P.C.

Cc: Town of Clayton Planning Department

123 Raleigh Street ■ Fuquay-Varina, NC 27526 ■ Office: (919)779-6851 ■ www.rlenc.com

ADJACENT PROPERTY OWNERS LIST

Project Name: Southern Village Veterinary Clinic

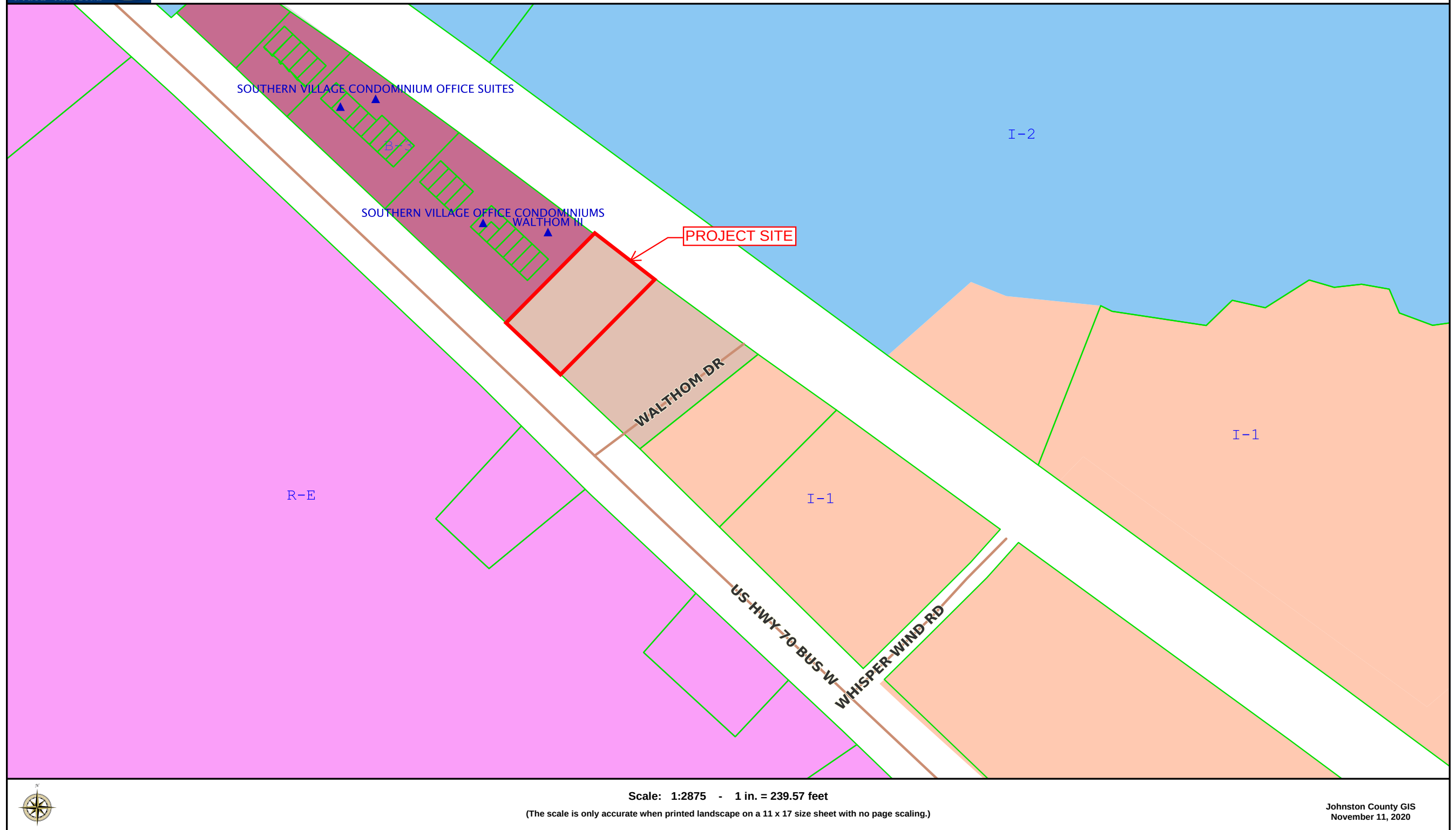
The following are all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the property (including across street rights of way) subject to this request. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, 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
166800-93-9664	Southern Village Partners, LLC	110 E. 40th Street, Suite 903, New York, NY 10016-1809
167800-03-1426	Southern Village 8838 Suite 100, LLC	8838 US 70 Bus Hwy W, Suite 100, Clayton, NC 27520
167800-03-1408	Southern Village Partners, LLC	110 E. 40th Street, Suite 903, New York, NY 10016-1809
167800-03-0580	CPT & W, LLC	16 Maybrook Rd, Suite C, Campbell Hall, NY 10916-2741
167800-03-5248	Walthom Group III, LLC	442 1/2 E. Main Street, Clayton, NC 27520
167800-14-6267	Grifols Therapeutics, LLC	PO Box 110526, Durham, NC 27709
166800-82-0725	Jimmy & Judy Cox	8851 US 70 Bus Hwy W, Clayton, NC 27520
167800-02-1804	Jimmy & Judy Cox	8851 US 70 Bus Hwy W, Clayton, NC 27520
167800-03-3444	Walthom Group III, LLC	442 1/2 E. Main Street, Clayton, NC 27520



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



Water and Sewer Near PIN 167800-03-3444

-  Water Meter
-  Water Valve
-  Fire Hydrant
-  Water Service Line
-  Water Main Line
-  Sewer Clean-out
-  Sewer Manhole
-  Sewer Gravity Main
-  Parcel Boundaries

Project Site

167800-03-3444

167800-03-5248

WALTHAM DR

8in. - PVC

20in. - DJP

16in. - DJP

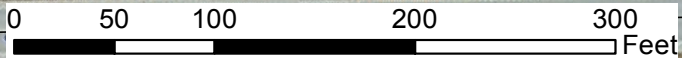
8in. - PVC

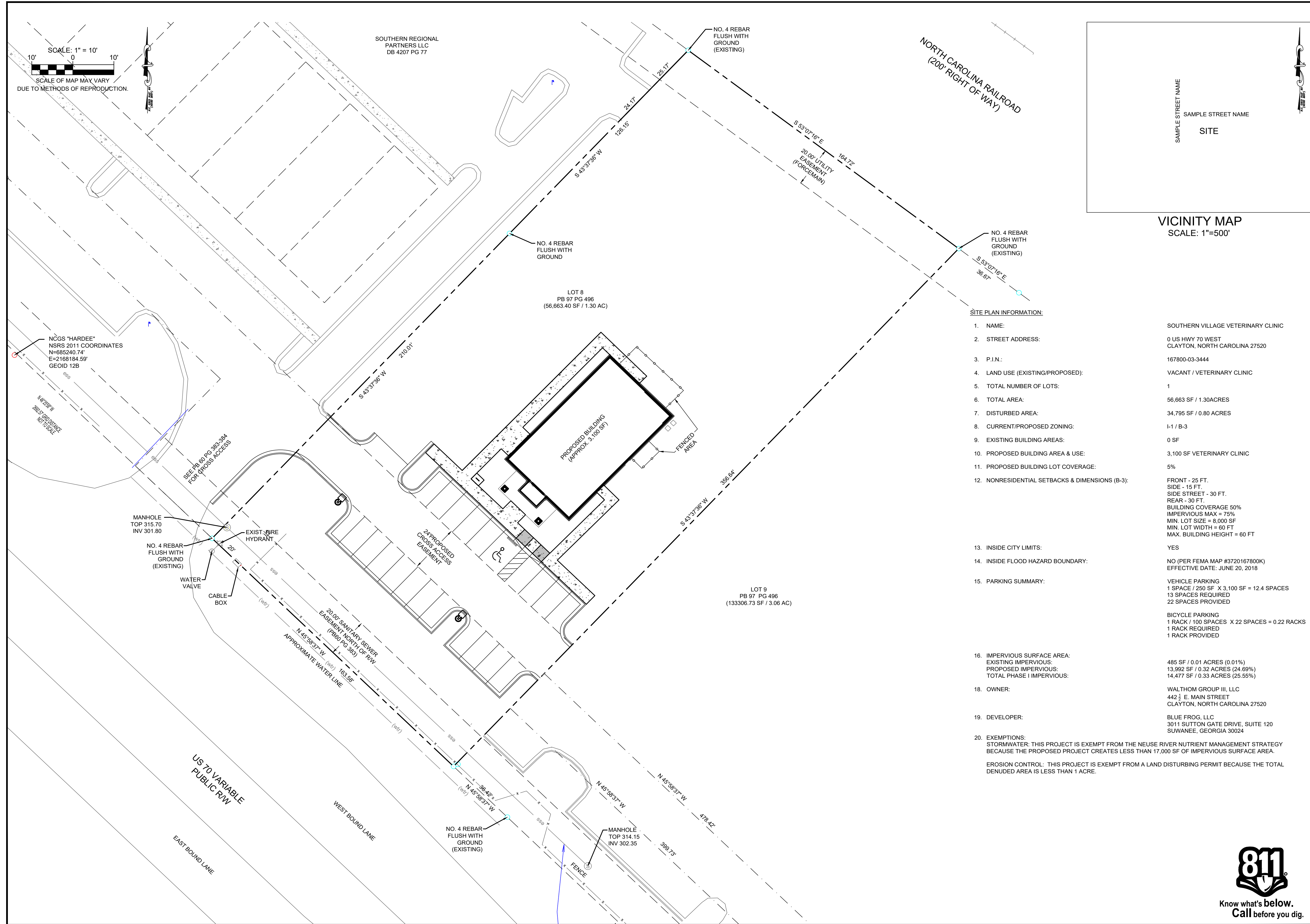
8in. - PVC

8in. - PVC

16in. - ASBESTOS CONC PIPE

The Town of Clayton shall not be held liable for any errors in the data provided. This includes errors of omission, commission, errors concerning the content of the data, and relative and positional accuracy of the data. The data cannot be construed to be a legal document. Primary sources from which the data have been compiled must be consulted for verification of the information contained in this data. Information regarding the location of primary resources can be provided upon request. August 26, 2020





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DRAWING

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FOR CONSTRUCTION

PRELIMINARY DRAWING
FOR REVIEW PURPOSES
ONLY

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OR WHOLE WITHOUT PRIOR WRITTEN AUTHORIZATION
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RED LINE ENGINEERING

RED LINE ENGINEERING, P.C. (C-3075)

123 RALEIGH STREET
SUWANEE, NORTH CAROLINA 27526
PHONE: (817) 753-6551

BLUE FROG, LLC

3011 SUTTON GATE DRIVE, SUITE 120
SUWANEE, GEORGIA 30024
PHONE: (770) 681-4150

VETERINARY CLINIC
LOT# 8 SOUTHERN VILLAGE
0 US HWY 70 W, CLAYTON, NORTH CAROLINA 27520

PROPOSED MAJOR SITE PLAN

REVISIONS: DATE:

ISSUED FOR: DATE:

PROJECT NO.: 20-016
DRAWN BY: GJM
REVIEWED BY: GJM

SHEET NUMBER:
C4
OF XX SHEETS



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**REVIEW PLANS
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CONSTRUCTION**

BLUE FROG, LLC
CORNER OF S HIGHWAY 70 W. & WALTHOM DRIVE (LOT #8)
CLAYTON, NC 27520
JOHNSTON COUNTY
NC PIN #167800-03-3444

[illegible]

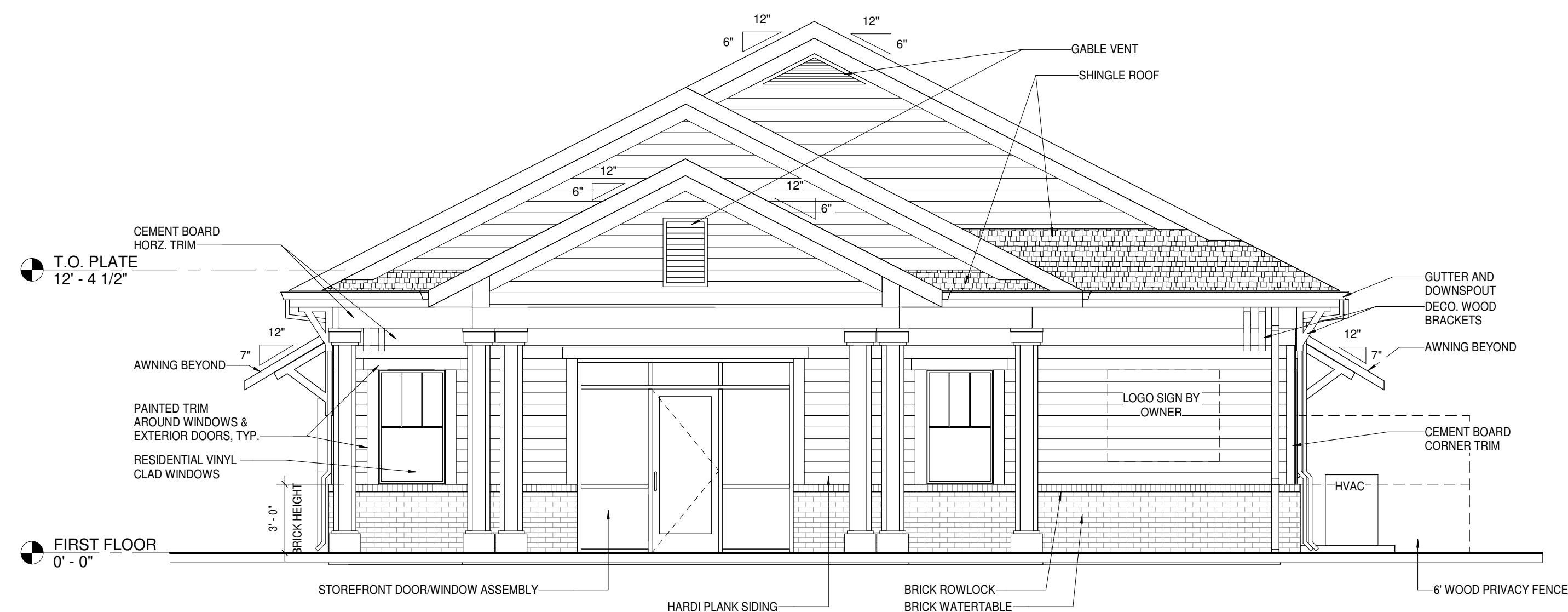
FRONT AND
RIGHT SIDE
ELEVATIONS

Project number	BAR20
Date Issued	9/23/20
Drawn by	K
Checked by	SA

A-6.1

Scale 1/4" = 1'

Print Date/Time 9/23/2020 4:55:50



 FRONT ELEVATION
1/4" = 1'-0"



2
A-6.1

RIGHT SIDE ELEVATION

1/4" = 1'-0"

As the Agent of/or the Owner on the BLUE FROG, LLC Project, I have reviewed all the details and the scope of information presented on this drawing sheet and I am signing off that this page is approved either as-is, or approved as-noted with the markups shown

PRINT NAME:	
SIGNATURE:	DATE:



Blue Frog, LLC
3011 Sutton Gate Dr.
Suite 120
Suwanee, GA 30024
PHONE: 770-831-4150

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PHASE OF THIS WORK.

**REVIEW PLANS
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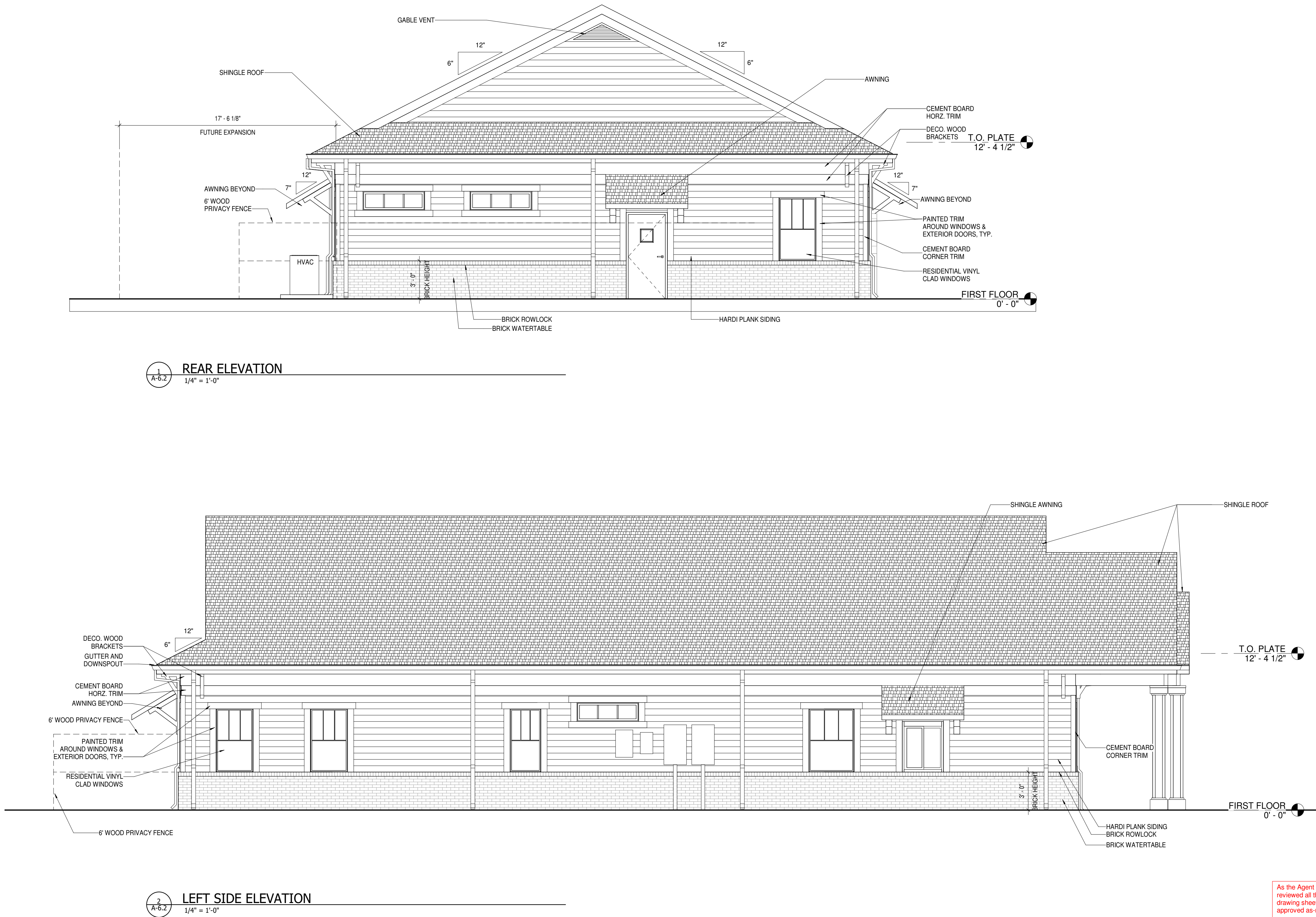
BLUE FROG, LLC
CORNER OF S HIGHWAY 70 W. & WALTHAM DRIVE (LOT #8)
CLAYTON, NC 27520
JOHNSTON COUNTY
NC PIN #167800-03-3444

No.	Description	Date

**REAR AND LEFT
SIDE
ELEVATIONS**

Project number BAR20G
Date Issued 9/23/2020
Drawn by KW
Checked by SAR

A-6.2
Scale 1/4" = 1'-0"
Print Date/Time 9/23/2020 4:55:51 PM



As the Agent of or the Owner on the BLUE FROG, LLC Project, I have reviewed all the details and the scope of information presented on this drawing sheet and I am signing off that this page is approved either as-is, or approved as-noted with the markups shown

PRINT NAME: _____
SIGNATURE: _____ DATE: _____

TEMPORARY VIRTUAL NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Southern Village Veterinary Clinic

Application: Rezoning (2020-153-RZ) + Major Site Plan

Meeting Platform/Date: GoToMeeting - November 12, 2020 (6:00pm - 8:00pm)

	NAME	ADDRESS
1	Jason Cox	8851 US 70 Bus Hwy W, Clayton, NC 27520
2	Jordan Stevenson	3011 Sutton Gate Dr., Suite 120, Suwanee, GA 30024
3	Shawn Rainey	3011 Sutton Gate Dr., Suite 120, Suwanee, GA 30024
4	Danielle Berry	3011 Sutton Gate Dr., Suite 120, Suwanee, GA 30024
5	Jason Hills	3011 Sutton Gate Dr., Suite 120, Suwanee, GA 30024
6	Gary McCabe, PE	123 Raleigh Street, Fuquay-Varina, NC 27526
7		
8		
9		
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12		
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18		
19		

TEMPORARY VIRTUAL NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Rezoning (2020-153-RZ) + Major Site Plan for Southern Village Veterinary Clinic
Date of Mailing: November 2, 2020
Date of Meeting: November 12, 2020 Time of Meeting: 6:00-8:00 pm
Meeting Platform: GoToMeeting

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) at least ten days but not more than 25 days prior to the Neighborhood Meeting, and that all required information was presented at the Meeting:

Printed Name: Gary J. McCabe, PE Signature: Gary J. McCabe, PE

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.*

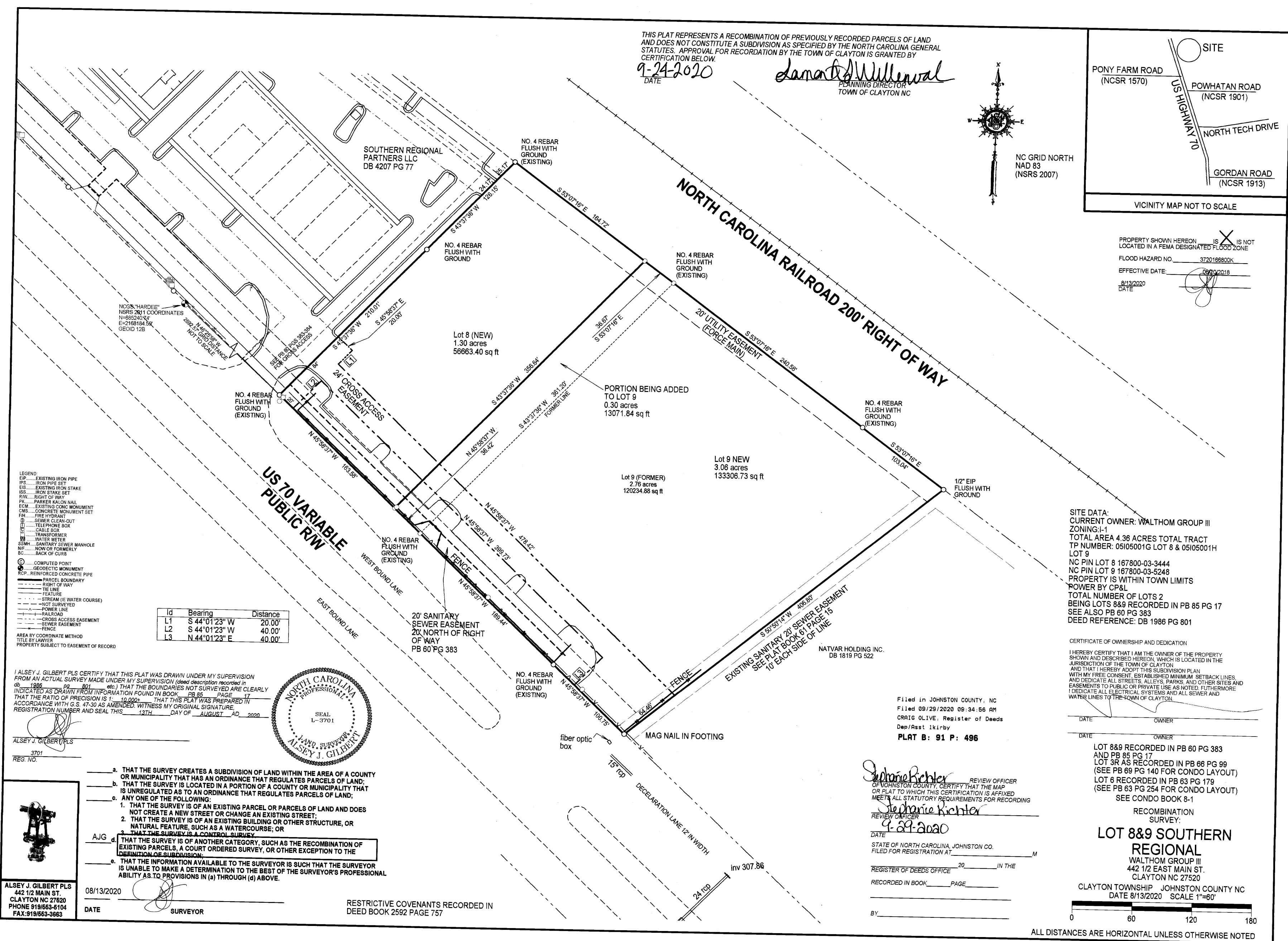
The following materials were presented and discussed at the Neighborhood Meeting:

1. A copy of the Rezoning application.
2. A copy of the letter sent out to the neighbors.
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.
5. A schedule of all upcoming public meetings for the application.
 - a. (11/23 & 12/21) 6:00 pm in the Council Chambers in Town Hall located at 111 East Second Street
6. A set of the proposed site + building drawings

One caller (Jason Cox) who stated that he lived across the street asked about sound proofing, the fenced areas, overnight boarding, signage, and site lighting. We discussed the various sound-proofing measures that we use in all the veterinary office we design and building, and that the reason for the 6 ft tall wood privacy fencing is for visual blocking for the animal that would be walking out there and from the neighbors into that area. We do not have plans put together for signage yet, but we will be working with the city to determine where we can place a monument sign and there will be a logo sign on the building itself. We also stated that there would be no overnight boarding unless there was a rare case and that any lights on the property would be dark sky compliant so that light would not escape the site. Gary McCabe responded that the site lighting, if added, would be LED shoebox fixtures that would shine straight down, and that the only 'site lighting' at this time was only those mounted on the building.

After Mr. Cox was done with his questions and satisfied, we stayed on the call until 8pm to satisfy the two hour requirement for virtual meetings and then logged off.

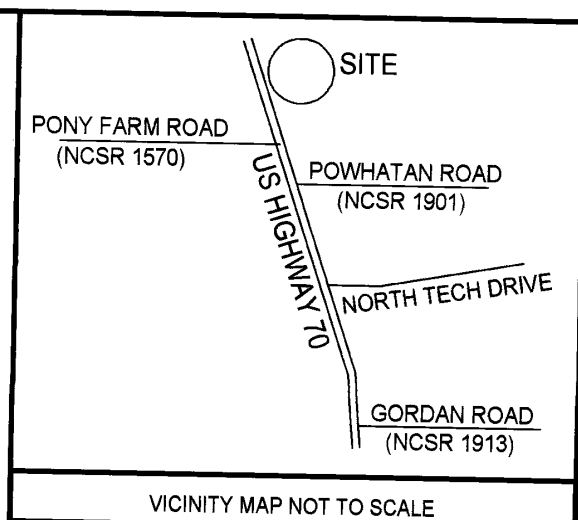
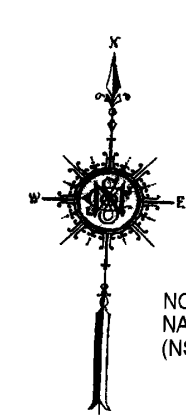
Please write clearly (or submit a typed summary). Use additional sheets if necessary.



THIS PLAT REPRESENTS A RECOMBINATION OF PREVIOUSLY RECORDED PARCELS OF LAND AND DOES NOT CONSTITUTE A SUBDIVISION AS SPECIFIED BY THE NORTH CAROLINA GENERAL STATUTES. APPROVAL FOR RECORDATION BY THE TOWN OF CLAYTON IS GRANTED BY CERTIFICATION BELOW.

DATE 9-24-2020

Samatha Willenval
PLANNING DIRECTOR
TOWN OF CLAYTON NC



PROPERTY SHOWN HEREON IS ☒ IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE

FLOOD HAZARD NO. 3720166800K

EFFECTIVE DATE: 08/13/2020

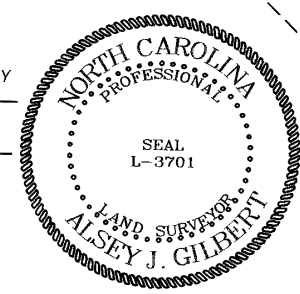
DATE 8/13/2020

- LEGEND:
- ER - EXISTING IRON PIPE
 - IP - IRON PIPE SET
 - ES - EXISTING IRON STAKE
 - IS - IRON STAKE SET
 - PL - RIGHT OF WAY
 - PK - PARKER KALON NAIL
 - ECM - EXISTING CONC MONUMENT
 - CMS - CONCRETE MONUMENT SET
 - FM - FERTILIZER
 - S - SEWER CLEAN-OUT
 - TE - TELEPHONE BOX
 - CB - CABLE BOX
 - TR - TRANSFORMER
 - WM - WATER METER
 - SSM - SANITARY SEWER MANHOLE
 - INF - NOW OR FORMERLY
 - SC - BACK OF CURB
 - CP - COMPUTED POINT
 - GM - GEODETIC MONUMENT
 - RCP - REINFORCED CONCRETE PIPE
 - PC - PARCEL BOUNDARY
 - FW - RIGHT OF WAY
 - TL - TIE LINE
 - FE - FEATURE
 - SW - STREAM (IE WATER COURSE)
 - NS - NOT SURVEYED
 - PL - POWER LINE
 - RA - RAILROAD
 - CE - CROSS ACCESS EASEMENT
 - SE - SEWER EASEMENT
 - FE - FENCE
- AREA BY COORDINATE METHOD
- TITLE BY LAWYER
- PROPERTY SUBJECT TO EASEMENT OF RECORD

Id	Bearing	Distance
L1	S 44°01'23" W	20.00'
L2	S 44°01'23" W	40.00'
L3	N 44°01'23" E	40.00'

I, ALSEY J. GILBERT PLS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (brief description recorded in DB 1986 PG 301 etc.) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK PB 85 PAGE 17 THAT THE RATIO OF PRECISION IS 1:10,000. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 13TH DAY OF AUGUST AD 2020.

ALSEY J. GILBERT PLS
3701
REG. NO.



- a. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- b. THAT THE SURVEY IS DRAWN IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- c. ANY ONE OF THE FOLLOWING:
1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
 2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR
 3. THAT THE SURVEY IS A CONTROL SURVEY
- AJG d. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
- e. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS IN (a) THROUGH (d) ABOVE.

08/13/2020
DATE
SURVEYOR

RESTRICTIVE COVENANTS RECORDED IN DEED BOOK 2592 PAGE 757

Filed in JOHNSTON COUNTY, NC
Filed 09/29/2020 09:34:56 AM
CRAIG OLIVE, Register of Deeds
Dep/Asst Clerk
PLAT B: 91 P: 496

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

DATE 9-29-2020

STATE OF NORTH CAROLINA, JOHNSTON CO.
FILED FOR REGISTRATION AT _____ M

REGISTER OF DEEDS OFFICE _____ IN THE

RECORDED IN BOOK _____ PAGE _____

BY _____

SITE DATA:
CURRENT OWNER: WALTHOM GROUP III
ZONING: I-1
TOTAL AREA 4.36 ACRES TOTAL TRACT
TP NUMBER: 05105001G LOT 8 & 05105001H
LOT 9
NC PIN LOT 8 167800-03-3444
NC PIN LOT 9 167800-03-6248
PROPERTY IS WITHIN TOWN LIMITS
POWER BY CP&L
TOTAL NUMBER OF LOTS 2
BEING LOTS 8&9 RECORDED IN PB 85 PG 17
SEE ALSO PB 60 PG 383
DEED REFERENCE: DB 1986 PG 801

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE JURISDICTION OF THE TOWN OF CLAYTON, AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAN WITH MY FREE CONSENT, ESTABLISHED MINIMUM SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL ELECTRICAL SYSTEMS AND ALL SEWER AND WATER LINES TO THE TOWN OF CLAYTON.

DATE _____ OWNER _____

DATE _____ OWNER _____

LOT 8&9 RECORDED IN PB 60 PG 383
AND PB 85 PG 17
LOT 3R AS RECORDED IN PB 66 PG 99
(SEE PB 69 PG 140 FOR CONDO LAYOUT)
LOT 6 RECORDED IN PB 63 PG 179
(SEE PB 63 PG 254 FOR CONDO LAYOUT)
SEE CONDO BOOK 8-1

RECOMBINATION SURVEY:
LOT 8&9 SOUTHERN REGIONAL
WALTHOM GROUP III
442 1/2 EAST MAIN ST.
CLAYTON NC 27520

CLAYTON TOWNSHIP JOHNSTON COUNTY NC
DATE 8/13/2020 SCALE 1"=60'

0 60 120 180

ALL DISTANCES ARE HORIZONTAL UNLESS OTHERWISE NOTED

ALSEY J. GILBERT PLS
442 1/2 MAIN ST.
CLAYTON NC 27520
PHONE 919/663-6104
FAX: 919/663-3663



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, December 15, 2020
Town Council, January 4, 2021*

STAFF REPORT

Application Number: 2020-153-RZ
Project Name: Southern Village Vet Clinic Rezoning

TAG #(s): 05I05001G

Town Limits/ETJ: Within Town Limits

Applicant: Blue Frog, LLC

Owner: Walthom Group III, LLC

Location: Along Highway 70 Business to the South of Southern Village commercial/retail area.

Project Planner: Ben Paynter, Planner

Public Noticing Dates:

- **Neighborhood Meeting:** November 12th, 2020
- **Sign posted:** December 5th, 2020
- **Adjacent Property Letters Mailed:** December 5th, 2020 (PB) and will be mailed by December 23, 2020 (TC)
- **Newspaper Ad published:** December 23, 2020 & December 30, 2020

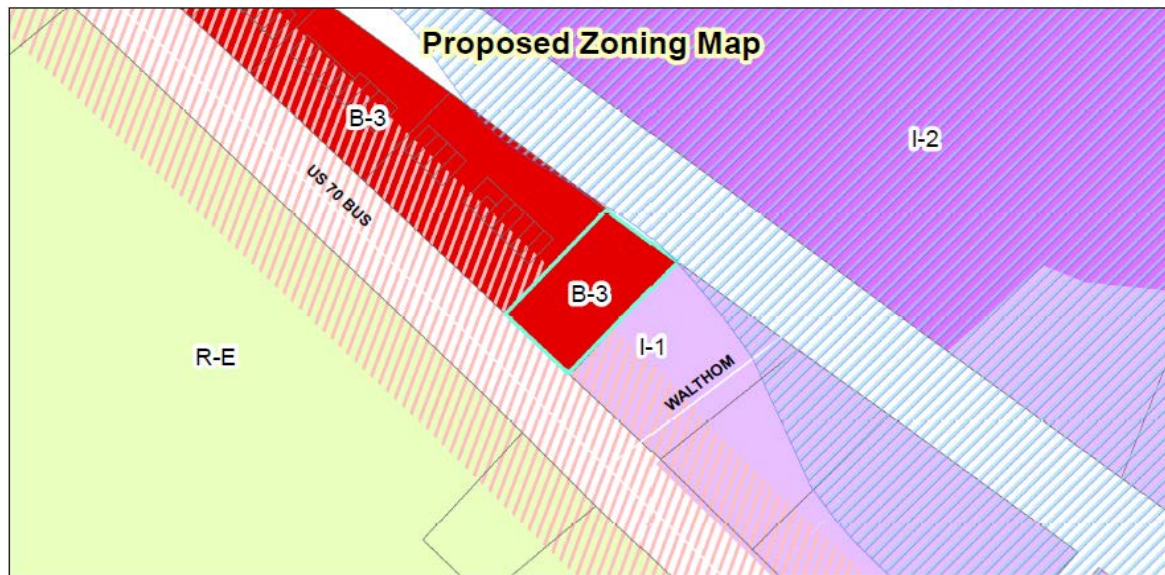
REQUEST: The applicant is requesting to rezone a 1.30 acre tract from Industrial Light (I-1) to Highway-Business (B-3).



SITE DATA:**Acreage:** 1.30**Existing Use:** Vacant

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Industrial Heavy (I-2)	Vacant/Forest
South	Residential Estate (R-E)	Single-family residential
East	Industrial Light (I-1)	Industrial Uses(Navtar)
West	Highway Business (B-3)	Southern Village (commercial)

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

The site is located along Highway 70 Business to the South of an existing commercial development called Southern Village. This adjacent commercial property is zoned B-3 which is the new zoning district that the applicant is requesting for this property. Currently, this property is vacant. The B-3 zone is established to provide opportunities for offices, service uses, and businesses retailing durable and convenience goods for the community as a whole. The B-3 zone is also intended to locate along major and minor thoroughfares accessible to the entire community. This property positioned along Hwy 70 Business would satisfy the intent of the B-3 zone. This zoning would also align with uses to the North of the property currently being used for commercial and retail purposes.

History

In 2019, this property was rezoned to its current designation of I-1 under 2019-142-RZ. It was formerly zoned B-3, which is the district that the applicant is currently proposing to rezone to. The applicant is requesting to rezone back to B-3 in order to accommodate a potential use on the property (Veterinarian Clinic) that is not permitted in the I-1 zoning district. However, it is worth noting that any use permitted in B-3 would be permissible on this property if the rezoning is approved. Staff is supportive of the request to rezone back to B-3 given the location on US HWY 70 BUS and proximity to adjacent commercial development (Southern Village).

Consistency with the Comprehensive Plan 2040

The subject property for this rezoning request is designated as "Employment Center" in the Future Land Use Map. This designation on the Future Land Use map is meant to provide locations for primary employment and economic development opportunities. The Employment Center is also located along a major transportation corridor, and has adequate levels of infrastructure along access to rail and parcels large enough to accommodate future employment growth. The rezoning request would be consistent with the intent of the Employment Center Future Land Use designation.

Comprehensive Plan Goals supporting the rezoning request include:

Goal LU 1

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

- **Objective LU 1.1**

Manage future growth and encourage quality development through the implementation of the Comprehensive Plan, the Unified Development Code (UDC), and other plans and regulations adopted by Town Council. Encourage developments which incorporate high-quality design and enhance the quality of life for existing and future residents of the Town

- **Strategy LU 1.1.1**

Review development proposals for consistency with the Future Land Use Map.

- **Objective LU 1.2**

Encourage the redevelopment or adaptive reuse of under-utilized commercial development.

- **Strategy LU 1.2.1**

Consider increased densities and intensities to encourage existing under-utilized commercial properties to redevelop.

Comprehensive Plan Goals not supporting the rezoning request include:

None. The rezoning request is compatible with the goals outlined in the Comprehensive Plan.



CONSIDERATIONS:

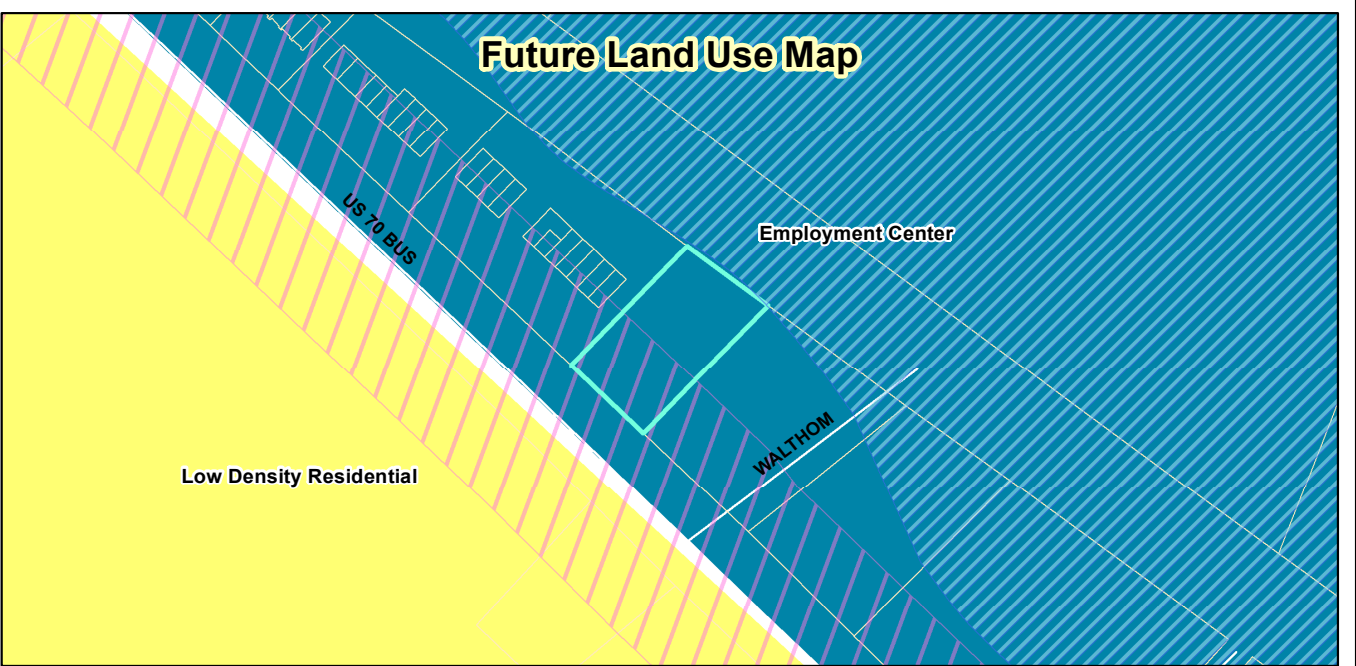
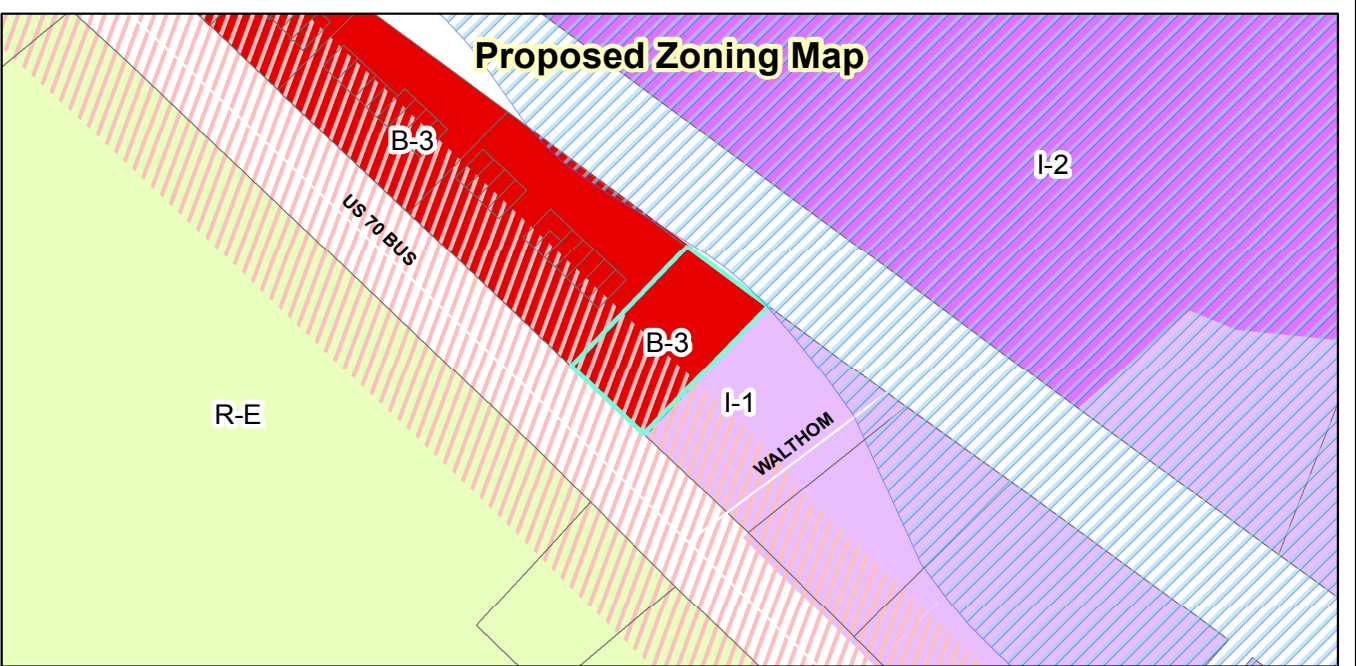
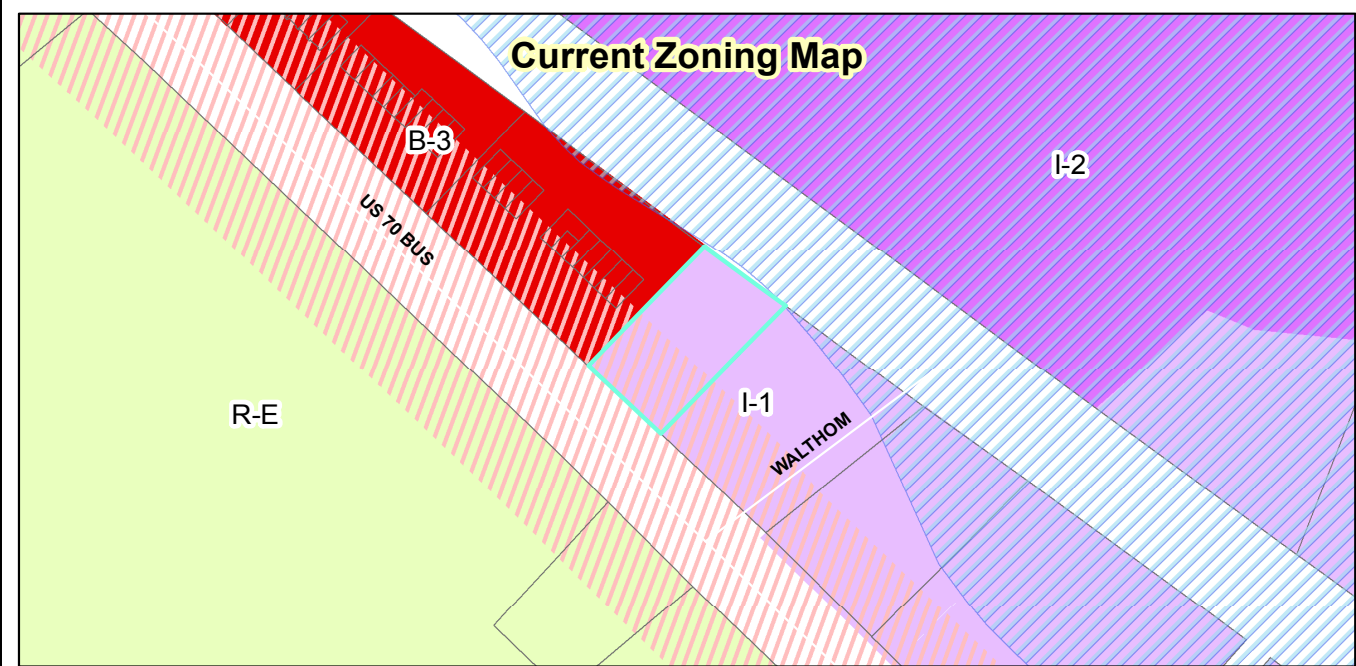
- Rezoning is decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining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

STAFF RECOMMENDATION:

Staff recommends Approval of the proposed rezoning request.

ATTACHMENTS:

- 1) Application
- 2) Staff Report Maps
- 3) Neighborhood Meeting Materials
- 4) Survey
- 5) PB Adjacent Property Letter



Request:
2020-153-RZ, to Rezone a parcel from
Light Industrial (I-1)
to Highway Business (B-3).

Applicant: Blue Frog, LLC
 Property Owners: Walthom Group III, LLC
 Tag #: 05105001G

0 500 1,000 Feet

Staff Report Map
 Prepared by: TOC Planning Department
 November 10 2020

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

Site

Watershed Protection Overlay

100-yr Flood Zone

Thoroughfare Overlay

Document Path: O:\PLANNING\REZONING\Rezoning\2020\2020-153-RZ Southern Village Vet Clinic\Staff Report Map\Staff Report Map-2020-153-RZ-SouthernVillageVetClinic.mxd