



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

THE AUGUST 24, 2020 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.
- We will have a separate entrance door and separate exit door.
 - Entrance will be main door on Horne Street.
 - Exit will be rear door facing Horne Street in the council chambers.
- 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. *Their duties are outlined below.*
- 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.

1. CALL TO ORDER

2. ADJUSTMENT OF THE AGENDA

- a. **Request to move 2020-112-RZ Country Lane Rezoning to the next regular Planning Board meeting on September 28, 2020.**

3. APPROVAL OF MINUTES

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

POTENTIAL ACTION:
Minutes

Approve / Deny July 27, 2020 Planning Board

4. OLD BUSINESS

- a. 2020-97-RZ Champion East - Rezoning
Tag # 05003003 / 05003011 / 05003012 / 05003014 / 05003015 / 05003016 / 05003010
Location: 310 Champion Street
[Application and Consent Form - 2020-97-RZ-Champion East - Rezoning](#)
[Adjacent Property Owner Letter - 2020-97-RZ - Champion East-Rezoning-Virtual COVID-19](#)
[Neighborhood Meeting Materials - 2020-97-RZ - Champion East Rezoning](#)
[Site Plan - 2020-97-RZ - Champion East - Rezoning](#)
[Staff Report - 2020-97-RZ - Champion East - Rezoning](#)
[Staff Report Map - 2020-97-RZ - Champion East - Rezoning](#)

POTENTIAL ACTION: Approve / Deny 2020-97 RZ Champion East
Rezoning recommendation to Town Council

5. PUBLIC HEARINGS

- a. 2020-56-VAR - European Touch of Beauty HC Ramp Setback Variance **(Quasi-Judicial)**
Tag #: 05003028
Location: 209 Champion Street
[Application - 2020-56-VAR - European Touch of Beauty Variance](#)
[Owner's Consent - 2020-56-VAR - European Touch of Beauty Variance](#)
[Newspaper Ad - 2020-56-VAR - European Touch of Beauty Variance](#)
[Adjacent Property Letter - 2020-56-VAR - European Touch of Beauty Variance](#)
[Preliminary Associated Minor Site Plan - 2020-56-VAR - European Touch of Beauty Variance](#)
[Staff Report - 2020-56-VAR - European Touch of Beauty Variance](#)
[Staff Report Map - 2020-56-VAR - European Touch of Beauty Variance](#)

POTENTIAL ACTION: Approve / Deny 2020-56-VAR - European Touch
of Beauty HC Ramp Setback Variance

- b. 2020-91-CUP Debbie's In-home Daycare Conditional Use Permit **(Quasi-Judicial)**
Tag #: 05H03193E
Location: 2908 Brittany Drive (Brittany Woods Subdivision)
[Application - 2020-91-CUP - Debbie's In-home Daycare Conditional Use Permit](#)
[Adjcaent Property Letter - 2020-91-CUP - Debbie In-home Daycare Conditional Use Permit](#)
[Newspaper Ad - 2020-91-CUP - Debbie's In-home Daycare Conditional Use Permit](#)
[Neighborhood Meeting Materials - 2020-91-CUP - Debbie's In-home Daycare Conditional Use Permit](#)
[Recommended Conditions of Approval - 2020-91-CUP - Debbie's In-home Daycare Conditional Use Permit](#)
[TRC Certification Letter - 2020-91-CUP - Debbie's In-home Daycare Conditional](#)

Use Permit

Site Plan - 2020-91-CUP - Debbie's In-Home Daycare Conditional Use Permit

Final Staff Report - 2020-91-CUP - Debbie's In Home Daycare CUP

Staff Report Map - 2020-91-CUP - Debbie's In Home Daycare CUP

POTENTIAL ACTION: Approve / Deny 2020-91-CUP Debbie's In-home Daycare Conditional Use Permit

- c. 2020-103-PDD Lumen Planned Development Rezoning
Tag #: 05F02037E / 05F02037B / 05F02037A / 05F02037
Location: Located off Hwy 42 W, adjacent to 70 bypass and across from Spring Branch Medical Park
[Application - 2020-103-PDD - Lumen Planned Development Rezoning](#)
[Owner Consent Forms - 2020-103-PDD - Lumen Planned Development Rezoning](#)
[PB Adj Property Letter - 2020-103-PDD - Lumen Planned Development Rezoning](#)
[Neighborhood Meeting Materials - 2020-103-PDD - Lumen Planned Development RZ](#)
[Boundary Survey - 2020-103-PDD - Lumen Planned Development PDD](#)
[Preliminary Associated Master Plan - 2020-103-PDD - Lumen Planned Development Rezoning](#)
[Staff Report - 2020-103-PDD - Lumen Planned Development Rezoning](#)
[Staff Report Map - 2020-103-PDD - Lumen Planned Development Rezoning](#)

POTENTIAL ACTION: Approve / Deny 2020-103-PDD Luman Planned Development rezoning recommendation to Town Council

6. NEW BUSINESS

- a. 2020-101-SP Grifols WWTP Phase 2 Expansion Major Site Plan
Tag #: 05I05001D
Location: 8368 US Hwy 70 Business West
[Application - 2020-101-SP Grifols WWTP Expansion Phase 2 Major Site Plan](#)
[Owner's Consent Form - 2020-101-SP - Grifols WWTP Expansion Phase 2 Major Site Plan](#)
[Neighborhood Meeting Materials - 2020-101-SP - Grifols WWTP Expansion Phase 2 SP](#)
[TRC Certification Letter - 2020-101-SP - Grifols WWTP Expansion Phase 2 Major Site Plan](#)
[Site Plan - 2020-101-SP - Grifols WWTP Expansion Phase 2 Major Site Plan](#)
[Staff Report - 2020-101-SP - Grifols WWTP Expansion Phase 2 Major Site Plan](#)
[Staff Report Map - 2020-101-SP - Grifols WWTP Expansion Phase 2 Major Site Plan](#)

POTENTIAL ACTION: Approve / Deny 2020-101-SP Grifols WWTP Phase 2 Expansion major Site Plan

- b. 2020-38-SP Shoppes at Glen Laurel Lot 8 Major Site Plan
Tag #: 05I04003W
Location: Located at corner of NC Hwy 42 East and Glen Laurel Road, within Shoppes at Glen Laurel Master Development.

[Application - 2020-38-SP - Lot 8 The Shoppes at Glen Laurel Major Site Plan](#)
[Owner's Consent Forms - 2020-38-SP - Shoppes at Glen Laurel Lot 8 Major Site Plan](#)
[TRC Certification Letter - 2020-38-SP - Shoppes at Glen Laurel Lot 8 Major Site Plan](#)
[Final Site Plan - 2020-38-SP - Shoppes at Glen Laurel Lot 8 Major Site Plan](#)
[Staff report - 2020-38-SP - Shoppes at Glen Laurel Lot 8 Major Site Plan](#)
[Staff Report Maps -2020-38-SP- Shoppes at Glen Laurel Lot 8 Major Site Plan](#)

POTENTIAL ACTION: Approve / Deny 2020-38-SP Shoppes at Glen Laurel Lot 8 Major Site Plan

c. 2020-79-SP Shoppes at Glen Laurel Daycare Major Site Plan

Tag #: 05I04003

Location: Located on the corner of Glen Laurel Road and Highway 42 East

[Application - 2020-79-SP - Shoppes at Glen Laurel Lot 2 Major Site Plan](#)
[Owners Consent - 2020-79-SP - Shoppes at Glen Laurel Lot 2 Major Site Plan](#)
[TRC certification - 2020-79-SP - Shoppes at Glen Laurel Lot 2 Major Site Plan](#)
[Final Site Plan - 2020-79-SP - Shoppes at Glen Laurel Lot 2 Major Site Plan](#)
[Architectural Elevations - 2020-79-SP - Shoppes at Glen Laurel Lot 2 Major Site Plan](#)
[Staff Report - 2020-79-SP - Shoppes at Glen Laurel Lot 2 Major Site Plan](#)
[Staff Report Map - 2020-79-SP - Shoppes at Glen Laurel Lot 2 Major Site Plan](#)

POTENTIAL ACTION: Approve / Deny 2020-79-SP Shoppes at Glen Laurel Daycare Major Site Plan

d. 2020-99-SP The Shoppes at Glen Laurel Assisted and Independent Living Major Site Plan

Tag #: 05I04016E

Location: Located on the corner of Glen Laurel Road and Highway 42 East

[Application - 2020-99-SP - Shoppes at Glen Laurel Lot 10 Assisted and Independent Living Major Site Plan](#)
[Owner's Consent - 2020-99-SP - Shoppes at Glen Laurel Lot 10 Assisted and Independent Living Major Site Plan](#)
[TRC Certification Letter - 2020-99-SP -Shoppes at Glen Laurel Lot 10 Assisted and Independent Living Major Site Plan](#)
[Final Site Plan - 2020-99-SP - Shoppes at Glen Laurel Lot 10 Assisted and Independent Living Major Site Plan](#)
[Staff Report 2020-99-SP Lot 10 The Shoppes at Glen Laurel Apartments Staff Report 2020-99-SP](#)
[Final Staff Report Map - 2020-99-SP - Shoppes at Glen Laurel Lot 10](#)

POTENTIAL ACTION: Approve / Deny 2020-99-SP The Shoppes at Glen Laurel Assisted and Independent Living Major Site Plan

e. 2020-100-SP The Shoppes at Glen Laurel Apartments Major Site Plan

Tag #: 05I04003W / 05I04016E

Location: Located on the corner of Glen Laurel Road and Highway 42 East

[Application - 2020-100-SP - Shoppes at Glen Laurel Lot 9 Apartments Major Site Plan](#)
[Owner's Consent - 2020-100-SP - Shoppes at Glen Laurel Lot 9 Apartments](#)

[Major Site Plan](#)

[TRC Certification Letter - 2020-100-SP - Shoppes at Glen Laurel Lot 9](#)

[Apartments Major Site Plan](#)

[Final Site Plan - 2020-100-SP Shoppes At Glen Laurel Lot 9 Apartments Major Site Plan](#)

[Architectural Elevations - 2020-100-SP - Shoppes at Glen Laurel Lot 9](#)

[Apartments Major Site Plan](#)

[Final Staff Report - 2020-100-SP - Shoppes at Glen Laurel Lot 9 SP](#)

[Final Staff Report Map - 2020-100-SP - Shoppes at Glen Laurel Lot 9](#)

POTENTIAL ACTION:

Apartments Major Site Plan

Approve / Deny 2020 The Shoppes at Glen Laurel

7. INFORMAL DISCUSSION AND PUBLIC COMMENT

8. ADJOURN



**Town of Clayton
Planning Board Minutes
July 27, 2020 @ 6:00PM
Remote Meeting**

BOARD MEMBERS PRESENT:

Travis Avery
Brian Tiede
Stephen Powers
James Lipscomb
Bucky Coats
Andria Merritt
Frank Price
James Moore
Marty Bizzell

STAFF PRESENT:

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

MEMBERS ABSENT:

1 CALL TO ORDER

- a) Board Chair Andria Merritt called the meeting to order at 6:00 pm.

2 ADJUSTMENT OF THE AGENDA

3 APPROVAL OF MINUTES

- a) Approval of June 22, 2020 Planning Board Minutes

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

4 OLD BUSINESS

- a) 2020-07-SP Sam's Xpress Car Wash Major Site Plan
Tag # 05G01199B / 05G01201D
Location: 12856 Us Hwy 70 Business

Planner Sharon Sharpe presented this item. This is continued from last month's Planning Board meeting. The request is for a major site plan approval for the construction of approximately 4,140 square feet of car wash building, 3,192 square feet of fuel canopy and 2,840 square feet of vacuum canopy.

After the June Planning Board meeting, the applicant submitted a revised site plan to the technical review committee. The site plan design removes one access point for the proposed carwash building. However, the fire department has provided substantial concerns about the life safety should one access point become blocked in an emergency. Therefore, the original site plan provided shows both access points with a queuing plan for cars that will be held on site. This plan seeks to reduce the amount of traffic blocking up the access road as cars wait at the stoplight to enter US Highway 70.

The applicant was present and available for questions. He explained with the feedback from last meeting they went and revised the plans. The Fire Marshall stated they needed to keep the second driveway.

ACTION: Approve 2020-07-SP Sam's Xpress Car Wash Major Site Plan

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

5 PUBLIC HEARINGS

- a) 2020-97-RZ Champion East Rezoning
Tag # 05003003 / 05003011 / 05003012 / 05003014 / 05003015 / 05003016 / 05003010
Location: 310 Champion Street

Planner Jeff Caines presented this item. The applicant is requesting to rezone 1.853 acres from Office-Institutional (O-I) and Single Family Residential-8 (R-8) to Single Family Residential (R-6). The site is located on the northeast corner of Champion and Everett Street and is currently vacant. The High Density Residential area provides for housing options located in close proximity to major transportation corridors and existing commercial areas. The applicant has applied for a Subdivision and a Special Use Permit which are being reviewed separately and on their own merits. Staff does find that this application is appropriate and does meet the goals of the Comprehensive Plan 2040 by providing a transition between lower-density residential use and commercial uses.

The applicant Donnie Adams with Adams and Hodge Engineering was present and available for questions. There was no questions from the applicant.

Board Clerk Chrissy Freeman stated there were no public comments made for this item.

Board Member Price asked if this property would have a recombination. Samantha Wullenwaber stated yes but can't build over property lines and meet setbacks.

There were no further questions.

ACTION: The Clayton Planning Board will take up this matter for deliberation and vote at the August 24, 2020 Planning Board meeting.

6 NEW BUSINESS

- a) 2020-76-SP Riverwood Athletic Club - Tract B2 - Major Site Plan
Tag # 16I02009E / 16I02009D
Location: 400 Block of Riverwood Athletic Club Boulevard

Planner Jeff Caines presented this item. The applicant is requesting to develop three (3) three-story buildings each with eight one-bedroom apartments with retail located on the first floor. This project request is a continuation of already approved projects along Riverwood Athletic Club Boulevard as well as other local streets in the development. The site is zoned B-1 which allows mixed use development including retail on the ground floor and residential above. This request is consistent with the Comprehensive Plan 2040 and the Unified Development Code. Staff recommends approval.

Planning Board Member Bucky Coats asked the first floor apartment would make 25 apartments. Jeff Caines stated that apartment meets ADA requirements. It could potentially make 25 apartments. Mr. Coats asked what is the formula for the parking between a one bedroom unit and the businesses. Mr. Caines stated residential units are based on the number of bedrooms and the business is based on the square footage. Samantha Wullenwaber stated it is 1 parking space per 1 bedroom unit. Retail on the bottom is based on square footage. The ADA is per building code.

The applicant Dave DeYoung was present and available for questions. Mr. DeYoung went over a presentation of the project request. He stated the parking is to code. The residents are usually there during the evening while the businesses use the parking during the day.

Planning Board Member James Moore asked the applicant about the 24 one-bedroom units. He stated by code it meets, but in reality there is not enough parking. Mr. DeYoung stated this is an ongoing project and a repeated pattern from the development. There has not been any problems with parking. There is not a lot of outside people that come to the businesses. It is a shared parking with 42 additional parking spaces to accommodate overflow. What they have found with one bedroom apartments most leave to go to work and the businesses use the parking during the day. Mr. Moore stated that once the dance studio opens after COVID, he feels there will be parking problems. Mr. DeYoung stated parking can be accessed to both front and back. On street parking is to accommodate the extra parking. There were no further questions.

ACTION: Approve 2020-76-SP Riverwood Athletic Club - Tract B2 - Major Site Plan

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

7 INFORMAL DISCUSSION AND PUBLIC COMMENT

a)

Planning Director Samantha Wullenwaber announced Haley Hogg was promoted to Senior Planner and Samantha Wullenwaber passed her IACP exam certification. Chrissy Freeman was promoted to Permit Specialist.

James Moore talked about the parking in Parkview and it is a public safety issue. Also, most approved projects that have been approved have been starter home community which looks good in the beginning but as time goes on we need to look into the future growth. Ms. Wullenwaber stated that they are looking into different type of housing type projects.

8 ADJOURN

a)

With there being nothing further, the meeting was adjourned at 6:55 pm.

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

Andria Merritt, Chair

ATTEST:

Chrissy Freeman, Clerk to the Board

July 27, 2020
Minutes



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

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: Champion East
Acreage of Property: 1.853 ACS Zoning District: R-6
County Tag #: See Exhibit A NC Pin #: See Exhibit A
Address/Location: 310 Champion Street
Existing Zoning District: O-I & R-8 Proposed Zoning District: R-6

APPLICANT INFORMATION

Applicant: Adams & Hodge Engineering, PC
Mailing Address: 314 E. Main Street, Clayton, NC 27527
Phone Number: 919-243-1332 Fax: N/A
Contact Person: Donnie Adams / Amy Stancil
Email Address: donnie@adamsandhodge.com / amy@adamsandhodge.com

PROPERTY OWNER INFORMATION

Name: Cloudbreak Investments, LLC
Mailing Address: PO Box 189, Clayton, NC 27528
Phone Number: 919-345-6729 Fax: N/A
Email Address: nathan@nlevans.com

OFFICE USE ONLY

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

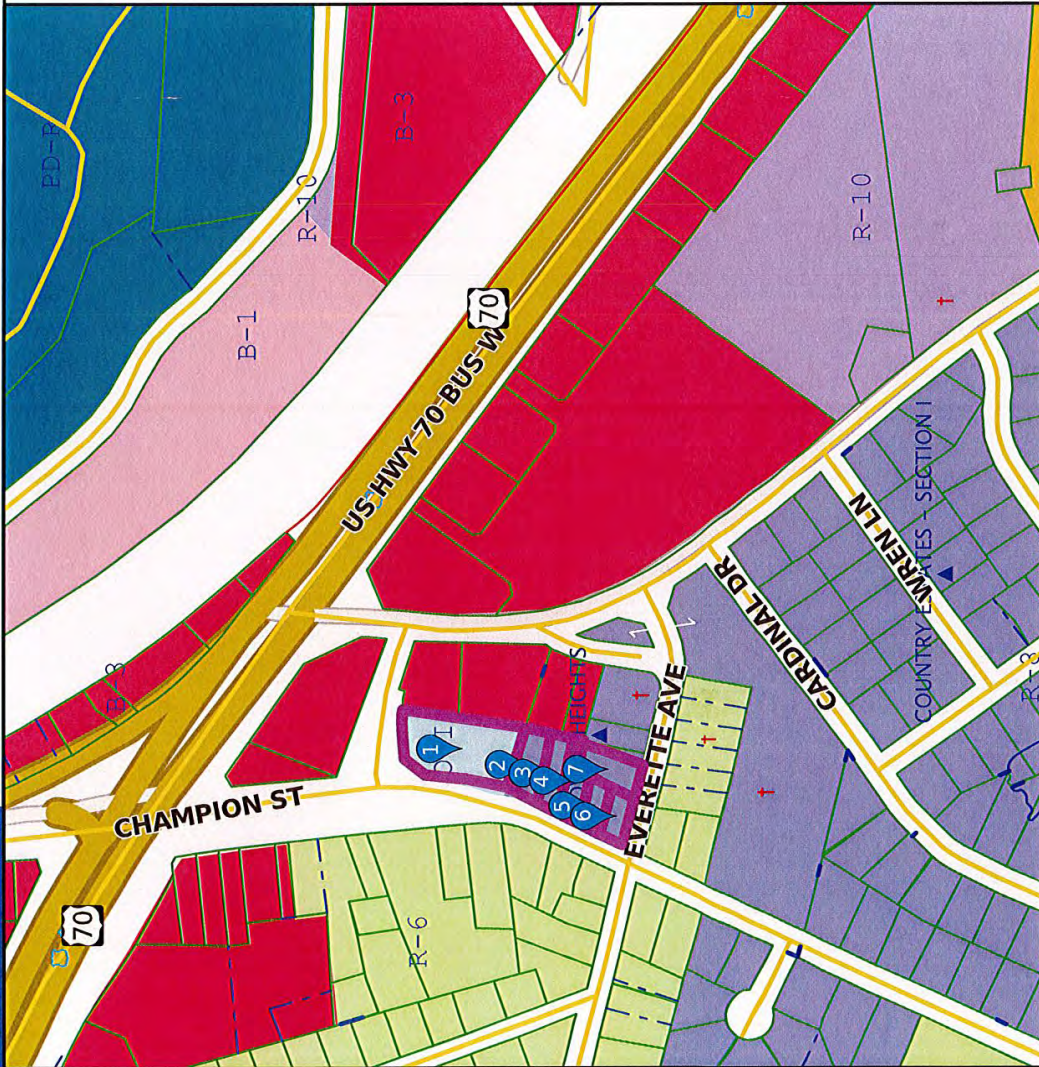
Exhibit A

**Tag # and NC Pin #'s
for site**



*** DISCLAIMER ***

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



Result 1

id: 05003003
Tag: 05003003
NCPin: 166806-38-1375
Mapsheet No: 166806
Owner Name 1: CLOUDBREAK INVESTMENTS, LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 189
Mail Address 3: CLAYTON, NC 27528-0189
Site Address 1:
Site Address 2:
Book: 05498
Page: 0211
Market Value: 230000
Assessed Acreage: 0.880
Calc. Acreage: 0.850
Sales Price: 350000
Sale Date: 2019-12-31



Scale: 1:4285 - 1 in. = 357.07 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
February 3, 2020



*** DISCLAIMER ***

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

Result 2

id: 05003011
Tag: 05003011
NCPin: 166806-38-1230
Mapsheet No: 166806
Owner Name 1: CLOUDBREAK INVESTMENTS,
LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 189
Mail Address 3: CLAYTON, NC 27528-0189
Site Address 1: 310 CHAMPION ST
Site Address 2: CLAYTON, NC 27520-
Book: 05498
Page: 0211
Market Value: 28500
Assessed Acreage: 0.200
Calc. Acreage: 0.210
Sales Price: 350000
Sale Date: 2019-12-31

Result 3

id: 05003012
Tag: 05003012
NCPin: 166806-38-1115
Mapsheet No: 166806
Owner Name 1: CLOUDBREAK INVESTMENTS,
LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 189
Mail Address 3: CLAYTON, NC 27528-0189
Site Address 1:
Site Address 2:
Book: 05498
Page: 0211
Market Value: 9980
Assessed Acreage: 0.180
Calc. Acreage: 0.180
Sales Price: 350000
Sale Date: 2019-12-31

Result 4

id: 05003014
Tag: 05003014
NCPin: 166806-38-0180
Mapsheet No: 166806
Owner Name 1: CLOUDBREAK INVESTMENTS,
LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 189
Mail Address 3: CLAYTON, NC 27528-0189
Site Address 1: 314 CHAMPION ST
Site Address 2: CLAYTON, NC 27520-
Book: 05498
Page: 0211
Market Value: 18530
Assessed Acreage: 0.160
Calc. Acreage: 0.160
Sales Price: 350000
Sale Date: 2019-12-31

Result 5

id: 05003015
Tag: 05003015
NCPin: 166806-38-0046
Mapsheet No: 166806
Owner Name 1: CLOUDBREAK INVESTMENTS,
LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 189
Mail Address 3: CLAYTON, NC 27528-0189
Site Address 1: 316 CHAMPION ST
Site Address 2: CLAYTON, NC 27520-
Book: 05498
Page: 0211
Market Value: 14250
Assessed Acreage: 0.120
Calc. Acreage: 0.120
Sales Price: 350000
Sale Date: 2019-12-31



*** DISCLAIMER ***

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

Result 6

id: 05003016
Tag: 05003016
NCPin: 166806-38-0021
Mapsheet No: 166806
Owner Name 1: CLOUDBREAK INVESTMENTS,
LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 189
Mail Address 3: CLAYTON, NC 27528-0189
Site Address 1: 320 CHAMPION ST
Site Address 2: CLAYTON, NC 27520-
Book: 05498
Page: 0211
Market Value: 14250
Assessed Acreage: 0.140
Calc. Acreage: 0.130
Sales Price: 350000
Sale Date: 2019-12-31

Result 7

id: 05003010
Tag: 05003010
NCPin: 166806-38-1013
Mapsheet No: 166806
Owner Name 1: CLOUDBREAK INVESTMENTS,
LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 189
Mail Address 3: CLAYTON, NC 27528-0189
Site Address 1:
Site Address 2:
Book: 05498
Page: 0211
Market Value: 28500
Assessed Acreage: 0.200
Calc. Acreage: 0.210
Sales Price: 350000
Sale Date: 2019-12-31

EXPLANATION OF PROJECT

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

See Exhibit B

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

See Exhibit B

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

See Exhibit B

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

See Exhibit B

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.

See Exhibit B

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

See Exhibit B

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.

See Exhibit B

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.

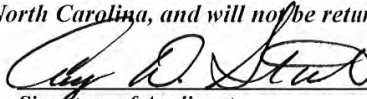
See Exhibit B

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.

Amy D. Stancil

Print Name


Signature of Applicant

07/01/2020
Date

Exhibit B

Explanation of Project Findings of Fact



ADAMS & HODGE
ENGINEERING, PC

Explanation of Project

Champion East townhomes are proposed to be constructed on 1.853 acres of land located on Champion Street. The land is comprised of 7 vacant lots that will be rezoned to R-6. The largest lot is currently zoned O-I and the other 6 lots are currently zoned R-8. The development will include 20 two story townhomes along Champion Street and Everett Avenue. A private one-way alley, constructed to Town of Clayton standards, will provide access for project. Parking and garages to be located in the rear of the townhomes with access off the one-way alley.

The adjacent zonings and uses around the property include R-6 and R-8 single family homes as well as properties that are zoned B-3 with medical offices. The request for a zoning of R-6 with a maximum density of 12 units per acre (10.79 units/ac actual) which is consistent with the 2040 comprehensive plan.

Water, sewer and electric infrastructure is available and will be provided by the Town of Clayton. Stormwater management facilities will be designed on site in compliance with Johnston County standards.

There are no active or passive recreational facilities proposed on-site. The project opts for a fee in lieu of on-site recreational facilities to be paid to the Town of Clayton.



Item No. 1 Consistency with the adopted plans and policies of the Town.

The proposed development is in compliance with the Town of Clayton Comprehensive Plan 2040. In the Plan, the area of the townhome subdivision is designated as High Density Residential (HDR) land use. The HDR land use encourages higher density residential development by using multifamily developments (apartments and townhomes) that have high density (up to 12 units/ac). The proposed development has a total acreage of 1.853 acres with .61 acres of open space. When the density is calculated at build out using 20 units, the density is 10.79 units per acre of land. The proposed townhome development will continue to address the high-density residential component envisioned in the Comprehensive Plan 2040 and will complement the surrounding areas on Champion Street.

Item No. 2 Suitability of the subject property for uses permitted by the current vs. the proposed district.

The proposed use is permitted in both the current and proposed zoning district; however, the proposed allows additional density consistent with the 2040 comprehensive plan.

Item No. 3 Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.

The proposed townhome project meets the current and expected future need for housing in the general area while providing a transition from the office/retail/commercial area to the single family residential area.

Item No. 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.

Given the proximity of the development in relation to the downtown area as well as the US Hwy 70 corridor, the roadway, water, sewer, electric and stormwater infrastructure is in plan to accommodate the proposed use. Educational and recreational opportunity are located within a short drive.

Item No. 5 It has been determined that the legal purposes for which zoning exists are not violated.

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



ADAMS & HODGE
ENGINEERING, PC

Item No. 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 townhome project meets the current and expected future need for housing in the general area while providing a transition from the office/retail/commercial area to the single family residential area.

Item No. 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.

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.

ADJACENT PROPERTY OWNERS LIST

Project Name: Champion East

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

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

PARCEL NUMBER	NAME	ADDRESS
See Exhibit C		



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: Champion East **Address or PIN #:** 166806-38-1375, 166806-38-1230
166806-38-1115, 166806-38-0180, 166806-38-0046,
166806-38-0021 & 166806-38-1013

AGENT/APPLICANT INFORMATION:

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

314 E Main Street
(Address)
Clayton, NC 27520
(City, State, Zip)

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

Major Subdivision (Planning)

Final Plats

Construction Plans

Administrative Amendment

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:

Cloudbreak Investments LLC
(Name - type, print clearly)

PO Box 189
(Address)

[Signature]
(Owner's Signature)

Clayton NC, 27528
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Natalie W Braxton, a Notary Public for the above State and County, this the 29 day of May, 2020.

SEAL

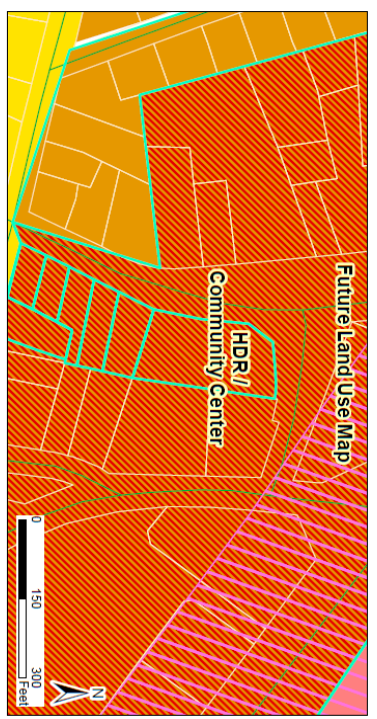
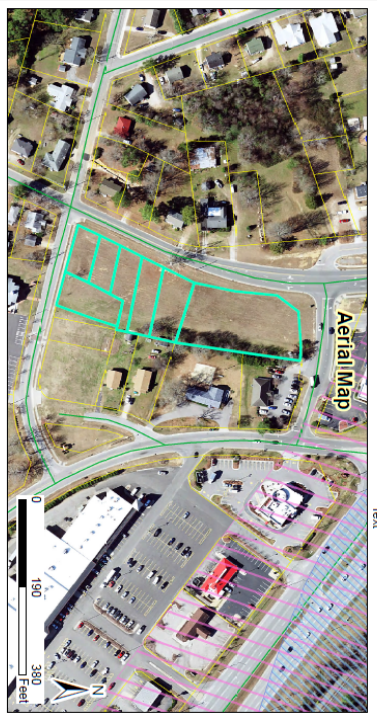
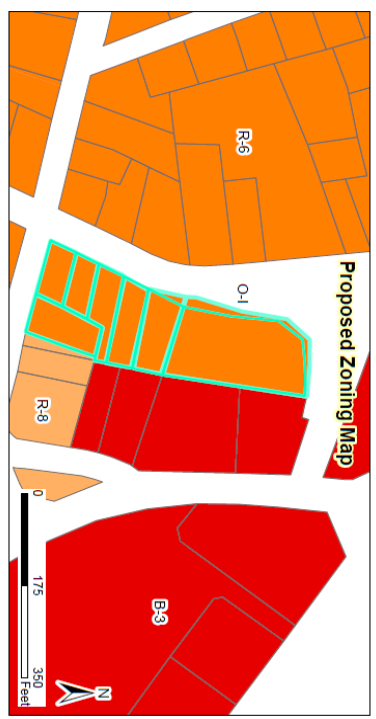
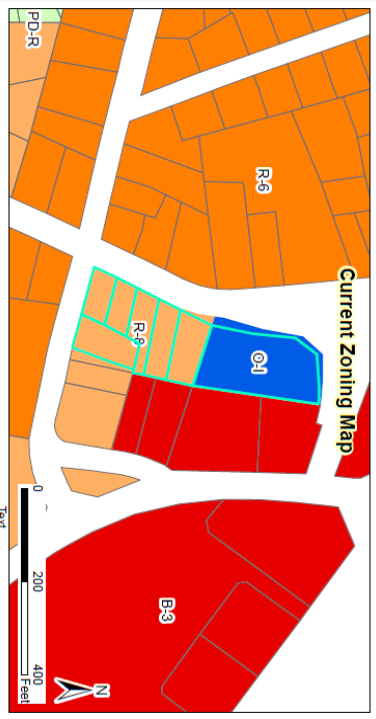
Natalie W Braxton
Notary Public

My Commission Expires:

09-26-22

April 2019

17 of 17



Request:
 2020-97-RZ - O-1 / R-8 to R-6.

Applicant: Adams & Hodge Engineering, PC
 Property Owners: Cloudbreak Investments, LLC
 Tag #: 05003003, 05003011, 05003012, 05003014;
 05003015, 05003016, 05003010

Staff Report Map

Document Path: C:\P\ADMIN\REG\COMM\Planning\2020\2020-97-RZ-Champion East Planning Staff Report Map\2020-97-RZ-Champion East - Staff Report Map.mxd

7/13/2020

Prepared by: TCC Planning

Disclaimer: "I am not responsible for the quality of the data."

Legend

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



July 10, 2020

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a land use change or development proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a Neighborhood Meeting will be held to provide information to area residents about the nature of the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: **Tuesday, July 21, 2020**

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

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

Type of Application: **New Major Subdivision Plan Application, Rezoning Application and Special Use Application**

Project/proposal property location: **This project location is 310 Champion Street Clayton, NC 27520**

Description of project/proposal: **Champion East townhomes are proposed to be constructed on 1.853 acres of land located on Champion Street. The development is comprised of 20 two story townhomes located on private one-way alley that will be constructed to Town of Clayton standards.**

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

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

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

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

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

Sincerely,

Donald C. Adams, Jr., PE

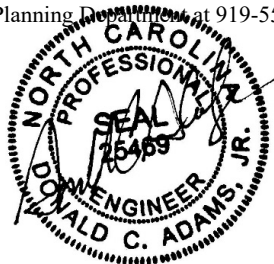


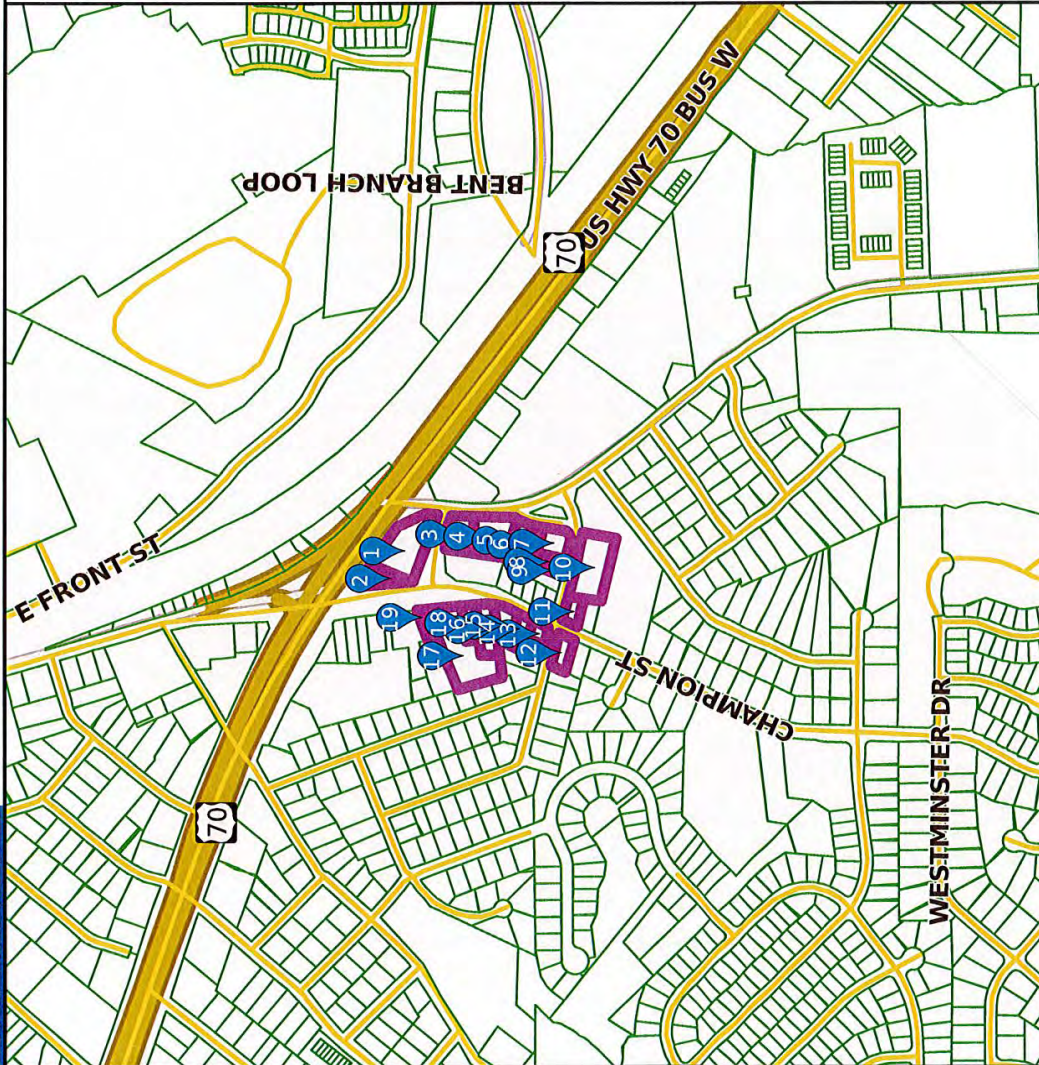
Exhibit C

Adjacent Property Owners List



*** DISCLAIMER ***

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



Result 1

id: 05003001A
Tag: 05003001A
NCPin: 166806-38-2666
Mapsheet No: 166806
Owner Name 1: 101 BOLING STREET LLC
Owner Name 2:
Mail Address 1: 1241 NE 83RD ST
Mail Address 2:
Mail Address 3: MIAMI, FL 33138-4140
Site Address 1: 101 S BOLING ST
Site Address 2: CLAYTON, NC 27520-
Book: 05032
Page: 0129
Market Value: 1680120
Assessed Acreage: 1.040
Calc. Acreage: 1.050
Sales Price: 2050000
Sale Date: 2017-09-25



Scale: 1:8827 - 1 in. = 735.55 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
May 28, 2020



*** DISCLAIMER ***

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

Result 2

id: 05003001
Tag: 05003001
NCPin: 166806-38-1736
Mapsheet No: 166806
Owner Name 1: IRONWOOD DEVELOPERS,
LLC
Owner Name 2:
Mail Address 1: 442 1/2 EAST MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1:
Site Address 2:
Book: 04726
Page: 0573
Market Value: 29400
Assessed Acreage: 0.270
Calc. Acreage: 0.270
Sales Price: 0
Sale Date: 2016-03-01

Result 4

id: 05003004
Tag: 05003004
NCPin: 166806-38-3206
Mapsheet No: 166806
Owner Name 1: KHUSAYEM, MAZEN
Owner Name 2:
Mail Address 1: 205 S BOLING ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1: 205 S BOLING ST
Site Address 2: CLAYTON, NC 27520-
Book: 05329
Page: 0604
Market Value: 366940
Assessed Acreage: 0.680
Calc. Acreage: 0.680
Sales Price: 240000
Sale Date: 2019-04-16

Result 3

id: 05003002
Tag: 05003002
NCPin: 166806-38-3411
Mapsheet No: 166806
Owner Name 1: KHUSAYEM, MAZEN DR
Owner Name 2:
Mail Address 1:
Mail Address 2: P O BOX 997
Mail Address 3: CLAYTON, NC 27528-0000
Site Address 1:
Site Address 2:
Book: 01870
Page: 0885
Market Value: 403960
Assessed Acreage: 0.400
Calc. Acreage: 0.430
Sales Price: 88000
Sale Date: 1999-09-22

Result 5

id: 05003005
Tag: 05003005
NCPin: 166806-38-2195
Mapsheet No: 166806
Owner Name 1: BYRD, TERESSA P.
Owner Name 2: JARMIN, DONNA P.
Mail Address 1: 204 FREEDOM RD
Mail Address 2:
Mail Address 3: SMITHFIELD, NC 27577-8123
Site Address 1: 209 S BOLING ST
Site Address 2: CLAYTON, NC 27520-
Book: 02224
Page: 0199
Market Value: 90020
Assessed Acreage: 1.000
Calc. Acreage: 0.300
Sales Price: 0
Sale Date: 2002-04-30



*** DISCLAIMER ***

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

Result 6

id: 05003006
Tag: 05003006
NCPin: 166806-38-2079
Mapsheet No: 166806
Owner Name 1: BYRD, TERESSA P.
Owner Name 2: JARMIN, DONNA P.
Mail Address 1: 204 FREEDOM RD
Mail Address 2:
Mail Address 3: SMITHFIELD, NC 27577-8123
Site Address 1: 211 S BOLING ST
Site Address 2: CLAYTON, NC 27520-
Book: 02224
Page: 0199
Market Value: 63480
Assessed Acreage: 1.000
Calc. Acreage: 0.200
Sales Price: 0
Sale Date: 2002-04-30

Result 7

id: 05003007
Tag: 05003007
NCPin: 166806-37-2979
Mapsheet No: 166806
Owner Name 1: EVERETT'S CHAPEL FWB
CHURCH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1:
Site Address 2:
Book: 00598
Page: 0584
Market Value: 28500
Assessed Acreage: 1.000
Calc. Acreage: 0.360
Sales Price: 0
Sale Date: 1962-01-01

Result 8

id: 05003009
Tag: 05003009
NCPin: 166806-38-1091
Mapsheet No: 166806
Owner Name 1: BYRD, TERESSA P.
Owner Name 2: JARMIN, DONNA P.
Mail Address 1: 204 FREEDOM RD
Mail Address 2:
Mail Address 3: SMITHFIELD, NC 27577-8123
Site Address 1:
Site Address 2:
Book: 02224
Page: 0199
Market Value: 28500
Assessed Acreage: 1.000
Calc. Acreage: 0.160
Sales Price: 0
Sale Date: 2002-04-30

Result 9

id: 05010199
Tag: 05010199
NCPin: 166806-37-1959
Mapsheet No: 166806
Owner Name 1: DONALD KEITH POLLARD
TRUST
Owner Name 2: BYRD, TERESA P. TRUSTEE
Mail Address 1: 204 FREEDOM RD
Mail Address 2:
Mail Address 3: SMITHFIELD, NC 27577-8123
Site Address 1:
Site Address 2:
Book: 00771
Page: 0302
Market Value: 2850
Assessed Acreage: 1.000
Calc. Acreage: 0.050
Sales Price: 0
Sale Date: 1974-01-01



*** DISCLAIMER ***

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Result 10

id: 05004012A
Tag: 05004012A
NCPin: 166806-37-0775
Mapsheet No: 166806
Owner Name 1: EVERETT CHAPEL CHURCH
Owner Name 2:
Mail Address 1: 420 BARBOUR ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 00731
Page: 0002
Market Value: 57000
Assessed Acreage: 1.030
Calc. Acreage: 0.973
Sales Price: 0
Sale Date: 1972-01-01

Result 11

id: 05004011
Tag: 05004011
NCPin: 166806-27-9971
Mapsheet No: 166806
Owner Name 1: IRONWOOD DEVELOPERS, LLC
Owner Name 2:
Mail Address 1: 442 1/2 EAST MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1: 309 EVERETTE AVE
Site Address 2: CLAYTON, NC 27520-
Book: 04726
Page: 0573
Market Value: 87910
Assessed Acreage: 0.200
Calc. Acreage: 0.190
Sales Price: 0
Sale Date: 2016-03-01

Result 12

id: 05004009
Tag: 05004009
NCPin: 166806-27-7808
Mapsheet No: 166806
Owner Name 1: WALTHOM GROUP
Owner Name 2:
Mail Address 1: 442 1/2 EAST MAIN STREET
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 403 CHAMPION ST
Site Address 2: CLAYTON, NC 27520-
Book: 02989
Page: 0776
Market Value: 109740
Assessed Acreage: 1.000
Calc. Acreage: 0.243
Sales Price: 95000
Sale Date: 2005-10-04

Result 13

id: 05003018
Tag: 05003018
NCPin: 166806-28-8076
Mapsheet No: 166806
Owner Name 1: LEE, JAMES W JR
Owner Name 2: LEE, BRAXTON A
Mail Address 1: 401 PATE ST
Mail Address 2:
Mail Address 3: APEX, NC 27520-0000
Site Address 1: 315 CHAMPION ST
Site Address 2: CLAYTON, NC 27520-
Book: 02647
Page: 0212
Market Value: 71660
Assessed Acreage: 0.140
Calc. Acreage: 0.150
Sales Price: 0
Sale Date: 2004-03-05



*** DISCLAIMER ***

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Result 14

id: 05003018A
Tag: 05003018A
NCPin: 166806-28-8184
Mapsheet No: 166806
Owner Name 1: LEE, BRAXTON A
Owner Name 2: LEE, JAMES W JR
Mail Address 1: 401 PATE ST
Mail Address 2:
Mail Address 3: APEX, NC 27502-0000
Site Address 1:
Site Address 2:
Book: 02840
Page: 0590
Market Value: 11240
Assessed Acreage: 0.190
Calc. Acreage: 0.200
Sales Price: 37000
Sale Date: 2005-02-07

Result 15

id: 05003017
Tag: 05003017
NCPin: 166806-28-8143
Mapsheet No: 166806
Owner Name 1: COATS, MAYNARD MAURICE
Owner Name 2: COATS, VIRGINIA O
Mail Address 1: 307 CHAMPION ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 313 CHAMPION ST
Site Address 2: CLAYTON, NC 27520-
Book: 01273
Page: 0439
Market Value: 70320
Assessed Acreage: 1.000
Calc. Acreage: 0.302
Sales Price: 35000
Sale Date: 1992-08-01

Result 16

id: 05003021
Tag: 05003021
NCPin: 166806-28-8299
Mapsheet No: 166806
Owner Name 1: COATS, MAYNARD MAURICE
Owner Name 2: COATS, VIRGINIA O
Mail Address 1: 307 CHAMPION ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 307 CHAMPION ST
Site Address 2: CLAYTON, NC 27520-
Book: 00745
Page: 0524
Market Value: 155990
Assessed Acreage: 1.000
Calc. Acreage: 0.430
Sales Price: 0
Sale Date: 1973-01-01

Result 17

id: 05003022
Tag: 05003022
NCPin: 166806-28-8410
Mapsheet No: 166806
Owner Name 1: STEPHENSON, THOMAS ALAN
Owner Name 2: STEPHENSON, ELIZABETH KING
Mail Address 1: 2013 SMITH DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8253
Site Address 1: 305 CHAMPION ST
Site Address 2: CLAYTON, NC 27520-
Book: 05438
Page: 0549
Market Value: 71250
Assessed Acreage: 1.400
Calc. Acreage: 1.380
Sales Price: 0
Sale Date: 2019-10-02



*** DISCLAIMER ***

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

Result 18

id: 05003021A
Tag: 05003021A
NCPin: 166806-28-9326
Mapsheet No: 166806
Owner Name 1: COATS, MAYNARD MAURICE
Owner Name 2: COATS, VIRGINIA O
Mail Address 1: 307 CHAMPION ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 00745
Page: 0523
Market Value: 28500
Assessed Acreage: 0.220
Calc. Acreage: 0.220
Sales Price: 0
Sale Date: 1973-02-20

Result 19

id: 05003035
Tag: 05003035
NCPin: 166806-28-9515
Mapsheet No: 166806
Owner Name 1: JOHNSTON LEE COMMUNITY
ACTION
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1:
Site Address 2:
Book:
Page:
Market Value: 28500
Assessed Acreage: 1.000
Calc. Acreage: 0.150
Sales Price: 0
Sale Date:



July 21, 2020

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

Subject: Champion East
Neighborhood Meeting

Dear Ms. Bryant,

The neighborhood meeting for Champion East was held last night, July 21, 2020. Please find attached the attendance Roster the Meeting Minutes for the Champion East Project, and a letter that we received in the mail from an adjacent property owner.

Please let me know if you need anything else.

Sincerely,

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Champion East

Application: New Major Subdivision, Rezoning, + Special Use

Location/Date: Adams & Hodge Engineering 314 E. Main St - Clayton 7-21-2020
7:00pm

	NAME	ADDRESS
1	Donnie Adams	404 Swann Trail Clayton
2	Holland Adams	404 Swann Trail Clayton
3	Teresa Byrd	204 Freedom Rd Smithfield 27577
4	Donna Jarmar	108 Wilimack DR / Benson, NC 27504
5	Shirley Brett	90 Shawy Exch. Ln Smithfield NC 27577
6		
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20		

Champion East Neighborhood Meeting Minutes**Date:** July 21, 2020**Time:** 7:00pm**Location:** 314 E. Main Street (Adams & Hodge Engineering – outside parking lot due to Covid 19)

The Meeting began at 7:10. There were 5 people total at the meeting (see attendance roster).

The plans and applications were on a table for the attendees to view.

Donnie Adams began by explaining the application process with the Town of Clayton and discussing the zoning.

The two adjacent property owners, Teresa Byrd and Donna Jarman and their realtor Shirley Brett asked about the zoning areas. Donnie explained what the different zoning areas meant and showed them where they were on the set of plans. Donnie went through the plans with the ladies and showed them the proposed 20 townhome units, what they would look like, the private access from the back, the mail cluster units, and proposed 1 car garage. He also showed them the utilities, stormwater, erosion control and landscape plan. Donna Jarman asked what kind of landscape would be along her property? Donnie showed Donna the buffer area adjacent to her property. Shirley Brett asked if there were going to be any amenities like a clubhouse or pool? Donnie said they had not planned any amenities. Shirley also asked if there was going to be an HOA? Donnie said yes. Shirley wanted to know if the developer would be pre-selling any of these units. Donnie responded that would be a developer question.

The ladies continued to look over the plans. Donnie asked for any other questions and there were none. The meeting adjourned at 7:45.

Ironwood Developers
442 ½ East Main Street
Clayton, NC 27520

July 17, 2020

Donald C Adams, Jr
Adams & Hodge
314 E Main Street
Clayton, NC 27520

Donald,

We approve of the project for Champion East Townhomes.

A handwritten signature in black ink, appearing to read "Norwood Thompson". The signature is written in a cursive, somewhat stylized script.

Norwood Thompson



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, 07/27/2020
08/24/2020

STAFF REPORT

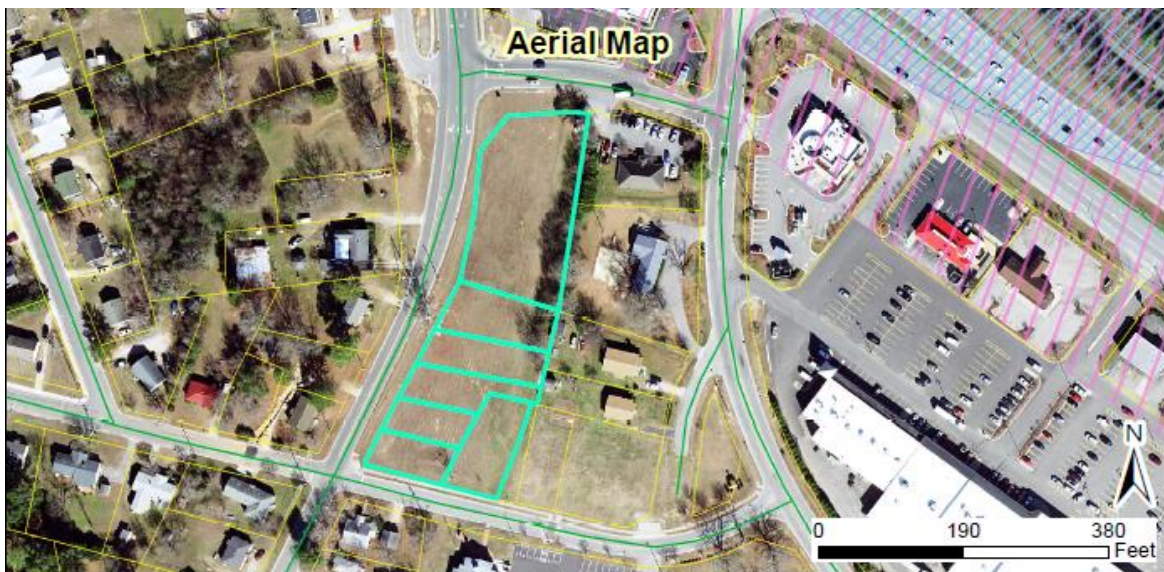
Application Number: 2020-97-RZ Project Name: Champion East – Rezoning

TAG #(s): 05003003; 05003011; 05003012; 05003014; 05003015; 05003016; 05003010
Town Limits/ETJ: Town Limits
Applicant: True Line Surveying
Owner: Cloudbreak Investments, LLC
Location: 310 Champion Street
Project Planner: Jeff Caines, Planner

Public Noticing Dates:

- **Neighborhood Meeting:** July 21, 2020
- **Sign posted:** July 17, 2020, August 14, 2020
- **PB Adjacent Property Letters Mailed:** July 17, 2020, August 14, 2020

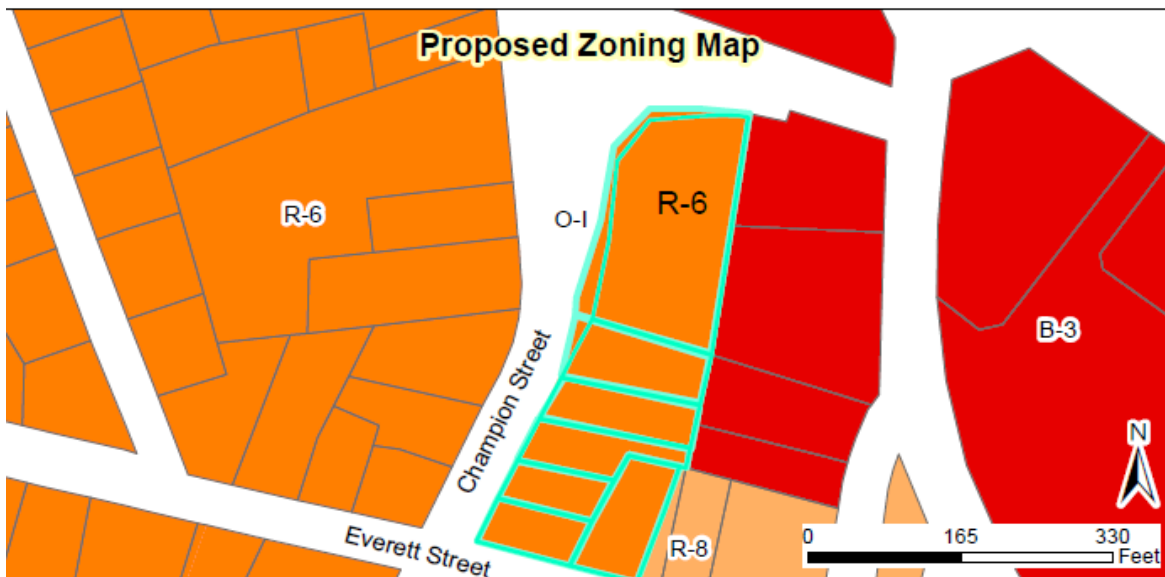
REQUEST: Rezone 1.853 acres from Office-Institutional (O-I - Parcel-ID 05003003) and Single Family Residential-8 (R-8) to Single Family Residential-6 (R-6).



SITE DATA:**Acreage:** 1.853 acres**Existing Use:** Vacant

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	B-3	Commercial (Burger King)
South	R-6	Residential
East	B-3 / R-8	Medical Office / Residential
West	R-6	Residential



STAFF ANALYSIS AND COMMENTARY:**Overview**

The site is located on the northeast corner of Champion and Everett Street; it is currently vacant. The applicant is requesting to rezone 1.853 acres from Office-Institutional (O-I - Parcel-ID 05003003) and Single Family Residential-8 (R-8) to Single Family Residential-6 (R-6). The High Density Residential area provides for housing options located in close proximity to major transportation corridors, existing commercial areas. High Density Residential is designed to include all housing types and would allow developments up to 12 dwelling units/acre via a Special Use Permit. The applicant has applied for a Subdivision and a Special Use Permit which are being reviewed separately and on their own merits. However, staff does find that this application is appropriate and does meet the goals of the Comprehensive Plan by providing a transition between lower-density residential use and commercial uses.

Consistency with the Comprehensive Plan 2040

The proposed zone is consistent with the Comprehensive Plan designation of High Density Residential and Community Center. The objective of the High Density Residential area provides for housing options located in close proximity to major transportation corridors, existing commercial areas and Downtown services. These areas have a connected street network, adequate pedestrian and bicycle facilities, and are served by public water and sewer. High Density Residential is designed to include all housing types. In some instances, this designation provides for a transition between lower-density residential use and commercial uses. This property is located near a major transportation corridor (US Highway 70-BUS).

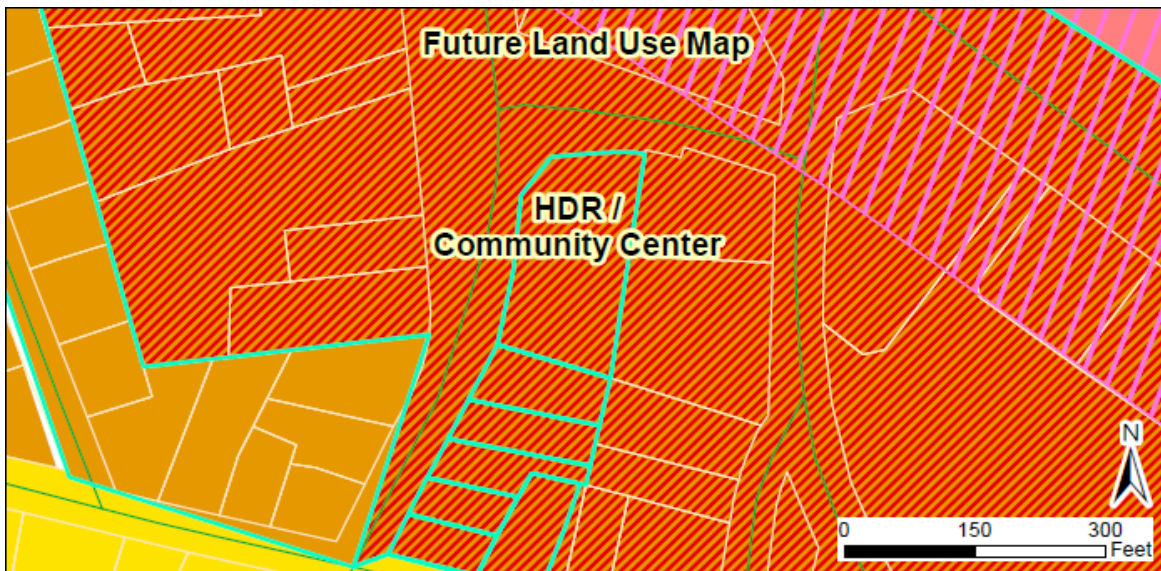
As stated above, the applicant has submitted a Subdivision and a Special Use Permit to provide higher density residential units and to serve as a transitional buffer between commercial uses and lower density residential. These applications will be reviewed on their own merits and in accordance with the requirements of the Unified Development Code.

The Compatible Zoning Districts, in the Comprehensive Plan, identifies High Density Residential (HDR) as a compatible Use with the R-6 zoning district. The Future Land Use Map (shown below) highlights this property as well as the surrounding properties as being identified as High Density Residential / Community Centers.

Comprehensive Plan Goals supporting the rezoning request include:

GOAL LU2: Encourage quality development which maximizes existing infrastructure, promotes walking and biking, and enhances travel safely.

- **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.
- **Strategy LU2.1.1:** Consider higher densities and intensities for mixed-use projects which reduce internal vehicular trips and promote pedestrian circulation.



CONSIDERATIONS:

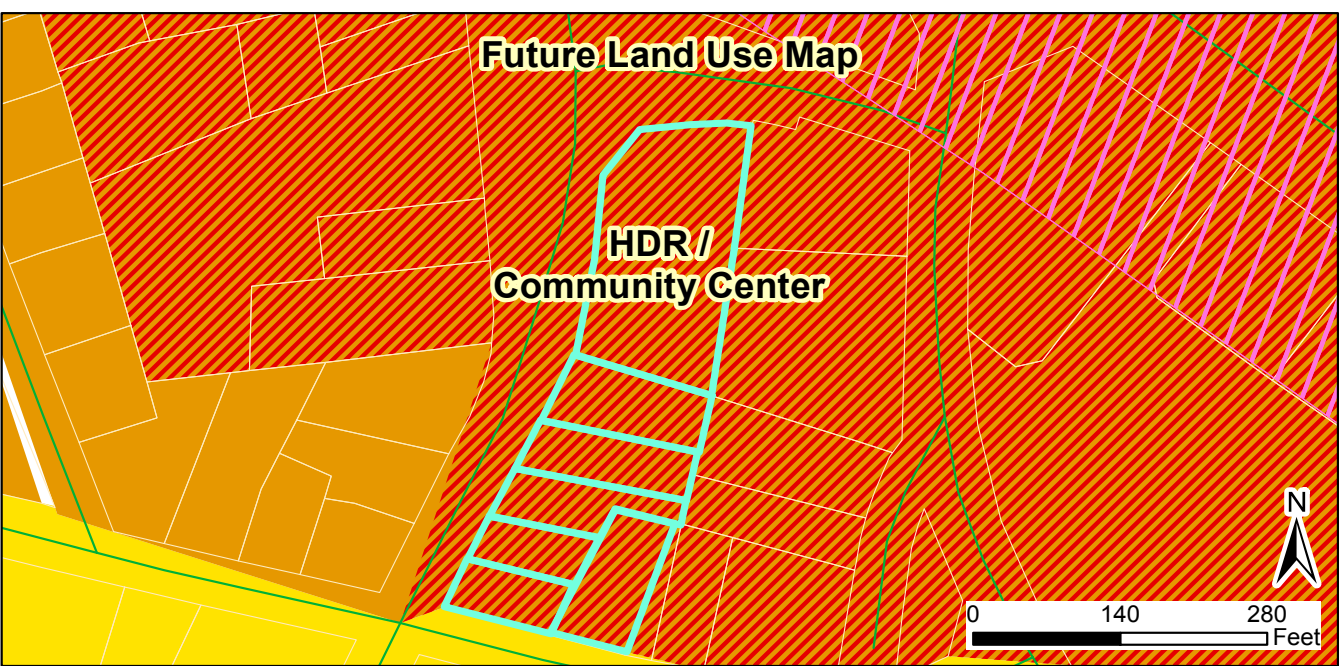
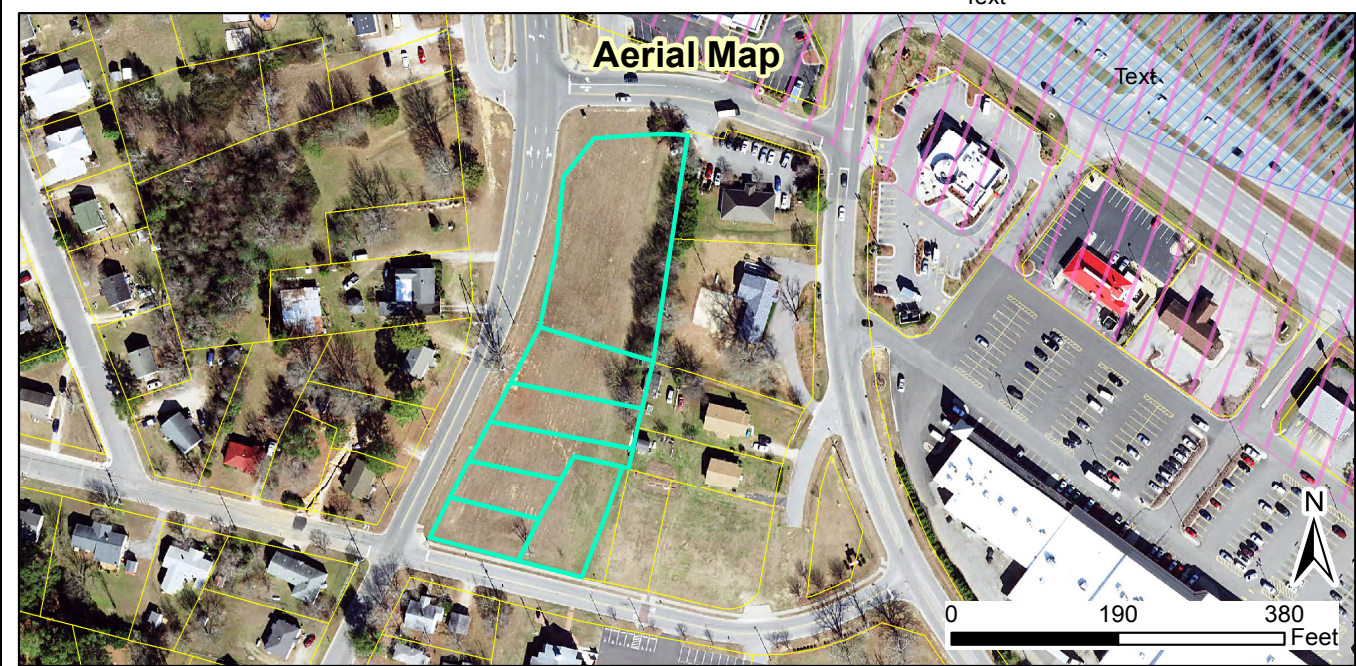
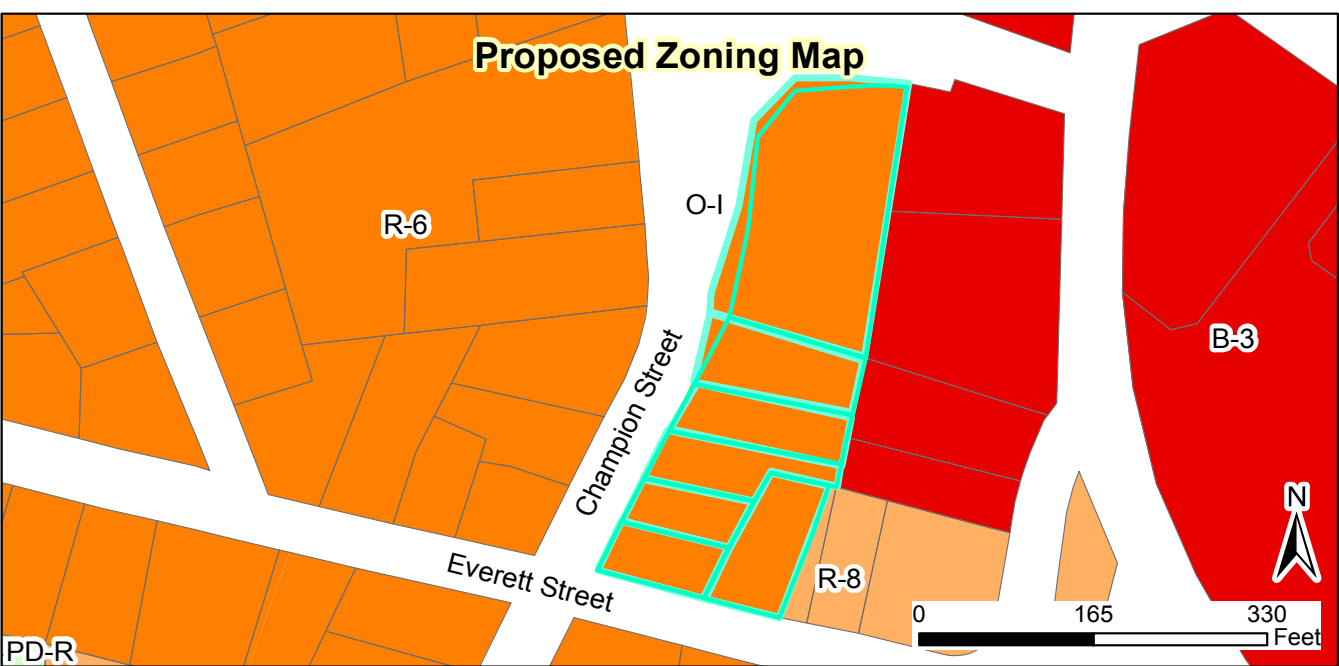
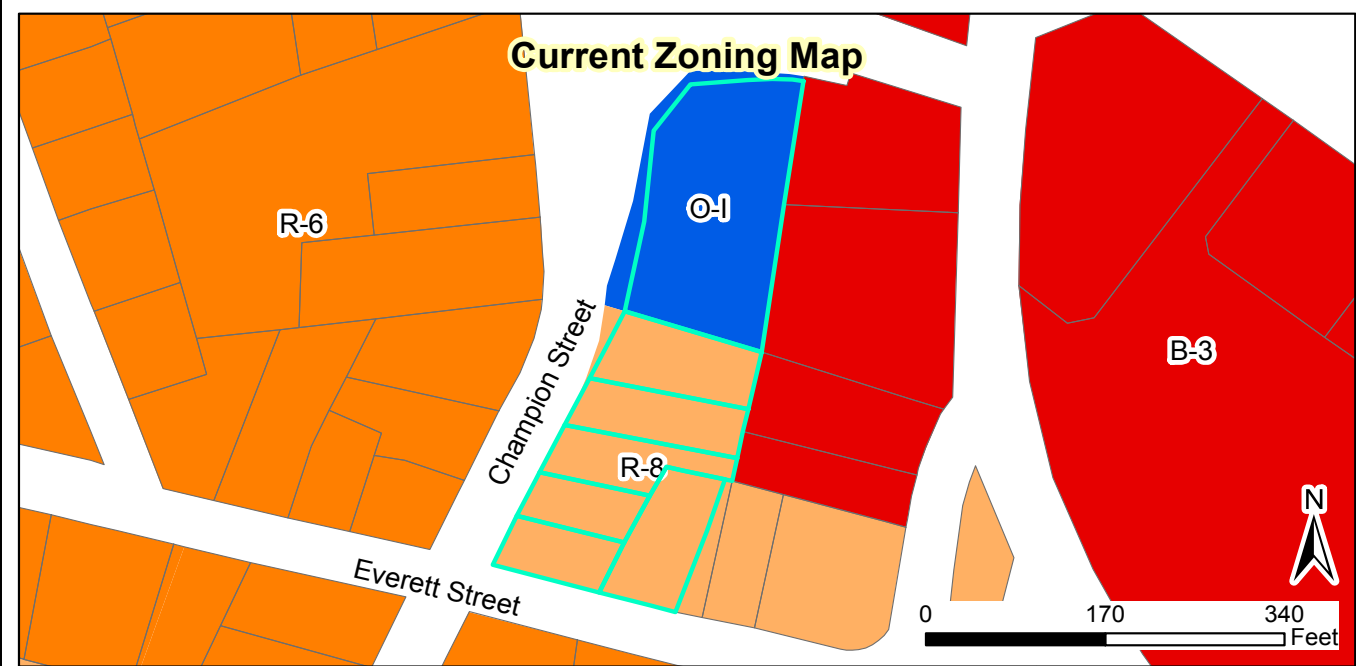
- Rezoning is decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
 - When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining 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 & Owner's Consent Form
- 2) Staff Report Maps
- 3) Neighborhood Meeting Materials
- 4) PB Adjacent Property Letter
- 5) Record of Survey



Request:
2020-97-RZ - O-I / R-8 to R-6.

Applicant: Adams & Hodge Engineering, PC
 Property Owners: Cloudbreak Investments, LLC
 Tag #: 05003003; 05003011; 05003012; 05003014;
 05003015; 05003016; 05003010

Staff Report Map



Document Path: O:\PLANNING\REZONING\Rezoning\2020\2020-97-RZ Champion East Rezoning\Staff Report Maps\3_2020-97-RZ-Champion East - Staff Report Map.mxd

Legend

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

7/13/2020
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.



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

VARIANCE APPLICATION

Pursuant to Article 7, Section 155.716 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Board of Adjustment to allow a Variance. Variances must not be contrary to the public interest and must meet four findings of fact as outlined in Section 155.716 and addressed by the applicant in this application.

Application Fee: \$250.00 (please note if a variance is sought "after the fact" the fee is \$500.00)

SITE INFORMATION

Name of Project: European Touch of Beauty **Acreage of Property:** 0.216
Parcel ID Number: 166806-28-8844 **Tax ID:** 05003028
Address/Location: 209 Champion St., Clayton, NC

Existing Use: Vacant/Residential **Proposed Use:** Spa
Zoning District: B-3

Is project within a Planned Development? ☒ No
☐ Yes (list): _____

Is project within an Overlay District? ☒ No
☐ Yes (list): _____

Variance(s) Requested: *List each requested variance. Attach additional pages if necessary.*

Code Section: 155.202-K-2-A

Code Requirement: 15'

Variance Sought (describe specific request): Handicap ramp to be installed in the side yard setbacks (0.44ft)

FOR OFFICE USE ONLY

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

PROPERTY OWNER INFORMATIONName: Walter SerranoMailing Address: 209 Champion St., Clayton, NC 27520Phone Number: 909-263-9269

Fax: _____

Email Address: wserrano001@nc.rr.com**APPLICANT INFORMATION**Applicant: True Line SurveyingMailing Address: 205 W. Main St., Clayton, NC 27520Phone Number: 919-359-0427Fax: 919-359-0428Contact Person: Curk Lane or Molly HerringEmail Address: curk@truelinesurveying.com or molly@truelinesurveying.com**REQUIRED INFORMATION (to be submitted with the application)***Please fill out the following checklist. The following items must accompany a Variance application.*

Applicant: Fill out the checklist below.			To be completed by staff:		
	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: <u>Feb. 2020</u>	☒				
2. Site Plan Review Fee (\$250.00)	☐				
9 copies of the following:					
3. Completed application	☒				
4. Owner's Consent Form <i>Required if the applicant is not the property owner.</i>	☒	☐			
5. Survey of the property (not more than a year old unless approved by the Planning Department)	☒	☐			
6. Site Plan, architectural elevations, or drawing as applicable showing requested variance. <i>This document should reference requirements – for example, if the request is for a setback variance, show the required setback and the requested setback.</i>	☒	☐			
7. Adjacent property owners list <i>See sheet included as part of this packet with instructions. For questions on how to determine property owners, please speak with Planning staff.</i>	☒				
8. Stamped, addressed, empty envelopes with no return address for each Adjacent Property Owner <i>To be used for Town's public noticing of the Board of Adjustment hearing.</i>	Must be submitted at least 25 days prior to the Board of Adjustment hearing.				

Staff may request additional documentation to support the request.

BURDEN OF PROOF / EXPLANATION OF REQUEST

Use this section to describe the request. An applicant seeking a variance has the burden of presenting evidence sufficient to allow the Board of Adjustment to reach conclusions for the Required Findings of Fact. Attach additional sheets/pertinent information as necessary.

Existing building is already located in the side yard setback for B-3 zoning which is 15'. See attached site plan. We are requesting a variance for the side yard setback to install a required handicap ramp for ADA compliance.

REQUIRED FINDINGS OF FACT

Section 155.716(F)(2) of the Unified Land Development Code requires applications requesting a Variance 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. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

We cStrict anhierance to the side yard setback of 15' will not allow enough room for a handicap ramp to be located between the existing building and the expansion of the existing parking lot. The only place to build a handicap ramp is in the side yard setback.

2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from person circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance..

The hardship results from the location of the existing building on the lot. We can not remove any structures and no no outside construction is being done expect for the handicap rampt.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

The hardship does not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship. Existing structure is not encroaching in the setbacks and considered non compliant. Handicap ramp a requirement from the Town of Clayton's Planning Dept. and therefore must be added as a condition of approval.

4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

the requested variance insures public safety and since the building is already encroaching in the 15' yard setback, adding a handicap ramp will be consistent with the spirit purpose and intent of the ordinance.

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 Variance request. 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

Date

ADJACENT PROPERTY OWNERS LIST

Project Name: Walter Serrano

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
05003028	SERRANO, WALTER A.	209 Champion St., Clayton, NC 27520
05003027	MIRANTE/DAYE PROPERTIES LLC	211 Champion St., Clayton, NC 27520
05005052F	MCCALL-WESTBROOK, LLC	PO BOX 10906 Goldsboro, NC 27532-0906
05005052A	WALTHOM GROUP	442 1/2 East Main St., Clayton, NC 27510
05003029	WALTHOM GROUP	442 1/2 East Main St., Clayton, NC 27510
05003030	WALTHOM GROUP	442 1/2 East Main St., Clayton, NC 27510



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: Walter Serrano **Address or PIN #:** 166806-28-8844

AGENT/APPLICANT INFORMATION:

True Line Sureying 205 W. Main St.
(Name - type, print clearly) (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*):

Variance

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.

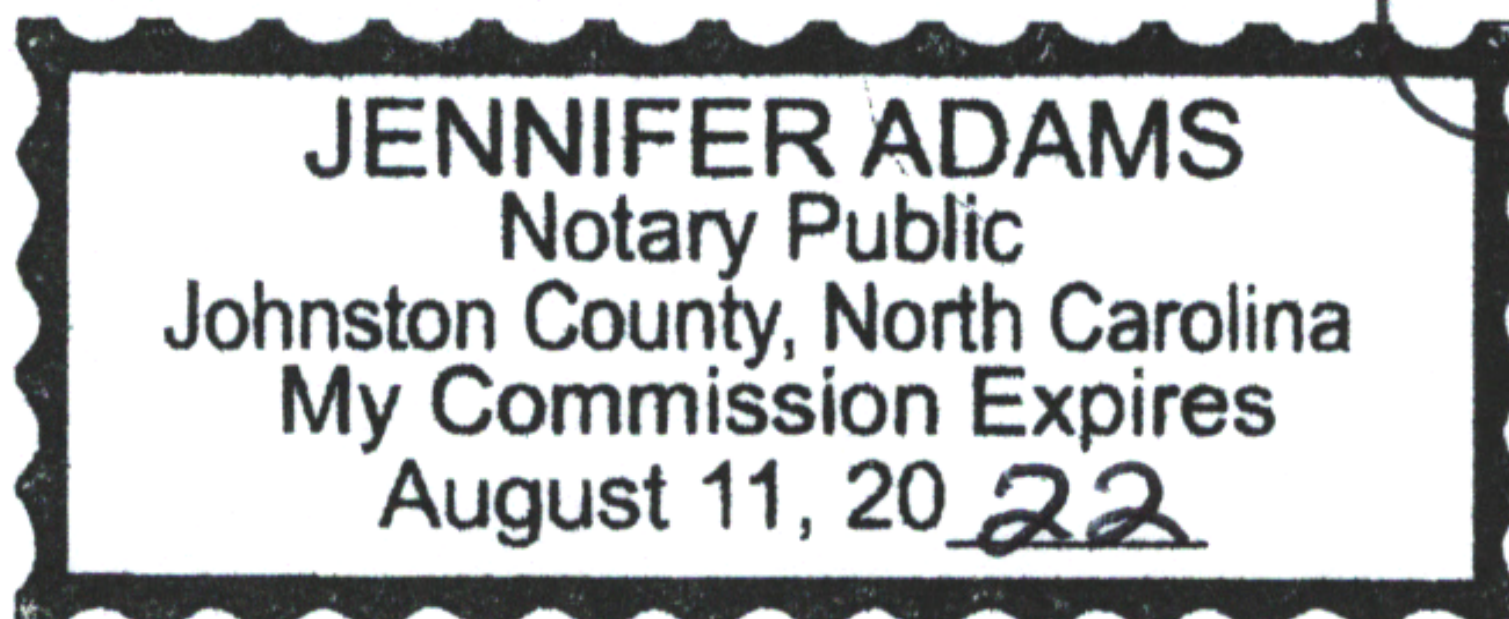
OWNER AUTHORIZATION:

Walter Armando Serrano 26 E Smoketree Ct
(Name - type, print clearly) (Address)
W. Armando Serrano M Clayton, NC 27527
(Owner's Signature) (City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Jennifer Adams, a Notary Public for the above State and County, this the 5th day of August, 2020.

SEAL



January 2018

Notary Public

My Commission Expires: August 11, 2022

Public Notice

In accordance with NC GS 160A-364, the Clayton Planning Board will conduct the following evidentiary hearing on Monday, August 24, 2020, at 6 PM in the Town Council Chambers in Town Hall located at 111 East Second Street to consider the following:

- 2020-56-VAR European Touch of Beauty Variance; request for a variance to allow a handicap ramp to encroach into the required side yard setback. The property is zoned Highway Business (B-3) and is .216 acres. Located at 209 Champion Street. TAG # 05003028

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.

Haley Hogg, Senior Planner
919-553-5002

The Johnstonian News

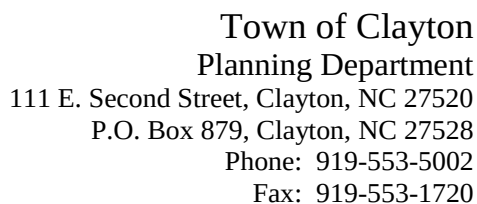
Please advertise on the following dates:

August 12, 2020

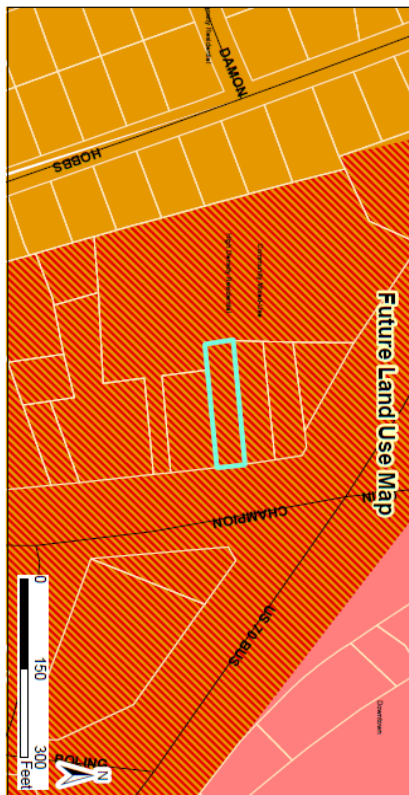
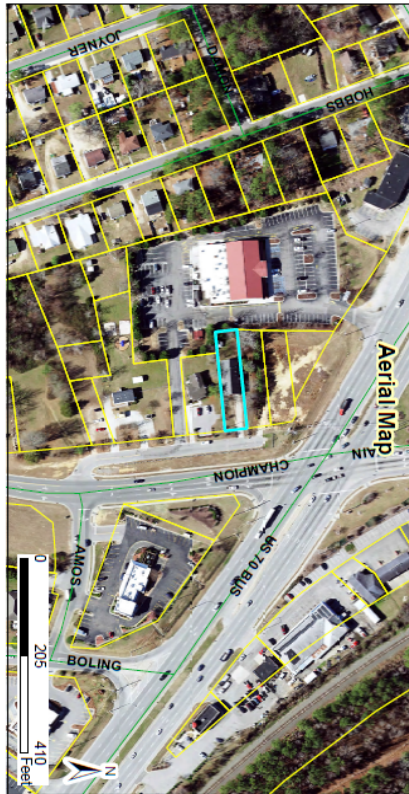
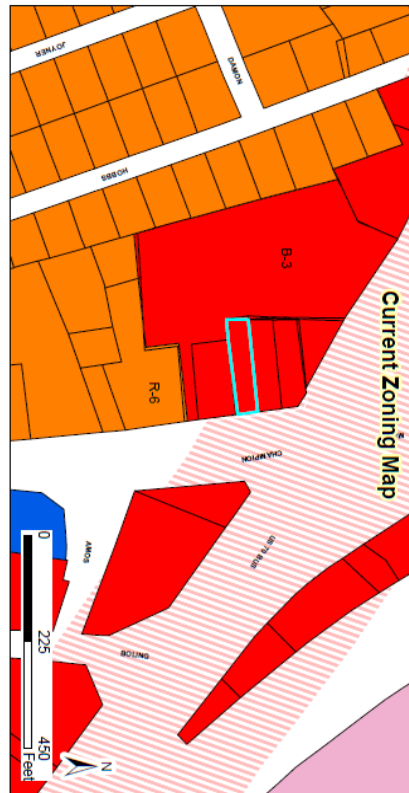
August 19, 2020

Dates are the two Wednesdays prior to the hearing

Affidavit of publication required.



Page 50 of 247



2020-56-VAR European Touch of Beauty HC Ramp Setback Variance

Staff Report Map

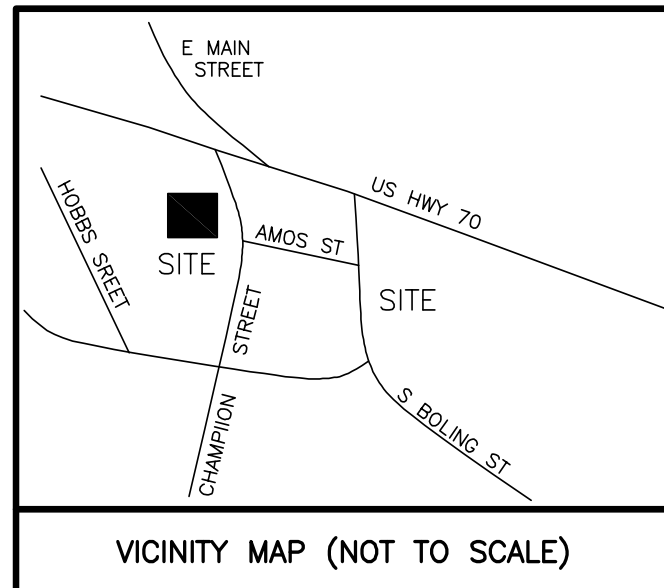
Applicant: True Line Surveying
Property Owners: Walter Serrano
Tag #: 05003028



Document Path: C:\P\LANNING\VAR\CLATCO\2020\2020-56-VAR European Touch of Beauty (Formerly Walter Serrano)\Map\2020-56-VAR Staff Report Map.mxd

08/07/2020
Produced by: TOC Planning
Disclaimer: Town of Clatsop assumes no legal
responsibility for the
representation of the
information shown.

Legend
TOC_SDE GISMGR Roads



MINOR SITE PLAN

Received by TOC
July 27/2020

FOR *EUROPEAN TOUCH OF BEAUTY WAXING & SKIN CARE STUDIO* CLAYTON, NORTH CAROLINA

TOWN OF CLAYTON PROJECT NO. 2020-62-SPM
VARIANCE APPLICATION NO. 2020-56-VAR

SHEET INDEX

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

OWNER/DEVELOPER/APPLICANT:

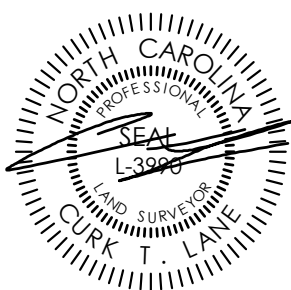
WALTER & NADEZDA SERRANO
209 CHAMPION STREET
CLAYTON, NORTH CAROLINA, 27520
TELEPHONE: 919-263-9269

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

ARCHITECT

FRANK GALLUCCI, ARCHITECT
86 SHARPSTONE LANE
CLAYTON, NORTH CAROLINA, 27527
TELEPHONE: 919-819-4635
LICENSE# 14442



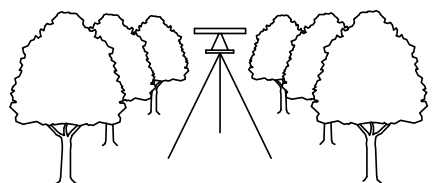
REVISED: 6-25-2020 - TOWN COMMENTS
TOWN OF CLAYTON SUBMITTAL: 5-12-2020

SHEET 1: COVER SHEET

SHEET 1 of 4

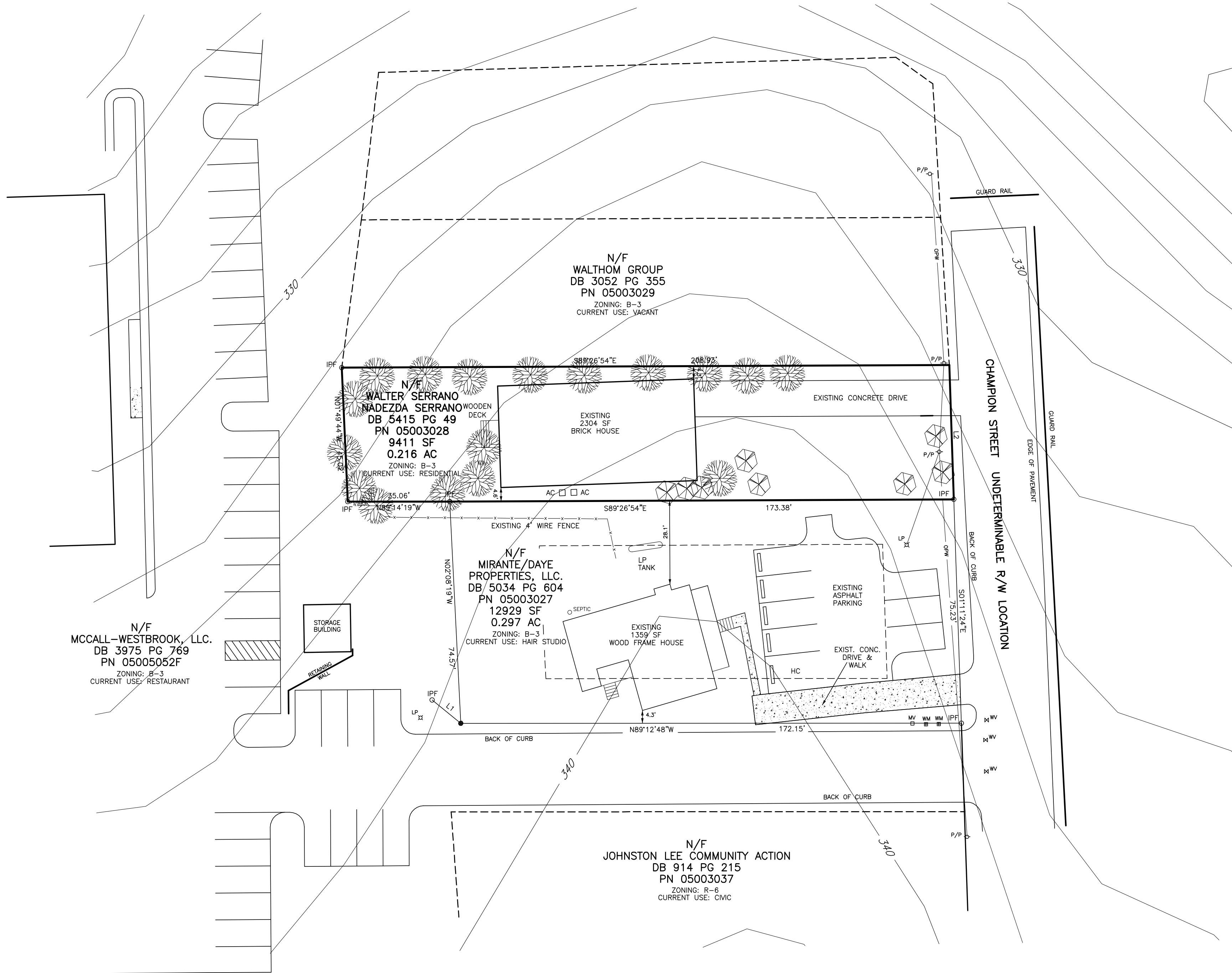
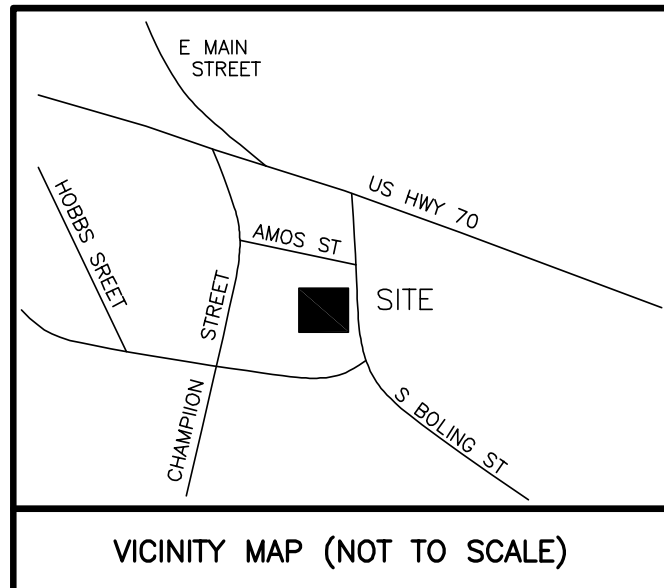
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DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	COVER SHEET
SURVEY DATE:	3-15-20
JOB NO.	3807.001

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



LINE	BEARING	DISTANCE
L1	N50°45'09\"W	12.59'
L2	S01°11'24\"E	45.13'

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

- ALL LANDSCAPING SHOWN IS EXISTING
- CANOPY TREE - RED MAPLES, RED OAK, GREEN ASH, OR LIVE OAK
 - UNDERSTORY TREE - DOGWOODS, YOSHINO CHERRY, HOLLIES, MAGNOLIA & CREPE MYRTLES

EXISTING SITE INFORMATION

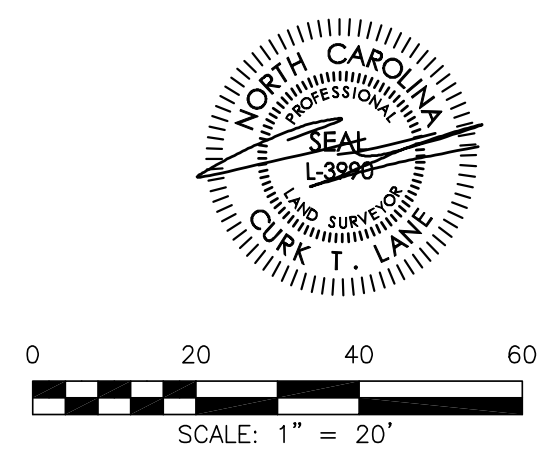
OWNER: WALTER & NADEZDA SERRANO
26E SMOKETREE COURT
CLAYTON, N.C. 27527
PARCEL NO. 05003028
NC PIN NO. 166806-28-8844
PARENT TRACT DEED: DB 5415 PG 49

THERE ARE NO INSTANCES OF 100 YEAR FEMA FLOOD ON SITE. FEMA FLOOD PANEL 3720166800 K

STATE: NC
COUNTY: JOHNSTON
TOWNSHIP: CLAYTON
ETC: CLAYTON
TOWN ZONING: B-3
CURRENT USE: RESIDENTIAL
TOTAL ACREAGE: 0.216

OWNER/DEVELOPER/APPLICANT:

WALTER & NADEZDA SERRANO
26E SMOKETREE COURT
CLAYTON, NORTH CAROLINA, 27520
TELEPHONE: 909-263-9269



- LEGEND**
- IRON PIPE FOUND
 - IRON PIPE SET
 - CONCRETE MONUMENT FOUND
 - PARKER-KALON NAIL FOUND
 - PARKER-KALON NAIL SET
 - RAILROAD SPIKE
 - CONTROL CORNER
 - CLUMPED POINT
 - POWER POLE/POWER LINE
 - OVERHEAD POWER LINE
 - RIGHT OF WAY
 - R/W
 - ACRE
 - DEED BOOK
 - PLAT BOOK
 - BOOK OF MAPS
 - PAGE
 - LINEAR FEET
 - LOT W/ OFFSITE SEWER
 - LOT W/ OFFSITE SEWER
 - RECOMBINATION LOT
 - STREET ADDRESS
 - UNES NOT SURVEYED

EUROPEAN TOUCH OF BEAUTY WAXING & SKIN CARE STUDIO CLAYTON, NORTH CAROLINA

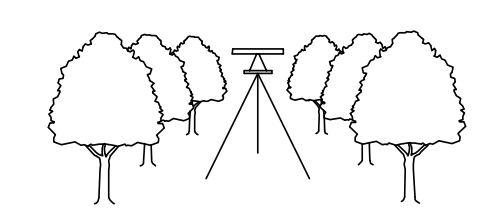
TOWN OF CLAYTON PROJECT NO. 2020-82-SPM
VARIANCE APPLICATION NO. 2020-56-VAR

SHEET 2: EXISTING CONDITIONS

SHEET 2 OF 4

SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	
EXISTING CONDITIONS:	
SURVEY DATE:	3-15-20
JOB NO:	3807.001

TRUE LINE SURVEYING, P.C.

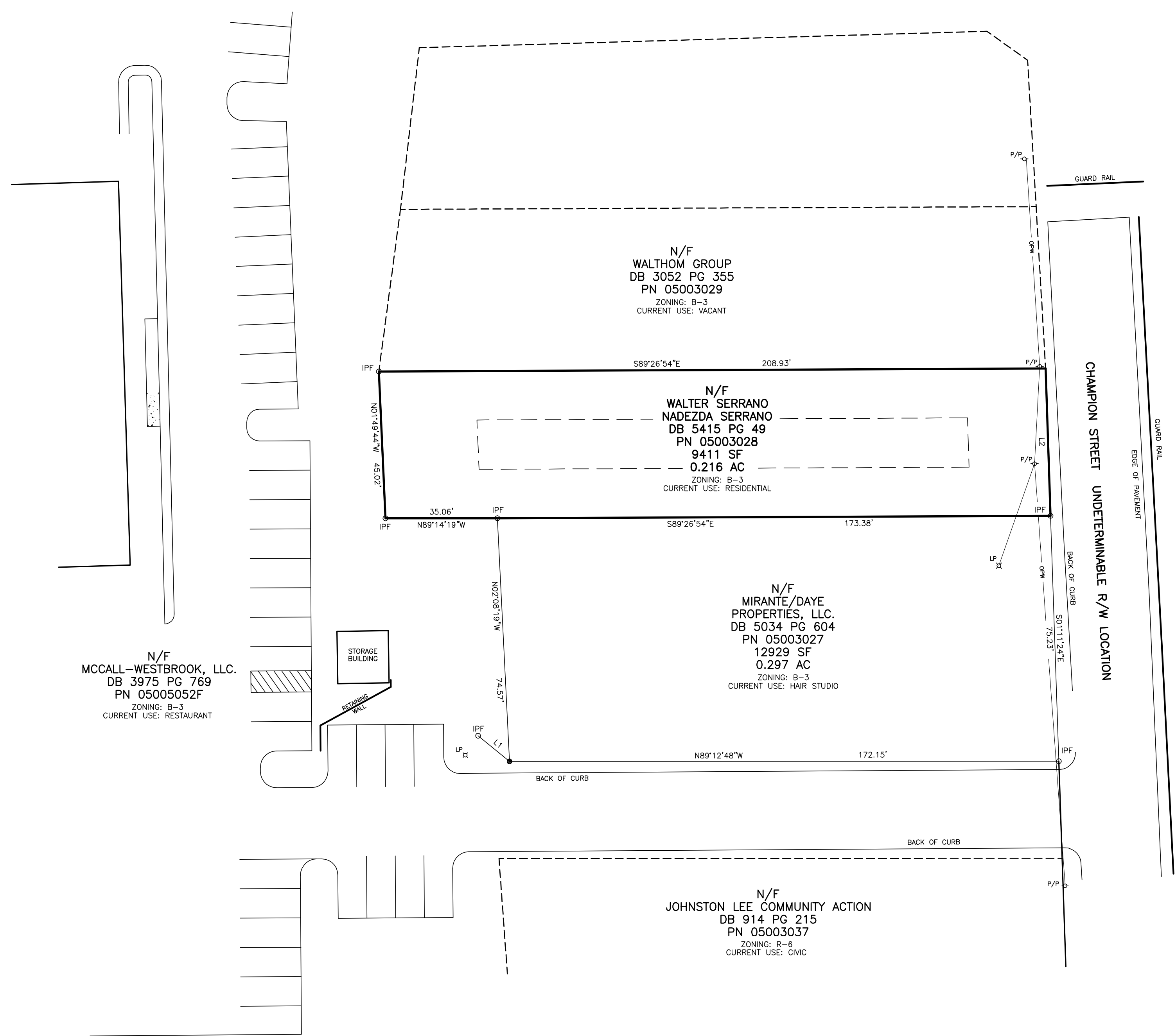
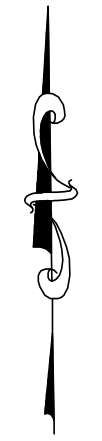


205 WEST MAIN STREET
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TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

C-1859



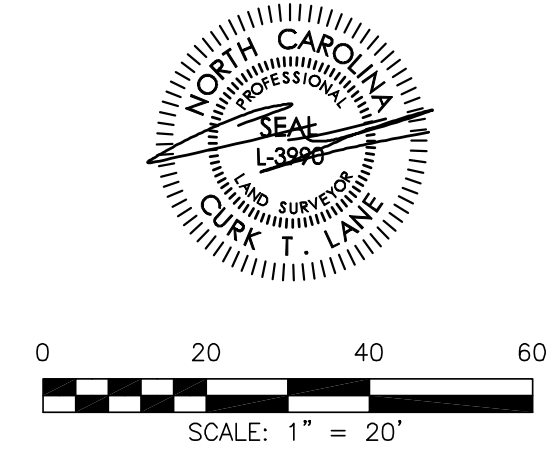
MINIMUM BUILDING SETBACKS	
ZONING: B-3	
FRONT.....	25 FEET
SIDE.....	15 FEET
REAR.....	30 FEET



TOWN OF CLAYTON PROJECT NO. 2020-62-SPM
VARIANCE APPLICATION NO. 2020-56-VAR

SHEET 3 OF 4

WALTER & NADEZDA SERRANO
26E SMOKETREE COURT
CLAYTON, NORTH CAROLINA, 27520
TELEPHONE: 909-263-9269

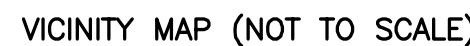


LEGEND

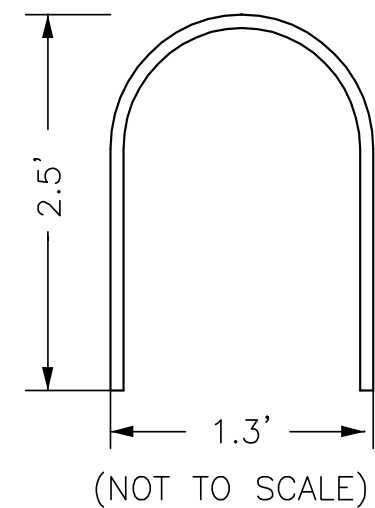
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○	IRON PIPE SET
○	CONCRETE MONUMENT FOUND
○	PARKER-KALON NAIL FOUND
○	PARKER-KALON NAIL SET
○	RAILROAD SPIKE
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○	POWER POLE
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○	PLAT BOOK
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○	LINEAR FEET
○	LOT HAS OFFSITE SEWER
○	OFFSITE SEWER LOT
○	RECOMBINATION LOT
○	STREET ADDRESS
○	--- LINES NOT SURVEYED

SURVEYED BY: TLS
DRAWN BY: MIKE
CHECKED BY: CURK
DRAWING NAME: BOUNDARY.DWG
SURVEY DATE: 3-15-20
JOB NO. 3807.001

205 WEST MAIN STREET
CLAYTON, N.C. 27520
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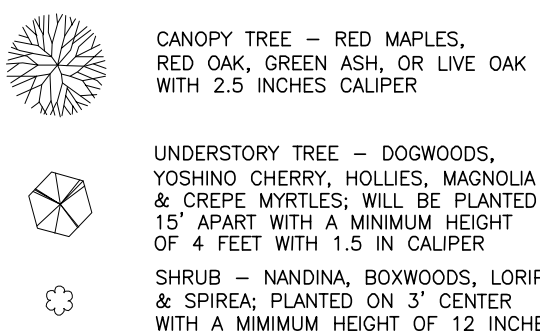


"U" SHAPED BICYCLE RACK DETAIL



NAME OF PROJECT	PARCEL NUMBER	AREA IN SITE	SITE LOCATION	EXISTING ZONING	EXISTING USE	PROPOSED USE	BUILDING COVERAGE	EXISTING PERVIOUS AREA	PROPOSED PERVIOUS AREA	EXISTING IMPERVIOUS AREA	PROPOSED IMPERVIOUS AREA	BUILDING HEIGHT	PARKING CALCULATION	PARKING PROVIDED	ELECTRICAL PROVIDER	WATER & SEWER PROVIDER	REQUIRED BUILDING SETBACKS	PROPOSED BUILDING SETBACKS
WALTER SERRANO NADEZDA SERRANO	05003028	9411 SF 0.216 AC	TOWN LIMITS OF CLAYTON	B-3	SINGLE FAMILY RESIDENT.	DAY SPA	24.5% OF SITE	6051 SF 64.3%	5927 SF 63.0.%	3360 SF 35.7%	4879 SF 51.8%	1 STORY 15 FEET	1 SPACE PER 200 SF OFFICE SPACE 12 SPACES REQUIRED	9 REGULAR 1 HANDICAP	TOWN OF CLAYTON	TOWN OF CLAYTON	FRONT - 25 FEET SIDE - 15 FEET REAR - 30 FEET	FRONT - 25 FEET SIDE - 4 FEET REAR - 30 FEET

LINE	BEARING	DISTANCE
L1	N50°45'09"W	12.59'
L2	S01°11'24"E	45.13'



CANOPY TREES REQUIRED	2
CANOPY TREES PROVIDED	16
UNDERSTORY TREES REQUIRED	2
UNDERSTORY TREES PROVIDED	3
SHRUBS REQUIRED	23
SHRUBS PROVIDED	23
TOTAL LANDSCAPED AREA REQUIRED	1882 SF
TOTAL LANDSCAPED AREA PROVIDED	1976 SF 21% OF LOT

MIRANTE HAIR STUDIO
(ADJACENT PROPERTY)
HOURS OF OPERATION
MON-FRI: 9AM-8PM
SAT: 9AM-4PM
SUN: CLOSED

PARKING SPACES REQUIRED	1
PARKING SPACES PROVIDED	1
HANDICAPPED SPACES REQUIRED	1
HANDICAPPED SPACES PROVIDED	1

SITE INFORMATION

OWNER: WALATER & NADEZDA SERRANO
26E SMOKETREE COURT
CLAYTON, N.C. 27527
PARCEL NO. 05003028
NC PIN NO. 166806-28-8844
PARENT TRACT DEED: DB 5415 PG 49

THERE ARE NO INSTANCES OF 100 YEAR FEMA FLOOD
ON SITE. FEMA FLOOD PANEL 3720166800 K

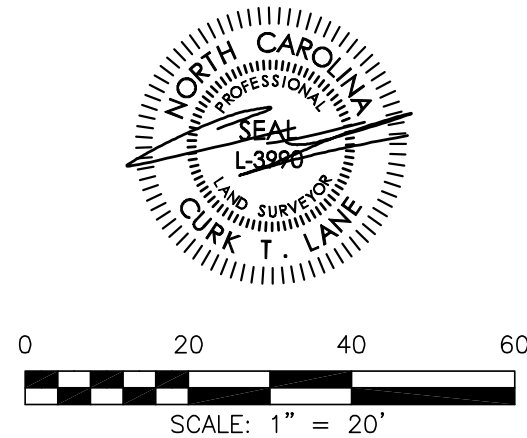
STATE: NC
COUNTY: JOHNSTON
TOWNSHIP: CLAYTON
ETJ: CLAYTON
TOWN ZONING: B-3
CURRENT USE: RESIDENTIAL
TOTAL ACREAGE: 0.216

AREA IN TRACT.....	9411 SF	0.216 AC
AREA IN EXISTING ASPHALT DRIVE.....	1056 SF	0.024 AC
AREA IN NEW ASPHALT PARKING.....	2450 SF	0.056 AC

- TRASH BY ROLL OUT CONTAINER
- SETBACKS - (F) 25', (S) 15', (R) 30'
- POWER TO BE SUPPLIED BY TOWN OF CLAYTON
- NO MODIFICATIONS EXPECTED TO THE EXTERIOR OF THE EXISTING BUILDING OTHER THAN THE ADDITION OF A HANDICAP RAMP

OWNER/DEVELOPER/APPLICANT:

WALTER & NADEZDA SERRANO
26E SMOKETREE COURT
CLAYTON, NORTH CAROLINA, 27520
TELEPHONE: 909-263-9269



LEGEND

IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
CMF	CONCRETE MONUMENT FOUND
PWK	PARKER-KALON NAL FOUND
PNKS	PARKER-KALON NAL SET
RIS	RAILROAD SPIKE
CC	CONTROL CORNER
CP	COMPUTED POINT
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S.F.	SQUARE FEET
ACR	ACRE
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100	STREET ADDRESS
--	--- LINES NOT SURVEYED

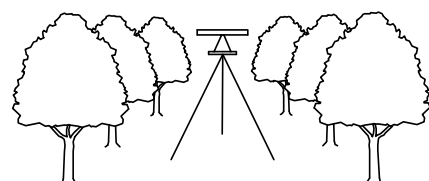
EUROPEAN TOUCH OF BEAUTY
WAXING & SKIN CARE STUDIO
CLAYTON, NORTH CAROLINA

TOWN OF CLAYTON PROJECT NO. 2020-62-SPM
VARIANCE APPLICATION NO. 2020-56-VAR

SHEET 4: SITE PLAN

SHEET 4 OF 4

TRUE LINE SURVEYING, P.C.



205 WEST MAIN STREET
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C-1859



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

Planning Board
August 24, 2020

STAFF REPORT

Application Number: 2020-56-VAR

Project Name: European Touch of Beauty HC Ramp Setback Variance

Tag #: 05003028
Overlay: None
Applicant: True Line Surveying
Owner: Walter Serrano
Location: 209 Champion Street
Project Planner: Haley Hogg, Senior Planner

Public Noticing:

- Sign posted August 13, 2020
- Newspaper ad published on August 12, 2020 and August 19, 2020

REQUEST: The applicant is requesting a variance from the following code sections:

UDC Section	Requirement	Variance Request
155.202(K)(2)(a)	15' side interior setback	The requested side interior setback is .44' (5.28 inches) to accommodate a handicap ramp.

SITE DATA:

Acreage: .216 acres
Existing Use: Proposed Salon, formerly a single-family residence

STAFF ANALYSIS AND COMMENTARY:

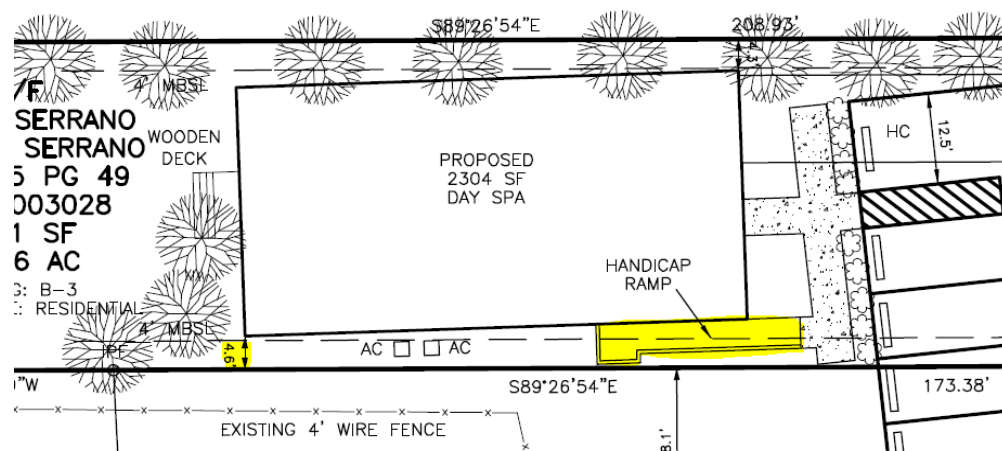
The applicant is requesting a variance from the above referenced code section. The variance is for a side yard setback. The code requires a side yard setback of 15' and the applicant is requesting a variance from this requirement to allow for a 5.28" side setback. The property is zoned B-3, which has the following requirements:

Minimum lot size: 8,000 SF	Front setback: 25'
Minimum lot width: 60'	Side interior setback: 15'
Maximum height: 60'	Side street setback: 30'
Maximum impervious surface: 60%	Rear setback: 30'
Max. Building Coverage: 50%	

The applicant is requesting a side yard setback of 5.28' to construct a required handicap ramp. The building on the property was formerly utilized as a single-family residence. The property is now zoned Highway-Business (B-3), so the applicant has submitted a minor site plan to bring the property up to commercial development standards in order to convert the building into a salon. One of the requirements outlined during TRC review was the need for a handicap ramp to meet commercial building code requirements.

The existing building on-site is a non-conforming structure, as it does not meet current setback requirements for the B-3 zoning district. Although the B-3 district requires a side setback of 15', this building is only setback 4.6' from the side property line which greatly limits the ability to install a handicap ramp in this location.

Proposed setback of handicap ramp with requested variance:



Findings of Fact:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in absence of the variance, no reasonable use can be made of the property.

- **Applicant Response:**

We cStrict anhierance to the side yard setback of 15' will not allow enough room for a handicap ramp to be located between the existing building and the expansion of the existing parking lot. The only place to build a handicap ramp is in the side yard setback.

- **Staff Commentary:** The property was formerly a single-family residence and was converted to a commercial zoning category after it had been constructed. As a result, the building currently does not meet minimum setback standards for the B-3 zoning district. The non-conforming use of residential has ceased, meaning that the only uses permitted on the site under current zoning would be commercial. In order to provide a commercial use on the property, building code standards for handicap accessibility must be met.

2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from

conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

- **Applicant Response:**

The hardship results from the location of the existing building on the lot. We can not remove any structures and no outside construction is being done expect for the handicap rampt.

- **Staff Commentary:** The building was developed as a single-family residence utilizing past residential setback standards. The applicant is bringing the site into current compliance with building code standards to utilize the property in a manner that conforms to our code requirements of commercial zoning.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

- **Applicant Response:**

The hardship does not rel..... existing structure is not encoaraching in the setbacks and considred non compliant. Handicap ramp a requirment from thte Town of Claytons Planning Dept. and therefore must be added as a condiion of approval.

- **Staff Commentary:** The existing structure already does not meet minimum standards for setbacks in the B-3 zoning district. The handicap ramp is a requirement for the new use of the site to adhere to commercial building code standards.

4. The requested variances are consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

- **Applicant Response:**

the requester variance insures public saftey and since the buidling is already encoruaning in the 15' yard setback, adding a handicap ramp will be consistant with the spirit purpose and intent of the ordinance.

- **Staff Commentary:** The variance is requested to adhere to a commercial building code standard to provide handicap accessibility for the property.

CONSIDERATIONS:

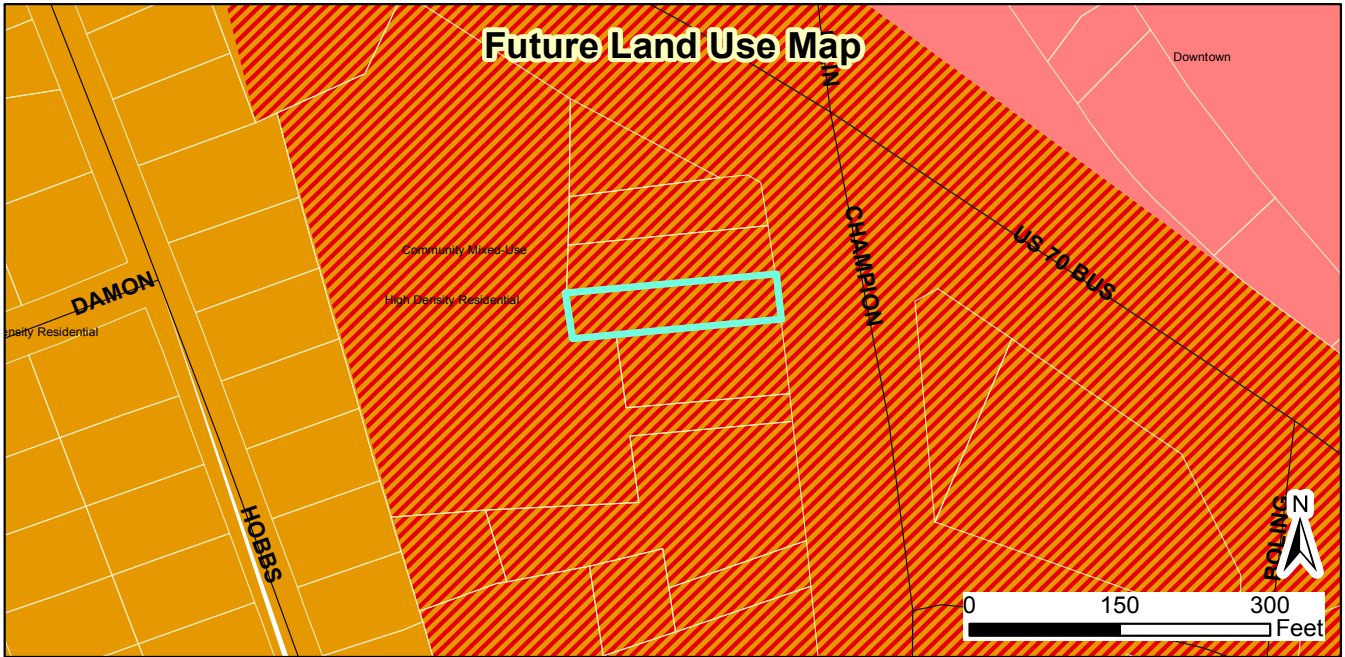
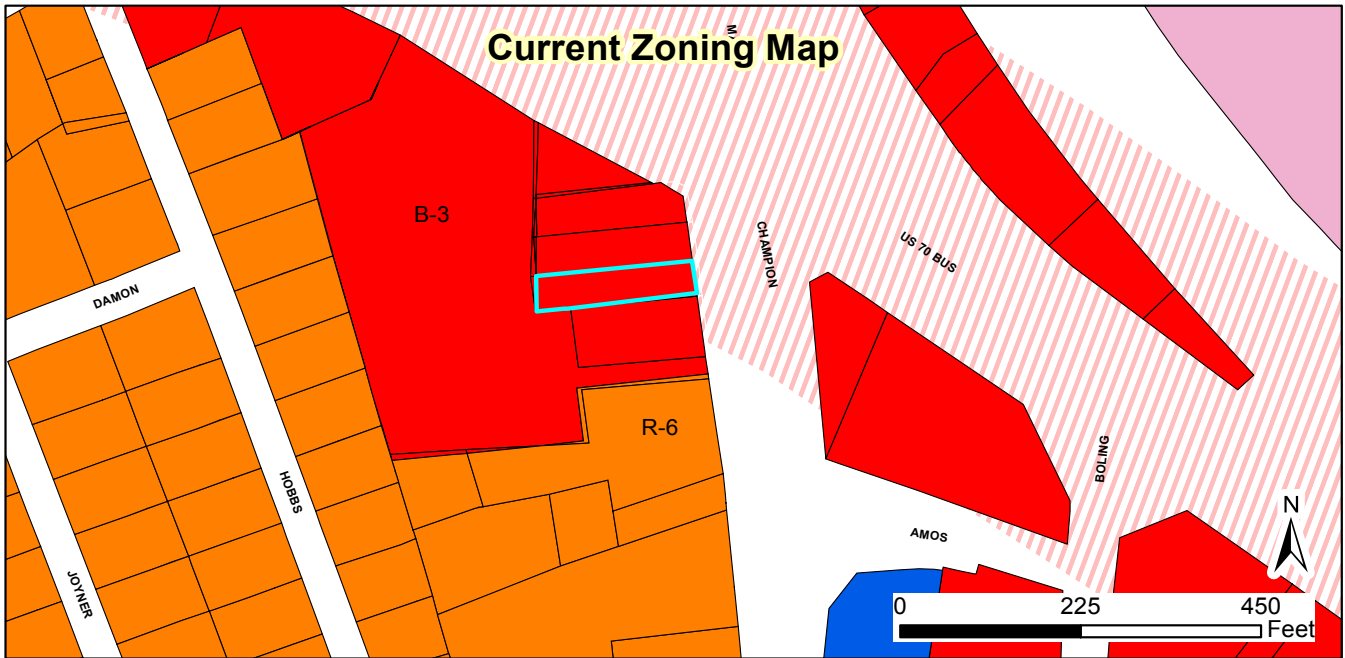
- The Planning Board shall review and make a final decision regarding Variance applications.
 - Per UDC requirements, no variance shall be approved unless all of the Findings of Fact are made.
-

FINDINGS OF FACT:

The applicant has addressed the Findings of Fact, as outlined above in this report and included as a part of the application.

ATTACHMENTS:

1. Application
2. Staff Report Maps
3. Associated Preliminary Site Plan (Not yet approved by the Town's TRC. Informational only to show proposed location of handicap ramp)
4. Newspaper Ad- public notice
5. Adjacent Property Letter- public notice



2020-56-VAR
European Touch of Beauty HC Ramp Setback Variance

Applicant: True Line Surveying
Property Owners: Walter Serrano
Tag #: 05003028

Staff Report Map



Document Path: O:\PLANNING\VARIANCE\2020\2020-56-VAR European Touch of Beauty (Formerly Walter Serrano)\Maps\2020-56-VAR Staff Report Map.mxd

Legend
TOC_SDE.GISMGR.Roads

08/07/2020
Produced by: TOC Planning
Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.



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: Debbies In-Home Daycare Date: June 24, 2020

Applicant Name: Deborah Finch

The following checklist to be completed by applicant:

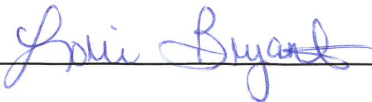
- ☒ Pre-Application Meeting on: Apr 15th
- ☐ Review fee
- ☐ Advertisement Fee
- ☒ Associated site plan (separate application required for major site plans, must be submitted concurrently)

11 copies of the following:

- ☒ Completed Application
- ☒ Owner's Consent Form
- ☒ Adjacent Property Owner's List
- ☐ Neighborhood Meeting Notice Letter (1 copy) Applicant emailing letter
- ☒ 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: 



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: Debbie's In-Home Daycare
Acreage of Property: .24 acres Zoning District: R-8
County Tag #: 05H03193E NC Pin #: R-8
Address/Location: 2908 Brittany Dr. Clayton N.C. 27520
Existing Use: Residential Home Proposed Use: In-Home Daycare
Is project within a Planned Development? ☒ Yes ☐ No If yes, which: _____
Is project within an Overlay District? ☐ Yes ☐ No If yes, which: N/A
Is a site plan being concurrently submitted? ☐ Yes ☒ No

APPLICANT INFORMATION

Applicant: Deborah Finch
Mailing Address: 2908 Brittany Dr.
Phone Number: 919-333-1679 Fax: _____
Contact Person: Debbie Finch
Email Address: dfinch9760@gmail.com

RECEIVED

OFFICE USE ONLY

Date Received: JUN 23 2018 Amount Paid: _____ File Number: 2020-91-CUP

TOWN OF CLAYTON
PLANNING DEPARTMENT

PROPERTY OWNER INFORMATION

Name: Deborah Finch

Mailing Address: 2908 Brittany Dr.

Phone Number: 919-333-1679

Fax: _____

Email Address: dfinch9760@gmail.com

EXPLANATION OF PROJECT

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

To provide child care for children. My home will meet all North Carolina daycare license requirements and regulations. I do have interested applicants. There will not be any congestion or any inconvenience as far as the traffic. My living room, Kitchen and restroom will be used by the children during normal business hours. The outside will also be used, but during the pandemic it is very limited. I do thank you for consideration of my proposal.

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.

The application will not materially endanger the public health or safety if located where proposed and ultimately developed because it would be a small licensed home daycare providing childcare for children

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 application meets all required specifications and conforms to the standards and practices of sound land ~~use~~ planning and the town code of ordinances and the other applicable regulation

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.

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 because I do not need to advertise and will keep my property clutter free of any appearance of a home daycare on the exterior

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.

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 because no exterior of my home will be change in a negative way to accomodate my small home daycare will follow all town policies and N.C. daycare licensed.

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.

Deborah Finch
Print Name

Deborah C. Finch
Signature of Applicant

June 26, 2020
Date



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

August 5, 2020

NOTICE

SUBJECT: **Project:** 2020-91-CUP Debbie's In-home Daycare
 Address: 2908 Brittany Drive Clayton, NC 27520
 PIN #: 05H03193E
 Applicant: Debbie Finch

Dear Clayton Area Property Owner:

Notice is hereby given that the Clayton Planning Board will hold an evidentiary hearing on **Monday, August, 24, 2020 at 6:00 PM** at Town Hall, 111 E Second Street, to consider the above referenced Major Site Plan and Conditional Use Permit applications. The applicant is requesting issuance of a Conditional Use Permit to operate In-home Daycare as a Class "B" Home Occupation at subject property. Occupation on the subject property. The applicant is proposing supervision of up to 6 children at a time. Per 155.308 of the Unified Development Code, a Class "B" Home Occupation is only permitted through the issuance of a Conditional Use Permit from the Board of Adjustment. The property is located at 2908 Brittany Drive. 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 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 ssharpe@townofclaytonnc.org.

Sincerely,

Sharon Sharpe, MPA
Planner I

Subject Property



Public Notice

In accordance with NC GS 160A-364, the Clayton Planning Board will conduct the following evidentiary hearing on Monday, August 24, 2020, at 6:00 PM in the Town Council Chambers in Town Hall located at 111 East Second Street:

- 2020-91-CUP –Debbie’s In-home Daycare Conditional Use Permit; request for a Conditional Use Permit to operate an in-home daycare as a Class “B” Home Occupation at 2908 Britany Drive; TAG # 05H03193E. According to Section 155.308 of the Town of Clayton Unified Development Code, a Conditional Use Permit is required to operate a Class B Home Occupation in the R-8 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.

Sharon Sharpe, Planner
919-553-5002

Clayton News- Star

Please advertise on the following dates:
August 12, 2020
August 19, 2020

Dates are the two Wednesdays prior to the hearing

Affidavit of publication required.

RECEIVED

JUL 20 2020

TOWN OF CLAYTON
PLANNING DEPARTMENT

July 21, 2020

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a land use change or development proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a Neighborhood Meeting will be held to provide information to area residents about the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: July 31, 2020 Meeting Time: 6:00
Meeting Location: 2908 Brittany Dr. Clayton N.C. 27520

Type of Application: Conditional use
Project/proposal property address: 2908 Brittany Dr Clayton N.C. 27520
Description of project/proposal: In-Home Day Care caring daily for
children and providing nutritious meals and life long learning experiences
Upcoming public meetings for this
application (Planning Board
and/or Town Council): Aug 24th planning board

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

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

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

If you have any questions prior to or after this meeting, you may contact us at <Insert phone number of applicant>. You may also contact the Town of Clayton Planning Department at 919-553-5002.

Sincerely, Deborah A Finch



*** DISCLAIMER ***

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

Result 1

id: 05H03193E
Tag: 05H03193E
Owner Name 1: FINCH, DEBORAH A
Owner Name 2: FINCH, DARRYL C
Mail Address 1: 2908 BRITTANY DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8458
Book: 02072
Page: 0320

Result 2

id: 05H03205E
Tag: 05H03205E
Owner Name 1: SHACKELFORD, DOUGLAS JR.
Owner Name 2:
Mail Address 1: 105 DARFIELD CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-5993
Book: 04972
Page: 0490

Result 3

id: 05H03192G
Tag: 05H03192G
Owner Name 1: LATTA, STANGERLENA P
Owner Name 2:
Mail Address 1: 2907 BRITTANY DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8462
Book: 01728
Page: 0887

Result 4

id: 05H03193D
Tag: 05H03193D
Owner Name 1: MCFARLAND, MEAGAN
Owner Name 2: MCFARLAND, CHRISTOPHER
Mail Address 1: 2910 BRITTANY DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8458
Book: 04942
Page: 0673

Result 5

id: 05H03192H
Tag: 05H03192H
Owner Name 1: TURNER, BOBBY
Owner Name 2: TURNER, JAMIE
Mail Address 1: 2909 BRITTANY DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Book: 04286
Page: 0190

Result 6

id: 05H03193C
Tag: 05H03193C
Owner Name 1: SOMADJAGBI, FERNAND K
Owner Name 2:
Mail Address 1: 2912 BRITTANY DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8458
Book: 04105
Page: 0823

Result 7

id: 05H03193F
Tag: 05H03193F
Owner Name 1: COVINGTON, LARAGH
FRANCES
Owner Name 2:
Mail Address 1: 2906 BRITTANY DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8458
Book: 05188
Page: 0224

Result 8

id: 05H03192F
Tag: 05H03192F
Owner Name 1: MANDARINO, FRANK
Owner Name 2:
Mail Address 1: 2905 BRITTANY DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8462
Book: 05140
Page: 0208

RECEIVED

JUN 29 2015

TOWN OF CLAYTON
PLANNING DEPARTMENT



*** DISCLAIMER ***

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

Result 9

id: 05H03205D

Tag: 05H03205D

Owner Name 1: GARDNER, JOSHUA RYAN

Owner Name 2: GARDNER, ELIZABETH
ALLIENE P

Mail Address 1: 104 BROWNING CT

Mail Address 2:

Mail Address 3: CLAYTON, NC 27520-5992

Book: 04588

Page: 0901

*Received
8/3/2020

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: _____

Date of Mailing: July 21, 2020

Date of Meeting: July 31, 2020

Time of Meeting: 6:00

Location of Meeting: 2908 Brittany Dr

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: Deborah A Finch

Signature: Deborah A. Finch

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

No one came

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Debbies In-Home Daycare

Application: _____

Location/Date: 2908 Brittany Dr. July 31, 2020

	NAME	ADDRESS
1		
2		
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20		



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

August 17, 2020

Deborah Finch
2908 Brittany Drive
Clayton, NC 27520
Dfinch9760@gmail.com

Re: 2020-91-CUP Debbie's In-home Daycare
To Whom It May Concern,

The Town of Clayton Planning staff is recommending to the Planning Board that conditions of approval be placed upon the above referenced application on Monday, August 24, 2020. These recommended conditions of approval are outlined on the back of this letter.

If approved, these conditions will replace those included within the "**Class B**" Conditional Use Permit. Please read through these potential conditions of approval, and sign below if you are in agreement with the conditions as proposed. If you are not in agreement please respond accordingly in writing. This will be included within the agenda packet for Council review.

Thank you.

Sincerely,

Sharon L Sharpe

Sharon L Sharpe, MPA
Planner I

CONDITIONS:

Staff recommends that if the Planning Board reaches positive conclusions on the required findings of fact, the approval of the petition be subject to the following conditions:

1. Hours of operation for the day care are limited to Monday thru Friday, 7 AM to 6PM.
 2. A maximum of 20% of the total floor area of the dwelling may be used for day care purposes, per UDC requirements.
 3. This permit is only valid for the supervision of up to six (6) unrelated children.
 4. Prior to the addition of any employees to the in-home daycare, a major modification to this conditional use permit shall be submitted for review.
 5. Prior to issuance of a Zoning Compliance Permit, the applicant shall provide proof of licensing and/or compliance with North Carolina state requirements for an in-home daycare facility.
-

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.

Deborah Finch
Print Name

Deborah A. Finch
Signature of Applicant

Aug 18, 2020
Date



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

TRC CERTIFICATION

August 12, 2020

Deborah Finch
2908 Brittany Drive
Clayton, NC 27520
Dfinch1760@gmail.com

Re: 2020-91-CUP Debbie's In-Home Daycare

Ms. Finch,

The project listed above has received certification from the Technical Review Committee on August 12, 2020. The project will now proceed to the following meeting:

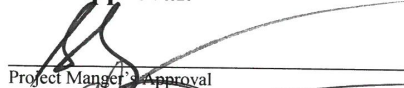
Planning Board: Monday August 24, 2020 at 6:00pm

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

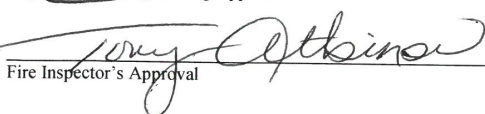
Thank you,

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

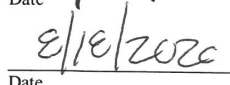
Staff Approval:

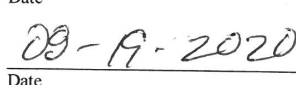

Project Manager's Approval


Department of Engineering Approval


Fire Inspector's Approval


Date 8/19/20


Date 8/18/2020


Date 08-19-2020

square footage of house
percentage of sq. footage
being used for daycare
hours of operation
number of employees
number of children
days of week for operation

Play area

Need a sign permit
application after
condition use permit
approval

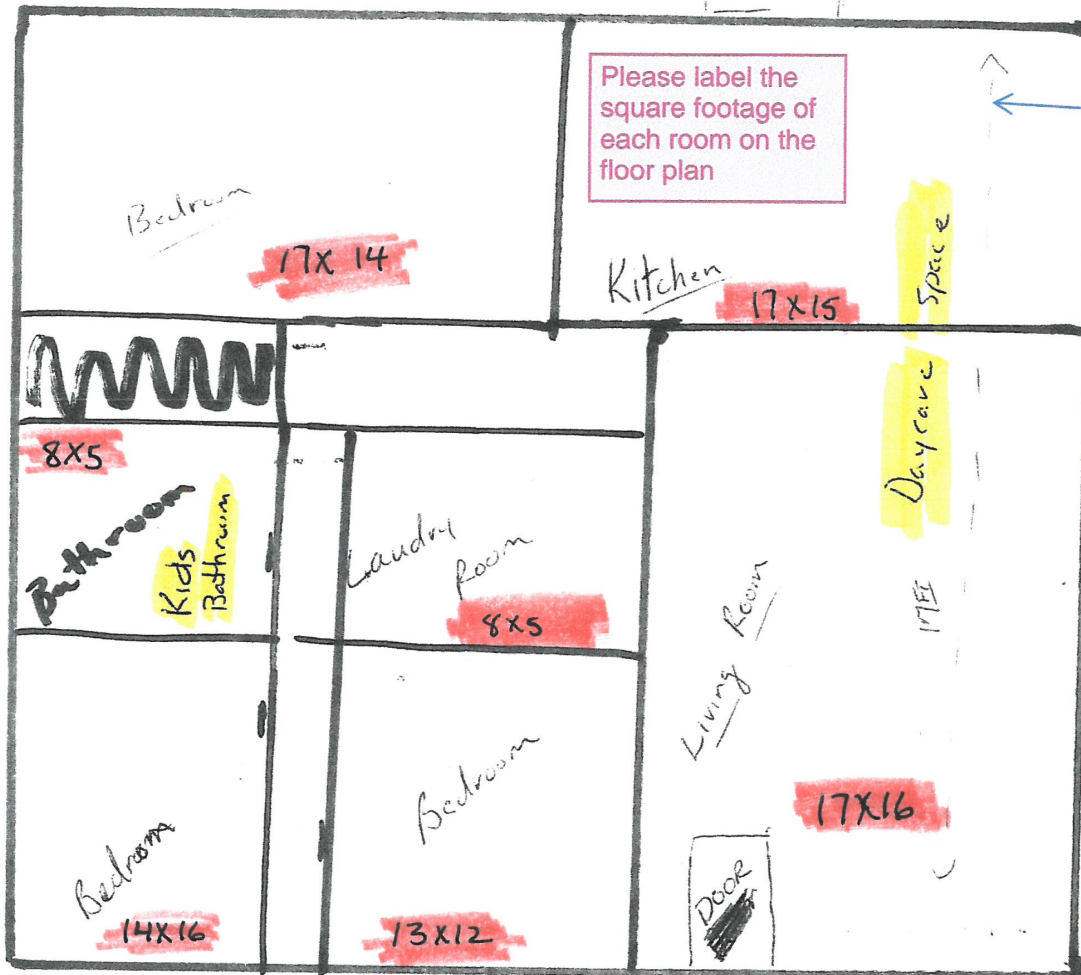
Play area

Deck

Please label the
square footage of
each room on the
floor plan

Will you have
a three
compartment
sink? If so
grease trap
will be
required.

Nothing
is changing



Town of Clayton
is the power
provider. Need
estimate of future
load

Nothing is
changing

7/14/2020 BUILDING INSPECTIONS

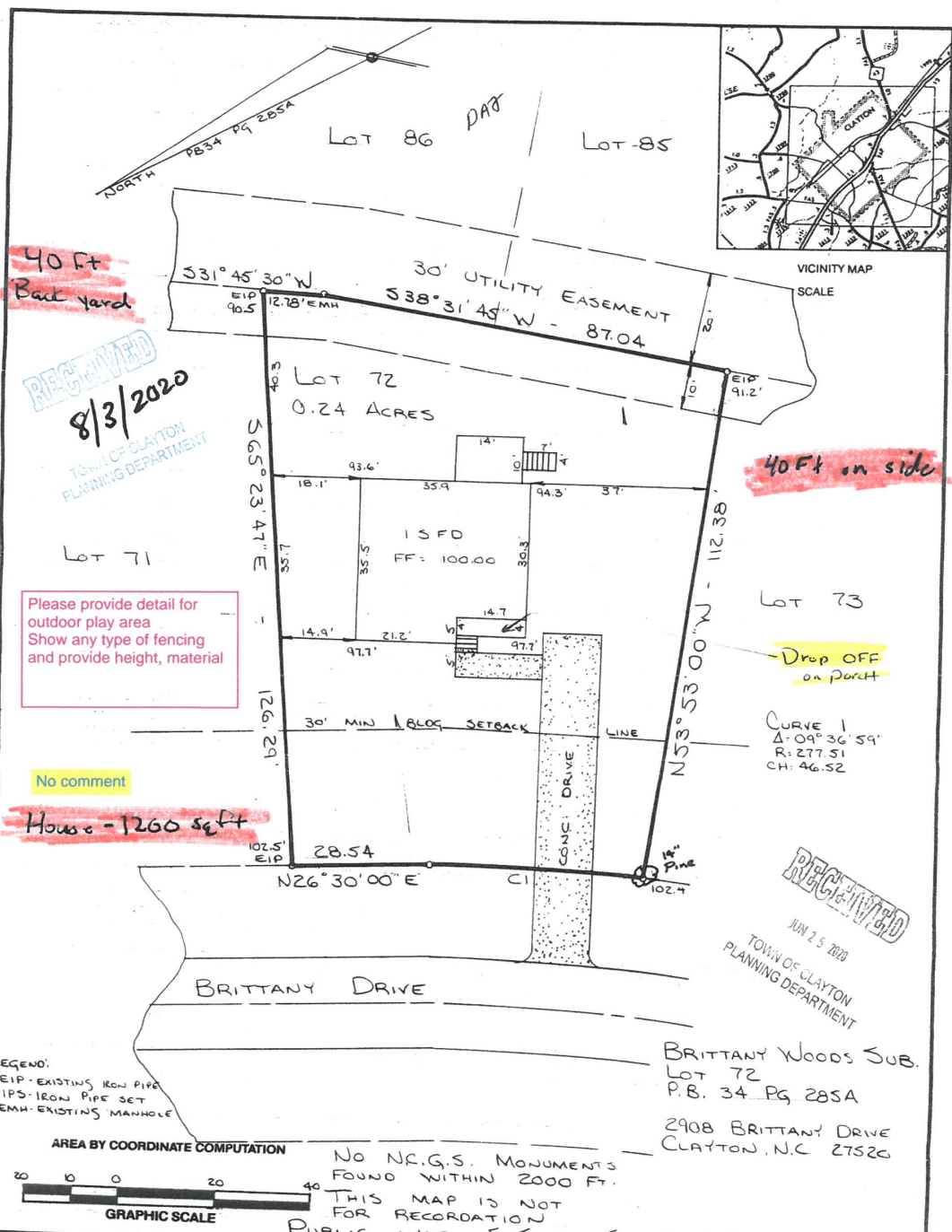
Nothing is
changing

When changing
from a residential
home to a
commercial in
home daycare a
Minimum of Double
Check valve
backflow preventer
will be required

RECEIVED

8/3/2020

TOWN OF CLAYTON
PLANNING DEPARTMENT



LEGEND:
 EIP - EXISTING IRON PIPE
 IPS - IRON PIPE SET
 EMH - EXISTING MANHOLE

AREA BY COORDINATE COMPUTATION

GRAPHIC SCALE

NO N.C.G.S. MONUMENTS FOUND WITHIN 2000 FT.
 THIS MAP IS NOT FOR RECORDATION
 PUBLIC WATER & SEWER SYSTEM SURVEY FOR

STATE OF NORTH CAROLINA _____ COUNTY _____
 I, _____ a Notary Public of the County and State aforesaid, certify that a registered land surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this _____ day of _____ 19____.

Notary Public
 My commission expires _____

SURVEYED BY JW **FIELD BOOK** SEE FILE **SCALE** 1" = 20' **DATE** 5-14-94 **DRAWING NO.** SW940225

DARRYL FINCH
DEBORAH FINCH
 CLAYTON TWP JOHNSTON CO., NC

SOUTHWIND SURVEYING & MAPPING, INC.
 P.O. BOX 587
 125 N. 2nd STREET
 SMITHFIELD, NC 27577
 TELEPHONE: (919) 924-3500
 FAX: (919) 924-6897

TYPED: Micrographs (197) 878-5500 7/8/91 Form 1134



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
August 24, 2020*

STAFF REPORT

Application: 2020-91-CUP
Project Name: Debbie's In-home Daycare Conditional Use Permit

NC PIN/Tag: 05H03193E
Town Limits/ETJ: Town Limits
Applicant: Debbie Finch
Owners: Debbie Finch
Project Location: 2908 Brittany Drive (Brittany Woods Subdivision)

Neighborhood Meeting: July 31, 2020
Public Noticing: Property posted August 7, 2020
Letters mailed August 7, 2020
Newspaper Ad published August 12, and August 19, 2020

REQUEST: The applicant is requesting conditional use permit approval to operate an in-home daycare, as a Class "B" home occupation, within an existing single-family residence.

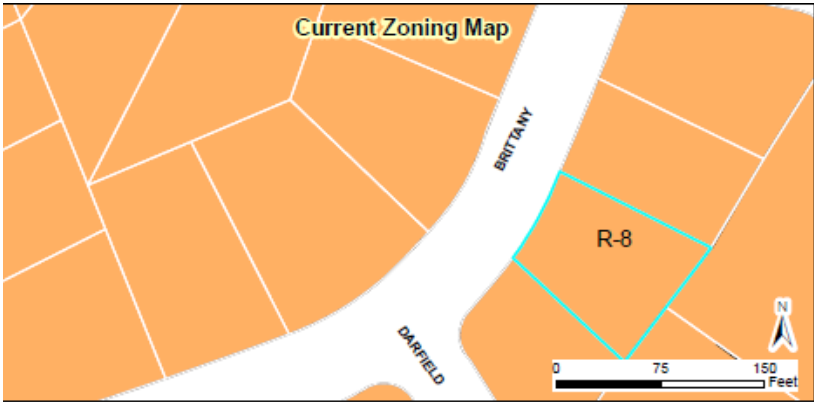
SITE DATA:

Acreage: .24 acres
Existing Use: Single-Family Residence



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential- (R-8)	Single-Family Residence
South	Residential- (R-8)	Single-Family Residence
East	Residential- (R-8)	Single-Family Residence
West	Residential- (R-8)	Single-Family Residence



DEVELOPMENT DATA:

Proposed Uses:	In-home Daycare (6 children)
Buildings:	1 single-family house, 1200 SFs
Impervious Surface:	20% (20% maximum permitted for Conditional Use Permit)
Required Drop-off:	Driveway
Proposed Parking:	2 spaces (single-family parking requirement)
Access/Streets:	The site will have one access point off Brittany Drive.

STAFF ANALYSIS:

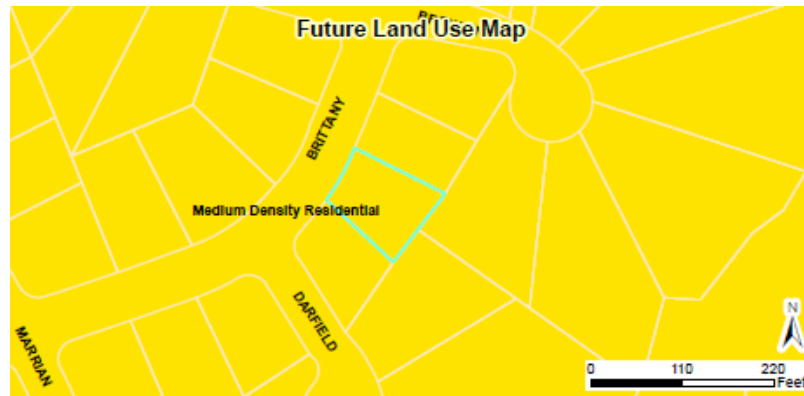
Overview

The applicant is requesting issuance of a Conditional Use Permit to develop to operate an in-home daycare on the subject property. Per UDC requirements, the use of a residence is only permitted in the Residential (R-8) zoning district with issuance of a conditional use permit. A minor site plan has been reviewed and certified by the Technical Review Committee.

Consistency with Adopted Plans:

- **Comprehensive Plan 2040**

This property is designated as “Medium Density Residential” in the Future Land Use Map. The proposed use is consistent with the comprehensive plan 2040. This designation typically provides a transition from more suburban areas of Town to more heavily developed areas. A use such as a “in-home daycare” is a low-intensity use that does provide a better transition between higher density and lower density developments.



- **Unified Development Code**

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

CONSIDERATIONS:

- The Planning Board shall make a final decision regarding Conditional Use Permits.
- The applicant shall address and meet all Findings of Fact for a Conditional Use Permit as outlined in the Unified Development Code. These Findings, along with the applicant’s responses and staff’s commentary, are outlined below.

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:**

The application will not materially endanger the public health or safety if located where proposed and ultimately developed because it would be a small licensed home daycare providing childcare for children

- **Staff Commentary:** The site is an existing house/single-family residence. No changes are proposed to the exterior of the home with the exception of installing a small play structure to the rear yard.

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 application meets all required specifications and conforms to the standards and practices of sound land use planning and the town code of ordinances and the other applicable regulation

- **Staff Commentary:** The proposed use does meet the requirements of the UDC for this property in regards to parking requirements (2 spaces for single-family residence). The front porch of the house and driveway will be utilized as a drop-off area.

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:**

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 because I do not need to advertise and will keep my property clutter free of any appearance of a home daycare on the exterior

- **Staff Commentary:** The proposed house is existing, and has accommodated single-residential uses since it was built. Medium density residential may include home occupational uses, and that do not create high volumes of traffic, noise, exterior modification to the single-family residence.

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:**

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 because no exterior of my home will be change in a negative way to accommodate my small home daycare will follow all town policies and N.C. daycare licensed.

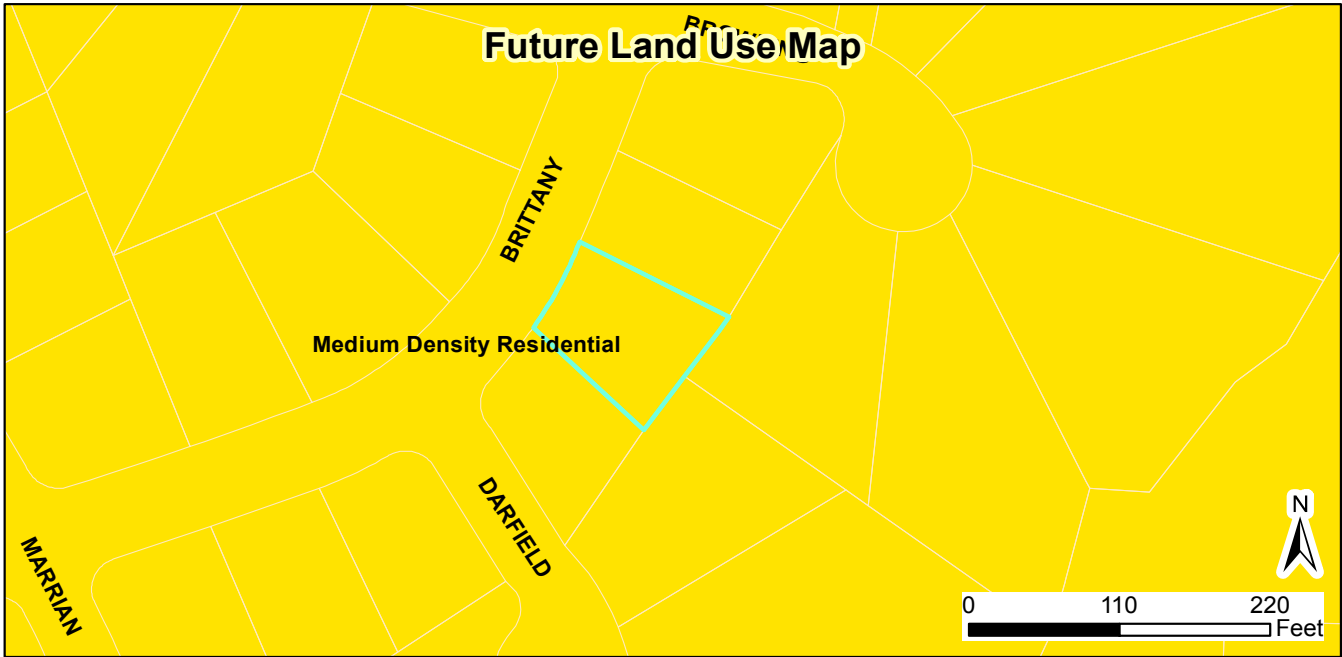
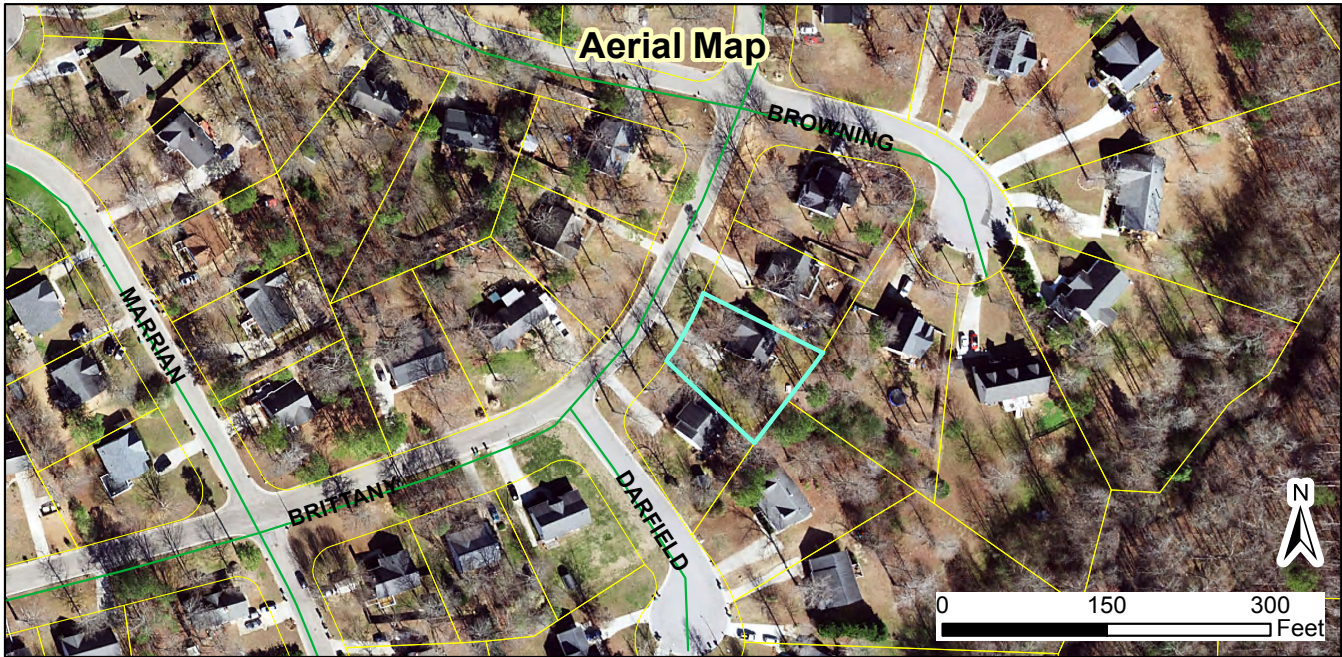
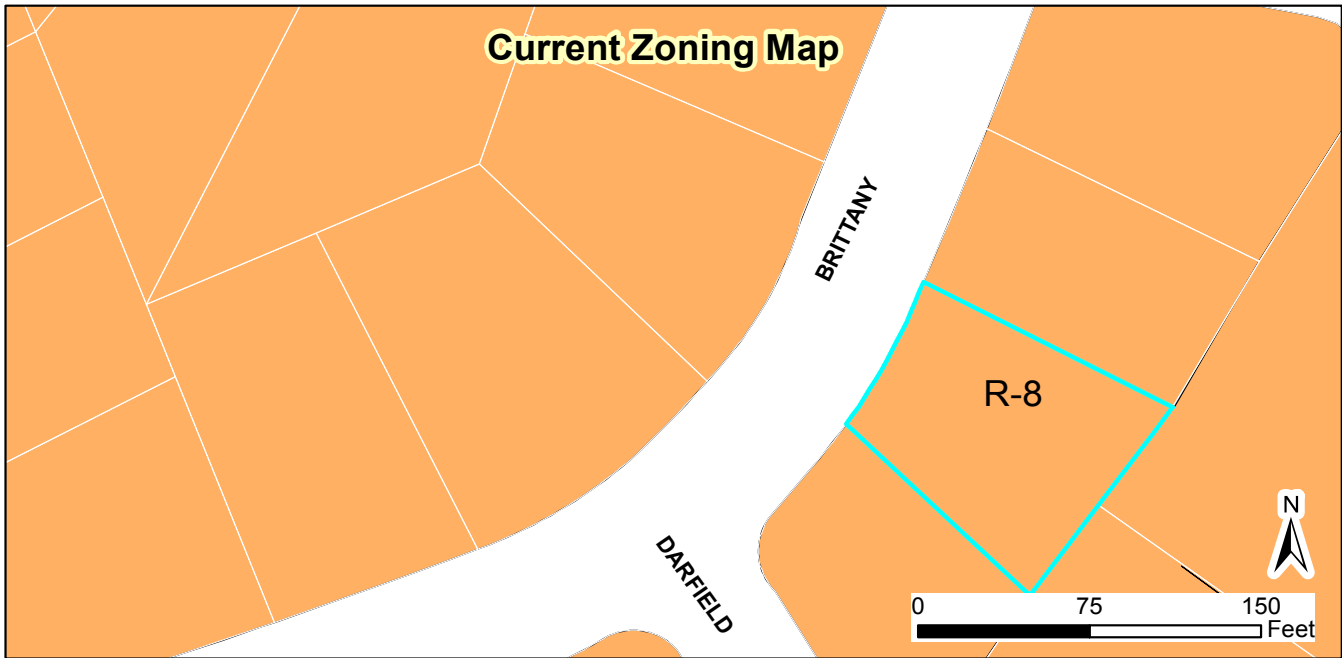
- **Staff Commentary:** The proposed use is consistent the adopted plans of the Town as the primary use of single-family is not changing. The proposed associated site plan conforms to all requirements of the Unified Development Code.

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.

ATTACHMENTS:

- 1) Staff report maps
- 2) Application
- 3) Neighborhood Meeting Materials
- 4) Newspaper Ad
- 5) Associated Site Plan
- 6) Recommended Conditions of Approval



Request:
2020-91-CUP, Debbie's Inhome Daycare

Applicant: Debbie Finch
Property Owners: Debbie Finch
Tag #: 05H03193E

Staff Report Map



Document Path: O:\PLANNING\CONDITIONAL USE\2020\2020-91-CUP Debbie's In-Home Daycare\Staff Report\Debbie's In home Daycare Map.mxd

Legend

- TOC_SDE.GISMGR.Roads
- Debbie's In home Daycare

05/12/2019

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



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

REZONING APPLICATION COVER SHEET

Name of Project: Lumen Planned Development District **Date:** July 1, 2020

Applicant Name: Kimley-Horn

The following checklist to be completed by applicant:

- [☒] Pre-Application Meeting on: May 6, 2020
- [☒] Review Fee
- [☒] Advertisement Fee
- [☒] Completed Application
- [☒] Owner's Consent Form
- [☒] Adjacent Property Owner's List
- [☒] Neighborhood Meeting Notice Letter (1 copy)
- [☒] 2 Sets of stamped, addressed, empty envelopes for adjacent property owner notification
- [☒] Signed & Sealed Boundary Survey
- [☒] Copy of signed & sealed boundary survey in PDF on USB

Reviewed by: _____



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

REZONING APPLICATION

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

SITE INFORMATION

Name of Project: Lumen Planned Development District
Acreage of Property: 68.26 (4 parcels) **Zoning District:** RE - Residential Estate
County Tag #: (1): 05F02037E, (2): 05F02037B, (1): 05F02037E, (2): 05F02037B,
(3): 05F02037A, (4): 05F02037 **NC Pin #:** (3): 05F02037A, (4): 05F02037
Address/Location: 2219 NC 42 West, Clayton, NC 27520
Existing Zoning District: RE - Residential Estate **Proposed Zoning District:** PD-MU (Planned Development - Mixed Use)

APPLICANT INFORMATION

Applicant: Kimley Horn
Mailing Address: 421 Fayetteville Street, Suite 600 Raleigh, NC 27601
Phone Number: 919-653-2976 **Fax:** _____
Contact Person: Richard Brown, PLA
Email Address: richard.brown@kimley-horn.com

PROPERTY OWNER INFORMATION

Name: (1): Penny, Ezra Lee; (2): Medlin, Frankie P; (3): Langdon, Benny; (4): Langdon, Benny
Mailing Address: (1): 406 Crossway Ln, Holly Springs, NC 27540; (2): 2219 N 42W, Clayton, NC 27520;
(3): 19 Slateford Dr, Clayton, NC 27520; (4): 19 Slateford Dr, Clayton, NC 27520
Phone Number: _____ **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 site is currently zoned RE-Residential Estate and has been used for residential in recent history. The applicant proposes to redevelop the site for a mixture of residential, commercial, and office uses. The proposed planned development program would infuse new development into an assemblage that is poised as a catalyst for urban growth and as a new gateway along the western approach to Clayton. In order to execute this vision, the applicant wishes to rezone the property from the existing zoning classification to a PD-MU to allow all desired uses on the site. See enclosed narrative for a more detailed description of the project proposal and design intent.

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.
see attached document for narrative

2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
see attached document for narrative

3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
see attached document for narrative

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.
see attached document for narrative

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

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.
see attached document for narrative

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.

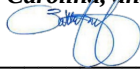
see attached document for narrative

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.

Richard L. Brown, PLA

Print Name



Signature of Applicant

08/07/2020

Date



CONSISTENCY WITH TOWN PLANNING - LAND USE PLAN:

Rezoning Approval Criteria:

1. Consistency with the adopted plans of the Town.

This Master Plan proposal is consistent with adopted plans of the Town of Clayton.

This assemblage is part of the JHMC NC 42 West Area Plan that was adopted by the Town in November 2007. As part of this plan, this parcel is designated mixed use and is intended to have high quality uses and a wide variety of both residential and non-residential uses for the surrounding area.

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

The property is uniquely situated at a major gateway intersection with two of the Town's major transportation corridors. Land uses are conducive to the location and supported by traffic and compatible with the development patterns. The size of the assemblage and proposed infrastructure will also support the proposed mix of uses, with retail, office/institutional, public/civic, townhomes and even congregate care being proposed.

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

This parcel is designated by the Future Land Use Map as Neighborhood Center and is intended to have high quality uses and a wide variety of both residential and non-residential uses balancing the demands of the surrounding area. This request takes that into full consideration. The applicant will hold neighborhood meetings with surrounding neighborhoods and land owners to ensure that, to the greatest extent possible, the reasonable needs of the surrounding community are met.

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.

Adequate public facilities, including existing and proposed roads, existing and proposed wastewater treatment, existing and proposed potable water and existing/proposed stormwater infrastructure are either existing or will be improved to meet the demands of the proposed uses.

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

The proposed zoning does not violate the legal provisions of the Town's Code.

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 zoning does not adversely affect the adjoining properties and 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 zoning does not result in one property owner or small group of property owners to the detriment of the general public.



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: Lumen Planned Development District **Address or PIN #:** 05F02037A

AGENT/APPLICANT INFORMATION:

Kimley-Horn and Associates

(Name - type, print clearly)

421 Fayetteville Street, Suite 600

(Address)

Raleigh, North Carolina 27601

(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*):

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:

Benny Langdon SETH LANGDON
(Name - type, print clearly)

19 Slakford Drive
(Address)

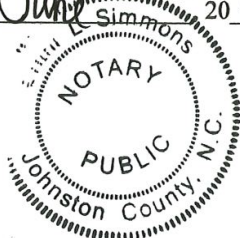
[Signature]
(Owner's Signature)

Clayton, NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Brian L. Simmons, a Notary Public for the above State and County, this the 14 day of June, 2020.

SEAL



[Signature]
Notary Public

My Commission
Expires:

5/2/2025



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: Lumen Planned Development District **Address or PIN #:** 05F02037

AGENT/APPLICANT INFORMATION:

Kimley-Horn and Associates
(Name - type, print clearly)

421 Fayetteville Street, Suite 600
(Address)
Raleigh, North Carolina 27601
(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*):

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:

Benny Langdon Seth Langdon
(Name - type, print clearly)

19 Slatford Drive
(Address)

[Signature]
(Owner's Signature)

Clayton, NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Bertie L. Simmons, a Notary Public for the above State and County, this the 19 day of June, 2020.



[Signature]
Notary Public

My Commission
Expires:

5/2/2025



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: Lumen Planned Development District **Address or PIN #:** 05F02037B

AGENT/APPLICANT INFORMATION:

Kimley-Horn and Associates
(Name - type, print clearly)

421 Fayetteville Street, Suite 600
(Address)
Raleigh, North Carolina 27601
(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*):

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:

FRANKIE PERRY MEDLIN
(Name - type, print clearly)

2219 NC Hwy 42 W
(Address)

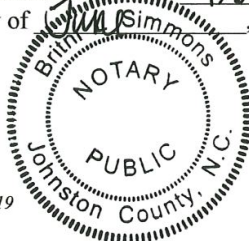
Frankie Perry Medlin
(Owner's Signature)

Clayton NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Britt L. Simmons, a Notary Public for the above State and County, this 24 day of June, 2020.

SEAL



Britt L. Simmons
Notary Public

My Commission Expires:

5/2/2025

10 of 10



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: Lumen Planned Development District Address or PIN #: 05F02037E

AGENT/APPLICANT INFORMATION:

Kimley-Horn and Associates
(Name - type, print clearly)

421 Fayetteville Street, Suite 600
(Address)
Raleigh, North Carolina 27601
(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*):

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:

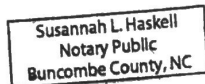
Paul S. Penny - POA for Jack M. Penny, Jr. Frankie Mallin Emma Lee Penny 406 Crossway Lane
(Name - type, print clearly) (Address)

[Signature] Holly Springs, NC 27540
(Owner's Signature) (City, State, Zip)

STATE OF North Carolina
COUNTY OF Buncombe

Sworn and subscribed before me Susannah L. Haskell, a Notary Public for the above State and County, this the 29 day of June, 2020.

SEAL



[Signature]
Notary Public

My Commission
Expires: 01/30/2023



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

August 13, 2020

NOTICE

SUBJECT: **Project:** 2020-103-PDD Lumen Planned Development Rezoning
Address: Corner of NC HWY 42 W & 70 Bypass
TAG #: 05F02037E, 05F02037B, 05F02037A, 05F02037
Applicant: Kimley Horn

Dear Clayton Area Property Owner:

Notice is hereby given that the Clayton Planning Board will hold a public hearing on **Monday, August 24, 2020 at 6:00 pm** 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 Town Council public hearing. The applicant is requesting to rezone 68.26 acres from Residential Estate (R-E) to Planned Development Mixed Use (PD-MU). The properties are located off the corner of NC HWY 42 W and 70 bypass, across from Spring Branch Medical Park. 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 join 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 hhogg@townofclaytonnc.org.

Sincerely,

Haley Hogg, ACIP, CZO
Planner II



August 1, 2020

Dear Clayton Area Property Owner:

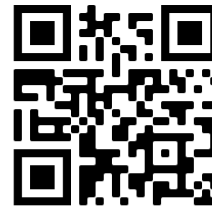
The purpose of this letter is to notify you of an application filed with the Town of Clayton for a land use change or development proposal involving property adjacent to, or near, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a Neighborhood Meeting 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: 8/11/2020

Meeting Time: 6:00-8:00 PM EST

Virtual Meeting Instructions (conference ID: 267 683 787#):

- Link to Meeting website: <https://bit.ly/2PepkCC>
- QR Code (using smart phone camera):
- Call-in Number (for audio only): [+1 984-204-1608](tel:+19842041608)



Type of Application:

- 2020-103-PD-MU Lumen Planned Development Rezoning
- 2020-104-SD Lumen Planned Development

Project/proposal property address: 2219 NC 42 West Clayton, NC 27520

Description of project/proposal: Zoning change from existing Residential Estate (RE)
To Planned Development – Mixed Use (PD-MU).
Master Plan Development

Upcoming public meetings for this application (Planning Board and/or Town Council):

- Planning Board: AUGUST 24, 2020
- Town Council: SEPTEMBER 21, 2020 (to be confirmed after Planning Board)

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

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

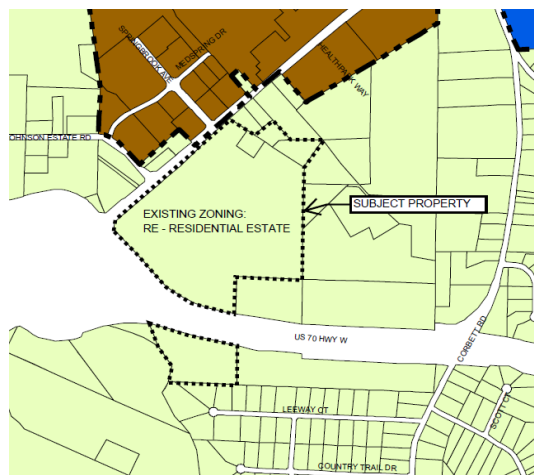
kimley-horn.com

421 Fayetteville Street Raleigh, NC 27601

919-677-2000



Project Locator Map



Current Zoning Map (Amended April 2, 2018)

If you have any questions prior to or after this meeting, you may contact us at 919-677-2000. You may also contact the Planning Department at 919-553-5002.

Sincerely,

Richard L. Brown, PLA
Landscape Architect | Land Planner, Kimley-Horn

CC: Town of Clayton Planning Department
Lori Bryant & Haley Hogg

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Lumen Planned Development District Rezoning Case

Application: Rezoning Case #2020-103-PDD

Location/Date: Virtual - 8/11/2020 @ 6pm ET

	NAME	ADDRESS
1	Maureen & Matthew Pooley	2219 F NC Highway 42 West
2	Austin Bell (representative of Atlas Stark Holdings)	911 N West Street Raleigh, NC 27603
3	Courtney Saunders	2219 NC Highway 42 West, Unit J
4	James Wooten	2117 NC Highway 42 West
5	Jerry & Phyllis Coats	2149 NC Highway 42 West
6	Chris Johnson	2740 NC Highway 42 West
7	John Corbett	371 Corbett Road
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NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Rezoning Case #2020-103-PDD Date of Mailing: 7/31/2020
Date of Meeting: 8/11/2020 Time of Meeting: 6 PM ET
Location of Meeting: Virtual

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: Matt Gross, PLA 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.*

The virtual neighborhood meeting was held on Tuesday evening at 6PM. The meeting began with introductions of the applicant team and all meeting attendees.

After all introductions were made, Richard Brown of the applicant team began to give a project introduction outlining the request summary for property rezoning and the ultimate intent to gain an approved mixed use planned development district master plan. Mr. Brown also discussed all meetings which have been held, and all of

the meetings which will be held in the future. After a brief introduction of the application process, an introduction to the existing site conditions, zoning, as well as

all relevant site conditions were made. As the applicant team began to introduce the proposed zoning change and land use development map, all applicable Town

Comp Plan policy documents were introduced to describe how the proposed site development follows the Town's future Land Use Map as well as all roadway improvements forthcoming.

After presentation of proposed zoning and conceptual land use map and key dates moving forward, the applicant team opened the floor for questions and conversations with meeting attendees.

Many attendees were interested in the provisions of the perimeter landscape buffers ensuring that the proposed site development would not negatively impact their properties.

Additionally, attendees were interested in property access impacts as existing driveways cross the project area, applicant team assured adjacent property owners that property access

would be preserved and improved through the provision of a more formal private or public street network. Additional comments concerning contract purchasing on the property and recent broker contact.

The applicant team further detailed the ultimate project process regarding land purchasing, subdivision plan approval and estimated start date of construction. An additional comment was the impact of the

project on surrounding roadways, specifically with a connection to Corbett Road. If connection is made from the development to Corbett Rd, how much traffic will that add?

The applicant team explained that this project does not intend to connect to Corbett, as it only provides a street stub to the property boundary. After all questions and comments were finished, the meeting was adjourned.

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

Parcel ID Number	Property Owner Name	Address
05G03199L	Stanley, Russel C	1028 Breeze Lane
05G03071N	POOLEY, MATTHEW R	2219 F NC HIGHWAY 42 W
05G03066	MERRIMAN, JASON T.	2219D NC HIGHWAY 42 W
05F02037H	BLINSON, BENJAMIN G	2219-I NC 42 WEST
05F02037J	SANDERS, COURTNEY	2219 NC HIGHWAY 42 W UNIT J
05F02037G	WOOTEN, JAMES H SR	2117 N C 42 WEST
05G03072A	WOOTEN, JAMES H SR	2117 N C 42 WEST
05G03073A	JERRY M COATS AND PHYLLIS G COATS TRUST	2149 NC HWY 42 WEST
05F02037D	JP COATS LLC	2150 NC HWY 42 WEST
05F02037C	JP COATS LLC	2151 NC HWY 42 WEST
05F02035G	UACFE LLC	12 LAFOY DRIVE
05F02035F	BODDIE-NOELL ENTERPRISES, INC.	PO BOX 1908 Rocky Mount, NC 27802
05F02035H	UACFE LLC	12 LAFOY DRIVE
05F02035A	SPRING BRANCH SQUARE, LLC	303 PARKRIDGE DR
05F02036	SPRING BRANCH PLAZA LLC	PO BOX 1559 WAKE FOREST, NC 27588
05F02035D	MALLIPADDI, PRAMOD	4807 CHESTNUT GROVE DRCHAMPAIGN, IL 61822
05F02035	PARMAR, AMRUTLAL	388 BROADMOOR WAY
05G03199B	JOHNSON, NETTIE ERDINE	2740 NC HIGHWAY 42 W
05F02038	NC DEPT OF TRANSPORTATION	PO BOX 3165 WILSON, NC 27895
05G02195B	JP COATS LLC	2149 NC HWY 42 WEST
05G03066X	MENDEZ, SELVIN OMAR	148 LEEWAY CT
05G03067S	COLPETZER, KEITH E	144 LEEWAY CT
05G03068G	TORREZ, GIRELDA PAOLA MEJIA	140 LEEWAY CT
05G03067C	CONYERS, JOHNNIE L	136 LEEWAY CT
05G03199H	TAP PROPERTIES LLC	273 D BLUE POND RD

Kimley»»Horn

421 Fayetteville Street
Suite 600
Raleigh, NC 27601

BLINSON, BENJAMIN G
2219-1 NC 42 WEST
Clayton, NC 27520

Kimley»»Horn

421 Fayetteville Street
Suite 600
Raleigh, NC 27601

TAP PROPERTIES LLC
273 D BLUE POND RD
Clayton, NC 27520

NEOPOST
07/31/2020
US POSTAGE \$000.65g
ZIP 27601
041M11285019

NEOPOST
07/31/2020
US POSTAGE \$000.65g
ZIP 27601
041M11285019

NEOPOST
07/31/2020
US POSTAGE \$000
ZIP 041M

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PARCEL #	PARCEL ID	NCPIN#	OWNER	REFERENCE	NET AREA SQ FT (AC)
1	05F02037E	164800-72-2724	EZRA LEE PENNY, ET AL	DB 5585, PG 167	2,839,593 (65.19)
2	05F02037B	164800-73-4448	FRANKIE P MEDLIN	DB 810, PG 24	43,533 (1.00)
3	05F02037A	164800-73-6860	BENNY LANGDON, ET AL	DB 676, PG 216	45,767 (1.05)
4	05F02037	164800-83-0418	BENNY LANGDON, ET AL	DB 957, PG 612	79,673 (1.83)

30TH DAY OF JUNE, A.D. 2020.

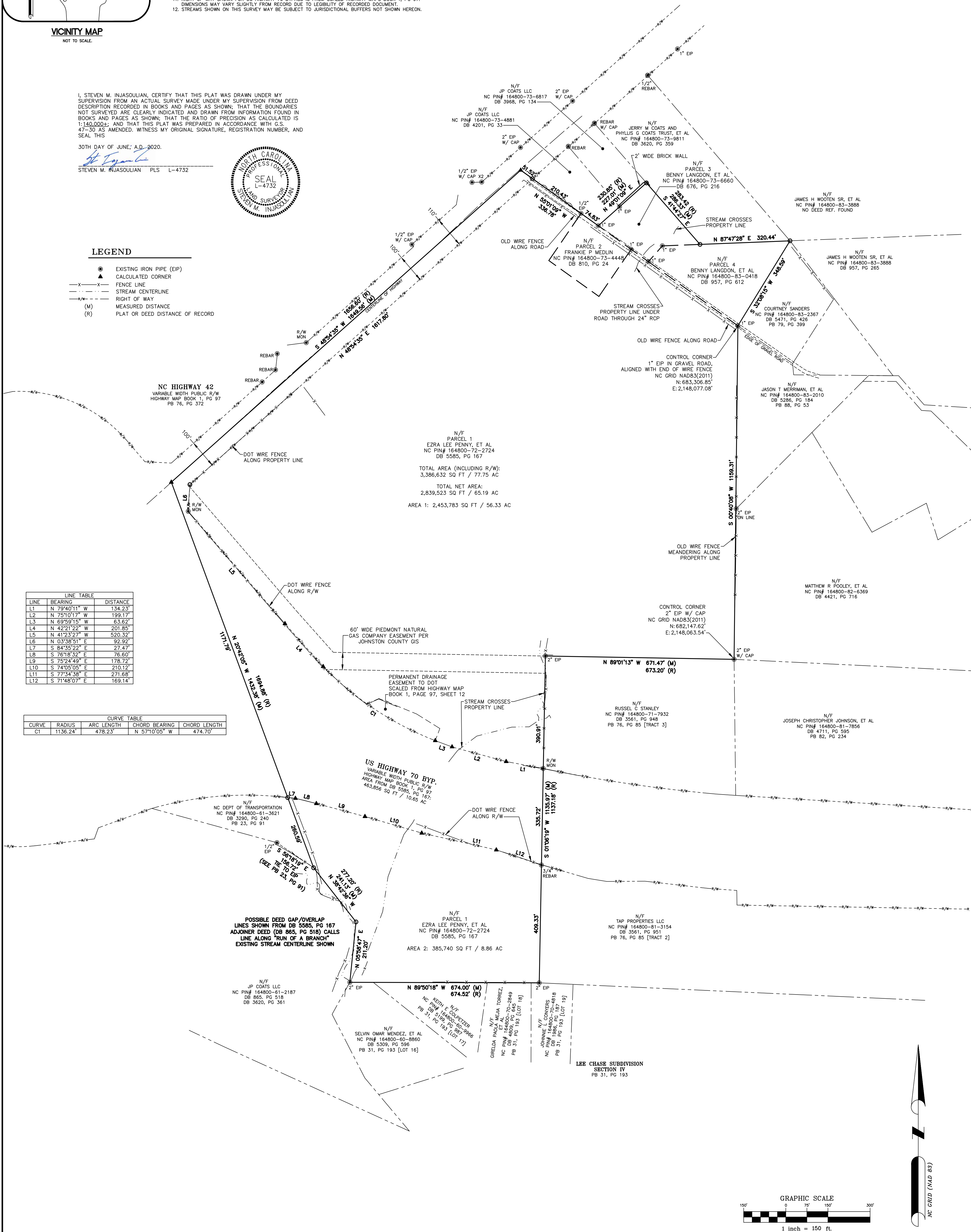
STEVEN M. INJASOULIAN PLS L-4732



 EXISTING IRON PIPE (EIP)
 CALCULATED CORNER
 FENCE LINE
 STREAM CENTERLINE
 RIGHT OF WAY
(M) MEASURED DISTANCE
(R) PLAT OR DEED DISTANCE OF RECORD

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 79°40'11" W	134.23'
L2	N 75°10'17" W	199.17'
L3	N 69°59'15" W	63.62'
L4	N 42°21'22" W	201.85'
L5	N 41°23'27" W	520.32'
L6	N 03°38'51" E	92.92'
L7	S 84°35'22" E	27.47'
L8	S 76°18'32" E	76.60'
L9	S 75°24'49" E	178.72'
L10	S 74°05'05" E	210.12'
L11	S 77°34'38" E	271.68'
L12	S 71°48'07" E	169.14'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1136.24'	478.23'	N 57°10'05" W	474.70'

SHEET
— 1

DRAWN BY:	EJS
REVIEWED BY:	SMI

JOB NUMBER: 120009.00

BOUNDARY SURVEY OF PROPERTIES OWNED BY:
EZRA LEE PENNY, ET AL; FRANKIE P MEDLIN;
& BENNY LANGDON, ET AL
2375 NC HIGHWAY 42
CLAYTON, NC 27520
CLAYTON TOWNSHIP, JOHNSTON COUNTY, NORTH CAROLINA

BOUNDARY SURVEY

ISSUED	DATE

CRAIG DAVIS PROPERTIES
CRAIG DAVIS
PH. (919) 678-4301
EMAIL: info@craigdavisproperties.com

OWNER INFORMATION:
MULTIPLE OWNERS
(AS SHOWN)
OWNERS REPRESENTATIVE:

NUM	REVISIONS
1	..
2	
3	
4	
5	
6	
7	
8	

[illegible]



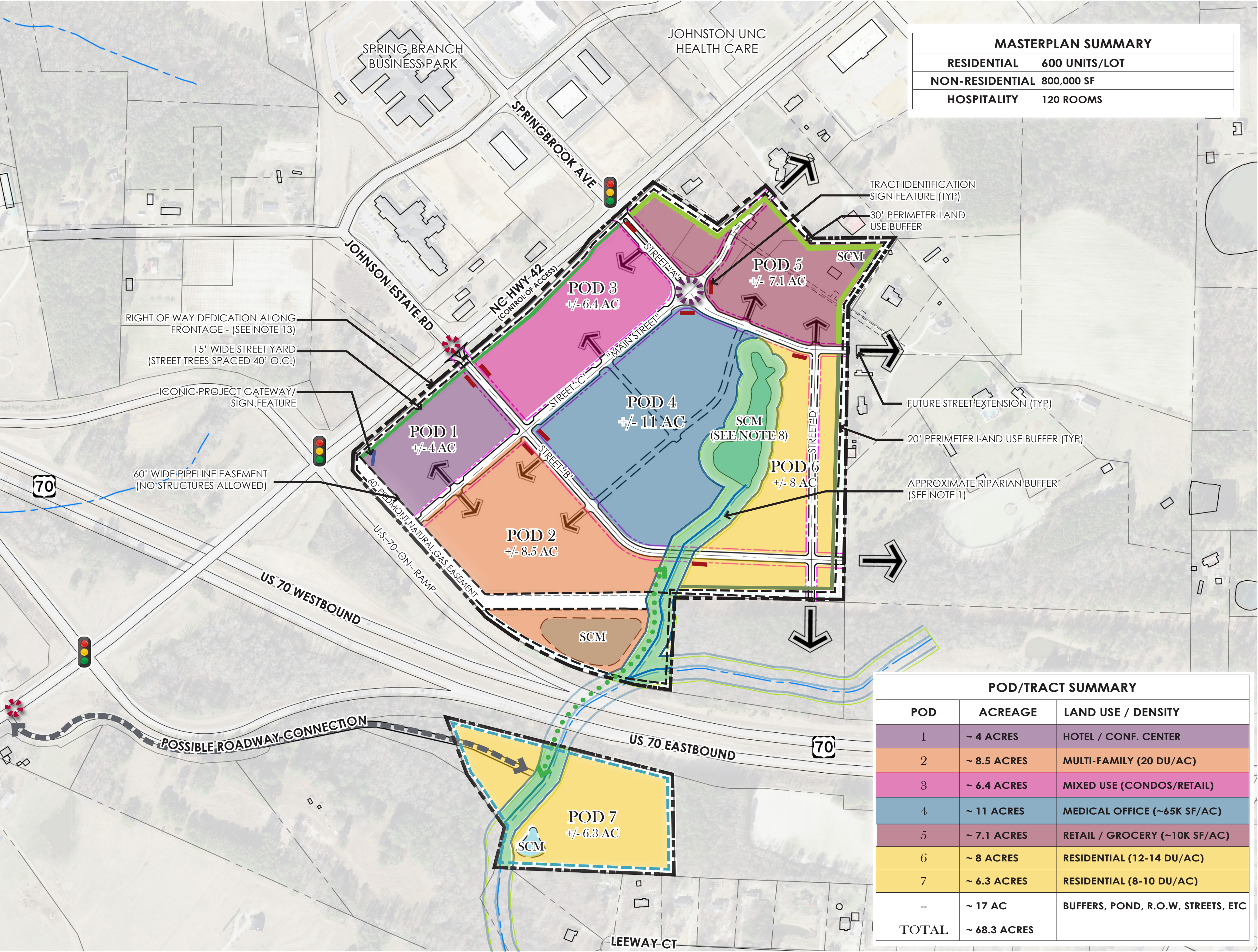


221 PROVIDENCE ROAD
(919) 929 - 0481

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 **BALLENTINE
ASSOCIATES, P.A.**
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
(919) 929 - 0481 (919) 489 - 4789

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MASTERPLAN SUMMARY	
RESIDENTIAL	600 UNITS/LOT
NON-RESIDENTIAL	800,000 SF
HOSPITALITY	120 ROOMS

- MASTERPLAN LEGEND:**
- SIGNALIZED INTERSECTION (FULL MOVEMENT)
 - PROPOSED INTERNAL/EXTERNAL POD AND STREET STUB LOCATIONS
 - PROJECT IDENTITY/SIGNAGE LOCATIONS
 - LIMITED SITE ACCESS - RIGHT-IN / RIGHT-OUT
 - SPECIAL INTERSECTION
 - PROPERTY SETBACKS/BUFFERS/EASEMENTS
 - SITE PROPERTY LINE
 - PUBLIC STREET R.O.W.
 - POTENTIAL GREENWAY CONNECTION
 - 15' WIDE STREET YARD
 - 20' WIDE TYPE A BUFFER
 - 30' WIDE TYPE B BUFFER
 - RIPARIAN BUFFER (SEE NOTE 1)
 - APPROXIMATE STREAM CENTERLINE

- MASTER LAND USE PLAN NOTES:**
- Streams and wetland information is based on publicly available aerial imagery, USGS Topographic Quad Map, and the Johnston County NRCS Soil Survey. Applicability and status of these features will be based on jurisdictional determination by NCDENR and the Army Corps of Engineers.
 - Primary streets will be public as shown. Other streets may be private internal drives, however, all internal streets will be designed and constructed to public street standards.
 - All lots within the master plan shall have frontage on a public street.
 - The proposed street network and typologies are preliminary and subject to change pending Town approval.
 - Allowable uses shall be permitted in accordance with Figure 1: Table of Permitted Uses within the master plan narrative.
 - Uses may be transferred between pods provided that the resulting trip generations do not exceed the trip budgets set within the approved TIA.
 - Pedestrian circulation network and greenway alignment is preliminary and subject to approvals by the Town, NCDOT, and the Army Corps of Engineers.
 - Stormwater management facilities may be shared or designed as part of individual pods and will meet the requirements of the Town of Clayton Stormwater Design Manual. Existing pond to be used for stormwater management if permitted.
 - A 15' wide Streetyard will be provided along NC HWY 42.
 - A 20' wide Type 'C' Perimeter Buffer will be provided between pod 7 and the adjoining residential properties.
 - A 30' wide Type 'B' Perimeter Buffer will be provided between pod 5 and the adjoining residential properties.
 - Preliminary environmental findings suggest that all features are not jurisdictional, but any land plan should avoid all buffers to the greatest extent possible until findings have been confirmed by all applicable governing agencies.
 - Right-of-way dedication as well as control of access is proposed along the property frontage per NC 42 Widening Plan (Project #R-3410).

POD/TRACT SUMMARY		
POD	ACREAGE	LAND USE / DENSITY
1	~ 4 ACRES	HOTEL / CONF. CENTER
2	~ 8.5 ACRES	MULTI-FAMILY (20 DU/AC)
3	~ 6.4 ACRES	MIXED USE (CONDOS/RETAIL)
4	~ 11 ACRES	MEDICAL OFFICE (~65K SF/AC)
5	~ 7.1 ACRES	RETAIL / GROCERY (~10K SF/AC)
6	~ 8 ACRES	RESIDENTIAL (12-14 DU/AC)
7	~ 6.3 ACRES	RESIDENTIAL (8-10 DU/AC)
--	~ 17 AC	BUFFERS, POND, R.O.W, STREETS, ETC
TOTAL	~ 68.3 ACRES	

REVISIONS	DATE	SHEET
		MP-02



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
August 24, 2020*

STAFF REPORT

Application Number: 2020-103- PDD **Project Name:** Lumen Planned Development Rezoning

Tag #: 05F02037E, 05F02037B, 05F02037A, 05F02037

Location: Located off HWY 42 W, adjacent to 70 bypass and across from Spring Branch Medical Park

Overlay: Thoroughfare Overlay District

Applicant: Kimley Horn

Owner(s): Davis Park Leasing LLC, Frankie Medlin, and Benny & Seth Langston

Project Planner: Haley Hogg, Senior Planner

Public Noticing Dates:

- **Neighborhood Meeting:** August 11, 2020
- **Sign Posted:** August 13, 2020
- **PB Letters Mailed:** August 13, 2020

REQUEST: Request to rezone 68.26 acres from Residential-Estate (R-E) to Planned Development Mixed Use (PD-MU). This application is running concurrently with a preliminary plat application, which will serve as the master plan for the development.



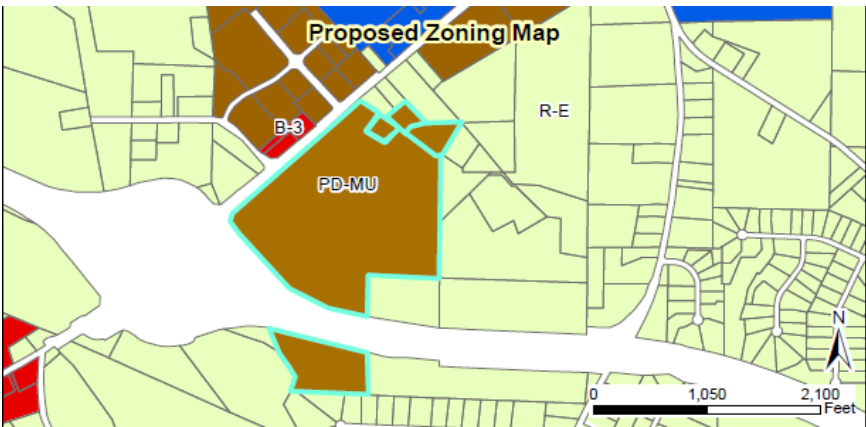
SITE DATA:

Acreage: 68.26

Existing Use: Vacant & Single-Family Residence

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use(s)
North	Planned Development Mixed Use (PD-MU)	Medical Office & Restaurant
South	Residential-Estate (R-E)	Single-Family Residential
East	Residential-Estate (R-E)	Single-Family Residential
West	Residential- Estate (R-E)	Single-Family Residential



STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting to rezone the subject properties from Residential-Estate (R-E) to Planned Development Mixed Use (PD-MU). The properties are located off NC HWY 42 West, across from Spring Branch Medical Park and adjacent to 70 bypass. A portion of the larger tract of land is located south of 70 bypass. This application is running concurrently with a preliminary plat application, which is serving as a master plan for the overall development. The plan outlines the permitted uses and dimensional standards proposed for the development under the PD-MU designation.

Per the UDC requirements, the Planning Board shall make a recommendation to Town Council regarding all rezoning requests, including Planned Development districts. However, the Planning Board does not review or make recommendations on preliminary plats, even those acting as a master plan associated with a Planned Development rezoning. The proposed master plan layout for this development has been attached to this staff report to provide an overall idea to the board of how the site may be developed under the PD-MU zoning designation. Please note that this master plan is still under review by the Technical Review Committee and is subject to change prior to proceeding to Town Council. The Planning Board will not make any decisions regarding

the proposed uses or layout of this master plan. The plan is only included as an attachment to this staff report for informational purposes.

Consistency with the Comprehensive Plan 2040

The Comprehensive Plan's Future Land Use Map designates most of the land as High Density Residential with the Community Center overlay. High-Density Residential is outlined to provide housing options close to major transportation corridors and includes a variety of housing types. This designation typically allows 10+ units/acre as a part of a Planned Development. The Community Center overlay builds upon the high-density designation to encourage mixed use developments that include residential components, as well as major anchor tenants and community serving office and retail uses.

There is a portion of the primary tract included in this request that is located south of 70 bypass and therefore not directly abutting the majority of the development. This portion of the property is designated as Medium Density Residential and Rural Residential. Medium Density Residential is outlined in the Comprehensive Plan to include neighborhoods that are urban in design and in close proximity to commercial uses. It is recommended to allow up to 7 units/acre as a part of a Planned Development. The Rural Residential portion of this property is described in the Comprehensive Plan as primarily consisting of single-family residences, with densities up to 2 units/acre.

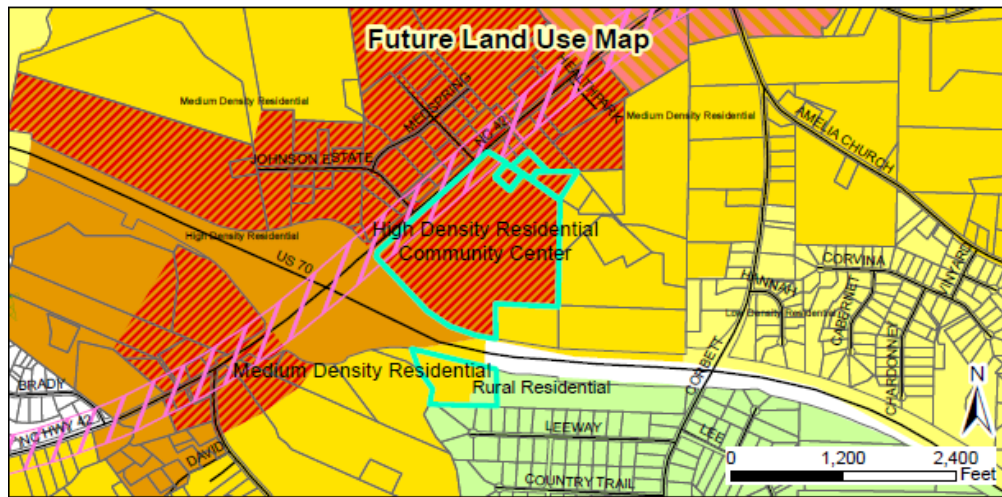
Overall, the proposed rezoning is consistent with the Future Land Use map and Comprehensive Plan 2040 as it allows for mixed use development including commercial and residential and is located adjacent to a major transportation corridor. The rezoning is not entirely consistent with the southernmost portion of the primary tract though, as that portion is currently designated as Medium Density Residential/Rural Residential. However, this land is located directly east of property that is designated as High Density Residential. It is also located adjacent to a major transportation corridor. Due to its location and to provide a more uniform designation for the properties involved in this request, staff is supportive of this rezoning request despite this portion of land's inconsistencies between the future land use map and proposed rezoning. The Town Council may approve the rezoning request, despite it being inconsistent with these designations. If that were to occur, the future land use map would be updated automatically. If approved, the future land use designation would change but the uses that would occur on the site would still be managed only through Council approval via the associated Planned Development Master Plan.

Comprehensive Plan Goals supporting the rezoning request include:

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

Comprehensive Plan Goals not supporting the rezoning request include:

- None.

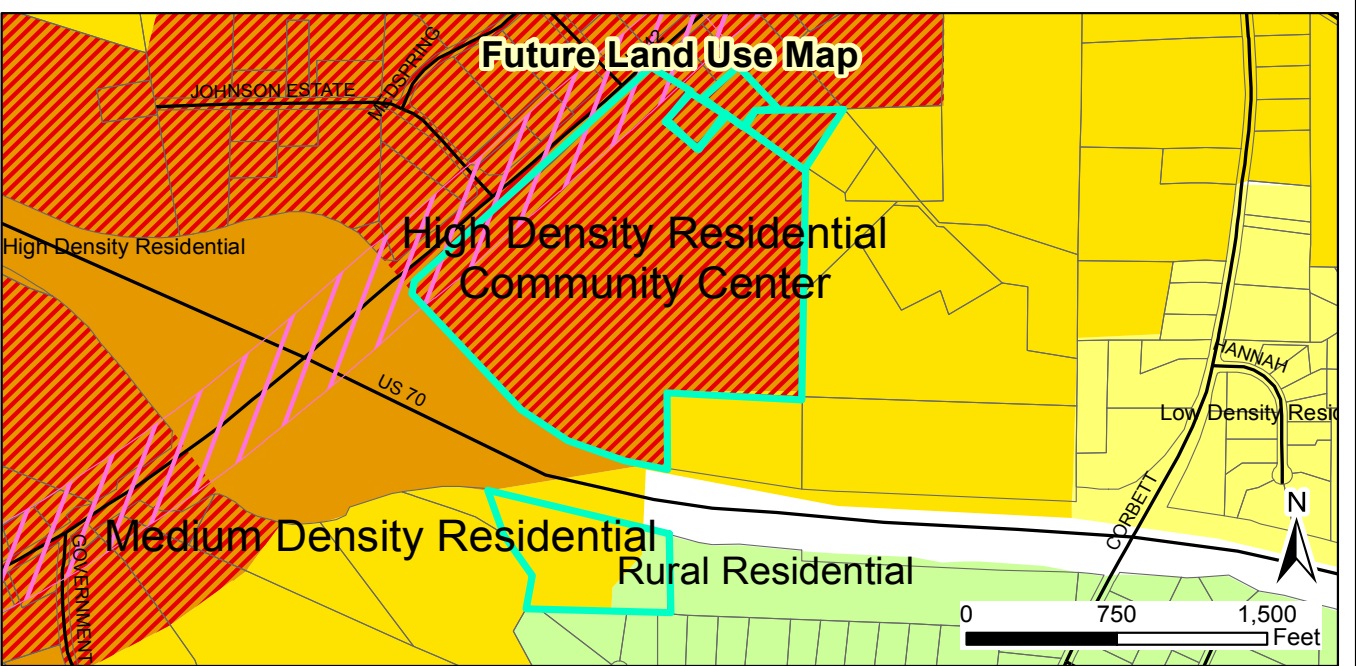
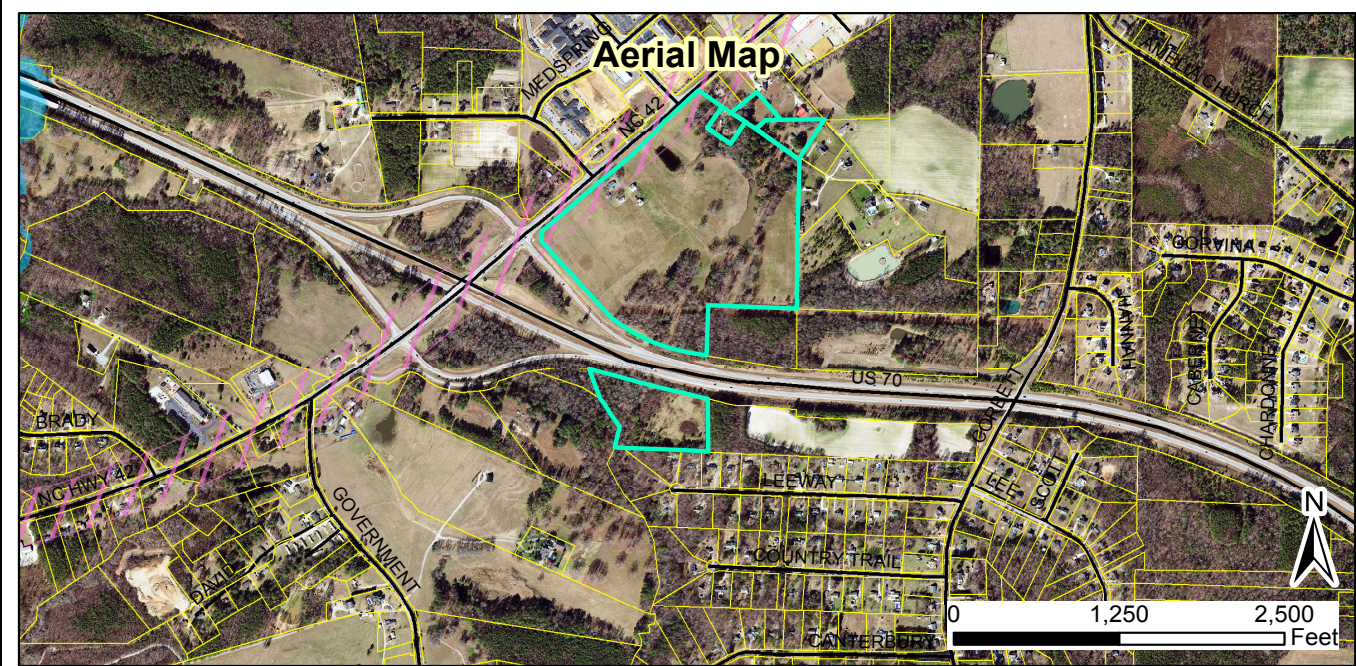
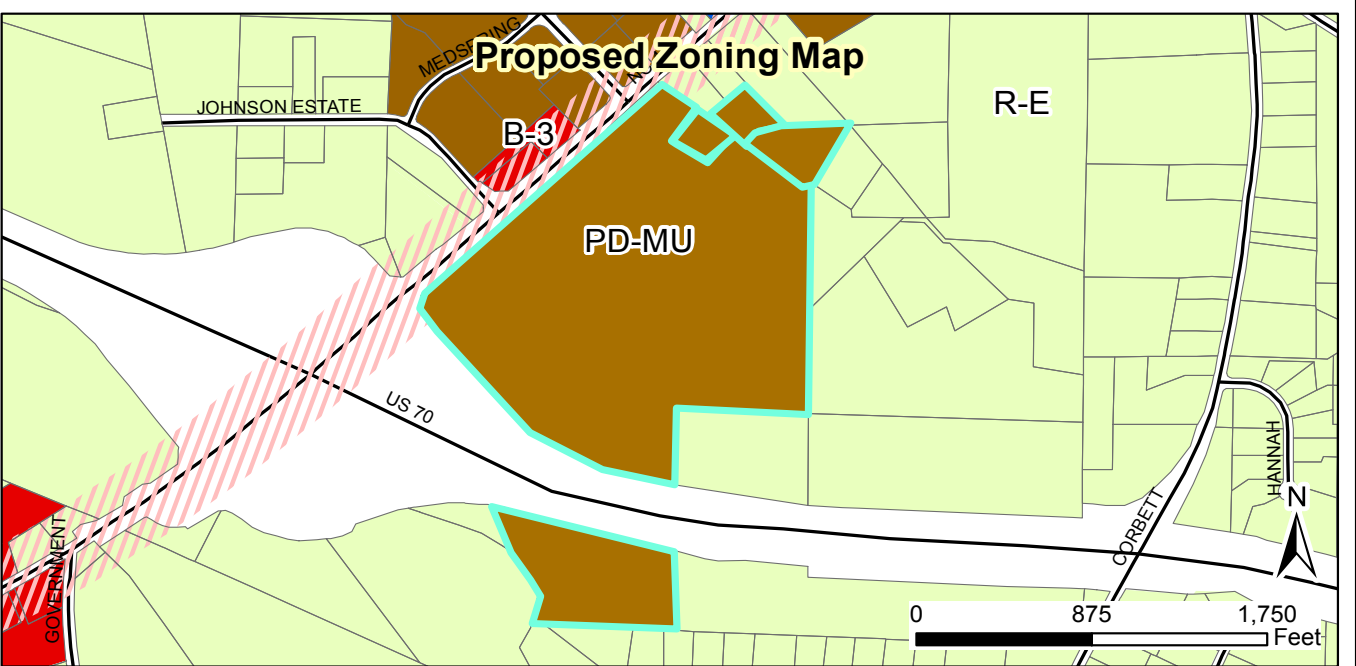
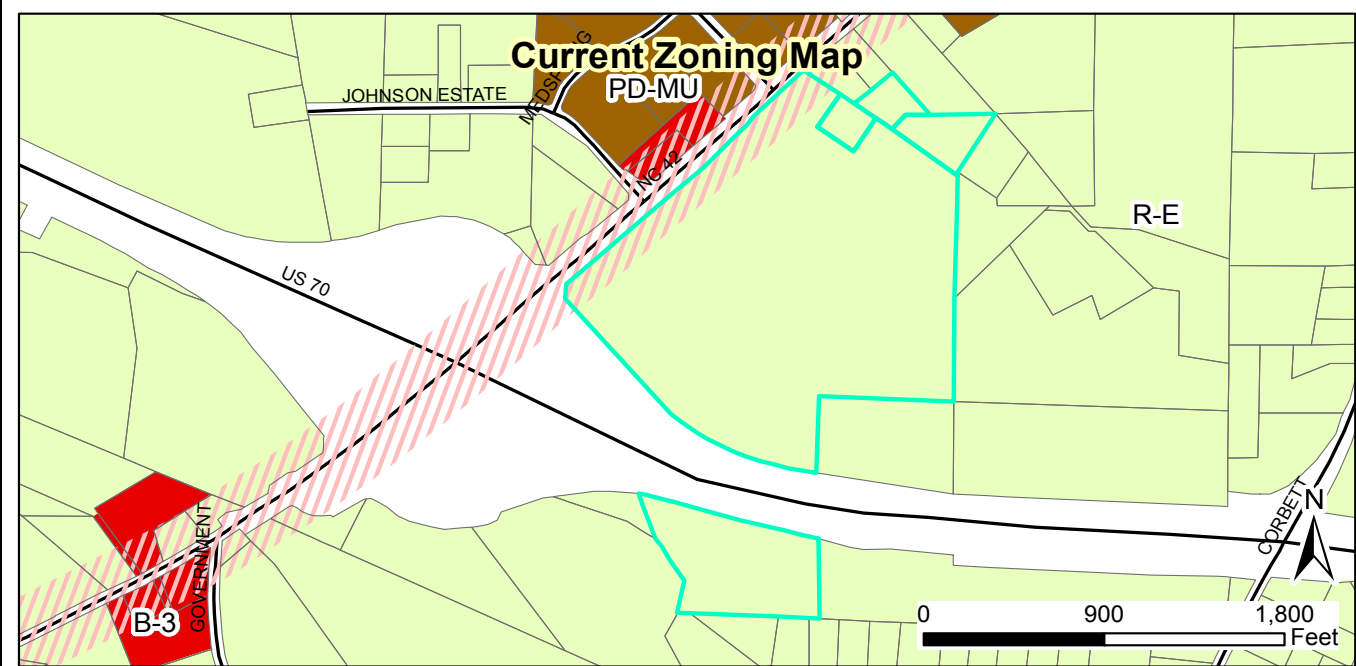


CONSIDERATIONS:

- Rezoning is decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- The Planning Board shall only make a recommendation on this rezoning; the associated master plan (preliminary plat) is quasi-judicial and does not receive a Planning Board recommendation.
- 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.

ATTACHMENTS:

- 1) Application
- 2) Staff Report Maps
- 3) Neighborhood Meeting Materials
- 4) Survey
- 5) Associated Preliminary Proposed Master Plan (informational only)
- 6) PB Adjacent Property Letter



2020-103-PDD
Lumen Planned Development Rezoning
Request to rezone +/- 68 acres from R-E to PD-MU

Applicant: Kimley Horn
 Property Owners: Davis Park Leasing LLC, Frankie Medlin, and Benny & Seth Langdon
 Tag #: 05F02037E, 05F02037B, 05F02037A, 05F02037

Staff Report Map



Legend

- 100-yr Flood Zone
- Thoroughfare Overlay
- Site

07/07/2020
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.

Document Path: \\TTC-FILE-01\Shares\ComDev\Planning\PLANNING\REZONING\Planned Developments\2020\2020-103-PDD Lumen Planned Development District\Staff Report Maps\Staff Report Map 2020-103-PDD.mxd



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

MAJOR SITE PLAN APPLICATION COVER SHEET

Name of Project: Grifols WWTP Expansion Phase II **Date:** July 1, 2020

Applicant Name: Grifols Therapeutics LLC

The following checklist to be completed by applicant:

- ☐ Pre-Application Meeting on: June 10, 2020
- ☐ Review fee
- ☐ Copy of plan sets in PDF on USB

11 copies of the following:

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

11 copies of the plan set which includes the following:

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

Reviewed by: _____



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

MAJOR SITE PLAN APPLICATION

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

☒ New Major Site Plan

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

SITE INFORMATION

Name of Project: Grifols WWTP Expansion Phase II

Acreage of Property: 71.76 **(2.3 acres)** Zoning District: I-1

County Tag #: 05105001D NC Pin #: 167800-21-6344

Address/Location: 8368 US HWY 70 BUS Clayton, NC 27520

Existing Use: Industrial Proposed Use: Industrial

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

Is project within an Overlay District? ☒ Yes ☐ No If yes, which: WS-IV

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

APPLICANT INFORMATION

Applicant: Grifols Therapeutics, LLC

Mailing Address: PO Box 110526 Durham, NC 27709

Phone Number: 919-359-4097 Fax: N/A

Contact Person: Mark Russell **Michael Poulos Mpoulos@dewberry.com**

Email Address: mark.russell@grifols.com **Jack Ritchie jritchie@dewberry.com**

OFFICE USE ONLY

Date Received: _____ Amount Paid: _____ File Number: **2020-101-SP**

PROPERTY OWNER INFORMATION

Name: Grifols Therapeutics, LLC

Mailing Address: PO Box 110526 Durham, NC 27709

Phone Number: 919-359-4097

Fax: N/A

Email Address: mark.russell@grifols.com

EXPLANATION OF PROJECT

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

Grifols Therapeutics Inc is planning production increases expected over the next several years which will generate additional process wastewater. In addition, the Town of Clayton has indicated that more stringent effluent limits will be imposed on Grifols upon renewal of their industrial user permit (IUP) in June of 2022. As a result of the increased process wastewater generation and more stringent effluent limits, Grifols' WWTP facility will require upgrades. The upgrades are being accomplished in two phases. Phase I is currently under construction and includes the design and construction of a new 1.0 million gallon aerated equalization tank. Phase II WWTP upgrades will include a third moving bed biofilm reactor (MBBR), new polishing bioreactor(s), new membrane bioreactors (MBR), a new thickener, a new aerobic digester, a new centrifuge, and associated supporting infrastructure (pumps, blowers, mixers, variable frequency drives (VFDs), Motor Control Center (MCC), etc.

To construct Phase II, the demolition of the existing aeration basin (lagoon) must be performed along with all related structures and electrical utilities. Heavy duty asphalt access drives are proposed on the site plan. These will be large enough to accommodate emergency vehicles and large trucks. Asphalt drives will be un-striped but will be large enough to allow for passing and two way traffic, however most vehicular use will be one way and infrequent. Five foot wide ADA accessible concrete sidewalks encircle the perimeter of the inner block. Reinforced concrete access drives provide light vehicle access to the MBR building and the blowers building (pass-through). A small 20'x20' amenity area is being relocated for use by Grifols employees.

MAJOR SITE PLAN REQUIREMENT CHECKLIST

PLAN FORMAT

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

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

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

PLAN ELEMENTS AND GRAPHIC DATA

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

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

SURVEY

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

EXISTING CONDITIONS SHEET

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

SITE PLAN

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

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

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

Other site plan elements:

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

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

CONCEPTUAL ENGINEERING PLANS

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

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

☐	☒	Identify the proposed storm water management system with location of inlets, piping and positive outfall along with typical section and top surface area of storm water retention/detention pond, including soil types, slope, bottom and top elevations, and finish floor elevations.
--------------------------	-------------------------------------	--

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

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

LANDSCAPE PLAN

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

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

LIGHTING PLAN

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

ARCHITECTURAL ELEVATIONS AND FLOORPLAN

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

APPLICANT AFFIDAVIT

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

Mark Russell

Print Name

Russell, Mark

Signature of Applicant

"Digitally signed by Russell, Mark
DN: cn=Russell, Mark"
Date: 2020.07.01 13:05:00 -0400

7-1-2020

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: Grifols WWTP Expansion Phase II **Address or PIN #:** 05I05001D

AGENT/APPLICANT INFORMATION:

Dewberry Engineers Inc.
(Name - type, print clearly)

2610 Wycliff Road, Suite 410
(Address)
Raleigh, NC 27607-3073
(City, State, Zip)

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

Major Site Plan

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:

(Name - type, print clearly)

(Address)

(Owner's Signature)

(City, State, Zip)

STATE OF _____
COUNTY OF _____

Sworn and subscribed before me _____, a Notary Public for the above State and County, this the _____ day of _____, 20____.

SEAL

Notary Public

My Commission
Expires: _____

July 2018

Received 8/3/2020



Dewberry Engineers Inc. | 919.881.9939
2610 Wycliff Road, Suite 410 | 919.881.9923 fax
Raleigh, NC 27607 | www.dewberry.com

July 23, 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 located adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a Neighborhood Meeting will be held to provide information to area residents about the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: Tuesday August 4, 2020 **Meeting Time:** 6:00 pm EST

Meeting Location*: Virtual (online) via Microsoft Teams

- **Call in: Phone: 571-360-4685; Conference ID: 606 417 899#**

Type of Application: Major Site Plan

Project/proposal property address: 8368 US-70 BUS Highway West, Clayton, NC 27520

Description of project/proposal: Expansion of waste water treatment plant at Grifols Therapeutics

Upcoming public meetings for this application (Planning Board): August 24, 2020 or September 28, 2020

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

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

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

If you have any questions prior to or after this meeting, you may contact us at 919-881-9939. You may also contact the Town of Clayton Planning Department at 919-553-5002.

***Please email jritchie@dewberry.com for a link to the virtual meeting.**

Sincerely,

A handwritten signature in blue ink that reads "Jack Ritchie".

Neighborhood Meeting
Grifols WWTP Phase II
Town of Clayton Major Site Plan
July 23, 2020

Jack Ritchie, RLA
Dewberry Engineers, Inc.
Cc: Town of Clayton Planning Department
Grifols WWTP Phase II project area outlined in red. Parcel outlined in purple.



Source: Johnston County, NC GIS



AGENDA

Meeting Date: August 4, 2020

Time: 6:00-7:00 pm

Location: Online (virtual) Microsoft Teams

Subject: Grifols Phase II WWTP Upgrade & Expansion – Phase II Neighborhood Meeting

Message:

The purpose of this meeting is to discuss the submitted major site plan for the Phase II wastewater treatment plant upgrade and expansion.

1. Project Overview
 - a. Demolition of existing wastewater treatment lagoon
 - b. Construction of new WWTP
2. Project Design
 - a. New structures and buildings
3. Site Plan
4. Schedule
5. Wrap Up
 - a. Questions
 - b. Action Items

ATTACHMENTS:

1. Vicinity Map (Source: Johnston County, NC GIS)
2. Site Plan (Source: Google Earth)
3. Conceptual Site Plan (Source: Town of Clayton Major Site Plan Application)

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Grifols Phase II WWTP Upgrade & Expansion Major Site Plan

Date of Mailing: Friday July 24, 2020

Date of Meeting: Tuesday August 4, 2020 Time of Meeting: 6:00-7:00 pm

Location of Meeting: Microsoft Teams (online)

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: Jack Ritchie 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.*

In attendance: Mark Russell (Grifols), Dan Simmons (McGill & Associates), Mike Poullos (Dewberry), Beth Steffens (Dewberry), and Jack Ritchie (Dewberry).

The meeting was started at 6:00 pm EST on Microsoft Teams (electronic invitation sent to participants).

There were no neighbors in attendance, although (6) six letters were mailed to neighboring property owners on Friday July 24, 2020 with instructions included on how to join the virtual meeting.

While waiting for neighbors to join the meeting, Mark Russell, Dan Simmons, Mike Poullos, and Jack Ritchie discussed the project site's history, environmental attributes, and current work on the Grifols parcel.

A copy of the completed major site plan application, site plan (sheet 4), color vicinity map, and high resolution aerial photograph of existing conditions (provided by Google and Johnston County GIS) were available should a neighbor join the meeting. The meeting was adjourned at 7:00pm EST after no neighbors or additional team members joined.

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

ADJACENT PROPERTY OWNERS LIST

Project Name: Grifols WWTP Expansion Phase II

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

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

[illegible]



Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 2752
P.O. Box 879, Clayton, NC 2752
Phone: 919-553-500
Fax: 919-553-172

TRC CERTIFICATION

August 14, 2020

Mark Russell
PO Box 110526
Durham, NC 27709
Mark.russell@grifols.com

Re: 2020-101-SP Grifols WWTP Expansion Phase 2

Mr. Russell,

The project listed above has received certification from the Technical Review Committee on August 14, 2020. Please email me a digital copy of your latest site plan. The project will now proceed to the following meeting:

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

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

Thank you,

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

Staff Approval:


Project Manager's Approval


Department of Engineering Approval


Fire Inspector's Approval

8/17/2020
Date

8/18/2020
Date

08-19-2020
Date

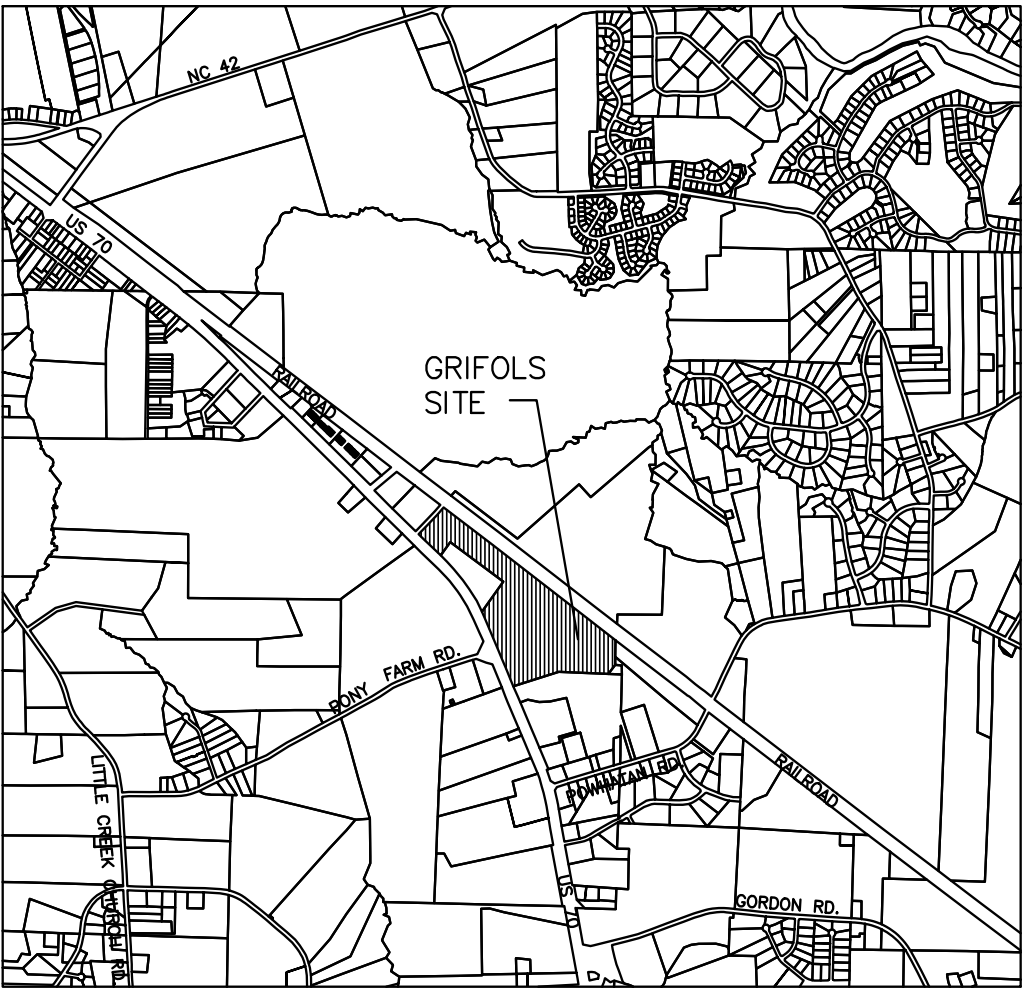
Updated February 2019

PHASE II: WWTP UPGRADE & EXPANSION

MAJOR SITE PLAN SUBMITTAL TOWN OF CLAYTON, NC (TOC PROJECT # 2020-101-SP)

GRIFOLS THERAPEUTICS, INC.
8368 US-70 BUSINESS HIGHWAY W
CLAYTON, NORTH CAROLINA 27520

JULY 31, 2020



VICINITY MAP
NTS

SHEET INDEX

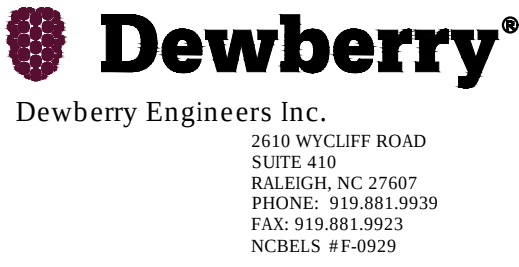
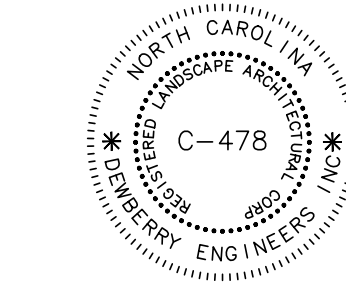
SHEET NO.	TITLE
1	COVER
2	EXISTING CONDITIONS
3	DEMOLITION PLAN
4	SITE PLAN
5	SITE DETAILS
6	PRELIMINARY GRADING PLAN
7	PRELIMINARY ENGINEERING PLAN
8	UTILITY PLAN
9	FIRE RESCUE AND PROTECTION PLAN
10	LANDSCAPE PLAN
11	LIGHTING PLAN
12	MBR BUILDING ELEVATIONS
13	ELECTRICAL & BLOWER BUILDING ELEVATIONS
A	SIGNED SURVEY FROM JANUARY 15, 2020

SITE PLAN REVIEW
DO NOT USE FOR CONSTRUCTION

Electronic Signatures:

Reason for Change:

CCR no.:



GRIFOLS

Project: PHASE II: WWTP UPGRADE & EXPANSION
Sheet Title: COVER
Sub Title: TOWN OF CLAYTON, NC
Jurisdiction: MAJOR SITE PLAN
Submittal: R 11 01
Round: 2
Status:

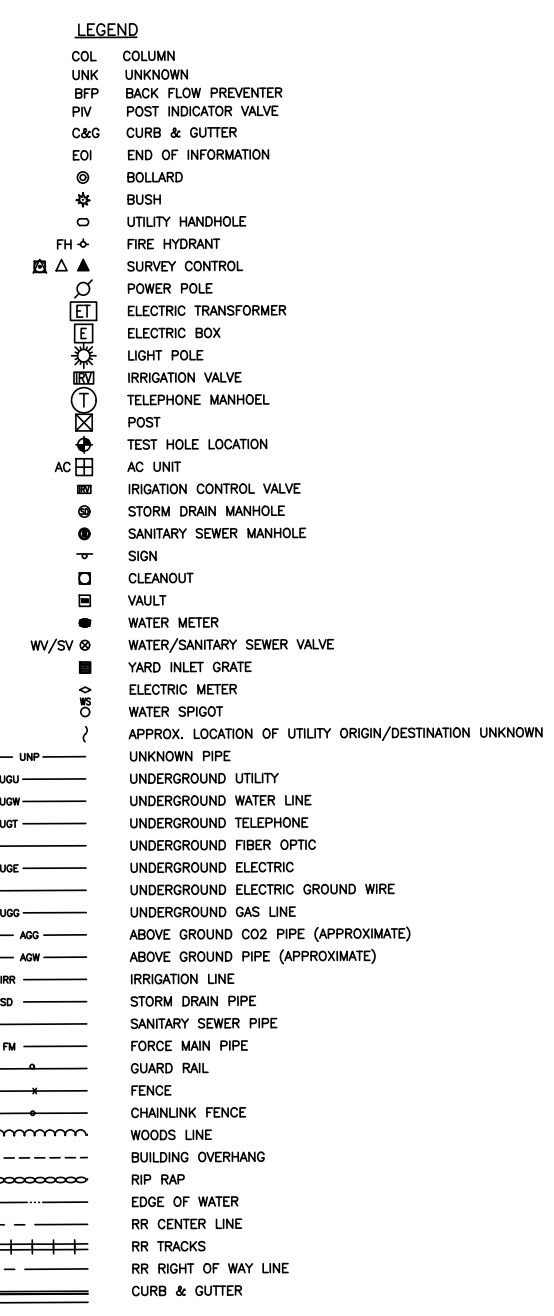
Sheet Number:

1 of 13

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1. A PORTION OF THIS SURVEY IS BASED ON A SURVEY PERFORMED BY DEWBERRY ENGINEERS INC. ON SEPTEMBER 30-OCTOBER 11, 2019 & NOVEMBER 18-DECEMBER 17, 2019.
2. HORIZONTAL CONTROL (NAD83/2011) AND VERTICAL CONTROL (NAVD88) ESTABLISHED BY GPS OBSERVATIONS AND COMPUTED USING NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE STATION SERVICE (VRS).
3. NORTH BROW IS LOCATED NORTH AND ALL DISTANCES ARE GROUND DISTANCES. PROJECT LOCALIZED ON KCI POINT #104. KCI POINT #104 ELEVATION WAS HELD @ 315.360'. COMBINED GRID FACTOR (GRID TO GROUND) EQUALS 1.00011606055934.
4. LOCATIONS OF UTILITIES SHOWN ON THE SURVEY WERE DETERMINED BY OBSERVED EVIDENCE, LOCATION OF ABOVE GROUND UTILITY APPURTENANCES, AND UTILITY MARKINGS (PAINT, ETC.) PROVIDED BY KCI. THESE MARKINGS WERE OBSERVED DURING THE COURSE OF THIS SURVEY. WHERE LOCATED, AND ANY INFORMATION, PURPOSES, AND SHOULD BE FIELD VERIFIED. CRITICAL UNDERGROUND UTILITIES NOT SHOWN, MAY EXIST. STORM SEWER AND SANITARY SEWER DATA HAS BEEN COLLECTED FROM THE RIM OF THE MANHOLE WITHOUT ENTERING THE STRUCTURE. PIPE SIZES AND TYPES SHOULD BE CONSIDERED APPROXIMATE AND BE FIELD VERIFIED IF CRITICAL. STRUCTURES LABELED "VAULT," IF ANY, INDICATE A SUBSTRUCTURE WITH LIMITED VISUAL ACCESS AND INVERT INFORMATION.
5. RAILROAD RIGHT OF WAY PROVIDED BY NORTH CAROLINA RAILROAD COMPANY. THE AREA IDENTIFIED ON THE SURVEY AS BEING WITHIN THE NORTH CAROLINA RAILROAD COMPANY BOUNDARY LINE IS SUBJECT TO THE OWNERSHIP OR RIGHTS OF THE NORTH CAROLINA RAILROAD COMPANY, PURSUANT TO THE REQUIREMENTS OF THE RAILROAD, ANY PROPOSED USE OF PROPERTY WITHIN THAT BOUNDARY REQUIRES THE USERS TO COMPLY WITH POLICIES AND LICENSING PROCEDURES OF NORTH CAROLINA RAILROAD COMPANY.

1. THIS EXISTING SITE SURVEY WAS ADAPTED FROM SITE SURVEY COMPLETED BY DEWBERRY ON DECEMBER 17, 2019. PHASE I CONSTRUCTION ACTIVITIES AND IMPROVEMENTS CURRENTLY OCCURRING ONSITE PER PREVIOUSLY APPROVED PLANS ARE NOT SHOWN ON THIS EXISTING CONDITIONS SURVEY. ADAPTATIONS INCLUDE:

2A. CONSTRUCTION OF EQ TANK 95BF02
2B. CONSTRUCTION OF A PROCESS PUMP STATION
2C. CONSTRUCTION OF A NEW PROCESS AIR COMPRESSOR
2D. CONSTRUCTION OF F550 WWTP MCC BUILDING

3A. REMOVAL OF BUILDING F550
3B. REMOVAL OF PUMP HOUSE
3C. REMOVAL OF SHEDS
3D. REMOVAL OF WASTEWATER CLARIFIER TANKS
3E. REMOVAL OF WASTEWATER SLUDGE TANKS

 **Dewberry®**
Dewberry Engineers Inc.
2610 WYCLIFF ROAD
SUITE 410
RALEIGH, NC 27607
PHONE: 919.881.9939
FAX: 919.881.9923
NCBEI.S.#F-0929

SITE PLAN REVIEW

Electronic Signatures:	GRIFOLS	Project:	PHASE II: WWTP UPGRADE & EXPANSION		
Sheet Title:		EXISTING CONDITIONS			
Submittal:					
Jurisdiction:		TOWN OF CLAYTON, NC		Sheet Number:	2 of 13
Submittal:		MAJOR SITE PLAN			
Round:	2				
Reason for Change:		DCR no.:	Rev:	Rev Date:	Status:
CCR no.:					

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GENERAL NOTES:

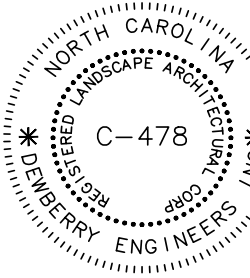
1. REFER TO EXISTING CONDITIONS SHEET (SHEET 2) FOR SURVEY, EXISTING LEGEND AND SURVEY NOTES.

DEMOLITION NOTES:

1. CONTRACTOR SHALL HAVE A COMPLETE SET OF CONSTRUCTION DRAWINGS, SPECIFICATIONS, MODIFICATIONS AND APPROVED PERMITS ON THE JOB SITE AT ALL TIMES.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT WORK REQUIRED TO PROPERLY CONSTRUCT THE WORK.
3. CONTRACTOR SHALL PROTECT EXISTING STRUCTURES, UTILITIES AND ALL OTHER PROPERTY UNLESS THEY ARE TO BE DEMOLISHED. ANY PROPERTY NOT AUTHORIZED FOR REMOVAL, BUT DAMAGED BY THE CONTRACTOR SHALL BE RESTORED OR REPLACED BY THE CONTRACTOR TO THE APPROVAL OF THE OWNER AT NO ADDITIONAL COST.
4. SALVAGED ITEMS SHALL BE STORED ON SITE, OR ADJACENT TO THE SITE. CONTRACTOR SHALL COORDINATE STORAGE LOCATIONS WITH THE OWNER. SCRAP METAL TO BE DISPOSED OF IN OWNER'S ROLL-OFF DUMPSTER.
5. THE UNDERGROUND UTILITIES SHOWN ARE BASED ON UTILITIES LOCATED FROM FIELD SURVEY INFORMATION. ALL EXISTING UTILITIES MAY NOT BE SHOWN ON THE DRAWINGS AND LOCATION OF EX. UTILITIES (VERTICALLY AND HORIZONTALLY) ARE SHOWN IN APPROXIMATE MANNER ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT NC ONE CALL (811). VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS AND COORDINATE CHANGES TO UTILITIES, IF NEEDED, WITH THE ENGINEER.
6. SPOILS SHALL REMAIN ON SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. IF DIRECTED BY THE OWNER, CONTRACTOR TO REMOVE AND LEGALLY DISPOSE OF ALL CONSTRUCTION WASTE, EXCESS MATERIALS (INCLUDING SOIL AND TOPSOIL), AS WELL AS ALL UNSUITABLE MATERIALS OFF-SITE. BURNING AT THE SITE IS NOT PERMITTED AT ANY TIME.
7. CONTRACTOR SHALL REPAIR ANY DAMAGE DONE TO EXISTING FACILITIES LOCATED OUTSIDE THE LIMITS OF WORK DUE TO CONSTRUCTION ACTIVITIES.
8. ALL ROADS, DRIVES AND WALKS SHALL BE KEPT FREE OF DIRT AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL MINIMIZE DUST BY USE OF WET METHODS OR OTHER APPROVED METHOD.
9. CONTRACTOR SHALL DEMOLISH AND REMOVE ITEMS INDICATED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
10. CONTRACTOR SHALL PROVIDE A SCHEDULE AND COORDINATE DEMOLITION ACTIVITIES WITH OWNER.
11. EXISTING PROCESS EQUIPMENT CURRENTLY IN OPERATION AND ASSOCIATED WITH THE WASTEWATER PRETREATMENT FACILITY SHALL NOT BE DEMOLISHED UNTIL NECESSARY PERMITS ARE OBTAINED AND, IF REQUIRED, CONSTRUCTION OF REPLACEMENT PROCESS EQUIPMENT IS COMPLETE.
12. THE CONTRACTOR SHALL ENSURE CONSTRUCTION ACTIVITIES DO NOT INTERFERE WITH OPERATIONS CONDUCTED AT SURROUNDING BUILDINGS OR BLOCK ACCESS TO DRIVES OR PARKING AREAS UNLESS APPROVED BY THE OWNER.
13. CONTRACTOR SHALL LIMIT HIS WORK TO THE AREA APPROVED BY THE OWNER. ALL OTHER WORK AREAS WILL NOT BE PERMITTED.
14. CONTRACTOR SHALL USE PROPER TRAFFIC CONTROL DEVICES INCLUDING ORANGE CONSTRUCTION FENCING TO BLOCK OFF THEIR CONSTRUCTION AREA AND ACTIVITIES TO PEDESTRIANS AND TRAFFIC. THE CONTRACTOR SHALL USE MEANS TO COVER ALL OPEN TRENCHES IN WHICH THE WORK IN EXCAVATED TRENCHES IS NOT COMPLETE.
15. PRIOR TO MOBILIZATION AND COMMENCEMENT OF FIELD CONSTRUCTION, THE CONTRACTOR SHALL INDICATE THE AREA(S) NEEDED FOR THE PROJECT AND DURATION AND SUBMIT TO OWNER FOR REVIEW AND APPROVAL.

LEGEND

DEMOLITION/REMOVAL
LIMITS
PROJECT AREA



Dewberry
Dewberry Engineers Inc.
2610 WYCLIFF ROAD
SUITE 410
RALEIGH, NC 27607
PHONE: 919.881.9939
FAX: 919.881.9923
NCBELS #F-0929

SITE PLAN REVIEW
DO NOT USE FOR CONSTRUCTION

Electronic Signatures:

GRIFOLS

Reason for Change:
CCR no.:

Project: PHASE II: WWTP UPGRADE & EXPANSION
Sheet Title: DEMOLITION PLAN
Submittal: MAJOR SITE PLAN
Round: 2
Jurisdiction: TOWN OF CLAYTON, NC
Rev Date: Status:

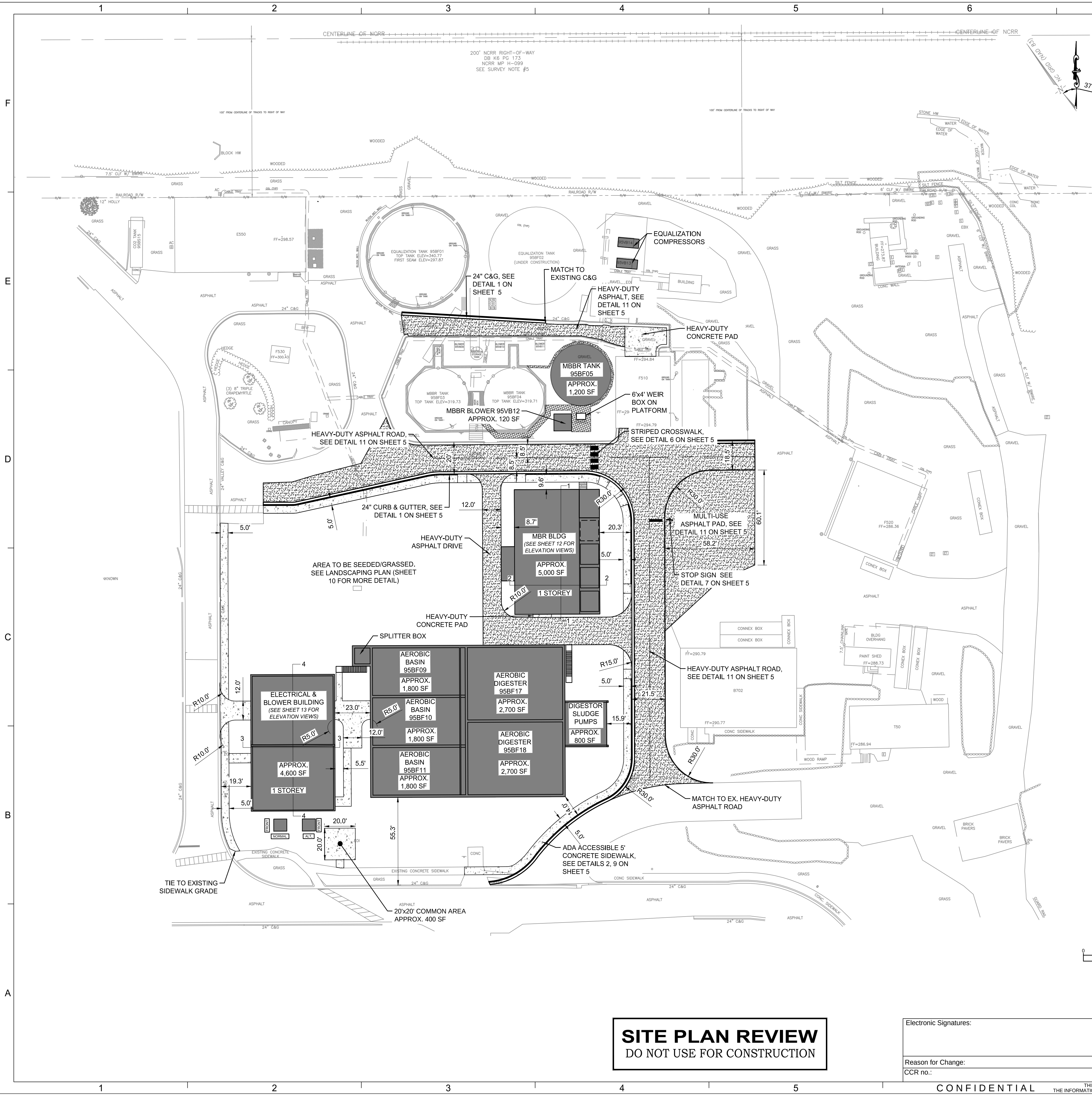
Sheet Number:

3 of 13

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- GENERAL NOTES:**
- REFER TO EXISTING CONDITIONS SHEET (SHEET 2) FOR SURVEY, EXISTING LEGEND AND SURVEY NOTES.
 - REFER TO ARCHITECTURAL SHEETS FOR ELEVATION VIEWS (SHEET 12 FOR MBR BUILDING AND SHEET 13 FOR ELECTRICAL & BLOWER BUILDING)
- SITE NOTES:**
- ALL WORK TO BE IN ACCORDANCE WITH TOWN OF CLAYTON UNIFIED DEVELOPMENT CODE (UDC), STANDARDS AND SPECIFICATIONS.
 - THE PROPOSED WASTEWATER EQUALIZATION TANK WILL HAVE A SIDEWALL HEIGHT OF 46'-3" WITH AN ALUMINUM DOME STRUCTURE. THE TOTAL TANK HEIGHT TO THE TOP OF DOME IS ANTICIPATED TO BE 54'-11". REFER TO PROCESS SHEETS FOR ADDITIONAL INFORMATION.

SITE CALCULATIONS	
TOTAL PROJECT AREA = 115,350 SF / 2.65 AC.	
TOTAL PARCEL AREA = 3,126,039 SF / 71.76 AC. *	
EXISTING CONDITIONS	
EXISTING IMPERVIOUS AREA/COVERAGE	1,936,417 SF / 44.45 AC. *
EXISTING PERVIOUS AREA/COVERAGE	1,189,622 SF / 27.31 AC. *
EXISTING IMPERVIOUS RATIO	61.94%
PROPOSED SITE CONDITIONS	
EXISTING + PROPOSED IMPERVIOUS AREA/COVERAGE	1,989,075 SF / 45.66 AC.
EXISTING + PROPOSED PERVIOUS AREA/COVERAGE	1,113,964 SF / 26.1 AC.
EXISTING + PROPOSED IMPERVIOUS RATIO	63.72%

TOTAL INCREASE IN IMPERVIOUS FOR THIS PROJECT = (1,989,075-1,936,417) = 52,658 SF / 1.21 AC.

* NOTE: 'EXISTING CONDITIONS' DATA PROVIDED BY THE MOST RECENT APPROVED SITE PLAN (SEALED ON 7/22/2019) AND APPROVED BY THE TOWN OF CLAYTON ON 11/2019 AND RECENT RECOMINATION PLAT PERFORMED BY KCI ASSOCIATES OF NC DATED JAN 20, 2020).

NOTE: MAXIMUM ALLOWED PROPOSED IMPERVIOUS IS 70% OF ENTIRE PARCEL DUE TO WATERSHED PROTECTION OVERLAY LIMITATIONS.

BUILDING HEIGHTS
MBR BUILDING IS 28.88' HT (1 STOREY)*
ELECTRICAL BUILDING IS 18.00' (1 STOREY)*

*THIS IS TO LEAVE HEIGHT

TOTAL DISTURBED AREA = 2.65 ACRES

ALL STRUCTURES INCLUDING TANKS/EQUIPMENT NOT TO EXCEED 60-FEET MAXIMUM HEIGHT.

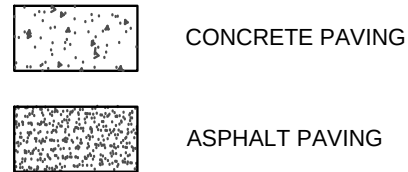
NO PARKING SPACES ARE PROPOSED TO BE ADDED OR REMOVED FOR THIS PROJECT.

MBR BUILDING FAR(FLOOR AREA RATIO) IS 0.028
MCC BUILDING FAR(FLOOR AREA RATIO) IS 0.049

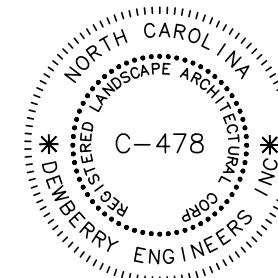
ALL MECHANICAL NOT VIEWABLE FROM PUBLIC RIGHT OF WAY WILL BE SCREENED FROM VIEW.

SITE DATA TABLE	
JURISDICTION/MUNICIPALITY	TOWN OF CLAYTON
PROJECT NAME	WWTP UPGRADE AND EXPANSION
ADDRESS	8388 US 70 BUSINESS HIGHWAY CLAYTON, NC
NC PIN	167800-21-6344 (2.54 ACRES DISTURBED)
COUNTY TAG #	0510500100
SUBJECT PROPERTY REFERENCES	DB 4016 PG 306, DB 4689 PG 566, DB 2871 PG 336, DB 28 PG 173, DB 89 PG 458
PROPERTY (PARCEL) SIZE	71.76 AC.
OWNER	GRIFOLS THERAPEUTICS, LLC PO BOX 110526 DURHAM, NC 27709
APPLICANT	GRIFOLS THERAPEUTICS, LLC 8388 US 70 BUSINESS HIGHWAY CLAYTON, NC 27520
PROPERTY LOCATION	TOWN OF CLAYTON EXTRA TERRITORIAL JURISDICTION (ETJ)
EXIST./PROPOSED ZONING	I-1 (INDUSTRIAL - LIGHT)
OVERLAY DISTRICT	WATERSHED PROTECTION OVERLY DISTRICT: WS-IV
EXISTING USE	INDUSTRIAL- WWTP
PROPOSED USE	INDUSTRIAL-WWTP
UTILITY PROVIDERS:	DUKE ENERGY ELECTRIC JOHNSTON COUNTY PUBLIC UTILITIES WATER TOWN OF CLAYTON SANITARY SEWER
NUMBER OF TANKS	1 MBR TANK 95BF05 (0.2 MG)
BUILDING SQUARE FOOTAGES	APPROX. 4,600 SF ELECTRICAL & BLOWER BLDG MBR BLDG AEROBIC BASIN AEROBIC DIGESTER DIGESTER PUMPS
	APPROX. 5,000 SF APPROX. 1,800 SF (3 BASINS: 5,400 SF) APPROX. 2,700 SF (2 DIGESTERS: 5,400 SF) APPROX. 800 SF

SITE LEGEND



0 30 60 Feet
SCALE: 1"=30'



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SITE PLAN REVIEW
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Electronic Signatures:	Project: PHASE II: WWTP UPGRADE & EXPANSION	Sheet Title: SITE PLAN
Reason for Change:	Submittal: TOWN OF CLAYTON, NC	Submittal: MAJOR SITE PLAN
CCR no.:	Rev: 2	Round: 2
DCR no.:	Rev Date:	Status:

GRIFOLS

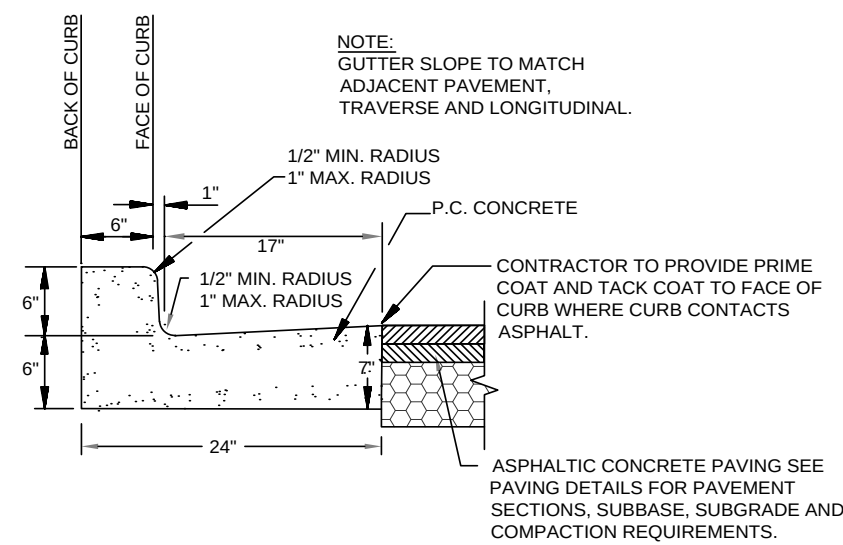
Sheet Number:

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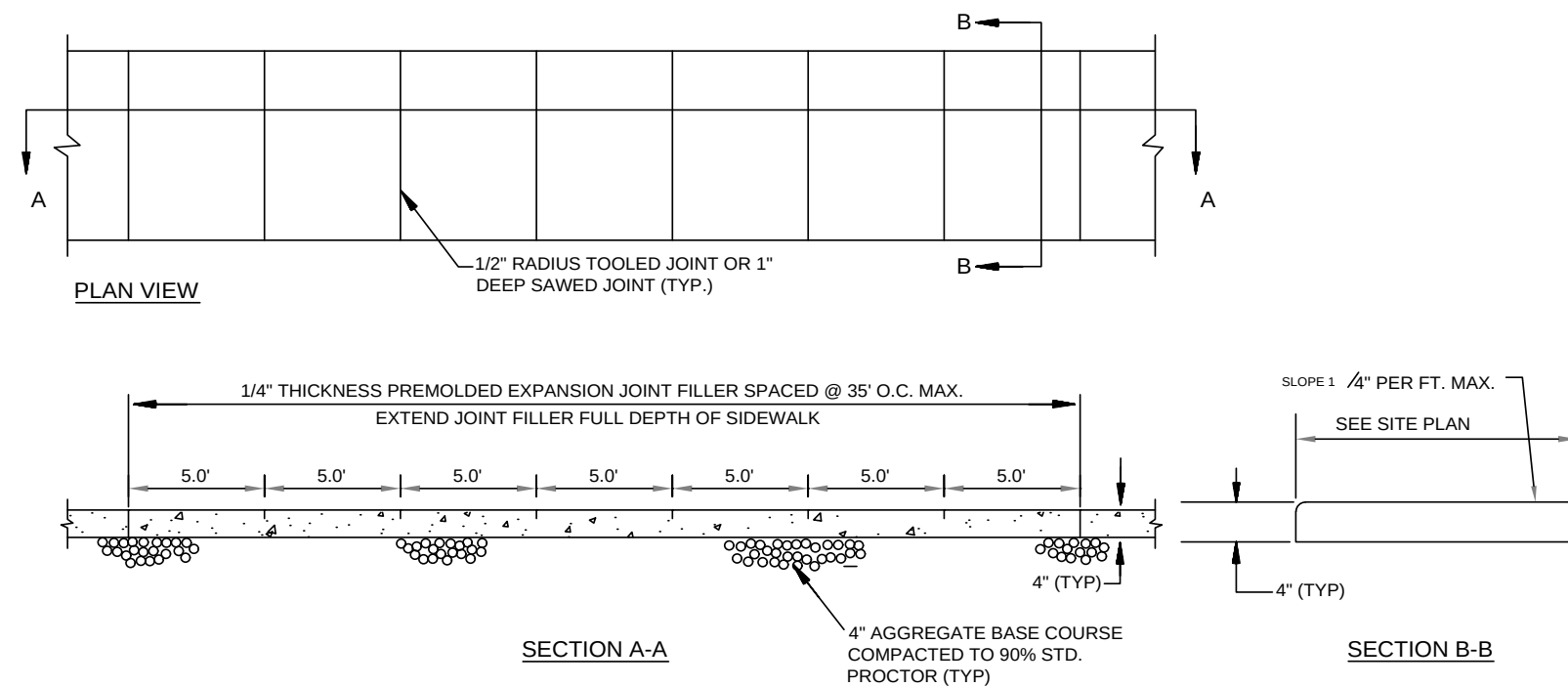
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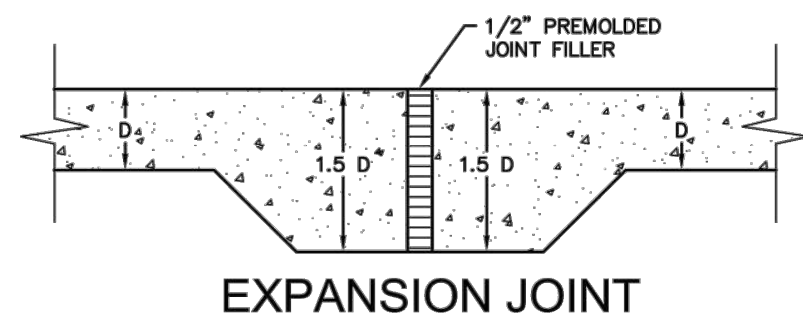
24" CONCRETE STD CURB AND GUTTER
NOT TO SCALE

1
5 24" CONCRETE C&G
NOT TO SCALE



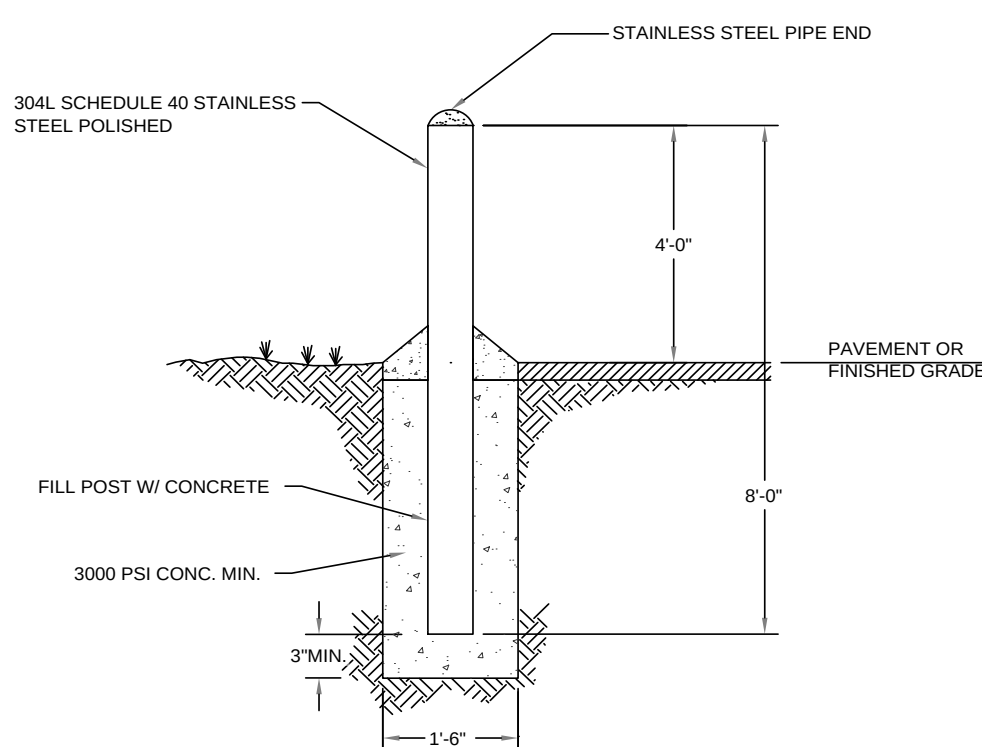
CONCRETE SIDEWALK
NOT TO SCALE

2
5 CONCRETE SIDEWALK
NOT TO SCALE



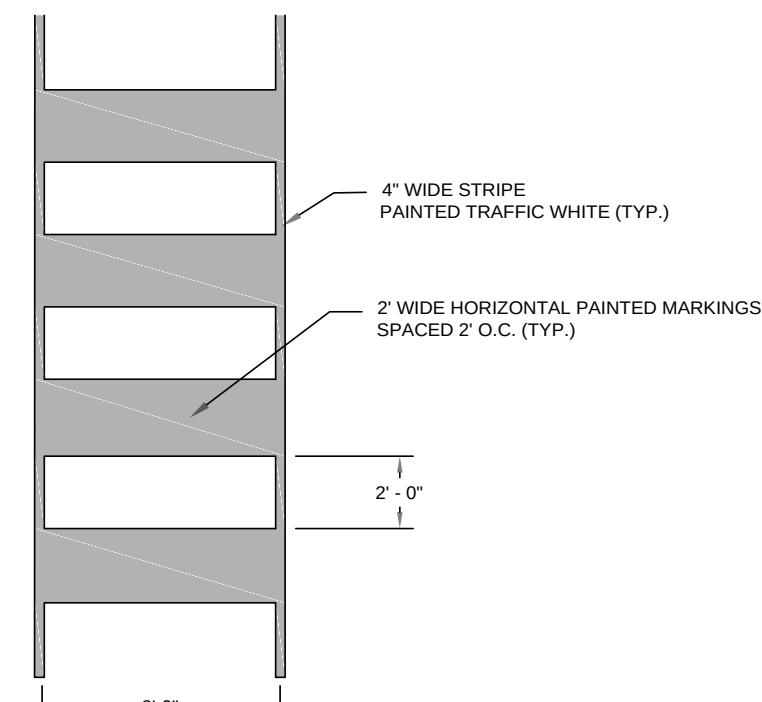
EXPANSION JOINT

5
5 EXPANSION JOINT
NOT TO SCALE



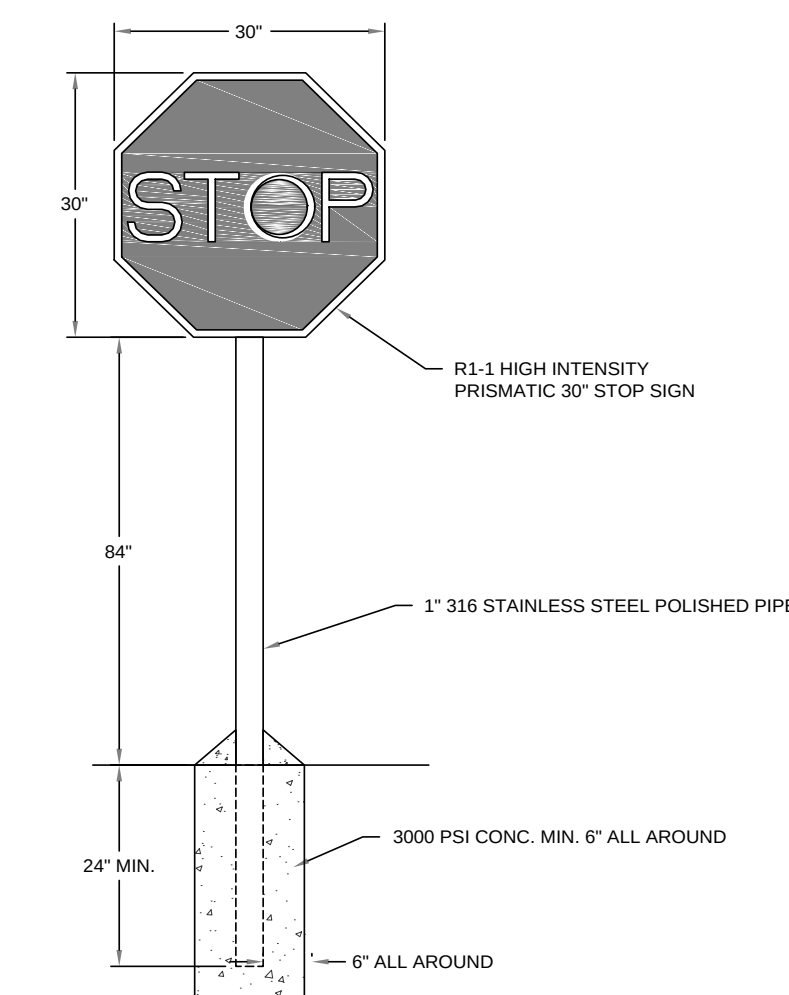
PIPE BOLLARD
NOT TO SCALE

6
5 PIPE BOLLARD
NOT TO SCALE



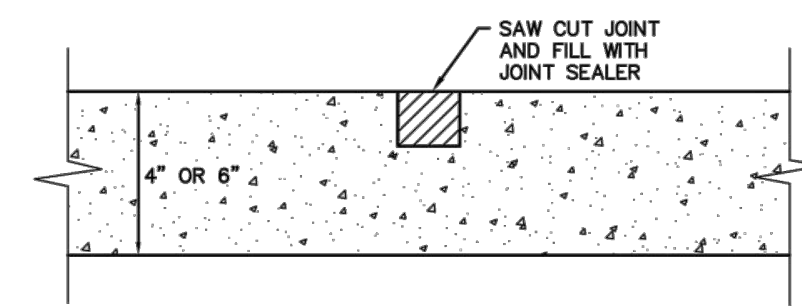
CROSSWALK STRIPING
NOT TO SCALE

6
5 CROSSWALK STRIPING
NOT TO SCALE



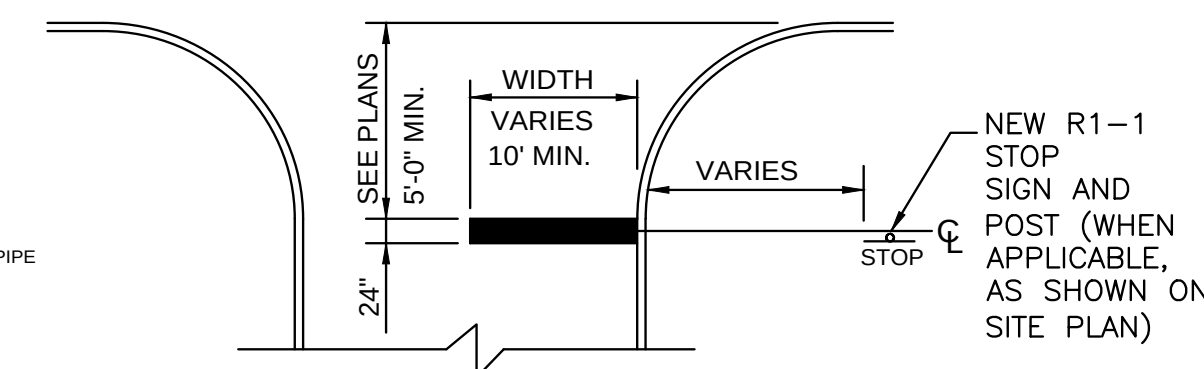
STOP SIGN
NOT TO SCALE

7
5 STOP SIGN
NOT TO SCALE



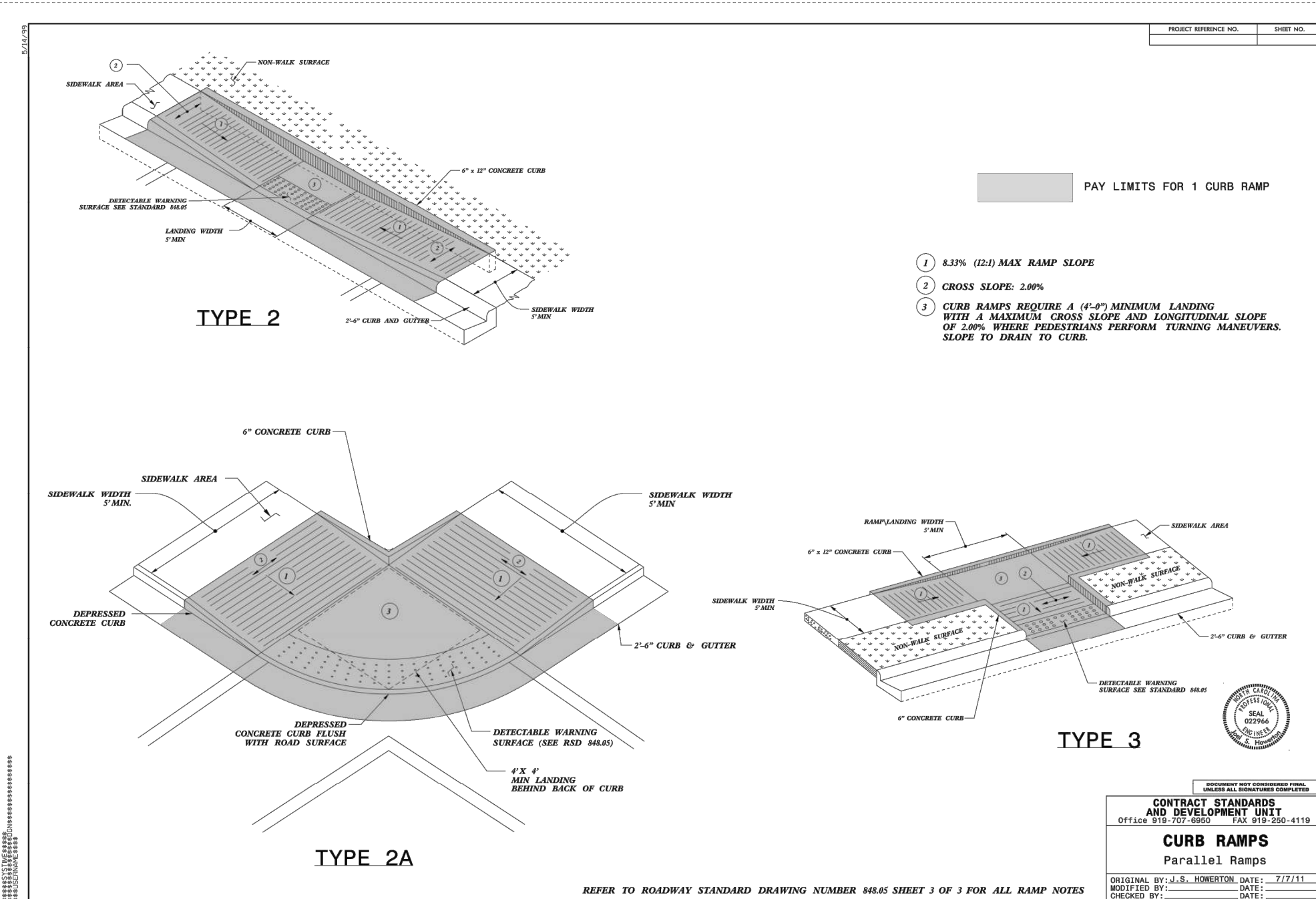
CONTRACTION JOINT

4
5 CONTRACTION JOINT
NOT TO SCALE



NOTES:
1. PAINT SHALL BE IN ACCORDANCE WITH THE PLAN DETAILS, THE 'MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES' AND NCDOT STANDARDS

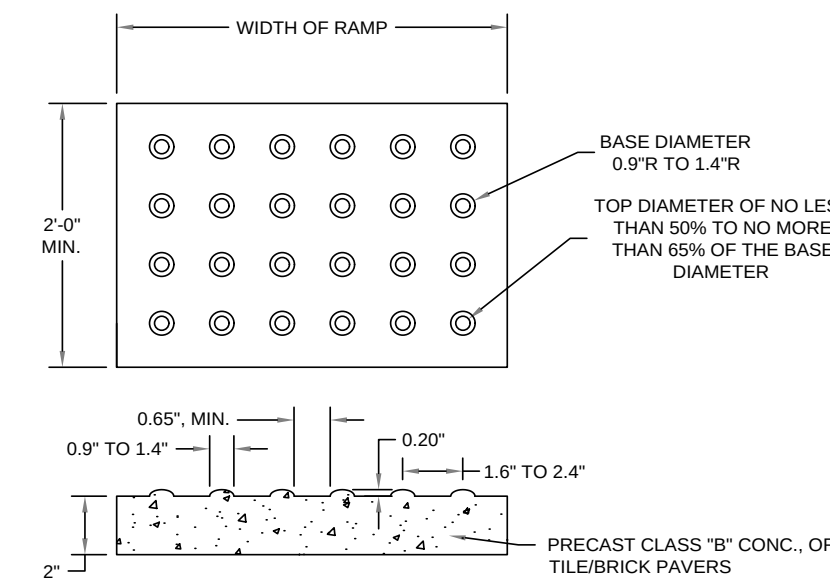
8
5 STOP BAR
NOT TO SCALE



9
5 ADA RAMP(S)
NOT TO SCALE

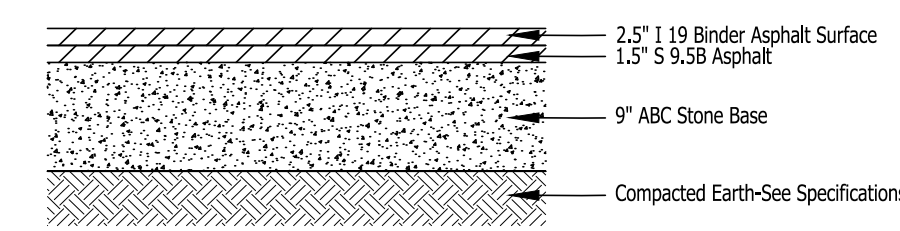
SITE PLAN REVIEW
DO NOT USE FOR CONSTRUCTION

10
5 DETECTABLE WARNING DOME
NOT TO SCALE

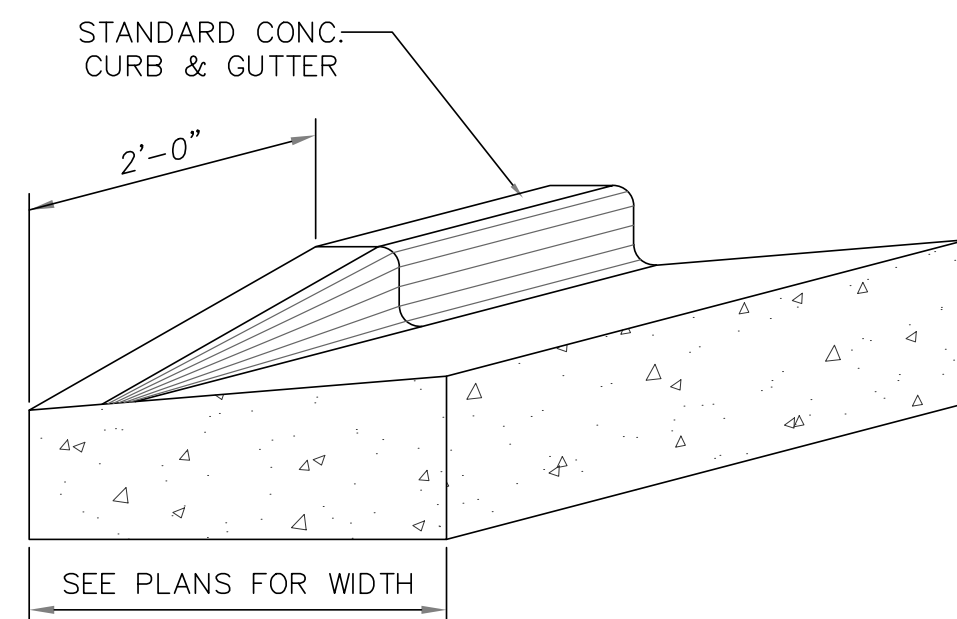


NOTES:
1. DETECTABLE WARNING DOMES SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON THE DETAILS.
2. DETECTABLE WARNING DOMES SECTION SHALL CONTRAST VISIBLY WITH ADJOINING SURFACE, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT SEQUENCE COVERING THE ENTIRE RAMP.

DETECTABLE WARNING DOMES
NOT TO SCALE

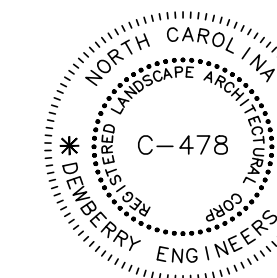


11
5 ASPHALTIC PAVEMENT
NOT TO SCALE



CURB TERMINUS
NOT TO SCALE

12
5 CURB TERMINUS
NOT TO SCALE



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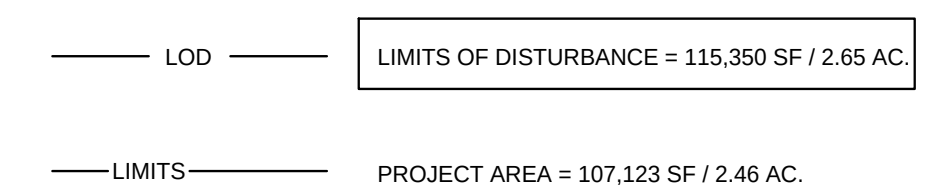
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		Sheet Title: SITE DETAILS	
		Submittal: MAJOR SITE PLAN	
		Round: 2	
Reason for Change:		Rev:	Rev Date:
CCR no.:		DCR no.:	Status:

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Sheet Number:

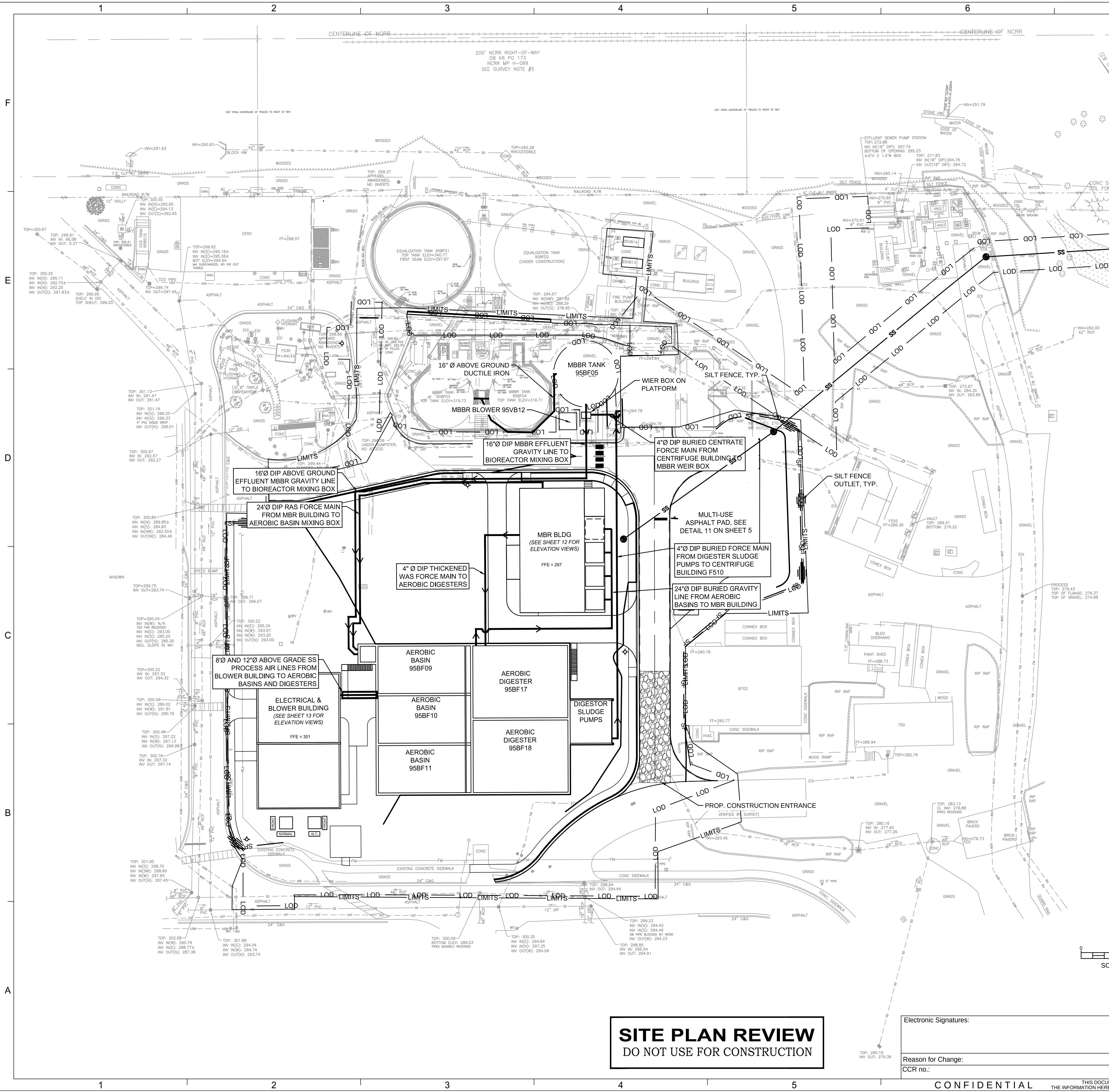
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- SHEET NOTES:**
1. REFER TO EXISTING CONDITIONS SHEET (SHEET 2) FOR SURVEY, EXISTING LEGEND AND SURVEY NOTES.
 2. REFER TO UTILITY PLAN (SHEET 8) FOR MORE DETAILED INFORMATION REGARDING UTILITIES.
 3. ALL SLOPES TO BE STABILIZED USING GRASS SEE LANDSCAPE PLAN FOR MORE DETAIL.
 4. SEE LIGHTING PLAN (SHEET 11) FOR MORE INFORMATION.
 5. REFER TO ARCHITECTURAL ELEVATIONS ON SHEETS 13 & 14 FOR LOCATION OF PROPOSED LIGHT FIXTURES.
 6. MBBR, DIGESTER PUMP, AND BLOWER/ELECTRICAL BUILDINGS ARE UNCLASSIFIED AREAS PER NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 820 STANDARD FOR FIRE PROTECTION IN WASTEWATER TREATMENT AND COLLECTION FACILITIES, 2020 EDITION. PROVIDE BUILDING FIRE PROTECTION, DETECTION, MECHANICAL VENTING, AND ALARM MEASURES PER NFPA 820.

- LEGEND**
- SILT FENCE — SF — SF —
 - SILT FENCE OUTLET
 - PROP. FIRE HYDRANT ASSEMBLY
 - PROP. PIPING LAYOUT
 - LIMITS OF DISTURBANCE — LIMITS —

- GENERAL NOTES:**
1. ALL UNDERGROUND UTILITIES LOCATED AS APPROXIMATE. CONTRACTOR TO FIELD VERIFY PRIOR TO CONSTRUCTION. ALL EXISTING UTILITIES TO BE LEFT UNDISTURBED SHALL BE PROTECTED AND REMAIN ACTIVE.
 2. ALL CONSTRUCTION AND MATERIAL SPECIFICATIONS SHALL CONFORM TO THE PROJECT DRAWINGS AND SPECIFICATIONS
 3. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT WORK REQUIRED TO PROPERLY CONSTRUCT THE WORK.
 4. PROPOSED UTILITIES SHOWN ON THIS SHEET ARE PROCESS UTILITIES. GENERAL UTILITIES ARE SHOWN ON SHEET 8 (UTILITY PLAN)

SITE PLAN REVIEW
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Reason for Change:		Jurisdiction: TOWN OF CLAYTON, NC		Sheet Number:	
CCR no.:		Round: 2		7 of 13	
DCR no.:		Rev Date:		Status:	

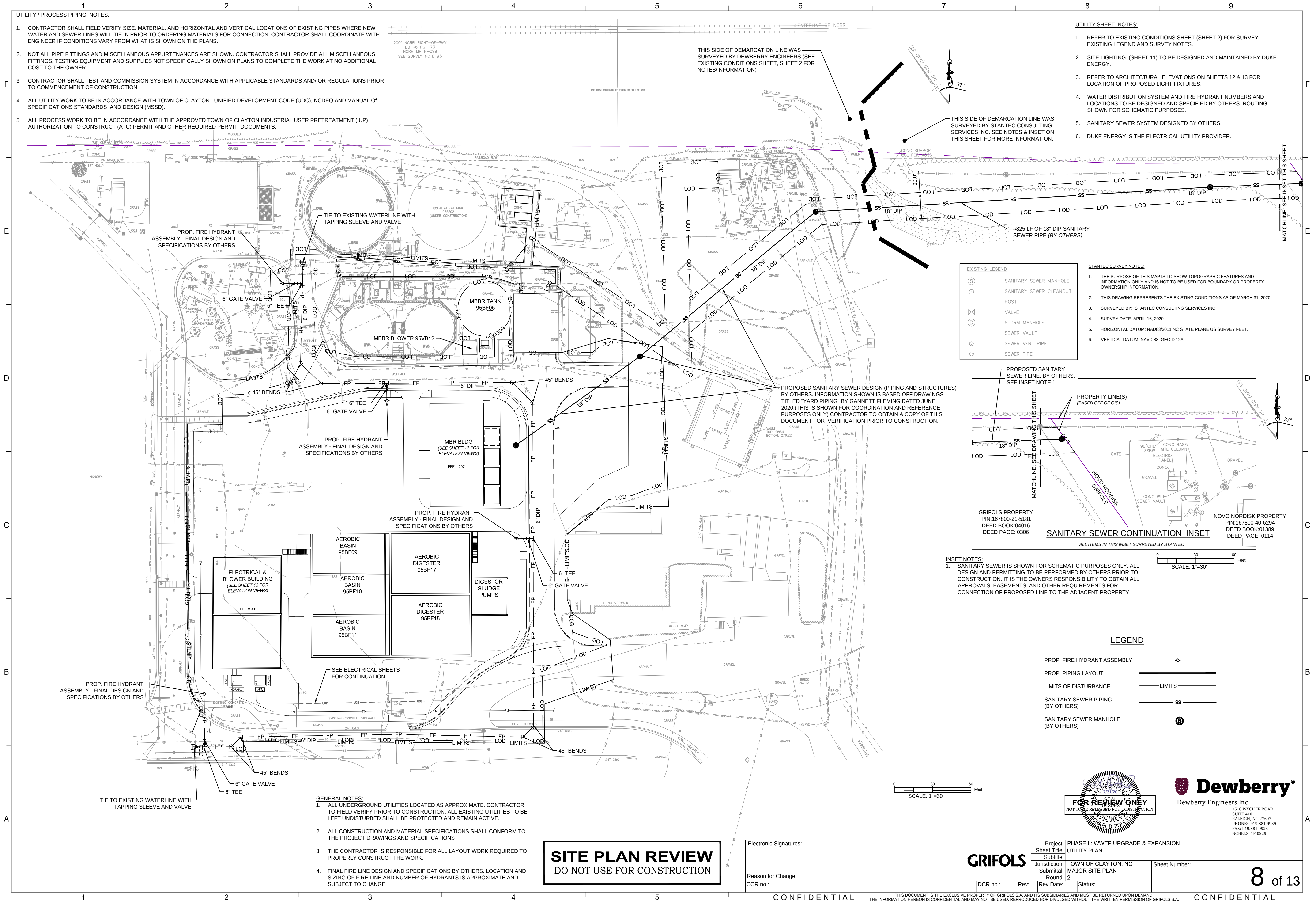
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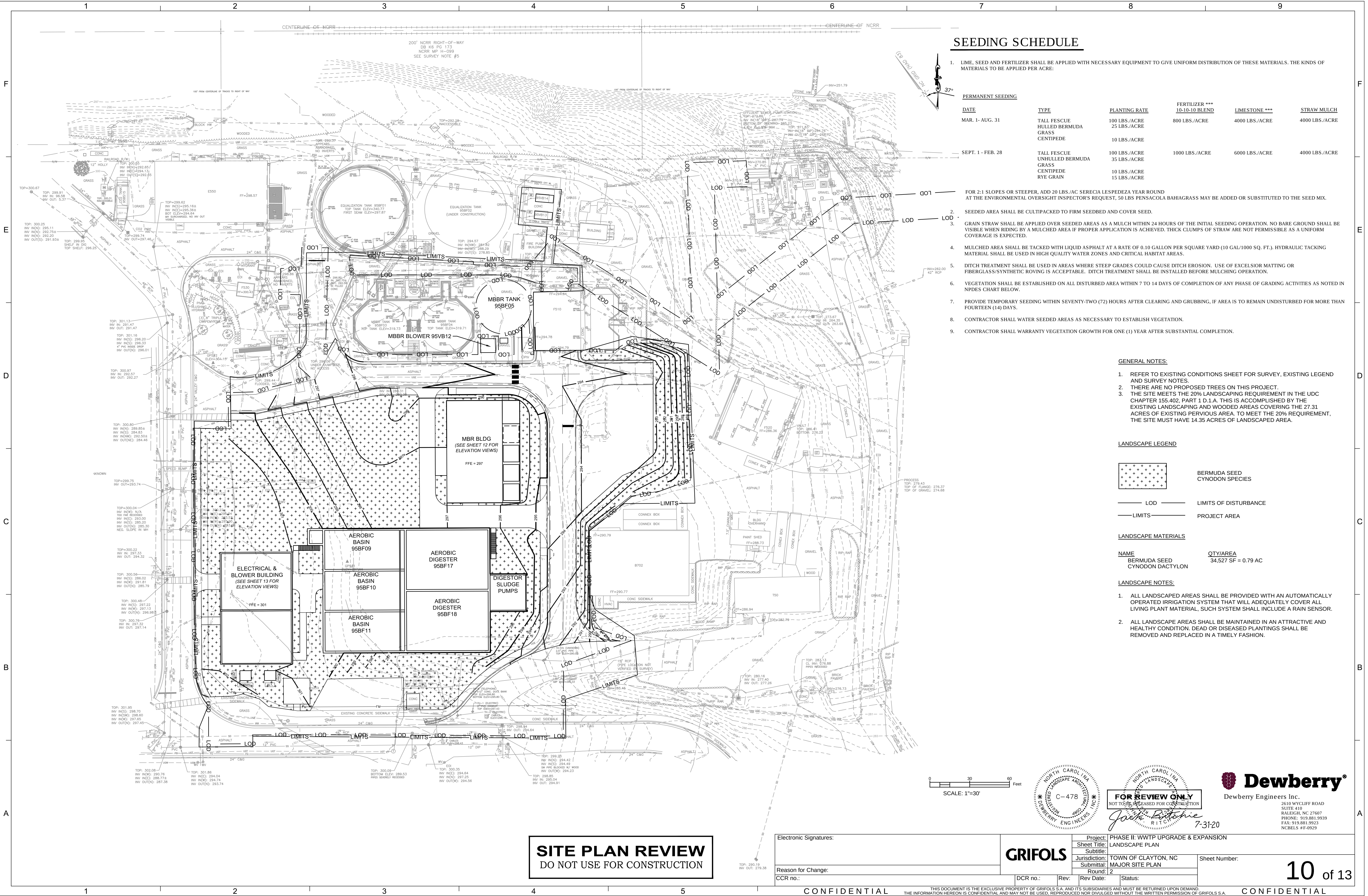
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SEEDING SCHEDULE

1. LIME, SEED AND FERTILIZER SHALL BE APPLIED WITH NECESSARY EQUIPMENT TO GIVE UNIFORM DISTRIBUTION OF THESE MATERIALS. THE KINDS OF MATERIALS TO BE APPLIED PER ACRE:
- | DATE | TYPE | PLANTING RATE | FERTILIZER ***
10-10-10 BLEND | LIMESTONE *** | STRAW MULCH |
|-------------------|--|---|----------------------------------|----------------|----------------|
| MAR. 1 - AUG. 31 | TALL FESCUE
HULLED BERMUDA
GRASS
CENTIPEDE | 100 LBS./ACRE
25 LBS./ACRE
10 LBS./ACRE | 800 LBS./ACRE | 4000 LBS./ACRE | 4000 LBS./ACRE |
| SEPT. 1 - FEB. 28 | TALL FESCUE
HULLED BERMUDA
GRASS
CENTIPEDE
RYE GRAIN | 100 LBS./ACRE
35 LBS./ACRE
10 LBS./ACRE
15 LBS./ACRE | 1000 LBS./ACRE | 6000 LBS./ACRE | 4000 LBS./ACRE |
- FOR 2:1 SLOPES OR STEEPER, ADD 20 LBS./AC. SERECIA LESPEDEZA YEAR ROUND
AT THE ENVIRONMENTAL OVERSIGHT INSPECTOR'S REQUEST, 50 LBS. PENSACOLA BAHIA GRASS MAY BE ADDED OR SUBSTITUTED TO THE SEED MIX.
2. SEEDING SHALL BE CULTRIPACKED TO FIRM SEEDBED AND COVER SEED.
3. GRAIN STRAW SHALL BE APPLIED OVER SEEDING AREAS AS A MULCH WITHIN 24 HOURS OF THE INITIAL SEEDING OPERATION. NO BARE GROUND SHALL BE VISIBLE WHEN RIDING BY A MULCHED AREA IF PROPER APPLICATION IS ACHIEVED. THICK CLUMPS OF STRAW ARE NOT PERMISSIBLE AS A UNIFORM COVERAGE IS EXPECTED.
4. MULCHED AREA SHALL BE TACKED WITH LIQUID ASPHALT AT A RATE OF 0.10 GALLON PER SQUARE YARD (10 GAL/1000 SQ. FT.). HYDRAULIC TACKING MATERIAL SHALL BE USED IN HIGH QUALITY WATER ZONES AND CRITICAL HABITAT AREAS.
5. DITCH TREATMENT SHALL BE USED IN AREAS WHERE STEEP GRADES COULD CAUSE DITCH EROSION. USE OF EXCLOSURE MATTING OR FIBERGLASS/SYNTHETIC ROVING IS ACCEPTABLE. DITCH TREATMENT SHALL BE INSTALLED BEFORE MULCHING OPERATION.
6. VEGETATION SHALL BE ESTABLISHED ON ALL DISTURBED AREA WITHIN 7 TO 14 DAYS OF COMPLETION OF ANY PHASE OF GRADING ACTIVITIES AS NOTED IN NPDES CHART BELOW.
7. PROVIDE TEMPORARY SEEDING WITHIN SEVENTY-TWO (72) HOURS AFTER CLEARING AND GRUBBING, IF AREA IS TO REMAIN UNDISTURBED FOR MORE THAN FOURTEEN (14) DAYS.
8. CONTRACTOR SHALL WATER SEEDING AREAS AS NECESSARY TO ESTABLISH VEGETATION.
9. CONTRACTOR SHALL WARRANTY VEGETATION GROWTH FOR ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION.

GENERAL NOTES:

1. REFER TO EXISTING CONDITIONS SHEET FOR SURVEY, EXISTING LEGEND AND SURVEY NOTES.
2. THERE ARE NO PROPOSED TREES ON THIS PROJECT.
3. THE SITE MEETS THE 20% LANDSCAPING REQUIREMENT IN THE UDC CHAPTER 155.402, PART 1 D.1.A. THIS IS ACCOMPLISHED BY THE EXISTING LANDSCAPING AND WOODED AREAS COVERING THE 27.31 ACRES OF EXISTING PERVIOUS AREA. TO MEET THE 20% REQUIREMENT, THE SITE MUST HAVE 14.35 ACRES OF LANDSCAPED AREA.

LANDSCAPE LEGEND

- BERMUDA SEED
CYNODON SPECIES
- LOD LIMITS OF DISTURBANCE
- LIMITS PROJECT AREA

LANDSCAPE MATERIALS

NAME	QTY/AREA
BERMUDA SEED CYNODON DACTYLON	34,527 SF = 0.79 AC

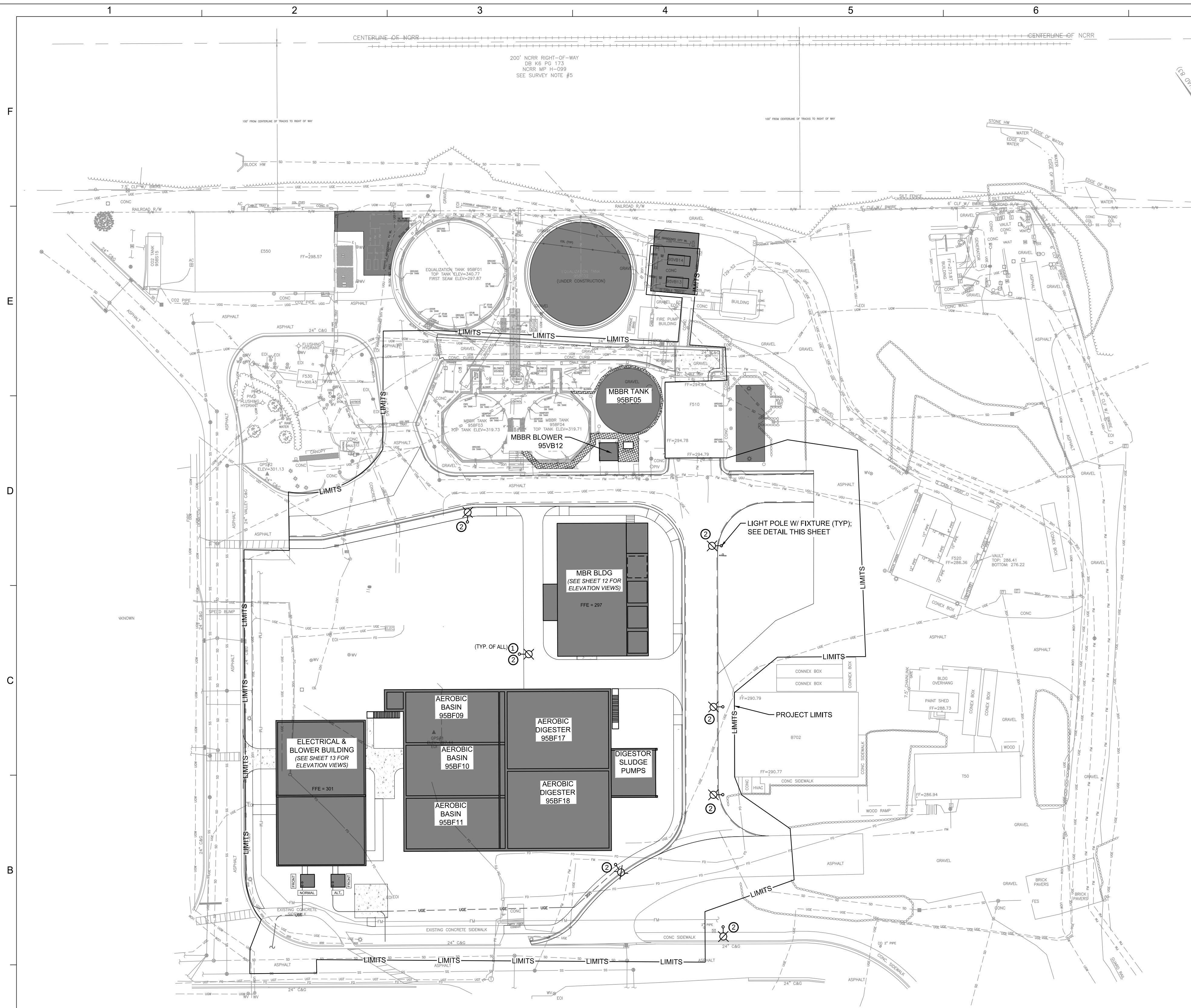
LANDSCAPE NOTES:

1. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM THAT WILL ADEQUATELY COVER ALL LIVING PLANT MATERIAL, SUCH SYSTEM SHALL INCLUDE A RAIN SENSOR.
2. ALL LANDSCAPE AREAS SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION. DEAD OR DISEASED PLANTINGS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION.

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	Sheet Title: LANDSCAPE PLAN
	Submittal: MAJOR SITE PLAN
Reason for Change:	Jurisdiction: TOWN OF CLAYTON, NC
CCR no.:	Round: 2
	Rev Date: 7-31-20
	Status: FOR REVIEW ONLY
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	Jack R. Ritchie
	7-31-20
	Sheet Number: 10 of 13

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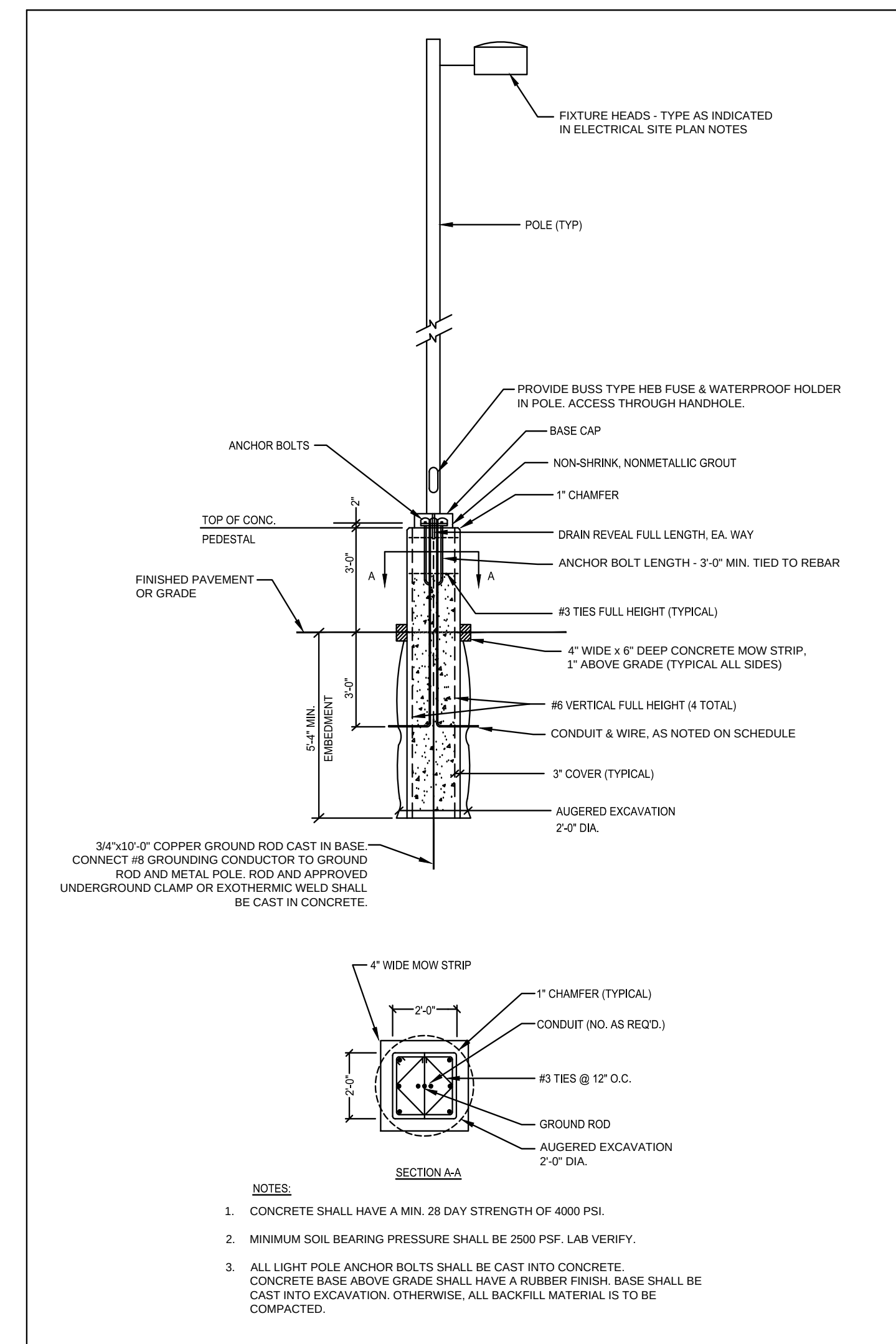
- REFER TO EXISTING CONDITIONS SHEET (SHEET 2) FOR SURVEY, EXISTING LEGEND AND SURVEY NOTES.

UTILITY NOTES:

- SITE LIGHTING IS TO BE DESIGNED AND MAINTAINED BY DUKE ENERGY.
- REFER TO ARCHITECTURAL ELEVATIONS ON SHEETS 12 & 13 FOR LOCATION OF PROPOSED LIGHT FIXTURES.

LIGHTING SITE PLAN NOTES INDICATED BY (#)

- PROVIDE KIM LIGHTING WARP 9 LED FIXTURE (WP9L-3-E35-120L-3K) WITH 25' POLE (KRS25-S180) ON 30" HIGH CONCRETE BASE. VERIFY VOLTAGE, CIRCUITRY, FIXTURE FINISH, PHOTOCELL AND OTHER CONTROLS PRIOR TO ORDERING.
- FINAL DESIGN AND SPECIFICATIONS BY DUKE ENERGY.
- FINAL DESIGN AND SPECIFICATIONS TO BE COMPLETED AFTER OWNER REVIEW.



TYPICAL LIGHT POLE DETAIL
NOT TO SCALE

SITE PLAN REVIEW
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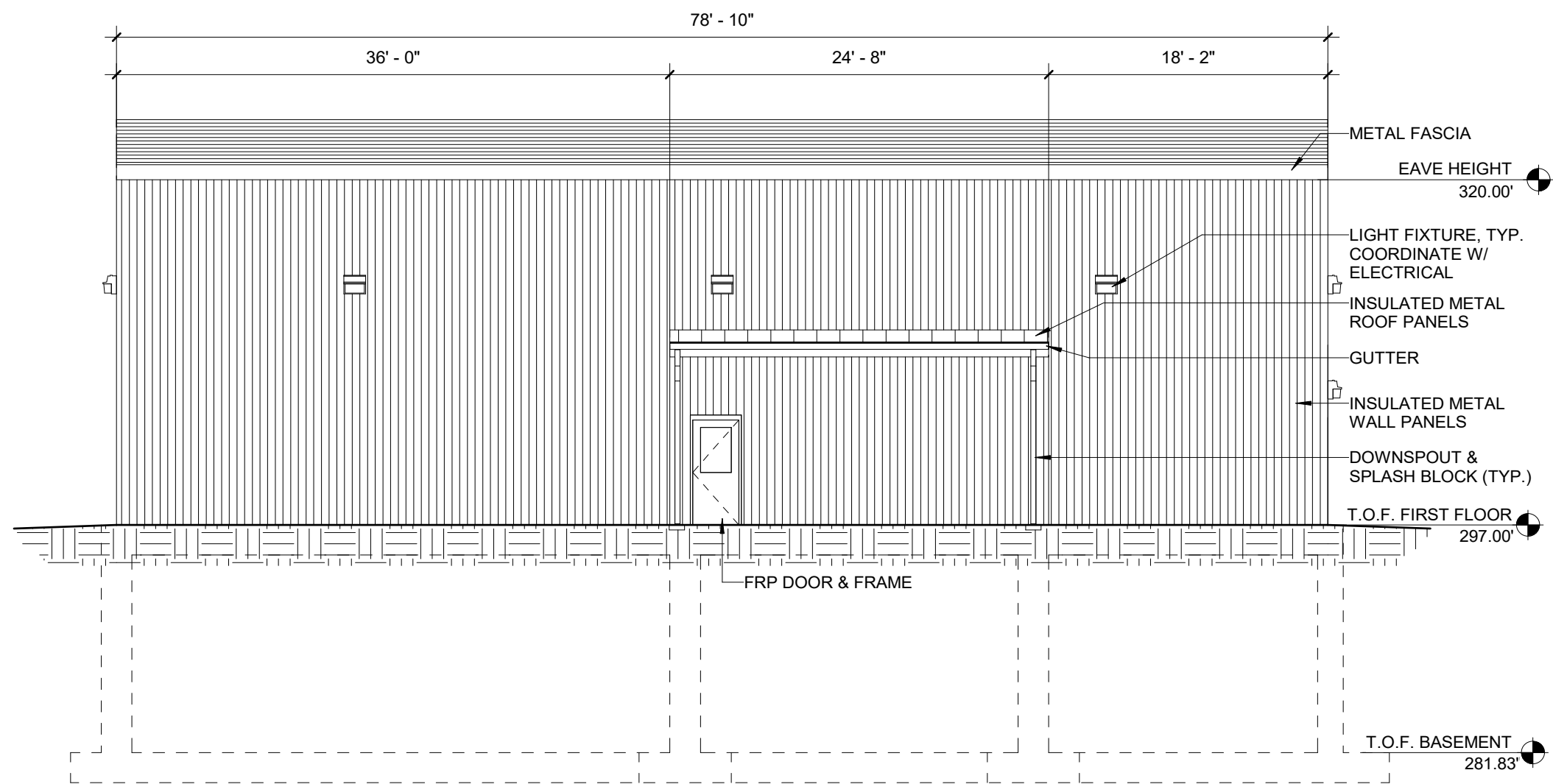
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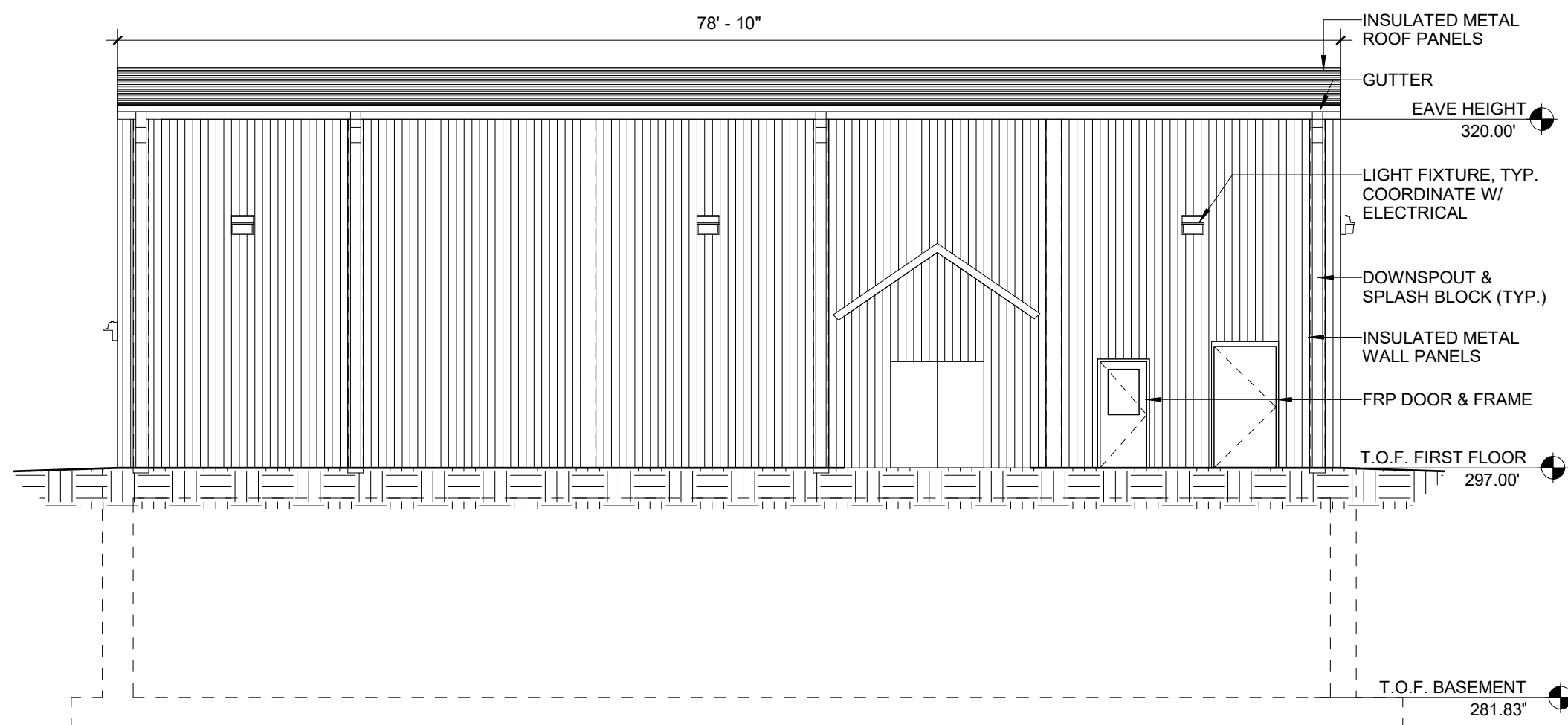
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NCBELS #F-0925

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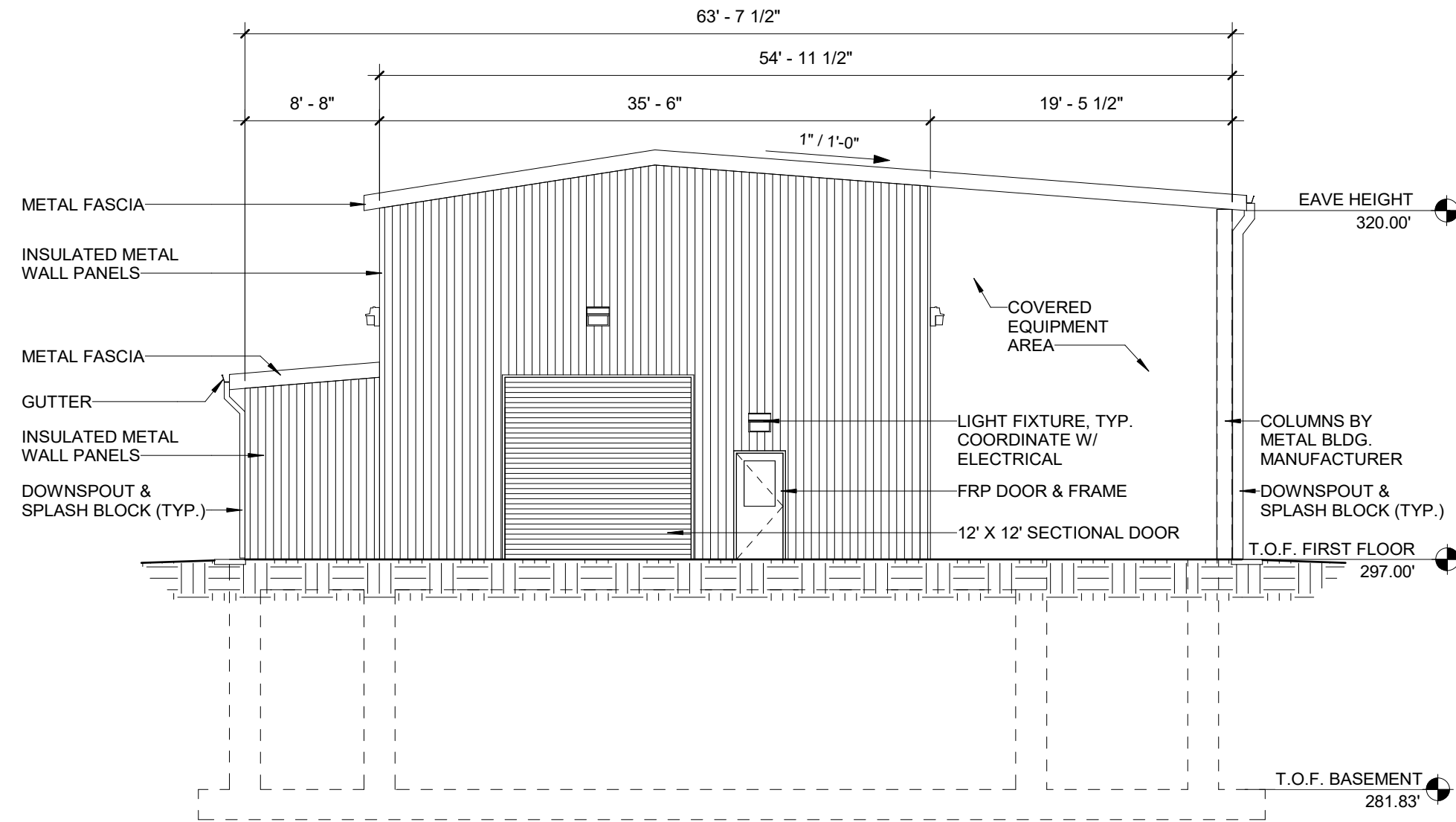
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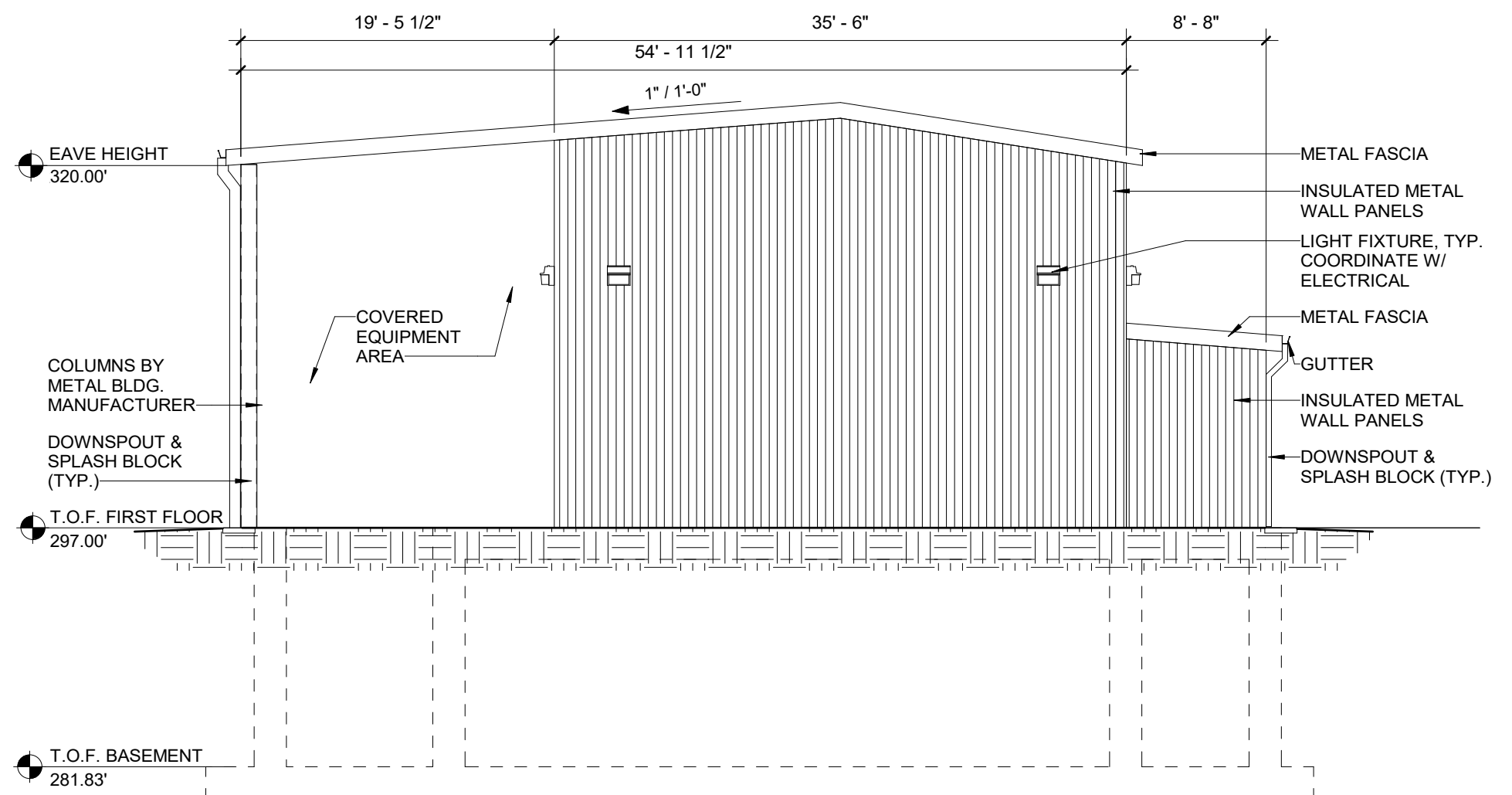
1 EXTERIOR ELEVATION- LOOKING EAST
Scale: 1/8" = 1'-0"



3 EXTERIOR ELEVATION- LOOKING WEST
Scale: 1/8" = 1'-0"



2 EXTERIOR ELEVATION- LOOKING NORTH
Scale: 1/8" = 1'-0"



4 EXTERIOR ELEVATION- LOOKING SOUTH
Scale: 1/8" = 1'-0"

GENERAL NOTES:
1. BUILDING DIMENSIONS AND HEIGHTS ARE APPROXIMATE AND SUBJECT TO CHANGE. FINAL ELEVATIONS TO BE DETERMINED BY BUILDING MANUFACTURER PER FINAL DESIGN.
2. HVAC, LOUVERS, & VENTS NOT SHOWN. WILL BE REQUIRED.
3. BUILDING OPENINGS AND LIGHT FIXTURES ARE ESTIMATES. FINAL OPENING & FIXTURE SCHEDULE TO BE DETERMINED IN FINAL DESIGN.

BUILDING NOTES:
1. PRE-ENGINEERED BUILDING SYSTEM TO COMPLY WITH LOCAL BUILDING CODES. BUILDING MANUFACTURER TO PROVIDE FINAL DESIGN DOCUMENTS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA.
2. BUILDING WILL BE GALVANIZED STEEL CONSTRUCTION WITH KYNAR 300 EXTERIOR FINISH OR EQUAL FOR WALL AND ROOF PANELS. WALL PANELS WILL CONSIST OF CORRUGATED FOAM INSULATED CORE PANELS WITH METAL FINISHED INNER & OUTER LAYER. IECC COMPLIANT INSULATION.
3. MINIMUM INTERIOR HEIGHT CLEAR SPAN WILL BE 20'-0".
4. ROOF SLOPE IS 1:12 MIN. GABLE STYLE. PROVIDE ROOF PANELS WITH LAPPED SEAM TAPER RIBS OR FOAM INSULATED CORE ROOF PANELS. IECC COMPLIANT INSULATION.
5. PROVIDE AIR CONDITIONING SYSTEM FOR PROPOSED ELECTRICAL LOAD. SYSTEM WILL BE WALL MOUNTED BARD UNIT OR VARIABLE REFRIGERANT FLOW (VRF) SYSTEM WITH SINGLE OUTDOOR CONDENSING UNIT.

0' 4' 8' 16'
SCALE: 1/8" = 1'-0"



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Reason for Change:		Sheet Title: MBR BUILDING ELEVATIONS	
CCR no.:		Submittal: TOWN OF CLAYTON, NC	
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Rev Date:		Status:	
DCR no.:		Sheet Number:	

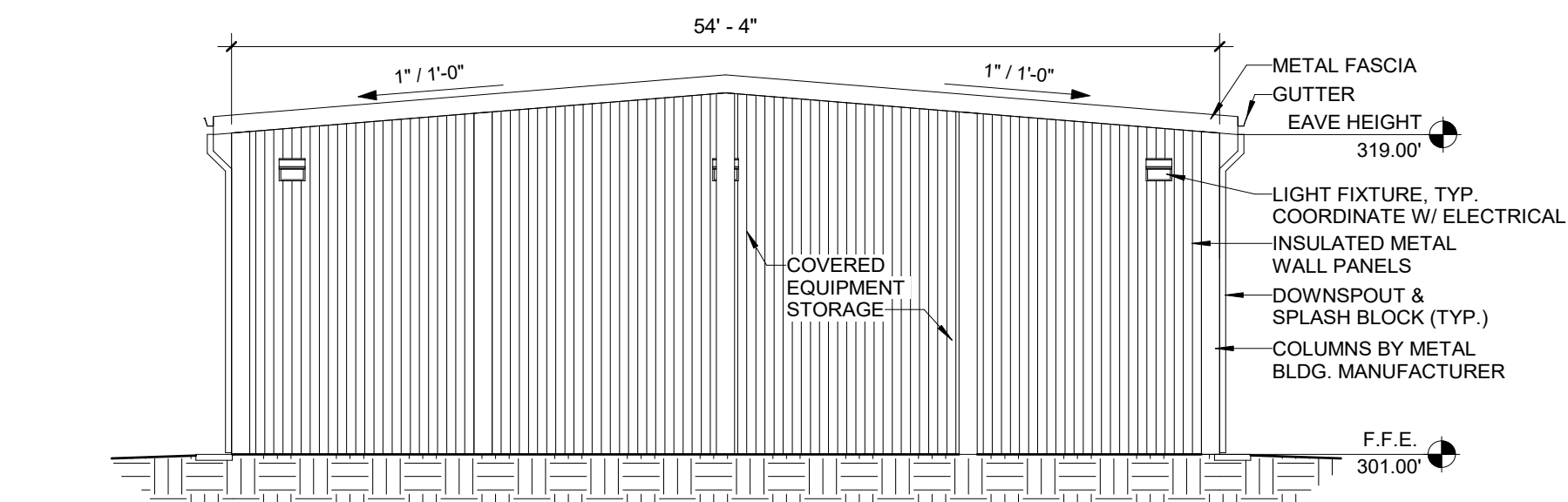
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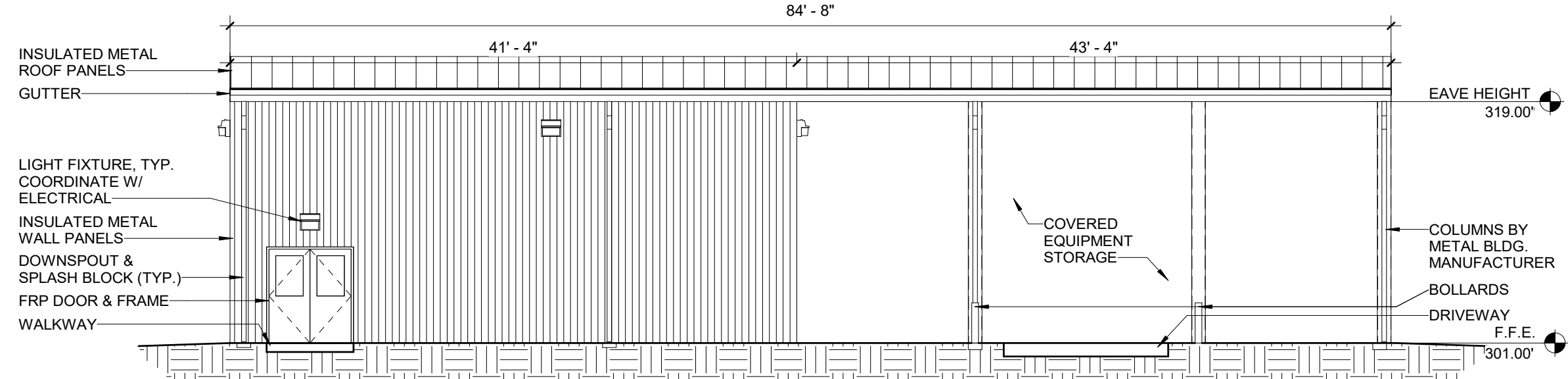
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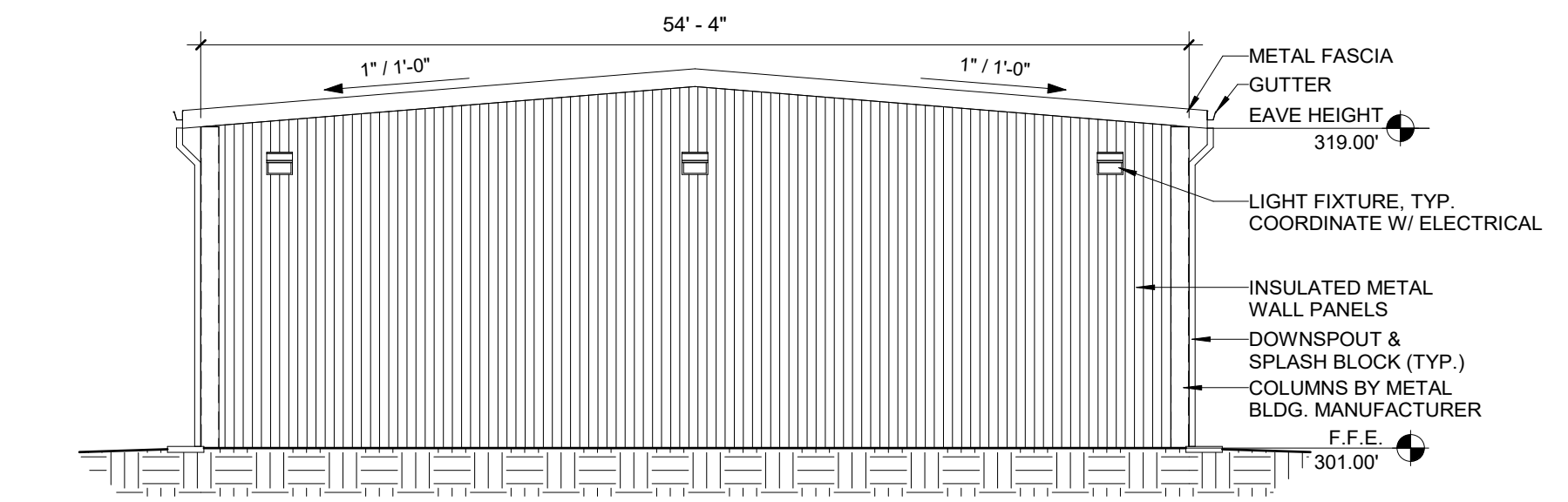
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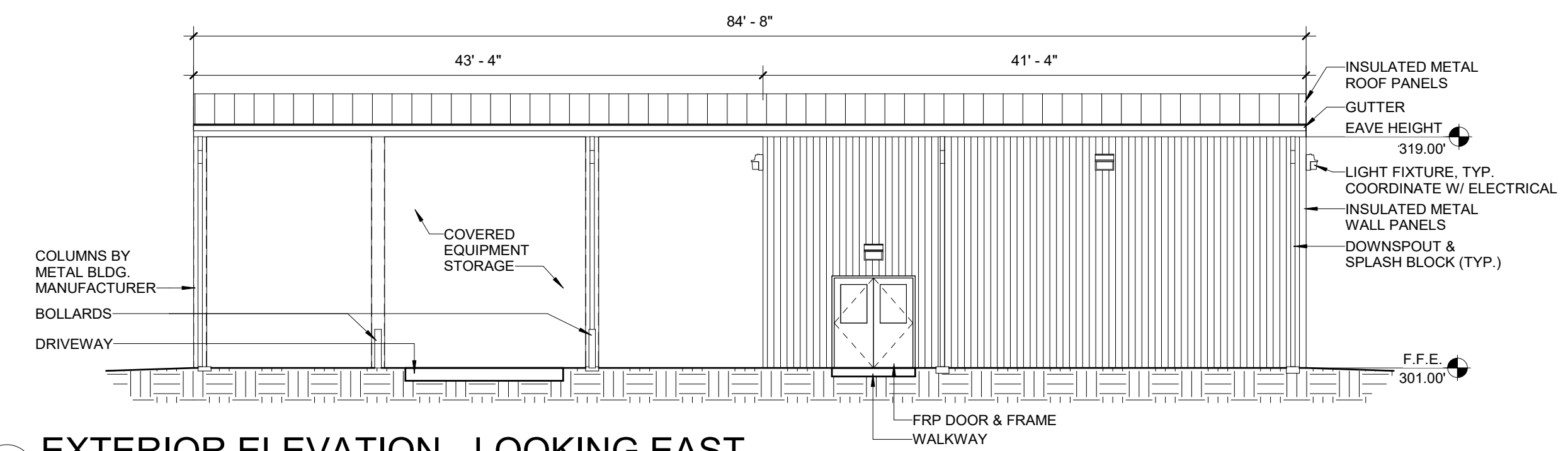
1 EXTERIOR ELEVATION - LOOKING SOUTH
Scale: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - LOOKING WEST
Scale: 1/8" = 1'-0"



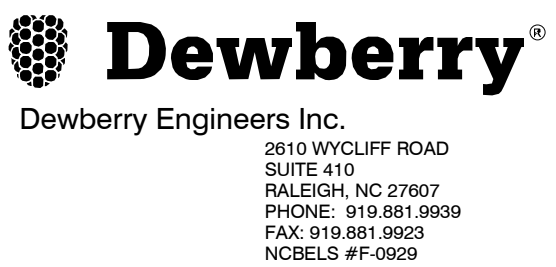
3 EXTERIOR ELEVATION - LOOKING NORTH
Scale: 1/8" = 1'-0"



4 EXTERIOR ELEVATION - LOOKING EAST
Scale: 1/8" = 1'-0"

- GENERAL NOTES:
- BUILDING DIMENSIONS AND HEIGHTS ARE APPROXIMATE AND SUBJECT TO CHANGE. FINAL ELEVATIONS TO BE DETERMINED BY BUILDING MANUFACTURER PER FINAL DESIGN.
 - HVAC, LOUVERS, & VENTS NOT SHOWN. WILL BE REQUIRED.
 - BUILDING OPENINGS AND LIGHT FIXTURES ARE ESTIMATES. FINAL OPENING & FIXTURE SCHEDULE TO BE DETERMINED IN FINAL DESIGN.
- BUILDING NOTES:
- PRE-ENGINEERED BUILDING SYSTEM TO COMPLY WITH LOCAL BUILDING CODES. BUILDING MANUFACTURER TO PROVIDE FINAL DESIGN DOCUMENTS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA.
 - BUILDING WILL BE GALVANIZED STEEL CONSTRUCTION WITH KYNAR 300 EXTERIOR FINISH OR EQUAL FOR WALL AND ROOF PANELS. WALL PANELS WILL CONSIST OF CORRUGATED FOAM INSULATED CORE PANELS WITH METAL FINISHED INNER & OUTER LAYER. IECC COMPLIANT INSULATION.
 - MINIMUM INTERIOR HEIGHT CLEAR SPAN WILL BE 15'-0".
 - ROOF SLOPE IS 1:12. GABLE STYLE. PROVIDE ROOF PANELS WITH LAPPED SEAM TAPER RIBS OR FOAM INSULATED CORE ROOF PANELS. IECC COMPLIANT INSULATION.
 - PROVIDE AIR CONDITIONING SYSTEM FOR PROPOSED ELECTRICAL LOAD. SYSTEM WILL BE WALL MOUNTED BARD UNIT OR VARIABLE REFRIGERANT FLOW (VRF) SYSTEM WITH SINGLE OUTDOOR CONDENSING UNIT.

0' 4' 8' 16'
SCALE: 1/8" = 1'-0"



Electronic Signatures:		Project: PHASE II: WWTP UPGRADE & EXPANSION	
Reason for Change:		Sheet Title: ELECTRICAL & BLOWER BUILDING ELEVATIONS	
CCR no.:		Submittal: TOWN OF CLAYTON, NC	
		Round: 2	
		Status:	
		Sheet Number:	

GRIFOLS

13 of 13

CONFIDENTIAL

THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF GRIFOLS S.A. AND ITS SUBSIDIARIES AND MUST BE RETURNED UPON DEMAND. THE INFORMATION HEREON IS CONFIDENTIAL AND MAY NOT BE USED, REPRODUCED NOR DIVULGED WITHOUT THE WRITTEN PERMISSION OF GRIFOLS S.A.

CONFIDENTIAL



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

*Planning Board
August 24, 2020*

STAFF REPORT

Application Number: 2020-101-SP

Project Name: Grifols WWTP Phase 2 Expansion Major Site Plan

Tag #: 05I05001D

Location: 8368 US HWY 70 BUS W

Applicant: Grifols Therapeutics, LLC

Owner: Grifols Therapeutics, LLC

Project Planner: Haley Hogg, Senior Planner

Public Noticing Dates:

- **Neighborhood Meeting:** August 4, 2020
- **Sign Posted:** August 13, 2020

REQUEST: Upgrade the existing wastewater treatment plant located on-site that serves Grifols.

SITE DATA:

Acreage: 71 acres (2.3 acres disturbed)

Zoning: Industrial-Light (I-1)

Existing Use: Industrial



Page 1 of 4

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Industrial - Light (I-1)	Grifols
South	Industrial - Light (I-1) & Residential-Estate (R-E)	Industrial
East	Industrial - Light (I-1)	Industrial
West	Industrial - Light (I-1) & Residential-Estate (R-E)	Industrial / Vacant



DEVELOPMENT DATA:

Proposed Use: Wastewater Treatment Plant

Buildings: 2 new buildings, along with a new tank and basins

Impervious Surface: 1.21 additional acres of impervious coverage; total site impervious: 45.66 acres (63.72%)

Required Parking: No additional parking is required. The facility is existing and no new employees are proposed

Access/Streets: Access to the overall Grifols campus is off US HWY 70 BUS. Access to this portion of Grifols is via internal road networks

STAFF ANALYSIS AND COMMENTARY:**Overview**

The applicant is requesting major site plan approval for the expansion of Grifols' existing wastewater treatment plant located internal to its main campus off US HWY 70 BUS. Grifols is anticipating an increase in production which will cause the facility to produce additional wastewater. To accommodate this additional wastewater, upgrades to the facility's existing on-site treatment plant are necessary. Phase 1 of the upgrades is currently underway. This major site plan request is for Phase 2 of the upgrades, which will involve adding additional

equipment to the site. An existing aeration basin and associated structures and utilities are proposed for demolition. New asphalt access drives are proposed to serve the facility. These access drives have been reviewed and approved by the Fire Department to ensure compliance in design for emergency services.

A new MBBR tank is proposed on the site, along with a 5,000 SF MBR building. Additionally, an electrical and blower building is proposed as well as aerobic basins and digesters. Grifols is also proposing a 20x20 common area for employees to use as an amenity area.

The property is located within the watershed protection overlay which typically limits the amount of impervious surface coverage permitted on the property. However, Grifols was granted a Special Intensity Allocation (SIA) from the Town Council in the past which allows them to develop up to 70% impervious surface coverage. The proposed impervious coverage is 63.72%. The property is zoned Industrial – Light (I-1). This major site plan will be reviewed by the Planning Board for final approval.

Parking

The applicant is not proposing any additional parking, and is not required to provide additional parking as the facility is existing and the addition of new equipment will not generate any additional employees on-site. Employees for Grifols utilize shared parking located throughout the Grifols campus.

Landscaping and Buffering

There is no additional landscaping proposed as a part of this major site plan. The overall site meets the minimum 20% interior landscape requirements outlined in the UDC. Due to the nature of the proposed expansion, no additional plantings are proposed by the applicant in this area. Landscape buffers are already in place along the perimeter of the Grifols campus. The equipment included in this site plan is located internal to the site and is not anticipated to be visible from public ROW.

Access/Streets/Sidewalk

There is existing sidewalk in the area of the wastewater treatment plant that is to remain. Additionally, Grifols is adding more sidewalk to this portion of the site to achieve ADA compliance. The sidewalk will be 5' in width and will encircle the perimeter of the inner block of the expansion.

Trash Collection

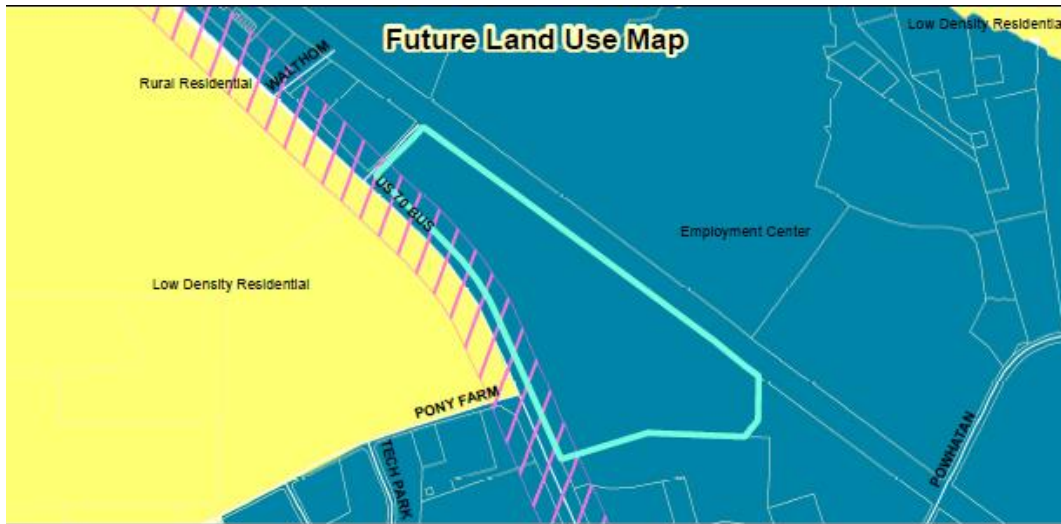
No additional dumpsters are proposed as a part of this expansion.

Architecture/Design

The proposed additions will be consistent with the existing buildings located on the Grifols campus. The walls will consist of insulated metal panels and there will be covered storage of equipment attached to the buildings.

Consistency with Adopted Plans:

- **Comprehensive Plan 2040**
The Future Land Use Map designates this property as Employment Center, which is located along a major transportation corridor (e.g., US HWY 70-BUS), and has adequate levels of infrastructure in place for this type of development. Uses encouraged in the Employment Center include industrial warehouse and manufacturing. Grifols falls under this type of designation, and the proposed plan is consistent with the designation as it is a facility expansion intended to allow the company to continue current operations and expand production in the future.
- **Unified Development Code**
The site plan meets all applicable requirements of the Unified Development Code.



CONSIDERATIONS

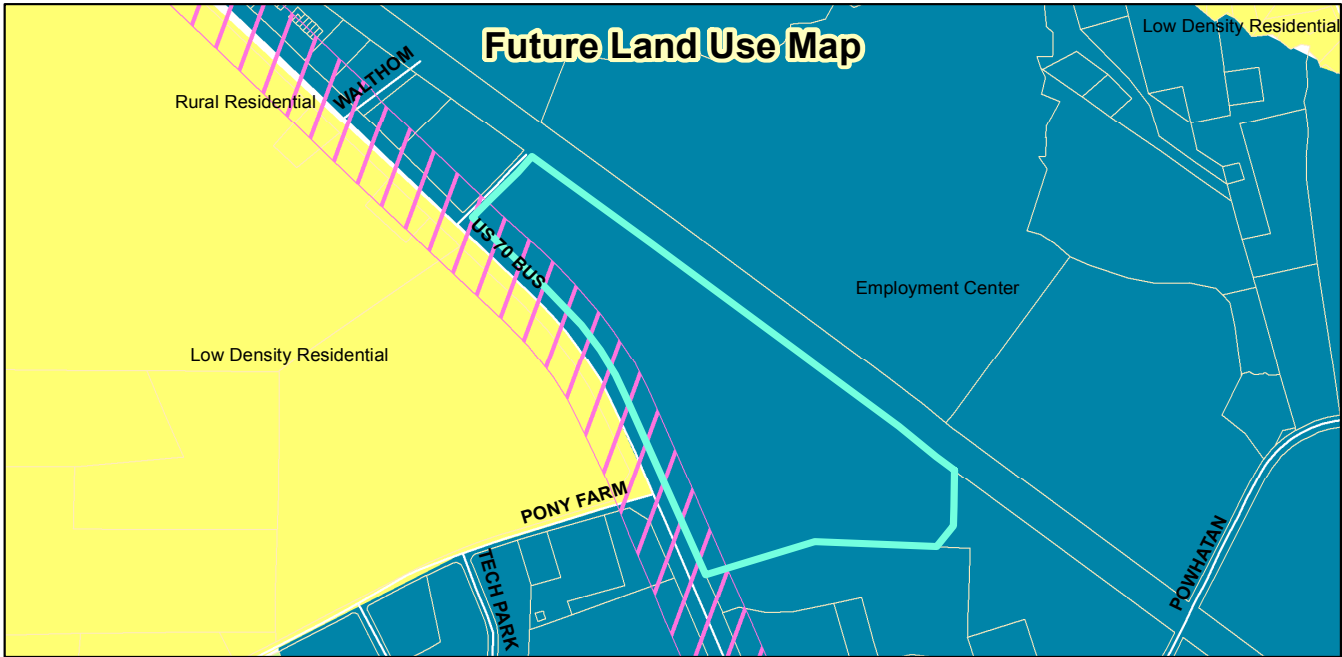
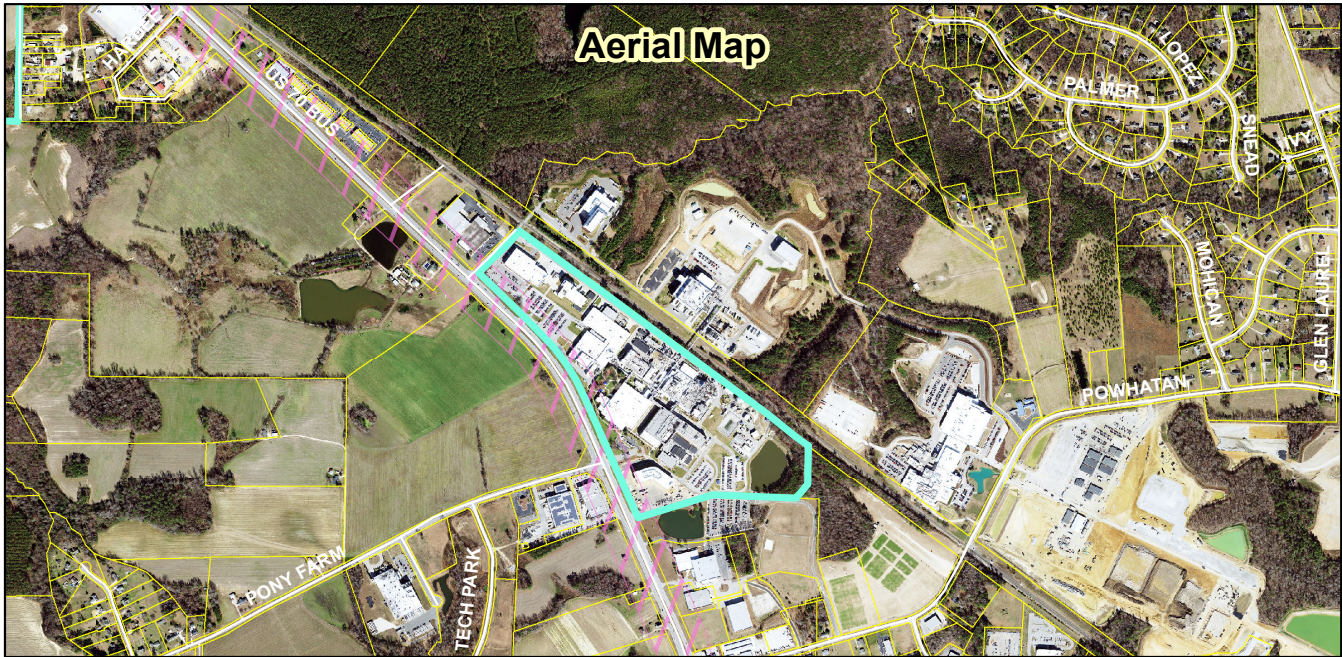
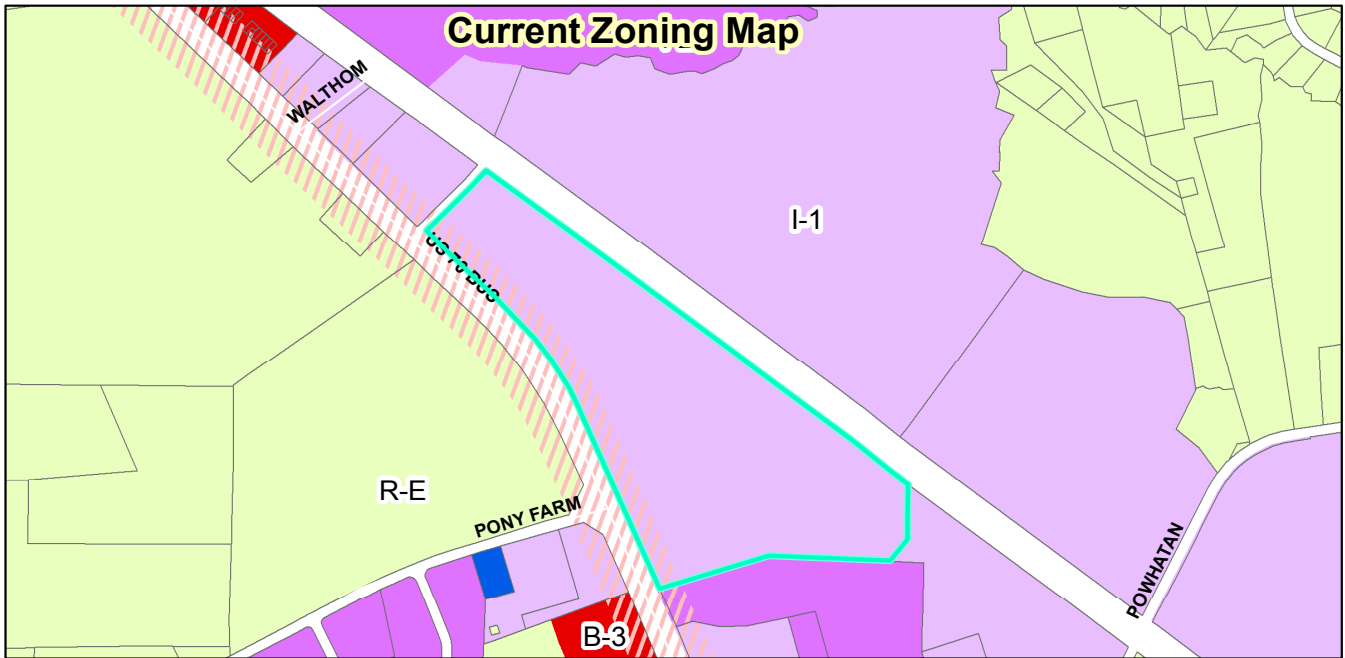
- The Planning Board makes the final decision on major site plan applications.

STAFF RECOMMENDATION

- Staff recommends **approval** of the Major Site Plan request.

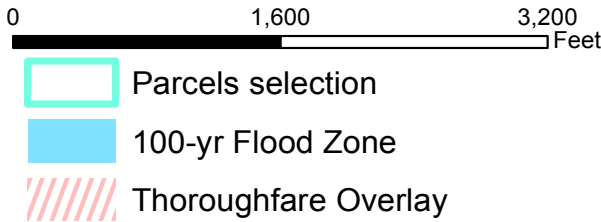
ATTACHMENTS:

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



**Grifols WWTP Expansion Major Site Plan
2020-101-SP**
**Request: Expand an existing wastewater
treat plant on the subject property**

Applicant: Grifols
 Property Owners: Grifols
 Tag #: 05105001D



Staff Report Map
 Prepared by: TOC Planning Department
 August 10, 2020

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

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2020\2020-101-SP Grifols WWTP Expansion Phase 2\Maps\Map 2020-101-SP.mxd



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

MAJOR SITE PLAN APPLICATION COVER SHEET

Name of Project: Lot 8 The Shoppes at Glen Laurel **Date:** March 2, 2020

Applicant Name: Mark Ashness, PE

The following checklist to be completed by applicant:

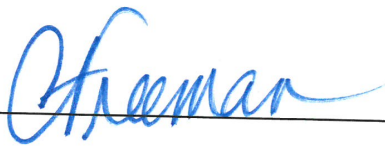
- ☒ Pre-Application Meeting on: Dec, 4th 2019
- ☒ Review fee
- ☒ Copy of plan sets in PDF on USB

11 copies of the following:

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

11 copies of the plan set which includes the following:

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

Reviewed by: 



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

MAJOR SITE PLAN APPLICATION

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

☒ New Major Site Plan ☐ Major Modification to an approved site plan
Permit Modified: _____

SITE INFORMATION

Name of Project: Lot 8 The Shoppes at Glen Laurel
Acreage of Property: 5.499 Zoning District: PD-MU
County Tag #: 05104003W NC Pin #: 167800-29-3634
Address/Location: Glen Laurel Road
Existing Use: Vacant Proposed Use: Retail / Restaurant
Is project within a Planned Development? ☒ Yes ☐ No If yes, which: 15-48-01 PDD
Is project within an Overlay District? ☒ Yes ☐ No If yes, which: TOD-NC42, Watershed Protection
Is a site plan being concurrently submitted? ☐ Yes ☒ No

APPLICANT INFORMATION

Applicant: Mark P. Ashness, PE
Mailing Address: 301 Glenwood Avenue Suite 220 Raleigh NC 27603
Phone Number: 919-367-8790 ext 101 Fax: _____
Contact Person: Mark Ashness
Email Address: Mark@CEGroupInc.com

OFFICE USE ONLY

Date Received: 3/2/2020 Amount Paid: \$530 File Number: 2020-38-SP

PROPERTY OWNER INFORMATION

Name: The Shoppes at Glen Laurel, LLC

Mailing Address: 1004 Wake Forest Road Raleigh, NC 27604-1358

Phone Number: 919-872-5702

Fax:

Email Address: Brantley@CommProp.Net

EXPLANATION OF PROJECT

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

Proposed project consists of additional build out of the Shoppes at Glen Laurel mixed use development.

Lot 8 is proposed to consist of 3 buildings totaling 36,110 sf of retail and restaurant space with associated parking areas.

MAJOR SITE PLAN REQUIREMENT CHECKLIST

PLAN FORMAT

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

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

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

PLAN ELEMENTS AND GRAPHIC DATA

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

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

SURVEY

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

EXISTING CONDITIONS SHEET

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

SITE PLAN

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

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

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

Other site plan elements:

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

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

CONCEPTUAL ENGINEERING PLANS

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

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

☒	☐	Identify the proposed storm water management system with location of inlets, piping and positive outfall along with typical section and top surface area of storm water retention/detention pond, including soil types, slope, bottom and top elevations, and finish floor elevations.
-------------------------------------	--------------------------	--

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

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

LANDSCAPE PLAN

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

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

LIGHTING PLAN

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

ARCHITECTURAL ELEVATIONS AND FLOORPLAN

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

APPLICANT AFFIDAVIT

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

Mark Adams
Print Name

[Signature]
Signature of Applicant

3/2/20
Date



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

OWNER'S CONSENT FORM

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

Project Name: Lot 8 The Shoppes at Glen Laurel **Address or PIN #:** 167800-29-3634

AGENT/APPLICANT INFORMATION:

Mark P. Ashness CE Group, Inc. 301 Glenwood Avenue Suite 220
(Name - type, print clearly) (Address)
Raleigh NC 27603
(City, State, Zip)

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

Major Site Plan
Wastewater Allocation Request

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

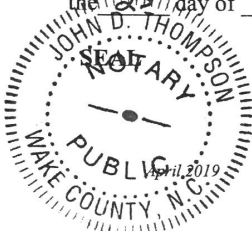
I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval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

OWNER AUTHORIZATION:

The Shoppes at Glenn Laurel, LLC - Eric Brownlee, Manager 1064 N. Lakeside Drive
(Name - type, print clearly) (Address)
Eric V. [Signature] Smithfield, NC 27577
(Owner's Signature) (City, State, Zip)

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me JOHN D. THOMPSON, MANAGER OF THE SHOPPES AT GLENN LAUREL, LLC,
ERIC V. BROWNLEE, a Notary Public for the above State and County, this
the 25 day of FEBRUARY, 2020.



[Signature]
Notary Public

My Commission
Expires:

6/18/2023

15 of 15



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

TRC CERTIFICATION

July 30, 2020

Mark Ashness
301 Glenwood Ave. Suite 220
Raleigh, NC 27603
Mark@cegroupinc.com

Re: 2020-38-SP Lot 8 - The Shoppes at Glen Laurel

Mr. Ashness,

The project listed above has received certification from the Technical Review Committee on July 30, 2020. The project will now proceed to the following meeting:

Planning Board: TBD pending 2020-39-SD Master Plan approval. Applicant will be notified.

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

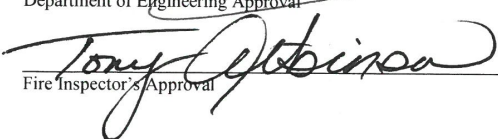
Thank you,

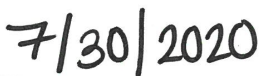
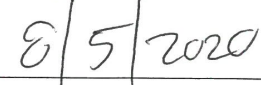
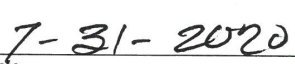
Lori Bryant
Development Services Coordinator
Lbryant@townofclaytonnc.org
(919) 359-9337

Staff Approval:


Project Manager's Approval


Department of Engineering Approval


Fire Inspector's Approval


Date

Date

Date

MAJOR SITE PLAN
FOR
LOT 8
THE SHOPPES AT GLEN LAUREL
PROJECT # 2020-38-SP
MASTER PLAN # 2020-39-SD
PREVIOUS MASTER PLAN # 15-48-01-PDD
CLAYTON, NORTH CAROLINA

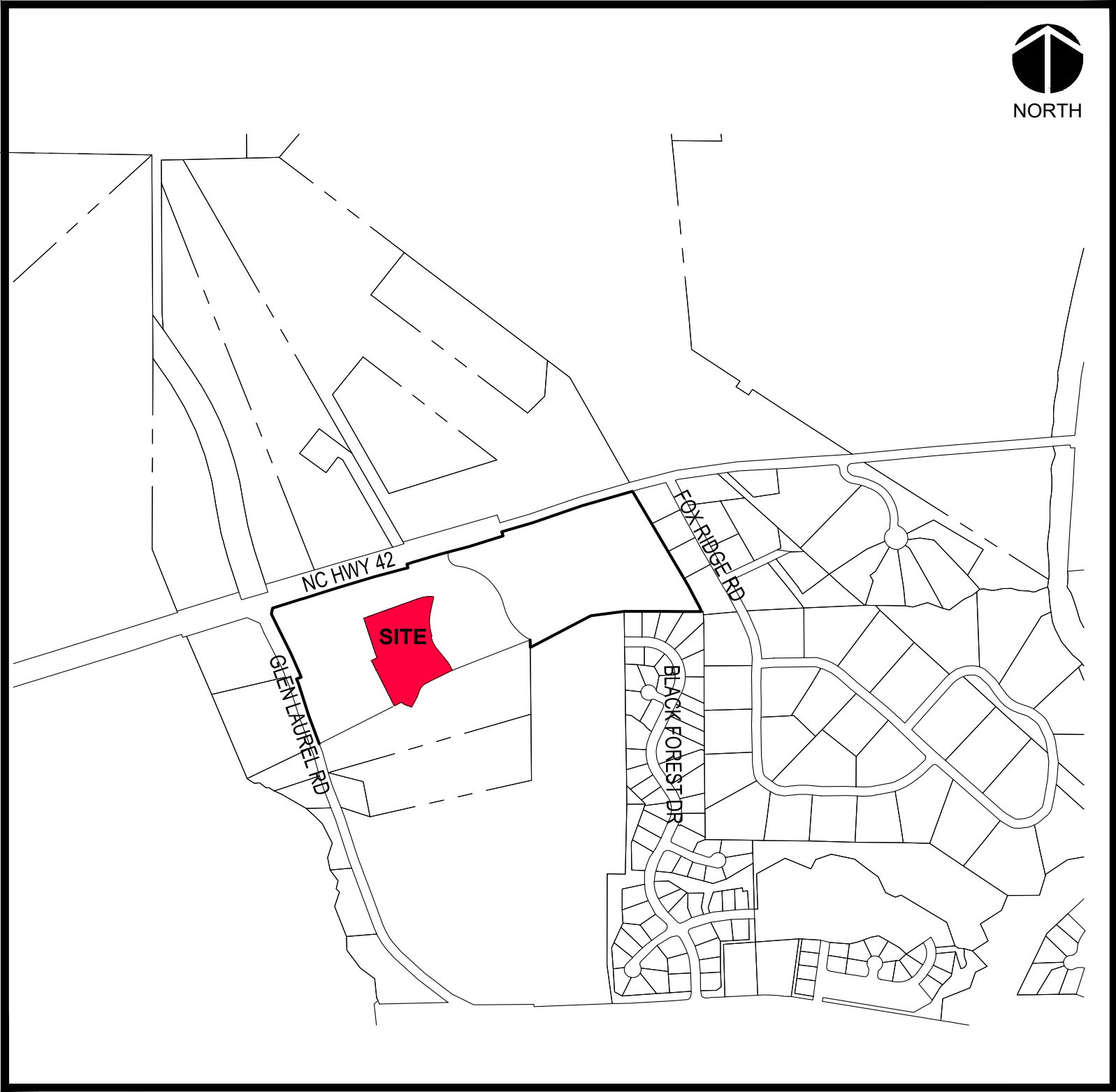
MARCH 2, 2020
REVISED JULY 23, 2020

OWNER

SHOPPES AT GLEN LAUREL, LLC
11004 WAKE FOREST ROAD
RALEIGH, NC 27604

APPLICANT

CE GROUP, INC
301 GLENWOOD AVE
RALEIGH, NC 27603
c/o JOE FAULKNER, RLA
(919) 367-8790
joe@cegroupinc.com



VICINITY MAP
N.T.S.

INDEX TO DRAWINGS

COVER	1
EXISTING CONDITIONS PLAN	2
PLATS	3
SITE PLAN	4
PRELIMINARY GRADING PLAN	5
PRELIMINARY UTILITY PLAN	6
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ARCHITECTURAL PLAN (BY OTHERS)

BUILDING PLANS	A101
BUILDING ELEVATIONS	A201

GENERAL NOTES

1. TOPOGRAPHIC AND BOUNDARY SHOWN ARE AS RESULT OF ON-THE-GROUND SURVEY. EXISTING UNDERGROUND STRUCTURES AND UTILITIES ARE BASED UPON FIELD SURVEYS AND BEST AVAILABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO STARTING CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL CONTACT NC811 AND THE TOWN OF CLAYTON ENGINEERING AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
3. ALL CONSTRUCTION SHALL BE IN CONFORMANCE TO THE TOWN OF CLAYTON AND NCDOT STANDARDS AND SPECIFICATIONS.
4. ALL WATER AND SANITARY SEWER INSTALLATION SHALL BE IN CONFORMANCE WITH THE TOWN OF CLAYTON ENGINEERING STANDARDS AND SPECIFICATIONS.
5. THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER FEMA FIRM MAP NUMBER 3720167900K AND 3720167800K DATED JUNE 20, 2018.

Received by TOC
July 27, 2020

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

NO.	REVISIONS	DATE
1	REVISION TO ARCHITECTURAL SIGNATURE	7/23/20
2	REVISION TO ARCHITECTURAL SIGNATURE	7/23/20
3	REVISION TO ARCHITECTURAL SIGNATURE	7/23/20
4	REVISION TO ARCHITECTURAL SIGNATURE	7/23/20



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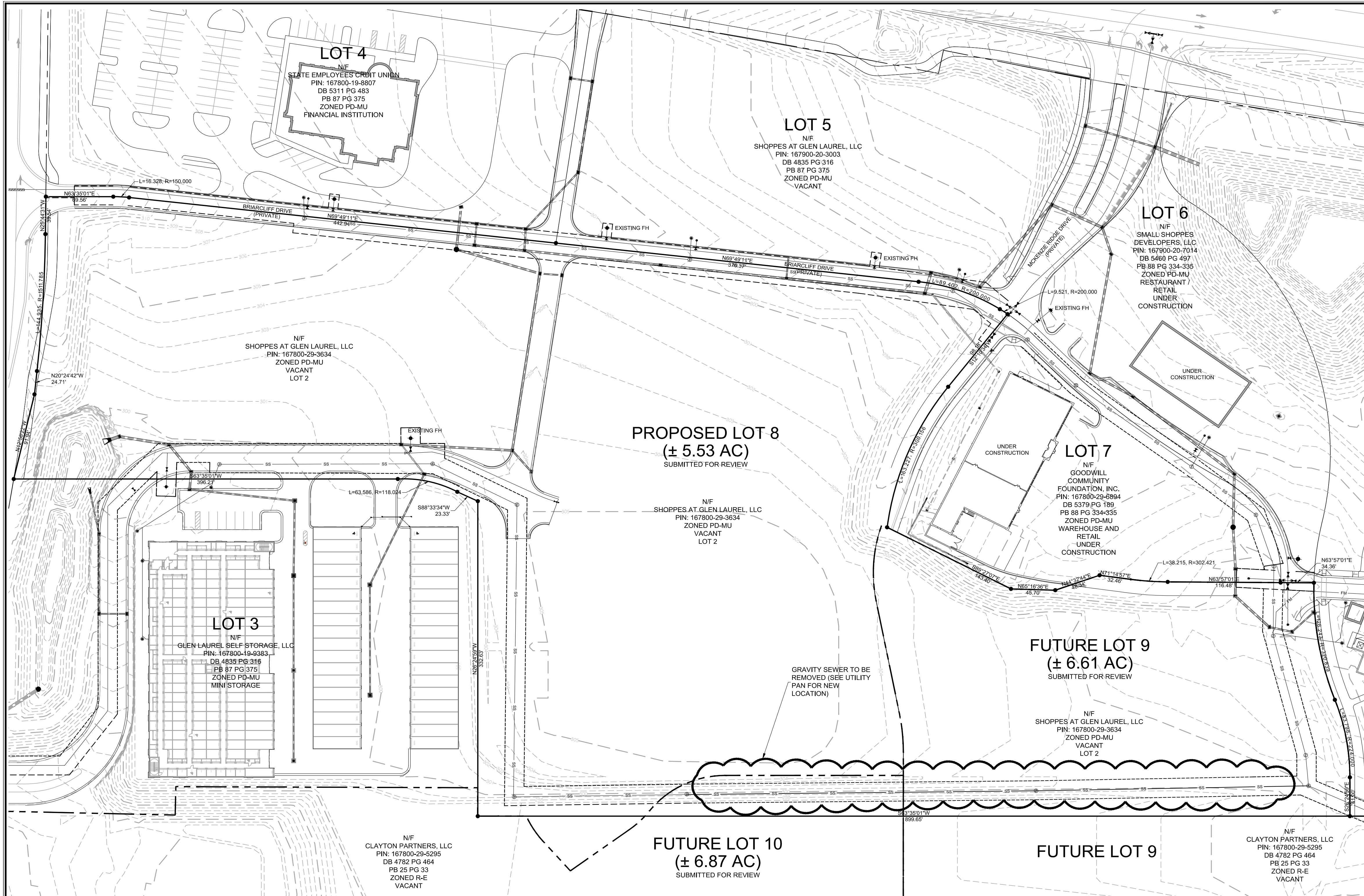
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MAJOR SITE PLAN
LOT 8
SHOPPES AT GLEN LAUREL
COVER
CLAYTON, NORTH CAROLINA

Date: MARCH 2, 2020
Scale: NOTED
Drawn: R.J.H.
Checked: MPA
Project No: 127-264
Computer Draw Name: 127-264 cover

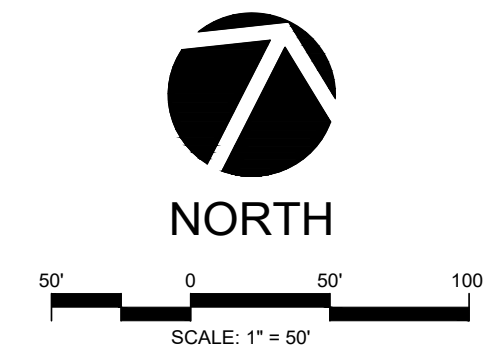
Sheet No: 1 Of



GENERAL NOTES

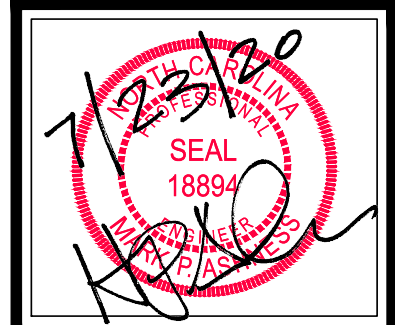
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PRELIMINARY DESIGN
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NO.	REVISIONS	DATE
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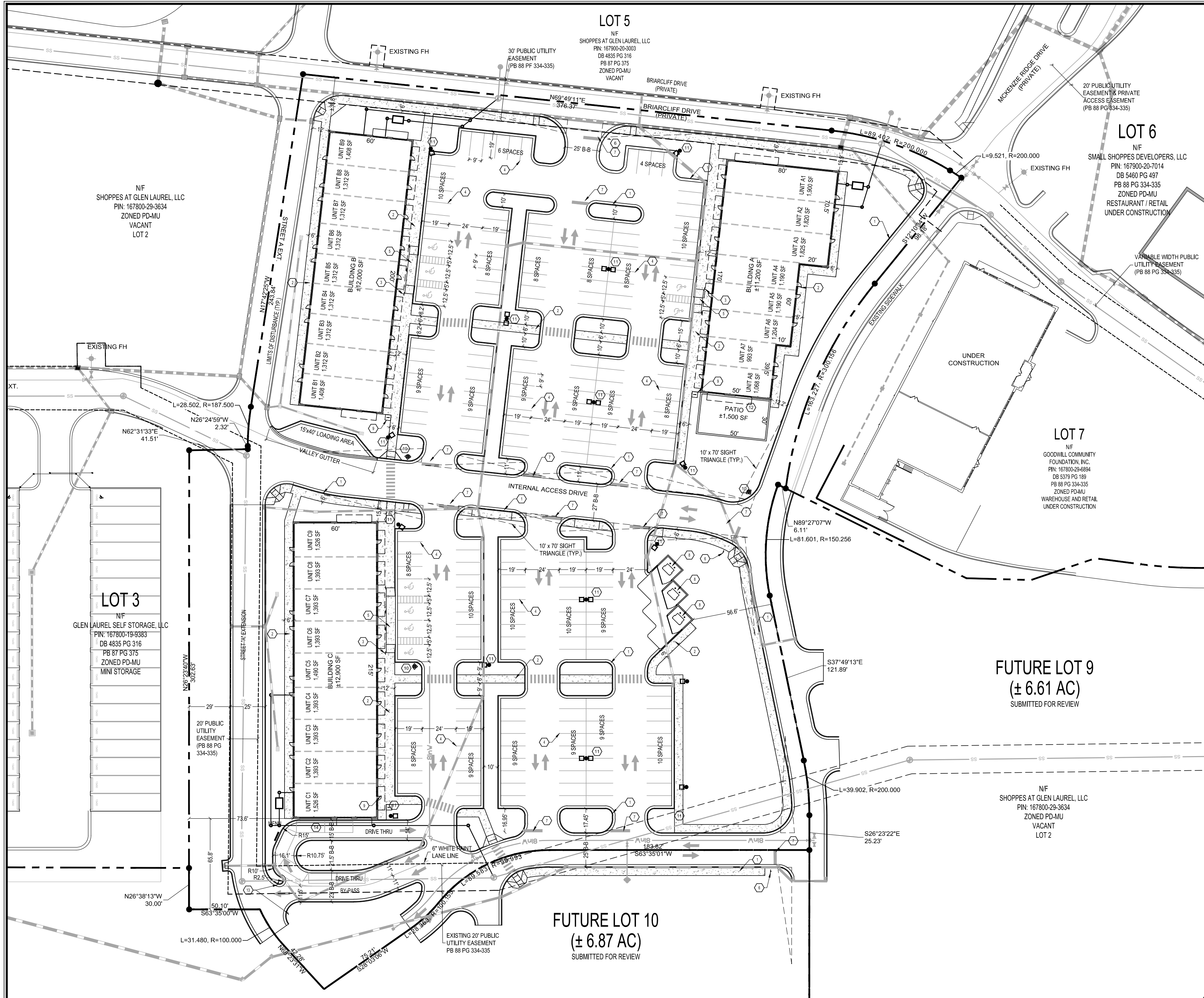
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**MAJOR SITE PLAN
LOT 8
SHOPPES AT GLEN LAUREL
EXISTING CONDITIONS PLAN
CLAYTON, NORTH CAROLINA**

Date: MARCH 2, 2020
Scale: 1" = 50'
Drawn: R.J.H.
Checked: MPA
Project No: 127-264
Computer Dwg. Name: 127-264.excd

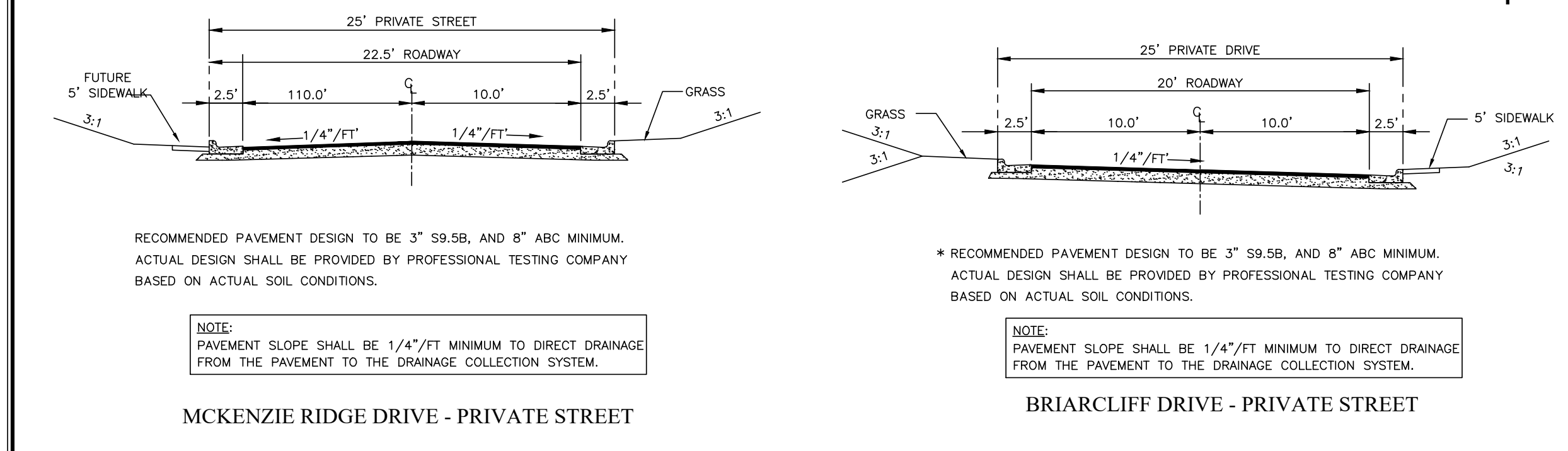
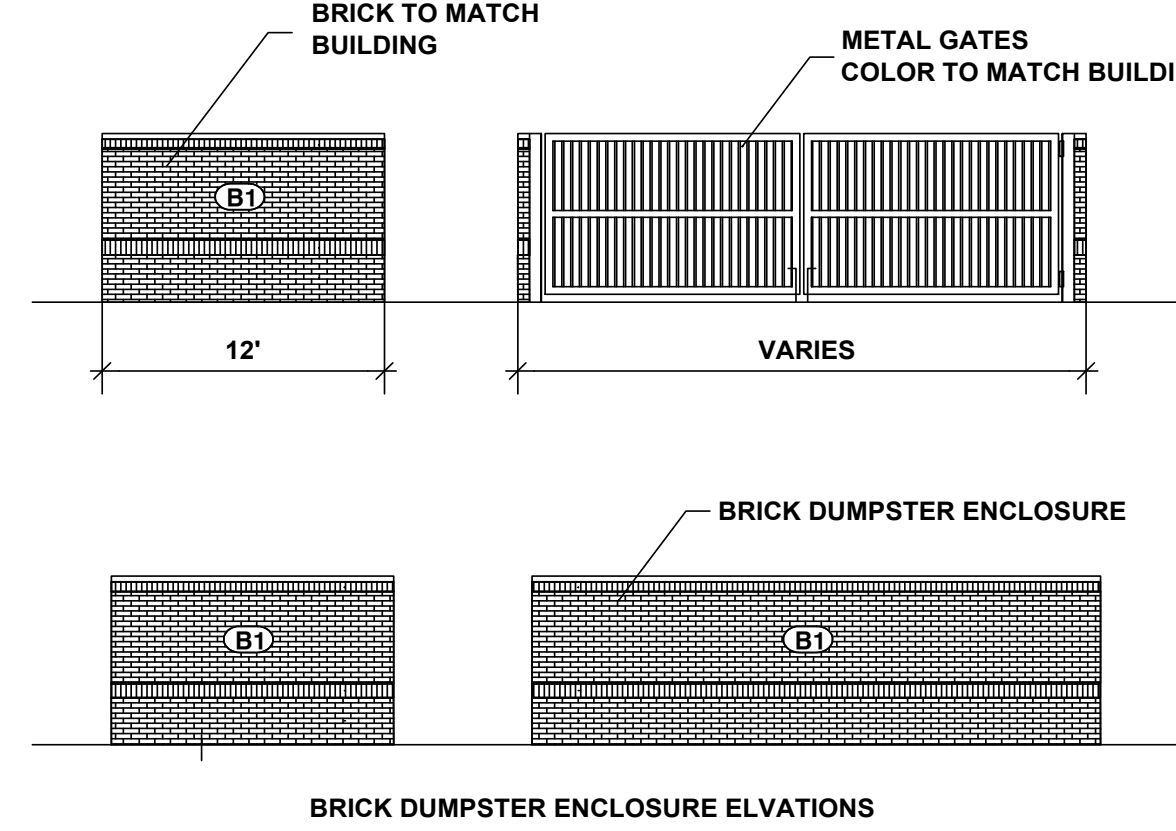
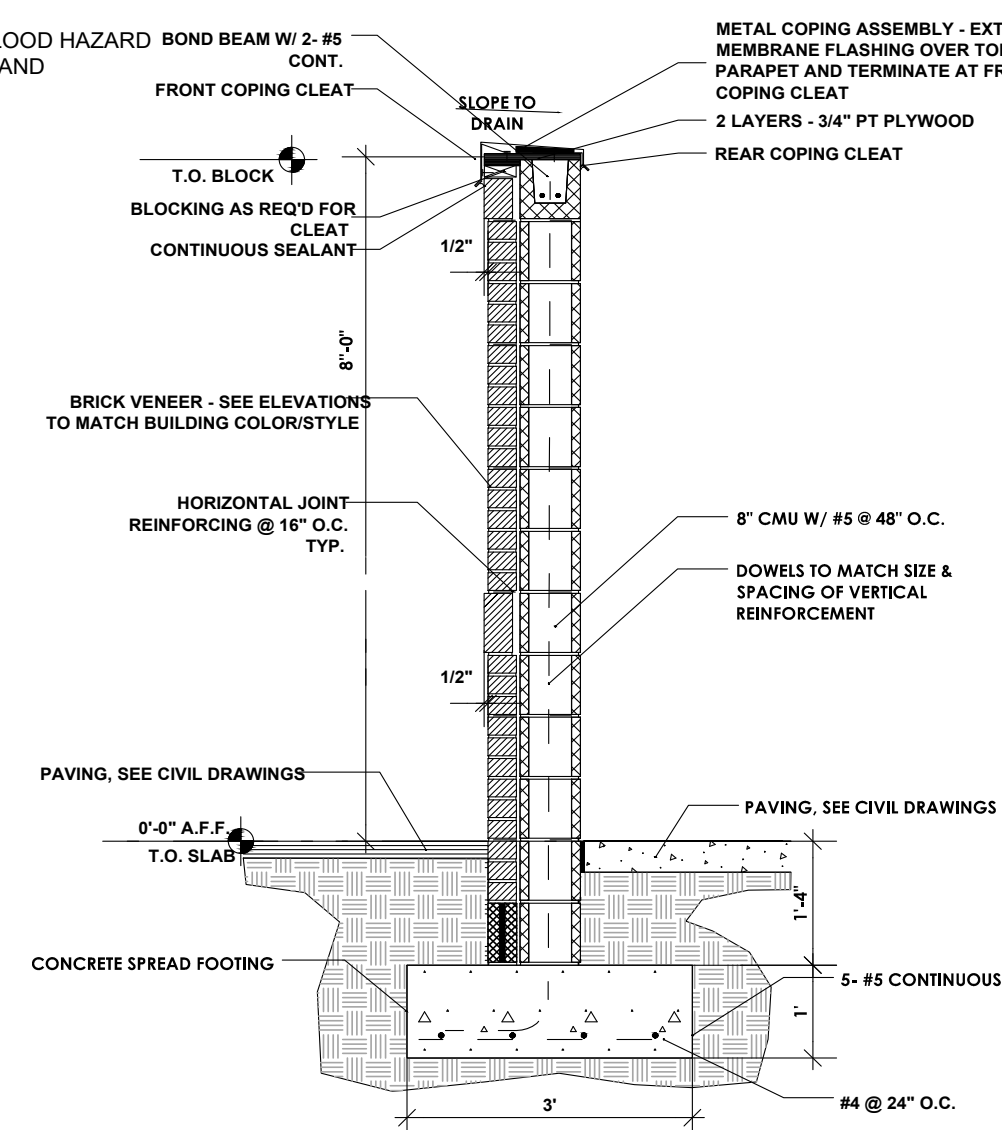
Sheet No: **2** Of **2**



SITE DATA	SHOPPES AT GLEN LAUREL LOT 6
PROJECT NAME	SHOPPES AT GLEN LAUREL LOT 6
TAX ID	084000
NO. PLOT	1000 LOT 6, PORTION OF LOT 2 1674000-0004 (857 PG 80 PG 70)
OWNER	SHOPPES AT GLEN LAUREL, LLC 1000 WAKE FOREST ROAD RALEIGH, NC 27604
PROPERTY LOCATION	WITHIN TOWN LIMITS
SITE AREA	5.53 AC
ZONED	PLANNED DEVELOPMENT (PD-M)
ZONING OVERLAY	THOROUGHFARE OVERLAY # 8 (NC 42)
CURRENT USE	WATERBURY PROTECTION
PROPOSED USE	MIXED USE (PER MASTER PLAN APPROVAL)
PROPOSED IMPROVEMENT AREA	181,033 SF / 4.16 AC / 75.2%
BUILDING A AREA	11,000 SF
BUILDING B AREA	12,000 SF
BUILDING C AREA	12,000 SF
FLOOR AREA RATIO	0.35
BUILDING COVERAGE	15.1%
BUILDING HEIGHT	1 STORY, 24 FEET
ELECTRIC PROVIDER	DUKE ENERGY
WATERSEWER PROVIDER	TOWN OF CLAYTON
PARKING REQUIREMENT	
BUILDING A RESTAURANT	11,200 GFA 5,000 GFA, 80 SEATS @ 1 SPACE / 3 SEATS 80 / 3 = 27 SPACES 8,200 GFA @ 1 SPACE / 200 GFA 600 / 200 = 3 SPACES TOTAL REQUIRED 30 SPACES
BUILDING B RESTAURANT	12,000 GFA 5,000 GFA, 80 SEATS @ 1 SPACE / 3 SEATS 80 / 3 = 27 SPACES 7,000 GFA @ 1 SPACE / 200 GFA 700 / 200 = 3.5 SPACES TOTAL REQUIRED 30 SPACES
BUILDING C RESTAURANT	12,000 GFA 5,000 GFA, 80 SEATS @ 1 SPACE / 3 SEATS 80 / 3 = 27 SPACES 7,000 GFA @ 1 SPACE / 200 GFA 700 / 200 = 3.5 SPACES TOTAL REQUIRED 30 SPACES
TOTAL PARKING REQUIRED	187 SPACES
TOTAL PARKING PROVIDED	187 SPACES
ADA PARKING REQUIRED	9 SPACES (1 VAN ACCESSIBLE)
ADA PARKING PROVIDED	9 SPACES (1 VAN ACCESSIBLE)
BIKE SPACES PROVIDED	2 RACKS, 4 BIKE SPACES
PROPOSED DEVELOPMENT SETBACKS MIXED USE	
FRONT STREET YARD	8 FEET
SIDE	8 FEET
REAR	1 FEET
MAXIMUM BUILDING HEIGHT	24 FEET

- GENERAL NOTES**
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 5. THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER FEMA FIRM MAP NUMBER 3720167500K AND 3720167800K DATED JUNE 20, 2018.

- SITE NOTE LEGEND**
- 1 24" CURB AND GUTTER
 - 2 6" CONCRETE SIDEWALK UNLESS OTHERWISE SHOWN
 - 3 R7-8 HC SIGN IN ACCORDANCE WITH ADA REQUIREMENTS
 - 4 4" WIDE WHITE PAINT PARKING STRIPING
 - 5 ADA ACCESSIBLE RAMP
 - 6 R-1 STOP SIGN
 - 7 STOP BAR
 - 8 DUMPSTER / RECYCLING ENCLOSURE
 - 9 BIKE RACK
 - 10 FIRE HYDRANT
 - 11 LIGHT POLES
 - 12 RESTAURANT PATIO AREA ENCLOSED WITH 4' HIGH DECORATIVE WROUGHT IRON FENCE. FINAL PATIO LAYOUT AND FENCE SELECTION MAY VARY AND WILL CP DEPEND ON TENANT NEEDS.
 - 13 SIGNAGE - ONE WAY DO NOT ENTER
 - 14 8' X 20' STACKING SPACE
- LINE LEGEND**
- EXISTING PROPERTY LINE
 - FUTURE PROPERTY LINE
 - LIMITS OF DISTURBANCE
 - CROSSWALK



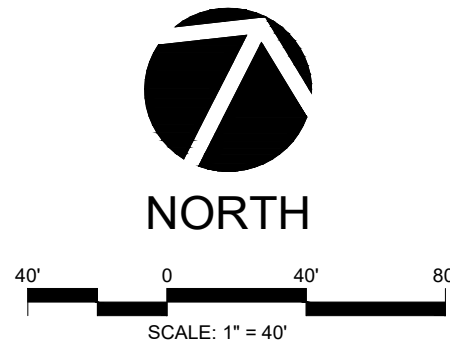
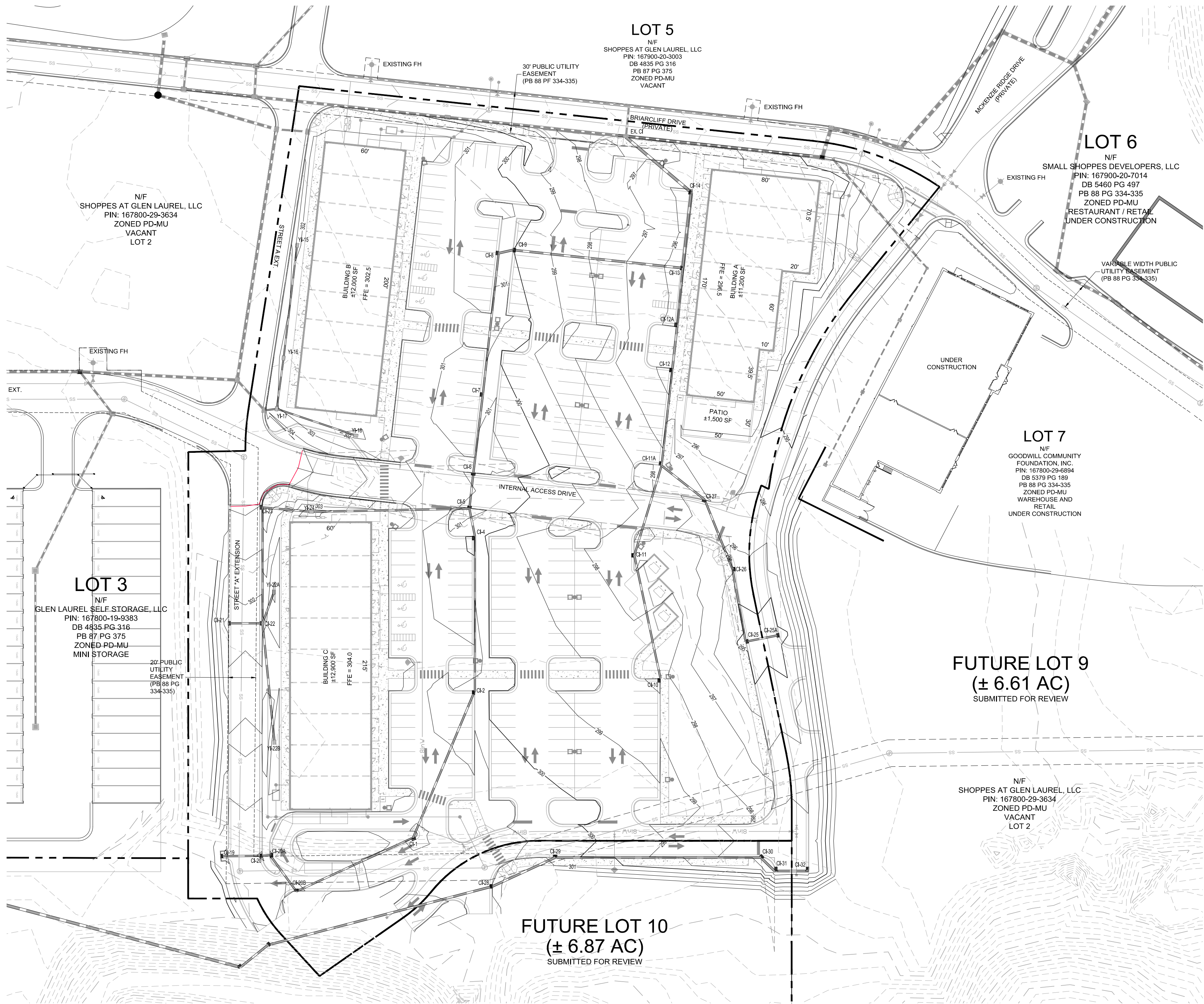
PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

NO.	1	2	3	4	5	6	7	8	9	10	11	12	13	14
REVISIONS														
DATE	7/20/20	9/15/20	4/20/20	7/20/20										
REVISIONS														
DATE														

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MAJOR SITE PLAN
LOT 8
SHOPPES AT GLEN LAUREL
SITE PLAN
CLAYTON, NORTH CAROLINA

Date: MARCH 2, 2020
Scale: 1" = 40'
Drawn: R.J.H.
Checked: MPA
Project No. 127-264
Computer Dwg. Name 127-264 site plan
Sheet No. 4
Of 4



GENERAL NOTES

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LEGEND

- CI CURB INLET
VI YARD INLET

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

NO.	REVISIONS	DATE
3	REVISED TO MATCH MAJOR SUBDIVISION	7/23/2022
2	REVISED PER TOWN OF CLAYTON 2ND REVIEW COMMENTS	4/20/2022
1	REVISED PER TOWN OF CLAYTON 1ST REVIEW COMMENTS	6/1/2020

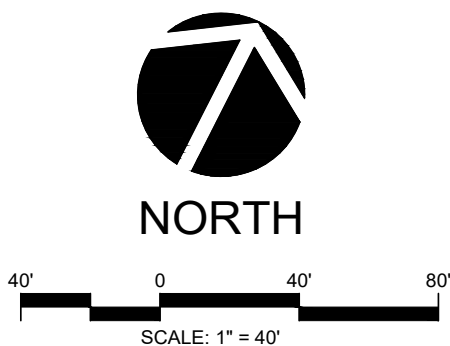
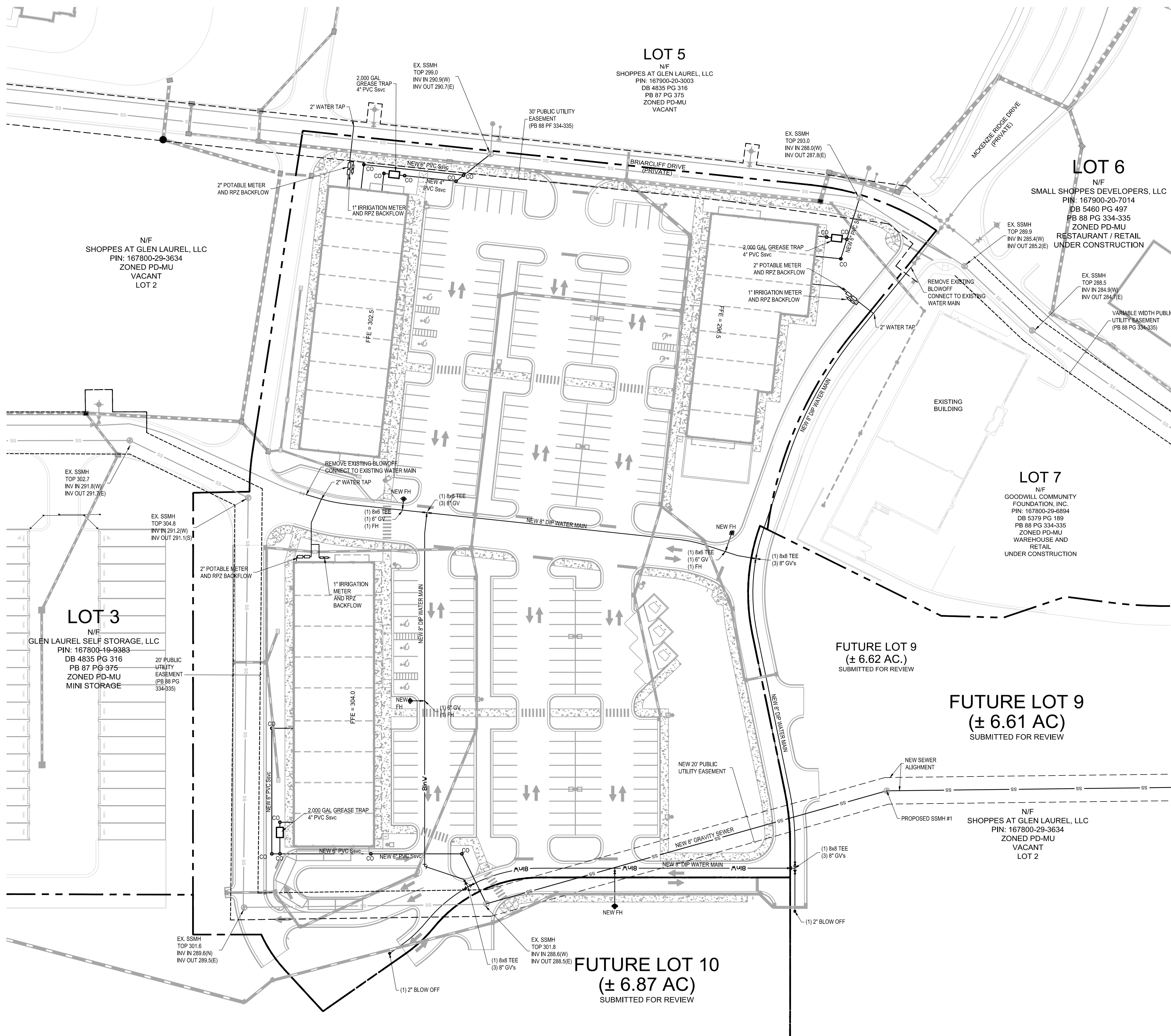
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MAJOR SITE PLAN
LOT 8
SHOPPES AT GLEN LAUREL
PRELIMINARY GRADING PLAN
CLAYTON, NORTH CAROLINA

Date:	MARCH 2, 2020
Scale:	1" = 40'
Drawn:	R.J.H.
Checked:	MPA
Project No.	127-264
Computer Dwg. Name	127-264 prelim grading plan

Sheet No:
5
Of



BUILDING GREASE TRAP NOTE
SINGLE GREASE TRAP WILL BE PROVIDED FOR EACH BUILDING WHICH WILL POTENTIALLY SERVE MULTIPLE USERS. OWNER WILL PLACE CONDITIONS WITHIN RESTRICTIVE COVENANT THAT REQUIRES PROPERTY OWNER'S ASSOCIATION TO BE SINGLE ENTITY RESPONSIBLE FOR MAINTENANCE AND HIRE SINGLE ENTITY RESPONSIBLE FOR MAINTENANCE.

- GENERAL NOTES**
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2	REVISED PER TOWN OF CLAYTON 2nd REVIEW COMMENTS	4/23/2022
3	REVISED PER TOWN OF CLAYTON 3rd REVIEW COMMENTS	4/7/2022

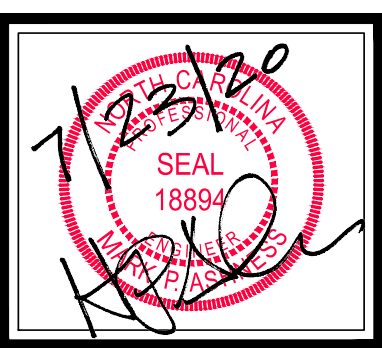


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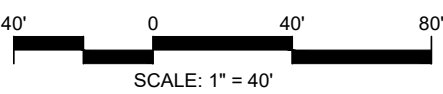
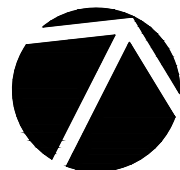
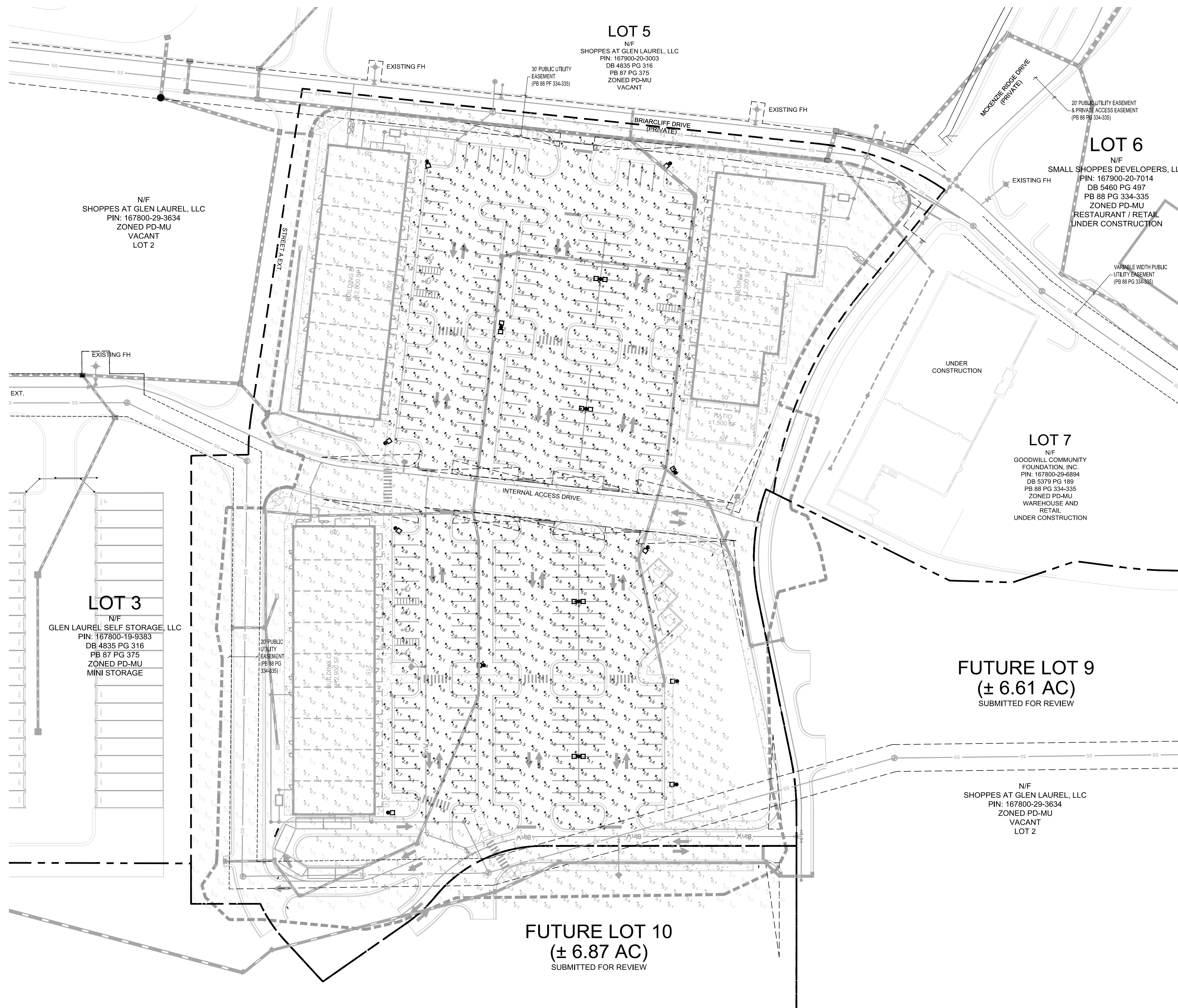
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MAJOR SITE PLAN
LOT 8
SHOPPES AT GLEN LAUREL
PRELIMINARY UTILITY PLAN
CLAYTON, NORTH CAROLINA

Date: MARCH 2, 2020
Scale: 1" = 40'
Drawn: R.J.H.
Checked: MPA
Project No: 127-264
Computer Dwg. Name: 127-264 prelim utility plan

Sheet No: 6
Of



LEGEND

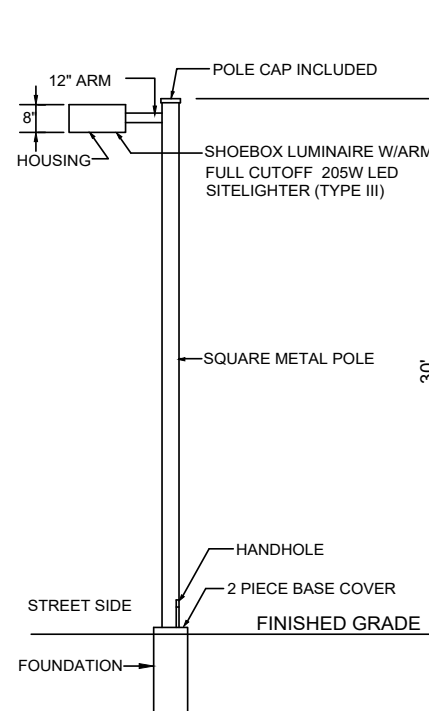
- LED POLE TOP LIGHTS
- 10 EA. - 205W SITELIGHTER - DUKE ENERGY PROGRESS - 4000K LED FIXTURE W/ TYPE III THROW PATTERN - 205W - 30' MOUNTING HEIGHT
 - 5 EA. - TWIN 205W SITELIGHTER - DUKE ENERGY PROGRESS - 4000K LED FIXTURE W/ TYPE III THROW PATTERN - 205W - 30' MOUNTING HEIGHT

LIGHTING PLAN NOTES

- THE CE GROUP, INC. IS NOT RESPONSIBLE FOR SAFETY AND SECURITY RISKS DUE TO INADEQUATE LIGHTING LEVELS.
- MAINTAINED FOOTCANDLES AT GRADE USING A 0.68 LIGHT LOSS FACTOR.
- LIGHT LEVELS MODELED USING VISUAL - PROFESSIONAL EDITION SOFTWARE, VERSION 2.06.0234
- ALL FIXTURES TO MEET IESNA FULL CUTOFF CLASSIFICATION.
- UNDERGROUND UTILITIES (EXISTING AND PROPOSED) ARE FOR INFORMATIONAL PURPOSES ONLY. SEE APPROPRIATE SHEET IN THIS SET FOR DETAILS. CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE OWNER AND/OR ENGINEER OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
- SEE ARCHITECTURAL DRAWINGS FOR INFORMATION REGARDING EXTERIOR DECORATIVE FIXTURES.

LIGHTING DATA		
	NORTH LOT	SOUTH LOT
AVERAGE	2.1 fc	2.2 fc
MINIMUM	0.5 fc	0.6 fc
MAXIMUM	5.4 fc	5.0 fc
AVG / MIN	4.2:1	3.7:1

PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY, THE OWNER / BUILDER MUST SUPPLY THE TOWN WITH A FINAL LETTER OF CERTIFICATION FROM THE LIGHTING ENGINEER, LIGHTING MANUFACTURER, OR AUTHORIZED LIGHTING CONTRACTOR VERIFYING THAT ALL SITE LIGHTING IS INSTALLED ACCORDING TO TOWN STANDARDS, THE APPROVED PLANS AND ANY APPLICABLE CONDITIONS.



NOTES:

- FINAL LEVELING OF POLE IS TO BE MADE THROUGH USE OF DOUBLE NUTS.
- ALL FOUR SIDES OF POLE ARE DRILLED WITH 3 HOLES AS SHOWN IN INSERT AND WASHERS PROVIDED WITH ANCHOR BOLTS OR GALVANIZED SHIMS. ABOVE TO ACCOMMODATE A MAXIMUM OF FOUR LUMINAIRES. STEEL PLATES OR PLUG COVER EACH SIDE UNTIL UNITS ARE INSTALLED.
- SPECIAL HANDLING OF THESE SQUARE POLES IS NECESSARY TO MINIMIZE DAMAGE TO FINISH OF POLE. A NYLON SLING SHOULD BE USED TO LIFT POLE AT ALL TIMES. CHAINS, CABLES, OR ROPES MUST NOT BE USED. A CAN OF TOUCH-UP PAINT IS INCLUDED WITH ACCESSORIES FOR EACH POLE.
- FOLLOW MANUFACTURER'S INSTRUCTIONS FOR ASSEMBLY AND ATTACHMENT OF FIXTURE(S) AND ARM(S) TO POLE.
- WHEN APPLICABLE, NEW POLE SHALL BE POSITIONED SUCH THAT THE HANDHOLE IS FACING AWAY FROM THE STREET.
- FOR MULTIPLE LIGHTING CIRCUITS, CONNECT THE SOURCE AND LOAD CONDUCTORS INTO THE HANDHOLE AND CONNECT USING WIRE NUTS FOR ALL #10 CONDUCTORS OR THE STREETLIGHT CONNECTION BLOCK FOR LARGER (10 MAX.) SOURCE AND LOAD CONDUCTORS.

SHOEBOX LUMINAIRES AND SQUARE POLES
N.T.S.

PRELIMINARY DESIGN

NOT FOR CONSTRUCTION

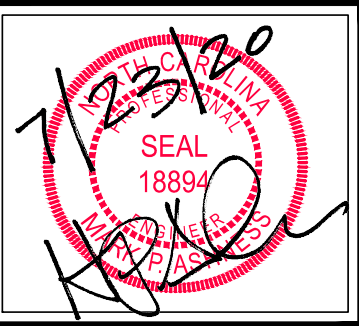
NO.	REVISIONS	DATE
3	REVISED TO MATCH MAJOR SUBDIVISION	7/23/2020
2	REVISED PER TOWN OF CLAYTON 1st REVIEW COMMENTS	4/20/2021
1	REVISED PER TOWN OF CLAYTON 1st REVIEW COMMENTS	4/10/2020

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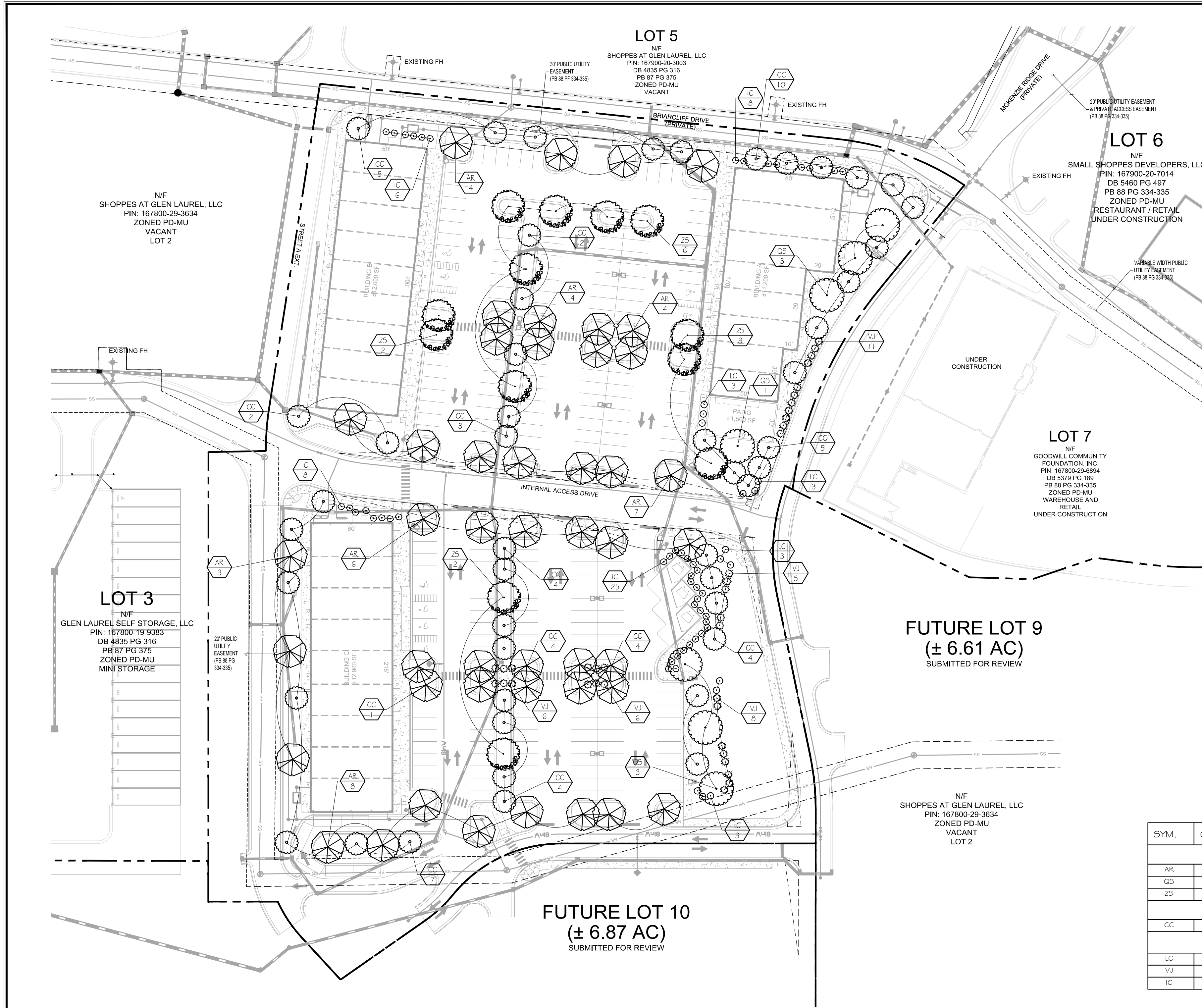
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MAJOR SITE PLAN
LOT 8
SHOPPES AT GLEN LAUREL
LIGHTING PLAN
CLAYTON, NORTH CAROLINA

Date: MARCH 2, 2020
Scale: 1" = 40'
Drawn: R.J.H.
Checked: MPA
Project No. 127-264
Computer Dwg. Name 127-264 lighting plan

Sheet No:
7
Of



- NOTES:
- 1) ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM THAT WILL ADEQUATELY COVER ALL LIVING PLANT MATERIAL. SUCH SYSTEM SHALL INCLUDE A RAIN SENSOR.
 - 2) ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION. DEAD OR DISEASED PLANTINGS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION.

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

SITE INTERIOR LANDSCAPE CALCULATION

20% OF TOTAL LOT AREA	239,525 SF x 20% = 47,905 SF
LANDSCAPE REQUIRED PER 1,000 SF	
1 CANOPY TREE	48 CANOPY TREES
1 UNDERSTORY TREE	48 UNDERSTORY TREES
2 SHRUBS	96 SHRUBS
LANDSCAPE PROVIDED	
CANOPY TREES	46 Acer rubrum 'Sun Valley' 13 Zelkova serrata 'Village Green' 7 Quercus 'shumardi' 66 CANOPY TREES PROVIDED
UNDERSTORY TREES	48 Cercis canadensis 'Forest Pansy' 48 UNDERSTORY TREES PROVIDED
SHRUBS	36 Viburnum japonicum 14 Loropetalum chinensis 'Chang's Ruby' 47 Ilex cornuta 'Burfordi Nana' 97 SHRUBS PROVIDED

PLANT SYMBOL LEGEND

CANOPY TREE	UNDERSTORY TREE	SHRUB
AR	CC	LC
QS		VJ
ZS		IC

LINE LEGEND

————	EXISTING PROPERTY LINE
-----	FUTURE PROPERTY LINE
-----	LIMITS OF DISTURBANCE
	CROSSWALK

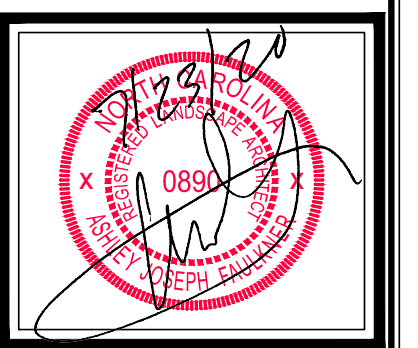
PLANT LIST

SYM.	QUAN.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	ROOT	REMARKS
CANOPY TREES							
AR	46	Acer rubrum 'Sun Valley'	Sun Valley Maple	2.5"	10'	B # B	
QS	7	Quercus 'shumardi'	Shumard Oak	2.5"	10'	B # B	
ZS	13	Zelkova serrata 'Village Green'	Village Green Zelkova	2.5"	10'	B # B	
UNDERSTORY TREES							
CC	48	Cercis canadensis 'Forest Pansy'	Eastern Redbud	2"	8'	B # B	
SHRUBS							
LC	14	Loropetalum chinensis 'Chang's Ruby'	Loropetalum		1.5'	CONT.	
VJ	36	Viburnum japonicum	Japanese Viburnum		24"	CONT.	
IC	47	Ilex cornuta 'Burfordi Nana'	Dwarf Burford Holly		24"	CONT.	

PRELIMINARY DESIGN
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NO.	REVISIONS	DATE
3	REVISED TO MATCH MAJOR SUBDIVISION	7/23/2022
2	REVISED PER TOWN OF CLAYTON 1st REVIEW COMMENTS #1/2/2022	7/23/2022
1	REVISED PER TOWN OF CLAYTON 1st REVIEW COMMENTS #1/2/2022	7/23/2022

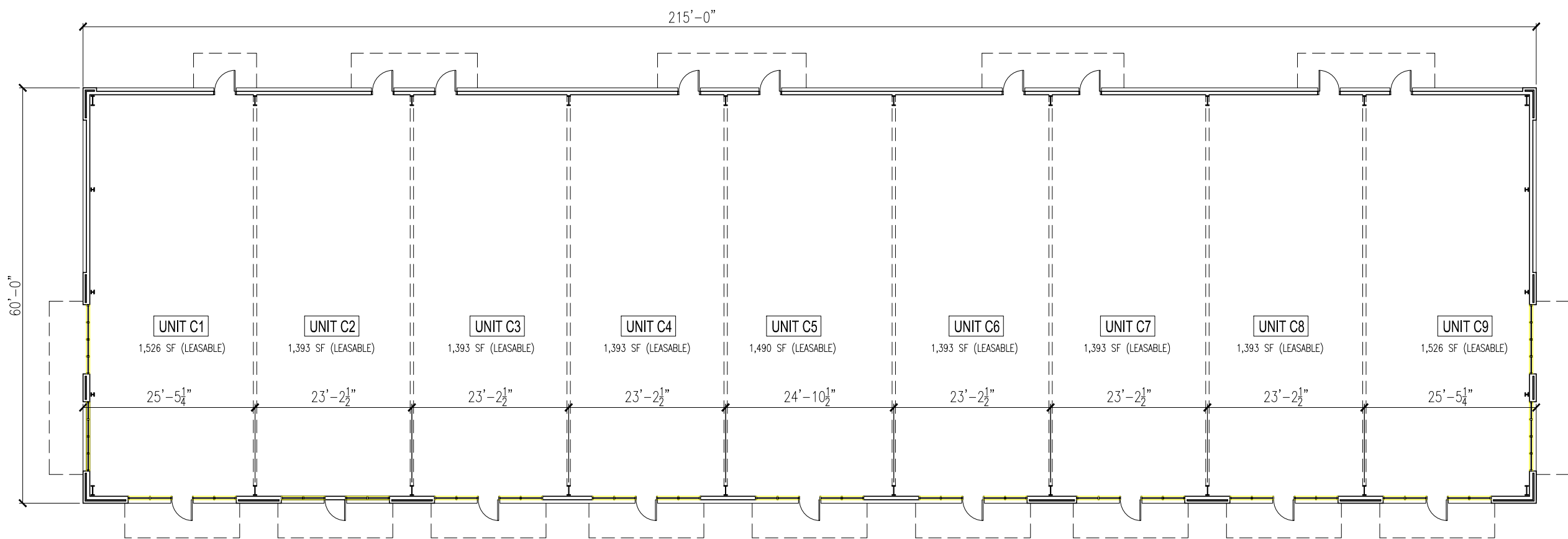
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MAJOR SITE PLAN
LOT 8
SHOPPES AT GLEN LAUREL
LANDSCAPE PLAN
CLAYTON, NORTH CAROLINA

Date: MARCH 2, 2020
Scale: 1" = 40'
Drawn: R.J.H.
Checked: A.J.F.
Project No: 127-264
Computer Dwg. Name: 127-264 landscape plan

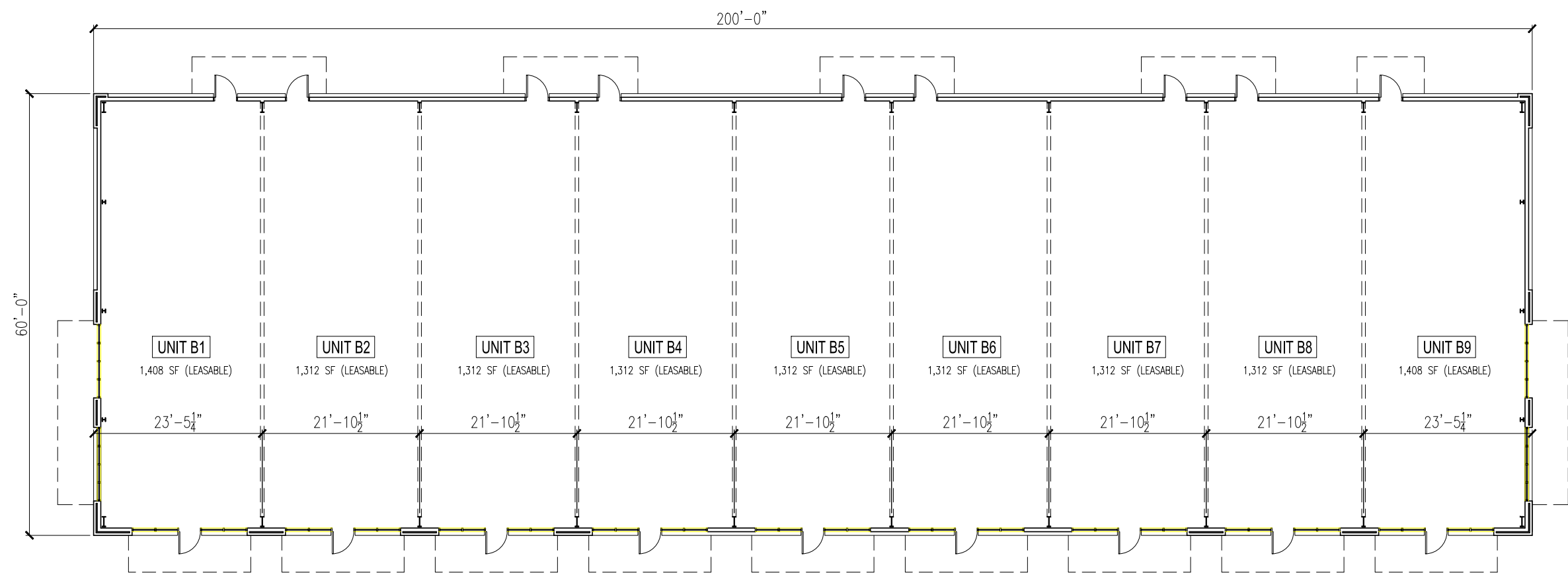
Sheet No: **8**
Of



BUILDING C

BUILDING C: TOTAL GROSS SQ.FT.=12,900 SF

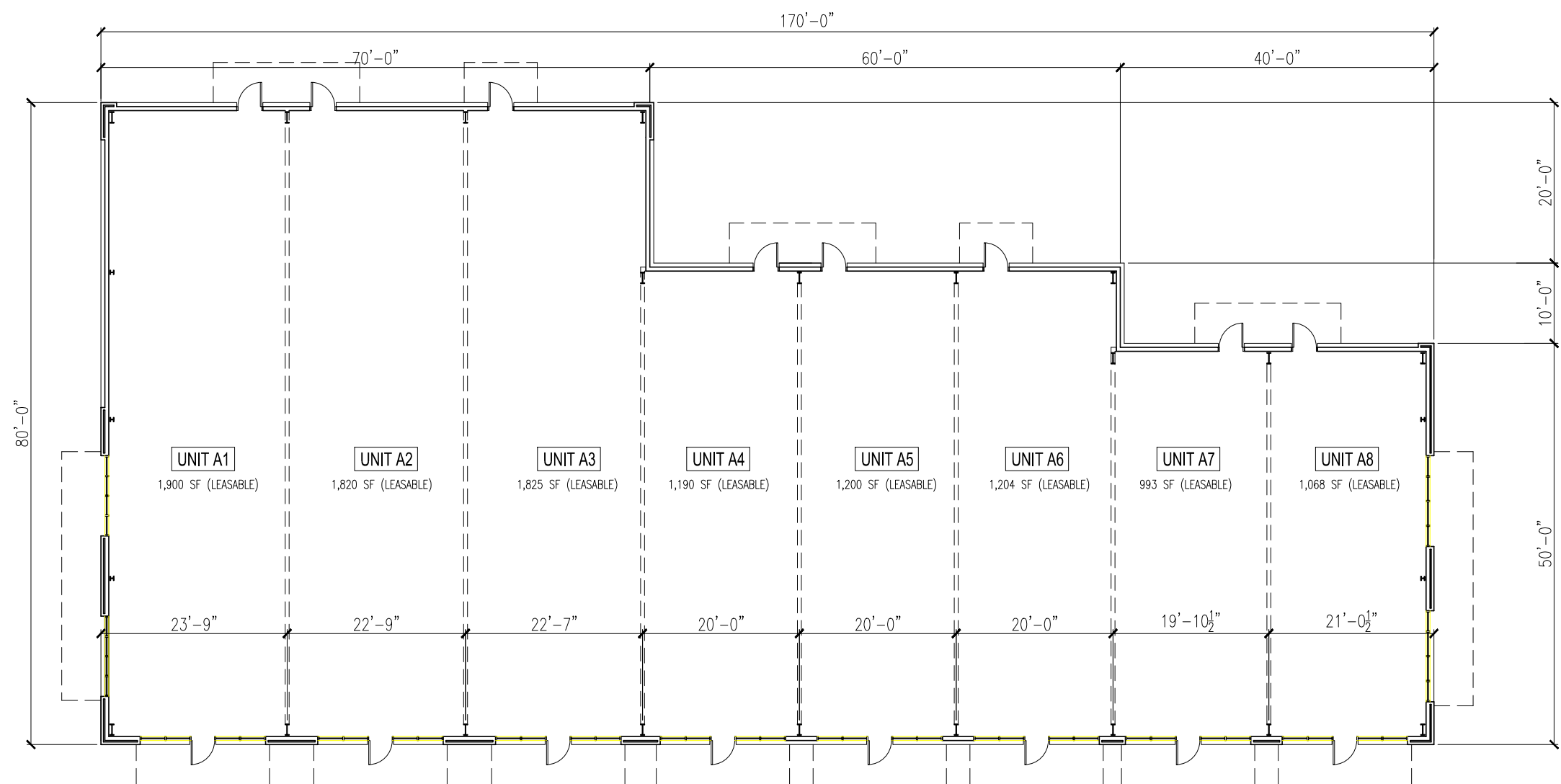
UNIT	GROSS SQ.FTG. (LEASABLE)	PAINT TO PAINT
C1	1,526 SF	1,402 SF
C2	1,393 SF	1,317 SF
C3	1,393 SF	1,317 SF
C4	1,393 SF	1,317 SF
C5	1,490 SF	1,413 SF
C6	1,393 SF	1,317 SF
C7	1,393 SF	1,317 SF
C8	1,393 SF	1,317 SF
C9	1,526 SF	1,402 SF
TOTALS	12,900 SF	12,119 SF



BUILDING B

BUILDING B: TOTAL GROSS SQ.FT.=12,000 SF

UNIT	GROSS SQ.FTG. (LEASABLE)	PAINT TO PAINT
B1	1,408 SF	1,286 SF
B2	1,312 SF	1,240 SF
B3	1,312 SF	1,240 SF
B4	1,312 SF	1,240 SF
B5	1,312 SF	1,240 SF
B6	1,312 SF	1,240 SF
B7	1,312 SF	1,240 SF
B8	1,312 SF	1,240 SF
B9	1,408 SF	1,286 SF
TOTALS	12,000 SF	11,252 SF



BUILDING A

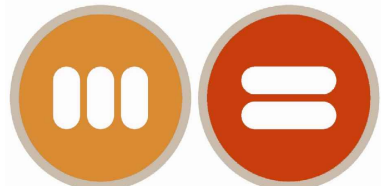
BUILDING A: TOTAL GROSS SQ.FT.=11,200 SF

UNIT	GROSS SQ.FTG. (LEASABLE)	PAINT TO PAINT
A1	1,900 SF	1,755 SF
A2	1,820 SF	1,735 SF
A3	1,825 SF	1,735 SF
A4	1,190 SF	1,131 SF
A5	1,200 SF	1,131 SF
A6	1,204 SF	1,137 SF
A7	993 SF	929 SF
A8	1,068 SF	949 SF
TOTALS	11,200 SF	10,502 SF

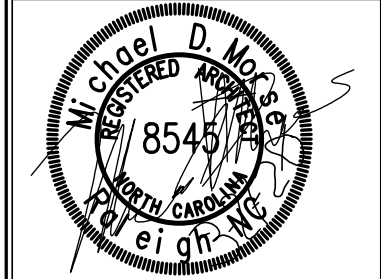
02 BUILDING PLANS

1"=15'

01 SQ.FTG.DATA



M2 Architecture, PLLC
2310 Weymouth Court
Raleigh, NC 27612
Contact Person: Michael Morse, AIA
(p) 919.889.2305
email: m2architecture@yahoo.com



The SHOPPES at GLEN LAUREL
LOT 8 - Commercial Buildings
New Construction
229 Briarcliff Dr., Clayton, NC

Revisions

1. 4-3-20, SITE PLAN REVIEW CYCLE 1

2-25-20

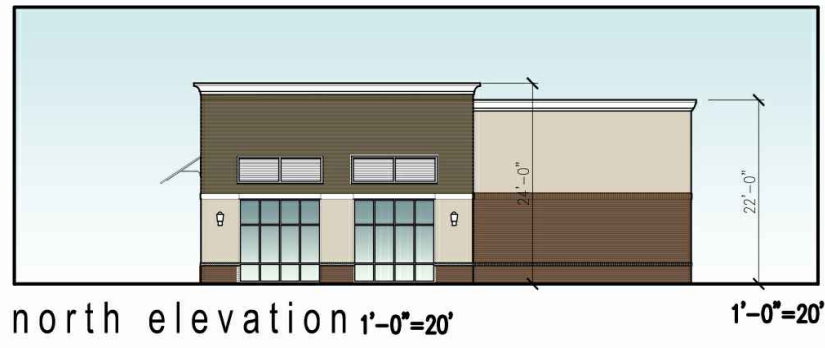
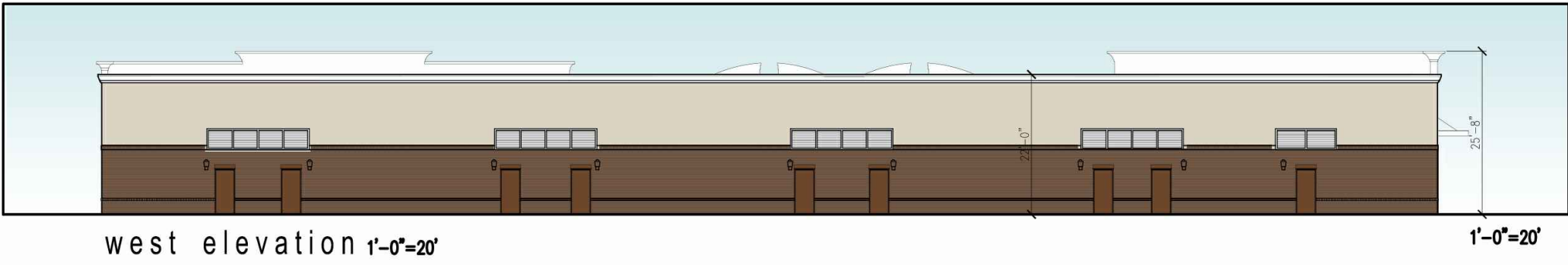
BUILDING PLANS

A101

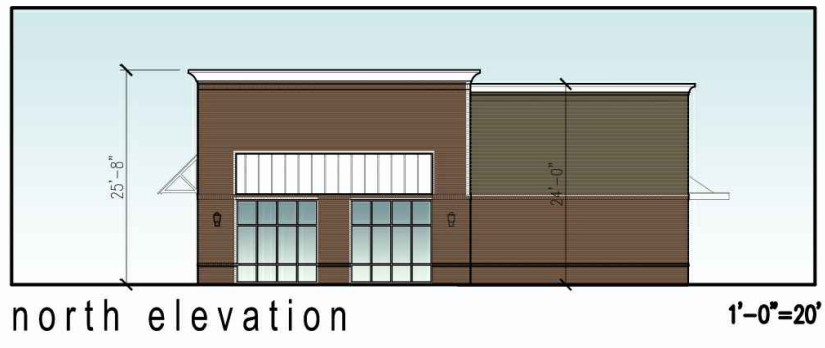
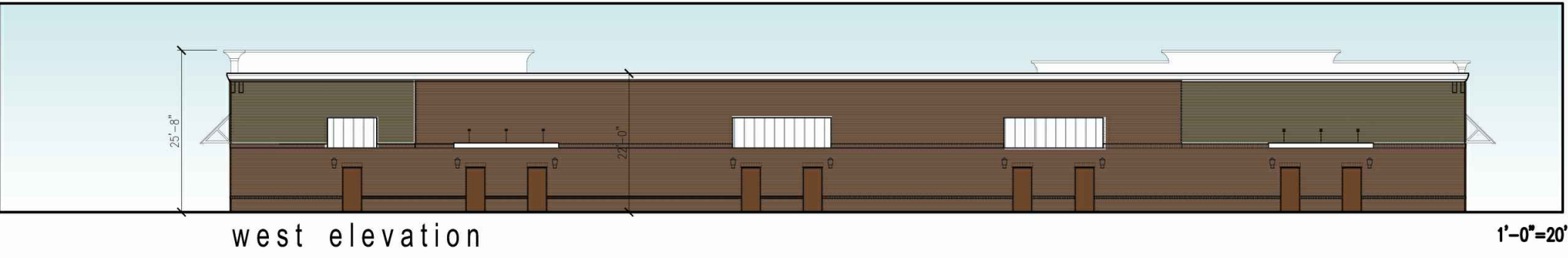
1 of 2

SITE SUBMITTAL

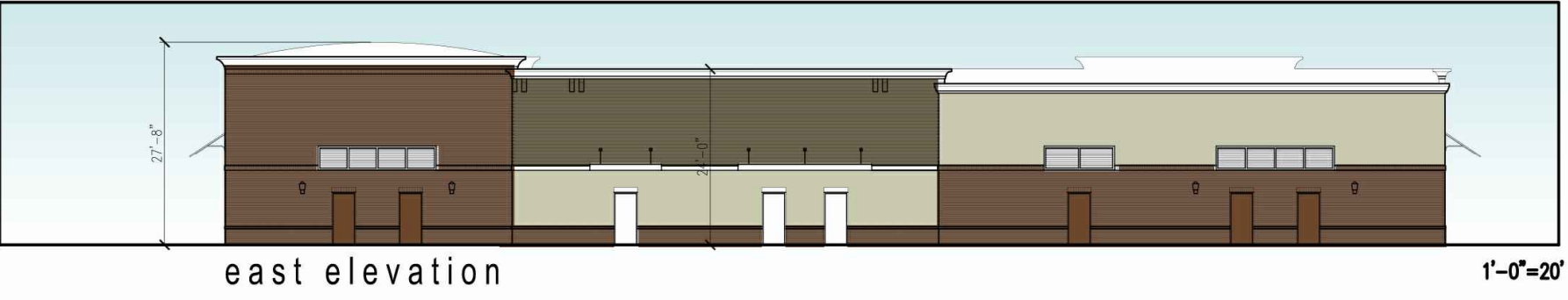
BUILDING C



BUILDING B

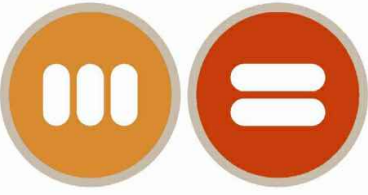


BUILDING A

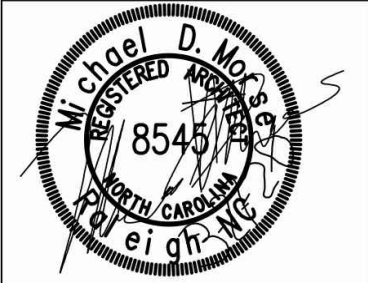


02 BUILDING ELEVATIONS

1"=15'



M2 Architecture, PLLC
2310 Weymouth Court
Raleigh, NC 27612
Contact Person: Michael Horse, AIA
(919) 889-2305
email: m2architecture@yahoo.com



The SHOPPES at GLEN LAUREL
LOT 8 - Commercial Buildings
New Construction
229 Briarcliff Dr., Clayton, NC

Revisions

1. 4-3-20 - SITE REVIEW CYCLE 1

2-25-20

BUILDING ELEVATIONS

A201
2 of 2

SITE SUBMITTAL



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

*Planning Board
August 24, 2020*

STAFF REPORT

Application Number: 2020-38-SP

Project Name: Shoppes at Glen Laurel Lot 8 Major Site Plan

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

Public Noticing:

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

REQUEST: The applicant is requesting major site plan approval to develop 3 commercial buildings on a portion of the subject property.

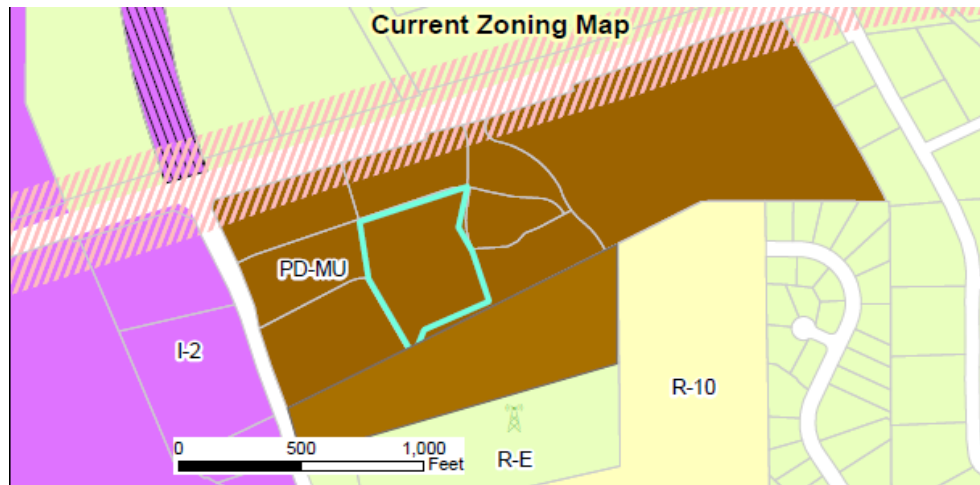
SITE DATA:

Acreage: 11.69 acres (5.499 acres disturbed)
Existing Use: Vacant



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Planned Development Mixed Use (PD-MU)	Vacant & Commercial
South	Residential-Estate (R-E)	Residential
East	Planned Development Mixed Use (PD-MU)	Multi Family Apartments
West	Industrial-Heavy (I-2)	Industrial (Caterpillar)



DEVELOPMENT DATA:

Proposed Uses:	Commercial (Retail, Restaurant, Office)
Buildings:	3 buildings
Impervious Surface:	76%
Required Parking:	187 spaces, based upon mixture of restaurant and retail tenant spaces
Proposed Parking:	215 spaces, including 9 handicap spaces
Access/Streets:	Access off Briarcliff Drive and future internal access roads within the Shoppes at Glen Laurel Planned Development Master Plan

STAFF ANALYSIS:**Overview**

The applicant is requesting Major Site Plan approval to develop 3 buildings, totaling 36,100 SF combined, on Lot 8 of the Shoppes at Glen Laurel Master Plan. Lot 8 will be a part of the highlighted parcel shown in the staff report maps. A minor subdivision to subdivide the development into individual lots is under review.

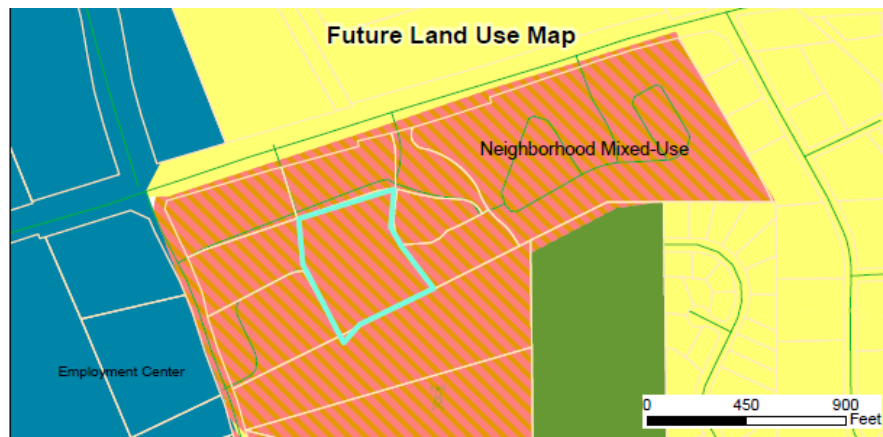
The three proposed buildings are shown on the site plan as Buildings A, B, and C. They are proposed to include of a mixture of retail/commercial uses and restaurant uses. The site plan was designed in accordance with the approved uses and dimensional standards outlined in the associated master plan for Shoppes at Glen Laurel (2020-39-SD) which was modified in 2020 after originally being approved in 2015. The master plan modification was approved by Town Council on August 17, 2020.

All three buildings will share parking. The applicant is proposing more parking than what is required, to accommodate any additional need as the tenant spaces are filled. A drive-thru restaurant is proposed in building C, and adequate queuing is provided in accordance with the requirements of the UDC. Dumpsters for the three buildings are located in a central location.

Consistency with Adopted Plans:

- **Comprehensive Plan 2040**

The proposed use and site plan is consistent with the Comprehensive Plan 2040, which designates these parcels as “Neighborhood Center” and “High Density Residential”. The proposed site plan consists of non-residential uses including retail, restaurant, and office.



- **Unified Development Code**

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

Landscaping and Screening

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

Multi-Modal Access

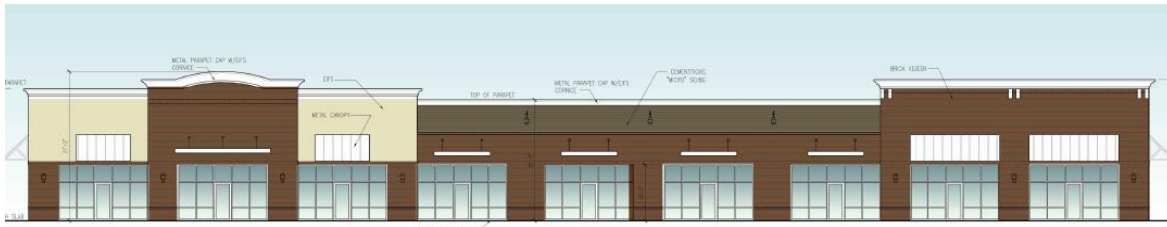
Sidewalks are provided internal to the site and along the lot line in order to provide connectivity between buildings, and to other lots within the master plan development. Intersections and driveways include handicap ramps and crosswalks.

Garbage / Recycling

The buildings will share three dumpsters, which are located in a central area. These dumpsters will be screened via an enclosure that meets the requirements of the UDC. The dumpsters will also include landscaping around the base of the enclosures for further screening.

Architecture/Design

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



CONSIDERATIONS:

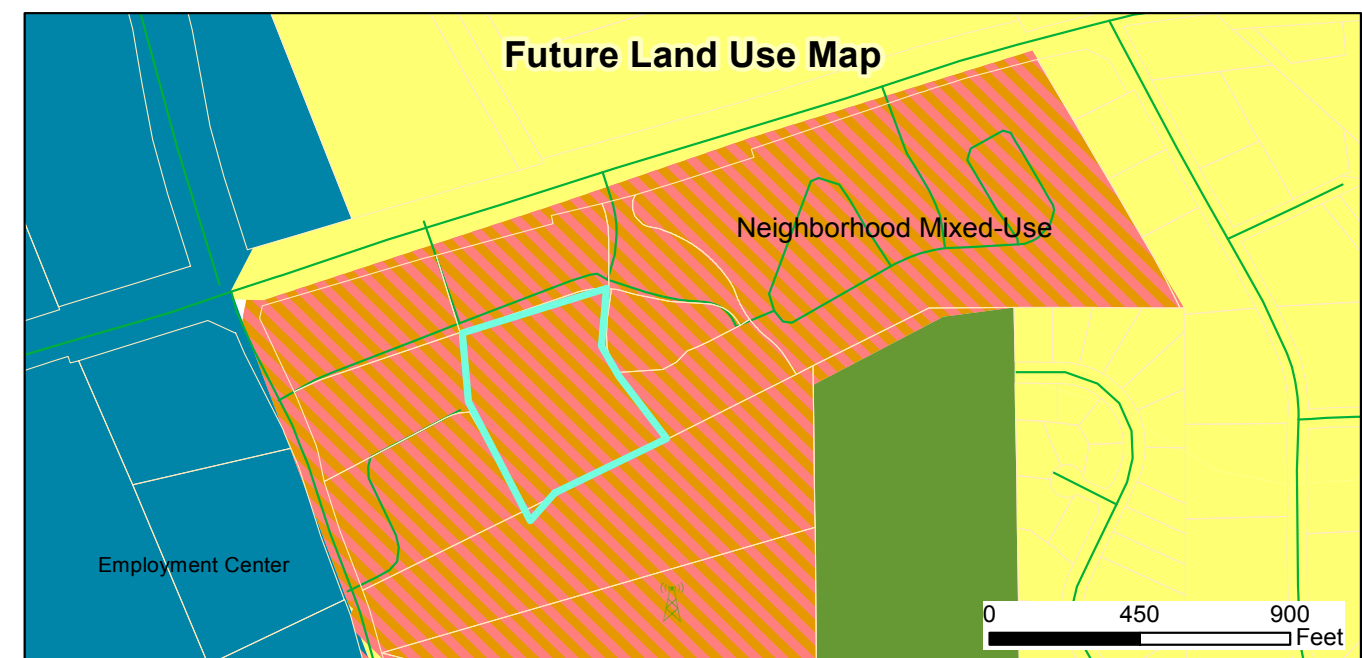
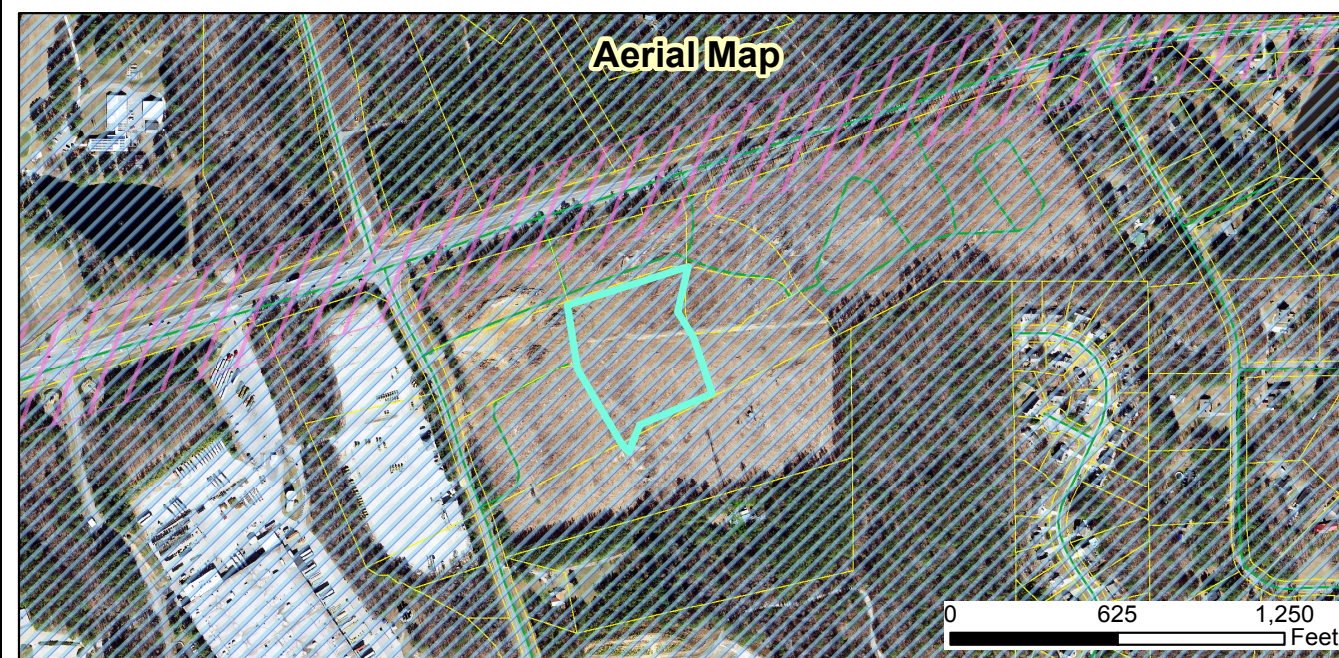
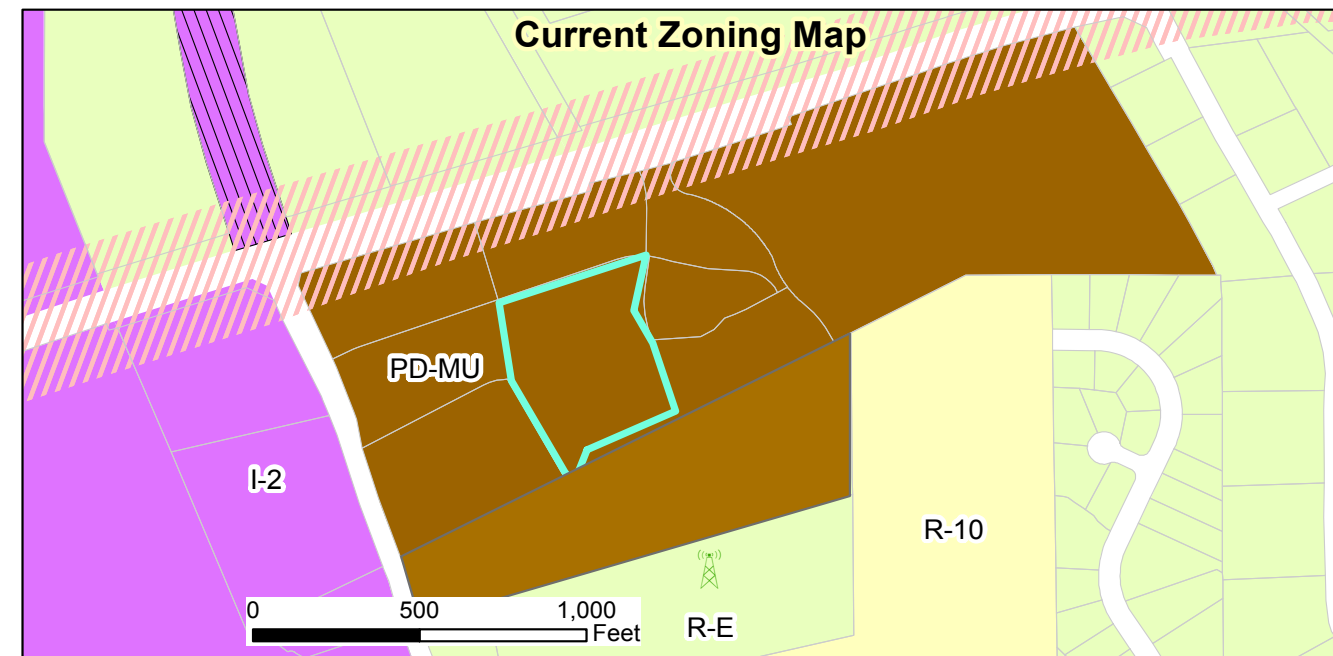
- The Planning Board shall make a final decision regarding Major Site Plans.

RECOMMENDATION:

- Staff recommends approval of the major site plan.

ATTACHMENTS:

- 1) Staff report maps
- 2) Application
- 3) Site Plan
- 4) TRC Certification Letter



2020-38-SP
Shoppes at Glen Laurel Lot 8 Major Site Plan
Request to develop 36,000 SF of commercial within 3 buildings
 Applicant: CE Group
 Property Owners: Shoppes at Glen Laurel
 Tag #: 05104003W

Staff Report Map



03/26/2020
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.

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

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2020\2020-38-SP - Lot 8 The Shoppes at Glen Laurel\Maps\Staff Report Map 2020-38-SP.mxd



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

MAJOR SITE PLAN APPLICATION COVER SHEET

Name of Project: Lot 2 The Shoppes at Glen Laurel **Date:** June 1, 2020

Applicant Name: Mark Ashness, CE Group, Inc

The following checklist to be completed by applicant:

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

11 copies of the following:

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

11 copies of the plan set which includes the following:

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

Reviewed by: _____



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

MAJOR SITE PLAN APPLICATION

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

☒ New Major Site Plan

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

SITE INFORMATION

Name of Project: Lot 2, the Shoppes at Glen Laurel

Acreage of Property: 2.16 AC Zoning District: PD-MU

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

Address/Location: Glen Laurel Road

Existing Use: Vacant Proposed Use: Day Care

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

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

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

APPLICANT INFORMATION

Applicant: Mark P. Ashness, PE

Mailing Address: 301 Glenwood Avenue, Suite 220 Raleigh NC 27603

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

Contact Person: Mark Ashness

Email Address: mark@cegroupinc.com

OFFICE USE ONLY

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

PROPERTY OWNER INFORMATION

Name: The Shoppes at Glen Laurel, LLC

Mailing Address: 1004 Wake Forest Road Raleigh, NC 27604-1358

Phone Number: 919 872-5702

Fax:

Email Address: brantley@commprop.net

EXPLANATION OF PROJECT

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

Construction of a +/- 13,398 SF Day Care Building with outdoor playground

The Day Care will have a maximum of 250 students and 23 Staff

MAJOR SITE PLAN REQUIREMENT CHECKLIST

PLAN FORMAT

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

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

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

PLAN ELEMENTS AND GRAPHIC DATA

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

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

SURVEY

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

EXISTING CONDITIONS SHEET

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

SITE PLAN

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

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

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

Other site plan elements:

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

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

CONCEPTUAL ENGINEERING PLANS

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

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

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

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

LANDSCAPE PLAN

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

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

LIGHTING PLAN

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

ARCHITECTURAL ELEVATIONS AND FLOORPLAN

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

APPLICANT AFFIDAVIT

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

Mark P. Ashness

 Print Name



 Signature of Applicant

6/1/2020

 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: Lot 2 The Shoppes at Glen Laurel **Address or PIN #:** 167800-29-3634

AGENT/APPLICANT INFORMATION:

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

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

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

Major Site Plan

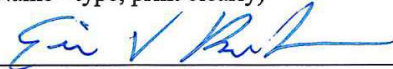
Wastewater Allocation Request

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

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

OWNER AUTHORIZATION:

The Shoppes at Glen Laurel, LLC
(Name - type, print clearly)


(Owner's Signature)

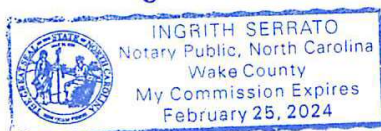
1064 N Lakeside Drive
(Address)

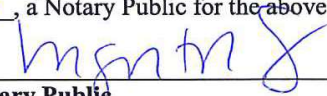
Smithfield, NC 27577
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me Ingrith Serrato, a Notary Public for the above State and County, this 24th day of May, 2020.

SEAL




Notary Public

My Commission Expires: 02/25/2024

July 2018



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

TRC CERTIFICATION

August 14, 2020

Mark Ashness
301 Glenwood Avenue Suite 220
Raleigh, NC 27603
Mark@cegroupinc.com

Re: 2020-79-SP Lot 2 Daycare Shoppes at Glen Laurel

Mr. Ashness,

The project listed above has received certification from the Technical Review Committee on August 14, 2020. In order to prepare for your upcoming Planning Board hearing please submit one digital copy of your latest site plan to Submittals@townofclaytonnc.org. The project will now proceed to the following meeting:

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

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

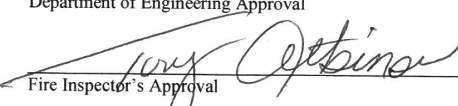
Thank you,

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

Staff Approval:


Project Manager's Approval


Department of Engineering Approval


Fire Inspector's Approval

8/19/20
Date

8/18/2020
Date

08-19-2020
Date

Updated February 2019

Received 8/3/2020

GENERAL NOTES

1. TOPOGRAPHIC AND BOUNDARY SHOWN ARE AS RESULT OF ON-THE-GROUND SURVEY. EXISTING UNDERGROUND STRUCTURES AND UTILITIES ARE BASED UPON FIELD SURVEYS AND RECORDS AVAILABLE TO THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL CONTACT NC811 AND THE TOWN OF CLAYTON ENGINEERING AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
3. ALL CONSTRUCTION SHALL BE IN CONFORMANCE TO THE TOWN OF CLAYTON AND NCDOT STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE IN CONFORMANCE WITH THE TOWN OF CLAYTON ENGINEERING STANDARDS AND SPECIFICATIONS.
4. THE PROJECT PROPOSED TO BE LOCATED IN A FLOOD HAZARD AREA PER FEMA FIRM MAP NUMBER 3720167900K AND 3720167800K DATED JUNE 20, 2018.

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

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



COVER	1
EXISTING CONDITIONS PLAN	2
PRELIMINARY BOUNDARY SURVEY	3
SITE PLAN	4
PRELIMINARY GRADING PLAN	5
PRELIMINARY UTILITY PLAN	6
LIGHTING PLAN	7
LANDSCAPE PLAN	8

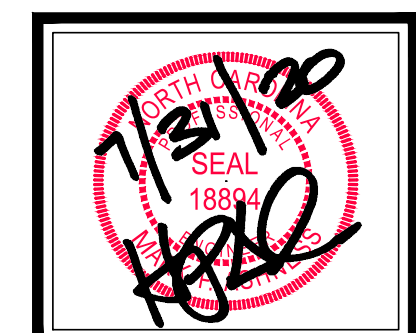
BUILDING PLANS	A1.0
BUILDING ELEVATIONS	A2.0

PROPOSED BUILDING RATING: V-B



PRELIMINARY DESIGN

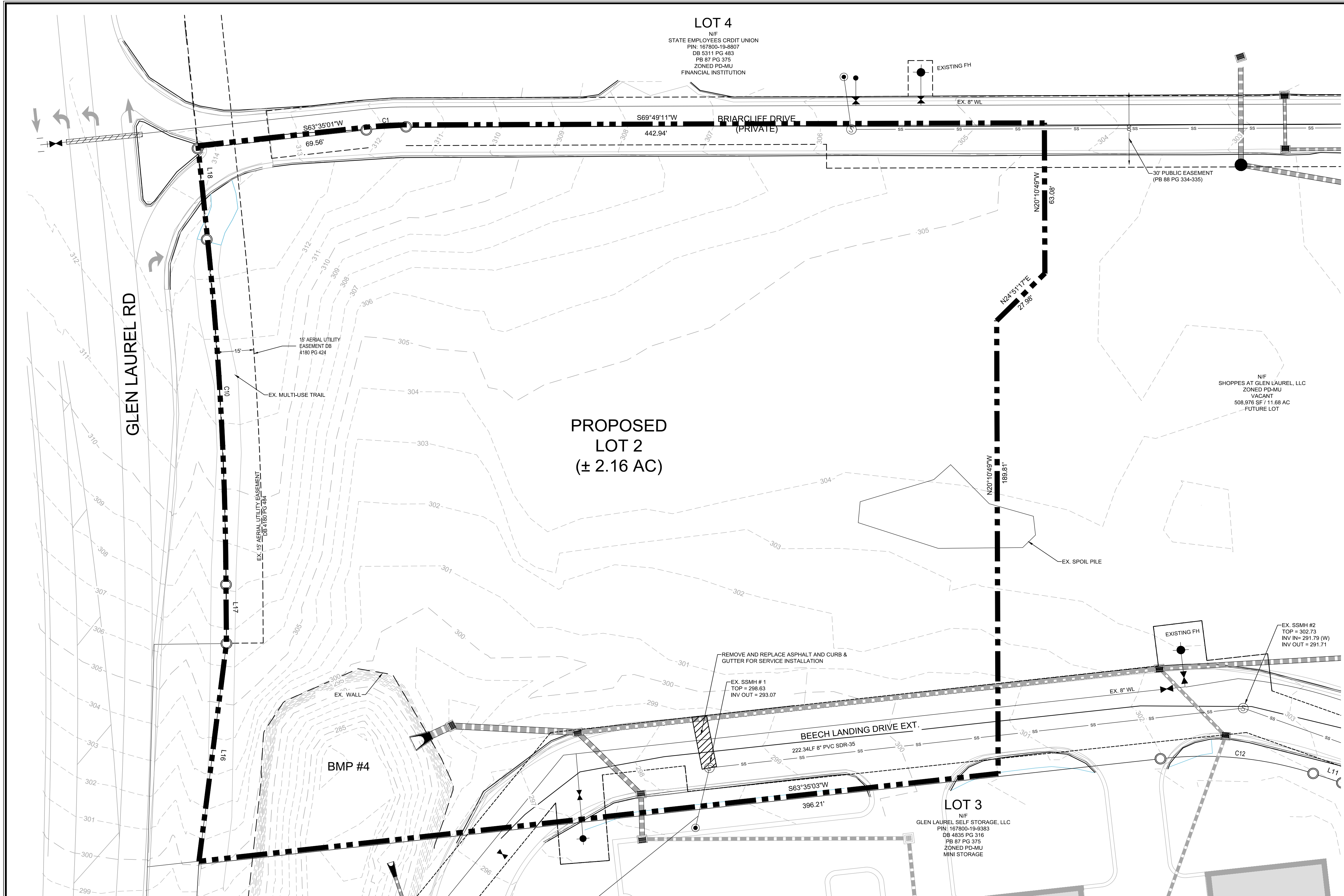
NOT FOR CONSTRUCTION

[illegible]

MAJOR SITE PLAN
LOT 2
THE SHOPPES AT GLEN LAUREL
COVER
CLAYTON, NORTH CAROLINA

Date:	MAY 29, 2020
Scale:	NA
Drawn:	JWA
Checked:	MPA
Project No.	127-312
Computer Dwg. Name	127-312_1_cover

Sheet No: 1 Of 8



- GENERAL NOTES**
1. TOPOGRAPHIC AND BOUNDARY SHOWN ARE AS RESULT OF ON-THE-GROUND SURVEY. EXISTING UNDERGROUND STRUCTURES AND UTILITIES ARE BASED UPON FIELD SURVEYS AND BEST AVAILABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO STARTING CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
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 4. ALL WATER AND SANITARY SEWER INSTALLATION SHALL BE IN CONFORMANCE WITH THE TOWN OF CLAYTON ENGINEERING STANDARDS AND SPECIFICATIONS.
 5. THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER FEMA FIRM MAP NUMBER 3720167900K AND 3720167800K DATED JUNE 20, 2018.

LINE LEGEND

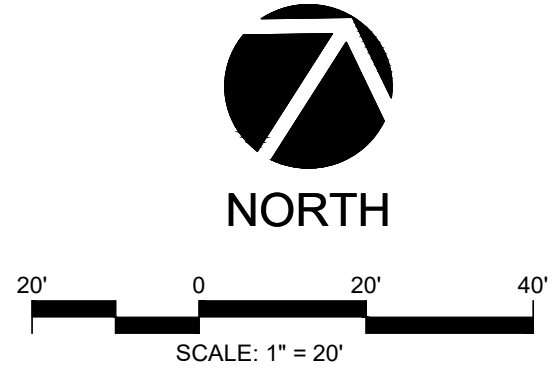
	EXISTING PROPERTY LINE		EXISTING FIRE HYDRANT
	FUTURE PROPERTY LINE		EXISTING STORM DRAINAGE
	EXISTING 1' CONTOURS		EXISTING CATCH BASIN
	EXISTING 5' CONTOURS		
	EXISTING 5' CONTOURS		
	EXISTING SANITARY SEWER		
	EXISTING SEWER MANHOLE		

Curve Table

Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length
C1	150.00'	16.34'	8.18'	S65°24'15"W	16.33'
C10	1511.32'	144.91'	72.51'	N23°07'11"W	144.88'
C12	144.50'	63.34'	32.19'	S75°37'12"W	62.83'

Line Table

Line #	Direction	Length
L11	S88°33'34"W	12.42'
L16	N13°01'58"W	93.28'
L17	N20°24'42"W	24.71'
L18	N25°40'06"W	38.35'



PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

NO.	REVISIONS	DATE
B	RESPONSE TO 2ND REVIEW COMMENTS	07/31/2020
A	RESPONSE TO 1ST REVIEW COMMENTS	07/06/2020

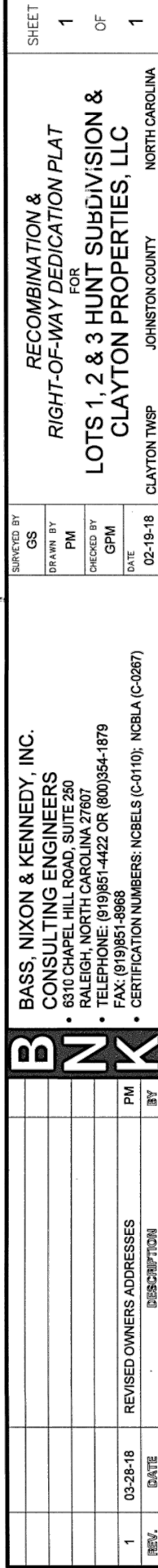
CE GROUP
301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032
www.cegroupinc.com
License # C-1739



MAJOR SITE PLAN
LOT 2
THE SHoppes AT GLEN LAUREL
EXISTING CONDITIONS PLAN
CLAYTON, NORTH CAROLINA

Date: MAY 29, 2020
Scale: 1" = 20'
Drawn: JWA
Checked: MPA
Project No: 127-312
Computer Dwg. Name: 127-312_2_existing conditions plan
Sheet No: 2 Of 8





THE PURPOSE OF THIS PLAT IS TO PERFORM A MINOR DIVISION SURVEY CREATING A NEW LOT
HAVING A DEED REFERENCE OF BOOK 4455 PAGE 316 AND PLAT REFERENCE OF 90 PAGE 70
RECORDED IN THE JOHNSON COUNTY REGISTRY AND BEING LOCATED ON GLEN LAUREL ROAD
IN THE CITY OF JOHNSON COUNTY, MISSOURI.

2) PROPERTIES SHOWN HEREON ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD
THAT WOULD BE REVEALED BY A TITLE CURATIVE SURVEY. NO CLAIMS SHOULD NOT BE RELEA
D TO THE PROPERTY HEREON. ALL EASEMENTS THAT MAY EFFECT THE PROPERTY HEREON
3) UNIT OF MEASURE IS U.S. SURVEY FEET (FT) UNLESS SPECIFICALLY NOTED AS METERS (M)
4) ALL DISTANCES AND COORDINATES ARE BASED ON THE NAD 83 DATUM, GROUND
INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID"
5) AREAS CALCULATED BY THE COORDINATE METHOD
6) NO MONUMENT WAS FOUND TO CORROBORATE THE LOCATION OF THE SITE.
7) THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NONEXISTENCE OF ANY
UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.
8) A PROPERTY CORNER WAS FOUND TO BE 10' FROM THE PROPERTY LINE, BEING
GROUND UNLESS OTHERWISE NOTED.
9) THE PROPERTY CORNER WAS SHOWN HEREON WITHOUT A DESCRIPTION ARE 58" IRON
PIPE FLOW FLUSH WITH THE EXISTING GROUND UNLESS OTHERWISE NOTED.

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

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

AG	ABOVE GROUND
BG	BELOW GROUND
BM	BLOCK OF MAPS
C&G	CURB AND GUTTER
C/MF	CONCRETE MONUMENT FOUND
CSF	COMBINED SCALE FACTOR
DB	DEED BOOK
EX	EXISTING
EX- IPF	IRON PIPE FOUND
IPF	IRON PIPE SET
NCDOT	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
NF	NOW OR FORMERLY
PKF	PK NAIL FOUND
PG	PAGE
PL/RTB	PROPERTY LINE TO BE REMOVED
ET/RTB	EASEMENT TO BE REMOVED
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
TYP	TYPICAL
W/	WITH



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

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

STATE OF NORTH CAROLINA COUNTY OF JOHNSTON

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING
THIS _____ DAY OF _____ 20____ AT _____ (AM) / (PM)
_____ BY _____
REGISTER OF DEEDS ASST. REG. OF DEEDS

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

DATE _____ TOWN OF MANAGER _____

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

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



CE GROUP

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

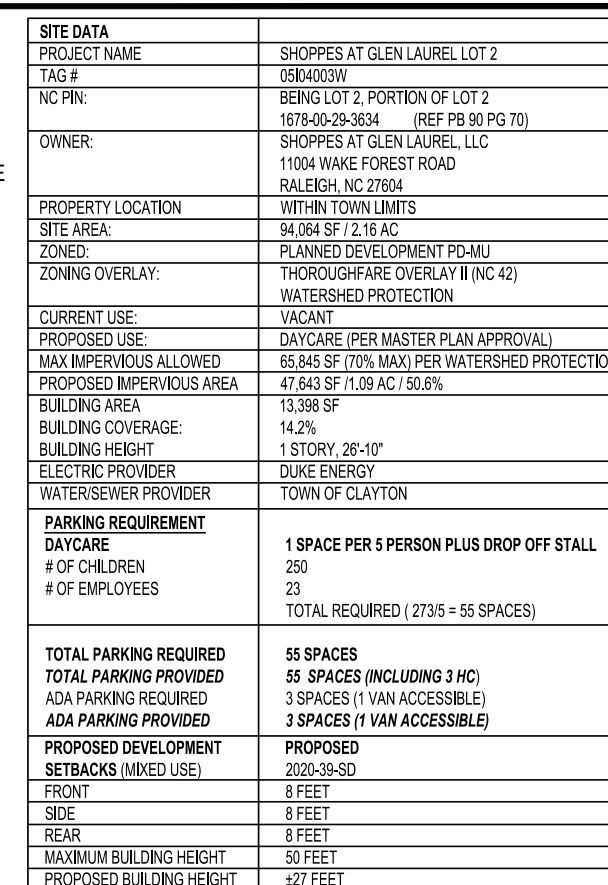
www.cegroupinc.com

License # C-1739

MAJOR SITE PLAN
LOT 2
THE SHOPPES AT GLEN LAUREL
PRELIMINARY BOUNDARY SURVEY
CLAYTON, NORTH CAROLINA

Date:	
Scale:	
Drawn:	
Checked:	
Project No.	127-312
Computer Dwg. Name	127-312_3_plats
Sheet No:	

3
Of 8

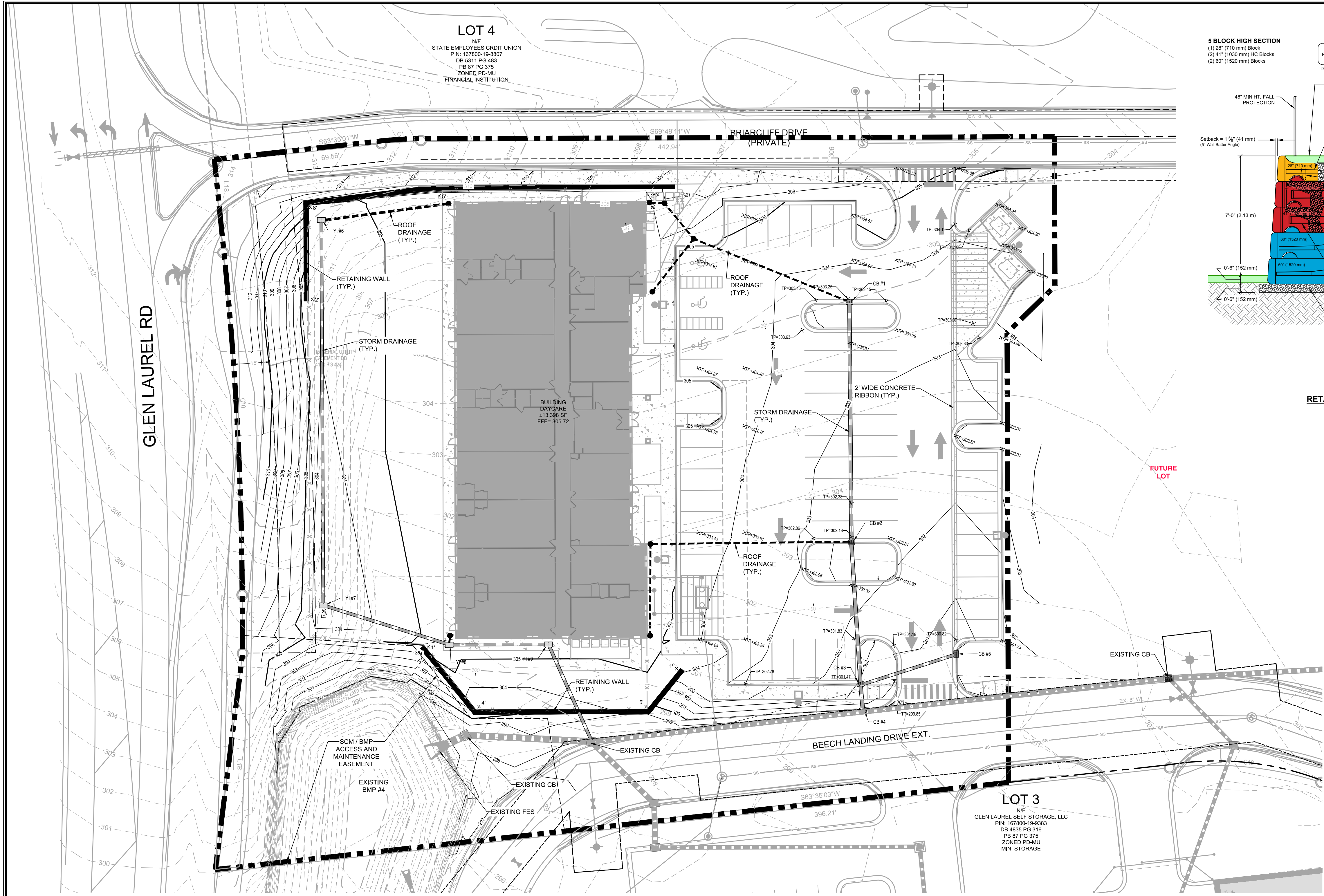


License # C-1739

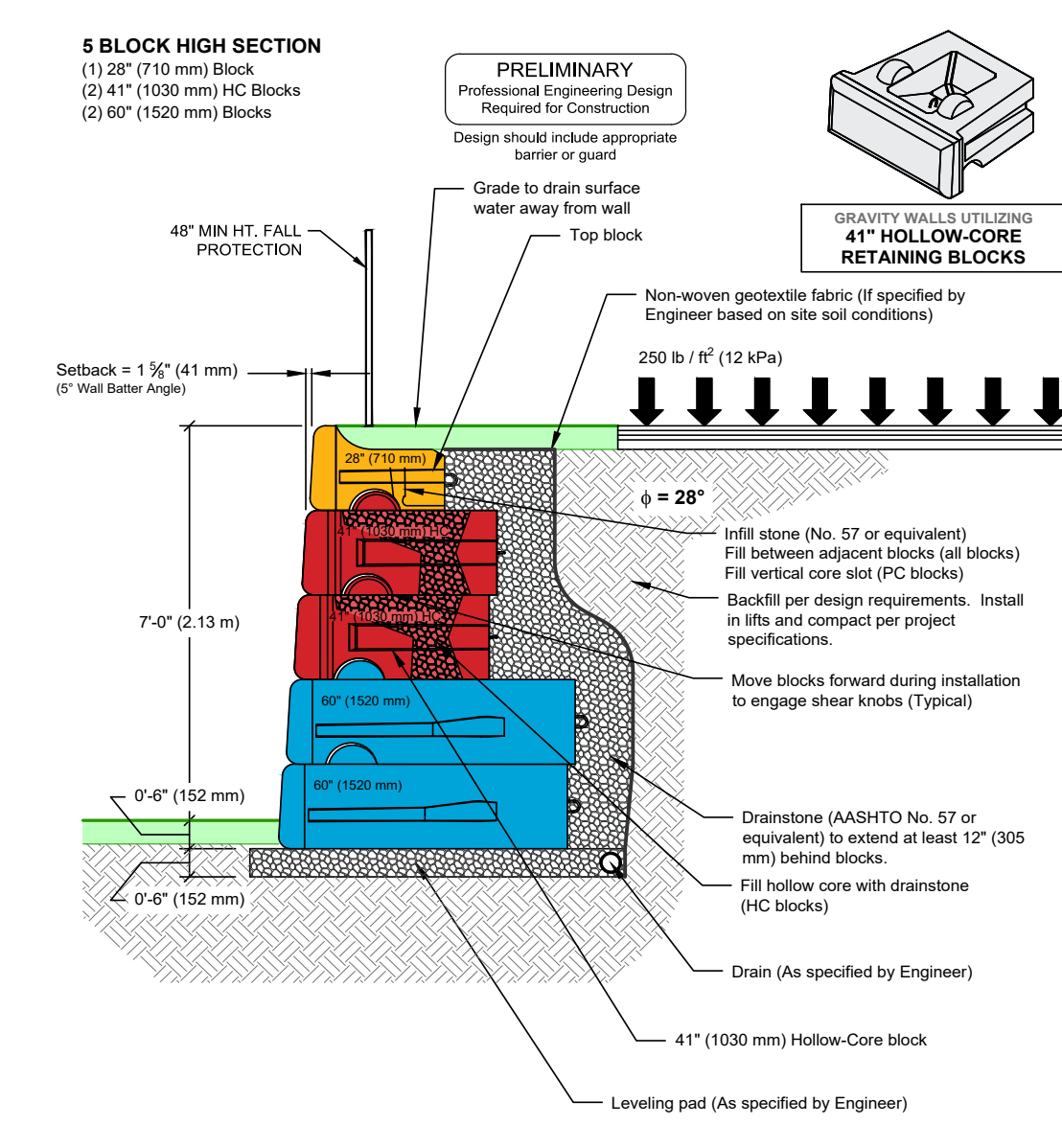


NOT FOR CONSTRUCTION

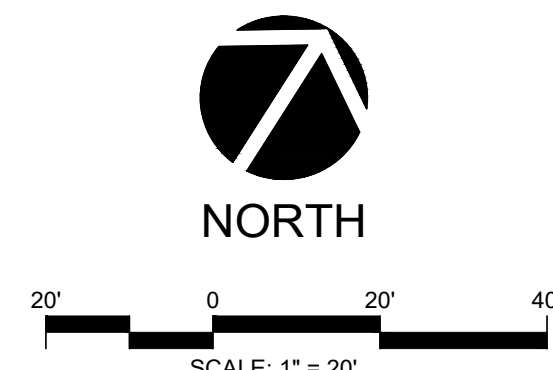




- GENERAL NOTES**
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- LINE LEGEND**
- EXISTING PROPERTY LINE
 - FUTURE PROPERTY LINE
 - ROOF DRAIN
 - STORM DRAINAGE
 - EXISTING 1' CONTOURS
 - EXISTING 5' CONTOURS
 - PROPOSED 1' CONTOURS
 - PROPOSED 5' CONTOURS
 - CATCH BASIN



PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

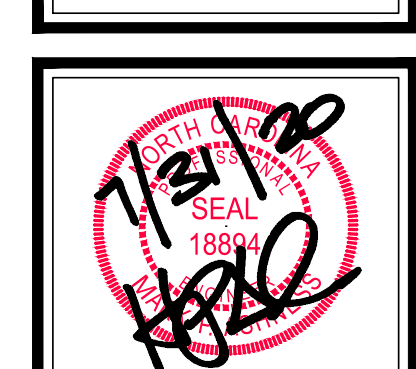
NO.	REVISIONS	DATE
1	RESPONSE TO 1ST REVIEW COMMENTS	07/06/2020
2	RESPONSE TO 2ND REVIEW COMMENTS	07/31/2020

CE GROUP

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

www.cegroupinc.com

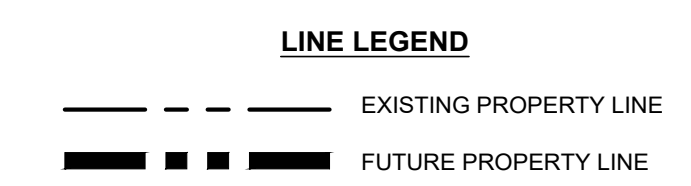
License # C-1739



**MAJOR SITE PLAN
LOT 2
THE SHOPS AT GLEN LAUREL
PRELIMINARY GRADING PLAN
CLAYTON, NORTH CAROLINA**

Date: May 29, 2020
Scale: 1" = 20'
Drawn: JWA
Checked: MPA
Project No: 127-312
Computer Dwg. Name: 127-312_5_prelim grading plan

Sheet No: **5**
Of 8



NORTH CAROLINA STATE UNIVERSITY



Date:	MAY 29, 2020
Scale:	1" = 20'
Drawn:	JWA
Checked:	MPA
Project No.	127-312
Computer Dwg. Name	127-312_5_prelim utility plan

Sheet No:	6	Of 8
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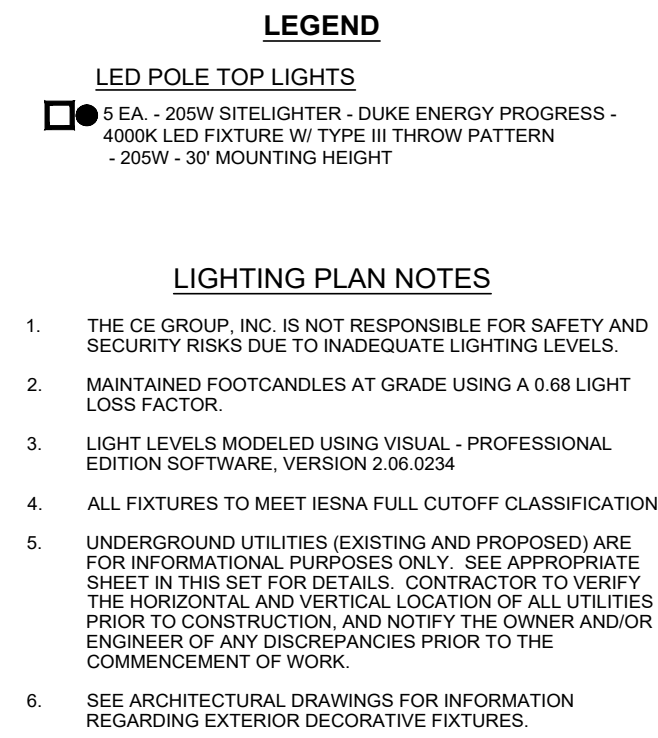
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CE GROUP

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

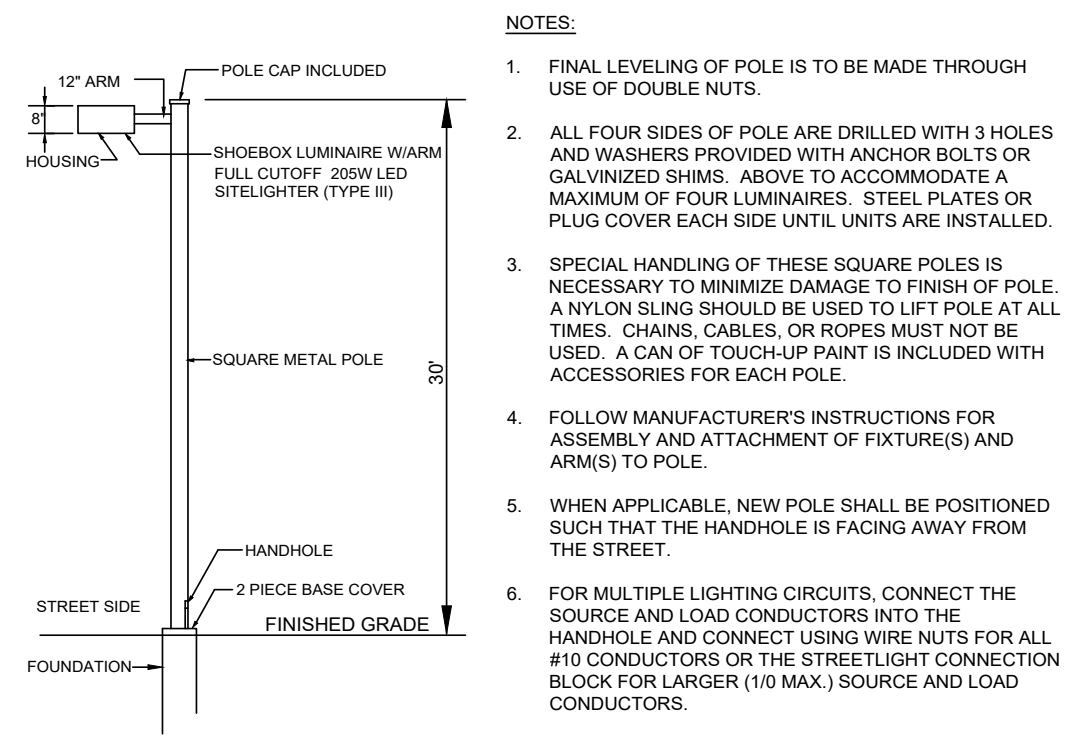
www.cegroupinc.com

License # C-1739



LIGHTING DATA	
AVERAGE	1.6 fc
MINIMUM	0.4 fc
MAXIMUM	3.5 fc
AVG / MIN	4.0:1

PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY, THE OWNER / BUILDER MUST SUPPLY THE TOWN WITH A FINAL LETTER OF CERTIFICATION FROM THE LIGHTING ENGINEER, LIGHTING MANUFACTURER, OR AUTHORIZED LIGHTING CONTRACTOR VERIFYING THAT ALL SITE LIGHTING IS INSTALLED ACCORDING TO TOWN STANDARDS, THE APPROVED PLANS, AND ANY APPLICABLE CONDITIONS.

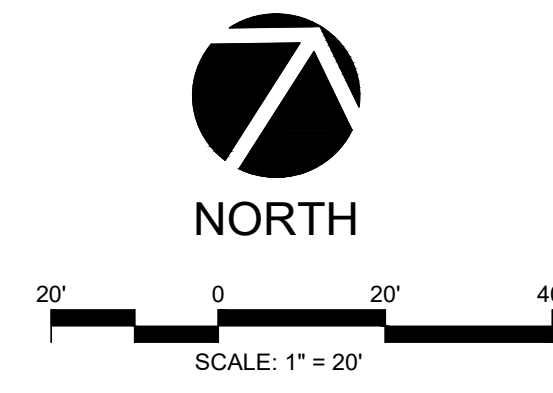


- NOTES:
1. FINAL LEVELING OF POLE IS TO BE MADE THROUGH USE OF DOUBLE NUTS.
2. ALL FOUR SIDES OF POLE ARE DRILLED WITH 3 HOLES AND WASHERS PROVIDED WITH ANCHOR BOLTS OR GALVANIZED STEEL WASHERS TO ACCOMMODATE A MAXIMUM OF FOUR LUMINAIRES. STEEL PLATES OR PLUG COVERS EACH SIDE UNTIL UNITS ARE INSTALLED.
3. SPECIAL HANDLING OF THESE SQUARE POLES IS NECESSARY TO MINIMIZE DAMAGE TO FINISH OF POLE. A NYLON SLING SHOULD BE USED TO LIFT POLE AT ALL TIMES. CARE MUST BE TAKEN TO PREVENT DAMAGE TO POLE. A CAN OF TOUCH-UP PAINT IS INCLUDED WITH ACCESSORIES FOR EACH POLE.
4. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR ACCESSORIES TO ATTACHMENT OF FIXTURE(S) AND ARMS(S) TO POLE.
5. WHEN APPLICABLE, NEW POLE SHALL BE POSITIONED SUCH THAT THE HANDHOLE IS FACING AWAY FROM THE TRAIL.
6. FOR MULTIPLE LIGHTING CIRCUITS, CONNECT THE SOURCE AND LOAD CONDUCTORS INTO THE HANDHOLE AND CONNECT USING WIRE NUTS FOR ALL 10/3 OR 12/3 CABLES OR USE OF THE 10/3 OR 12/3 CONNECTION BLOCK FOR LARGER (10 MAX.) SOURCE AND LOAD CONDUCTORS.

SHOEBOX LUMINAIRES AND SQUARE POLES
N.T.S.

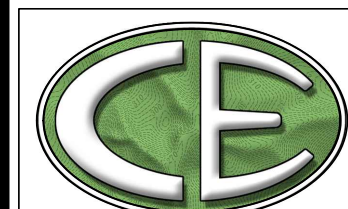
LINE LEGEND

- — — — — EXISTING PROPERTY LINE
 ■ ■ ■ ■ ■ FUTURE PROPERTY LINE



PRELIMINARY DESIGN

NOT FOR CONSTRUCTION

[illegible]

CE GROUP

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

www.cegroupinc.com

License # C-1735



MAJOR SITE PLAN
LOT 2
THE SHOPPES AT GLEN LAUREL
LIGHTING PLAN
CLAYTON, NORTH CAROLINA

Date:	May 29, 2020
Scale:	1" = 20'
Drawn:	JWA
Checked:	MPA
Project No.	127-312
Computer Dwg. Name	127-312_7_lighting plan

Sheet No: 7 Of 8





919 829 4969
115 1/2 E. Hargett St
Suite 300
Raleigh, NC 27601
maurerarchitecture.com

DESIGN
DEVELOPMENT
NOT FOR
CONSTRUCTION

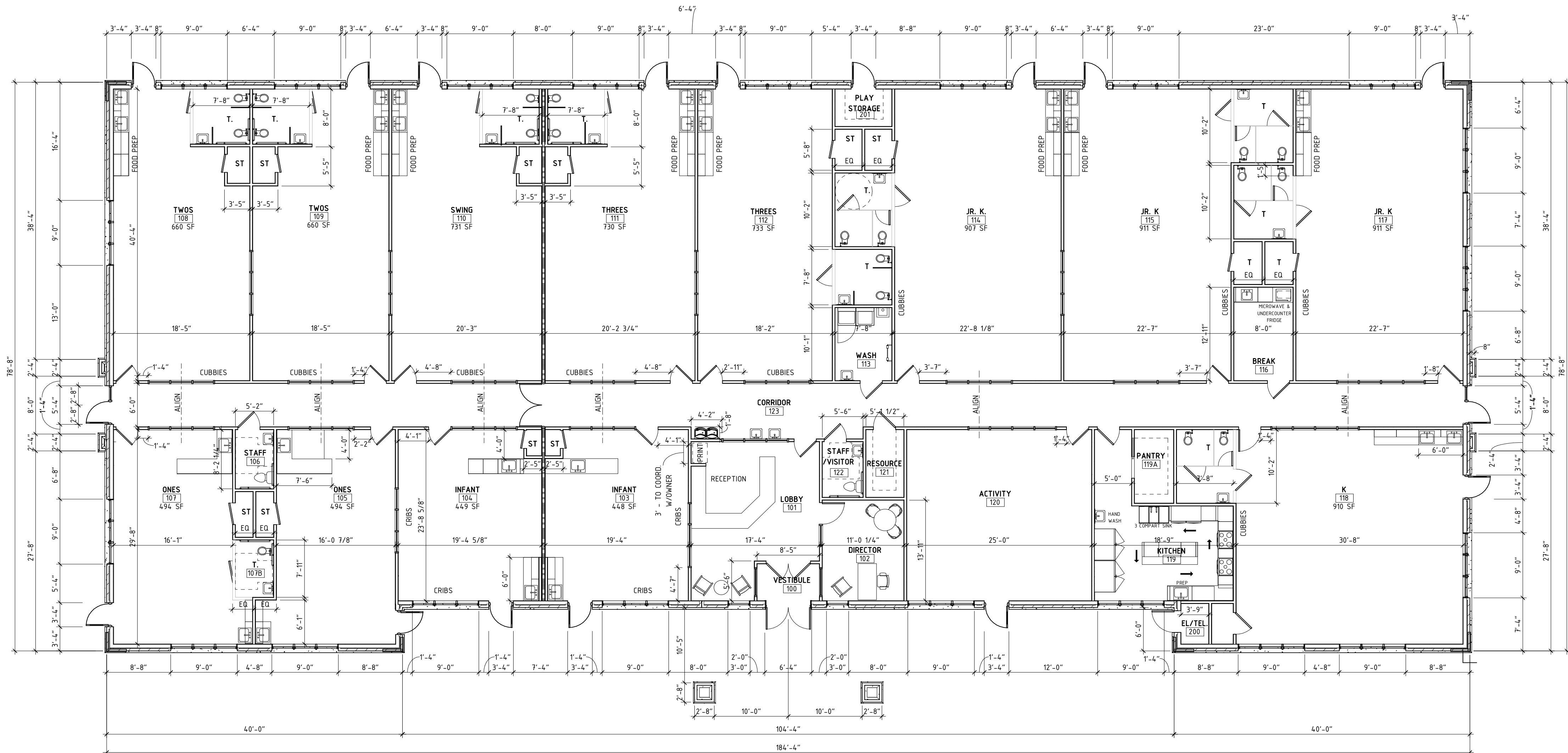
NEW CONSTRUCTION
THE GROWING YEARS
LEARNING CENTER
CLAYTON, NC

DATE	07.30.20
DR.	EBP
CH.	DSM
PROJ. #	20035
REVISIONS	DATE

PROPOSED
FLOOR PLAN

A1.0

PLAN LEGEND	
1	5/8" GWB, 2x6 WOOD STUD W/R-19 BATT INSULATION, 1/2" PLYWOOD SHEATHING, 1" AIR GAP, MASONRY VENEER
2	5/8" GWB, 2x6 WOOD STUD W/R-19 BATT INSULATION, 1/2" PLYWOOD SHEATHING, 2" AIR GAP, STONE VENEER
3	2x4 WOOD STUD W/SOUND BATT INSULATION, 5/8" GWB EACH SIDE
4	2 HR FIRE BARRIER - 2x4 WOOD STUD W/SOUND BATT INSULATION, 12 LAYERS 5/8" GWB EACH SIDE PER UL-U305, REFER TO T.2
5	2x4 WOOD STUD, 5/8" GWB EACH SIDE TO 4' AFF - PROVIDE WOOD CAP
-TOILET PARTITION TO BE SOLID PLASTIC TO 4' AFF, TYP. -DIMENSIONS TO FINISH FACE OF WALL	
BUILDING INFORMATION	
BUILDING OCCUPANCY: EDUCATIONAL (E), BUILDING TO BE	
GROSS INTERIOR SF: ~13,398	
BUILDING FOOTPRINT: 184'-4" X 78'-8"	
CONSTRUCTION TYPE: V-B PER 2018 NBC	
BUILDING TO BE NON SPRINKLERED. SEPARATED INTO TWO FIRE AREAS, EACH UNDER 12,000 SF SEPARATED BY A 2-HR FIRE BARRIER PER NBC CH 707.3.10, AND 903.2.3	



1 PROPOSED FLOOR PLAN
1/8" = 1'-0"



5 PRELIMINARY RENDERING
SCALE: 1" = 1'-0"

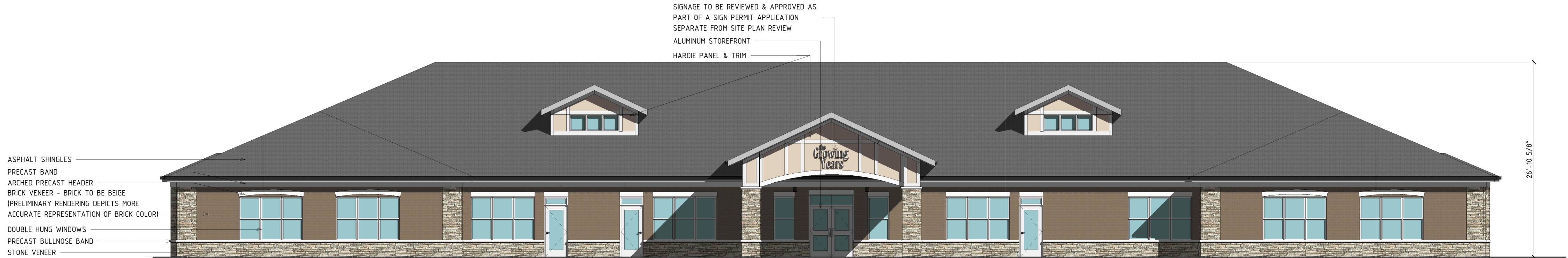


4 WEST ELEVATION MATERIALS TYPICAL FOR ALL ELEVATIONS
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION MATERIALS TYPICAL FOR ALL ELEVATIONS
SCALE: 1/8" = 1'-0"

2 SOUTH ELEVATION MATERIALS TYPICAL FOR ALL ELEVATIONS
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION MATERIALS TYPICAL FOR ALL ELEVATIONS
SCALE: 1/8" = 1'-0"



919 829 4969
115 1/2 E. Hargett St
Suite 300
Raleigh, NC 27601
maurerarchitecture.com

NOT FOR
CONSTRUCTION
SITE PLAN
SUBMITTAL
REFERENCE ONLY

NEW CONSTRUCTION
THE GROWING YEARS
LEARNING CENTER
CLAYTON, NC

DATE	07.30.20
DR.	EBP
CH.	DSM
PROJ. #	20035
REVISIONS	DATE

PRELIMINARY
ELEVATIONS

A2.0



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

*Planning Board
August 24,, 2020*

STAFF REPORT

Application Number: 2020-79-SP

Project Name: Shoppes at Glen Laurel, Daycare Major Site Plan

NC Pin/Tag #: 05I04003/167800-29-3634
Town Limits/ETJ: Town Limits
Overlay: Watershed Protection Overlay
Applicant: Marsh P. Ashness, CE Group Inc.
Owner: Shoppes at Glen Laurel, LLC
Location: Located on the corner of Glen Laurel Road and Hwy 42 East
Project Planner: Sharon Sharpe, Planner

Public Noticing Dates:

- Neighborhood Meeting not required as this is part of an approved Master Plan.
- Sign Posted on August 11, 2020

REQUEST: The applicant is requesting major site plan approval to operate a daycare as part of existing master planned development.

SITE DATA:

Acreage: 2.16 acres

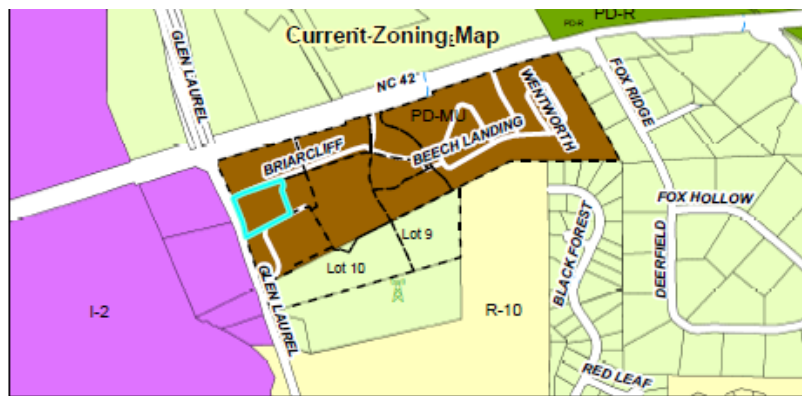
Zoning: Planned Development Mixed Use (PD-MU)

Existing Use: Vacant Land



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Planned Development (PD-MU)	State Employees Credit Union
South	Planned Development Mixed Use (PD-MU)	Self-Storage Facility
East	Planned Development (PD-MU)	Vacant
West	Industrial-Heavy (I-2)	Caterpillar



DEVELOPMENT DATA:

Proposed Use: Daycare

Buildings: 1 building (new building, dumpster and outdoor play area)

Impervious Surface: 45 % proposed

Required Parking: 55 Parking Spaces (1 space per 5 person plus drop off stall) minimum off-street parking requirement daycare.

Proposed Parking: 55 parking spaces, 3 handicap spaces and 3 drop off stalls

Access/Streets: 2 access points off Briarcliff Drive (private) and Beech Landing Extension

STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting major site plan approval for the construction of approximately 14,000 square feet of daycare building. The daycare facility will run during the week (M-F). This major site plan will be reviewed by the Planning Board for final approval.

Parking

The proposed use meets parking requirements for a daycare. The parking will consist of a paved surface with curb and gutter as well as the required landscape islands. Staff has reviewed the finished layout with regards to parking and have determined that it meets the UDC Standards. The parking includes three drop off stalls closer to building to ensure safety and continued one-way traffic flow around site.

Landscaping and Buffering

A retaining wall and vinyl fence will be provided on the site in order to screen the daycare's play area and outdoor activity from abutting roadway, as required per the UDC. The applicant will also be providing shrubs in order to shield the grass parking area from all right of way, as required by UDC, as well as meet the site interior landscaping requirements of the Code

Access/Streets/Sidewalk

Sidewalks are proposed with this development leading out of site along Briarcliff Drive to assist with safe pedestrian access between adjacent commercial developments along this roadway.

Trash Collection

A dumpster is proposed for this site. The dumpster enclosure will be comprised of brick material to match the overall architecture of primary building (daycare). This Dumpster will also have landscape screening located around its base to adhere to Clayton design standards.

Architecture/Design

The proposed building will be constructed of the brick masonry with a stone accent skirt at a height of 26- feet. The applicant has supplied architectural renderings to show how the building and canopies will look once construction is complete. The proposed architectural elevations meet the UDC requirements to match on all sides.

Consistency with Adopted Plans:

- **Comprehensive Plan 2040**
- The 2040 Comprehensive Plan designates this site as "Neighborhood Mixed Use". The proposed use is consistent with this designation, as it is a part of the NC 42 East Mixed Use Planned Development. The Planned Development's master plan was approved to include a variety of uses, including a "daycare" such as this one.
- **Unified Development Code**
The site plan meets all applicable requirements of the Unified Development Code.



CONSIDERATIONS

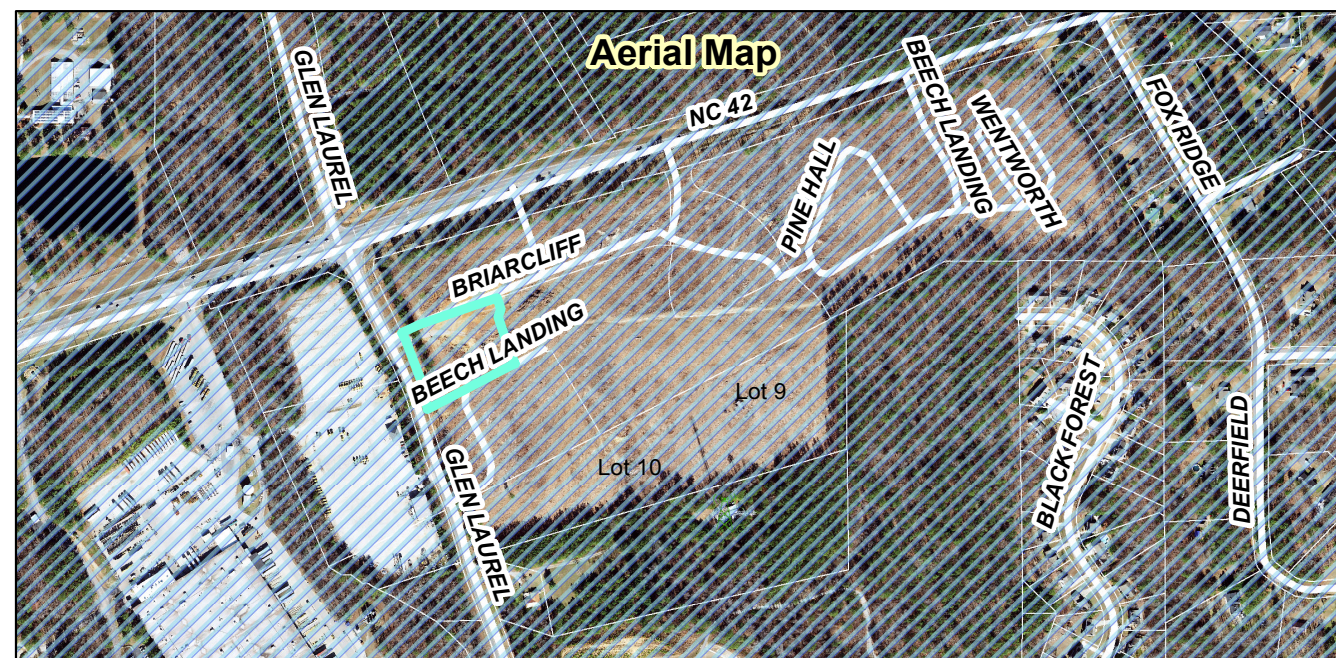
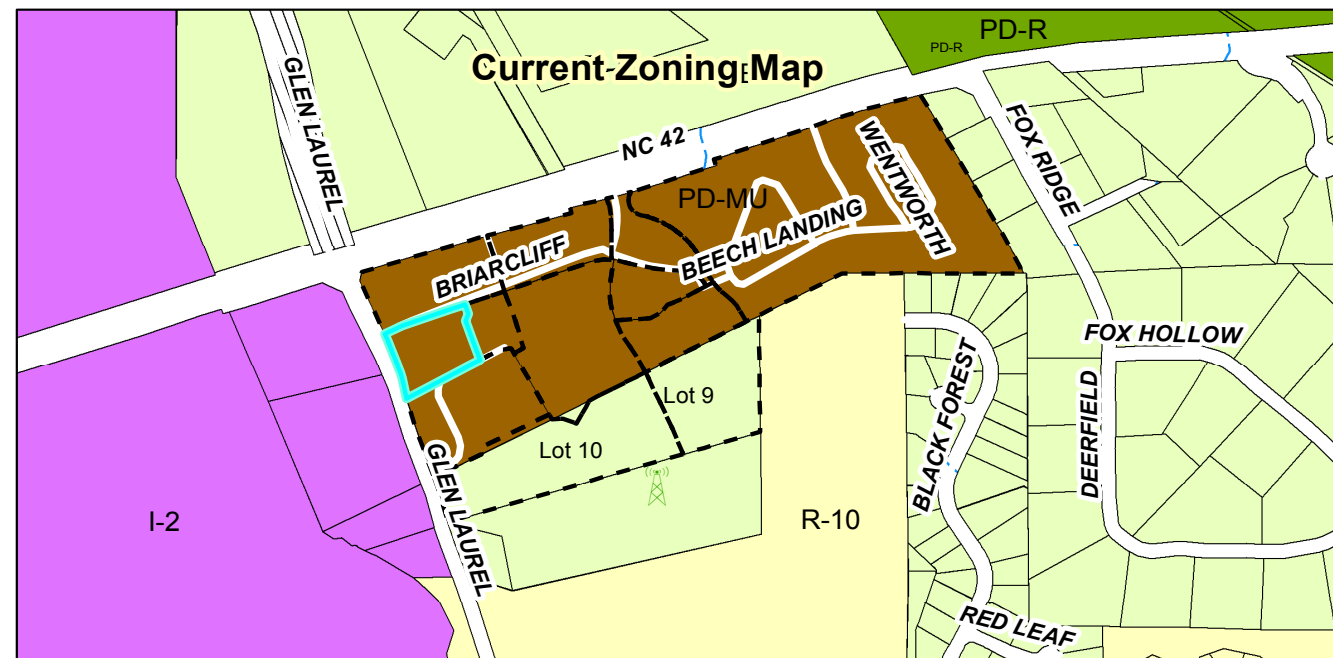
- The Planning Board makes the final decision on major site plan applications.

STAFF RECOMMENDATION

- Staff recommends approval of the Major Site Plan request 2020-79-SP.

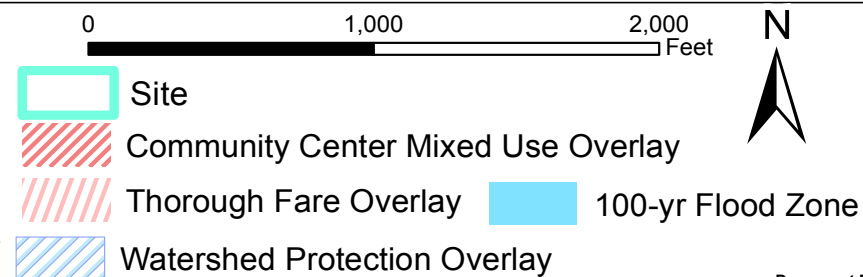
ATTACHMENTS:

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



Major Site Plan Approval Shoppes at Glen Laurel Lot 2 2020-99-SP

Applicant: Mark Ashness, CE Group, Inc.
Property Owners: Shoppes at Glen Laurel, LLC
Tag #: 05104016E



Staff Report Map

August 12, 2020
Prepared by: TOC Planning Department
Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.

Document Path: O:\PLANNING\SUBDIVISIONS\MINOR SUBDIVISIONS\2020\2020-78-SDM The Shoppes at Glen Laurel\Staff Report Maps\Shoppes at Glen Laurel Lot 2_20200817.mxd



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

MAJOR SITE PLAN APPLICATION COVER SHEET

Name of Project: Lot 10 - Assisted Living and Independent Living Project, The Shoppes at Glen Laurel **Date:** July 1, 2020

Applicant Name: Mark Ashness, CE Group, Inc

The following checklist to be completed by applicant:

☒ Pre-Application Meeting on: June 17th, 2020

☒ Review fee

☒ Copy of plan sets in PDF on USB (*Submitted Electronically*)

11 copies of the following:

☒ Completed Application

☒ Owner's Consent Form

☒ Adjacent Property Owner's List

☒ Wastewater Allocation Request Form

☒ Neighborhood Meeting Notice Letter (1 copy)

☒ Stormwater Management Statement

☒ Signed/Sealed Traffic Impact Analysis (if applicable)

11 copies of the plan set which includes the following:

☒ Cover Sheet

☒ Preliminary Grading Plan Sheet

☒ Existing Conditions Sheet

☒ Preliminary Engineering Plan Sheet

☒ Lighting Plan Sheet

☒ Signed & Sealed Boundary Survey

☒ Site Plan Sheet

☒ Architectural Elevations Sheet

☒ Landscaping Plan Sheet

Reviewed by: _____



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

MAJOR SITE PLAN APPLICATION

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

☒ New Major Site Plan

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

SITE INFORMATION

Name of Project: Lot 10 Assisted and Independent Living (AL/IL), the Shoppes at Glen Laurel

Acreage of Property: 6.76 AC Zoning District: (Current RE) PD-MU(in review)

County Tag #: 05104016E NC Pin #: 167800-29-5295

Address/Location: Glen Laurel Road

Existing Use: Vacant Proposed Use: Assisted and Independent Living

Is project within a Planned Development? ☒ Yes ☐ No If yes, which: 2020-39 SD (under review)

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

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

APPLICANT INFORMATION

Applicant: Mark P. Ashness, PE

Mailing Address: 301 Glenwood Avenue, Suite 220 Raleigh NC 27603

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

Contact Person: Mark Ashness

Email Address: mark@cegrouppinc.com

OFFICE USE ONLY

Date Received: July 1, 2020 Amount Paid: \$535.00 File Number: 2020-99-SP

PROPERTY OWNER INFORMATION

Name: Clayton Partners LLC attn: Brantley Tillman, Member Mgr.

Mailing Address: 1004 Wake Forest Road, Raleigh NC 27604

Phone Number: 919 872-5702

Fax:

Email Address: brantley@commprop.net

EXPLANATION OF PROJECT

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

Construction of a single building with Assisted Living and Independent Living Facilities

The Assisted Living will have 66 Beds

The Independent Living will have 80 Units

MAJOR SITE PLAN REQUIREMENT CHECKLIST

PLAN FORMAT

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

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

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

PLAN ELEMENTS AND GRAPHIC DATA

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

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

SURVEY

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

EXISTING CONDITIONS SHEET

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

SITE PLAN

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

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

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

Other site plan elements:

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

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

CONCEPTUAL ENGINEERING PLANS

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

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

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

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

LANDSCAPE PLAN

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

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

LIGHTING PLAN

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

ARCHITECTURAL ELEVATIONS AND FLOORPLAN

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

APPLICANT AFFIDAVIT

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

Mark P. Ashness

Print Name


Signature of Applicant

7/1/20
Date



TOWN OF CLAYTON

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

OWNER'S CONSENT FORM

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

Project Name: Lot 10 The Shoppes at Glen Laurel **Address or PIN #:** 167800-29-3634

AGENT/APPLICANT INFORMATION:

Mark P. Ashness

(Name - type, print clearly)

301 Glenwood Avenue, Suite 220

(Address)

Raleigh, NC, 27603

(City, State, Zip)

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

Major Site Plan

Wastewater Allocation Request

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

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

OWNER AUTHORIZATION:

Clayton Partners, LLC

(Name - type, print clearly)

C. Brantley
(Owner's Signature)

1004 Wake Forest Road

(Address)

Raleigh, NC 27604-1358

(City, State, Zip)

STATE OF

NORTH CAROLINA

COUNTY OF

C. BRANTLEY TILMAN
DARE

Sworn and subscribed before me DEBORAH S. WITERS, a Notary Public for the above State and County, this 29th day of June, 2018.

SEAL



DEBORAH S. WINTERS
Notary Public

My Commission
Expires: 07-07-2020

July 2018



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

TRC CERTIFICATION

August 14, 2020

Mark Ashness
301 Glenwood Avenue Suite 220
Raleigh, NC 27603
Mark@cegroupinc.com

Re: 2020-99-SP Lot 10 Shoppes at Glen Laurel

Mr. Ashness,

The project listed above has received certification from the Technical Review Committee on August 14, 2020. In order to prepare for your upcoming Planning Board hearing please submit one digital copy of your latest site plan to Submittals@townofclaytonnc.org. The project will now proceed to the following meeting:

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

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

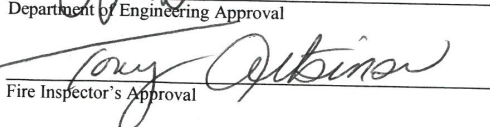
Thank you,

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

Staff Approval:


Project Manager's Approval


Department of Engineering Approval


Fire Inspector's Approval

8/19/20
Date

8/18/2020
Date

08/19/2020
Date

Updated February 2019

Received 8/3/2020

GENERAL NOTES

1. TOPOGRAPHIC AND BOUNDARY SHOWN ARE AS RESULT OF ON-THE-GROUND SURVEY. EXISTING UNDERGROUND STRUCTURES, UTILITIES, AND ADJACENT LOT SURVEYS, AND BEST AVAILABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, AND NOTIFY THE TOWN OF CLAYTON AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL CONTACT NC811 AND THE TOWN OF CLAYTON ENGINEERING AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
3. ALL CONSTRUCTION SHALL BE IN CONFORMANCE TO THE TOWN OF CLAYTON AND NCDOT STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL IN CONFORMANCE WITH THE TOWN OF CLAYTON ENGINEERING STANDARDS AND SPECIFICATIONS.
5. THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA. THE FLOOD RISK ZONE MAP REFERENCE 3720167500R AND 3720167800K DATED JUNE 20, 2018.

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

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



COVER	1
EXISTING COND AND DEMO PLAN	2
PRELIMINARY BOUNDARY SURVEY	3
SITE PLAN	4
PRELIMINARY GRADING PLAN	5
PRELIMINARY UTILITY PLAN	6
LIGHTING PLAN	7
LANDSCAPE PLAN	8

BUILDING SITE PLAN	A100
1ST FLOOR PLAN - INDEPENDENT LIVING	A201-A201.1
2ND FLOOR PLAN - INDEPENDENT LIVING	A211-A211.1
3RD FLOOR PLAN - INDEPENDENT LIVING	A221-A221.1
1ST FLOOR PLAN - CLUBHOUSE	A231
ROOF PLAN - CLUBHOUSE	A241
1ST FLOOR PLAN - ASSISTED LIVING	A251-A251.1
ELEVATIONS - INDEPENDENT LIVING	A301
ELEVATIONS - CLUBHOUSE	A302
ELEVATIONS - ASSISTED LIVING	A303



PRELIMINARY DESIGN

NOT FOR CONSTRUCTION

[illegible]

MAJOR SITE PLAN
LOT 10 - AL / IL
THE SHOPPES AT GLEN LAUREL
COVER
CLAYTON, NORTH CAROLINA

Date:	JULY 31, 2020
Scale:	NA
Drawn:	JWA
Checked:	MPA
Project No.	127-317
Computer Desig. Name	127-317_1_cover

Sheet No:	1	Of 8
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GENERAL NOTES

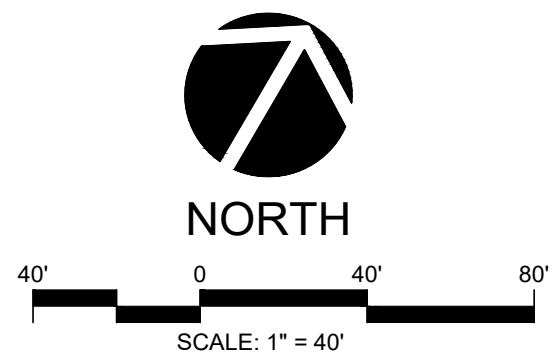
- TOPOGRAPHIC AND BOUNDARY SHOWN ARE AS RESULT OF ON-THE-GROUND SURVEY. EXISTING UNDERGROUND STRUCTURES AND UTILITIES ARE BASED UPON FIELD SURVEYS AND BEST AVAILABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO STARTING CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL CONTACT NC811 AND THE TOWN OF CLAYTON ENGINEERING AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
- ALL CONSTRUCTION SHALL BE IN CONFORMANCE TO THE TOWN OF CLAYTON AND NC DOT STANDARDS AND SPECIFICATIONS.
- ALL WATER AND SANITARY SEWER INSTALLATION SHALL BE IN CONFORMANCE WITH THE TOWN OF CLAYTON ENGINEERING STANDARDS AND SPECIFICATIONS.
- THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER FEMA FIRM MAP NUMBER 3720167900K AND 3720167800K DATED JUNE 20, 2018.

LINE LEGEND

- EXISTING PROPERTY LINE
- FUTURE PROPERTY LINE
- EXISTING 1' CONTOURS
- EXISTING 5' CONTOURS
- EXISTING SANITARY SEWER
- EXISTING SEWER MANHOLE

- EXISTING FIRE HYDRANT
- EXISTING STORM DRAINAGE
- EXISTING CATCH BASIN

Curve Table				
Curve #	Radius	Length	Tangent	Ch. Length
C1	99.99'	89.68'	48.05'	S37°55'12"W 66.62'
C2	100.15'	28.38'	14.28'	N19°53'58"E 28.27'
C3	100.00'	31.48'	15.74'	N71°57'49"E 31.35'



PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REVISIONS		DATE
NO.	RESPONSE TO 1ST REVIEW COMMENTS	
		07/31/2020

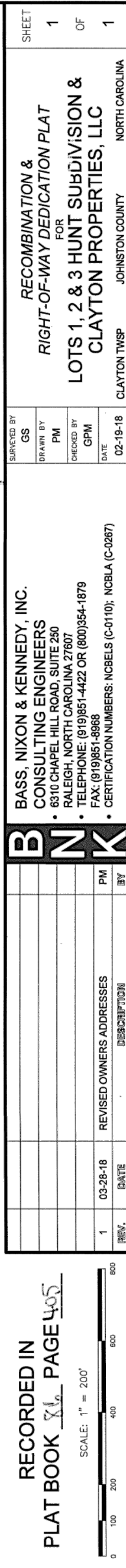
CE GROUP
301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032
www.cegroupinc.com
License # C-1739



MAJOR SITE PLAN
LOT 10 - AL / IL
THE SHOPPES AT GLEN LAUREL
EXISTING COND AND DEMO PLAN
CLAYTON, NORTH CAROLINA

Date: JULY 31, 2020
Scale: 1" = 40'
Drawn: JWA
Checked: MPA
Project No: 127-317
Computer Dwg. Name: 127-317_2_existing conditions plan

Sheet No:
2
Of 8



THE PURPOSE OF THIS PLAT IS TO PERFORM A MINOR SURVEY SUBDIVISION CREATING A NEW LOT AND ADDITIONAL LOTS TO THE EXISTING LOT 10, SECTION 10, T4S, R10E, L10N, CLING COUNTY, NE. THE PLAT REFERENCE TO THE 1876-80-25-3634 AND 1876-80-25-3635, HAVING A DEED REFERENCE OF BOOK 435 PAGE 316, BOOK 472 PAGE 464 AND PLAT REFERENCE OF 50 PAGE 70 RECORDED IN THE JOHNSON COUNTY RECORDS.

ALL INTERESTS SHOWN HEREON ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS PLAT SHOULD NOT BE RELIED UPON FOR THE PURPOSES OF A TITLE SEARCH.

UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT) UNLESS SPECIFICALLY NOTED AS METERS (M).

a). DISTANCE AND COORDINATE INFORMATION ARE SPECIFICALLY NOTED AS "LOCALIZED INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".

a). AREA(S) CALCULATED BY THE COORDINATE METHOD.

b). NO EXCESS MONUMENT WAS LOCATED ON THE LOCALIZED INFORMATION.

THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.

a). ALL EXISTING CORNER MARKS SHOWN HEREON WITHOUT A DESCRIPTION ARE 5/8" IRON PIPE FOUND FLUSH WITH THE EXISTING GROUND UNLESS OTHERWISE NOTED.

SURVEY REFERENCES
DEED BOOK 4835 PAGE 316 (CURRENT)
DEED BOOK 4180 PAGE 424
DEED BOOK 4782 PAGE 464
DEED BOOK 4964 PAGE 87
DEED BOOK 5213 PAGE 565
DEED BOOK 5311 PAGE 483
DEED BOOK 5379 PAGE 189
PLAT BOOK 90 PAGE 70 (CURRENT)
PLAT BOOK 83 PAGE 375
PLAT BOOK 86 PAGE 405
PLAT BOOK 87 PAGE 375
PLAT BOOK 88 PAGE 334

Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length
C1	99.99'	89.58'	48.05'	S37°55'12"W	86.62'
C2	100.15'	28.36'	14.28'	N19°53'58"E	28.27'

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

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

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

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

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

DATE _____

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

DATE _____ PLANNING DIRECTOR — TOWN OF CLAYTON, NC

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

1. JAMIE SHANE STRICKLAND, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____, PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: _____; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE,

OF ~~10~~ 1 OF 2020

PRELIMINARY PLAT

— RICKLAND, PLS
— LIBER 4493

NOT FOR RECORDATION, CONVEYANCES OR SALES

I, JAMIE SHANE STRICKLAND, HEREBY CERTIFY
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.

JAMIE SHANE STRICKLAND, PL8 N.C. LICENCE NUMBER: L-4669

MAJOR SITE PLAN
LOT 10 - AL / IL
THE SHOPPES AT GLEN LAUREL
PRELIMINARY BOUNDARY SURVEY
CLAYTON, NORTH CAROLINA

Scale:

Drawn:

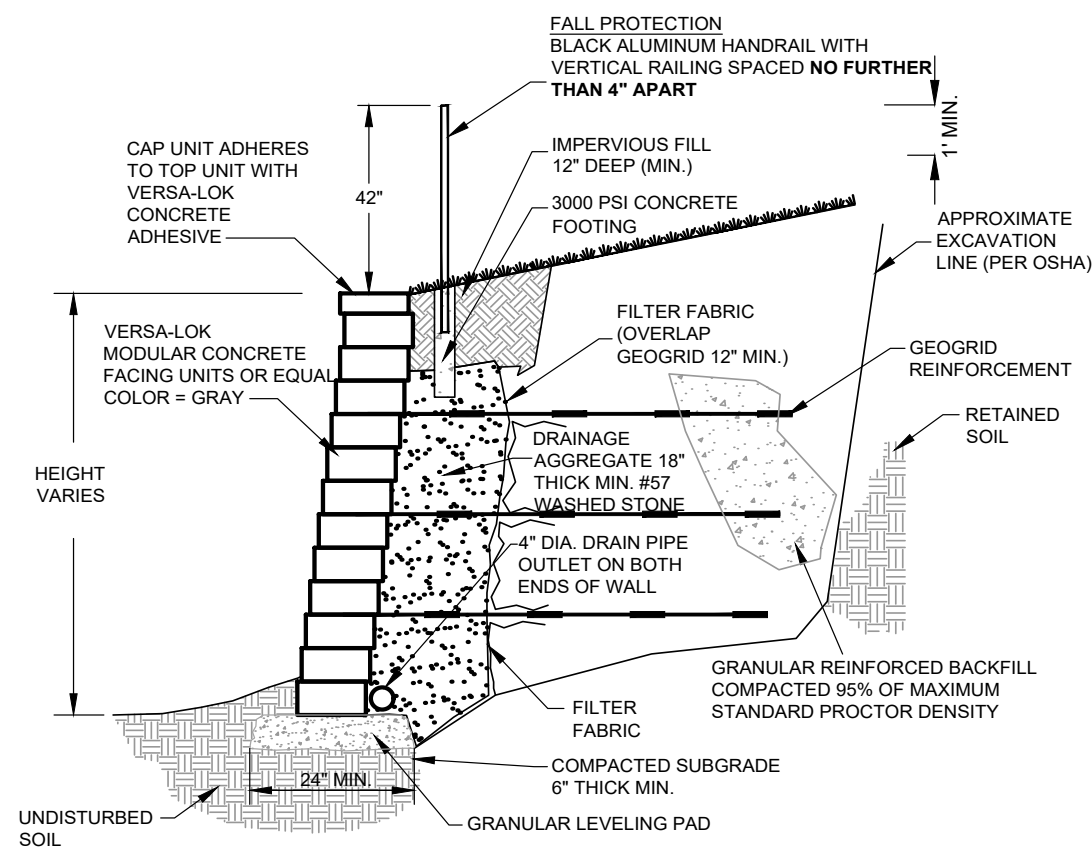
Checked

Project No. _____

Computer Dwg. Name
127-317_3_plats

Sheet No:

3
Of 8



NOTES:

1. TOPOGRAPHIC AND BOUNDARY SHOWN ARE AS RESULT OF ON-THE-GROUND SURVEY. EXISTING UNDERGROUND STRUCTURES AND UTILITIES ARE BASED UPON FIELD SURVEYS AND AVAILABLE RECORDS. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO STARTING CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCY.
2. THE CONTRACTOR SHALL COMPLY NC811 AND THE TOWN OF CLAYTON ENGINEERING AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
3. ALL CONSTRUCTION SHALL BE IN CONFORMANCE TO THE TOWN OF CLAYTON AND NCDOT STANDARDS AND SPECIFICATIONS.
4. THE DESIGN SHALL BE IN CONFORMANCE WITH THE TOWN OF CLAYTON ENGINEERING STANDARDS AND SPECIFICATIONS.
5. THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER FIRM NUMBER 3720167500K AND 3720167800K DATED JUNE 20, 2018.

1. FACTOR OF SAFETY FOR SLIDING: 1.5
2. FACTOR OF SAFETY FOR OVERTURNING: 2.0
3. FOLLOW APPLICABLE PROVISIONS OF SPECIFICATIONS FOR THE PROPER INSTALLATION OF VERSALOK RETAINING WALL SYSTEM AND GEOTEXT.
4. ALLOWABLE SOIL BEARING RESISTANCE: 3000 PSF
5. ALL FILL OR BACKFILL SHALL BE FREE FROM ROOTS, TRASH, WOOD SCRAPS AND OTHER EXTRANEOUS MATERIAL. PLACE FILL IN LIFTS OF NO MORE THAN 8 INCHES AND COMPACT EACH LIFT TO 90% STANDARD PROCTOR DENSITY.
6. PROVIDE BRACING AGAINST WALL AS REQUIRED TO PREVENT DAMAGE DURING COMPACTION OF FILL. ONLY OPERATED COMPACTION EQUIPMENT TO BE USED WITHIN 3 FEET OF WALL.
7. MINIMUM 18" DRAINAGE FILL BEHIND WALL.
8. PROVIDE LATERAL DRAINAGE.
9. WEIGHT OF SOIL = 120 PCF
10. PROVIDE 42" HIGH HAND RAILING ALONG THE TOP OF WALLS WITH A DIFFERENCE IN ELEVATION OF 30" AND GREATER. RAILING AND CONNECTIONS SHALL BE ENGINEERED AND FABRICATED TO MEET THE NC BUILDING CODE.
11. CONTRACTOR TO PROVIDE SHOP DRAWING FOR RAILING AND FOOTING.
12. CONTRACTOR SHALL BE CERTIFIED OR LICENSED TO VERIFY EXISTING SOIL CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS FOR APPROVAL.

EXISTING PROPERTY LINE
 FUTURE PROPERTY LINE
 ROOF DRAIN
 STORM DRAINAGE
 -301- EXISTING 1' CONTOURS
 -300- EXISTING 5' CONTOURS
 -301- PROPOSED 1' CONTOURS
 -300- PROPOSED 5' CONTOURS
 CATCH BASIN



MAJOR SITE PLAN
LOT 10 - AL / IL
THE SHOPPES AT GLEN LAUREL
PRELIMINARY GRADING PLAN
CLAYTON, NORTH CAROLINA

Date: JULY 31, 2020

Scale:
1" = 40'

Drawn: JPC

Checked: MP

Project No. 12

Computer Dwg. Name	127-317_5_prelim grading plan
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Sheet No:

5
Of 8

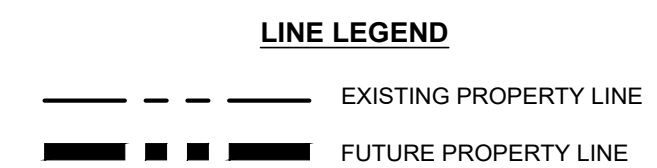
[illegible]**CE GROUP**

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

www.cegrouppinc.com

License # C-1739





MAJOR SITE PLAN
LOT 10 - AL / IL
THE SHoppes AT GLEN LAUREL
PRELIMINARY UTILITY PLAN
CLAYTON, NORTH CAROLINA

Date:	JULY 31, 2020
Scale:	1" = 40'
Drawn:	JPD
Checked:	MPA
Project No.	127-317
Computer Dwg. Name	127-317_6_prelim utility plan

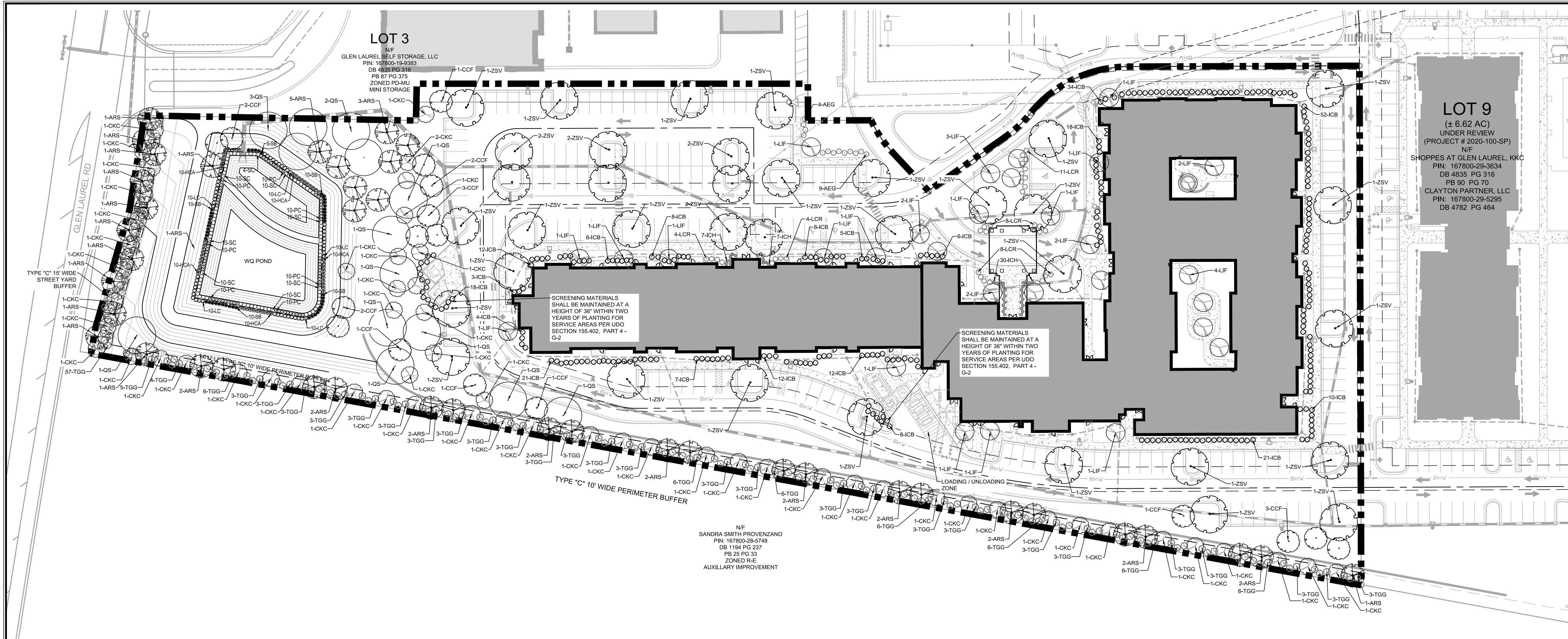
Sheet No: 6



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

www.cegroupinc.com

[illegible]



SITE INTERIOR LANDSCAPE REQ'D							
SYM.	QTY. REQ'D	QTY. PROVIDED	BOTANICAL NAME	COMMON NAME	CAL.	HT.	REMARKS
20% OF TOTAL LOT AREA = (254,802 SF x 20% = 50,960 SF) LANDSCAPE REQUIRED PER 1,000 SF:							
CANOPY TREES: 1 PER 1,000 SF							
ARS	9	9	Acer rubrum 'Sun Valley'	Sun Valley Maple	2.5"	10'	B & B
QS	14	14	Quercus 'shumardi'	Shumard Oak	2.5"	10'	B & B
ZSV	36	36	Zelkova serrata 'Village Green'	Village Green Zelkova	2.5"	10'	B & B
TOTALS:	59	59					
UNDERSTORY TREES: 1 PER 1,000 SF							
CCF	15	15	Cercis canadensis 'Forest Pansy'	Eastern Redbud	2"	8'	B & B
CKC	14	14	Cornus kousa chinensis	Chinese Dogwood	2"	8'	B & B
LIF	30	30	Lagerstroemia indica 'Faune'	Grape Myrtle	2"	8'	B & B
TOTALS:	59	59					
SHRUBS: 2 PER 1,000 SF							
AEG	13	13	Abelia x 'Edward Goucher'	Edward Goucher Abelia		24"	CONT. PULL TO MATCH
ICB	265	265	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly		24"	CONT. PULL TO MATCH
ICH	44	44	Ilex crenata 'Hogedonm'	Hogedonm Japanese Holly		15'	CONT. PULL TO MATCH
LCR	35	35	Loropetalum chinense 'Ruby'	Ruby Chinese Fringe Flower		24"	CONT. PULL TO MATCH
TOTALS:	118	347					

10' PERIMETER BUFFER REQ'D							
SYM.	QTY. REQ'D	QTY. PROVIDED	BOTANICAL NAME	COMMON NAME	CAL.	HT.	REMARKS
CLASS "C" 10' WIDE BUFFER = (1,012 LF) LANDSCAPE REQUIRED PER 100 LF:							
CANOPY TREES: 2 PER 100 LF							
ARS	22	22	Acer rubrum 'Sun Valley'	Sun Valley Maple	2.5"	10'	B & B
TOTALS:	22	22					
UNDERSTORY TREES: 3 PER 100 LF							
CKC	33	33	Cornus kousa chinensis	Chinese Dogwood	2"	8'	B & B
TGG	132	132	Thuja x 'Green Giant'	Thuja Green Giant		6'	B & B
TOTALS:		165					

15' STREET YARD BUFFER REQ'D							
SYM.	QTY. REQ'D	QTY. PROVIDED	BOTANICAL NAME	COMMON NAME	CAL.	HT.	REMARKS
CLASS "C" 15' WIDE BUFFER = (473 LF) LANDSCAPE REQUIRED PER 100 LF:							
CANOPY TREES: 2 PER 100 LF							
ARS	10	10	Acer rubrum 'Sun Valley'	Sun Valley Maple	2.5"	10'	B & B
TOTALS:	10	10					
UNDERSTORY TREES: 2 PER 100 LF							
CKC	10	10	Cornus kousa chinensis	Chinese Dogwood	2"	8'	B & B
TGG	57	57	Osmanthus fragrans	Sweet Osmanthus		6'	B & B
TOTALS:		67					

POND PLANT LIST						
SYM.	QUAN.	BOTANICAL NAME	COMMON NAME	HT.	ROOT	REMARKS
WETLAND PLANTINGS						
HCA	50	HIBISCUS COCCINEUS 'ALBA'	WHITE ROSE MALLOW	-	4" cont.	3' O.C. Shallow Land
LC	51	LOBELIA CARDINALIS	CARDINAL FLOWER	-	4" cont.	3' O.C. Shallow Land
PC	70	PONDERERIA CORDATA	PICKERELWEED	-	4" cont.	3' O.C. Shallow Water
SB	45	SACCHARUM BALDWINII	NARROW PLUMEGRASS	-	4" cont.	3' O.C. Shallow Land
SC	74	SAURURUS CERNUUS	LIZARD TAIL	-	4" cont.	3' O.C. Shallow Water

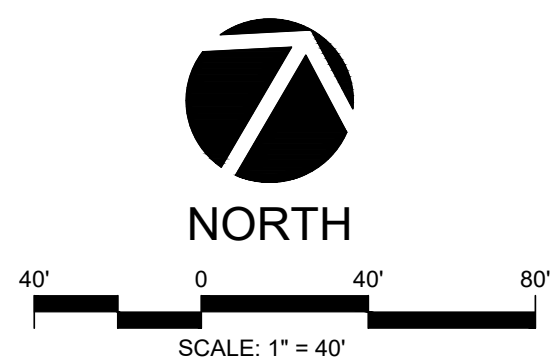
UDO REFERENCE:
ARS - Height at planting Per UDO Section 155.402, Part5 - H-1-D
ICB - Height at planting Per UDO Section 155.402, Part5 - H-1-D
ICH - Height at planting Per UDO Section 155.402, Part5 - H-1-C
LCR - Height at planting Per UDO Section 155.402, Part5 - H-1-C
TGG - Height at planting Per UDO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

PLANT SYMBOL LEGEND		
CANOPY TREE	UNDERSTORY TREE	SHRUB
ARS	CCF	OF
QS	LIF	LCR
ZSV	CKC	AEG
		ICB
		ICH

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

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

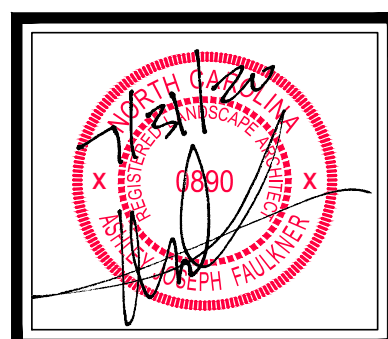
LINE LEGEND	
---	EXISTING PROPERTY LINE
---	FUTURE PROPERTY LINE
---	6" HIGH OPAQUE SCREENING FENCE



PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REVISIONS		DATE
NO.	RESPONSE TO 1ST REVIEW COMMENTS	
1		07/31/2020

CE GROUP
301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032
www.cegroupinc.com
License # C-1739



MAJOR SITE PLAN
LOT 10 - AL / IL
THE SHoppes AT GLEN LAUREL
LANDSCAPE PLAN
CLAYTON, NORTH CAROLINA

Date: JULY 31, 2020
Scale: 1" = 40'
Drawn: JWA
Checked: MPA
Project No: 127-317
Computer Dwg. Name: 127-317_8_landscape plan

Sheet No:
8
Of 8





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
August 24, 2020

Staff Report

Application Number: 2020-99-SP

Project Name: Shoppes at Glen Laurel Assisted and Independent Living Major Site Plan

NC PIN / Tag #: Portion of 167800-29-5295/05I04016E
Town Limits/ETJ: Town Limits
Overlay: Thorough Fare Overlay
Applicant: CE Group, Inc.
Owner: Shoppes at Glen Laurel, LLC
Location: Located on the corner of Glen Laurel Road and Hwy 42 East.
Project Planner: Sharon Sharpe, Planner

Public Noticing:

- Neighborhood Meeting not required per UDC requirements since this is part of an approved Master Plan.
- Sign posted August 11, 2020

REQUEST: The applicant is requesting major site plan approval to develop an 80 unit independent living and 66 bed assisted living as a part of the NC 42 East Mixed Use Planned Development.

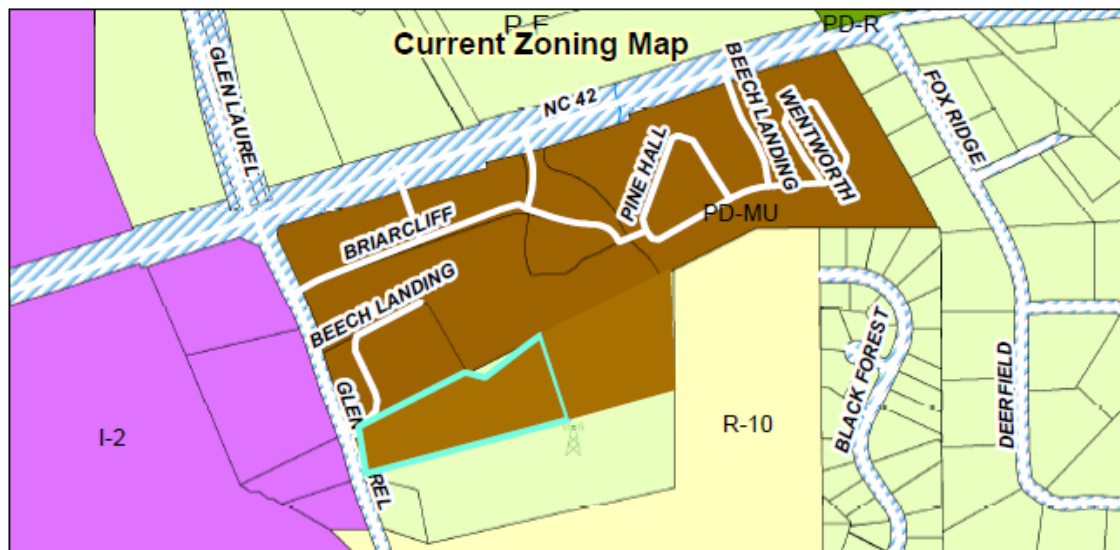
SITE DATA:

Acreage: 6.76 acres
Existing Use: Vacant



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Planned Development (PD-MU)	Clayton Self Storage
South	Residential Estate (RE)	Single Family Residence
East	Residential-10 (R-10)	Town of Clayton Park
West	Heavy Industrial (I-2)	Caterpillar Inc.



DEVELOPMENT DATA:

Proposed Uses:	Assisted and Independent Living
Buildings:	2 buildings
Number of Stories:	3 story and 1 story building (attached)
Impervious Surface:	65%
Required Parking:	140 parking spaces
Proposed Parking:	160 parking spaces (6 handicap)
Fire Protection:	Town of Clayton
Access/Streets:	2 internal access points; one located to the North through Lot 8 and another to the East through Lot 9.

Water/Sewer Provider: Town of Clayton

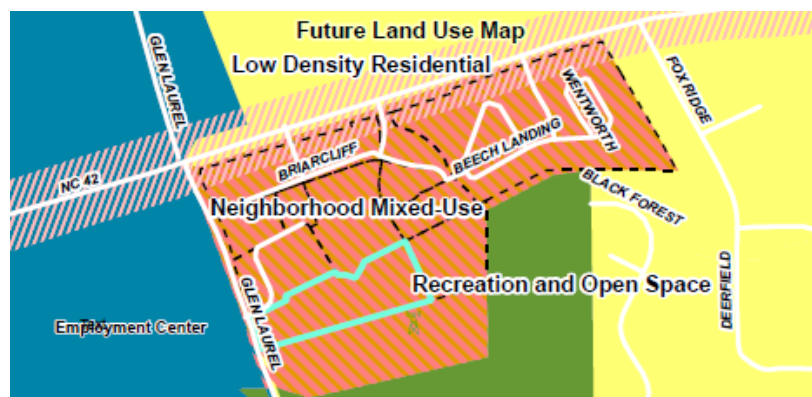
Electric Provider: Duke Energy

STAFF ANALYSIS:

Overview

The applicant is requesting Major Site Plan approval to develop a residential care facility with 66 bed assisted living and 80 independent living unit complex on 6.7 acres of the subject parcel, located at the corner of NC HWY 42 East and Glen Laurel Road.

This independent living complex will be a three story building along the west portion of the site with a single story assisted living attached to the NC 42 East Mixed Use Planned Development. The subject parcel was rezoned to Planned Development-Mixed Use (PD-MU) on August 17, 2020. The Shoppes at Glen Laurel Major Subdivision Master Plan was revised August 2020 for the property, which sets the development standards for the property. This site plan is consistent with the development standards and use set forth in the associated Master Plan. Any conditions of approval placed on the Master Plan will be applied to the approval of this site plan.



Consistency with Adopted Plans:

- **2040 Comprehensive Plan**

The 2040 Comprehensive Plan designates this site as "Neighborhood Mixed Use". The proposed use is consistent with this designation, as it is a part of the NC 42 East Mixed Use Planned Development. The Planned Development's master plan was approved to include a variety of uses, including a multi-family development such as this one.

- **Unified Development Code**

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

Landscaping and Buffering

The site meets all applicable elements of the UDC landscaping requirements. Since the development is a part of a Planned Development, it is required to provide a Class "C" landscape buffer along all project boundaries of the master development. For this site that will include the southern and western property lines. Additionally, the

applicant will be providing landscaping throughout the site in order to meet the interior landscaping requirements listed in the UDC.

Multi-Modal Access

The front entrance and covered portico been designed to provide a safe transition entering site from adjacent property by a one way access point. Sidewalks and pedestrian crosswalks will be provided throughout the site in order to allow connectivity for the residents to other buildings and adjacent properties. These sidewalks will also provide connectivity from the site to the Town of Clayton Park. There will also be a bike rack at each building, and one located at the rear portion of site for easy access as you exit to Town Park at the southern portion of property.

Garbage / Recycling

There will be one trash compactor and recycling unit located on the site. This will be located near the rear of buildings along the east portion of site and will have an area designated for residents to pull over to use the compactor/recycling. Per UDC requirements, the dumpster enclosure shall match the materials used for the buildings on the site.

Architecture/Design

All of the buildings will consist of the same materials, including brick veneer, hardy siding, and stone veneer. There will be courtyard internal to the center of the assisted living facility to provide greenspace to these residents.

CONSIDERATIONS:

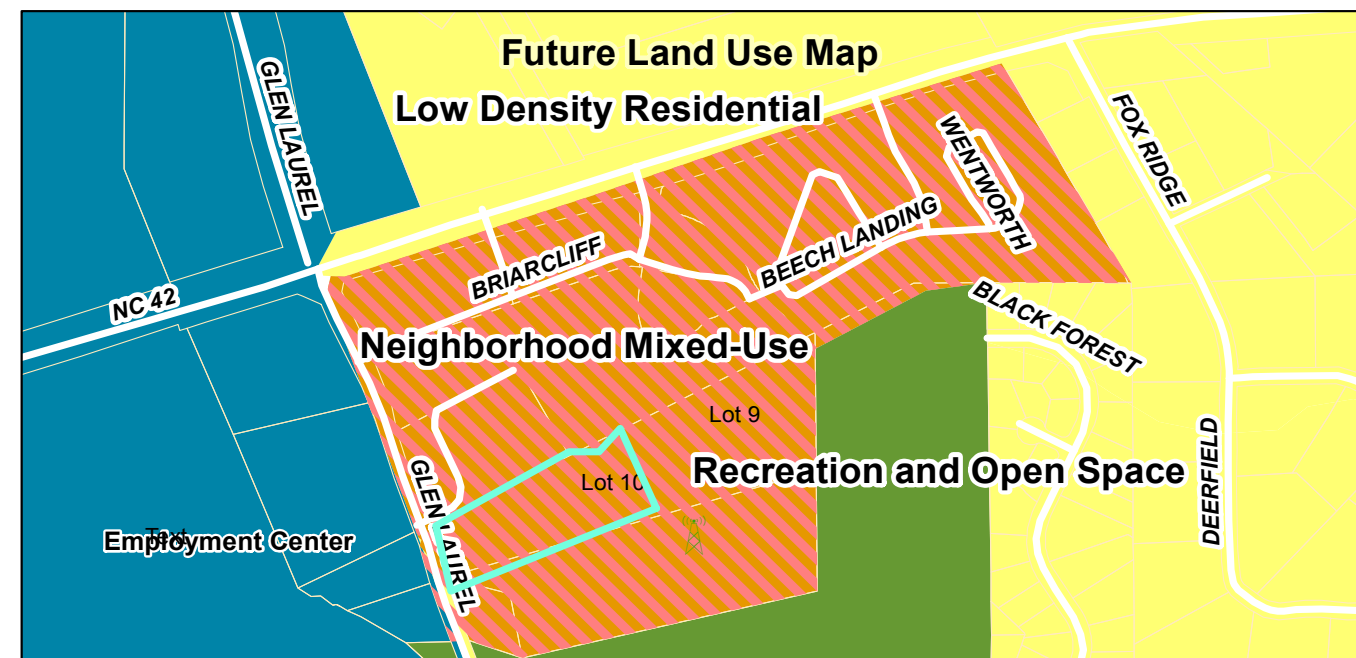
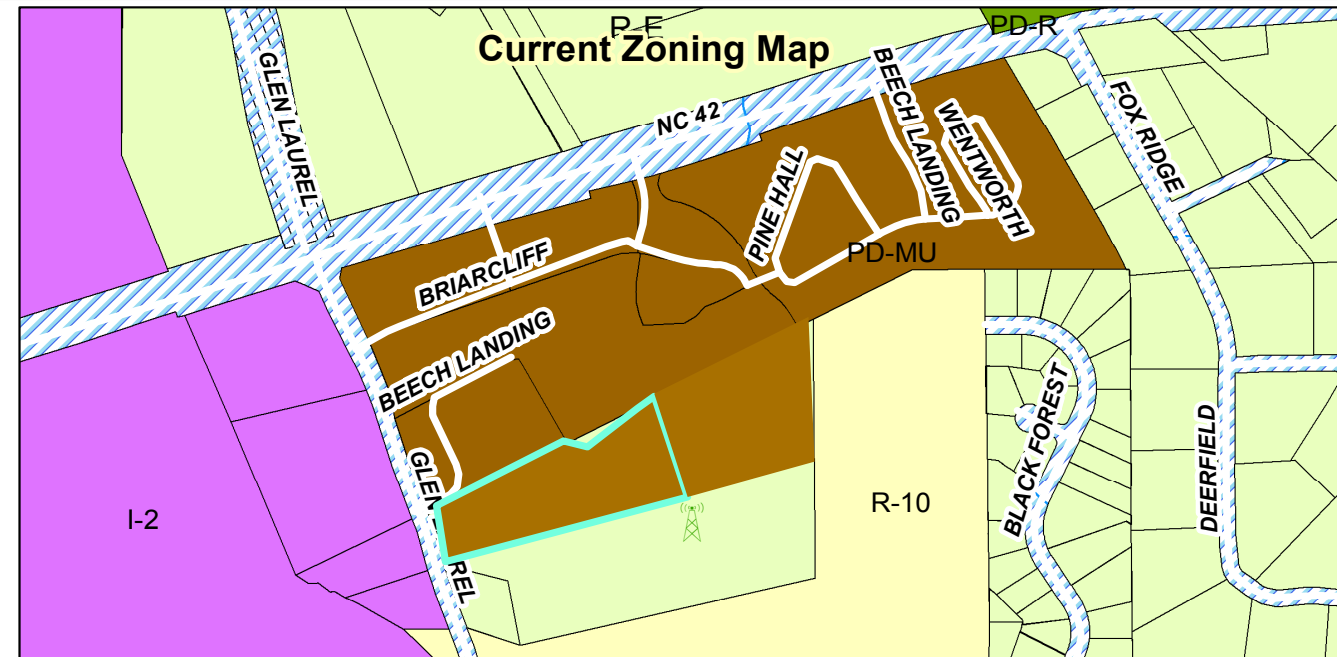
- The Planning Board shall make a final decision regarding Major Site Plans.
-

STAFF RECOMMENDATION:

Staff is recommending approval of the proposed Major Site Plan (2020-99-SP).

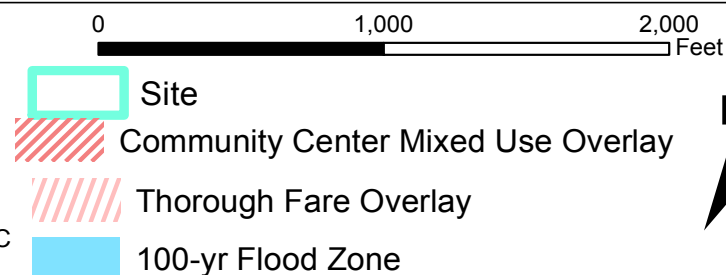
ATTACHMENTS:

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



Major Site Plan Approval **Shoppes at Glen Laurel Lot 10** **2020-99-SP**

Applicant: Mark Ashness, CE Group, Inc.
 Property Owners: Shoppes at Glen Laurel, LLC
 Tag #: 05104016EW/05104003W



Staff Report Map

August 12, 2020
 Prepared by: TOC Planning Department
 Disclaimer: Town of Clayton assumes no legal responsibility
 for the quality of the data represented here.

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2020\2020-100-SP Lot 9 Apts. Shoppes at Glen Laurel\Staff Report Map\2020.mxd



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

MAJOR SITE PLAN APPLICATION COVER SHEET

Name of Project: Lot 9 - Apartments, The Shoppes at Glen Laurel **Date:** July 1, 2020

Applicant Name: Mark Ashness, CE Group, Inc

The following checklist to be completed by applicant:

- ☒ Pre-Application Meeting on: June 17th, 2020
- ☒ Review fee
- ☒ Copy of plan sets in PDF on USB (*submitted electronically*)

11 copies of the following:

- ☒ Completed Application
- ☒ Owner's Consent Form (*2 forms*)
- ☒ Adjacent Property Owner's List
- ☒ Wastewater Allocation Request Form
- ☒ Neighborhood Meeting Notice Letter (1 copy)
- ☒ Stormwater Management Statement
- ☒ Signed/Sealed Traffic Impact Analysis (if applicable)

11 copies of the plan set which includes the following:

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

Reviewed by: _____



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

MAJOR SITE PLAN APPLICATION

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

☒ New Major Site Plan ☐ Major Modification to an approved site plan
Permit Modified: _____

SITE INFORMATION

Name of Project: Lot 9, the Shoppes at Glen Laurel

Acreage of Property: 6.61AC Zoning District: (Current RE) PD-MU(in review)

County Tag #: 05I04016EW, 05I04003W NC Pin #: 167800-29-5295, 167800-29-3634

Address/Location: Glen Laurel Road

Existing Use: Vacant Proposed Use: Apartments

Is project within a Planned Development? ☒ Yes ☐ No If yes, which: 2020-39 SD (under review)

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

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

APPLICANT INFORMATION

Applicant: Mark P. Ashness, PE

Mailing Address: 301 Glenwood Avenue, Suite 220 Raleigh NC 27603

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

Contact Person: Mark Ashness

Email Address: mark@cegroupinc.com

OFFICE USE ONLY

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

①

PROPERTY OWNER INFORMATION

Name: Shoppes at Glen Laurel, LLC attn: Eric Brownlee, Member Mgr.

Mailing Address: 1064 N. Lakeside Drive Smithfield, NC 27577

Phone Number: 919 872-5702

Fax: _____

Email Address: jim@keystonetitlenc.com

EXPLANATION OF PROJECT

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

Construction of (2) Four Story Apartment Buildings with outdoor amenities

The Apartment Complex will have 78 (1)BR and 48 (2)BR Units

MAJOR SITE PLAN REQUIREMENT CHECKLIST

PLAN FORMAT

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

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

PROPERTY OWNER INFORMATION

Name: Clayton Partners LLC attn: Brantley Tillman, Member Mgr.
Mailing Address: 1004 Wake Forest Road, Raleigh NC 27604
Phone Number: 919 872-5702 **Fax:**
Email Address: brantley@commprop.net

EXPLANATION OF PROJECT

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

Construction of (2) Four Story Apartment Buildings with outdoor amenities

The Apartment Complex will have 78 (1)BR and 48 (2)BR Units

MAJOR SITE PLAN REQUIREMENT CHECKLIST

PLAN FORMAT

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

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

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

PLAN ELEMENTS AND GRAPHIC DATA

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

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

SURVEY

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

EXISTING CONDITIONS SHEET

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

SITE PLAN

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

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

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

Other site plan elements:

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

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

CONCEPTUAL ENGINEERING PLANS

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

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

☒	☐	Identify the proposed storm water management system with location of inlets, piping and positive outfall along with typical section and top surface area of storm water retention/detention pond, including soil types, slope, bottom and top elevations, and finish floor elevations.
-------------------------------------	--------------------------	--

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

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

LANDSCAPE PLAN

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

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

LIGHTING PLAN

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

ARCHITECTURAL ELEVATIONS AND FLOORPLAN

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

APPLICANT AFFIDAVIT

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

Mark P. Ashness

Print Name


Signature of Applicant


Date



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

OWNER'S CONSENT FORM

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

Project Name: Lot 9 The Shoppes at Glen Laurel **Address or PIN #:** 167800-29-5295

AGENT/APPLICANT INFORMATION:

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

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

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

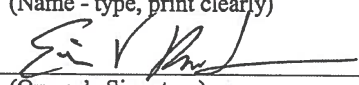
Major Site Plan

Wastewater Allocation Request

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

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

OWNER AUTHORIZATION:

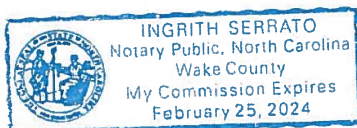
Shoppes at Glen Laurel, LLC
(Name - type, print clearly)

(Owner's Signature)

1064 N. Lakeside Drive
(Address)
Smithfield, NC 27577
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me Ingrith Serrato, a Notary Public for the above State and County, this the 29 day of June, 2020.

SEAL



Notary Public

My Commission Expires:

02/25/2024

July 2018



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

OWNER'S CONSENT FORM

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

Project Name: Lot 9 The Shoppes at Glen Laurel **Address or PIN #:** 167800-29-3634

AGENT/APPLICANT INFORMATION:

Mark P. Ashness

(Name - type, print clearly)

301 Glenwood Avenue, Suite 220

(Address)

Raleigh, NC, 27603

(City, State, Zip)

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

Major Site Plan

Wastewater Allocation Request

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

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

OWNER AUTHORIZATION:

Clayton Partners, LLC

(Name - type, print clearly)

1004 Wake Forest Road

(Address)

Raleigh, NC 27604-1358

(City, State, Zip)

STATE OF

NORTH CAROLINA

COUNTY OF

DARE

Sworn and subscribed before me
the 29th day of June

SEAL



, a Notary Public for the above State and County, this

DEBORAH S. WINTERS
Notary Public

My Commission
Expires:

07-07-2020

July 2018



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

TRC CERTIFICATION

August 14, 2020

Mark Ashness
301 Glenwood Avenue Suite 220
Raleigh, NC 27603
Mark@cegroupinc.com

Re: 2020-100-SP Lot 9 Shoppes at Glen Laurel

Mr. Ashness,

The project listed above has received certification from the Technical Review Committee on August 14, 2020. In order to prepare for your upcoming Planning Board hearing please submit one digital copy of your latest site plan to Submittals@townofclaytonnc.org. The project will now proceed to the following meeting:

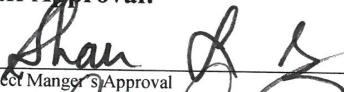
Planning Board: Monday August 24, 2020 at 6:00pm

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

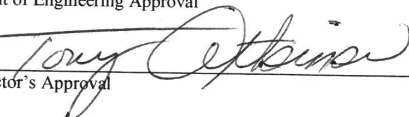
Thank you,

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

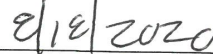
Staff Approval:

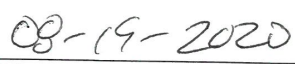

Project Manager's Approval


Department of Engineering Approval


Fire Inspector's Approval


Date


Date


Date

Updated February 2019

PREVIOUS MASTER PLAN # 15-48-01-PDD
CLAYTON, NORTH CAROLINA

JULY 31, 2020

GENERAL NOTES

1. TOPOGRAPHIC AND BOUNDARY SHOWN ARE AS RESULT OF ON-THE-GROUND SURVEY. EXISTING UNDERGROUND UTILITIES, EROSION, AND SETBACKS OF SURVEYS AND BEST AVAILABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES TO STAKE TO SURETY OF THE PROJECT ENGINEER OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL CONTACT NC811 AND THE TOWN OF CLAYTON ENGINEERING AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
3. ALL CONSTRUCTION SHALL BE IN CONFORMANCE TO THE TOWN OF CLAYTON AND NC DOT STANDARDS AND SPECIFICATIONS, AND THE STATE OF NORTH CAROLINA. THE INSTALLATION SHALL BE IN CONFORMANCE WITH THE TOWN OF CLAYTON ENGINEERING STANDARDS AND SPECIFICATIONS.
5. THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE FROM FEMA FLOOD INSURANCE RATE MAPS 1702016700K AND 372016700K DATED JUNE 20, 2018.

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

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



VICINITY MAP
N.T.S.

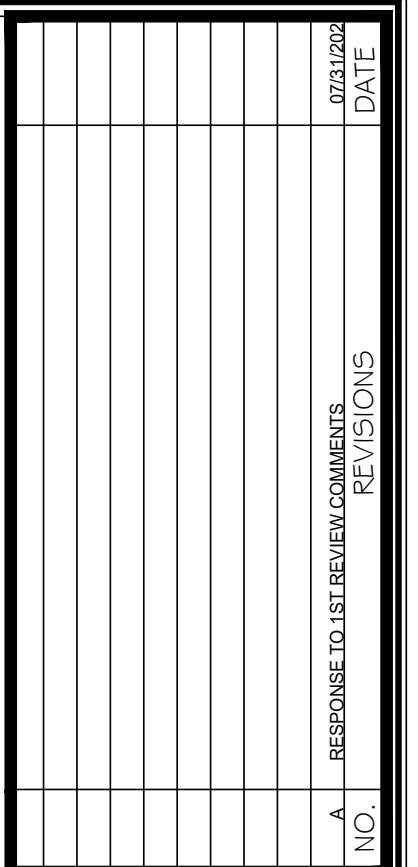
Received 8/3/2020

INDEX TO DRAWINGS

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EXISTING COND AND DEMO PLAN	2
PRELIMINARY BOUNDARY SURVEY	3
SITE PLAN	4
PRELIMINARY GRADING PLAN	5
PRELIMINARY UTILITY PLAN	6
LIGHTING PLAN	7
LANDSCAPE PLAN	8

ARCHITECTURAL PLANS (BY OTHERS)

BUILDING PLANS	A100
BUILDING ELEVATIONS	A201



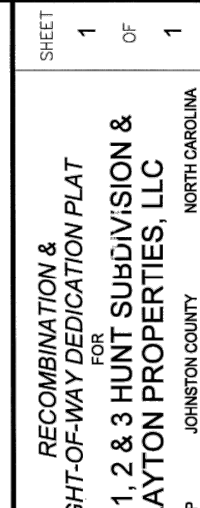
MAJOR SITE PLAN
LOT 9 - APARTMENTS
THE SHOPPES AT GLEN LAUREL
COVER
CLAYTON, NORTH CAROLINA

Date:	JULY 31, 2020
Scale:	NA
Drawn:	JWA
Checked:	MPA
Project No.	127-316
Computer Dwg. Name	127-316 1 cover

Sheet No: 1 Of 8



PRELIMINARY DESIGN
NOT FOR CONSTRUCTION



THE PURPOSE OF THIS PLAT IS TO GLENN A MINOR SUBDIVISION SURVEY CREATING A NEW LOT #9 ON THE PROPERTY OF SHOPES AT PLEN LAUREL, LLC AND CLAYTON PARTNERS, LLC BEARING ADJACENT TO THE EXISTING 68' WIDE RIGHT-OF-WAY OF STATE ROUTE 472/2 PAGE 464 AND PLAT REFERENCE NO. 50 PAGE 70 RECORDED IN THE JOHNSON COUNTY RECORDS.

PROPERTIES SHOWN HEREON ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS PLAT SHOULD NOT BE RELIED UPON FOR ANY INFORMATION CONCERNING THE EXISTENCE OR NONEXISTENCE OF SUCH EASEMENTS OR RESTRICTIONS.

UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT) [UNLESS SPECIFICALLY NOTED AS METERS (M)].

DISTANCES AND COORDINATES ARE CALCULATED FROM THE LOCALIZED GRID INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".

AREA(S) CALCULATED BY THE COORDINATE METHOD.

NO ASSUMED MONUMENT WAS USED TO LOCATE THE POINTS.

THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.

ALL PROPERTY CORNERS ARE SHOWN FROM AN EXISTING SURFACE OR EXISTING GROUND UNLESS OTHERWISE NOTED.

PROPERTY CORNERS ARE SHOWN HEREON WITHOUT A DESCRIPTION ARE 5/8" IRON PIPE FOUND FLUSH WITH THE EXISTING GROUND UNLESS OTHERWISE NOTED.

LINE & HATCH LEGEND	
	PROPERTY LINE

SYMBOL LEGEND	
●	PROPERTY CORNER FOUND
○	PROPERTY CORNER SET

PROPERTY DATA
CURRENT OWNER: SHOPPES AT C

OWN AND DESCRIBED OF THE TOWN OF CLAYTON EE CONSENT. ESTABLISH	<u>CERTIFICATION OF REVIEW OFFICER</u> STATE OF NORTH CAROLINA COUNTY OF JOHNSTON
--	--

REVIEW OFFICER _____

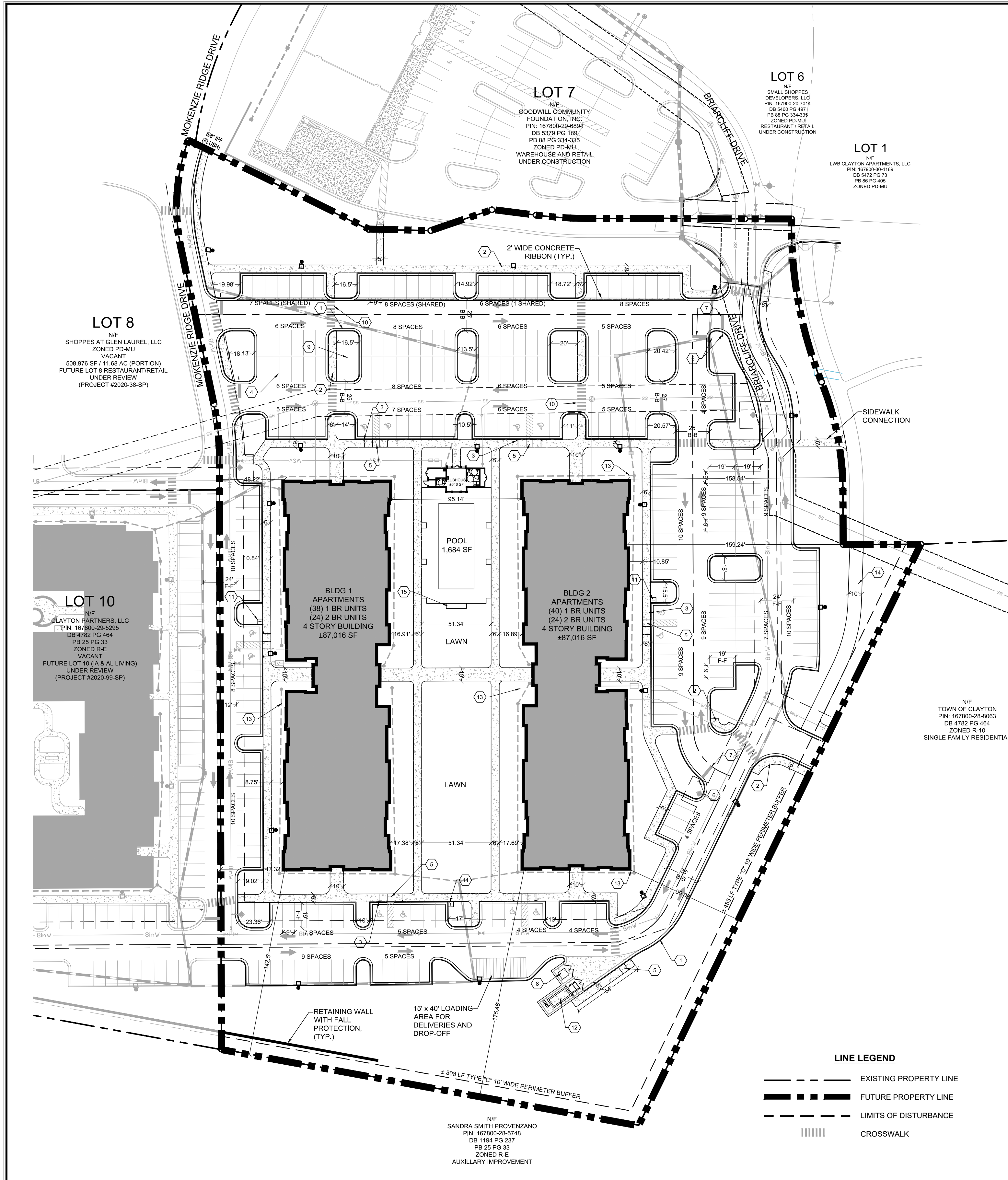
DATE _____

www.cegroupinc.com

License # C-1739

MAJOR SITE PLAN
LOT 9 - APARTMENTS
THE SHOPPES AT GLEN LAUREL
PRELIMINARY BOUNDARY SURVEY
CLAYTON, NORTH CAROLINA

Date:
Scale:
Drawn:
Checked:
Project No. 127-316
Computer Dwg. Name 127-316_3_preliminary boundary sur
Sheet No:



GENERAL NOTES

1. TOPOGRAPHIC AND BOUNDARY SHOWN ARE AS RESULT OF ON-THE-GROUND SURVEY. EXISTING UNDERGROUND STRUCTURES AND UTILITIES ARE BASED UPON FIELD SURVEYS AND BEST AVAILABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO STARTING CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
 2. THE CONTRACTOR SHALL CONTACT NC811 AND THE TOWN OF CLAYTON ENGINEERING AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
 3. ALL CONSTRUCTION SHALL BE IN CONFORMANCE TO THE TOWN OF CLAYTON AND NCDOT STANDARDS AND SPECIFICATIONS.
 4. ALL WATER AND SANITARY SEWER INSTALLATION SHALL BE IN CONFORMANCE WITH THE TOWN OF CLAYTON ENGINEERING STANDARDS AND SPECIFICATIONS.
 5. THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER FEMA FIRM MAP NUMBER 3720167900K AND 3720167800K DATED JUNE 20, 2016.
- ** SEE UTILITY SHEET FOR ALL UTILITY INFORMATION.

SITE DATA	
PROJECT NAME	SHOPPES AT GLEN LAUREL LOT 9
TAG #	06/04/2017 (06/04/2017)
NC PIN	167800-28-6226 / 167800-28-6226 (REF PG 9025 PG 7033)
OWNER	SHOPPES AT GLEN LAUREL, LLC 1100 WAKE FOREST ROAD RALEIGH, NC 27603
PROVISIONS	SUBDIVISION AND ANNEXATION WILL OCCUR PRIOR TO BUILDING PERMIT ISSUANCE
PROPERTY LOCATION	WITHIN TOWN LIMITS
ZONE	PLANNED DEVELOPMENT PD-MU & R-E
ZONING OVERLAY	THOROUGHFARE OVERLAY T-1 (NC 42)
CURRENT USE	VACANT
PROPOSED USE	APARTMENTS
PROPOSED IMPERVIOUS AREA	172,634 SF (3.86 AC) / 40.0%
BUILDING AREA	44,154 SF (TOTAL FOR 3 BUILDINGS)
BUILDING COVERAGE	15.1%
BUILDING HEIGHT	4 STORY, 50 FEET (2 BUILDINGS)
BUILDING TYPE	12
ELECTRIC PROVIDER	DUKE ENERGY
WATERSEWER PROVIDER	TOWN OF CLAYTON
PARKING REQUIREMENT	
APARTMENTS	1 SPACE / UNIT = (78 UNITS x 1 = 78 SPACES REQUIRED)
1 BEDROOM UNITS	2 SPACES / UNIT = (48 UNITS x 2 = 96 SPACES REQUIRED)
2 BEDROOM UNITS	1 SPACE / (4 SPACES) = (178 SPACES) / (4 = 44 SPACES REQUIRED)
VISITOR	
TOTAL PARKING REQUIRED	
APARTMENTS	78 SPACES
TOTAL PARKING PROVIDED	234 SPACES (INCLUDING 12 NC)
ADA PARKING REQUIRED	7 SPACES (2 VAN ACCESSIBLE)
ADA PARKING PROVIDED	12 SPACES (2 VAN ACCESSIBLE)
BIKE RACKS PROVIDED	3 RACKS, 6 BIKE SPACES
PROPOSED DEVELOPMENT	
SETBACKS (MINIMUM)	2020-2030 2015-2020
FRONT	8 FEET 20 FEET
REAR	8 FEET 20 FEET
MAXIMUM BUILDING HEIGHT	50 FEET 55 FEET

SITE NOTE LEGEND

- 1 24" CURB AND GUTTER
- 2 6" CONCRETE SIDEWALK UNLESS OTHERWISE SHOWN
- 3 R7-8 HC SIGN IN ACCORDANCE WITH ADA REQUIREMENTS
- 4 4" WIDE WHITE PAINT PARKING STRIPING
- 5 ADA ACCESSIBLE RAMP
- 6 R-1 STOP SIGN
- 7 STOP BAR
- 8 DUMPSTER / RECYCLING ENCLOSURE
- 9 LIGHT POLES
- 10 CROSSWALK
- 11 BIKE RACK
- 12 TRASH COMPACTOR
- 13 ROOF LEADERS
- 14 10' WIDE GREENWAY
- 15 GRILL AREA

DATE	07/31/2020
NO.	1
REVISIONS	
A	RESPONSE TO 1ST REVIEW COMMENTS

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

www.cegroupinc.com

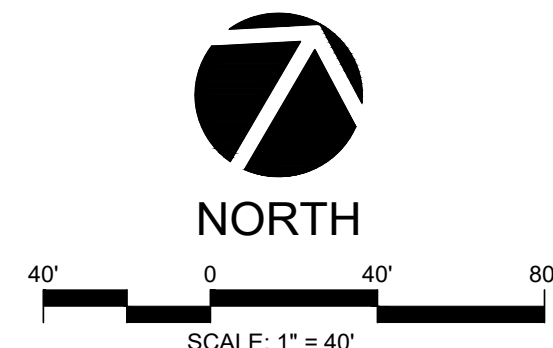
License # C-1739

MAJOR SITE PLAN
LOT 9 - APARTMENTS
THE SHOPPES AT GLEN LAUREL
SITE PLAN
CLAYTON, NORTH CAROLINA

Date: JULY 31, 2020
Scale: 1" = 40'
Drawn: JWA
Checked: MPA
Project No: 127-316
Computer Dwg. Name: 127-316_4_site plan

Sheet No: 4
Of 8

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

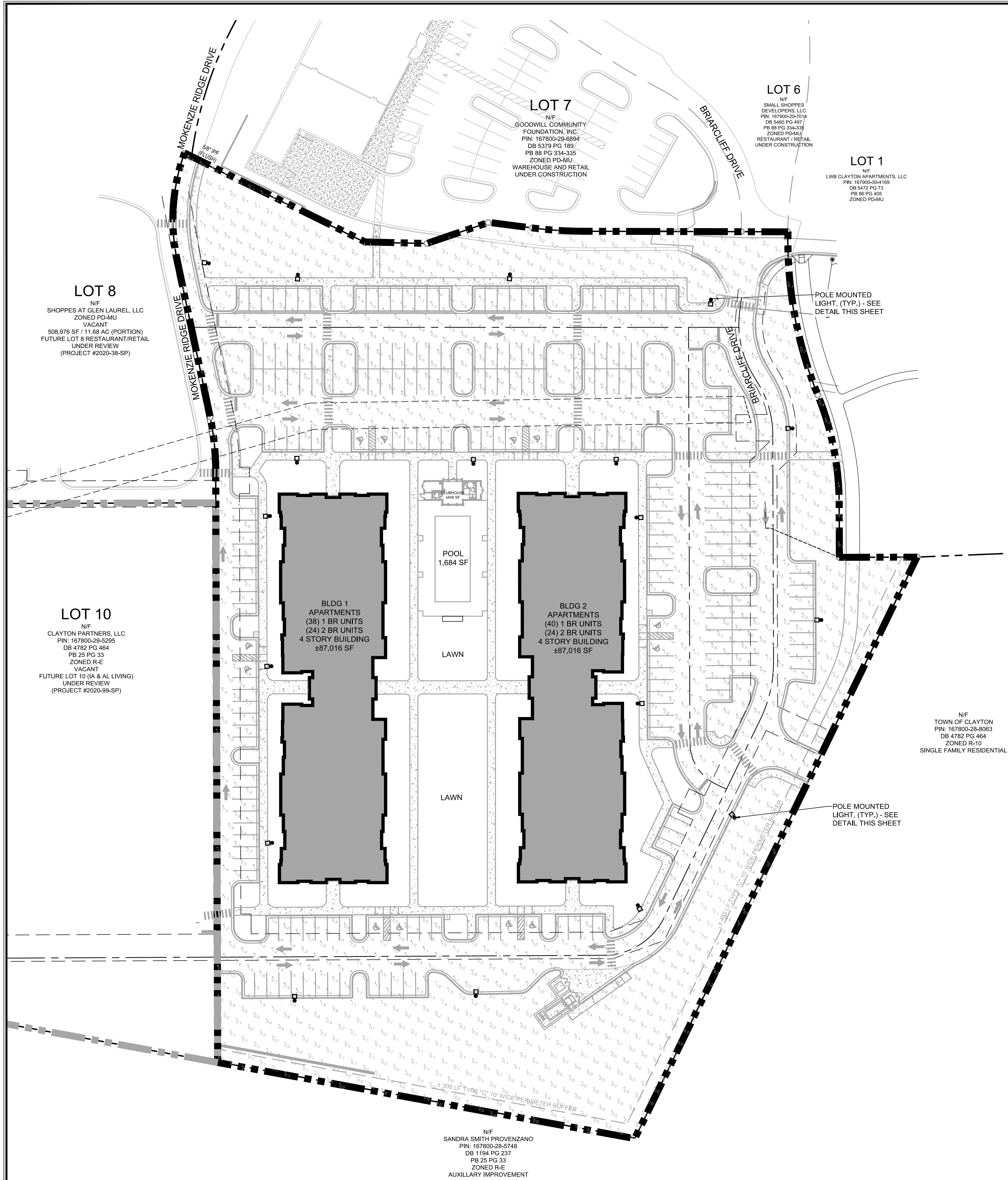


LINE LEGEND

- EXISTING PROPERTY LINE
- FUTURE PROPERTY LINE
- LIMITS OF DISTURBANCE
- CROSSWALK

NIP
SANDRA SMITH PROVENZANO
PIN: 167800-28-6748
DB 1194 PG 237
PB 25 PG 33
ZONED R-E
AUXILIARY IMPROVEMENT

NIP
TOWN OF CLAYTON
PIN: 167800-28-6063
DB 4762 PG 464
ZONED R-10
SINGLE FAMILY RESIDENTIAL



LED POLE TOP LIGHTS

- 1. THE CE GROUP, INC. IS NOT RESPONSIBLE FOR SAFETY AND SECURITY RISKS DUE TO INADEQUATE LIGHTING LEVELS.
- 2. MAINTAINED FOOTCANDLES AT GRADE USING A 0.68 LIGHT LOSS FACTOR.
- 3. LIGHT LEVELS MODELED USING VISUAL - PROFESSIONAL EDITION SOFTWARE, VERSION 2.06.0204.
- 4. ALL FIXTURES TO MEET IESNA FULL CUTOFF CLASSIFICATION.
- 5. UNDERGROUND UTILITIES (EXISTING AND PROPOSED) ARE FOR INFORMATIONAL PURPOSES ONLY. SEE APPROPRIATE SHEET IN THIS SET FOR DETAILS. CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE OWNER AND/OR ENGINEER OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
- 6. SEE ARCHITECTURAL DRAWINGS FOR INFORMATION REGARDING EXTERIOR DECORATIVE FIXTURES.

LIGHTING PLAN NOTES

- 1. THE CE GROUP, INC. IS NOT RESPONSIBLE FOR SAFETY AND SECURITY RISKS DUE TO INADEQUATE LIGHTING LEVELS.
- 2. MAINTAINED FOOTCANDLES AT GRADE USING A 0.68 LIGHT LOSS FACTOR.
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- 6. SEE ARCHITECTURAL DRAWINGS FOR INFORMATION REGARDING EXTERIOR DECORATIVE FIXTURES.

LIGHTING DATA

AVERAGE	1.4 fc
MINIMUM	0.4 fc
MAXIMUM	3.1 fc
AVG / MIN	3.5:1

PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY, THE OWNER / BUILDER MUST SUPPLY THE TOWN WITH A FINAL LETTER OF CERTIFICATION FROM THE LIGHTING ENGINEER, LIGHTING MANUFACTURER, OR AUTHORIZED LIGHTING CONTRACTOR VERIFYING THAT ALL SITE LIGHTING IS INSTALLED ACCORDING TO TOWN STANDARDS, THE APPROVED PLANS AND ANY APPLICABLE CONDITIONS.

NOTES:

- 1. FINAL LEVELING OF POLE IS TO BE MADE THROUGH USE OF DOUBLE NUTS.
- 2. ALL FOUR SIDES OF POLE ARE DRILLED WITH 3 HOLES AS SHOWN IN INSERT AND WASHERS PROVIDED WITH ANCHOR BOLTS OR GALVANIZED SHIMS. ABOVE TO ACCOMMODATE A MAXIMUM OF FOUR LUMINAIRES. STEEL PLATES OR PLUG COVER EACH SIDE UNTIL UNITS ARE INSTALLED.
- 3. SPECIAL HANDLING OF THESE SQUARE POLES IS NECESSARY TO MINIMIZE DAMAGE TO FINISH OF POLE. A NYLON SLING SHOULD BE USED TO LIFT POLE AT ALL TIMES. CHAINS, CABLES, OR ROPES MUST NOT BE USED. A CAN OF TOUCH-UP PAINT IS INCLUDED WITH ACCESSORIES FOR EACH POLE.
- 4. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR ASSEMBLY AND ATTACHMENT OF FIXTURE(S) AND ARMS TO POLE.
- 5. WHEN APPLICABLE, NEW POLE SHALL BE POSITIONED SUCH THAT THE HANDHOLE IS FACING AWAY FROM THE STREET.
- 6. FOR MULTIPLE LIGHTING CIRCUITS, CONNECT THE SOURCE AND LOAD CONDUCTORS INTO THE HANDHOLE AND CONNECT USING WIRE NUTS FOR ALL #10 CONDUCTORS OR THE STREETLIGHT CONNECTION BLOCK FOR LARGER (10 MAX.) SOURCE AND LOAD CONDUCTORS.

SHOEBOX LUMINAIRES AND SQUARE POLES
N.T.S.

LINE LEGEND

- EXISTING PROPERTY LINE
- FUTURE PROPERTY LINE



NORTH

SCALE: 1" = 40'



PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

DATE: 07/31/2020

RESPONSE TO LISTENING COMMENTS

NO.

REVISIONS

CE GROUP

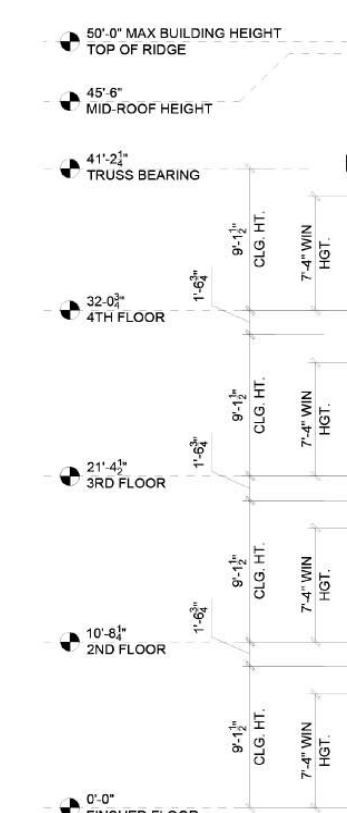
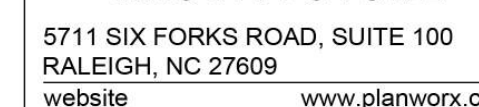
301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032

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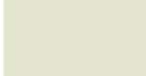
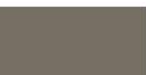
MAJOR SITE PLAN
LOT 9 - APARTMENTS
THE SHoppes AT GLEN LAUREL
LIGHTING PLAN
CLAYTON, NORTH CAROLINA

DATE: JULY 31, 2020
Scale: 1" = 40'
Drawn: JWA
Checked: MPA
Project No: 127-31G
Computer Dwg. Name: 127-31G_7_lighting plan
Street No: 7
Of 8

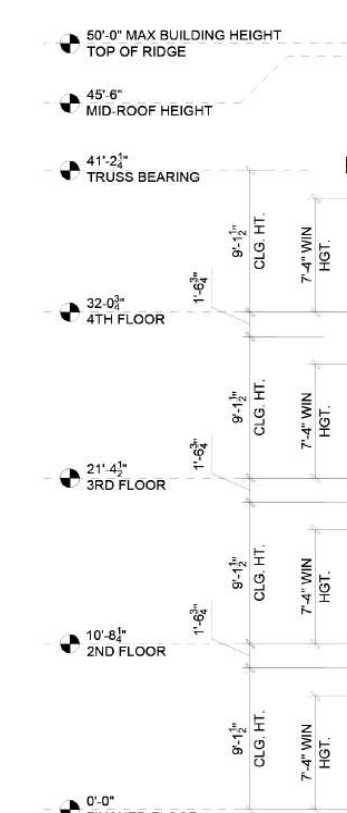


Received 8/3/2020

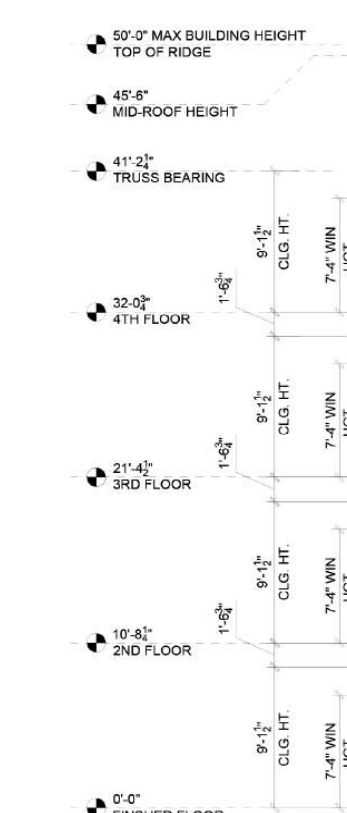
MATERIAL LEGEND

- | | |
|---|---|
|  | Trim-
Sherwin Williams - High Reflective White |
|  | Board and Batten-
Sherwin Williams - Sprout |
|  | Siding-
Sherwin Williams - Oyster White |
|  | Brick-
Triangle Brick - Nantucket |
|  | Standing Seam Metal Roof-
MBCI - Charcoal Gray |
|  | Sloped Roof-
Sloped Roof - Slate |
|  | Siding-
Siding - Slate |

Scale: $\frac{3}{32}'' = 1'-0''$



Scale: 3/32" = 1'-0"



Scale: 3/32" = 1'-0"

MAJOR SITE PLAN - LOT 9

The Shoppes at Glen Laurel

Clayton, North Carolina

DD Approval Set

NOT FOR
CONSTRUCTION

[illegible]

PROJECT NO:	001920
DRAWN BY:	RW/CB
CHECKED BY:	ML

SHEET TITLE:

ELEVATIONS

SHEET NUMBER: 201

1.	All drawings are to be coordinated with all site information by owner and contractor, and applicable codes.	6.	Planox Architecture, P.A. is not responsible for constructed variations from the information depicted.		
2.	Contractor is to notify architect immediately of conditions or items varying from depicted information.	7.	Planox Architecture, P.A. is not assume any liability for expenses associated with errors and omissions on these drawings unless offered by verified construction savings as a result of planox architecture, P.A. Design.	5.	Planox Architecture, P.A. retains ownership of all designs depicted and implied herein.
3.	Contractor shall be responsible for obtaining all permits and approvals from all applicable authorities.	8.	Planox Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans.	6.	Planox Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans.
4.	Contractor shall be responsible for obtaining all permits and approvals from all applicable authorities.				

1

POOL HOUSE FLOOR PLAN

Scale: 1/8" = 1'-0"

MATERIAL LEGEND

Trim- Sherwin Williams - High Reflective White

Board and Batten- Sherwin Williams - Sprout

Siding- Sherwin Williams - Oyster White

Brick- Triangle Brick - Nantucket

Standing Seam Metal Roof- MBCI - Charcoal Gray

Shingle Roofing- Colonial Slate

ELEVATION GENERAL NOTES

ROOFS
* USE ICE AND WATER SHIELD AT ALL ROOF PLANES SLOPED BELOW 4:12.
ROOF VENTILATION
SEE ROOF PLANS FOR ATTIC VENTILATION CALCULATION REQUIREMENTS.

2

FRONT ELEVATION

Scale: 1/8" = 1'-0"

3

LEFT SIDE ELEVATION

Scale: 1/8" = 1'-0"

4

RIGHT SIDE ELEVATION

Scale: 1/8" = 1'-0"

5

REAR ELEVATION

Scale: 1/8" = 1'-0"

6

TRASH COMPACTOR FLOOR PLAN

Scale: 1/4" = 1'-0"

7

FRONT ELEVATION

Scale: 1/8" = 1'-0"

8

RIGHT SIDE ELEVATION

Scale: 1/8" = 1'-0"

9

LEFT SIDE ELEVATION

Scale: 1/8" = 1'-0"

10

REAR ELEVATION

Scale: 1/8" = 1'-0"

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P

PLANWORX
ARCHITECTURE

5711 SIX FORKS ROAD, SUITE 100
RALEIGH, NC 27609
website www.planworx.com

PLANWORX ARCHITECTURE, P.A.
NOT FOR CONSTRUCTION
N.C. REVENUE DEPARTMENT
RALEIGH, NC

MAJOR SITE PLAN - LOT 9

The Shoppes at Glen Laurel

Clayton, North Carolina

NOT FOR CONSTRUCTION

PROGRESS DATE: 07-27-2020

ISSUE DATE: 07-27-2020

REVISIONS: 01

DATE: 07-27-2020

INITIALS: RW/CBT

DESCRIPTION: POOL HOUSE AND TRASH COMPACTOR

PROJECT NO: 001920

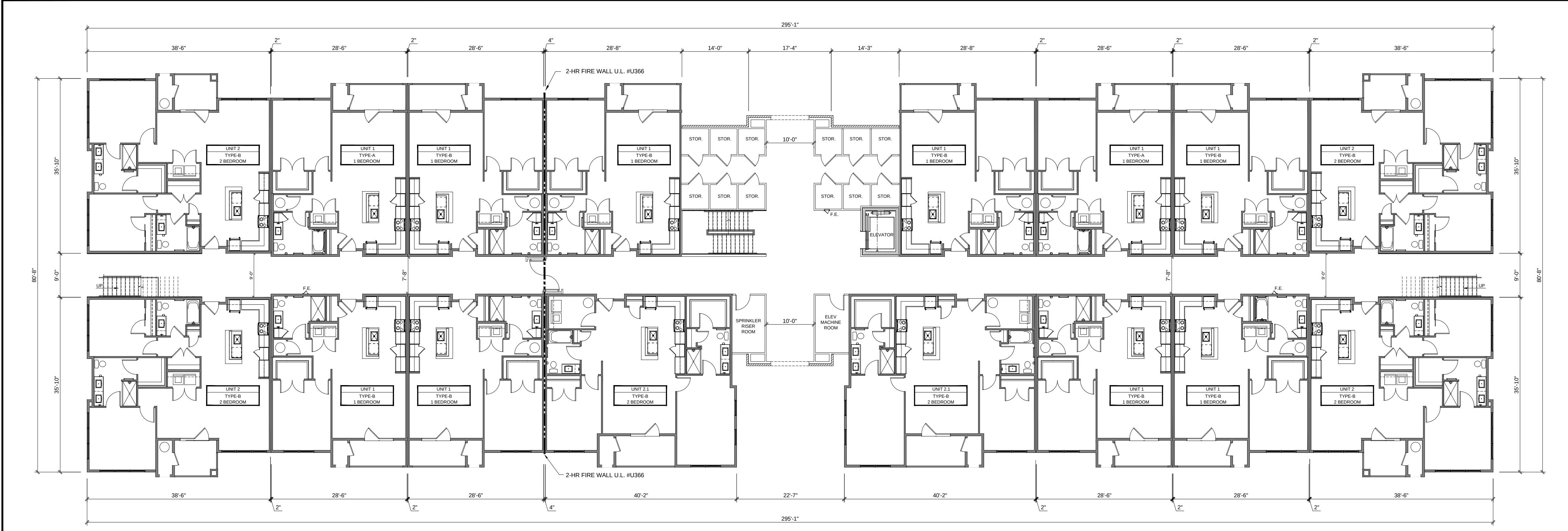
DRAWN BY: RW/CBT

CHECKED BY: MM

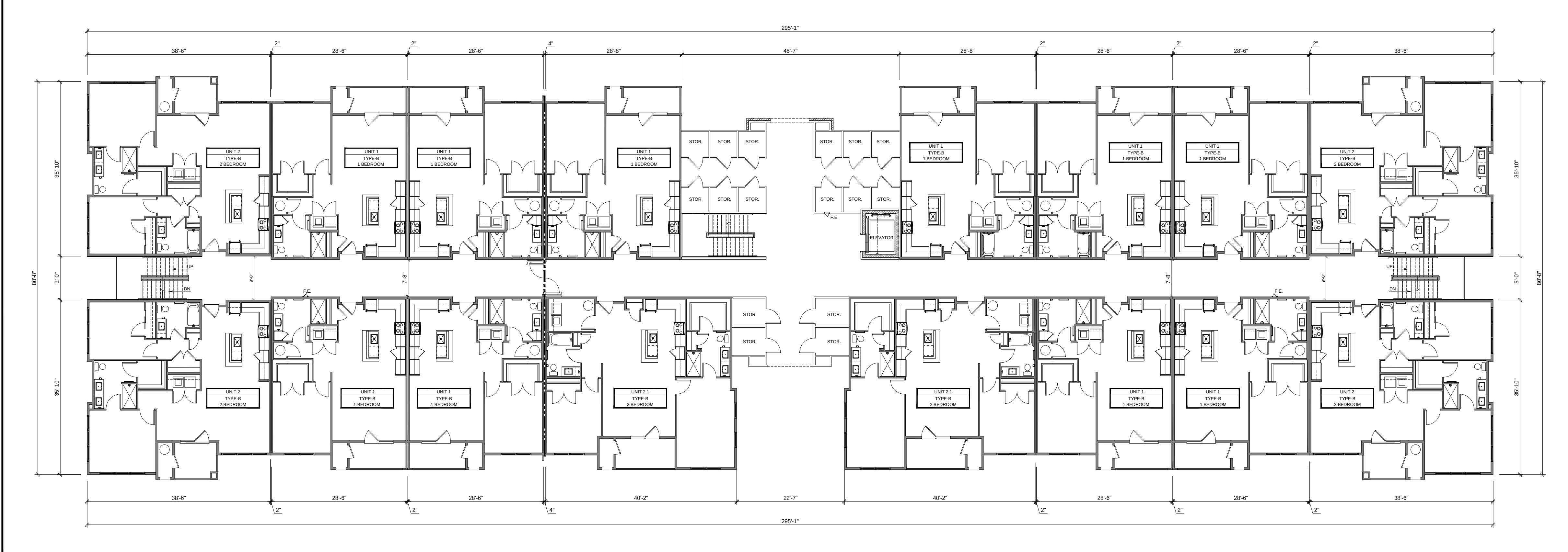
SHEET TITLE: Pool House and Trash Compactor

SHEET NUMBER: A3.20

Page 24 of 247

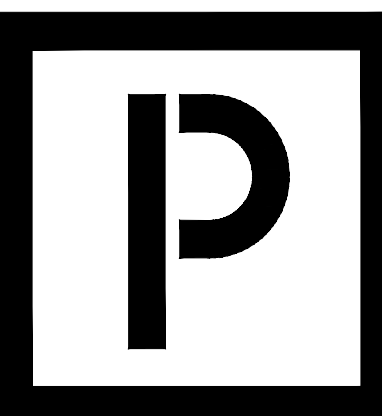


1 FIRST FLOOR PLAN - BUILDING TYPE 2
SCALE: 3/32" = 1'-0"



2 SECOND - FOURTH FLOOR PLAN - BUILDING TYPE 2
SCALE: 3/32" = 1'-0"

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MAJOR SITE PLAN - LOT 9

The Shoppes at Glen Laurel

Clayton, North Carolina

NOT FOR CONSTRUCTION

PROGRESS DATE:	07-01-2020	
	ISSUE DATE:	
REVISIONS	NUMBER	DATE
	INITIALS	DESCRIPTION
PROJECT NO: 001920		
DRAWN BY: RW/CBT		
CHECKED BY: MM		
SHEET TITLE:		
First Floor Plan - Building Type 2		
SHEET NUMBER:		

A100



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
August 24, 2020

STAFF REPORT

Application Number: 2020-100-SP

Project Name: The Shoppes at Glen Laurel Apartments Major Site Plan

NC PIN / Tag #: 167800-29-3634 / 167800-29-5295/05I04016EW/05I04003W
Town Limits/ETJ: Town Limits & ETJ (annexation petition has been submitted and is under review)
Overlay: Thorough Fare Overlay & Watershed Protection Overlay
Applicant: CE Group, Inc.
Owner: Shoppes at Glen Laurel, LLC
Location: Located on the corner of Glen Laurel Road and Hwy 42 East
Project Planner: Sharon Sharpe, Planner

Public Noticing:

- Neighborhood meeting not required per UDC requirements since this is part of an approved Master Plan.
- Sign posted August 11, 2020

REQUEST: The applicant is requesting major site plan approval to develop a 126 unit apartment complex as a part of the NC 42 East Mixed Use Planned Development.

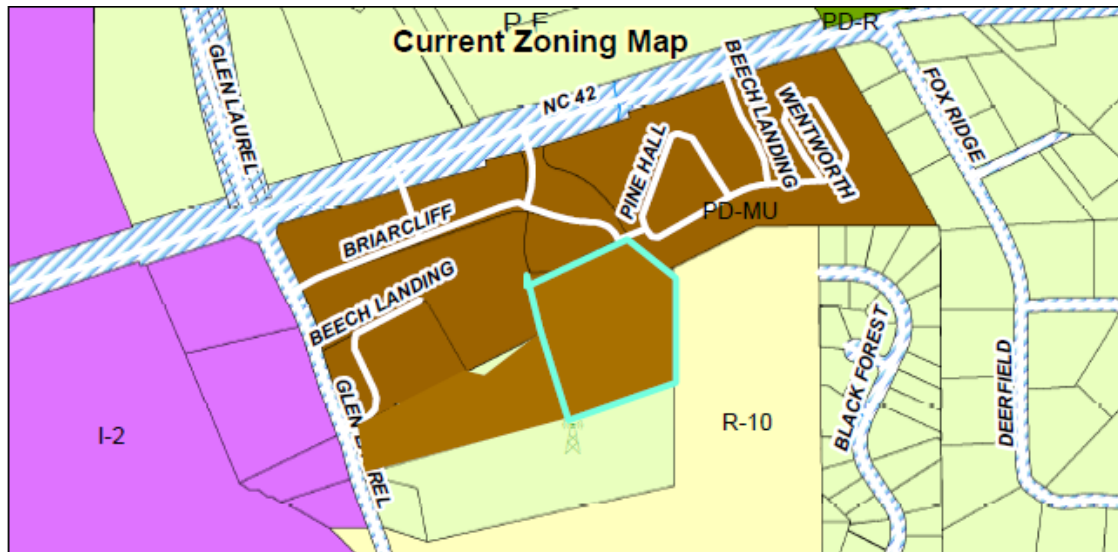
SITE DATA:

Acreage: 6.62 acres
Existing Use: Vacant



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Planned Development Mixed Use –(PD-MU)	Apartments & Commercial
South	Residential-Estate (R-E)	Single-Family Residence
East	Residential-10 (R-10)	Town of Clayton Park
West	Planned Development -PD	Vacant



DEVELOPMENT DATA:

Proposed Uses:	Multi-Family Apartments
Buildings:	2 Apartment buildings, 1 club house
Number of Stories:	4 stories
Impervious Surface:	58.3%
Required Parking:	218 parking spaces
Proposed Parking:	234 parking spaces (12 handicap) and 44 visitor spaces
Fire Protection:	Town of Clayton
Access/Streets:	2 access points; internal to site off of McKenzie Ridge Drive and future internal access roads within the Shoppes at Glen Laurel Planned Development Master Plan
Water/Sewer Provider:	Town of Clayton
Electric Provider:	Duke Energy

STAFF ANALYSIS:

Overview

The applicant is requesting Major Site Plan approval to develop a multi-family apartment complex on 6.6 acres of the subject parcel, located internal to the Shoppes at Glen Laurel Master Development at the corner of NC HWY 42 East and Glen Laurel Road. The complex will have a total of 174 units within 2 buildings.

This apartment complex will be a part of the NC 42 East Mixed Use Planned Development. The subject parcel was rezoned to Planned Development-Mixed Use (PD-MU) on August 17, 2020 . The Shoppes at Glen Laurel Major Subdivision Master Plan was revised August 2020 for the property, which sets the development standards for the property. This site plan is consistent with the development standards and use set forth in the associated Master Plan. Any conditions of approval placed on the Master Plan will be applied to the approval of this site plan.



Consistency with Adopted Plans:

- **2040 Comprehensive Plan**

The 2040 Comprehensive Plan designates this site as "Neighborhood Mixed Use". The proposed use is consistent with this designation, as it is a part of the NC 42 East Mixed Use Planned Development. The Planned Development's master plan was approved to include a variety of uses, including a multi-family development such as this one.

- **Unified Development Code**

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

Landscaping and Buffering

The site meets all applicable elements of the UDC landscaping requirements. Since the development is a part of a Planned Development, it is required to provide a Class "C" landscape buffer along all project boundaries. For this site the buffer will be provided along the southern and eastern property lines. Additionally, the applicant will be providing landscaping throughout the site in order to meet the interior landscaping requirements listed in the UDC.

Access/Streets

The site will have two access points to an internal road network in the master plan development. The internal road network will exit/enter from NC HWY 42 E and Glen Laurel Road.

Multi-Modal Access

Sidewalks and greenways will be provided throughout the site in order to allow connectivity for the residents to other buildings and the clubhouse. These sidewalks and greenway will also provide connectivity from the site to the Town of Clayton Park. There will also be one bike rack per building, and one located at the club house.

Garbage / Recycling

There will be one trash compactor and recycling unit located on the site. This will be located near the rear of buildings along the southern portion of site and will have an area designated for residents to pull over to use the compactor/recycling. Per UDC requirements, the dumpster enclosure shall match the materials used for the buildings on the site.

Architecture/Design

All of the buildings will be four stories and will consist of the same materials, including brick veneer, vinyl shake siding, and stone veneer. There will be a pool house with barbeque area to compliment the outdoor pool. Additional greenspace for outdoor amenity to be determined later as potentially a dog park located between the two buildings located on the site.

CONSIDERATIONS:

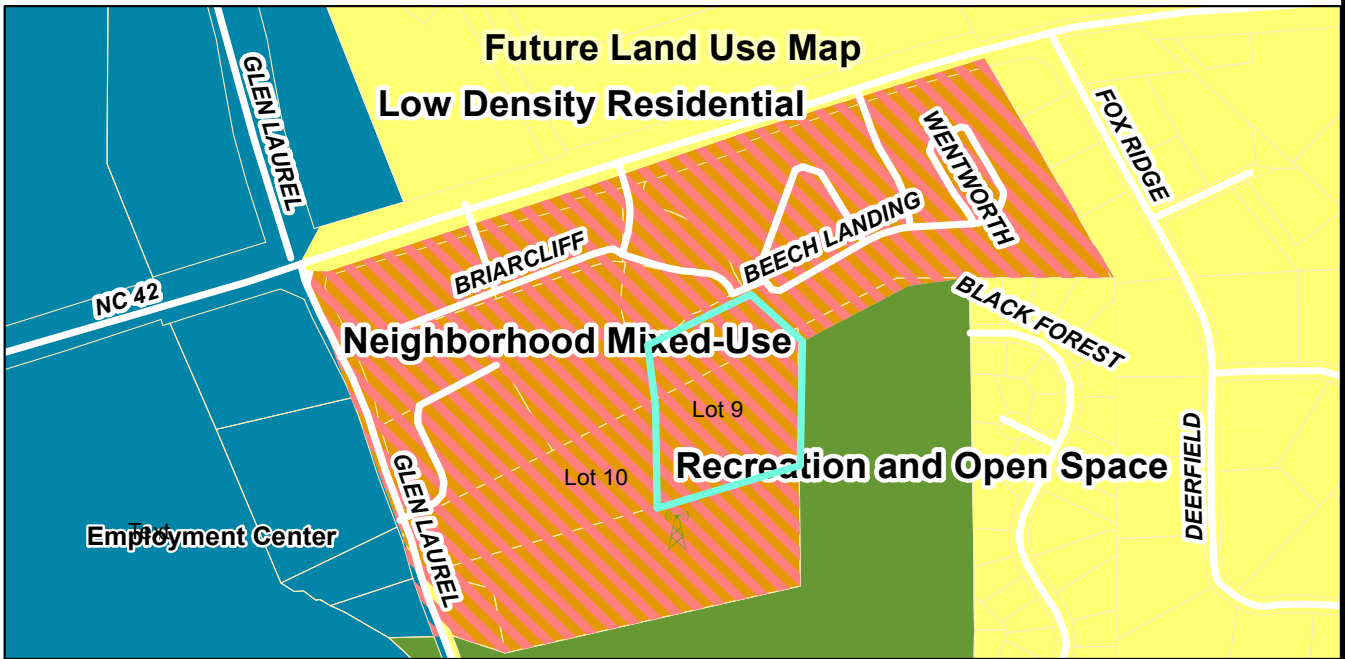
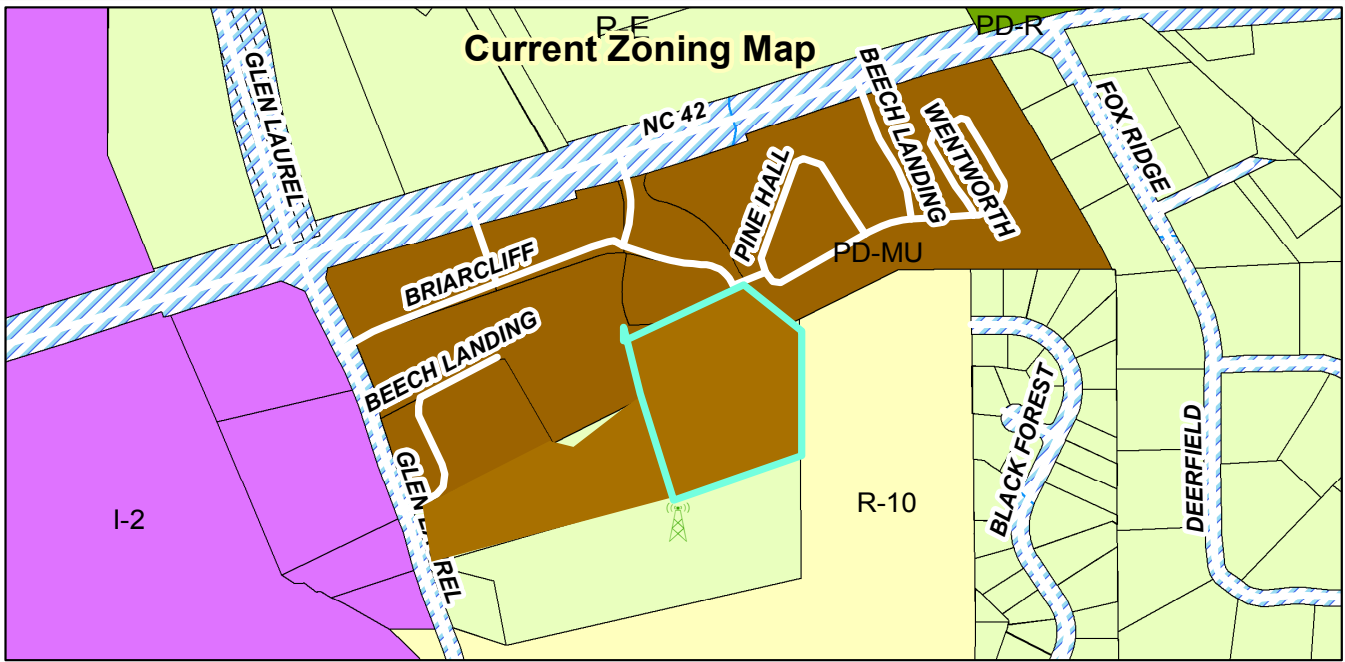
- Planning Board approves major site plans.

STAFF RECOMMENDATION:

Staff is recommending approval of the proposed Major Site Plan (2020-100-SP).

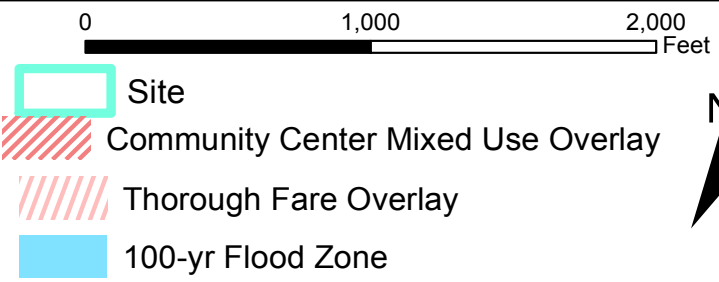
ATTACHMENTS:

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



Major Site Plan Approval
Shoppes at Glen Laurel Lot 9
2020-100-SP

Applicant: Mark Ashness, CE Group, Inc.
 Property Owners: Shoppes at Glen Laurel, LLC
 Tag: # 05104016EW/05104003W



Staff Report Map

August 12, 2020
 Prepared by: TOC Planning Department
 Disclaimer: Town of Clayton assumes no legal responsibility
 for the quality of the data represented here.

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2020\2020-100-SP Lot 9 Apts. Shoppes at Glen Laurel\Staff Report Map\2020.mxd