



Town of Clayton
Town of Clayton Planning Board Agenda
Monday, October 28, 2019 @ 6:00 PM
Town Council Chambers

1. CALL TO ORDER

2. ADJUSTMENT OF THE AGENDA

3. APPROVAL OF MINUTES

- a. [Clayton Planning Board - 23 Sep 2019 - Minutes](#)

POTENTIAL ACTION: Approve/Deny September 23, 2019 Planning Board Minutes

4. PUBLIC HEARINGS

- a. 2019-191-VAR 217 S. Church Street Setback Variance

NC PIN: 166917-02-4389

Tag # 05015062

Location: 217 S. Church Street

[Application - 2019-191-VAR - 217 S. Church St](#)

[Owner's Consent Form - 2019-191-VAR - 217 S. Church](#)

[Newspaper Ad - 2019-191-VAR - 217 S Church St Variance](#)

[Adjacent Property Letter - 2019-191-VAR - 217 S. Church St](#)

[Site Plan - 2019-191-VAR - 217 S. Church Street](#)

[Staff Report - 2019-191-VAR - 217 S. Church St Variance](#)

[Staff Report Map - 2019-191-VAR - 217 S Church St Variance](#)

POTENTIAL ACTION: Approve / Deny 2019-191-VAR 217 S. Church Street Setback Variance

- b. 2019-42-CUP Horne Memorial UMC Expansion Conditional Use Permit

NC PIN: 166913-02-4512 / 166917-02-1390

Tag #: 05015059 / 05016041

Location: 121 E. Second St.

[Application - 2018-42-CUP - Horne Memorial - signed](#)

[Owner's Consent Form - 2019-42-CUP - Horne Memorial UMC Expansion](#)

[Newspaper Ad - 2019-42-CUP - Horne Memorial UMC Expansion](#)

[Adjacent Property Letter - 2019-37-SP & 2019-42-CUP - Horne Memorial UMC Expansion](#)

[Neighborhood Meeting Materials - 2019-37-SP & 2019-42-CUP - Horne Memorial Expansion](#)

[Traffic Study - 2019-37-SP - Horne Memorial UMC Expansion](#)

[Staff Report Maps - 2019-42-CUP - Horne Memorial UMC Expansion](#)

[Staff Report - 2019-42-CUP - Horne Memorial UMC Expansion](#)

POTENTIAL ACTION: Approve / Deny 2019-42-CUP Horne Memorial UMC Expansion Conditional Use Permit

- c. 2019-37-SP Horne Memorial UMC Expansion Major Site Plan
NC PIN: 166913-02-4512 / 166917-02-1390
Tag #: 05015059 / 05016041
Location: 121 E. Second St.
[Application - 2019-37-SP - Horne Memorial UMC Expansion - Maj. Site Plan - signed](#)
[Owner's Consent Form - 2019-37-SP - Horne Memorial UMC Expansion](#)
[Neighborhood Meeting Materials - 2019-37-SP & 2019-42-CUP - Horne Memorial Expansion](#)
[TRC Certification Letter - 2019-37-SP - Horne Memorial](#)
[Traffic Letter - 2019-37-SP - Horne Memorial UMC Expansion](#)
[Staff Report Maps - 2019-37-SP - Horne Memorial UMC Expansion](#)
[Site Plan-2019-37-SP & 2019-42-CUP Horne Memorial UMC](#)
[Staff Report - 2019-37-SP - Horne Memorial UMC Expansion SP](#)

- d. 2019-161-CUP Clayton Storage Conditional Use Permit
NC PIN: 165915-62-2628 / 165915-62-4541
Tag #: 05E99018Y / 0525003B
Location:
[Application - 2019-161-CUP - Clayton Storage](#)
[Owner's Consent -2019-162-SP Clayton Storage](#)
[Newspaper Ad - 2019-161-CUP - Clayton Storage](#)
[Adjacent Property Letter - 2019-161-CUP - Clayton Storage CUP](#)
[Neighborhood Meeting Materials - 2019-161-CUP - Clayton Storage CUP](#)
[Letter of Neighbor Concerns - 2019-161-CUP - Clayton Storage CUP](#)
[Staff Report - 2019-161-CUP- Clayton Storage CUP](#)
[Staff Report Map - 2019-161-CUP & 2019-162-SP - Clayton Storage](#)

POTENTIAL ACTION: Approve / Deny 2019-161-CUP Clayton Storage Conditional Use Permit

- e. 2019-162-SP Clayton Storage Major Site Plan
NC PIN: 165915-62-2628 / 165915-62-4541
Tag # 05E99018Y / 05025003B
Location:
[Application - 2019-162-SP - Clayton Storage](#)
[Owner's Consent -2019-162-SP Clayton Storage](#)
[Neighborhood Meeting Materials - 2019-161-CUP - Clayton Storage CUP](#)
[Neighbor Concerns - 2019-161-CUP - Clayton Storage CUP](#)
[TRC Certification - 2019-162-SP - Clayton Storage](#)
[Clayton Storage Floodway Letter - 2019-162-SP - Clayton Storage](#)
[Stormwater Statement - 2019-162-SP - Clayton Storage](#)
[Site Plan - 2019-162-SP - Clayton Storage](#)
[Staff Report - 2019-162-SP - Clayton Storage Major Site Plan](#)
[Staff Report Map - 2019-161-CUP & 2019-162-SP - Clayton Storage](#)

POTENTIAL ACTION: Approve / Deny 2019-162-SP Clayton Storage Major Site Plan

5. NEW BUSINESS

- a. Adoption of Planning Board 2020 Meetings.
[Planning Board 2020 Meeting Schedule](#)

POTENTIAL ACTION: Approve / Deny 2020 Planning Board Meeting Dates

- b. 2019-113-SP Grifols Distribution Facility C540 Major Site Plan
NC PIN: 167800-21-6344
Tag #: 05I05001D
Location: Located off US Hwy 70 Bus
[Application - 2019-113-SP - Grifols Distribution Storage Facility](#)
[Owner's Consent Form - 2019-113-SP - Grifols Distribution Storage Facility](#)
[Neighborhood Meeting Materials - 2019-113-SP - Grifols Major Site Plan](#)
[TRC Certification - 2019-113-SP - Grifols Major Site Plan](#)
[Site Plan - 2019-113-SP - Grifols Distribution Storage Facility full set 10-16-19](#)
[Staff Report - 2019-113-SP - Grifols SP](#)
[Staff Report Map - 2019-113-SP - Grifols Distribution Storage Facility SP](#)

POTENTIAL ACTION: Approve / Deny 2019-113-SP Grifols Distribution Facility C540 Major Site Plan

6. INFORMAL DISCUSSION AND PUBLIC COMMENT

7. ADJOURN



**Town of Clayton
Planning Board Minutes
September 2, 2019 @ 6:00 P.M.
Town Council Chambers**

BOARD MEMBERS PRESENT:

Andria Merritt
Ross Benson
Stephen Powers
James Lipscomb
Marty Bizzell
Bob Ahlert
Frank Price
James Moore

STAFF PRESENT:

Samantha Wullenwaber, Planning Director
Haley Hogg, Planner
Chrissy Freeman, Clerk to the Board
Catherine Clodfelter, Town Attorney

MEMBERS ABSENT:

Bucky Coats

1 CALL TO ORDER

a)

Bob Ahlert called the meeting to order at 6:00 p.m.

Board Member Coats was absent from this meeting.

2 ADJUSTMENT OF THE AGENDA

a)

There were no adjustments to the agenda.

3 APPROVAL OF MINUTES

a)

Approval of August 26, 2019 Planning Board minutes.

Motion: Board Member Powers

Second: Board Member Merritt

Vote: Unanimous

4 PUBLIC HEARINGS

a) 2019-42-CUP Horne Memorial UMC Expansion **(Quasi-Judicial)**

NC PIN: 166913-02-4512 / 16617-02-2220 / 166917-02-1222

Tag # 05015059 / 05016040 / 05016041

Location: 121 E. Second Street / 135 E. Horne Street

ACTION: Continue to October 28, 2019 Planning Board Meeting

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

- b) 2019-37-SP Horne Memorial UMC Expansion
NC PIN: 166913-02-4512 / 16617-02-2220 / 166917-02-1222
Tag #: 05015059 / 05016040 / 05016041
Location: 121 E. Second Street / 135 E. Horne Street

ACTION: Continue to October 28, 2019 Planning Board Meeting

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

- c) 2019-166-CUP Holy Cross Lutheran Church Conditional Use Permit (**Quasi-Judicial**)
NC PIN: 164800-31-2370
Tag #: 05F02018A
Location: 2920 NC Hwy 42 West

Town Attorney Catherine Clodfelter explained the Quasi-Judicial process.
Clerk to the Board Chrissy Freeman gave the affirmation.

Planning Director Samantha Wullenwaber presented this item. The applicant is requesting a major modification to an existing Conditional Use Permit (2017-140-CUP) to remove condition 3b and 3c which states:

3b - Sidewalk and crosswalk ramps shall be required across the entire frontage of NC Hwy 42 West. Fee-in-lieu is allowed for sidewalk along the NC Hwy 42 frontage.

3c - Sidewalk access shall be extended from the frontage along NC Hwy 42 to the buildings on site.

The applicant could have paid fee-in-lieu as stated in the condition 3b but the applicant does not want to pay fee-in-lieu or install the sidewalk. Therefore, they have to come before the Planning Board to ask for removal of both requirements. Town staff supports the fee-in-lieu. Due to the location of the development and the proposed expansion of Hwy 42, staff agrees that sidewalk development would not be consistent with the surrounding properties. The fee-in-lieu for sidewalk is appropriate alternative to sidewalk construction. Potential actions for the Planning Board to consider would be either to require the fee-in-lieu of sidewalk or remove the requirement of sidewalk development and payment of fee-in-lieu. Board Member Moore asked if the fee-in-lieu would cover a future sidewalk if one was to be put in. Mrs. Wullenwaber stated yes and explained that the fee-in-lieu is quoted by an Engineer to determine what the cost of a sidewalk would be. Board Member Bizzell asked if the Town would contribute to the cost of the sidewalk. Mrs. Wullenwaber stated yes the town would contribute towards the cost. Board Member Price stated NCDOT policy states the Town contributes to cost and

also enter into an agreement to maintain the sidewalk. If this is annexed into the Town, how would the Town maintain the sidewalk? Mrs. Wullenwaber stated the Town would not maintain the sidewalk. There were no further questions for staff.

The applicant was present. He stated the NCDOT preliminary plans do not show a sidewalk. They would like clarification if the fee-in-lieu constitutes a tax? Ms. Merritt stated that would be a question for town attorneys. Mrs. Wullenwaber stated that the fee-in-lieu is allowed by NC General Statute and is not a tax. There were no questions for the applicant.

The Board read through the Findings of Facts.

ACTION: Approve the request with conditions as noted within the staff report.

Option A - Sidewalk not required, but fee-in-lieu is still required.

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

- d) 2019-159-CUP Epic Axe Conditional Use Permit
NC PIN: 165916-93-9284
Tag #: 05019016
Location: 213 W. Main Street

Planner Haley Hogg presented this item. The applicant is requesting to operate the use of Indoor Entertainment, specifically axe throwing and social house within the existing building on the subject property. This use falls under the use of Indoor Entertainment in the UDC, which requires issuance of a Conditional Use Permit in order to be permitted in the B-1 zoning district. The proposed use is in compliance with the Downtown Overlay District requirements. The building was formally utilized as a daycare. The applicant is proposing to modify the exterior of the building and an up-fit on the interior. There will be seven axe throwing lanes, a concession area with alcohol, snacks and merchandise sales. The parking requirement is more lenient in this district since it is the downtown business district in which public parking is available. No outdoor activities will take place at this location. If approved, staff recommends conditions of approval be added to the Conditional Use Permit. There were no questions for staff.

A local business owner Suzanne Green, 105 Ellington Street, neighbors with the proposed project made a statement that she is not for the proposed business. She feels this is not an appropriate spot with the town park and children being so close to the area. She also stated there is no parking spots at this location.

Mr. Powers asked if there was a public meeting for this. Ms. Hogg stated yes,

and a notice was sent out for neighbors that are within 100 feet within the property. Mrs. Green stated that the sign was only posted on September 9th. She stated there were holes in that area on the ground that were only filled in today. She stated there was no notice to the public that this type of establishment is going into this town and feels this is a danger to the community.

Mrs. Wullenwaber stated for the record notices were sent within 100 feet of the business property.

The applicant was present and addressed some of the points of the concerned citizen. He understands her and have went to extensive search to make this safe. He explained the process and what they are doing to make this safe. He stated they are hiring local businesses to do the work. Parking is limited throughout town. He stated they would not allow for people to just park anywhere on private property. They did a small marketing campaign to see the interest of the business. They do not want anything to be dangerous and want to contribute to this community. The exterior of the building is being remodeled and add value to the downtown business. They have over 600 people excited to have this put into this community. If they didn't do the research, they would not be presenting this business to come into Clayton. He said they are here to comply and add to the neighborhood. Mr. Price asked where you would anticipate the patrons would park. The applicant stated that the street parking will be adequate. He also stated he would speak to adjacent properties and possibly lease spaces. Mr. Bizzell asked to elaborate on years of experience. He stated the business is fairly new and started May 2017 as a mobile business. He has collaborated with Deep River to see how business would be here. He has one location in downtown Raleigh and one in Wake Forest. He has been self-employed and a business owner for the past 20 years. There were no further questions for the applicant. Suzanne Green spoke again and stated she will not allow this bar to use her parking lot. She feels this type of business should have an own parking lot.

The board discussed the parking and that because it is downtown, parking is not mandatory. There is public parking available. The applicant stated the parking is not even considered under this proposal.

The board read through the Findings of Facts.

ACTION: Approve the request with the conditions as noted within the staff report.

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

5 NEW BUSINESS

September 23, 2019
Minutes

- a) 2019-139-SP Johnston Health Medical Office Building Major Site Plan
NC PIN: 164800-85-6610
Tag #: 05G03004C
Location: Northwest Intersection of NC Hwy 42 W and Amelia Church Road

Planning Board Member Marty Bizzell recused himself from this project.

Haley Hogg presented this item. The applicant is requesting site plan approval to construct a 22,000 sf medical office building. The property is located off of NC Hwy 42 W. This site plan incorporates future street connections to connect to other buildings and parking areas that may be developed on this site in the future. The applicant will pay fee- in-lieu for the sidewalk due to the widening of Hwy 42 West. This request is consistent with Comprehensive Plan 2040 and Surrounding Land Uses. There were no questions for staff.

The applicant was present and available for questions. There were no questions for the applicant.

ACTION: Approve the request.

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

- b) 2019-225-SP Town Hall Parking Lot Expansion Major Site Plan
NC PIN: 166913-02-2656 / 166913-02-0556 / 16697-02-1445
Tag #: 05015058 / 05020002B / 05016043A
Location: 111 E. Second St., 117 and 121 Horne St., Appx 101 Horne St. (lot corner of S. Fayetteville St. & Horne St.)

Planning Director Samantha Wullenwaber presented this item. The request is for the expansion of the existing parking lot. Currently there are 41 parking spaces, with the proposed request, there will be 110 proposed spaces with 5 handicap spaces. A sidewalk will run along the southwest property line directly abutting the parking spaces with landscaping between the sidewalk and privacy fence. The dumpsters will be relocated from the current location. This request is consistent with Comprehensive Plan 2040 and Surrounding Land Uses. Board Member Powers asked about the closing of Horne Street and that the Town Council was asking for a test for traffic flow. Was that test done? Mrs. Wullenwaber stated that they ran some numbers and is in the public records. This was not required for the Site Plan. Board Member Merritt stated there was something in the agenda with the traffic study. Mr. Powers said the traffic study in the packet only showed what the traffic flow would be if the road closes. Board Member Benson asked if there will be additional signage to notify that the street turns into a parking lot. Mrs. Wullenwaber stated yes there will be. Ms. Merritt asked about the fence plan, is this still flexible for changes? Mrs. Wullenwaber stated yes, there is still time to finalize the site plan and the adjacent neighbors will be notified of the final site plan.

Resident Porter Casey of 326 S. Page Street, has some concerns about closing the street and how that will impact the long term effects. What happens years from now as the town grows? Other concerns are over the construction of the property and times they will be working. He thanked staff for working with the neighbors and the meetings that have been held. They want to continue to work with the town and the town staff work with the neighbors. There was nothing further.

James Lipscomb stated he feels this plan meets all town codes and requirements, he personally thinks there is a better alternative. But he will support the Town's decision. Ms. Merritt feels in her opinion there is other alternative option but the pros outweigh the cons. She is glad the town is working with the residents.

ACTION: Approve the request, no conditions.

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

6 INFORMAL DISCUSSION AND PUBLIC COMMENT

7 ADJOURN

a)

With there being nothing further, the meeting was adjourned at 7:01 p.m.

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

Robert J. Ahlert, Chair

ATTEST:

Chrissy Freeman, Clerk to the Board



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

VARIANCE APPLICATION COVER SHEET

Name of Project: 217 S. Church St. **Date:** 9/3/19

Applicant Name: True LIne Surveying

The following checklist to be completed by applicant:

- [☒] Pre-Application Meeting on: 8/27/19-Robert Barber
- [☒] Application Review fee
- [☒] Advertisement Fee
- [☒] Completed Application
- [☒] Owner's Consent Form
- [☒] Adjacent Property Owner's List
- [☒] Set of stamped, addressed, empty envelopes for adjacent property owner notification
- [☒] Copy of plan sets in PDF on USB

11 plan sets of the following:

- [☒] Preliminary plan sheet depicting the variance request
- [☒] Signed and sealed Boundary Survey

Reviewed by: C Freeman



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

VARIANCE APPLICATION

Application Fee: \$250.00
Advertisement Fee: \$200.00

Please note if a variance is sought "after the fact", the application fee is \$500.00

SITE INFORMATION

Name of Project: 217 S. Church St.

Acreage of Property: 0.145 **Zoning District:** R-6

County Tag #: 05015062 **NC Pin #:** 166917-02-4389

Address/Location: 217 S. Church St., Clayton

Existing Use: Residential **Proposed Use:** Additon

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

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

APPLICANT INFORMATION

Applicant: True Line Surveying

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

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

Contact Person: Curk Lane or Molly Herring

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

FOR OFFICE USE ONLY

Date Received: 9/3/19 **Amount Paid:** \$450 **Permit Number:** 2019-191-VAR

PROPERTY OWNER INFORMATION

Name: Robert W. & Elizabeth T. Barber

Mailing Address: 217 S. Church St., Clayton, NC 27520

Phone Number: 919-880-5309

Fax:

Email Address: rwbetb@gmail.com

BURDEN OF PROOF / EXPLANATION OF REQUEST

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

Code Section: 155.308

Code Requirement: 20'

Variance Sought (describe specific request): Extend portion of rear wall (bedroom) 5' outward and 18' to rear (se) corner of house

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.

The client needs to build a handicap accessible bathroom. The existing bathroom is too narrow to meet this possible need.

They propose to extend the room wall of the bedroom wall of bedroom outward by 5'. This would be an addition of approximately 5'x8'. This would allot the construction of a bathroom which could be used by a person requiring the assistance of a walker or wheelchair.

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.

No additions to the side or rear of existing house can be done without a variance. The house was built (1961) before the zoning of R-6.

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 location of the house on the lot is on the edge of the 20' setback for R-6 single family zoning.

Existing home was built (1961) before R-6 zoning and we are requesting a variance for an addition to the rear of the house.

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 did not result by actions taken by the applicant or property owner. The house was existing before the zoning setbacks were created.

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 will allow for an addition to the rear of the house that will not be closer to the property line than the neighboring house.

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 Hernig
Print Name

Molly Hernig
Signature of Applicant

9/3/19
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: 217 S. Church St. **Address or PIN #:** 166917-02-4389

AGENT/APPLICANT INFORMATION:

True Line Surveying
(Name - type, print clearly)

205 W. Main St.
(Address)
Clayton NC 27520
(City, State, Zip)

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

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:

Robert W Barber
(Name - type, print clearly)

217 South Church St
(Address)

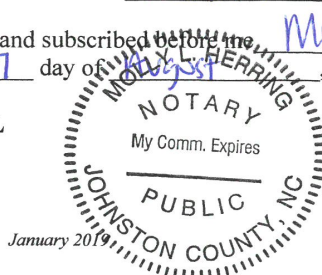
ROBERT W BARBER
(Owner's Signature)

Clayton, N.C. 27520
(City, State, Zip)

STATE OF NC
COUNTY OF Johnston

Sworn and subscribed before me, Molly L. Herring, a Notary Public for the above State and County, this the 27 day of August, 2019.

SEAL



Molly L. Herring
Notary Public

My Commission Expires:

11/5/19

5 of 5

Public Notice

In accordance with NC GS 160A-364, the Clayton Planning Board will conduct the following evidentiary hearing on Monday, October 28, 2019, at 6 PM in the Town Council Chambers in Town Hall, located at 111 E. Second Street to consider the following requests:

- 2019-182-VAR Spinning Mill Variance – Request for a variance from Section 155.402(G)(4) of the Town of Clayton Unified Development Code, to allow new rooftop mechanical equipment to not be screened from view on an existing structure. Property located in the Neighborhood Business (B-2) zoning district, located at 300 Mill Street; TAG # 05037008V
- 2019-191-VAR 217 S Church Street Variance- Request for a variance from Section 155.308 of the Town of Clayton Unified Development Code, to allow an addition to a residential home to extend into the required setback. Property is located in the Residential-6 (R-6) zoning district at 217 S Church Street; TAG # 05015062.

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, Planner II
919-553-5002

The Johnstonian

Please advertise on the following dates:
Wednesday, October 16, 2019
Wednesday, October 23, 2019

Affidavit of publication required.



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

October 7, 2019

NOTICE

SUBJECT: **Project:** 2019-191-VAR – Request for a variance from rear yard building setback requirements outlined in section 155.203 of the Unified Development Code
Address: 217 S. Church Street, Clayton, NC
Tag: 05015062
Applicant: True Line Surveying

Dear Clayton Area Property Owner:

Notice is hereby given that the Clayton Planning Board will hold an evidentiary hearing on **Monday, October 28, 2019 at 6:00pm** at Town Hall, 111 E. Second Street, to consider the variance application described above. Please see the map on the back of this letter showing the property.

According to Section 155.719(C)(1) of the Town of Clayton Unified Development Code, the Planning Board is authorized to approve a variance to certain standards of the Unified Development Code if they will not be contrary to the public interest.

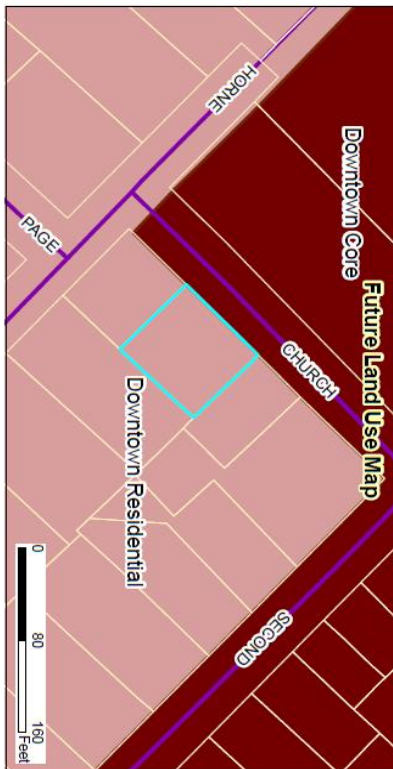
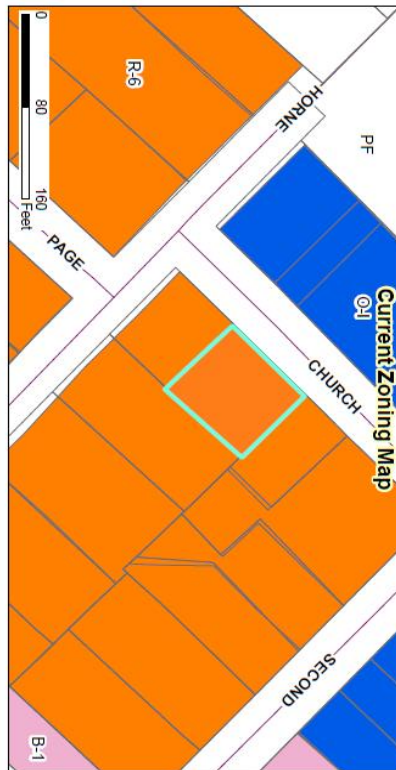
Based upon records in the Johnston County Tax Office, you are the owner of property that is within 100 feet of this request. You are invited to attend this meeting. During an evidentiary hearing, the Planning Board must make findings of fact based upon sworn testimony and other credible evidence. Citizens 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 Samantha Wullenwaber in the Planning Department at (919) 553-5002 or swullenwaber@townofclaytonnc.org

Sincerely,

Samantha Wullenwaber

Samantha Wullenwaber
Planning Director



Staff Report Map

217 S Church Street Variance 2019-191-VAR

Request: Variance from UDC setback requirements to construct an addition

Applicant: True Line Surveying
Property Owner: Robert and Elizabeth Barber
Tag #: 05015062



Document Path: C:\P\Jamestown\2019-191-VAR - 217 S Church Street Report Map\Staff Report Map - 2019-191-VAR - 217 S Church St Variance

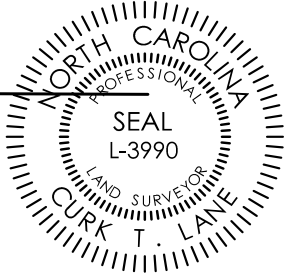
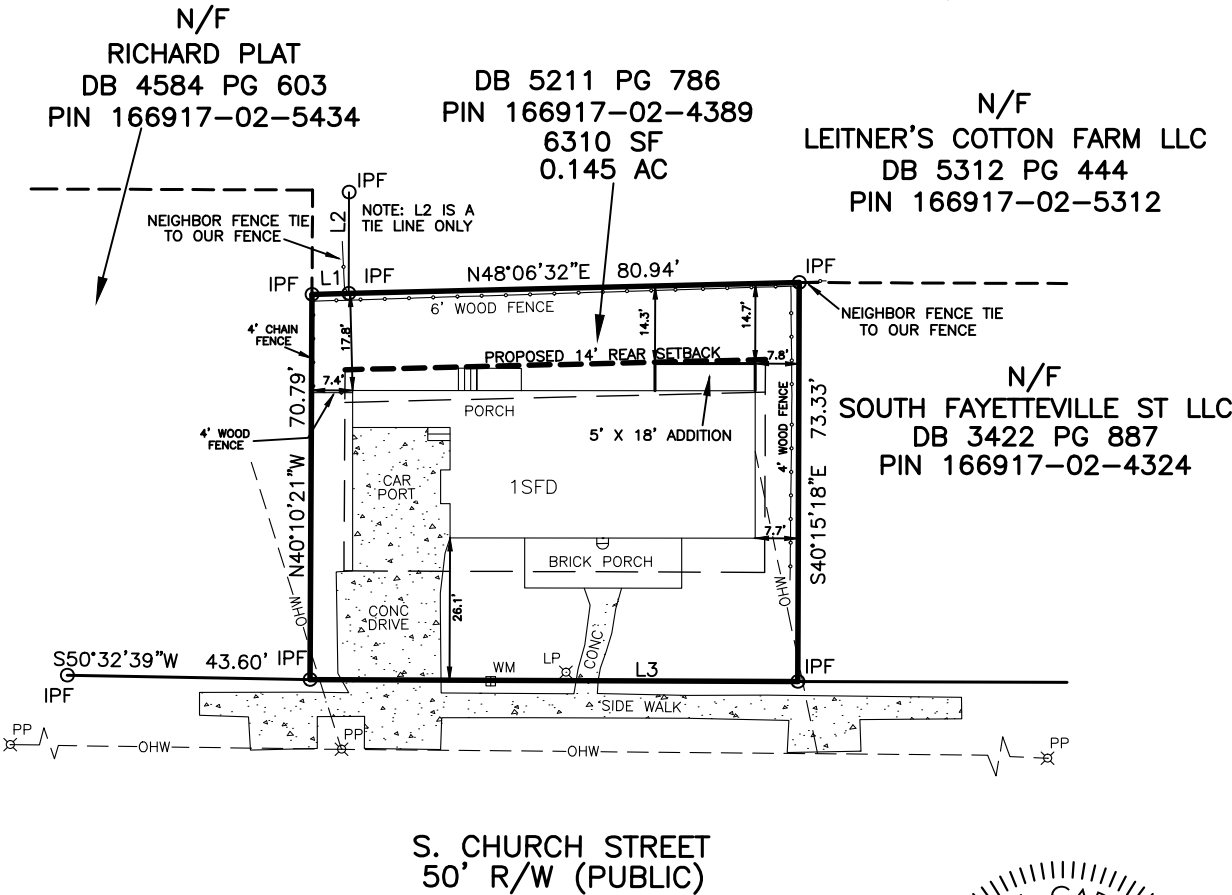
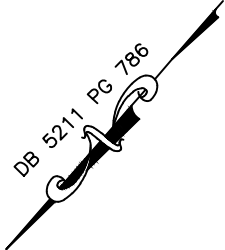
Produced by: TDC Planning
Date: 10/01/19
Disclaimer: True Line Surveying
does not warrant the accuracy
or completeness of the data
represented here.

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

MINIMUM BUILDING SETBACKS
ZONING: R-6

FRONT.....	20'
SIDE.....	06'
REAR.....	20'

LINE	BEARING	DISTANCE
L1	N47°59'02"E	6.60'
L2	N40°16'27"W	18.61'
L3	S49°45'55"W	87.61'



IMPERVIOUS SURFACE TABLE

EXISTING HOUSE.....	2219 SF
EXISTING CONCRETE.....	552 SF
PROPOSED ADDITION.....	90 SF
TOTAL.....	2861 SF
LOT AREA.....	6310 SF
PERCENTAGE OF IMPERVIOUS AREA.....	45.34%
MAXIMUM IMPERVIOUS AREA ALLOWED.....	60.00%
PERCENTAGE OF THE BUILDING COVERAGE.....	36.59%
MAXIMUM BUILDING AREA ALLOWED.....	35.00%

NOTES:

PUBLIC WATER SYSTEM	☒ YES	☐ NO
WELL	☐ YES	☒ NO
PUBLIC SEWER SYSTEM	☒ YES	☐ NO
DOES LOT HAVE STATE ROAD FRONTAGE?	☒ YES	☐ NO
DOES LOT HAVE RECORDED EASEMENT?	☐ YES	☒ NO

PRELIMINARY PLAN
OF
217
S. CHURCH STREET
TOWN OF CLAYTON
FOR
ROBERT BARBER

SCALE: 1" = 30'

TRUE LINE SURVEYING, P.C.

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

C-1589

JOB NO: 3473.001	DRAWN: YASIR	DATE: 08/29/19	CHECKED: CURK
------------------	--------------	----------------	---------------



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
October 28, 2019

STAFF REPORT

Application Number: 2019-191-VAR
Project Name: 217 S. Church St. Setback Variance

NC PIN / Tag #: 166917-02-4389 / 05015062
Overlay: None
Applicant: True Line Surveying
Owner: Robert & Elizabeth Barber
Location: 217 S. Church Street
Project Planner: Samantha Wullenwaber, Planning Director

Public Noticing:

- Sign posted October 17
- Newspaper ad published on October 16 and October 23

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

UDC Section	Requirement	Variance Request
155.203(G)	The R-6 zoning district requires a rear yard setback of 20ft.	The requested rear yard setback is 14ft which is a deviation of 6ft.

SITE DATA:

Acreage: .15 acre
Existing Use: Single family dwelling

STAFF ANALYSIS AND COMMENTARY:

The applicant is requesting a variance from the above referenced code section. The variance is for a rear yard setback variance of 14ft which is a deviation of 6ft from the required rear yard setback of 20ft. The property is zoned R-6, which has the following requirements:

Minimum lot size: 6,000sqft	Front setback: 20ft
Minimum lot width: 50ft	Side interior setback: 6ft
Maximum lot coverage: 35%	Side street setback: 10ft
Maximum impervious surface: 60%	Rear setback: 20ft

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 location of the house on the lot is on the edge of the 20' setback for R-6 single family zoning.

Existing home was built (1961) before R-6 zoning and we are requesting a variance for an addition to the rear of the house.

- **Staff Commentary:** The house was built in 1961 which appears to be prior to the establishment of the zoning requirements for the R-6 district. Other structures in the area appear to encroach on the setback as well which were all built in the 1900s.
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 did not result by actions taken by the applicant or property owner. The house was existing before the zoning setbacks were created.

- **Staff Commentary:** The lot was existing and the house was constructed when the applicant purchased the property.
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 requested variance will allow for an addition to the rear of the house that will not be closer to the property line than the neighboring house.

- **Staff Commentary:** The variance is consistent with setbacks in the surrounding area.

CONSIDERATIONS:

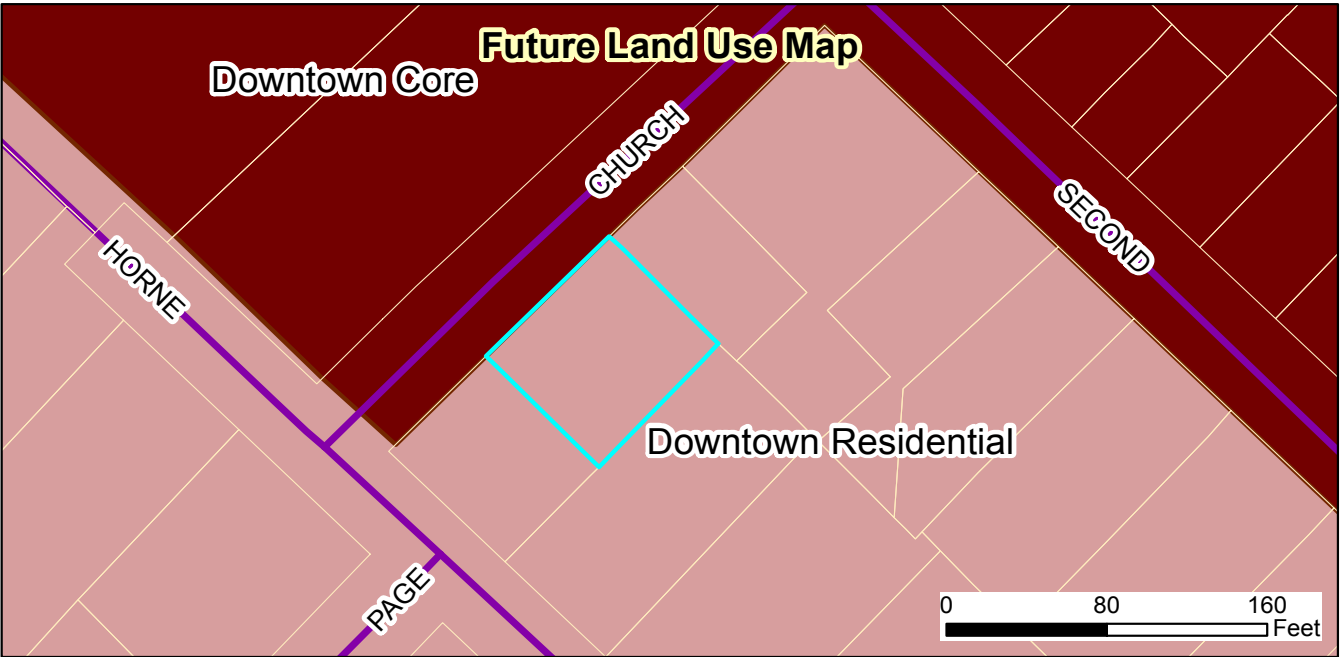
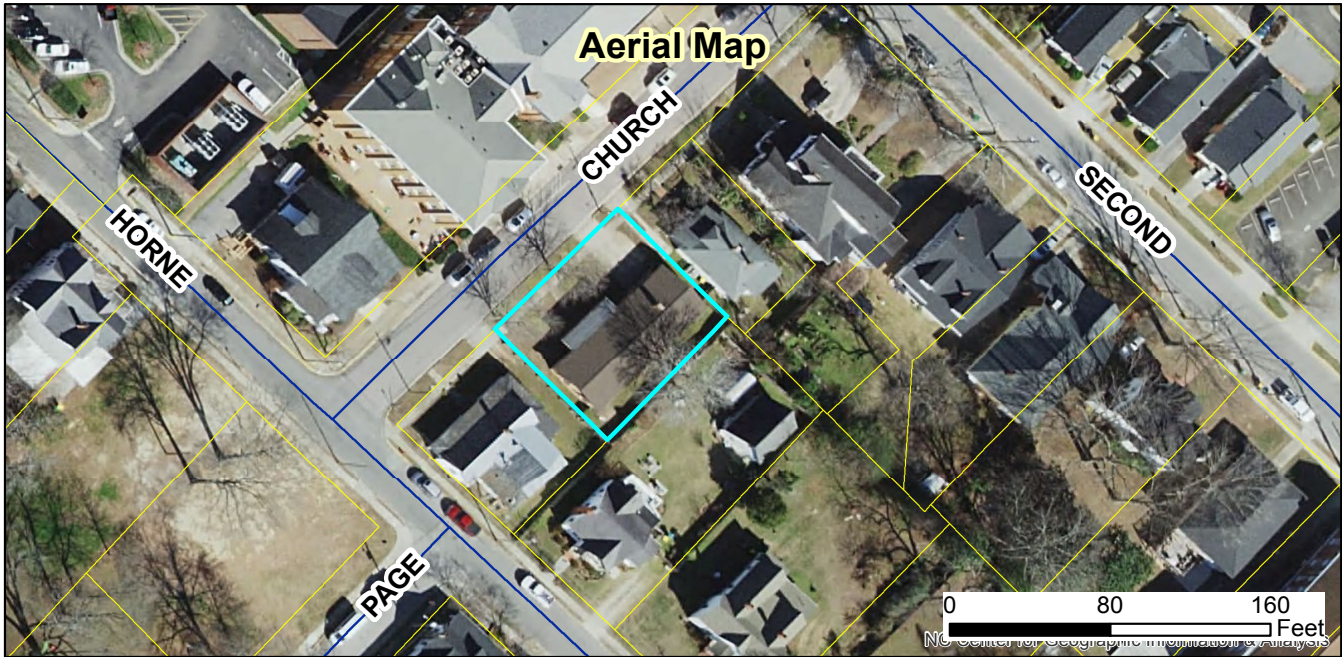
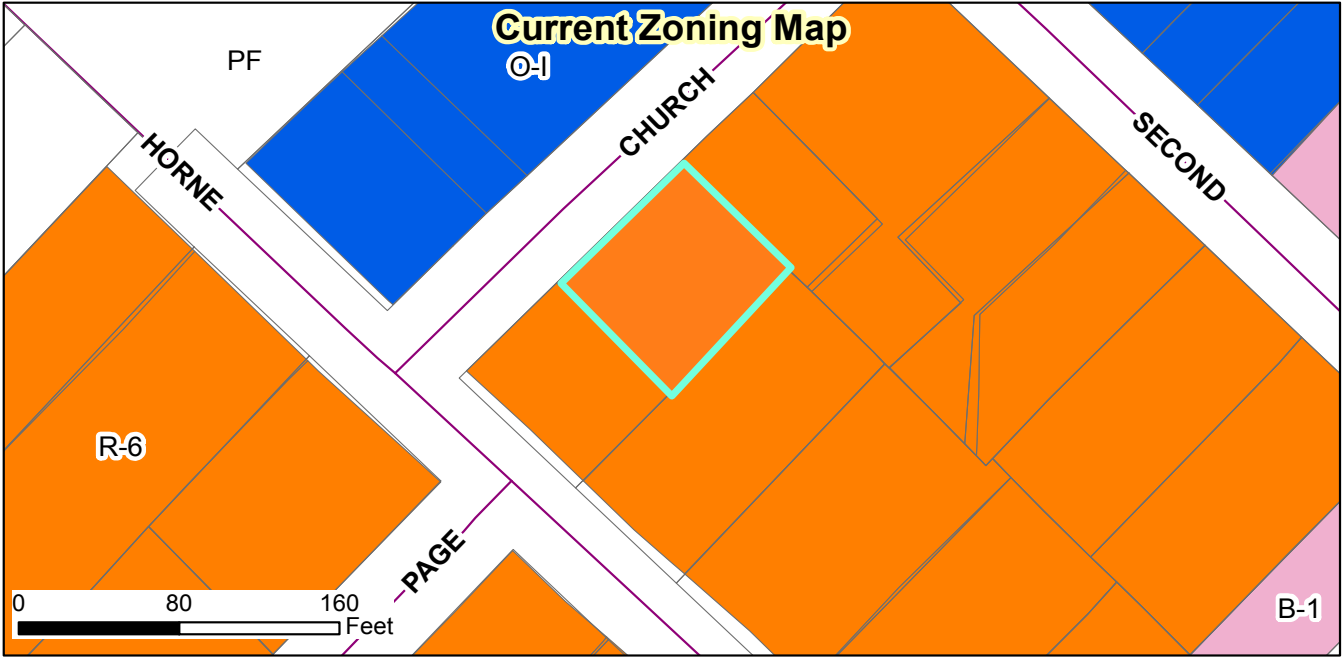
- The Planning Board shall review and make a final decision regarding Variance applications.
- Per UDC requirements, no variance shall be approved unless all of the Findings of Fact are made.

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 Survey
4. Preliminary Plan
5. Newspaper Ad- public notice
6. Adjacent Property Letter- public notice



217 S Church Street Variance
2019-191-VAR
Request: Variance from UDC setback requirements to construct an addition

Applicant: True Line Surveying
Property Owner: Robert and Elizabeth Barber
Tag #: 05015062

Staff Report Map



Document Path: O:\PLANNING\VARIANCE\2019\2019-191-VAR - 217 S. Church St\Staff Report Maps\Staff Report Map - 2019-191-VAR - 217 S Church St Variance.mxd

Legend

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

10/01/19

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: Horne Memorial UMC Expansion **Date:** March 1, 2019

Applicant Name: Don Curry

The following checklist to be completed by applicant:

- ☒ Pre-Application Meeting on: 2018-10-14
- ☒ Review fee
- ☒ Advertisement Fee
- ☒ Associated site plan (separate application required for major site plans, must be submitted concurrently)

11 copies of the following:

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

If required following Pre-Application Meeting:

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



Reviewed by: _____



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: Horne Memorial UMC Expansion

Acreage of Property: ~~1.40~~ ac 1.14 ac Zoning District: Town of Clayton O&I, R6

County Tag #: 05015059, ~~05016040~~, 05016041 NC Pin #: 166913-02-4512, 16617-02-~~2220~~, 1390, ~~166317-02-1222~~ *CCC 10/22/19*

Address/Location: 121 E. Second St. and ~~135~~ E. Horne St., Clayton, NC

Existing Use: Church & Vacant Proposed Use: Same

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

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

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

APPLICANT INFORMATION

Applicant: The Curry Engineering Group, PLLC

Mailing Address: 205 S. Fuquay Ave., Fuquay-Varina, NC 27526

Phone Number: 919.552.0849 Fax: 919.552.2043

Contact Person: Don Curry

Email Address: don@curryeng.com

OFFICE USE ONLY

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

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 proposed building expansion and associated improvements will conform to the Town Code of Ordinances with the exception of the items identified on the variance application.

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 proposed use provides an expansion of a worship venue in the Town's downtown core, providing an asset to neighboring properties and potentially increasing surrounding property values. The expansion also takes otherwise underutilized property and makes it more useful for the community.

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 proposed church expansion is consistent with Town policies and provides a consistent look for the downtown corridor.

The character of the existing architecture will be expanded in this project providing an asset for the community.

This is likewise the case with the accessory use as well, replacing current facilities with the proposed facilities as shown.

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.

Donald L. Curry, Jr.
Print Name


Signature of Applicant

4/16/19
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: Horne Memorial UMC Expansion Address or PIN #: 166913-02-4512

AGENT/APPLICANT INFORMATION:

Don Curry

(Name - type, print clearly)

205 S. Fuquay Ave.

(Address)

Fuquay-Varina, NC 27526

(City, State, Zip)

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

Conditional Use Permit

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

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

OWNER AUTHORIZATION:

THOMAS M. PATTON BRYAN BEATIE
(Name - type, print clearly) BUILDING TEAM LEAD
TRUSTEE VICE CHAIR
J. M. R. H. I. S. D.
(Owner's Signature)

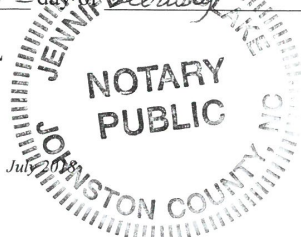
121 EAST SECOND STREET
(Address)

CLAYTON, NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Jennifer K. Blake, a Notary Public for the above State and County, this
the 28th day of February, 2019.

SEAL



Jennifer K. Blake
Notary Public

My Commission
Expires: 09/18/2022

10 of 10

Public Notice

In accordance with NC GS 160A-364, the Clayton Planning Board will conduct the following evidentiary hearing on Monday, August 26th, 2019, at 6:00PM in the Town Council Chambers in Town Hall located at 111 East Second Street to consider the following:

- 2019-42-CUP Horne Memorial UMC Expansion – Request for a Conditional Use Permit to expand an existing church at parcel number 166913-02-4512, and to provide an accessory playground and shelter at parcel number 166917-02-2220. The church property is addressed 121 East Second Street. Per Town of Clayton UDC, a Conditional Use Permit is required to operate a church in the O-I 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.

Damiere Powell, Planner
919-553-5002

The Johnstonian Newspaper

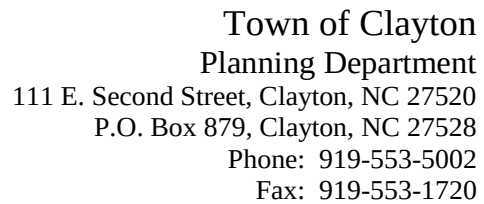
Please advertise on the following dates:

August 14, 2019

August 21, 2019

Dates are the two Wednesdays prior to the hearing

Affidavit of publication required.



NOTICE

SUBJECT:

Project: 2019-37-SP Horne Memorial UMC Expansion
2019-42-CUP Horne Memorial UMC Expansion

Address: 121 East Second Street Clayton, NC 27520

PIN #: 166913-02-4512; 166917-02-2220; 166917-02-1222

Applicant: The Curry Engineering Group, PLLC

Dear Clayton Area Property Owner:

Notice is hereby given that the Clayton Planning Board will hold an evidentiary hearing on **Monday, August, 26, 2019 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 expand the existing church use on parcel 166913-02-4512, and for the development of a playground and shelter as accessory uses to the church on parcel 166917-02-2220. Per the Unified Development Code, the use of a church is only permitted in the Office-Institutional (O-I) and Residential-6 (R-6) zoning districts through the issuance of a Conditional Use Permit. The associated Major Site Plan application shows the proposed expansion of the church as well as the playground site. Please see the map on the back of this letter.

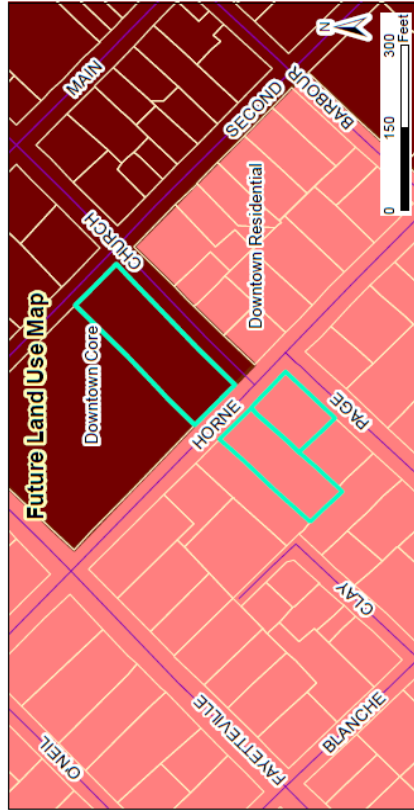
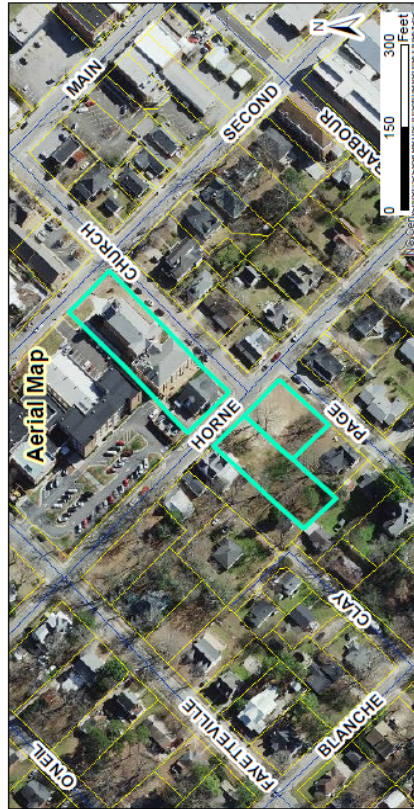
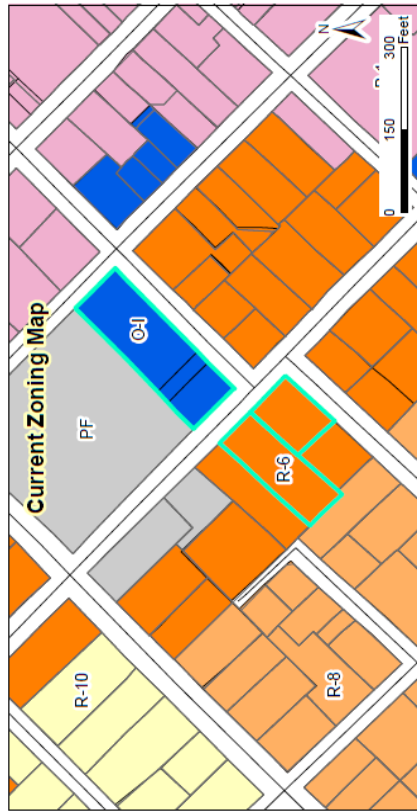
Based upon records in the Johnston County Tax Office, you are the owner of property that is within 100 feet of this request. You are invited to attend this meeting. During an evidentiary hearing, the Planning Board must make findings of fact based upon sworn testimony and other credible evidence. Citizens 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 dpowell@townofclaytonnc.org.

Sincerely,

Valley Dogs

Haley Hogg, AICP, CZO
Planner II



2019-37-SP Horne Memorial UMC Expansion
Request: Building expansion and development of a playground
 Applicant: Don Curry, The Curry Engineering Group, PLLC
 Property Owners: Horne Memorial Methodist Church / Bryan Blake: Building Program Lead
 Parcel ID: 166913-02-4512 / 16617-02-2220 / 166917-02-1222
 Tag #: 05015059 / 05016040 / 05016041

Staff Report Map

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



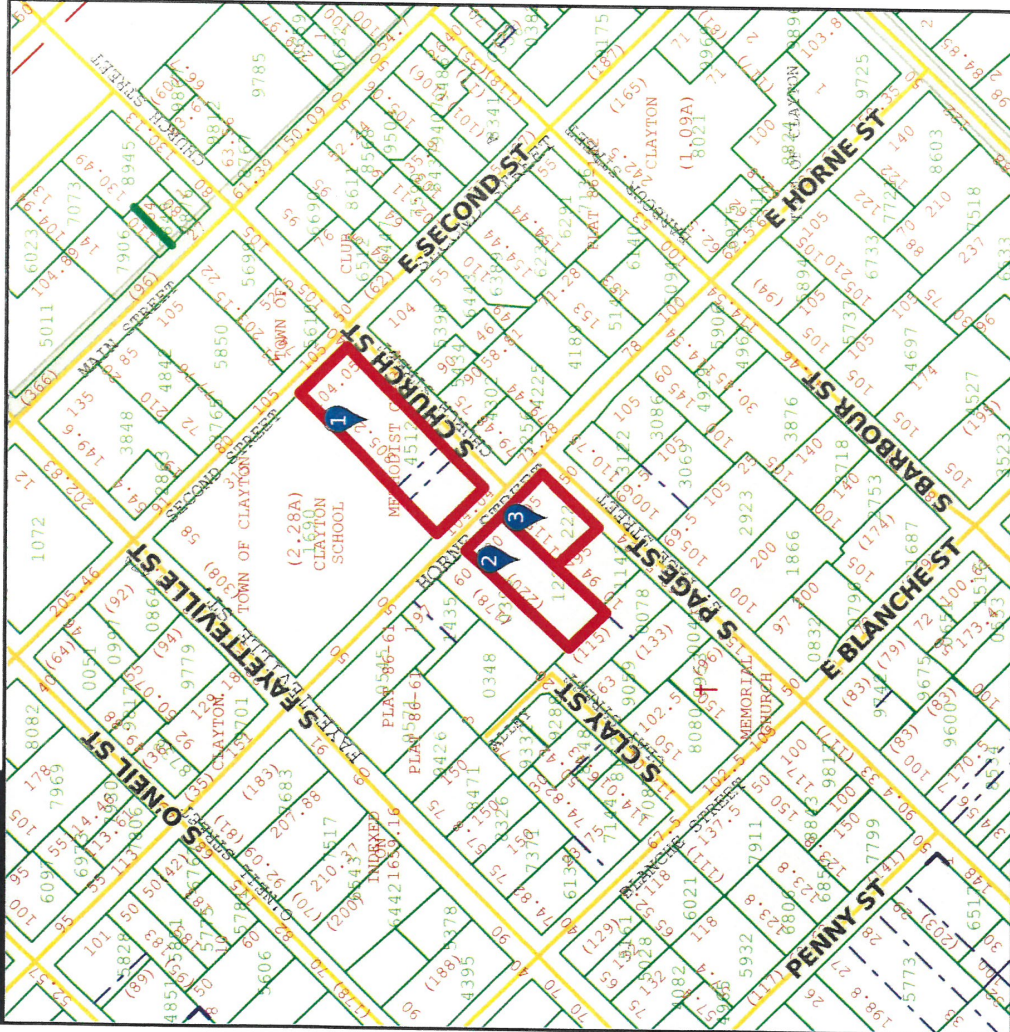
03/05/2019
 Prepared by: TCE Inc.
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data.
 Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2019\37-SP - Horne Memorial UMC Expansion\Map\Staff Report Maps - 2019-37-SP - Horne Memorial UMC Expansion.mxd

ParcelID	Name1	Name2	Address1	Address2	City	State	Zip
05015020	MINTER, MILTON L		MINTER, GERALDINE	579 RANCH RD	CLAYTON, NC	27520-6465	
05015021	DIVINE HOLDINGS LLC		121 E MAIN ST		CLAYTON, NC	27520-2447	
05015022	TOWN OF CLAYTON		P O BOX 879		CLAYTON, NC	27528-0000	
05015023	ORRINGER, DAVID S.	ORRINGER, NICOLE W.		3508 QUEEN ANN DR	CLAYTON, NC	27527-8713	
05015024	WOMANS CLUB - CLAYTON						
05015025	BARBOUR, MARY ALICE CANADY		218 HARDEE ST		CLAYTON, NC	27520-2511	
05015026	WAKE DEVELOPMENT GROUP LLC		P O BOX 495		CLAYTON, NC	27520-0000	
05015027	BARBOUR, MARY C		218 HARDEE ST		CLAYTON, NC	27520-2511	
05015055	HALL, BARBARA E		1910 GOOSE CREEK RD SW	UNIT 3105	OCEAN ISLE BEACH, NC	28469-6513	
05015056	LOCKLEAR, HARVEY D	LOCKLEAR, KAREN D	205 E 2ND ST		CLAYTON, NC	27520-2461	
05015057	PLATT, RICHARD		70 CHESTERTOWN CT		CLAYTON, NC	27527-9742	
05015058	TOWN OF CLAYTON		P O BOX 879		CLAYTON, NC	27528-0000	
05015061	SOUTH FAYETTEVILLE STREET LLC		603 SOUTH FAYETTEVILLE STREET		CLAYTON, NC	27520-0000	
05015062	BARBER, ROBERT W.	BARBER, ELIZABETH	217 S CHURCH ST		CLAYTON, NC	27520-2421	
05015063	WILLIAMS, MARGARET M		210 E HORNE ST		CLAYTON, NC	27520-0000	
05015064	ZAPPULLA, FRANK A		216 E HORNE ST		CLAYTON, NC	27520-2444	
05015074	TOWN OF CLAYTON		P O BOX 879		CLAYTON, NC	27528-0000	
05015076	JOHNSON, RONALD L	JOHNSON, DOROTHY G	115 E MAIN ST		CLAYTON, NC	27520-2447	
05015077	MY GIRLFRIENDS PROPERTIES, LLC		126 REEDY CREEK RD		FOUR OAKS, NC	27524-8957	
05016031	BARBOUR, PAUL DANIEL JR	BARBOUR, MIRANDA CATELLIER	110 E BLANCHE ST		CLAYTON, NC	27520-2412	
05016032	DULL, FREDERICK SCOTT	DULL, ELIZABETH ANNE	112 PRESTWICK DRIVE		CLAYTON, NC	27527-0000	
05016033	BARNES, MARY SUSAN		130 E BLANCHE STREET		CLAYTON, NC	27520-0000	
05016034	PULLEY, ROBIN G	PULLEY, WALTER CRAIG	334 PAGE ST		CLAYTON, NC	27520-2452	
05016035	CASEY, PORTER W JR	STEWART, TIMPLA	326 S PAGE STREET		CLAYTON, NC	27520-0000	
05016036	PARRISH PROPERTY GROUP, LLC		3230 BARBER MILL RD		CLAYTON, NC	27520-9415	
05016037	JOCO RENTALS LLC		204 UWHARRI CT		GARNER, NC	27529-7743	
05016037A	WOODARD, MARY V		204 UWHARRI CT		GARNER, NC	27529-0000	
05016038	HOMETOWNE INVESTMENTS LLC		PO BOX 133		CLAYTON, NC	27520-0000	
05016039	BARBOUR, MARY C		218 HARDEE ST		CLAYTON, NC	27520-2511	
05016040	HORNE MEMORIAL UNITED METHODIST CHURCH		PO BOX 475		CLAYTON, NC	27528-0475	
05016041	HORNE MEMORIAL UNITED METHODIST CH TRUSTEE		PO BOX 475		CLAYTON, NC	27528-0475	
05016042	TORCHIANO, DOROTEA		123 HORNE STREET		CLAYTON, NC	27520-0000	
05016043	CASEY, PORTER W. JR.	CASEY, TIMPLA	326 PAGE ST		CLAYTON, NC	27520-2452	
05016043A	HORNE MEMORIAL UNITED METHODIST CHURCH		PO BOX 475		CLAYTON, NC	27528-0475	
05016044	DEAN, JASON D		207 E HORNE STREET		CLAYTON, NC	27520-0000	
05016046	CANADY, SHERRILL W	CANADY, MARGARET S	13388 BUFFALO RD		CLAYTON, NC	27527-6997	
05016048	MULLINS, DWAYNE A	MULLINS, SUSAN L	323 S PAGE STREET		CLAYTON, NC	27520-0000	
05016049	SUTPHIN, JASON P	SUTPHIN, ANGIE R	331 S PAGE STREET		CLAYTON, NC	27520-2451	
05016072	IRWIN, WILLIAM EDWARD	IRWIN, JUDITH ELAINE	2914 JACK ROAD		CLAYTON, NC	27520-0000	
05016075	WOODARD, BRADFORD S		211 E HORNE STREET		CLAYTON, NC	27520-0000	
05020002	MOTA, DAWN MARIE	WARD, SHANE COLIN	311 S FAYETTEVILLE ST		CLAYTON, NC	27520-2434	
05020002A	MOTA, DAWN MARIE	WARD, SHANE COLIN	311 S FAYETTEVILLE ST		CLAYTON, NC	27520-2434	
05020002B	TOWN OF CLAYTON		PO BOX 879		CLAYTON, NC	27528-0879	
05020003	POST, JOHN	POST, ANGELA ROSE	321 S FAYETTEVILLE ST		CLAYTON, NC	27520-2434	



*** DISCLAIMER ***

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



Result 1

id: 05015059
Tag: 05015059
Owner Name 1: HORNE MEMORIAL
METHODIST CHURCH

Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Book: 01743
Page: 0188

Result 2

id: 05016041
Tag: 05016041
Owner Name 1: HORNE MEMORIAL UNITED
METHODIST CH TRUSTEE

Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 475
Mail Address 3: CLAYTON, NC 27528-0475
Book: 04308
Page: 0245

Scale: 1:2974 - 1 in. = 247.86 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 28, 2019



*** DISCLAIMER ***

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

Result 3

id: 05016040

Tag: 05016040

Owner Name 1: HORNE MEMORIAL UNITED

Owner Name 2: METHODIST CHURCH

Mail Address 1:

Mail Address 2: PO BOX 475

Mail Address 3: CLAYTON, NC 27528-0475

Book: 04272

Page: 0754



March 12, 2019

RE: Horne Memorial United Methodist Church Expansion
Major Site Plan & Conditional Use Permit

Dear Clayton Area Property Owners,

The purpose of this letter is to notify you of applications on behalf of Horne Memorial United Methodist Church for a Major Site Plan and Conditional Use Permit on property which is adjacent, or in close proximity to, property shown in your ownership by Johnston County tax records. The purpose of the Major Site Plan and Conditional Use Permit is for a proposed expansion of the Church.

Per the requirements of the Town of Clayton, we will be holding a Neighborhood Meeting to present information about this project, answer your questions and solicit comments.

Meeting Date: April 4, 2019 **Meeting Time:** 6:30 PM
Meeting Location: Horne Memorial United Methodist Church - 121 East Second Street
Room 213 Please enter the Church from the Church Street side of the building
Project Location: 121 East Second Street and 135 East Horne Street
Description of project: Expansion of the Church

The application for this project has been submitted to the Town of Clayton Planning Department for review and comment. Following this neighborhood meeting and review by the Planning Department, the application will proceed to the Planning Board on April 22nd.

The following information will be available for your inspection at the Neighborhood Meeting:

- A copy of the project application.
- A schedule of all upcoming public meetings for the application.
- A map that shows the project location, neighboring properties and roads.
- A site plan indicating the proposed project of the development.

A map is enclosed with this letter showing the location of the Church and properties that are subject to the applications for the project.

If you have any questions prior to or after this meeting, you may contact me at (919) 552-0849.

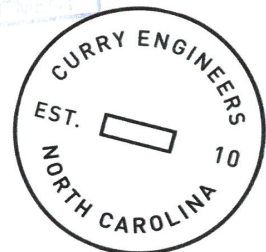
Sincerely,

The Curry Engineering Group, PLLC

Don Curry, PE
President

T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526



NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Horne Memorial UMC Expansion

Application: Major Site Plan

Location/Date: Horne Memorial UMC, 121 E 2nd Street, Clayton, NC Room 213

	NAME	ADDRESS
1	Robert Barber	217 S. Church St., Clayton
2	Elizabeth Barber	217 S. Church St., Clayton
3	Dorotea Torchiano	123 E. Horne St., Clayton
4	Bryan Blake	343 Norwood Dr., Clayton
5	Renee Rains	605 S. Fayetteville St., Clayton
6	Richard Bechtold	305 Bradshaw Way, Clayton
7	Jonathan Jeffries	1029 Princeton View Ln., Knightdale
8	William Brewer	744 Lightfoot Rd., Clayton
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

July 2018

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Horne Memorial UMC Expansion Date of Mailing: 3/12/2019
Date of Meeting: 4/4/2019 Time of Meeting: 6:30 PM
Location of Meeting: Horne Memorial UMC, 121 E 2nd St., Clayton, NC Room 213

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: Ed Loeffler

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.*

1. Lassiter House -- Will the Lassiter House be retained until construction? What is the implementation plan?

The church's plan is to retain the house until the main church building expansion begins.

2. Playground implementation -- what is the timeline? The playground construction is intended to

begin once the church building expansion begins. The shelter building would be built first.

3. Lighting concerns -- will there be light pollution issues from playground area? The sight plan submittal

will include lighting plans with photometrics in accordance with Town of Clayton Requirements.

4. Security issues -- will there be security issues with the playground area, especially at night? The church plans to keep the shelter building

locked when not in use. Normal church security measures will be implemented. The building will be unlocked during church events.

5. Trash pickup -- will there be a dumpster at playground/shelter area? A dumpster will not be utilized.

The church may elect to utilize rolling trash containers at the shelter/playground area.

6. Bathrooms at playground shelter -- will they be locked at night? Yes they will be.

7. Will there be crosswalk markings between the church and playground area, across Horne St.? --

This will be a Town of Clayton decision. There will be ongoing discussion with the Town of Clayton.

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



March 12, 2019

RE: Horne Memorial United Methodist Church Expansion
Major Site Plan & Conditional Use Permit

Dear Clayton Area Property Owners,

The purpose of this letter is to notify you of applications on behalf of Horne Memorial United Methodist Church for a Major Site Plan and Conditional Use Permit on property which is adjacent, or in close proximity to, property shown in your ownership by Johnston County tax records. The purpose of the Major Site Plan and Conditional Use Permit is for a proposed expansion of the Church.

Per the requirements of the Town of Clayton, we will be holding a Neighborhood Meeting to present information about this project, answer your questions and solicit comments.

Meeting Date: April 4, 2019 **Meeting Time:** 6:30 PM
Meeting Location: Horne Memorial United Methodist Church - 121 East Second Street
Room 213 (Please enter the Church from the Church Street side of the building)
Project Location: 121 East Second Street and 135 East Horne Street
Description of project: Expansion of the Church

The application for this project has been submitted to the Town of Clayton Planning Department for review and comment. Following this neighborhood meeting and review by the Planning Department, the application will proceed to the Planning Board on April 22nd.

The following information will be available for your inspection at the Neighborhood Meeting:

- A copy of the project application.
- A schedule of all upcoming public meetings for the application.
- A map that shows the project location, neighboring properties and roads.
- A site plan indicating the proposed project of the development.

A map is enclosed with this letter showing the location of the Church and properties that are subject to the applications for the project.

If you have any questions prior to or after this meeting, you may contact me at (919) 552-0849.

Sincerely,

The Curry Engineering Group, PLLC

Don Curry, PE
President

T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

RECEIVED
MAR 15 2019
TOWN OF CLAYTON
PLANNING DEPARTMENT





March 1, 2019

Ms. Samantha Wullenwaber

Planning Director

Town of Clayton

111 E. 2nd St.

Clayton, NC 27520

RE: Horne Memorial UMC Expansion
Traffic Summary

Dear Samantha:

The purpose of this letter is to provide a summary of anticipated traffic generated by the above referenced project consisting of a building expansion on the main campus and a small preschool playground, restroom, and storage building on the adjacent parcel. The building sizes are: 18,450 sf (main campus expansion) and 1,080 sf (adjacent storage building).

Per the ITE Trip Generation manual (ITE Codes 560 & 151), we anticipate the following traffic loads:

- Total daily trips: 172
- AM peak trips: 10
- PM peak trips: 0

Note that this is below the threshold required for a Traffic Impact Analysis (TIA) per Town code section 155.708 (100 trips at peak hour).

Please let me know if you need any additional information associated with this letter.

Sincerely,

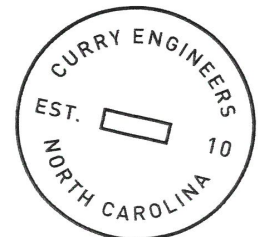
The Curry Engineering Group, PLLC

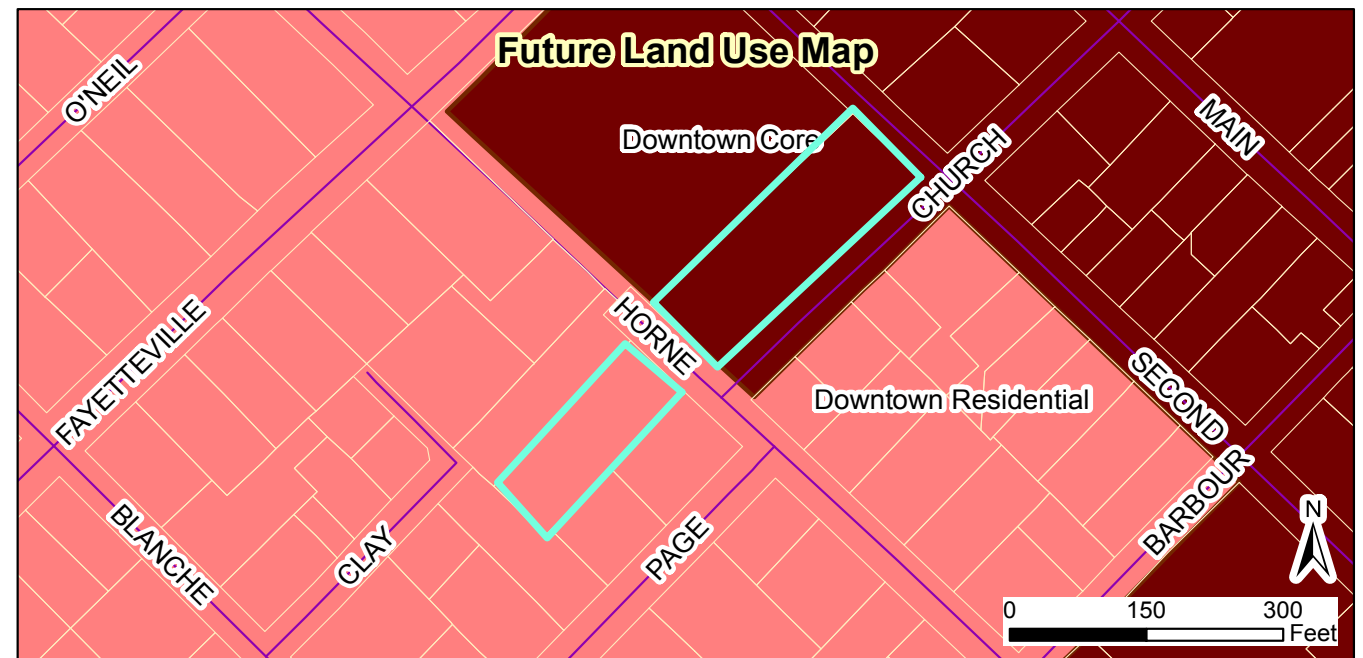
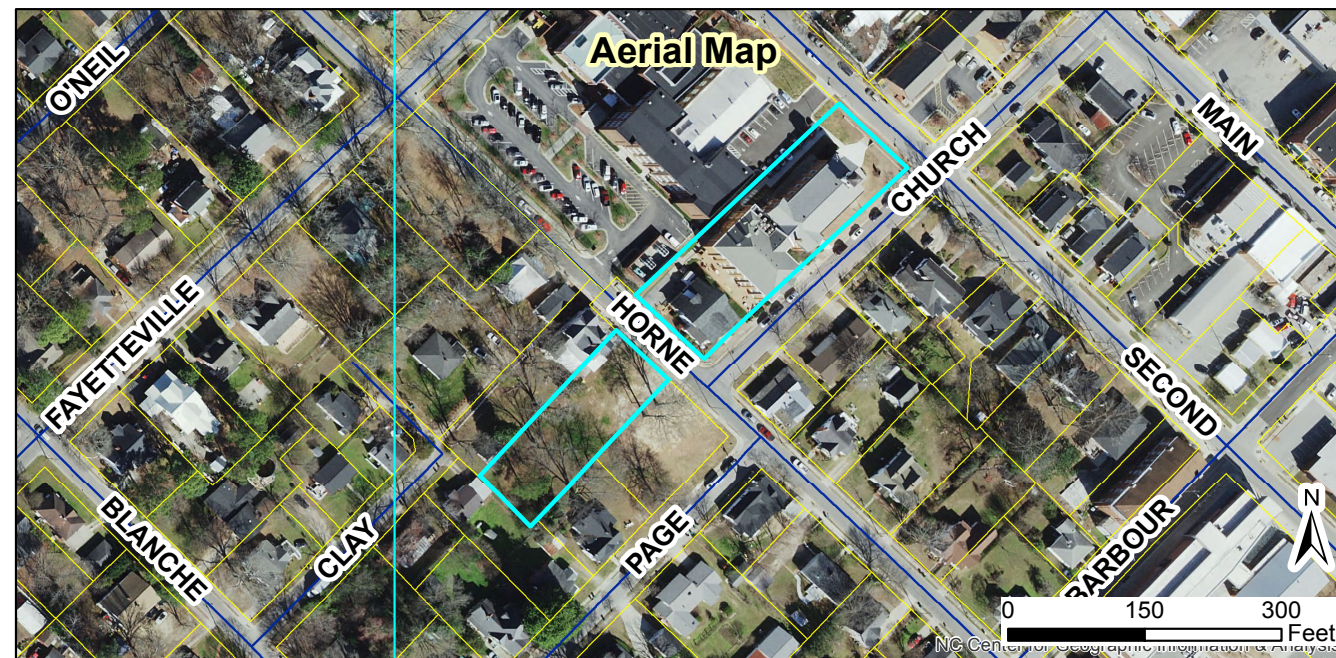
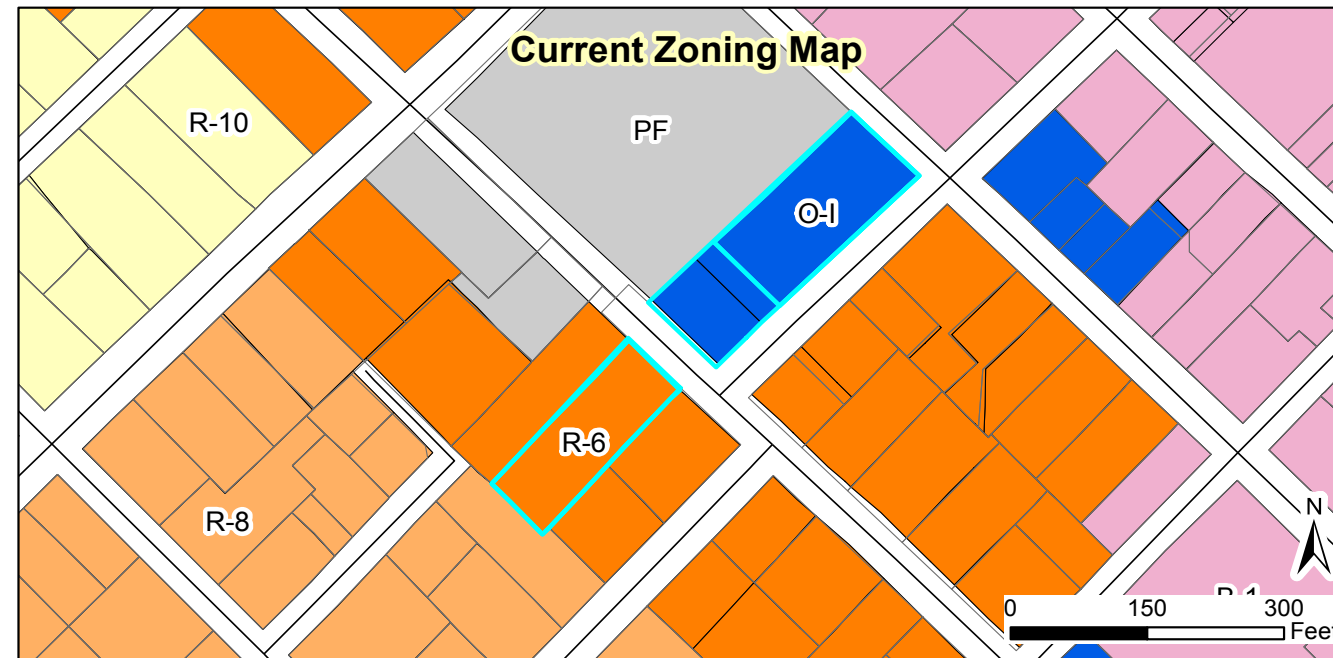
A handwritten signature in black ink that reads "Donald Curry".

Donald Curry, PE
President

T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526





**2019-37-SP & 2019-42-CUP
Horne Memorial UMC Expansion
Request: Church Expansion**

Applicant: Don Curry, The Curry Engineering Group, PLLC
Property Owners: Horne Memorial Methodist Church / Bryan Blake: Building Program Lead
Tag #: 05015059 / 05016041

Document Path: \\TOC-FILE-01\Shares\ComDev\Planning\PLANNING\SITE PLANS\Major Site Plans\2019\2019-37-SP - Horne Memorial UMC Expansion\Map\Staff Report Maps - 2019-37-SP - Horne Memorial UMC Expansion.mxd

Staff Report Map



03/06/2019
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
- Scenic Highway Overlay
- Watershed Protection Overlay
- Site



Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-1545
Fax: 919-553-1720

Planning Board
October 28, 2019

STAFF REPORT

Application Number: 2019-42-CUP
Project Name: Horne Memorial UMC Expansion

Tag #: 05015059 & 05016041
Town Limits/ETJ: Clayton Town Limits
Applicant: The Curry Engineering Group, PLLC
Owner: Horne Memorial Methodist Church / Bryan Blake
Location: 121 E. Second St., Clayton, NC

Public Noticing:

- Neighborhood meeting held on April 4, 2019
- Sign posted prior to August 16, 2019
- Letters mailed prior to August 16, 2019
- Newspaper Ad published August 14, 2019 and August 21, 2019

REQUEST: The applicant is requesting a Conditional Use Permit to expand the building of an existing church on the principal subject property, which is zoned Office-Institutional (O-I). Additionally, the applicant is requesting to have accessory uses to the church on an adjacent property, which is zoned Residential-6 (R-6); these uses are considered to be a part of the overall primary church use.



SITE DATA:

Acreage: 1.14 acres
Present Zoning: Office Institutional (O-I) & Residential-6 (R-6)
Existing Use: Church, Vacant

DEVELOPMENT DATA:

Proposed Uses:

Property	Existing Use(s)	Proposed Use(s)
05015059	Church w/ daycare facility & offices	Church w/ daycare facility & offices
05016041	Vacant	Accessory Playground, shelter for meetings/storage, outdoor storage of church vehicles

Buildings:

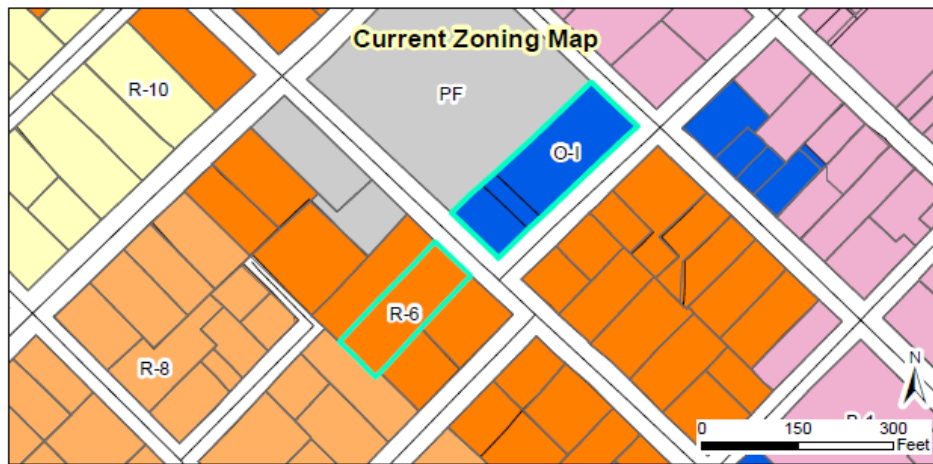
Property	Number of Buildings
05015059	1 Building (Existing Building Expansion)
05016041	1 building (shelter/meeting space)

Proposed Parking: 4 parking spaces, including 1 handicap space. A shared parking agreement has been developed with the Town to share parking at the Clayton Center/Town Hall

Access/Streets: One access point off of Horne Street

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Public Facility, Central-Business (B-1)	Commercial, Residential, Public Facility
South	Residential-6 (R-6)	Single-Family Residential, Vacant
East	Residential-6 (R-6), Office-Institutional (O-I), Central-Business (B-1)	Residential, Commercial, Office
West	Public Facility (PF), Residential-6 (R-6)	Public Facility, Single-Family Residential, Vacant



STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting a Conditional Use Permit for the expansion of the existing Horne Memorial UMC church on their property, which is currently zoned Office-Institutional (O-I). As per section 155.202(2) of the Unified Development Code, the expansion of a church or place of worship requires issuance of a Conditional Use Permit in this zoning district. This application is running concurrently with Major Site Plan application 2019-37-SP.

Furthermore, the applicant is proposing to include accessory uses to the church on the adjacent property which is zoned Residential-6 (R-6). These uses include a private playground for daycare/preschool students, limited outdoor storage area for church fleet vehicles, and space within a shelter for restrooms, storage, and meeting space. As the proposed uses are supplementary to the church in accordance with UDC code section 155.308(E)(1), the preeminent use for this property is considered to be a church use as well and thus requires the approval of a Conditional Use Permit.

Associated Site Plan

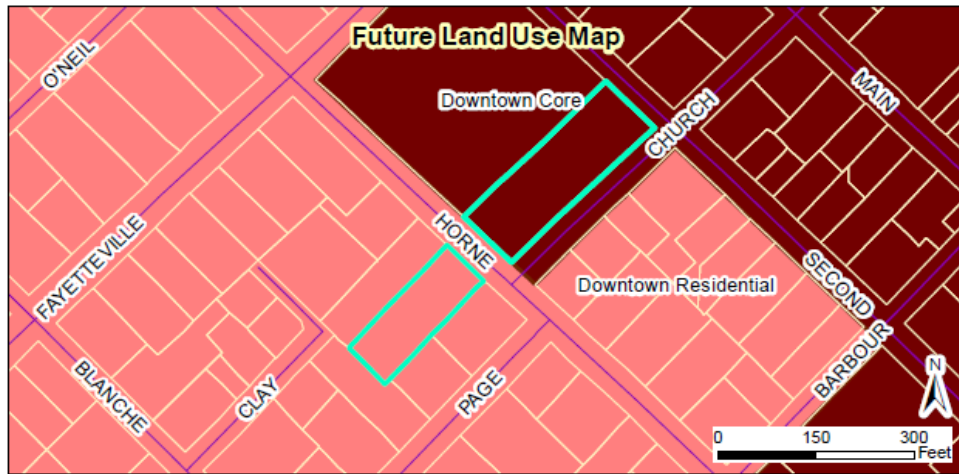
The specifications of the associated major site plan for this development are outlined in the staff report for 2019-37-SP.

Consistency with the Unified Development Code

The proposed uses are consistent with and meets the applicable requirements of the Unified Development Code (UDC), subject to issuance of a Conditional Use Permit.

Compatibility with Surrounding Land Uses

The proposed uses are compatible with the surrounding land uses, which are primarily commercial with public facilities and residential uses in the area.



CONSIDERATIONS:

- The Planning Board reviews and makes a final decision regarding Conditional Use Permits.
-

FINDINGS:

When considering a Conditional Use Permit application, The Planning Board shall consider specific Findings of Fact. A Conditional Use failing to meet any of these Findings shall be deemed adverse to the public interest and shall not be approved. The applicant has addressed the Findings expressly established by Chapter 155.710 (G) of the UDC. The applicant's Findings of Fact are incorporated into the record as an attachment to the Staff Report.

1. That the application will not materially endanger the public health or safety if located where proposed an ultimately developed according to the plans as submitted.
 - **Applicant Response:** "The proposed building expansion will not in any way present a danger or otherwise nuisance to the public or public health. The proposed use matches the existing use of the property and utilizes existing infrastructure. The proposed playground and associated building on the R-6 parcel is likewise consistent with current zoning allowances and is an allowable accessory use for the church, replacing what currently exists on the church parcel."
 - **Staff Commentary:** The proposed building expansion augments an existing church use, which is permissible in the current Office-Institutional zoning district designation for the property via the issuance of a Conditional Use Permit. Subsequently, accessory uses on the adjacent property are also subject to the requirement of a Conditional Use Permit, as they are within land use regulations for a church use.
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 proposed building expansion and associated improvements will conform to the Town Code of Ordinances with the exception of the items identified on the variance application.”
 - **Staff Commentary:** The UDC does permit the use of a church on the subject properties upon approval of a Conditional Use Permit. The aforementioned variance application, 2019-41-VAR, was approved by the Town Planning Board. This variance was for the reduction of minimum setback requirements to 7 feet on all sides, and a maximum building coverage of 55% on the principal church building property.
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 proposed use provides an expansion of a worship venue in the Town’s downtown core, providing an asset to neighboring properties and potentially increasing surrounding property values. The expansion also takes otherwise underutilized property and makes it more useful for the community.”
 - **Staff Commentary:** The expansion of the existing church use, accessory uses, and building would conform to the current uses on the church property. Additionally, the applicant would be providing new uses on an undeveloped property.
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 proposed church expansion is consistent with Town policies and provides a consistent look for the downtown corridor. The character of the existing architecture will be expanded in this project providing an asset for the community. This is likewise the case with the accessory use as well, replacing current facilities with the proposed facilities as shown.”
 - **Staff Commentary:** The church property is within the “Downtown Core” land use designation as outlined in the Future Land Use Map of the Comprehensive Plan 2040. The application is in accordance with Goal D1 of the plan for Downtown, which is to promote quality new infill development projects while preserving historic character and small-town charm. Additionally, the adjacent property is within the “Downtown Residential” district. The proposed accessory uses on the vacant property would align with Objective D1.2, which is to support the renovation and redevelopment of under-utilized sites and buildings in an effort to invigorate investment and/or revitalization in Downtown.
-

RECOMMENDED 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. Three copies of the final site plan, meeting these conditions of approval, shall be submitted to the Planning Department for final review and approval. These conditions of approval shall be recorded on the final plan sets.
 2. The accessory use of a daycare shall only be permitted within the existing church building and its expansion on parcel 05015059. This shall be reflected in the site data table on the final 3 copies of the site plan prior to Planning Department review and approval.
 3. The final development of the site shall be consistent with the specifications of this application and its associated site plan. Modifications may require additional approvals pursuant to the requirements of the Unified Development Code section 155.710.
 4. Prior to development of the proposed outdoor play area, the site design and equipment shall be reviewed and approved via a Minor Site Plan application submitted to the Town's Planning Department.
 5. Outdoor Storage of fleet vehicles associated with Horne Memorial Church shall be limited to a total of four (4) and located in the area designated on the associated major site plan. No increase to the number of vehicles stored in this location shall be permitted.
 6. A Certificate of Occupancy shall not be issued until the additional parking associated with the Town Hall/Clayton Center site plan 2018-225-SP has been developed, to ensure that adequate parking for this expansion has been provided to meet the requirements of the Unified Development Code.
-

ATTACHMENTS:

- 1) Application
- 2) Maps
- 3) Neighborhood Meeting Materials
- 4) Adjacent Property Letter- Public Notice
- 5) Newspaper Ad- Public Notice



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: Horne Memorial UMC Expansion Date: March 1, 2019

Applicant Name: Don Curry

The following checklist to be completed by applicant:

- ☒ Pre-Application Meeting on: 2018-10-14
- ☒ 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 | |

RECEIVED

Reviewed by: _____

MAR 01 2019

TOWN OF CLAYTON
PLANNING DEPARTMENT

January 2019

1 of 15



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

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: Horne Memorial UMC Expansion

Acreage of Property: ~~1.40 ac~~ 1.14 ac Zoning District: Town of Clayton ARC 10/22/19

County Tag #: 05015059, 05016040, 05016041 NC Pin #: 166913-02-4512, 16617-02-2220, 166917-02-4222

Address/Location: 121 E 2nd Street and 135 E Horne Street, Clayton

Existing Use: Church and Vacant Proposed Use: Church

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

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

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

APPLICANT INFORMATION

Applicant: The Curry Engineering Group, PLLC

Mailing Address: 205 S Fuquay Avenue, Fuquay-Varina, NC 27526

Phone Number: 919.552.0849 Fax: 919.552.2043

Contact Person: Don Curry

Email Address: don@curryeng.com

OFFICE USE ONLY

Date Received: 3-1-19 Amount Paid: \$500 File Number: 2019-37-SP

ok \$507
red. card \$3.00

PROPERTY OWNER INFORMATION

Name: Horne Memorial Methodist Church / Bryan Blake: Building Program Lead

Mailing Address: PO Box 475, Clayton, NC 27528

Phone Number: 919-219-9607 Fax: n/a

Email Address: bblake@mckimcreed.com

EXPLANATION OF PROJECT

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

This project consists of 2 major components: (1) building expansion on main property and (2) playground for the preschool program with restrooms, storage, and parking lot on adjacent property. The proposed building expansion consists of a variance and conditional use permit in addition to the major site plan application. This project was reviewed with staff in a pre-app meeting on October 14, 2018.

The church has taken much time in meeting with adjacent property owners in an effort to be sensitive to their potential concerns with this expansion.

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.

DONALD L. CURRY JR.
Print Name


Signature of Applicant

3/1/19
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: Horne Memorial UMC Expansion Address or PIN #: 166913-02-4512

AGENT/APPLICANT INFORMATION:

Don Curry

(Name - type, print clearly)

205 S. Fuquay Ave.

(Address)

Fuquay-Varina, NC 27526

(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

Major Site Plan Submittal

Conditional Use

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:

THOMAS M. PATON
(Name - type, print clearly)

THOMAS M. PATON
(Owner's Signature)

BRYAN BLAKE
BUILDING TEAM LEAD
Bryan Blake

121 EAST SECOND STREET
(Address)

CLAYTON, NC 27520
(City, State, Zip)

STATE OF

COUNTY OF

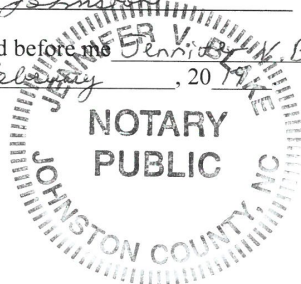
North Carolina

Johnston

Sworn and subscribed before me Jennifer V. Blake, a Notary Public for the above State and County, this the 28th day of February, 2019.

SEAL

January 2019



Notary Public

My Commission
Expires:

09/18/2022

15 of 15



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

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: Horne Memorial UMC Expansion Address or PIN #: 166913-02-4512

AGENT/APPLICANT INFORMATION:

Don Curry

(Name - type, print clearly)

205 S. Fuquay Ave.

(Address)

Fuquay-Varina, NC 27526

(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

Major Site Plan Submittal

Conditional Use

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:

THOMAS M. PATON
(Name - type, print clearly)

THOMAS M. PATON
(Owner's Signature)

BRYAN BLAKE
BUILDING TEAM LEAD
1 Sign Blk

121 EAST SECOND STREET
(Address)

CLAYTON, NC 27520
(City, State, Zip)

STATE OF

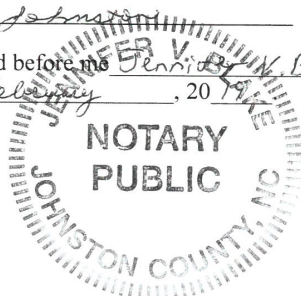
COUNTY OF

North Carolina

Johnston

Sworn and subscribed before me Jennifer V. Blake, a Notary Public for the above State and County, this the 28th day of February, 20 19.

SEAL



Jennifer V. Blake
Notary Public

My Commission
Expires:

09/18/2022

January 2019

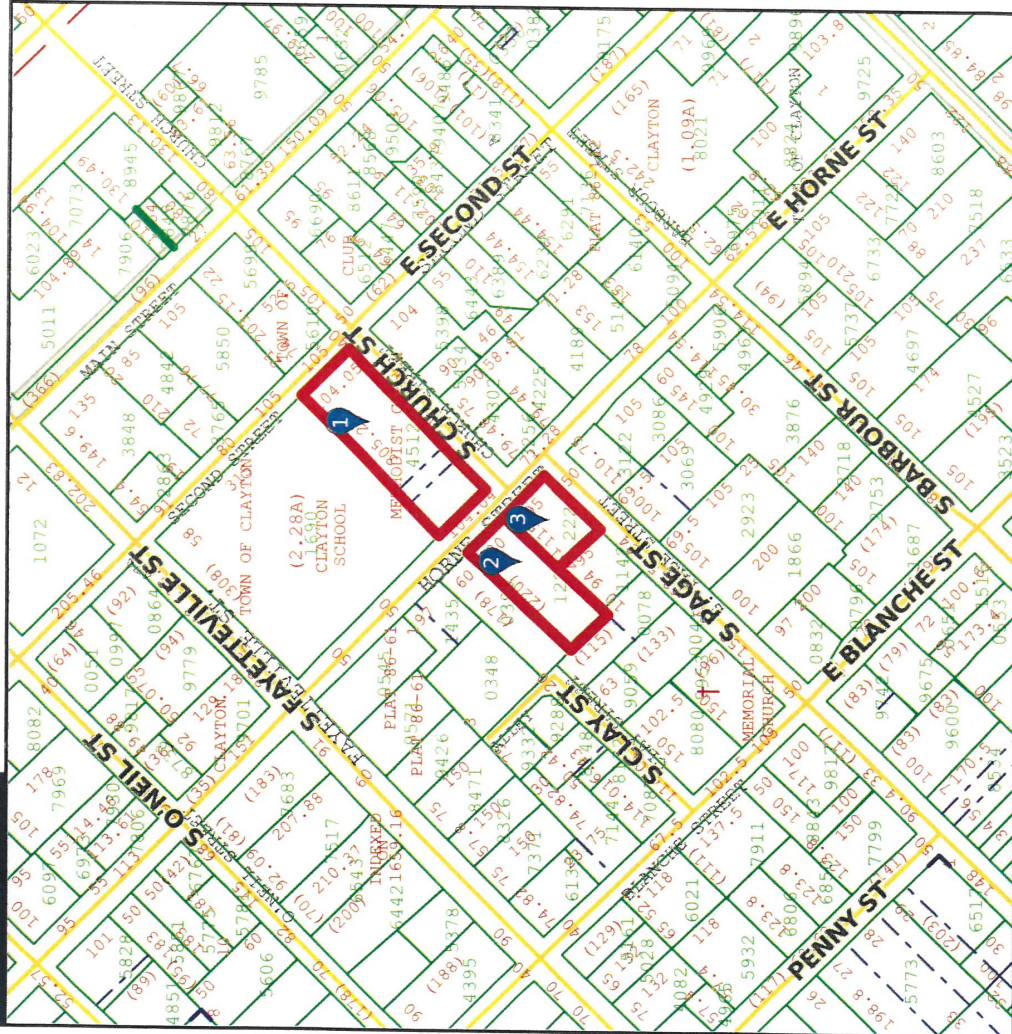
15 of 15

ParcelID	Name1	Name2	Address1	Address2	City	State	Zip
05015020	MINTER, MILTON L		MINTER, GERALDINE	579 RANCH RD	CLAYTON, NC	27520-6465	
05015021	DIVINE HOLDINGS LLC		121 E MAIN ST		CLAYTON, NC	27520-2447	
05015022	TOWN OF CLAYTON		P O BOX 879		CLAYTON, NC	27528-0000	
05015023	ORRINGER, DAVID S.	ORRINGER, NICOLE W.		3508 QUEEN ANN DR	CLAYTON, NC	27527-8713	
05015024	WOMANS CLUB - CLAYTON						
05015025	BARBOUR, MARY ALICE CANADY		218 HARDEE ST		CLAYTON, NC	27520-2511	
05015026	WAKE DEVELOPMENT GROUP LLC		P O BOX 495		CLAYTON, NC	27520-0000	
05015027	BARBOUR, MARY C		218 HARDEE ST		CLAYTON, NC	27520-2511	
05015055	HALL, BARBARA E		1910 GOOSE CREEK RD SW	UNIT 3105	OCEAN ISLE BEACH, NC	28469-6513	
05015056	LOCKLEAR, HARVEY D	LOCKLEAR, KAREN D	205 E 2ND ST		CLAYTON, NC	27520-2461	
05015057	PLATT, RICHARD		70 CHESTERTOWN CT		CLAYTON, NC	27527-9742	
05015058	TOWN OF CLAYTON		P O BOX 879		CLAYTON, NC	27528-0000	
05015061	SOUTH FAYETTEVILLE STREET LLC		603 SOUTH FAYETTEVILLE STREET		CLAYTON, NC	27520-0000	
05015062	BARBER, ROBERT W.	BARBER, ELIZABETH	217 S CHURCH ST		CLAYTON, NC	27520-2421	
05015063	WILLIAMS, MARGARET M		210 E HORNE ST		CLAYTON, NC	27520-0000	
05015064	ZAPPULLA, FRANK A		216 E HORNE ST		CLAYTON, NC	27520-2444	
05015074	TOWN OF CLAYTON		P O BOX 879		CLAYTON, NC	27528-0000	
05015076	JOHNSON, RONALD L	JOHNSON, DOROTHY G	115 E MAIN ST		CLAYTON, NC	27520-2447	
05015077	MY GIRLFRIENDS PROPERTIES, LLC		126 REEDY CREEK RD		FOUR OAKS, NC	27524-8957	
05016031	BARBOUR, PAUL DANIEL JR	BARBOUR, MIRANDA CATELLIER	110 E BLANCHE ST		CLAYTON, NC	27520-2412	
05016032	DULL, FREDERICK SCOTT	DULL, ELIZABETH ANNE	112 PRESTWICK DRIVE		CLAYTON, NC	27527-0000	
05016033	BARNES, MARY SUSAN		130 E BLANCHE STREET		CLAYTON, NC	27520-0000	
05016034	PULLEY, ROBIN G	PULLEY, WALTER CRAIG	334 PAGE ST		CLAYTON, NC	27520-2452	
05016035	CASEY, PORTER W JR	STEWART, TIMPLA	326 S PAGE STREET		CLAYTON, NC	27520-0000	
05016036	PARRISH PROPERTY GROUP, LLC		3230 BARBER MILL RD		CLAYTON, NC	27520-9415	
05016037	JOCO RENTALS LLC		204 UWHARRI CT		GARNER, NC	27529-7743	
05016037A	WOODARD, MARY V		204 UWHARRI CT		GARNER, NC	27529-0000	
05016038	HOMETOWNE INVESTMENTS LLC		PO BOX 133		CLAYTON, NC	27520-0000	
05016039	BARBOUR, MARY C		218 HARDEE ST		CLAYTON, NC	27520-2511	
05016040	HORNE MEMORIAL UNITED METHODIST CHURCH		PO BOX 475		CLAYTON, NC	27528-0475	
05016041	HORNE MEMORIAL UNITED METHODIST CH TRUSTEE		PO BOX 475		CLAYTON, NC	27528-0475	
05016042	TORCHIANO, DOROTEA		123 HORNE STREET		CLAYTON, NC	27520-0000	
05016043	CASEY, PORTER W. JR.	CASEY, TIMPLA	326 PAGE ST		CLAYTON, NC	27520-2452	
05016043A	HORNE MEMORIAL UNITED METHODIST CHURCH		PO BOX 475		CLAYTON, NC	27528-0475	
05016044	DEAN, JASON D		207 E HORNE STREET		CLAYTON, NC	27520-0000	
05016046	CANADY, SHERRILL W	CANADY, MARGARET S	13388 BUFFALO RD		CLAYTON, NC	27527-6997	
05016048	MULLINS, DWAYNE A	MULLINS, SUSAN L	323 S PAGE STREET		CLAYTON, NC	27520-0000	
05016049	SUTPHIN, JASON P	SUTPHIN, ANGIE R	331 S PAGE STREET		CLAYTON, NC	27520-2451	
05016072	IRWIN, WILLIAM EDWARD	IRWIN, JUDITH ELAINE	2914 JACK ROAD		CLAYTON, NC	27520-0000	
05016075	WOODARD, BRADFORD S		211 E HORNE STREET		CLAYTON, NC	27520-0000	
05020002	MOTA, DAWN MARIE	WARD, SHANE COLIN	311 S FAYETTEVILLE ST		CLAYTON, NC	27520-2434	
05020002A	MOTA, DAWN MARIE	WARD, SHANE COLIN	311 S FAYETTEVILLE ST		CLAYTON, NC	27520-2434	
05020002B	TOWN OF CLAYTON		PO BOX 879		CLAYTON, NC	27528-0879	
05020003	POST, JOHN	POST, ANGELA ROSE	321 S FAYETTEVILLE ST		CLAYTON, NC	27520-2434	



*** DISCLAIMER ***

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



Result 1

id: 05015059
Tag: 05015059
Owner Name 1: HORNE MEMORIAL
METHODIST CHURCH

Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Book: 01743
Page: 0188

Result 2

id: 05016041
Tag: 05016041
Owner Name 1: HORNE MEMORIAL UNITED
METHODIST CH TRUSTEE

Owner Name 2:
Mail Address 1: PO BOX 475
Mail Address 2: CLAYTON, NC 27528-0475
Mail Address 3:
Book: 04308
Page: 0245

Scale: 1:2974 - 1 in. = 247.86 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 28, 2019



*** DISCLAIMER ***

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

Result 3

id: 05016040

Tag: 05016040

Owner Name 1: HORNE MEMORIAL UNITED

Owner Name 2: METHODIST CHURCH

Mail Address 1:

Mail Address 2: PO BOX 475

Mail Address 3: CLAYTON, NC 27528-0475

Book: 04272

Page: 0754



March 12, 2019

RE: Horne Memorial United Methodist Church Expansion
Major Site Plan & Conditional Use Permit

Dear Clayton Area Property Owners,

The purpose of this letter is to notify you of applications on behalf of Horne Memorial United Methodist Church for a Major Site Plan and Conditional Use Permit on property which is adjacent, or in close proximity to, property shown in your ownership by Johnston County tax records. The purpose of the Major Site Plan and Conditional Use Permit is for a proposed expansion of the Church.

Per the requirements of the Town of Clayton, we will be holding a Neighborhood Meeting to present information about this project, answer your questions and solicit comments.

Meeting Date: April 4, 2019 **Meeting Time:** 6:30 PM
Meeting Location: Horne Memorial United Methodist Church - 121 East Second Street
Room 213 Please enter the Church from the Church Street side of the building
Project Location: 121 East Second Street and 135 East Horne Street
Description of project: Expansion of the Church

The application for this project has been submitted to the Town of Clayton Planning Department for review and comment. Following this neighborhood meeting and review by the Planning Department, the application will proceed to the Planning Board on April 22nd.

The following information will be available for your inspection at the Neighborhood Meeting:

- A copy of the project application.
- A schedule of all upcoming public meetings for the application.
- A map that shows the project location, neighboring properties and roads.
- A site plan indicating the proposed project of the development.

A map is enclosed with this letter showing the location of the Church and properties that are subject to the applications for the project.

If you have any questions prior to or after this meeting, you may contact me at (919) 552-0849.

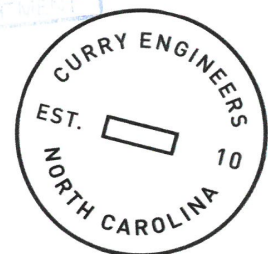
Sincerely,

The Curry Engineering Group, PLLC

Don Curry, PE
President

T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526



NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Horne Memorial UMC Expansion

Application: Major Site Plan

Location/Date: Horne Memorial UMC, 121 E 2nd Street, Clayton, NC Room 213

	NAME	ADDRESS
1	Robert Barber	217 S. Church St., Clayton
2	Elizabeth Barber	217 S. Church St., Clayton
3	Dorotea Torchiano	123 E. Horne St., Clayton
4	Bryan Blake	343 Norwood Dr., Clayton
5	Renee Rains	605 S. Fayetteville St., Clayton
6	Richard Bechtold	305 Bradshaw Way, Clayton
7	Jonathan Jeffries	1029 Princeton View Ln., Knightdale
8	William Brewer	744 Lightfoot Rd., Clayton
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

July 2018

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Horne Memorial UMC Expansion Date of Mailing: 3/12/2019
Date of Meeting: 4/4/2019 Time of Meeting: 6:30 PM
Location of Meeting: Horne Memorial UMC, 121 E 2nd St., Clayton, NC Room 213

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: Ed Loeffler 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.*

1. Lassiter House -- Will the Lassiter House be retained until construction? What is the implementation plan?

The church's plan is to retain the house until the main church building expansion begins.

2. Playground implementation -- what is the timeline? The playground construction is intended to

begin once the church building expansion begins. The shelter building would be built first.

3. Lighting concerns -- will there be light pollution issues from playground area? The sight plan submittal

will include lighting plans with photometrics in accordance with Town of Clayton Requirements.

4. Security issues -- will there be security issues with the playground area, especially at night? The church plans to keep the shelter building

locked when not in use. Normal church security measures will be implemented. The building will be unlocked during church events.

5. Trash pickup -- will there be a dumpster at playground/shelter area? A dumpster will not be utilized.

The church may elect to utilize rolling trash containers at the shelter/playground area.

6. Bathrooms at playground shelter -- will they be locked at night? Yes they will be.

7. Will there be crosswalk markings between the church and playground area, across Horne St.? --

This will be a Town of Clayton decision. There will be ongoing discussion with the Town of Clayton.

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



March 12, 2019

RE: Horne Memorial United Methodist Church Expansion
Major Site Plan & Conditional Use Permit

Dear Clayton Area Property Owners,

The purpose of this letter is to notify you of applications on behalf of Horne Memorial United Methodist Church for a Major Site Plan and Conditional Use Permit on property which is adjacent, or in close proximity to, property shown in your ownership by Johnston County tax records. The purpose of the Major Site Plan and Conditional Use Permit is for a proposed expansion of the Church.

Per the requirements of the Town of Clayton, we will be holding a Neighborhood Meeting to present information about this project, answer your questions and solicit comments.

Meeting Date: April 4, 2019 **Meeting Time:** 6:30 PM
Meeting Location: Horne Memorial United Methodist Church - 121 East Second Street
Room 213 (Please enter the Church from the Church Street side of the building)
Project Location: 121 East Second Street and 135 East Horne Street
Description of project: Expansion of the Church

The application for this project has been submitted to the Town of Clayton Planning Department for review and comment. Following this neighborhood meeting and review by the Planning Department, the application will proceed to the Planning Board on April 22nd.

The following information will be available for your inspection at the Neighborhood Meeting:

- A copy of the project application.
- A schedule of all upcoming public meetings for the application.
- A map that shows the project location, neighboring properties and roads.
- A site plan indicating the proposed project of the development.

A map is enclosed with this letter showing the location of the Church and properties that are subject to the applications for the project.

If you have any questions prior to or after this meeting, you may contact me at (919) 552-0849.

Sincerely,

The Curry Engineering Group, PLLC

Don Curry, PE
President

T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

RECEIVED
MAR 15 2019
TOWN OF CLAYTON
PLANNING DEPARTMENT





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

TRC CERTIFICATION

October 21, 2019

Don Curry
205 S. Fuquay Ave. Fuquay-Varina, NC
Don@curryeng.com

Re: 2019-37-SP Horne Memorial UMC Expansion

Mr. Curry,

The project 2019-37-SP Horne Memorial UMC Expansion has received Certification from the Technical Review Committee on October 21, 2019. The project will now proceed to the following meeting:

Planning Board: Monday October 28, 2019

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

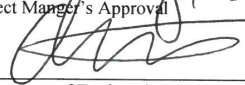
Thank you,

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

Staff Approval:


Project Manager's Approval

10/22/19
Date


Department of Engineering Approval

10/23/19
Date


Fire Inspector's Approval

10/23/19
Date

Updated February 2019



March 1, 2019

Ms. Samantha Wullenwaber

Planning Director

Town of Clayton

111 E. 2nd St.

Clayton, NC 27520

RE: Horne Memorial UMC Expansion
Traffic Summary

Dear Samantha:

The purpose of this letter is to provide a summary of anticipated traffic generated by the above referenced project consisting of a building expansion on the main campus and a small preschool playground, restroom, and storage building on the adjacent parcel. The building sizes are: 18,450 sf (main campus expansion) and 1,080 sf (adjacent storage building).

Per the ITE Trip Generation manual (ITE Codes 560 & 151), we anticipate the following traffic loads:

- Total daily trips: 172
- AM peak trips: 10
- PM peak trips: 0

Note that this is below the threshold required for a Traffic Impact Analysis (TIA) per Town code section 155.708 (100 trips at peak hour).

Please let me know if you need any additional information associated with this letter.

Sincerely,

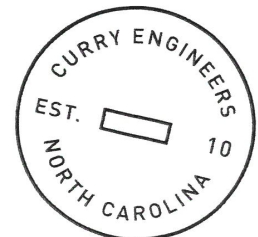
The Curry Engineering Group, PLLC

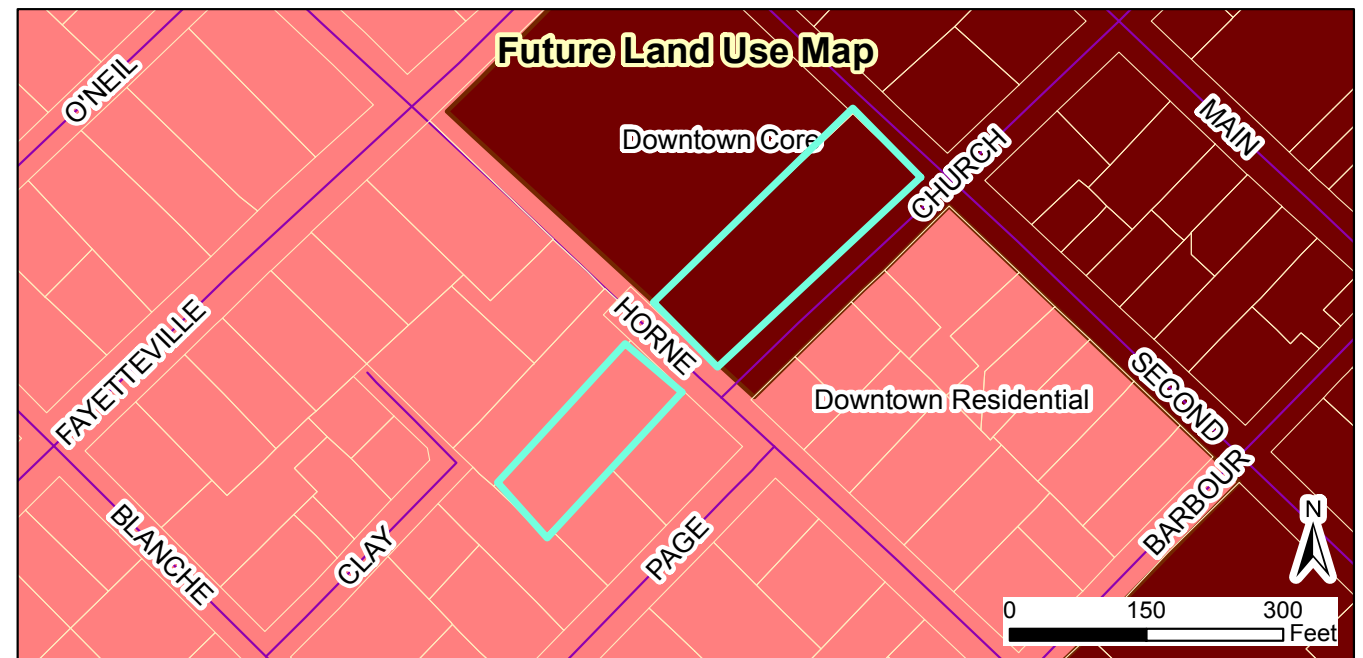
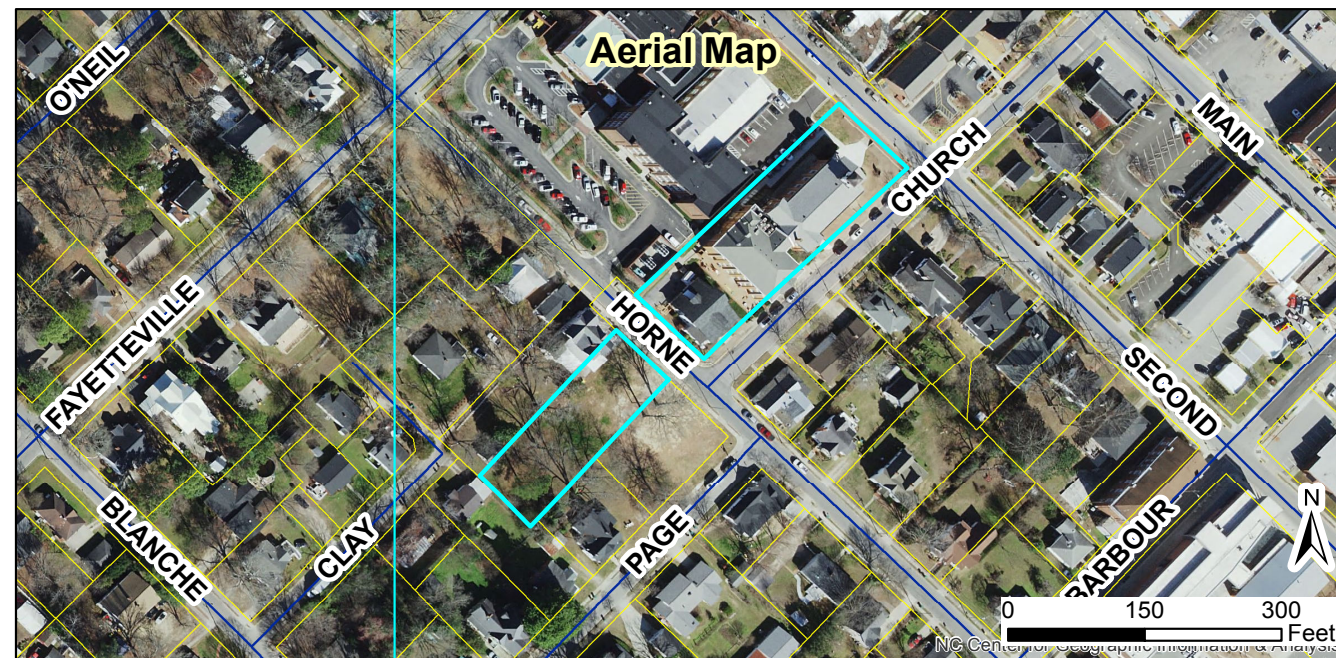
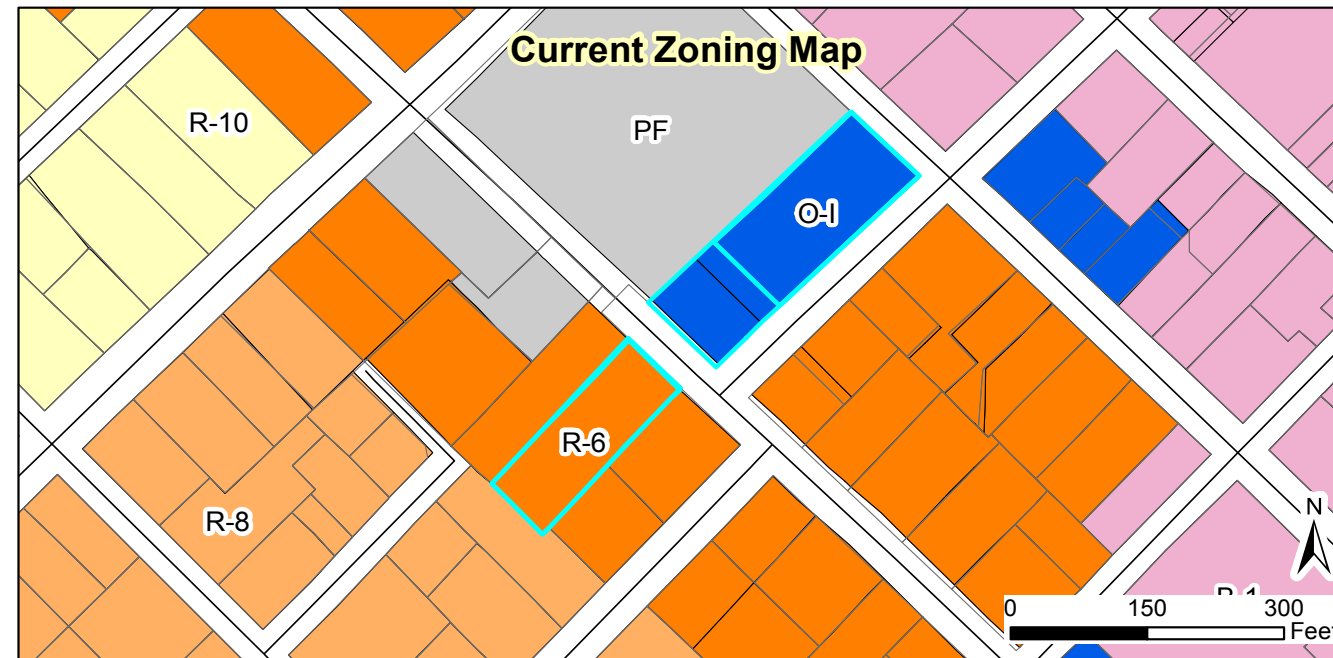
A handwritten signature in black ink that reads "Donald Curry".

Donald Curry, PE
President

T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526





**2019-37-SP & 2019-42-CUP
Horne Memorial UMC Expansion
Request: Church Expansion**

Applicant: Don Curry, The Curry Engineering Group, PLLC
Property Owners: Horne Memorial Methodist Church / Bryan Blake: Building Program Lead
Tag #: 05015059 / 05016041

Document Path: \\TOC-FILE-01\Shares\ComDev\Planning\PLANNING\SITE PLANS\Major Site Plans\2019\2019-37-SP - Horne Memorial UMC Expansion\Map\Staff Report Maps - 2019-37-SP - Horne Memorial UMC Expansion.mxd

Staff Report Map



03/06/2019
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
- Scenic Highway Overlay
- Watershed Protection Overlay
- Site

Z:\PROJECTS\FOLDER_ZELAND\2016\16015-001-HORNE MEMORIAL UMC - CLAYTON, NC\CLAYTON, NC\ASB\ASB SITE PLAN SHEET FILE\CLAYTON, NC\EXISTING CONDITIONS.DWG
PLOT DATE: 9/16/2019 11:58 AM

MARY C. BARBOUR
DB 1230 PG 336
PIN 166917-02-0078
ZONING: R-6
RESIDENTIAL

WILLIAM IRWIN
DB 1799 PG 376
PIN 166917-02-1142
ZONING: R-6
RESIDENTIAL

DOROTEA TORCHIANO
DB 3927 PG 155
PIN 166917-02-0390
ZONING: R-6
RESIDENTIAL

HORNE MEMORIAL
METHODIST CHURCH
DB 4208 PG 240
PIN 166917-02-1390
ZONING: R-6
VACANT

NGOS MONUMENT "POLE"
NAD 83 COORDINATES
N=690659.6817
E=2158813.4875
ELEV=273.5426

HORNE MEMORIAL
METHODIST CHURCH
DB 4272 PG 724
PIN 166917-02-2298
ZONING: R-6
VACANT

JASON D. DEAN
DB 02416 PG 0891
PIN 166917-02-3122
ZONING: R-6
RESIDENTIAL

SOUTH PAYETTEVILLE STREET LLC
DB 03422 PG 0887
PIN 166917-02-3256
ZONING: R-6
RESIDENTIAL

ROBERT W. BARBER
DB 05211 PG 0786
PIN 166917-02-4302
ZONING: R-6
RESIDENTIAL

RICHARD PLATT
DB 04584 PG 0803
PIN 166917-02-5434
ZONING: R-6
RESIDENTIAL

HARVEY D. LOCKLEAR
DB 01110 PG 0312
PIN 166917-02-5308
ZONING: R-6
RESIDENTIAL

TOWN OF CLAYTON
DB 1655 PG 767
PIN 1669-02-1890
ZONING: B-1
MUNICIPAL

HORNE MEMORIAL METHODIST CHURCH
DB 1743 PG 188
PIN 166913-02-4512

DIVINE HOLDINGS LLC
DB 04722 PG 0149
PIN 166913-02-3850
ZONING: B-1
BUSINESS

TOWN OF CLAYTON
DB 00632 PG 0013
PIN 166913-02-0610
ZONING: B-1
MUNICIPAL

- NOTES:
- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
 - 2) AREAS COMPUTED BY COORDINATE METHOD.
 - 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 - 4) NO. 5 REBAR IRON STAKES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED

REFERENCES:

DB 1655 PG 767
DB 1743 PG 188
DB 1719 PG 574
PB 50 PG 485

Y11
TOP = 332.55'
INV. IN = 331.78'
INV. IN = 331.63'
INV. OUT = 331.10'

Y12
TOP = 332.27'
INV. IN = 331.22'
INV. IN = 330.59'
INV. OUT = 330.59'

Y13
TOP = 332.33'
INV. IN = 331.28'
INV. IN = 330.91'
INV. OUT = 330.79'

Y14
TOP = 332.17'
INV. IN = 330.52'
INV. IN = 330.58'
INV. OUT = 330.51'

Y15
TOP = 332.50'
INV. IN = 331.0'
INV. OUT = 330.90'

Y16
TOP = 332.09'
INV. IN = 330.73'
INV. IN = 330.54'
INV. OUT = 330.29'

MH
ELEV 335.10
INV OUT 330.70
INV IN(2) 339.60

MH 2
RIM ELEV 332.10
INV OUT 322.22
INV IN (W) 322.88
INV IN (S) 322.25

MH 3
RIM ELEV 348.67
INV OUT(1) 340.17
INV IN 341.47
INV IN 341.87

MH4
RIM ELEV 331.40
INV IN(2) 315.60
INV IN 315.60
INV OUT 315.40

MH5
TOP = 331.64'
INV. IN = 328.04'
INV. OUT = 329.96'

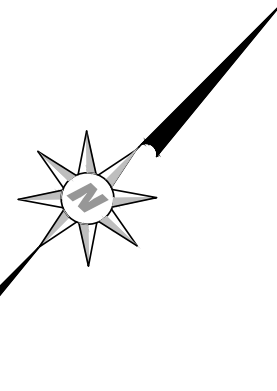
CB1
TOP = 331.73'
INV. IN = 325.24'
INV. OUT = 324.83'

CB2
TOP = 331.25'
INV. OUT = 326.95'

LINE	BEARING	DISTANCE
L1	S45°47'41"E	102.57'
L2	S45°45'14"W	305.26'
L3	N45°48'50"W	103.37'
L4	S44°05'05"W	19.31'
L5	N45°51'28"W	67.31'
L6	N46°01'28"W	67.32'

LEGEND

- IPF IRON PIPE FOUND
IPS IRON PIN SET
ECM EXISTING CONCRETE MONUMENT
EPKN EXISTING PARKER-KALON NAIL
PNS PARKER-KALON NAIL SET
RNS RAILROAD SPICE
CP/P COMPUTED POINT
P/P POWER POLE
R/W RIGHT OF WAY
SF SQUARE FEET
AC ACRES
CLEAN OUT
DB DEAD BOOK
PB PLAT BOOK
PC PLANK
MH MANHOLE
OPW OVER HEAD POWER
WIRE
STREET ADDRESS
--- LINES NOT SURVEYED



SCALE: 1 IN = 30 FT
SCALE IN FEET
HORIZONTAL



PROFESSIONAL ENGINEER SEAL NOT
AFFIXED TO SHEET AS ENGINEER DOES
NOT CERTIFY INFORMATION PROVIDED
BY OTHERS

NOT FOR CONSTRUCTION

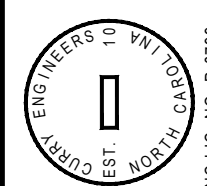
Surveyor:

True Line Surveying, P.C.
205 West Main Street
Clayton, NC 27520
919.359.0427
Contact: Curt T. Lane, PLS

HORNE MEMORIAL UMC - CLAYTON, NC

EXISTING CONDITIONS

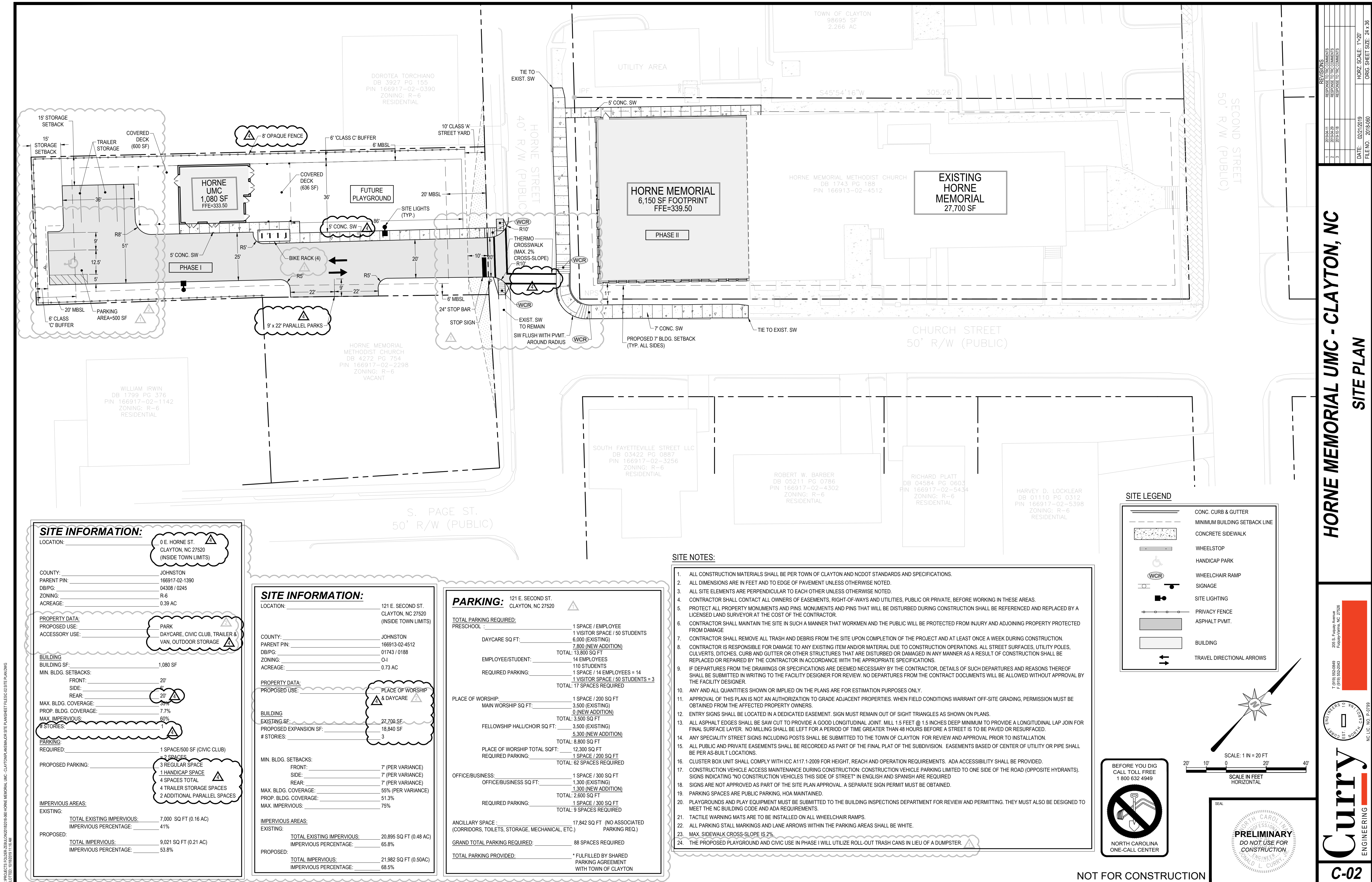
205 S. Page Avenue
Clayton, NC 27520
T 919.359.0427
F 919.359.0427



Curry
ENGINEERING

C-01

REVISIONS	DATE	FILE NO.	ORG. SHEET SIZE
1	2016.04.11	2016.04.11	11x17
2	2016.04.11	2016.04.11	11x17
3	2016.04.11	2016.04.11	11x17
4	2016.04.11	2016.04.11	11x17
5	2016.04.11	2016.04.11	11x17
6	2016.04.11	2016.04.11	11x17
7	2016.04.11	2016.04.11	11x17
8	2016.04.11	2016.04.11	11x17
9	2016.04.11	2016.04.11	11x17
10	2016.04.11	2016.04.11	11x17
11	2016.04.11	2016.04.11	11x17
12	2016.04.11	2016.04.11	11x17
13	2016.04.11	2016.04.11	11x17
14	2016.04.11	2016.04.11	11x17
15	2016.04.11	2016.04.11	11x17
16	2016.04.11	2016.04.11	11x17
17	2016.04.11	2016.04.11	11x17
18	2016.04.11	2016.04.11	11x17
19	2016.04.11	2016.04.11	11x17
20	2016.04.11	2016.04.11	11x17
21	2016.04.11	2016.04.11	11x17
22	2016.04.11	2016.04.11	11x17
23	2016.04.11	2016.04.11	11x17
24	2016.04.11	2016.04.11	11x17
25	2016.04.11	2016.04.11	11x17
26	2016.04.11	2016.04.11	11x17
27	2016.04.11	2016.04.11	11x17
28	2016.04.11	2016.04.11	11x17
29	2016.04.11	2016.04.11	11x17
30	2016.04.11	2016.04.11	11x17
31	2016.04.11	2016.04.11	11x17
32	2016.04.11	2016.04.11	11x17
33	2016.04.11	2016.04.11	11x17
34	2016.04.11	2016.04.11	11x17
35	2016.04.11	2016.04.11	11x17
36	2016.04.11	2016.04.11	11x17
37	2016.04.11	2016.04.11	11x17
38	2016.04.11	2016.04.11	11x17
39	2016.04.11	2016.04.11	11x17
40	2016.04.11	2016.04.11	11x17
41	2016.04.11	2016.04.11	11x17
42	2016.04.11	2016.04.11	11x17
43	2016.04.11	2016.04.11	11x17
44	2016.04.11	2016.04.11	11x17
45	2016.04.11	2016.04.11	11x17
46	2016.04.11	2016.04.11	11x17
47	2016.04.11	2016.04.11	11x17
48	2016.04.11	2016.04.11	11x17
49	2016.04.11	2016.04.11	11x17
50	2016.04.11	2016.04.11	11x17
51	2016.04.11	2016.04.11	11x17
52	2016.04.11	2016.04.11	11x17
53	2016.04.11	2016.04.11	11x17
54	2016.04.11	2016.04.11	11x17
55	2016.04.11	2016.04.11	11x17
56	2016.04.11	2016.04.11	11x17
57	2016.04.11	2016.04.11	11x17
58	2016.04.11	2016.04.11	11x17
59	2016.04.11	2016.04.11	11x17
60	2016.04.11	2016.04.11	11x17
61	2016.04.11	2016.04.11	11x17
62	2016.04.11	2016.04.11	11x17
63	2016.04.11	2016.04.11	11x17
64	2016.04.11	2016.04.11	11x17
65	2016.04.11	2016.04.11	11x17
66	2016.04.11	2016.04.11	11x17
67	2016.04.11	2016.04.11	11x17
68	2016.04.11	2016.04.11	11x17
69	2016.04.11	2016.04.11	11x17
70	2016.04.11	2016.04.11	11x17
71	2016.04.11	2016.04.11	11x17
72	2016.04.11	2016.04.11	11x17
73	2016.04.11	2016.04.11	11x17
74	2016.04.11	2016.04.11	11x17
75	2016.04.11	2016.04.11	11x17
76	2016.04.11	2016.04.11	11x17
77	2016.04.11	2016.04.11	11x17
78	2016.04.11	2016.04.11	11x17
79	2016.04.11	2016.04.11	11x17
80	2016.04.11	2016.04.11	11x17
81	2016.04.11	2016.04.11	11x17
82	2016.04.11	2016.04.11	11x17
83	2016.04.11	2016.04.11	11x17
84	2016.04.11	2016.04.11	11x17
85	2016.04.11	2016.04.11	11x17
86	2016.04.11	2016.04.11	11x17
87	2016.04.11	2016.04.11	11x17
88	2016.04.11	2016.04.11	11x17
89	2016.04.11	2016.04.11	11x17
90	2016.04.11	2016.04.11	11x17
91	2016.04.11	2016.04.11	11x17
92	2016.04.11	2016.04.11	11x17
93	2016.04.11	2016.04.11	11x17
94	2016.04.11	2016.04.11	11x17
95	2016.04.11	2016.04.11	11x17
96	2016.04.11	2016.04.11	11x17
97	2016.04.11	2016.04.11	11x17
98	2016.04.11	2016.04.11	11x17
99	2016.04.11	2016.04.11	11x17
100	2016.04.11	2016.04.11	11x17



SITE INFORMATION:

LOCATION: 0 E. HORNE ST. CLAYTON, NC 27520 (INSIDE TOWN LIMITS)

COUNTY: JOHNSTON
PARENT PIN: 166917-02-1390
DB/PG: 04308 / 0245
ZONING: R-6
ACREAGE: 0.39 AC

PROPERTY DATA:
PROPOSED USE: PARK
ACCESSORY USE: DAYCARE, CIVIC CLUB, TRAILER & VAN, OUTDOOR STORAGE

BUILDING
BUILDING SF: 1,080 SF
MIN. BLDG. SETBACKS:
FRONT: 20'
SIDE: 5'
REAR: 20'
MAX. BLDG. COVERAGE: 7.7%
PROP. BLDG. COVERAGE: 60%
STORIES: 1

PARKING
REQUIRED: 1 SPACE/800 SF (CIVIC CLUB)
3 SPACES
PROPOSED PARKING: 3 REGULAR SPACE
1 HANDICAP SPACE
4 SPACES TOTAL
4 TRAILER STORAGE SPACES
2 ADDITIONAL PARALLEL SPACES

IMPERVIOUS AREAS:
EXISTING: TOTAL EXISTING IMPERVIOUS: 7,000 SQ FT (0.16 AC)
IMPERVIOUS PERCENTAGE: 41%
PROPOSED: TOTAL IMPERVIOUS: 9,021 SQ FT (0.21 AC)
IMPERVIOUS PERCENTAGE: 53.8%

SITE INFORMATION:

LOCATION: 121 E. SECOND ST. CLAYTON, NC 27520 (INSIDE TOWN LIMITS)

COUNTY: JOHNSTON
PARENT PIN: 166913-02-4512
DB/PG: 01743 / 0188
ZONING: O-1
ACREAGE: 0.73 AC

PROPERTY DATA:
PROPOSED USE: PLACE OF WORSHIP & DAYCARE

BUILDING
EXISTING SF: 27,700 SF
PROPOSED EXPANSION SF: 18,840 SF
STORIES: 3

MIN. BLDG. SETBACKS:
FRONT: 7' (PER VARIANCE)
SIDE: 7' (PER VARIANCE)
REAR: 7' (PER VARIANCE)
MAX. BLDG. COVERAGE: 55% (PER VARIANCE)
PROP. BLDG. COVERAGE: 51.3%
MAX. IMPERVIOUS: 75%

IMPERVIOUS AREAS:
EXISTING: TOTAL EXISTING IMPERVIOUS: 20,895 SQ FT (0.48 AC)
IMPERVIOUS PERCENTAGE: 65.8%
PROPOSED: TOTAL IMPERVIOUS: 21,982 SQ FT (0.50 AC)
IMPERVIOUS PERCENTAGE: 68.5%

PARKING: 121 E. SECOND ST. CLAYTON, NC 27520

TOTAL PARKING REQUIRED: PRESCHOOL 1 SPACE / EMPLOYEE

DAYCARE SQ FT: 1 VISITOR SPACE / 50 STUDENTS
6,000 (EXISTING)
7,800 (NEW ADDITION)
TOTAL: 13,800 SQ FT

EMPLOYEE/STUDENT: 14 EMPLOYEES
110 STUDENTS
REQUIRED PARKING: 1 SPACE / 14 EMPLOYEES = 14
1 VISITOR SPACE / 50 STUDENTS = 3
TOTAL: 17 SPACES REQUIRED

PLACE OF WORSHIP:
MAIN WORSHIP SQ FT: 1 SPACE / 200 SQ FT
3,500 (EXISTING)
0 (NEW ADDITION)
TOTAL: 3,500 SQ FT

FELLOWSHIP HALL/CHOIR SQ FT: 3,500 (EXISTING)
5,300 (NEW ADDITION)
TOTAL: 8,800 SQ FT

PLACE OF WORSHIP TOTAL SQ FT: 12,300 SQ FT
REQUIRED PARKING: 1 SPACE / 200 SQ FT
TOTAL: 62 SPACES REQUIRED

OFFICE/BUSINESS:
OFFICE/BUSINESS SQ FT: 1 SPACE / 300 SQ FT
1,300 (EXISTING)
1,300 (NEW ADDITION)
TOTAL: 2,600 SQ FT

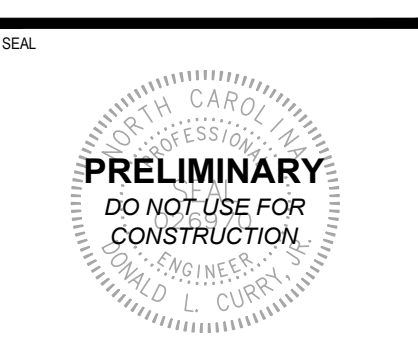
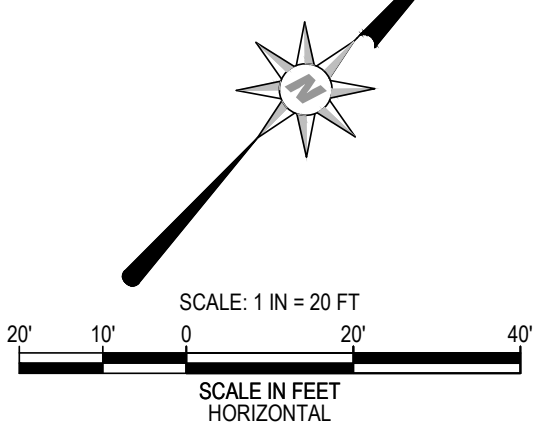
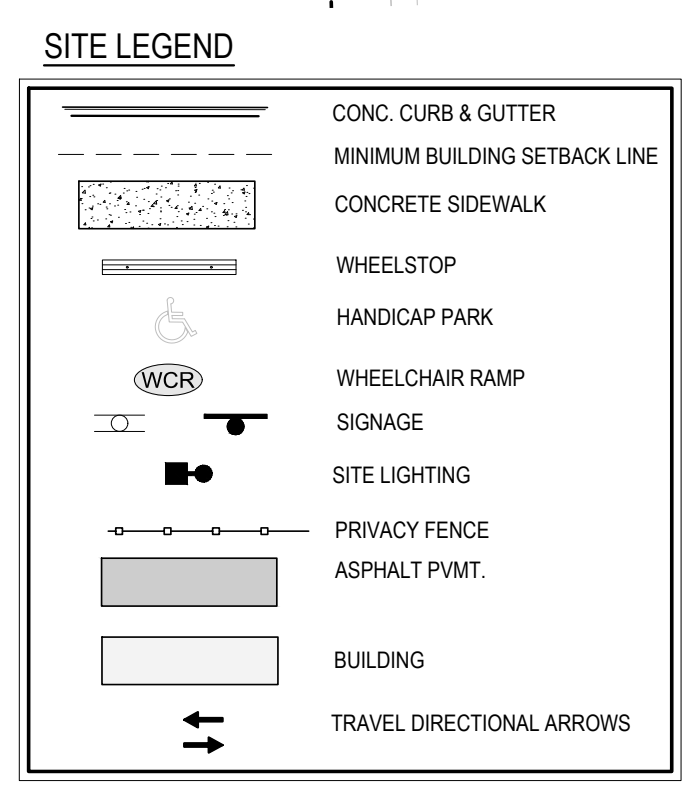
REQUIRED PARKING: 1 SPACE / 300 SQ FT
TOTAL: 9 SPACES REQUIRED

ANCIILLARY SPACE : 17,842 SQ FT (NO ASSOCIATED PARKING REQ.)
(CORRIDORS, TOILETS, STORAGE, MECHANICAL, ETC.)

GRAND TOTAL PARKING REQUIRED: 88 SPACES REQUIRED

TOTAL PARKING PROVIDED: * FULFILLED BY SHARED PARKING AGREEMENT WITH TOWN OF CLAYTON

- SITE NOTES:**
- ALL CONSTRUCTION MATERIALS SHALL BE PER TOWN OF CLAYTON AND NCDOT STANDARDS AND SPECIFICATIONS.
 - ALL DIMENSIONS ARE IN FEET AND TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - ALL SITE ELEMENTS ARE PERPENDICULAR TO EACH OTHER UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, RIGHT-OF-WAYS AND UTILITIES, PUBLIC OR PRIVATE, BEFORE WORKING IN THESE AREAS.
 - PROTECT ALL PROPERTY MONUMENTS AND PINS. MONUMENTS AND PINS THAT WILL BE DISTURBED DURING CONSTRUCTION SHALL BE REFERENCED AND REPLACED BY A LICENSED LAND SURVEYOR AT THE COST OF THE CONTRACTOR.
 - CONTRACTOR SHALL MAINTAIN THE SITE IN SUCH A MANNER THAT WORKMEN AND THE PUBLIC WILL BE PROTECTED FROM INJURY AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
 - CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL DUE TO CONSTRUCTION OPERATIONS. ALL STREET SURFACES, UTILITY POLES, CULVERTS, DITCHES, CURB AND GUTTER OR OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR IN ACCORDANCE WITH THE APPROPRIATE SPECIFICATIONS.
 - IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED IN WRITING TO THE FACILITY DESIGNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS WILL BE ALLOWED WITHOUT APPROVAL BY THE FACILITY DESIGNER.
 - ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
 - APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
 - ENTRY SIGNS SHALL BE LOCATED IN A DEDICATED EASEMENT. SIGN MUST REMAIN OUT OF SIGHT TRIANGLES AS SHOWN ON PLANS.
 - ALL ASPHALT EDGES SHALL BE SAW CUT TO PROVIDE A GOOD LONGITUDINAL JOINT. MILL 1.5 FEET @ 1.5 INCHES DEEP MINIMUM TO PROVIDE A LONGITUDINAL LAP JOIN FOR FINAL SURFACE LAYER. NO MILLING SHALL BE LEFT FOR A PERIOD OF TIME GREATER THAN 48 HOURS BEFORE A STREET IS TO BE PAVED OR RESURFACED.
 - ANY SPECIALITY STREET SIGNS INCLUDING POSTS SHALL BE SUBMITTED TO THE TOWN OF CLAYTON FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 - ALL PUBLIC AND PRIVATE EASEMENTS SHALL BE RECORDED AS PART OF THE FINAL PLAT OF THE SUBDIVISION. EASEMENTS BASED ON CENTER OF UTILITY OR PIPE SHALL BE PER AS-BUILT LOCATIONS.
 - CLUSTER BOX UNIT SHALL COMPLY WITH ICC A117.1-2009 FOR HEIGHT, REACH AND OPERATION REQUIREMENTS. ADA ACCESSIBILITY SHALL BE PROVIDED.
 - CONSTRUCTION VEHICLE ACCESS MAINTENANCE DURING CONSTRUCTION: CONSTRUCTION VEHICLE PARKING LIMITED TO ONE SIDE OF THE ROAD (OPPOSITE HYDRANTS). SIGNS INDICATING "NO CONSTRUCTION VEHICLES THIS SIDE OF STREET" IN ENGLISH AND SPANISH ARE REQUIRED.
 - SIGNS ARE NOT APPROVED AS PART OF THE SITE PLAN APPROVAL. A SEPARATE SIGN PERMIT MUST BE OBTAINED.
 - PARKING SPACES ARE PUBLIC PARKING, HOA MAINTAINED.
 - PLAYGROUNDS AND PLAY EQUIPMENT MUST BE SUBMITTED TO THE BUILDING INSPECTIONS DEPARTMENT FOR REVIEW AND PERMITTING. THEY MUST ALSO BE DESIGNED TO MEET THE NC BUILDING CODE AND ADA REQUIREMENTS.
 - TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.
 - ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
 - MAX. SIDEWALK CROSS-SLOPE IS 2%.
 - THE PROPOSED PLAYGROUND AND CIVIC USE IN PHASE I WILL UTILIZE ROLL-OUT TRASH CANS IN LIEU OF A DUMPSTER.



NOT FOR CONSTRUCTION

HORNE MEMORIAL UMC - CLAYTON, NC

SITE PLAN

200 S. Fourth Avenue
Fayetteville, NC 27803
7 010 552-0498
F 919 552-0498

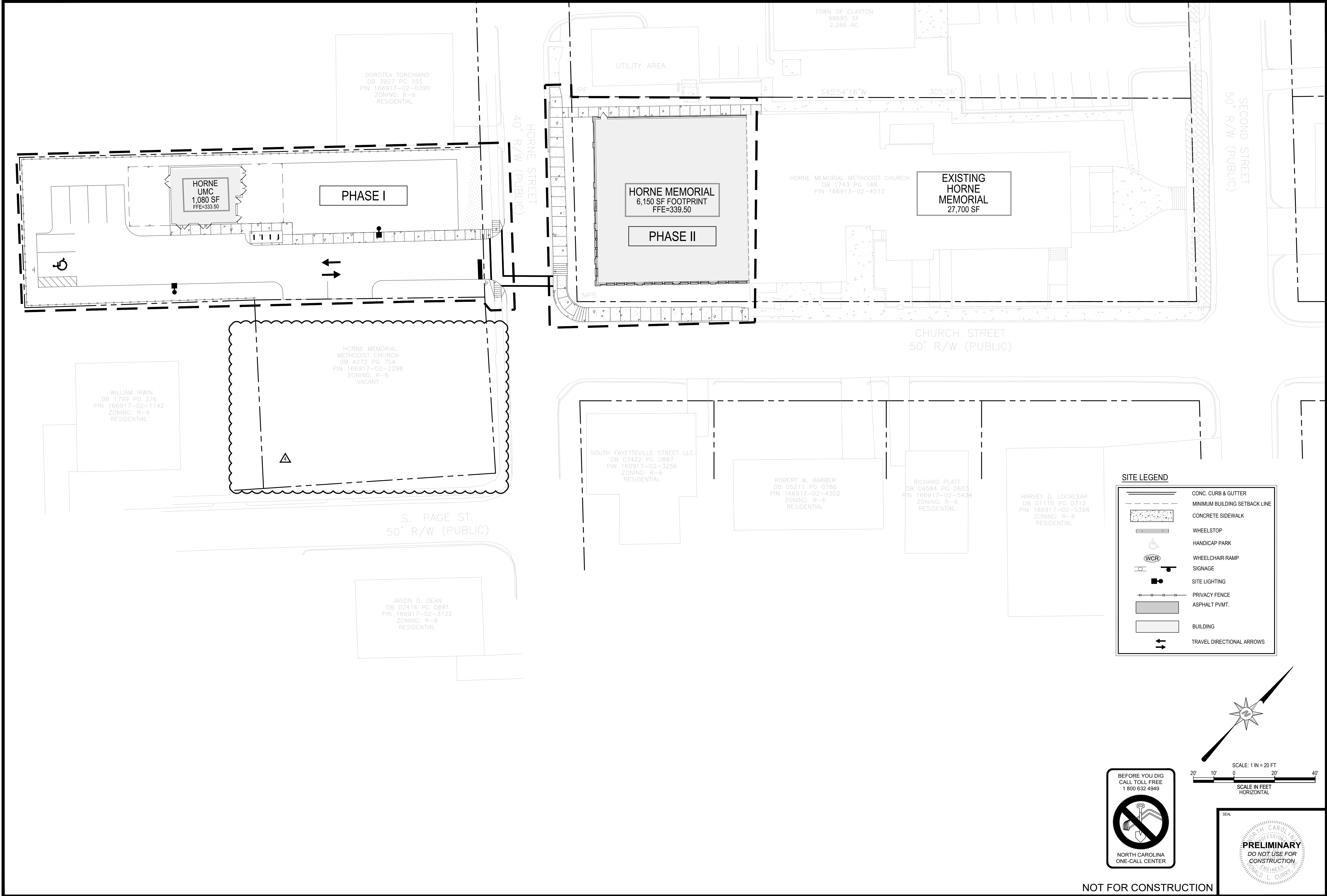
Curry ENGINEERING

C-02

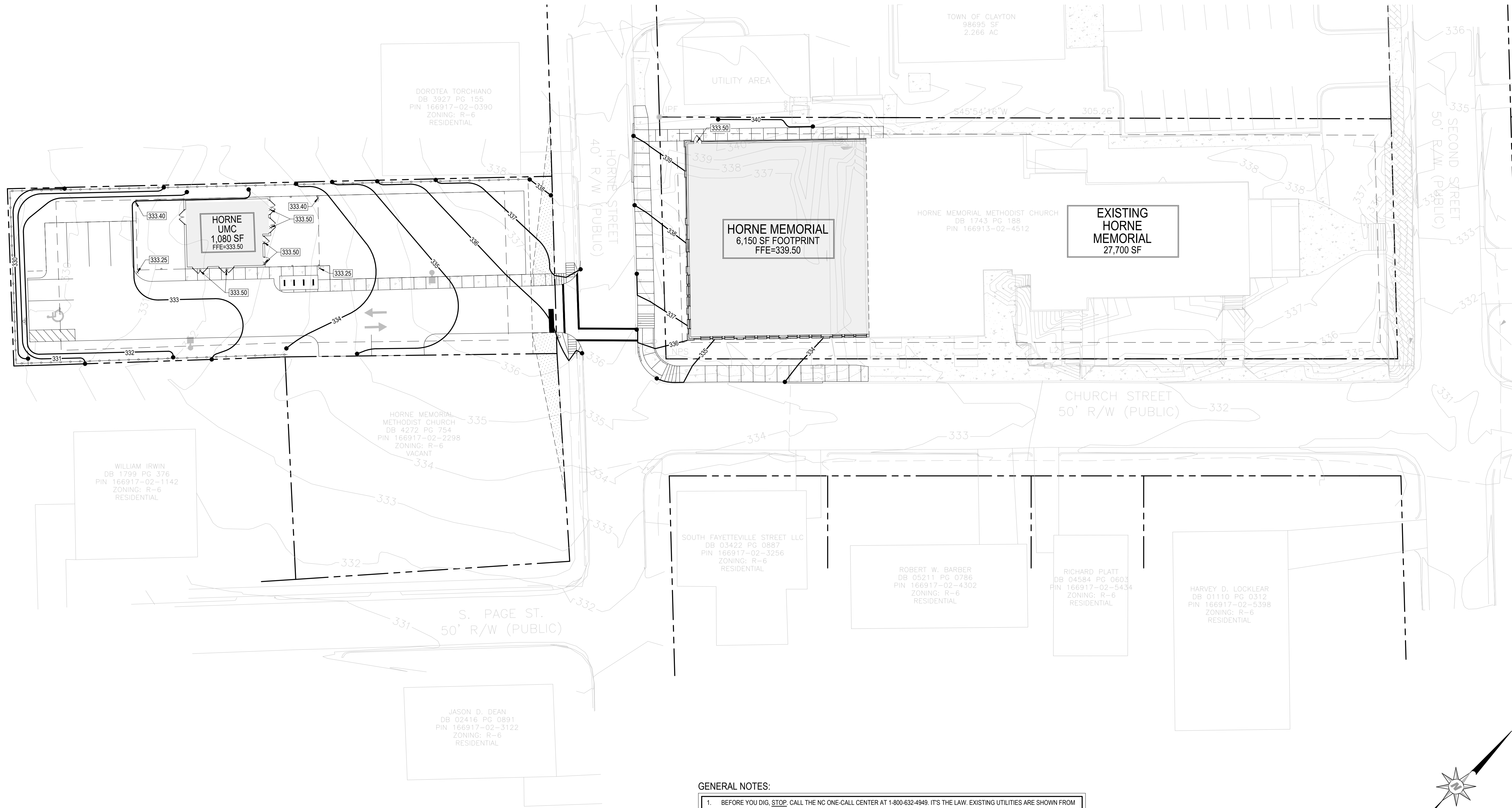
REVISIONS	
1	2020.04.11 RESPONSE TO THE COMMENTS
2	2020.04.11 RESPONSE TO THE COMMENTS
3	2020.04.11 RESPONSE TO THE COMMENTS

DATE: 02/27/2019
FILE NO: 2016-040
HORN SCALE: 1"=50'
ORIG SHEET SIZE: 24x36

Z:\PROJECTS\FOLDER_ZEALON\2019\HORN HORNE MEMORIAL UMC - CLAYTON, NC\CLAYTON, NC\ASIM\DR SITE PLAN\SHEET FILE\SC3 PHASING PLAN.DWG
PLOTTER: HP100231 11:58 AM



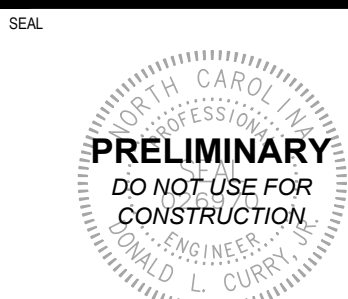
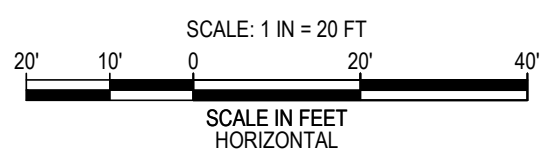
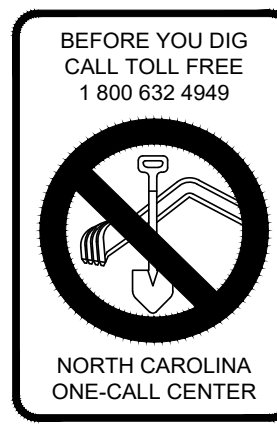
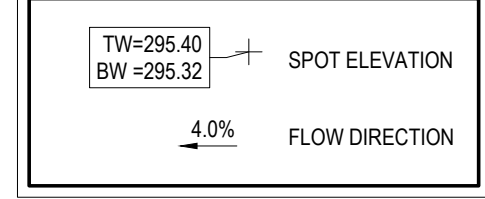
Z:\PROJECTS\FOLDER-REBELLO\2019\05\Horne Memorial, LLC - CLAYTON, NC\ASAP\DR SITE PLAN\SHEET FILE\SC-25 GRADING PLAN.DWG
PLOTTED: 9/16/2019 11:17 AM



GENERAL NOTES:

1. BEFORE YOU DIG, STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW. EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION AND ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE AND OTHER UTILITIES BEFORE STARTING CONSTRUCTION. NOTIFY UTILITY LOCATING COMPANY (ONE CALL @ 1-800-632-4949) OR INDIVIDUAL UTILITY OWNERS FOR UNDERGROUND LOCATIONS AT LEAST 48 HOURS IN ADVANCE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CLAYTON STANDARD SPECIFICATIONS AND DETAILS.
3. BOUNDARY, TOPOGRAPHIC & UTILITY INFORMATION IS BASED ON SURVEY BY TRUE LINE SURVEYING, P.C.
4. WETLANDS DO NOT EXIST ON PROPERTY.
5. ALL STORM DRAINAGE WITHIN THE RIGHT OF WAY SHALL BE PUBLIC. STORM DRAINAGE OUTSIDE THE RIGHT OF WAY SHALL BE AS SHOWN ON THE PLANS PER THE EASEMENT DESIGNATION AS PRIVATE OR PUBLIC.
6. STORM DRAINAGE PIPING SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED. STORM DRAINAGE WITH LESS THAN 2' OF COVER MEASURED FROM SUBGRADE SHALL BE CLASS IV RCP.
7. PRIVATE UTILITIES (POWER, TELEPHONE, NATURAL GAS, CABLE TV) ARE NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THOSE UTILITIES WHEN INSTALLING STORM DRAINAGE TO AVOID CONFLICTS.
8. RIM ELEVATION FOR YARD INLETS (YI) REFERS TO THE CENTER OF THE TOP OF GRATE. RIM ELEVATION OF MANHOLES (SDMH) REFERS TO THE CENTER OF THE TOP OF MANHOLE COVER. RIM ELEVATION OF CATCH BASINS (CB) REFERS TO THE CENTER, EDGE OF PAVEMENT GRATE ELEVATION. RIM OF CURB INLETS (CI) REFERS TO THE TOP OF SLAB, EDGE OF PAVEMENT ELEVATION.
9. CUT/FILL SLOPES SHALL BE GRADED AT 3H:1V UNLESS OTHERWISE INDICATED.
10. NO GRADING EQUIPMENT SHALL BE PERMITTED ON-SITE UNTIL A GRADING PERMIT HAS BEEN ISSUED.
11. ALL RIP-RAP IS TO BE INSTALLED WITH NON-WOVEN FILTER FABRIC BENEATH (MIRAFI 140N OR APPROVED EQUAL).
12. WHERE PROPOSED EDGE OF PAVEMENT CONNECTS TO EXISTING, CONTRACTOR SHALL MATCH EXISTING ELEVATION AND CREATE A SMOOTH TRANSITION.

LEGEND:



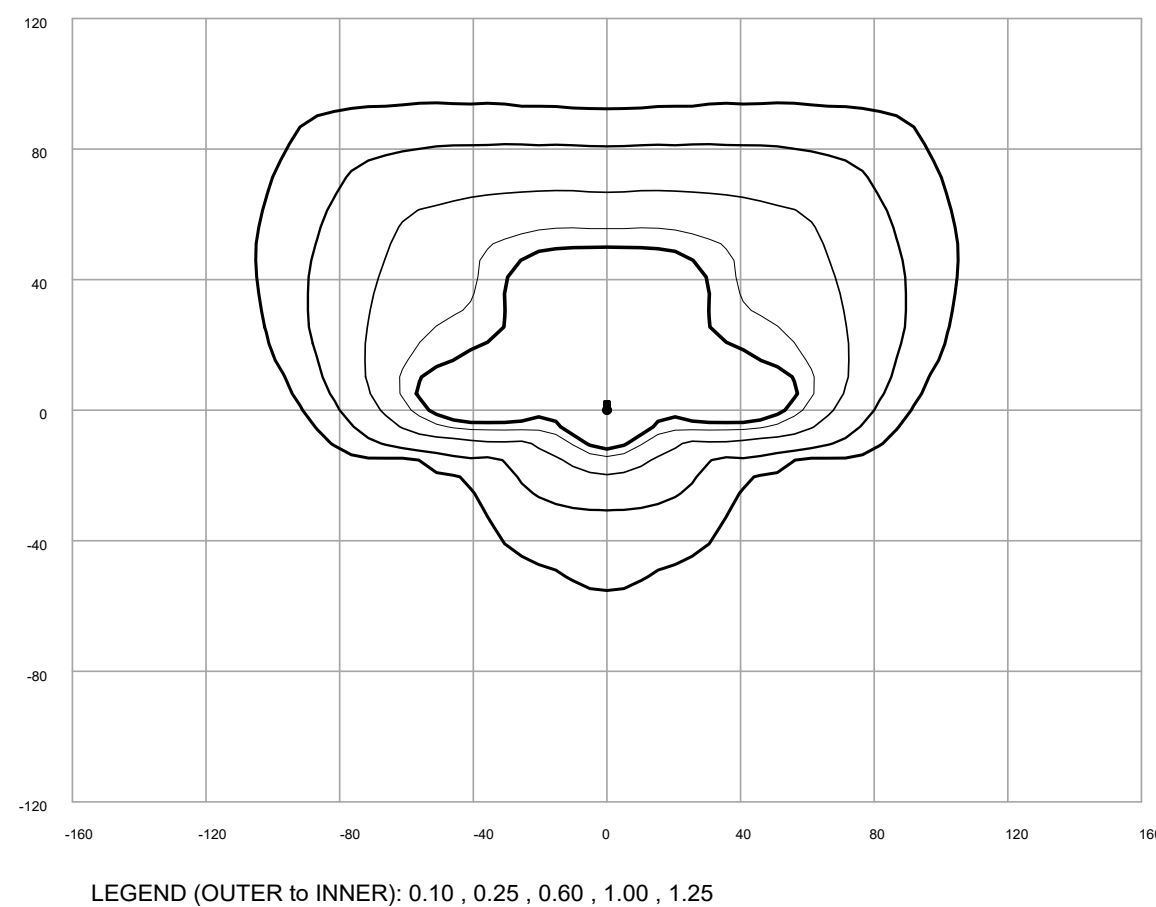
NOT FOR CONSTRUCTION

HORNE MEMORIAL UMC - CLAYTON, NC
GRADING PLAN

208 S. Poyne Avenue
Clayton, NC 28520
T 919 552-0449
F 919 552-0449

Curry
ENGINEERING
C-05

REVISIONS			DATE	FILE NO.	HORIZ. SCALE	VERT. SCALE
1	2019.04.11	RESPONSE TO THE COMMENTS	02/21/2019	2019.040	1"=50'	1"=5'
2	2019.05.09	RESPONSE TO THE COMMENTS				
3	2019.05.09	RESPONSE TO THE COMMENTS				

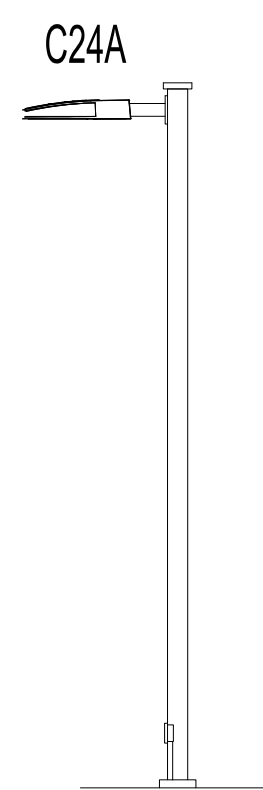


This document together with the concepts and designs presented herein, presented as an instrument of service, is the sole property of Duke Energy Progress, and is intended only for the specific purpose and prospective client as stated in the title block of this drawing. Any use, copying, reproduction or disclosure of the drawing, design or any information contained herein by the prospective customer or other entities, including without limitation, architects, engineers, or equipment manufacturers is hereby expressly prohibited and shall not be a defense to any claim for damages, from, and payment of compensation to Duke Energy Progress. Duke Energy Progress disclaims any liability or responsibility for any unauthorized use of, or reliance on this document.

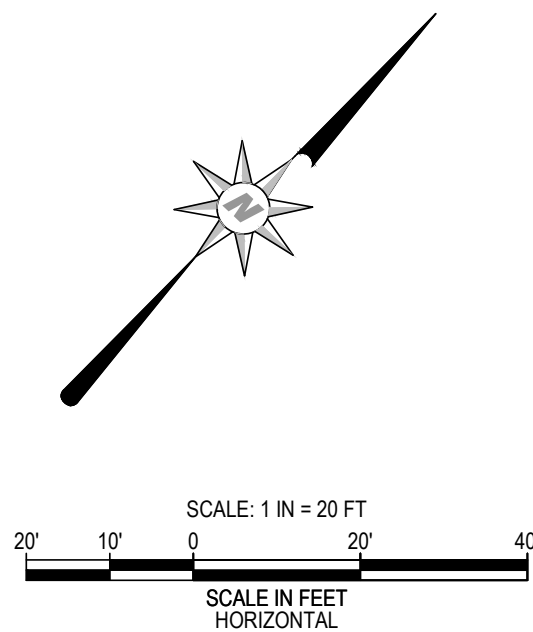
The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy Progress. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.

FIXTURE: LED205, GALLEON
 MOUNTING HEIGHT: 30 FT
 LIGHT SOURCE: LED'S, 4000K, 70 CRI
 PATTERN: TYPE IV, B3-U0-G4 (zero light at or above 90 degrees)
 ASSY# LFIX-SBX-LED-205-BLK-IV-MULTIV-____P (BLACK)
 POLE ASSY# LPOLE-AB-STL-30FT-BLK-SQ-____P (BLACK)
 BRACKET ASSY# LBKT-SIDE-12IN-BLK-UNV-STL-____P (BLACK)

NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LED LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION. FOR INITIAL FOOTCANDLES, DIVIDE THE READINGS BELOW BY .85.



NOT FOR CONSTRUCTION

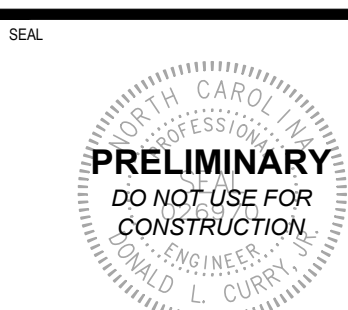


SCALE: 1 IN = 20 FT



0 20'

SCALE IN FEET
HORIZONTAL

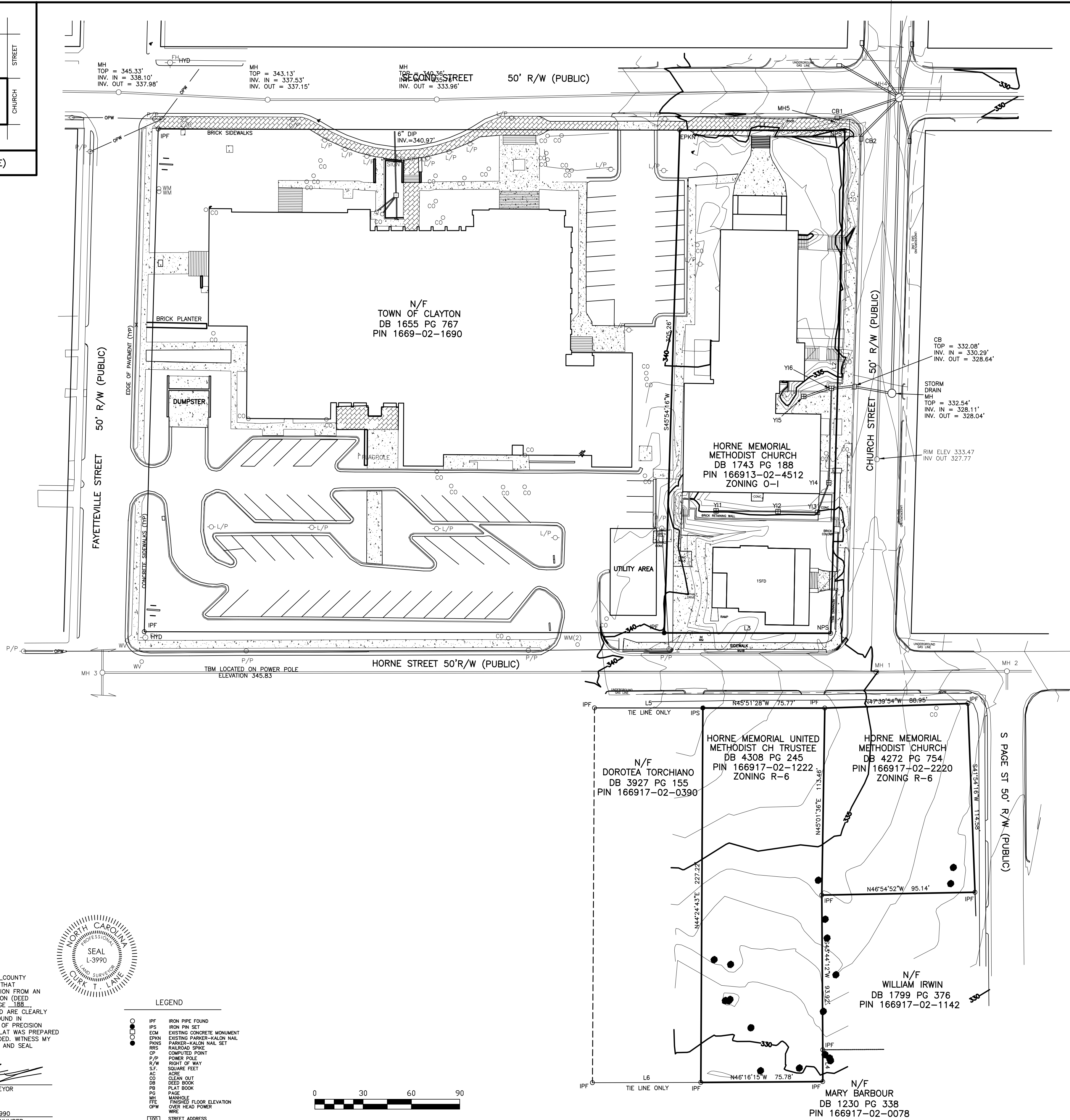
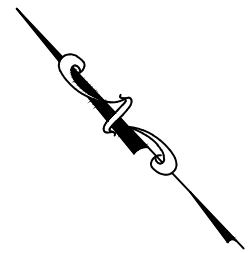
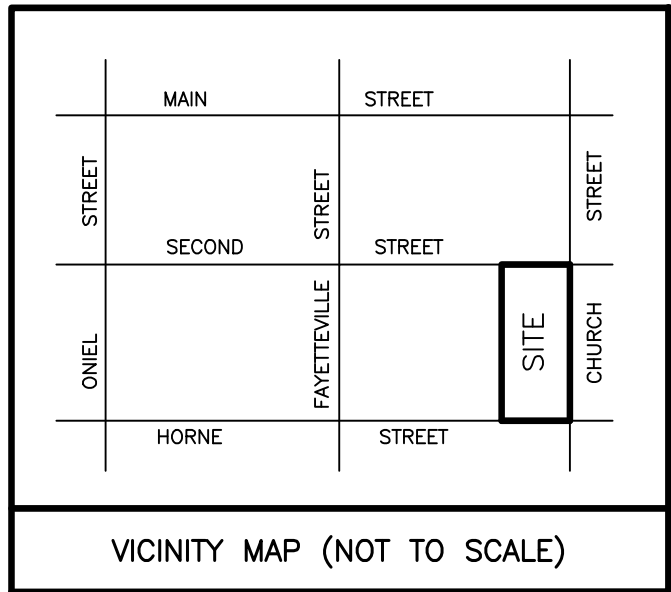


CURRY ENGINEERS NORTH CAROLINA
EST. 1910

T (919) 552-0849
F (919) 552-2043
205 S. Fiquay Avenue
Fayetteville, NC 27526

Curry
ENGINEERING
C-06

[illegible]



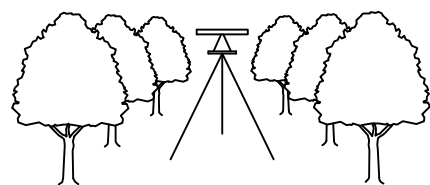
LINE	BEARING	DISTANCE
L1	S45°47'41\"E	102.57'
L2	S45°45'14\"W	305.26'
L3	N45°45'50\"W	103.37'
L4	S44°05'05\"W	19.31'
L5	N45°51'28\"W	67.31'
L6	N45°01'28\"W	67.32'

TOPO SURVEY
OF
**HORNE MEMORIAL
METHODIST CHURCH**
CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
FEBRUARY 6, 2019

S-01

SURVEYED BY:	TLS
DRAWN BY:	KAMAL
CHECKED BY:	CURK
DRAWING NAME:	COMBINED
SURVEY DATE:	COMBINED.DWG
JOB NO.	294.005

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

STATE OF NORTH CAROLINA, JOHNSTON COUNTY
I, CURK T. LANE, DO HEREBY CERTIFY THAT
THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN
ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED
DESCRIPTION RECORDED IN BOOK 1743, PAGE 188,
ETC.), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY
INDICATED AS DRAWN FROM INFORMATION FOUND IN
BOOK 1743, PAGE 188, THAT THE RATIO OF PRECISION
AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED
IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY
ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL
THIS 6TH DAY OF FEB., A.D., 2019

SURVEYOR
L - 3990
LICENSE NUMBER



LEGEND

IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
ECM	EXISTING CONCRETE MONUMENT
EPKN	EXISTING PARKER-KALON NAIL
RRNS	EXISTING PARKER-KALON NAIL SET
RRS	RAILROAD SPIKE
CP	COMPUTED POINT
P/P	POWER POLE
R/W	RIGHT OF WAY
S.F.	SQUARE FEET
AC	ACRE
CO	CLEAN OUT
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
W	WATER
WFL	FINISHED FLOOR ELEVATION
OPW	OVER HEAD POWER
WRS	WIRE
---	STREET ADDRESS
---	LINE NOT SURVEYED



- NOTES:
- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
 - 2) AREAS COMPUTED BY COORDINATE METHOD.
 - 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 - 4) NO. 5 REBAR IRON STAKES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED

REFERENCES:

DB 1655 PG 767
DB 1743 PG 188
DB 1719 PG 574
PB 50 PG 485

Y11 TOP = 332.55' INV. IN = 331.78' INV. IN = 331.63' INV. OUT = 331.10'	Y16 TOP = 332.09' INV. IN = 330.73' INV. IN = 330.54' INV. OUT = 330.29'
Y12 TOP = 332.27' INV. IN = 331.22' INV. IN = 330.59' INV. OUT = 330.59'	MH 1 RIM ELEV 335.10 INV OUT 330.70 INV IN(2) 339.60
Y13 TOP = 332.33' INV. IN = 331.28' INV. IN = 330.91' INV. OUT = 330.79'	MH 2 RIM ELEV 332.10 INV OUT 322.22 INV IN (W) 322.88 INV IN (S) 322.25
Y14 TOP = 332.17' INV. IN = 330.52' INV. IN = 330.58' INV. OUT = 330.51'	MH 3 RIM ELEV 348.67 INV OUT(1) 340.17 INV IN 341.47 INV IN 341.87
Y15 TOP = 332.50' INV. IN = 331.0' INV. OUT = 330.90'	MH4 RIM ELEV 331.40 INV IN(C) 315.60 INV IN 315.60 INV OUT 315.40
CB1 TOP = 331.73' INV. IN = 325.24' INV. OUT = 324.63'	MH5 TOP = 331.64' INV. IN = 328.04' INV. OUT = 329.96'
CB2 TOP = 331.25' INV. OUT = 326.95'	

CB
TOP = 332.08'
INV. IN = 330.29'
INV. OUT = 328.64'

STORM DRAIN
MH
TOP = 332.54'
INV. IN = 328.11'
INV. OUT = 328.04'

RIM ELEV 333.47
INV OUT 327.77

HORNE MEMORIAL
METHODIST CHURCH
DB 1743 PG 188
PIN 166913-02-4512
ZONING O-I

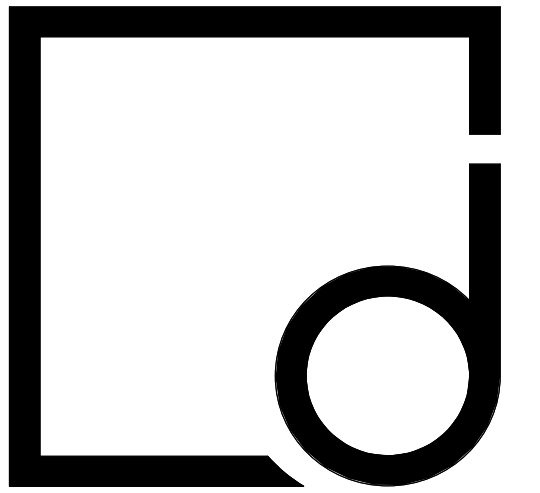
HORNE MEMORIAL UNITED
METHODIST CH TRUSTEE
DB 4308 PG 245
PIN 166917-02-1222
ZONING R-6

HORNE MEMORIAL
METHODIST CHURCH
DB 4272 PG 754
PIN 166917-02-2220
ZONING R-6

N/F
WILLIAM IRWIN
DB 1799 PG 376
PIN 166917-02-1142

N/F
MARY BARBOUR
DB 1230 PG 338
PIN 166917-02-0078

N/F
DOROTEA TORCHIANO
DB 3927 PG 155
PIN 166917-02-0390



REVIEW SET
NOT FOR
CONSTRUCTION

THE DRAWINGS AND DESIGN SHOWN ARE THE PROPERTY OF DESIGN DEVELOPMENT. THE REPRODUCTION OR USE OF THIS PROPERTY WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED AND ANY INFRINGEMENT OF THESE RIGHTS IS SUBJECT TO LEGAL ACTION.

Designdevelopment
ARCHITECTS

800 Salem Woods
Drive
Suite 102
Raleigh, NC 27615
919.848.4474

HORNE
MEMORIAL UMC
UTILITY BUILDING

CLAYTON,
NORTH CAROLINA

No.	Description	Date
-----	-------------	------

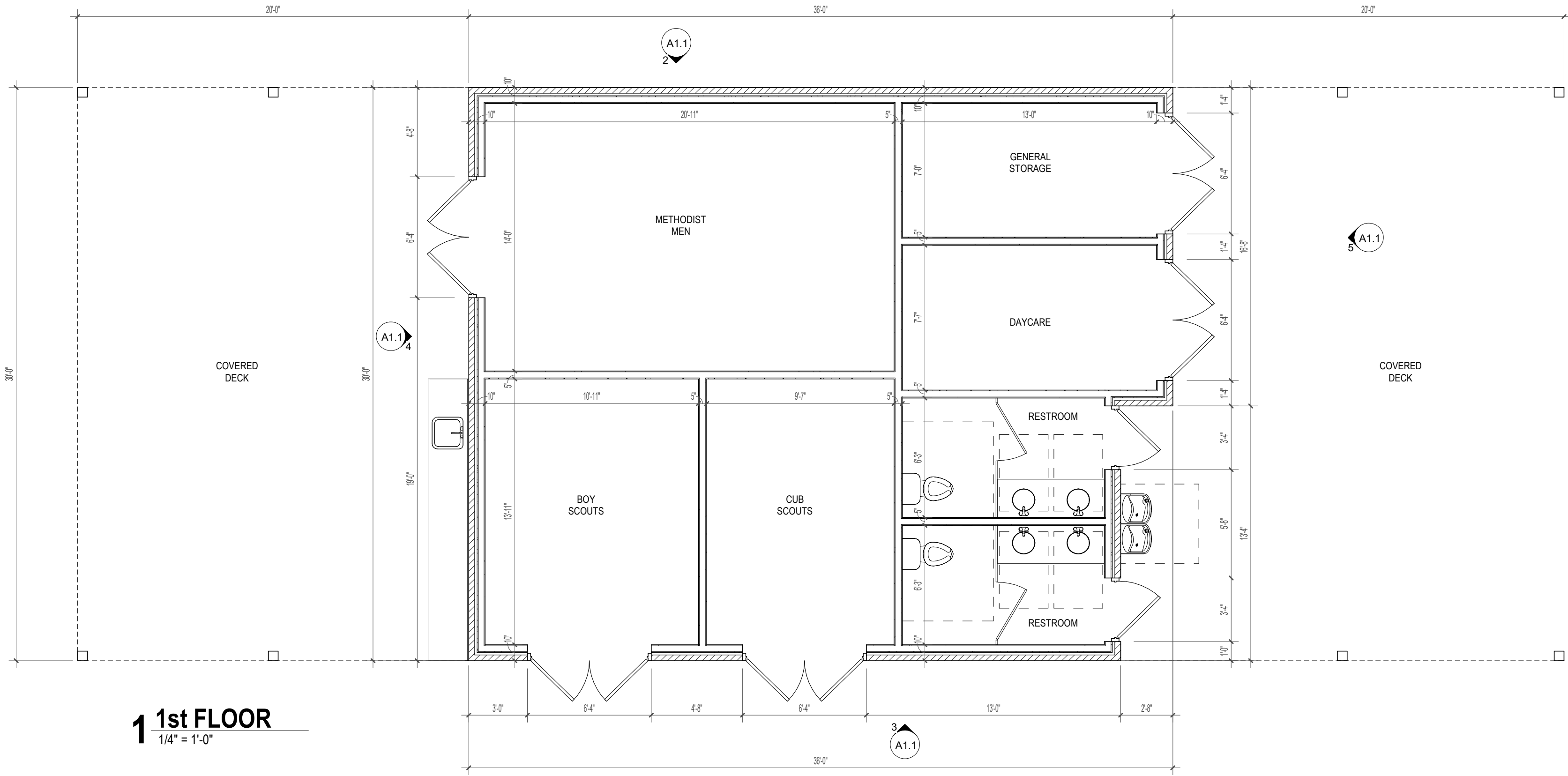
PROJECT #: 180051

DATE: Issue Date

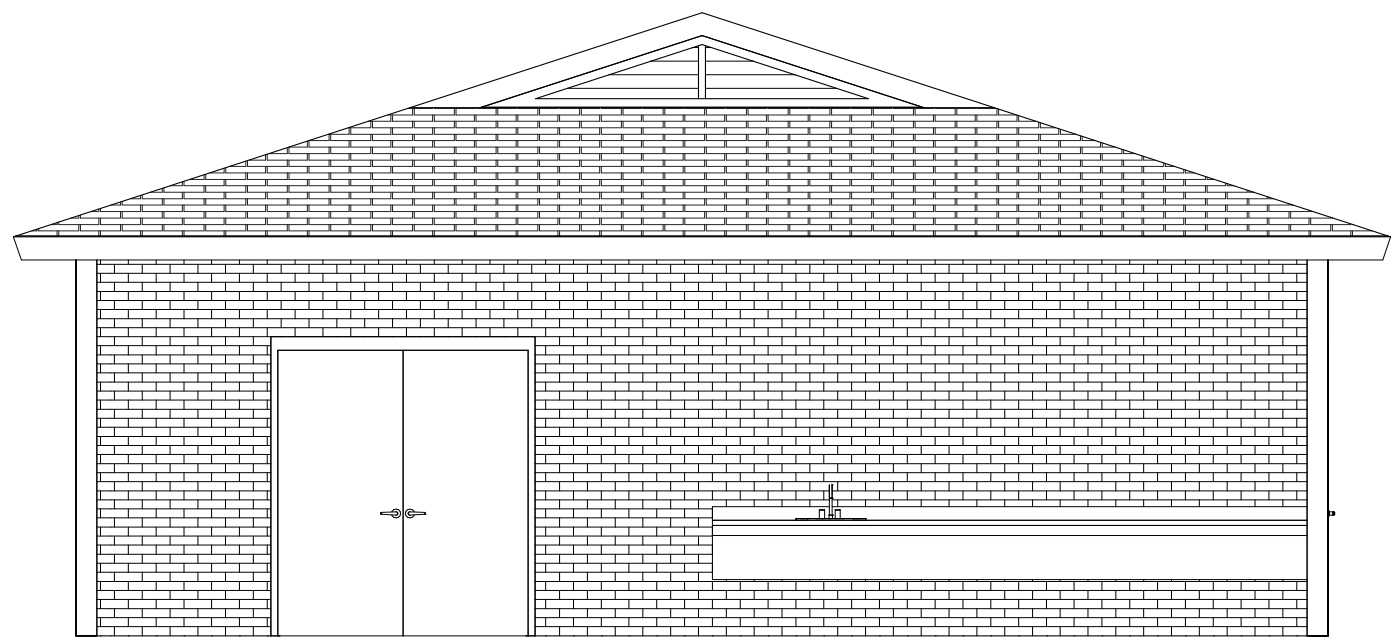
FLOOR PLAN

A1.1

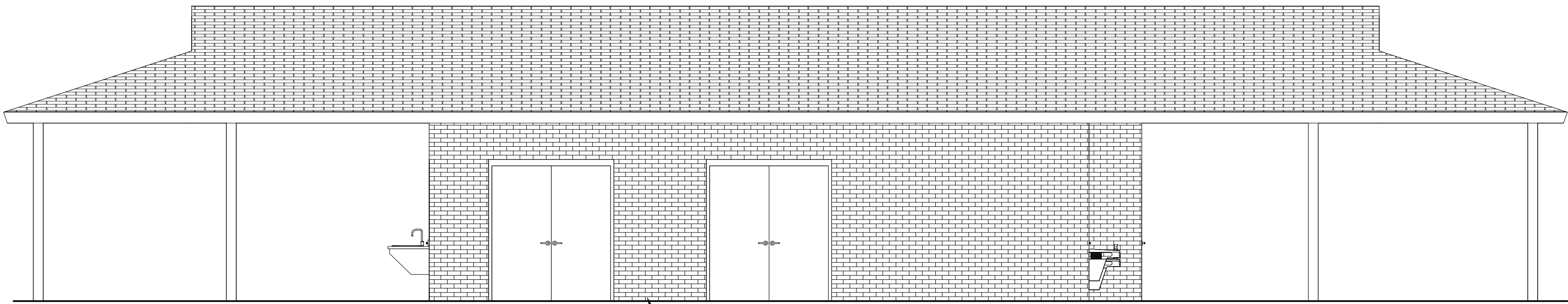
DIGITAL PRINT DATE: 2019-04-29 2:14:30 PM



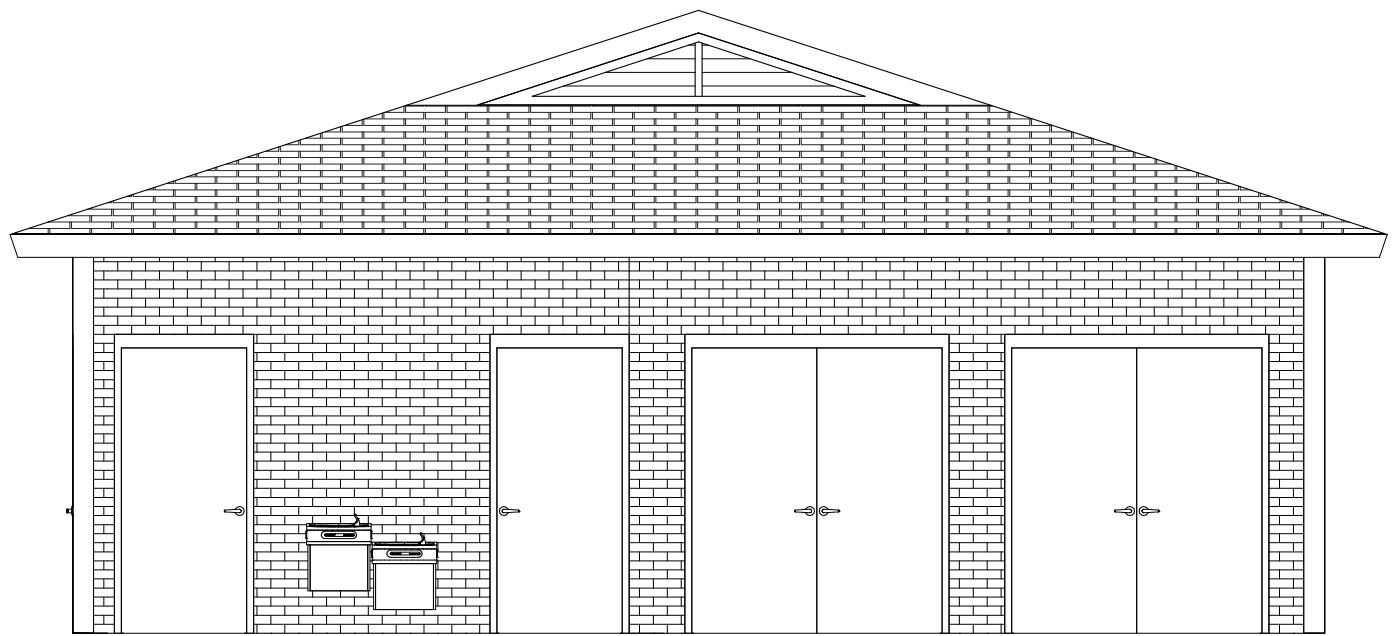
1 1st FLOOR
1/4" = 1'-0"



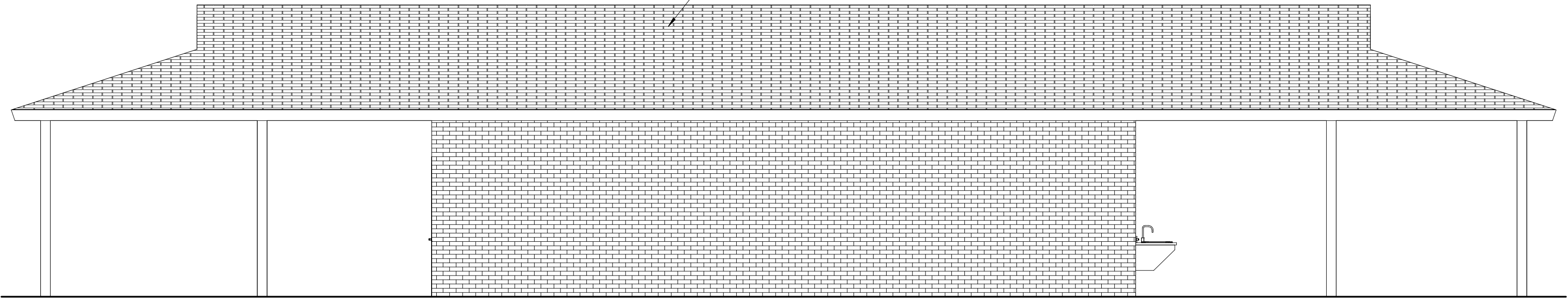
4 WEST ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"

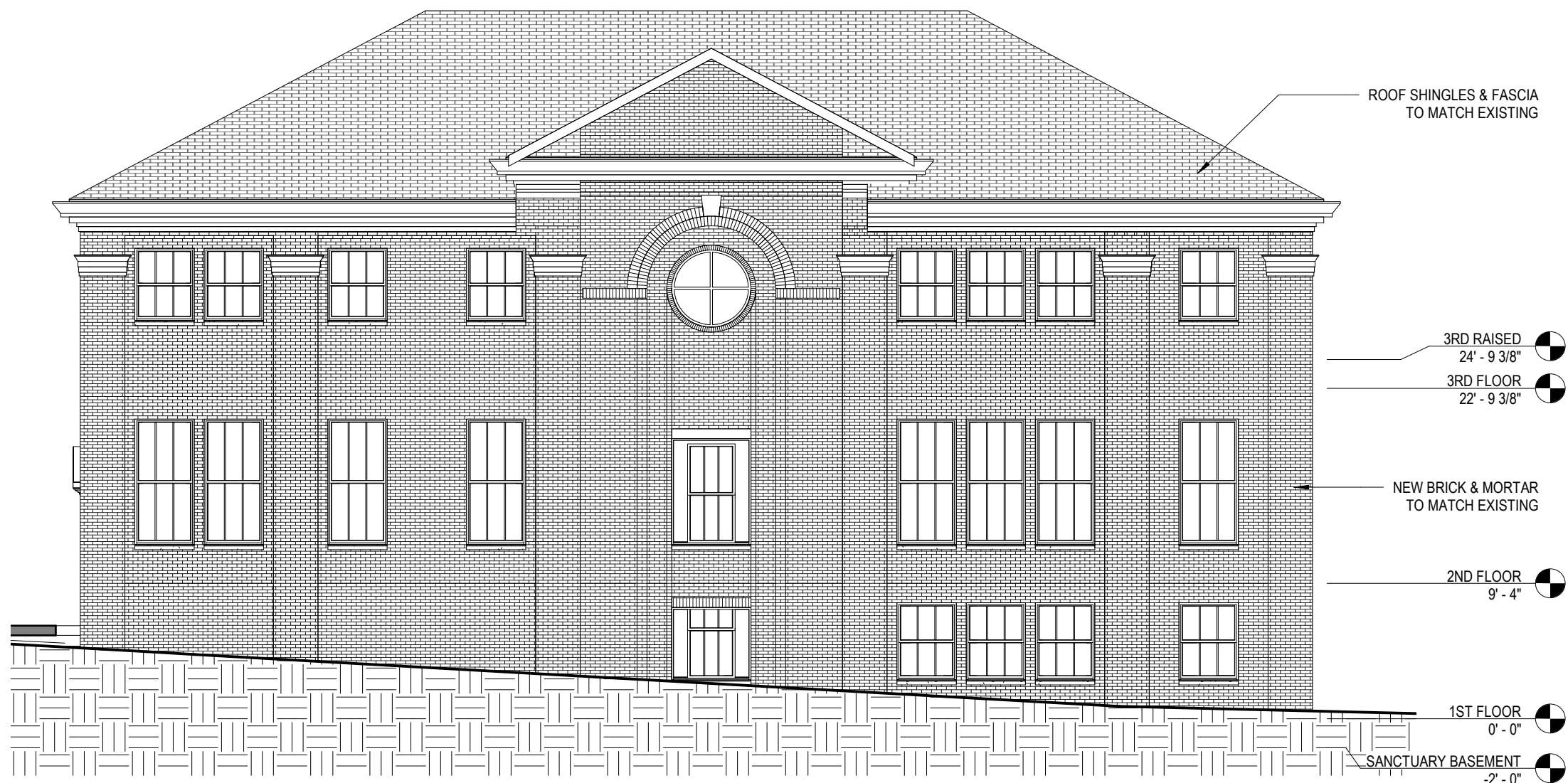


5 EAST ELEVATION
1/4" = 1'-0"

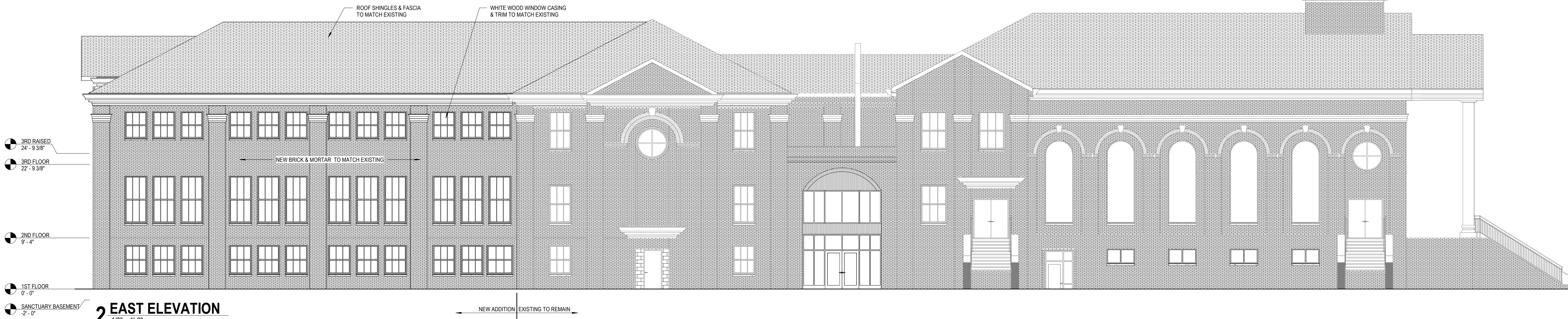


2 NORTH ELEVATION
1/4" = 1'-0"

ELEVATIONS NOTES:	
①	
②	
③	



1 SOUTH ELEVATION
1/8" = 1'-0"

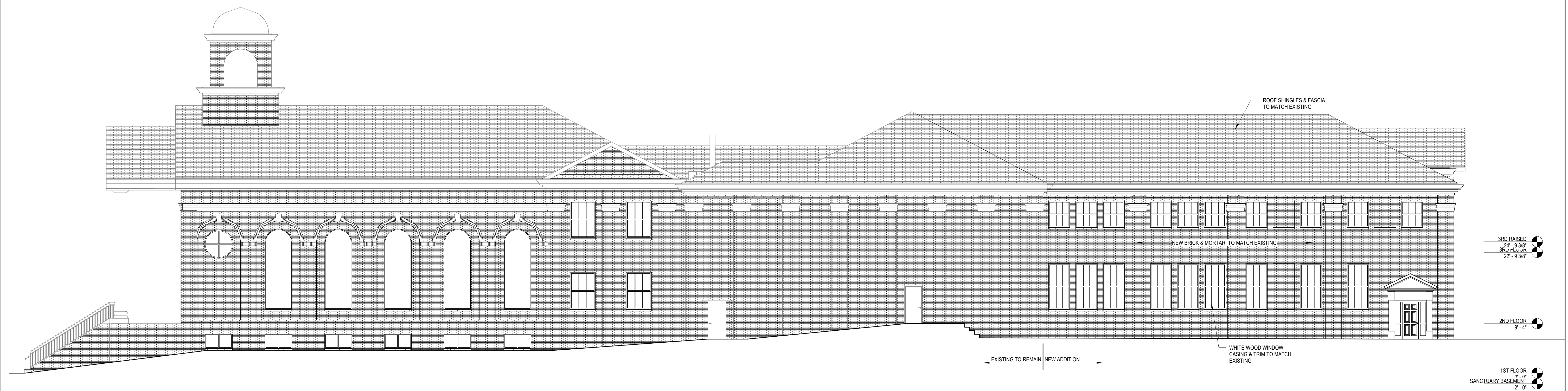


2 EAST ELEVATION
1/8" = 1'-0"

HORNE MEMORIAL UNITED METHODIST CHURCH
121 E. 2nd ST
CLAYTON, NC 27520

designdevelopment
ARCHITECTS

A2.1
2019-04-04 8:21:14 AM



1 NORTHWEST ELEVATION
1/8" = 1'-0"

HORNE MEMORIAL UNITED METHODIST CHURCH

121 E. 2nd ST
CLAYTON, NC 27520

designdevelopment
ARCHITECTS

A2.2

2019-04-04 8:21:51 AM



Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-1545
Fax: 919-553-1720

Planning Board
October 28, 2019

STAFF REPORT

Application Number: 2019-37-SP Project Name: Horne Memorial UMC Expansion

NC PIN/Tag #: 05015059 & 05016041
Town Limits/ETJ: Clayton Town Limits
Overlay: Partially within the Downtown Overlay District
Applicant: The Curry Engineering Group, PLLC
Owner: Horne Memorial Methodist Church / Bryan Blake: Building Program Lead
Location: 121 E. 2nd Street and 135 E. Horne Street, Clayton

Public Noticing:

- Neighborhood meeting held April 4, 2019
- Sign posted prior to August 16, 2019

REQUEST: The applicant is requesting a building expansion of the existing church on parcel 166913-02-4512, as well as the development of a playground, shelter, and parking lot on the adjacent parcel 166917-02-1222. The proposed shelter would contain restrooms, accessory use space, and limited outdoor storage of church vehicles/trailers.



SITE DATA:

Acreage:

Parcel	Acreage
05015059	.73
05016041	.41
Total	1.14

Present Zoning: Office-Institutional (O-I) & Residential-6 (R-6)

DEVELOPMENT DATA:

Proposed Uses:

Property	Existing Use(s)	Proposed Use(s)
05015059	Church w/ daycare facility & offices	Church w/ daycare facility & offices
05016041	Vacant	Accessory Playground, shelter for meetings/storage, outdoor storage of church vehicles

Buildings:

Property	Number of Buildings
05015059	1 Building (Existing Building Expansion)
05016041	1 building (shelter/meeting space)

Number of Stories:

Property	Number of Stories
05015059	3 Stories
05016041	1 Story

Impervious Surface:

Property	% Impervious Surface Existing	% Impervious Surface Proposed
05015059	65.8%	68.5%
05016041	0%	53.8%

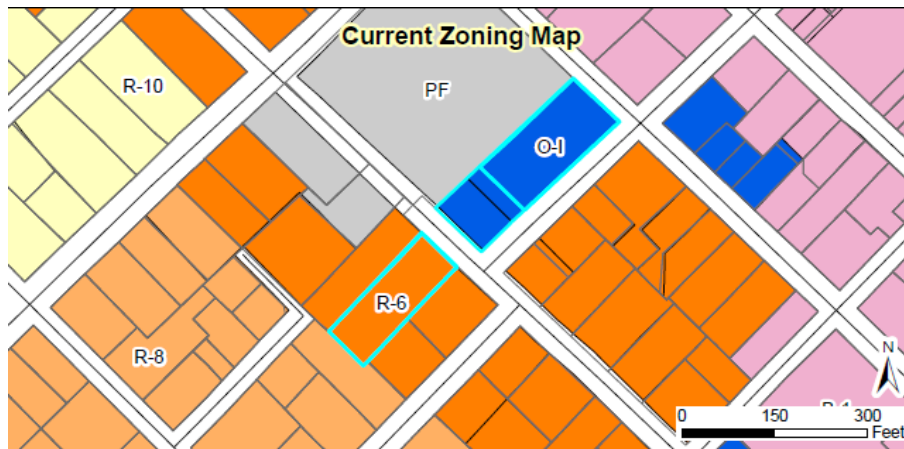
Parking:

Property	Parking Requirement	Parking Proposed
05015059	88 Spaces	Shared Parking Agreement with future Town Hall parking lot expansion
05016041	2 Spaces, includes 1 handicap	4 spaces, includes 1 handicap + 4 church fleet vehicle spaces

Access/Streets: One access point off of Horne Street.

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Public Facility (PF), Central-Business (B-1)	Commercial, Residential, Public Facility
South	Residential-6 (R-6)	Single-Family Residential, Vacant
East	Residential-6 (R-6), Office-Institutional (O-I), Central-Business (B-1)	Residential, Commercial, Office
West	Public Facility (PF), Residential-6 (R-6)	Public Facility, Single-Family Residential, Vacant



STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting site plan approval to expand the existing 27,700 square foot Horne Memorial UMC church by an additional 18,000 square feet. The applicant is also seeking to obtain issuance of a Conditional Use Permit, project 2019-42-CUP, which is required for the expansion of the church and accessory uses of the church. The expansion of the church is designed in conformity with the approved associated variance application 2019-41-VAR, which reduced the minimum setback distance to 7 feet from the back of the curb and increased the maximum building coverage to 55%. Both water and sanitary sewer service are provided by the Town of Clayton. The site of the existing church and building expansion is where all church services are held, as well as where the daycare facility is located.

On the adjacent property (05016041) the applicant is proposing to develop a private playground to be utilized by the church for the accessory daycare use in the main building. A shelter is included on the property with restrooms, storage space for the church, activity spaces for various church organizations, and an outdoor seating area with a covered deck. The applicant is also proposing limited outdoor storage of fleet vehicles on this property as well. If approved, a maximum of 4 vehicles/trailers associated with the church would be parked on this site daily for storage. On this property, the applicant lists in the site data table that a daycare is a proposed use. However, the daycare facility is actually located upon the existing church parcel across the street (05015059). As a part of the associated Conditional Use Permit, staff is recommending a condition of approval that clarifies where the daycare facility is approved to be located. This property shall be limited only to provide a playground area for the daycare facility.

Parking

No parking is provided on the existing church property. Instead, the church utilizes parking in the downtown area and is in the process of obtaining a developer's agreement with the Town of Clayton to share the parking at the Clayton Center/Town Hall. This developer's agreement includes shared parking for the future parking lot expansion of Town Hall that was approved by Planning Board in September 2019. On the property across the street, on which the proposed accessory playground and shelter are being built, the applicant has provided 2 regular spaces (1 handicap) and 2 parallel spaces. Four additional parking spaces are designated in this location for limited outdoor storage of fleet vehicles/trailers associated with the church.

Access

There is one proposed vehicular access point for the site off of Horne Street for the playground property.

Landscaping/Screening

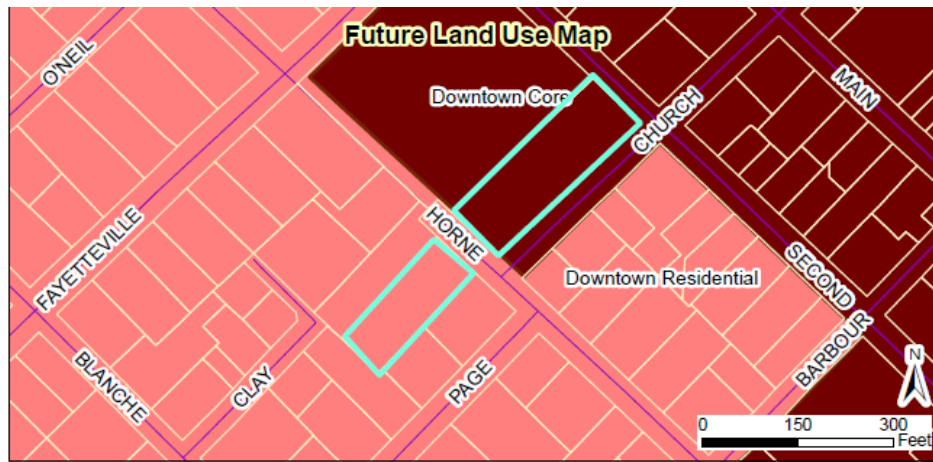
The applicant is providing an 8' tall fence to screen the property from view of adjacent residential parcels. Additionally, landscaping will be provided as well to meet the requirements of a Class "C" landscape buffer along all property lines. Per UDC requirements, all vehicular use areas must be screened from view by this type of buffer if visible from residential uses or zones.

Consistency with the Unified Development Code

The proposed use and associated site plan is consistent with and meets the applicable requirements of the Unified Development Code (UDC), subject to issuance of a Conditional Use Permit.

Compatibility with Surrounding Land Uses

The proposed use is generally compatible with the surrounding land uses, which include public facility, residential, civic club, and commercial.



CONSIDERATIONS:

- The Planning Board reviews and makes a final decision regarding Major Site Plans.
 - Site Plans are subject to conditions of approval placed upon associated quasi-judicial applications.
-

ATTACHMENTS:

- 1) Application
- 2) Staff Report Maps
- 3) Neighborhood Meeting Materials
- 4) Site Plan
- 5) Parking Letter
- 6) Adjacent Property Letter- Public Notice
- 7) Newspaper Ad- Public Notice



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: Clayton Storage **Date:** August 1, 2019

Applicant Name: 10 F Pursuit, LLC

The following checklist to be completed by applicant:

- ☒ [X] Pre-Application Meeting on: 5/8/19
- ☒ [X] Review fee
- ☒ [X] Advertisement Fee
- ☒ [X] Associated site plan (separate application required for major site plans, must be submitted concurrently)

11 copies of the following:

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

If required following Pre-Application Meeting:

- [N/A] Wastewater Allocation Request Form
- [N/A] 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: Clayton Storage
Acreage of Property: 3.71 (Total) Zoning District: B-3
County Tag #: 05E99018Y/05025003B NC Pin #: 165915-62-2628/165915-62-4541
Address/Location: No addresses listed on Johnston County GIS
Existing Use: Vacant and 1 building Proposed Use: Storage
Is project within a Planned Development? ☐ Yes ☒ No If yes, which: _____
Is project within an Overlay District? ☐ Yes ☒ No If yes, which: _____
Is a site plan being concurrently submitted? ☒ Yes ☐ No

APPLICANT INFORMATION

Applicant: 10 F Pursuit, LLC
Mailing: 5400 Glenwood Ave. Suite G-11 Raleigh, NC 27612
Address: Phone: 919-977-4457 Fax: _____
Number: Clifton Minsley
Contact Person: Cliff@10Federal.com
Email Address: _____

OFFICE USE ONLY

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

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 development is designed using all sections of the Town of Clayton UDC as well as state and county development regulations related to stormwater control and construction.

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.

One of the two parcels is currently being used as a self-storage facility, and the proposed development is an expansion of that facility. All adjacent properties are already developed and have separate access to the public transportation system. The proposed development will use existing infrastructure and will not impact adjacent properties, since the proposed use matches the existing use.

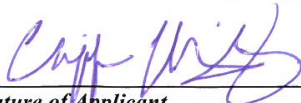
4. That the application will not adversely affect the adopted plans and policies of the Town, or violate the character of existing standards for development of the adjacent properties.

The proposed use is allowed within the existing B-3 zoning district in the Town of Clayton. No variance from the current Town plan is being requested.

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.

Clifton Minsley
Print Name


Signature of Applicant

8/1/19
Date

NEIGHBORHOOD MEETING INFORMATION

Purpose:

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

Meeting Date:

The meeting must be held at least ten (10) calendar days prior to the 1st Public Hearing Meeting.

Meeting Time & Location:

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

Meeting Notice Mailing requirements:

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

Information required to be provided at the Neighborhood Meeting:

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

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

Information provided to Planning Department:

Alert the Planning Department once the date, location, and time of the Neighborhood Meeting are determined.

Deliver the following items to the Planning Department at least ten (10) calendar days prior to the 1st Public Hearing Meeting in electronic or hard copy format:

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

ADJACENT PROPERTY OWNERS LIST

Project Name: Clayton Storage

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
165919-62-0143	Amelia Village Ph 1, LLC	701 Exposition Pl, S-101, Raleigh, NC 27615
165915-62-0894	Marvel Management, LLC	2127 Willow Hill Ln, Clayton, NC 27520
165915-62-2969	MDC NC 2, LLP	11995 El Camino Real San Diego, CA 92130
165915-62-4941	Larry N. Durham & Patricia Durham	1198 Peele Rd. Clayton, NC 27520
165915-62-5727	Spirit Master Funding VI, LLC	2727 N. Harwood Se, S-300 Dallas TX 75201
165915-62-6677	NKHBM LLC	23 Glen Laurel Rd., Clayton, NC 27527
165919-62-8147	Clayton Crossing Holdings, LLC	P O Box 1354, Clayton, NC 27528
165919-62-5216	Clayton Crossing Association	P O Box 534, Kittrell, NC 27544
165915-62-7594	Clayton Crossing Association	P O Box 534, Kittrell, NC 27544
165919-62-5338	Guo, Chunzhi & Zhang, Beirong	115 Stablegate Drive, Cary, NC 27513
165919-62-5346	CTA LLC	P O Box 534, Kittrell, NC 27544
165919-62-5373	Zheng, Mei Hua	1013 Murray Ave, Cherry Hill, NJ 08002
165919-62-5365	Hewitt, James M	108 Lemar Dr., Garner, NC 27529
165919-61-5968	Town of Clayton	P O Box 777, Clayton, NC 27528



BASS, NIXON & KENNEDY, INC., CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
919/851-4422 FAX 919/851-8968 BNK@BNKinc.com

Date: August 28, 2019

Dear Clayton Area Property Owner:

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

Meeting Date: September 10, 2019

Meeting Time: 6:30 PM

Meeting Location: Poole Room
Clayton Center
111E, 2nd St
Clayton, NC

Type of Application: Conditional Use, Special Use, Major Site Plan

Project/proposal property address: US 70 Business (GIS does not provide address)

Description of project/proposal: Request for Conditional Use, Special Use and Major Site Plan to provide storage facility expansion to accommodate covered Recreational Vehicle Storage.

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

1. A copy of the project application.
2. A map at a scale that is appropriate to the project and shows neighboring properties and roads.

A copy of the site plan is enclosed with this letter showing the proposed development.

If you have any questions prior to or after this meeting, you may contact us at 919-851-4422. You may also contact the Planning Department at 919-553-5002.

Sincerely,

A handwritten signature in cursive script that reads "Garry P. Walston".

Garry P. Walston, PLA

Bass, Nixon & Kennedy, Inc

Cc: Town of Clayton Planning Dept.



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: Clayton Storage **Address or PIN #:** 165915-62-2628
165915-62-4541

AGENT/APPLICANT INFORMATION:

Garry Walston
(Name - type, print clearly)

6310 Chapel Hill Rd Ste 250
(Address)
Raleigh, NC 27607
(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 application
Conditional use application

Special Use Permit

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

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

OWNER AUTHORIZATION:

Clifton Minsley
(Name - type, print clearly)

5400 Glenwood Ave. Suite G-11
(Address)

Cliff Minsley
(Owner's Signature)

Raleigh, NC 27612
(City, State, Zip)

STATE OF N.C.
COUNTY OF WAKE

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

SEAL



Sandi Belltrani
Notary Public

My Commission Expires:

April 24, 2022

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: Clayton Storage **Address or PIN #:** 165915-62-2628
165915-62-4541

AGENT/APPLICANT INFORMATION:

Garry Walston 6310 Chapel Hill Rd Ste 250
(Name - type, print clearly) (Address)
Raleigh, NC 27607
(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 application Special Use Permit
Conditional use application

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

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

OWNER AUTHORIZATION:

Clifton Minsley 5400 Glenwood Ave. Suite G-11
(Name - type, print clearly) (Address)
Cliff Minsley Raleigh, NC 27612
(Owner's Signature) (City, State, Zip)

STATE OF N.C.
COUNTY OF WAKE

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

SEAL



April 2019

Sandi Beltram
Notary Public

My Commission
Expires:

April 24, 2022

10 of 10

Public Notice

In accordance with NC GS 160A-364, the Clayton Planning Board will conduct the following evidentiary hearings on Monday, October 28, 2019, at 6 PM in the Town Council Chambers in Town Hall, located at 111 E. Second Street to consider the following requests:

- 2019-161-CUP Clayton Storage Conditional Use Permit- Request to allow the use of "Self-storage facility" on the subject parcels. Per UDC requirements this use is only permitted via issuance of a Conditional Use Permit. The properties are zoned Highway-Business (B-3) and are located off US HWY 70; TAG #s: 05E99018Y & 05025003B
- 2019-191-VAR 217 S Church Street Variance- Request for a variance from Section 155.308 of the Town of Clayton Unified Development Code, to allow an addition to a residential home to extend into the required setback. Property is located in the Residential-6 (R-6) zoning district at 217 S Church Street; TAG # 05015062.

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, Planner II
919-553-5002

The Johnstonian

Please advertise on the following dates:
Wednesday, October 16, 2019
Wednesday, October 23, 2019

Affidavit of publication required.



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

October 7, 2019

NOTICE

SUBJECT: **Project:** 2019-161-CUP Clayton Storage Conditional Use Permit
Location: US HWY 70 BUS
Tag #: 05E99018Y & 05025003B
Applicant: 10 F Pursuit LLC

Dear Clayton Area Property Owner:

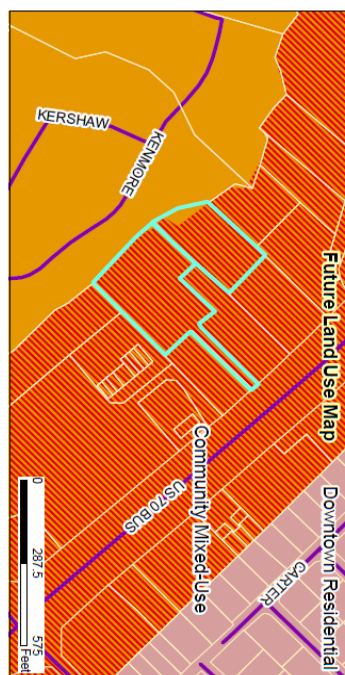
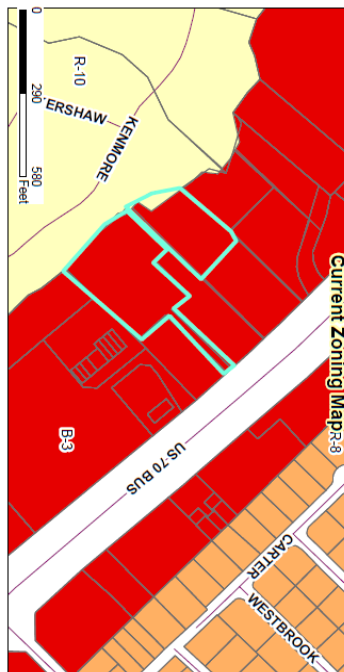
Notice is hereby given that the Clayton Planning Board will hold an evidentiary hearing on **Monday, October 28, 2019 at 6:00 PM** at Town Hall, 111 E Second Street, to consider the above referenced Conditional Use Permit application. The applicant is requesting issuance of a Conditional Use Permit to expand the use and allow the use of "Self-Storage Facility" on the subject properties. Per the Unified Development Code, the use of "Self-storage facility" is only permitted in this zoning district (Highway-Business B-3) via issuance of a Conditional Use Permit. A major site plan for the self-storage facility is running concurrently with this Conditional Use Permit request. Please see the map on the back of this letter for the location of the parcels.

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 hhogg@townofclaytonnc.org.

Sincerely,

Haley Hogg, AICP, CZO
Planner II



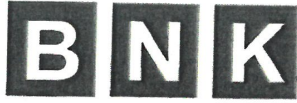
Clayton Storage
2019-161-CUP
Request: Allow the expansion of "Self-Storage Facility"
2019-162-SP
Request: Develop additional self-storage buildings
 Applicant: 10 F Pursuit LLC
 Property Owner: Michael Lynn Marvel Revocable Trust
 File #: 02E90184, 050250038



Document Title: City Administrator's Planning Report 2019-161-CUP & 2019-162-SP - Clayton Storage Report Request Staff Report Map 2019-161-CUP & 2019-162-SP - Clayton Storage Map

Produced by: TDC Planning
 Date: 10/01/19
 Disclaimer: "This map is provided for informational purposes only. The City of Clayton is not responsible for the quality of the data used in this map."

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



BASS, NIXON & KENNEDY, INC., CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
919/851-4422 FAX 919/851-8968 BNK@BNKinc.com

Date: August 28, 2019

Dear Clayton Area Property Owner:

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

Meeting Date: September 10, 2019

Meeting Time: 6:30 PM

Meeting Location: Poole Room
Clayton Center
111E, 2nd St
Clayton, NC

Type of Application: Conditional Use, Special Use, Major Site Plan

Project/proposal property address: US 70 Business (GIS does not provide address)

Description of project/proposal: Request for Conditional Use, Special Use and Major Site Plan to provide storage facility expansion to accommodate covered Recreational Vehicle Storage.

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

1. A copy of the project application.
2. A map at a scale that is appropriate to the project and shows neighboring properties and roads.

A copy of the site plan is enclosed with this letter showing the proposed development.

If you have any questions prior to or after this meeting, you may contact us at 919-851-4422. You may also contact the Planning Department at 919-553-5002.

Sincerely,

A handwritten signature in cursive script that reads 'Garry P. Walston'.

Garry P. Walston, PLA
Bass, Nixon & Kennedy, Inc

Cc: Town of Clayton Planning Dept.

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Clayton Storage

Application: Major Site Plan, Conditional Use Permit, Special Use Permit

Location/Date: 09-10-19, Poole Room, The Clayton Center

	NAME	ADDRESS
1	Lynn Fussell	bcfussell@yahoo.com
2	Robert Williamson	RDW123@comcast.net
3	ROBBIE PELL	6310 CHAPEL HILL RD. RALEIGH, N.C. 27607 ROBBIE.PELL@BNKINZ.COM
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Major Site Plan, SUP, CUP Date of Mailing: 08-28-19
Date of Meeting: 09-10-19 Time of Meeting: 6:30 p.m.
Location of Meeting: Poole Room, The Clayton Center, Clayton, NC

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: Garry P. Walston, PLA, LEED Signature: Garry P. Walston

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.*

1. Cliff Minsley provided a project overview. There were only two attendees at the meeting.
2. Bob asked for an explanation of how stormwater would be handled and this was explained by Robbie Bell of BNK, stating that the project will include a stormwater control device.
3. There was some discussion as to who is responsible for maintenance of the swale that runs under 70 and drains to the creek along the rear of the site. We showed Bob from GIS aerials that the creek is actually not on the subject property but is actually on his property as well as land that is owned by the Town of Clayton just north of the creek.
4. Meeting broke up at approximately 7:30.

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

ADJACENT PROPERTY OWNERS LIST

Project Name: _____

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
165919-620143	Amelia Village Phase 1, LLC	701 Exposition Pl Ste 101 Raleigh, NC 27615
165919-62-0143	Amelia Village Phase 1, LLC	701 Exposition Pl Ste. 101 Raleigh, NC 27615
165915-62-0894	Marvel Management, LLC	2127 Willow Hill Ln Clayton, NC 27520
165915-62-2969	MDC NC2, LLP	11995 El Camino Real San Diego, Ca 92130
165915-62-4941	Larry N. Durham & Patricia Durham	1198 Peele Rd Clayton, NC 27520
165915-62-5727	Spirit Master Funding VI, LLC	2727 N. Harwood St Ste. 300 Dallas, TX 75201
165915-62-6677	NKHBM, LLC	23 Glen Laurel Rd Clayton, NC 27527
165919-62-8147	Clayton Crossing Holdings, LLC	PO Box 1354 Clayton, NC 27528
165919-62-5216	Clayton Crossing Association	PO Box 535 Kitrell, NC 27544
165919-61-5968	Town of Clayton	PO Box 777 Clayton, NC 27528

October 17, 2019

To: Haley Hogg, Planner, Town of Clayton
From: Robert Williamson, Clayton Crossings Owners
Re: 2019-161-CUP Clayton Storage Conditional use Permit
US Hwy 70 Bus., Clayton N.C.

Hello,

I have been asked to write this letter on behalf of the adjacent property owners of the proposed project referenced above. The immediate and nearby existing property owners have some concerns regarding this development.

The "Neighborhood Meeting", held on September 10, was led by the applicant and his paid for engineering firm. The questions and concerns we had were not addressed by an unbiased group. Though the engineering firm answered questions and explained some areas of question, we feel the meeting lacked substantive responses intended for our best interest.

One concern we have is why a project which lies almost totally within a flood zone in an area prone to flooding, would be considered by the Town. Some buildings were built years ago prior to complete knowledge and understanding of downstream effects of stormwater run-off. However, in the present, it has become apparent that stormwater runoff and development in flood zones can lead to property damage and huge expenses to those affected adjacent to and downstream from the development.

Due to development upstream prior to stormwater planning, the surrounding properties of the proposed project have had to pay to maintain an inadequate drainage creek that runs adjacent to the proposed property requesting the approval. It has cost Frank Issa of Liberty Motors thousands of dollars and the Clayton Crossings Owners Association, also adjacent, tens of thousands of dollars to prevent the creeks bank from overflowing and to maintain erosion control. The Church at Clayton Crossings has endured a history of stormwater expenses as well.

Moreover, The Town of Clayton has recently spent thousands of dollars rerouting electric conduits in order to alleviate stormwater erosion; evidence there is a problem. In addition, water is carried under a bridge that crosses Amelia Church Road which collects debris and is already inundated with each storm. In any event, we are all concerned at what effects our properties might face if the parcel of land proposed for development becomes impervious.

The adjacent owners do not want to endure the expense of hiring engineers to ensure our best interest is protected unless we absolutely have to. As taxpayers, we are depending on the Town to do what is right. We presume that certain zoning exists for the purposes of regulating and preventing detrimental events from occurring.

We hope the meeting scheduled for October 28 will be attended by the Town's engineering team and will conduct and direct an unbiased outcome which is in the best interest of the environment, existing property owners and businesses.

Sincerely,

Robert Williamson
Clayton Crossings Owners Association



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
October 28, 2019*

STAFF REPORT

Application Number: 2019-162-CUP **Project Name: Clayton Storage Conditional Use Permit**

Tag #: 05E990184, 05025003B (to be recombined prior to issuance of building permits)

Location: Off US HWY 70 BUS

Applicant: 10 F Pursuit LLC

Owner: Michael Lynn Marvel Revocable Trust

Project Planner: Haley Hogg, Planner II

Public Noticing Dates:

- **Neighborhood Meeting:** September 10, 2019
- **Sign Posted:** October 17, 2019
- **Newspaper Ad Published:** October 16 & 23, 2019
- **Adjacent Property Notification:** October 7, 2019

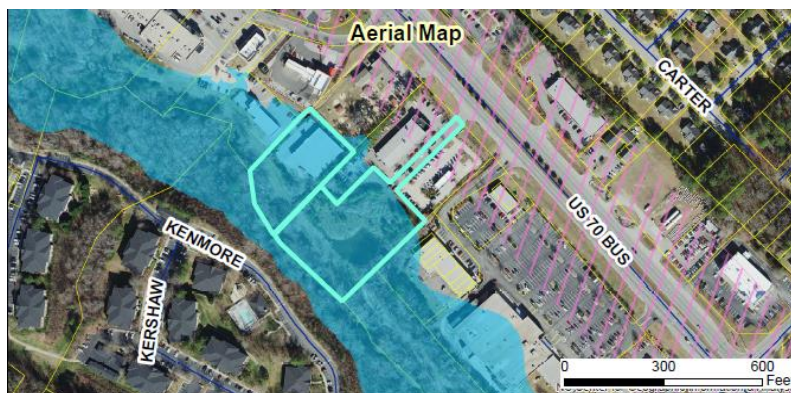
REQUEST: Request for issuance of a conditional use permit to expand the use of self-storage facility on the subject properties.

SITE DATA:

Acreage: 3.71 acres

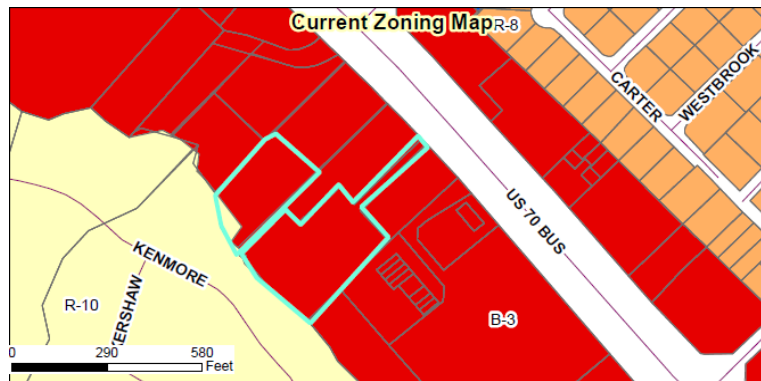
Zoning: Highway-Business (B-3)

Existing Use: Self-storage facility & vacant



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Highway-Business (B-3)	Daycare/Auto Service
South	Highway-Business (B-3) / Residential-10 (R-10)	Retail / Apartments
East	Highway-Business (B-3)	Daycare / Auto Service / Medical Office
West	Residential-10 (R-10)	Apartments



DEVELOPMENT DATA:

Proposed Uses: Self-Storage Facility

Impervious Surface: 36.95% proposed

Proposed Parking: 6 spaces, including 1 handicap space

Access/Streets: Off US HWY 70 BUS and the Meineke parking lot to the north via an existing access easement

STAFF ANALYSIS AND COMMENTARY:**Overview**

The applicant is requesting a Conditional Use Permit to allow the use of Self-Storage Facility on the subject properties. The northernmost property currently includes a Self-Storage facility, and the applicant is requesting to expand this by adding additional storage units on the site. Additionally, via a Special Use Permit pending the approval of this Conditional Use Permit, the applicant is requesting to allow an accessory of limited outdoor storage of RVs and boats on the southernmost parcel. Issuance of this Special Use Permit is subject to Town Council review and approval.

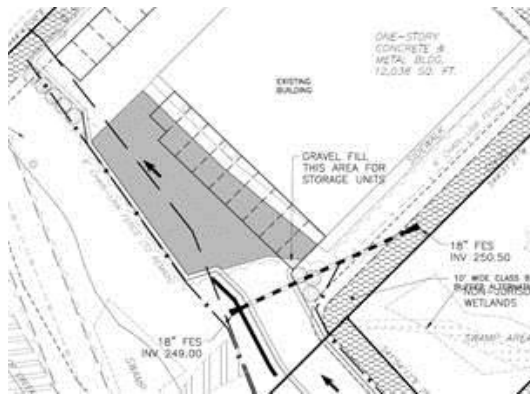
Associated Site Plan

Pursuant to §155.710, concurrent with a request for a Conditional Use Permit, an applicant is required to submit a site plan for review and approval. This plan is processed as any other site plan (in this case as Major Site Plan

2019-162-SP), with a final decision made by the applicable reviewing body. The details of the site plan are outlined partially herein, and in their entirety in the staff report for the associated Major Site Plan 2019-162-SP.

Staff is recommending Conditions of Approval be placed upon this Conditional Use Permit, which the associated site plan will be subject to. Please see below for a list of items on the site plan that can be mitigated through the approval of the recommended conditions of approval included in this staff report:

1. **Surface Material:** The parking lot is primarily proposed to be asphalt with curb & gutter throughout, but the landscaping plan does have a note and shades an area that states “Gravel fill this area for storage units”. Curb & gutter is also excluded from this location. This area is an existing gravel storage area. However, gravel is not a permitted material per the UDC for vehicular use areas or parking, and as such staff is recommending a Condition of Approval to require this note be removed from the final plan sets and asphalt be utilized in this location. Since this property is located within a floodway the Town Engineering department will require a no-rise certification letter to be submitted at the time of construction drawings in order to certify that any development within the floodway will not increase flood heights upstream or downstream. This has also been outlined in the recommended conditions of approval (conditions #5 & #6).



2. **Parking:** All parking is currently proposed on the southernmost parcel, which is the site of the proposed accessory outdoor storage. The outdoor storage is subject to approval by Town Council via issuance of a Special Use Permit. If Town Council does not approve the accessory outdoor storage on this parcel and the owner chooses not to recombine the parcels in order to redevelop the vacant parcel for a different use in the future, a modification to the site plan would be required to ensure that on-site parking is provided for the Self-Storage Facility (condition #2).

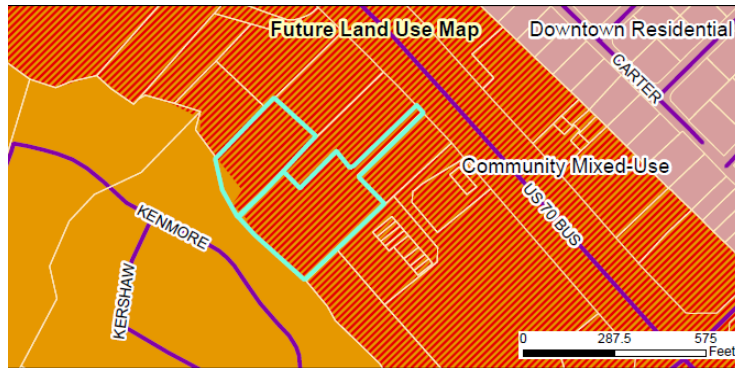
Consistency with Adopted Plans:

- **Comprehensive Plan 2040**

The Future Land Use Map designates these properties as Community Mixed Use. This designation typically includes community-serving commercial uses such as office, civic, and institutional uses as well as retail establishments. The proposed plan is generally consistent with this designation, as it is a non-residential community serving use. It is also worth noting that a self-storage facility already exists on one of the two subject properties.

- **Unified Development Code**

The site plan meets all applicable requirements of the Unified Development Code, so long as the site plan and accessory outdoor storage are approved via the associated Conditional Use and Special Use Permits.



CONSIDERATIONS

- The Planning Board shall make final decisions regarding Conditional Use Permits.
- Conditional Use Permits shall address specific Findings of Fact. The burden of proof is on the applicant. These Findings all must be met for a Conditional Use Permit to be approved.
- Staff does not make recommendations on Quasi-Judicial applications in regards to approval/denial.
- Approval of the accessory limited outdoor storage shown on the site plan is subject to Special Use review and approval by Town Council.

FINDINGS OF FACT

Special Use Permits shall address the following findings. The burden of proof is on the applicant. Please see below for the applicant's response to each finding, as well as staff's commentary.

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 proposed development will be a secured facility, with controlled entry and exit points. There will be no storage of hazardous materials or products.

Staff Commentary: The applicant is proposing a fence around the entire development, along with a security gate at the entrance. There is an existing Self-Storage Facility (indoors) located on the northernmost parcel.

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 development is designed using all sections of the Town of Clayton UDC as well as state and county development regulations related to stormwater control and construction.

Staff Commentary: The application has received TRC certification and has been reviewed by Town departments. The plan meets all requirements of the UDC, with the exception of those outlined in the staff report of which staff is recommending Conditions of Approval. Preliminary stormwater design has

been reviewed by the Engineering department but is reviewed for final approval through Johnston County.

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: One of the two parcels is currently being used as a self-storage facility, and the proposed development is an expansion of that facility. All adjacent properties are already developed and have separate access to the public transportation system. The proposed development will use existing infrastructure and will not impact adjacent properties, since the proposed use matches the existing use.

Staff Commentary: The northernmost parcel is currently used as an indoor self-storage facility. The southernmost parcel is currently vacant and the applicant is proposing accessory limited outdoor storage at this location. The outdoor storage accessory use will be reviewed separately by Town Council for a final decision. No adjacent properties utilize these parcels for access.

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 proposed use is allowed within the existing B-3 zoning district in the Town of Clayton. No variance from the current Town plan is being requested.

Staff Commentary: The property is zoned Highway-Business (B-3) and does permit the use of self-storage facility, subject to issuance of a Conditional Use Permit. Accessory limited outdoor storage is permitted subject to issuance of a Special Use Permit by Town Council.

RECOMMENDED CONDITIONS OF APPROVAL:

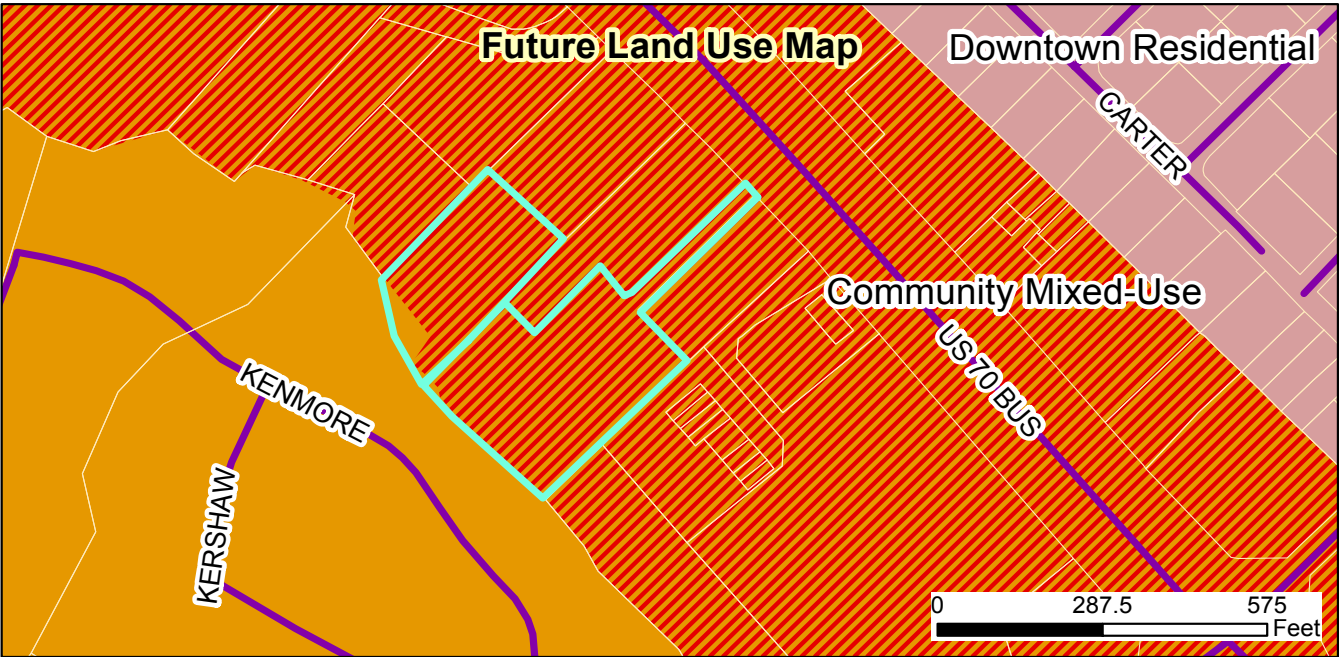
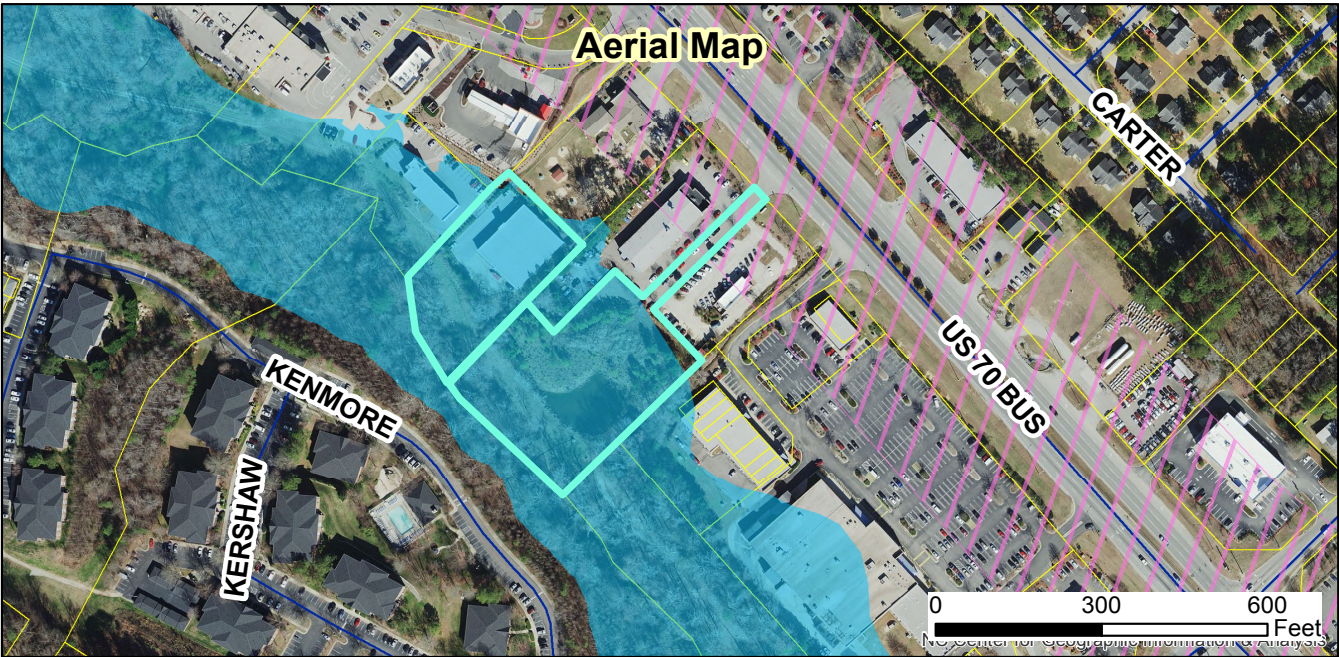
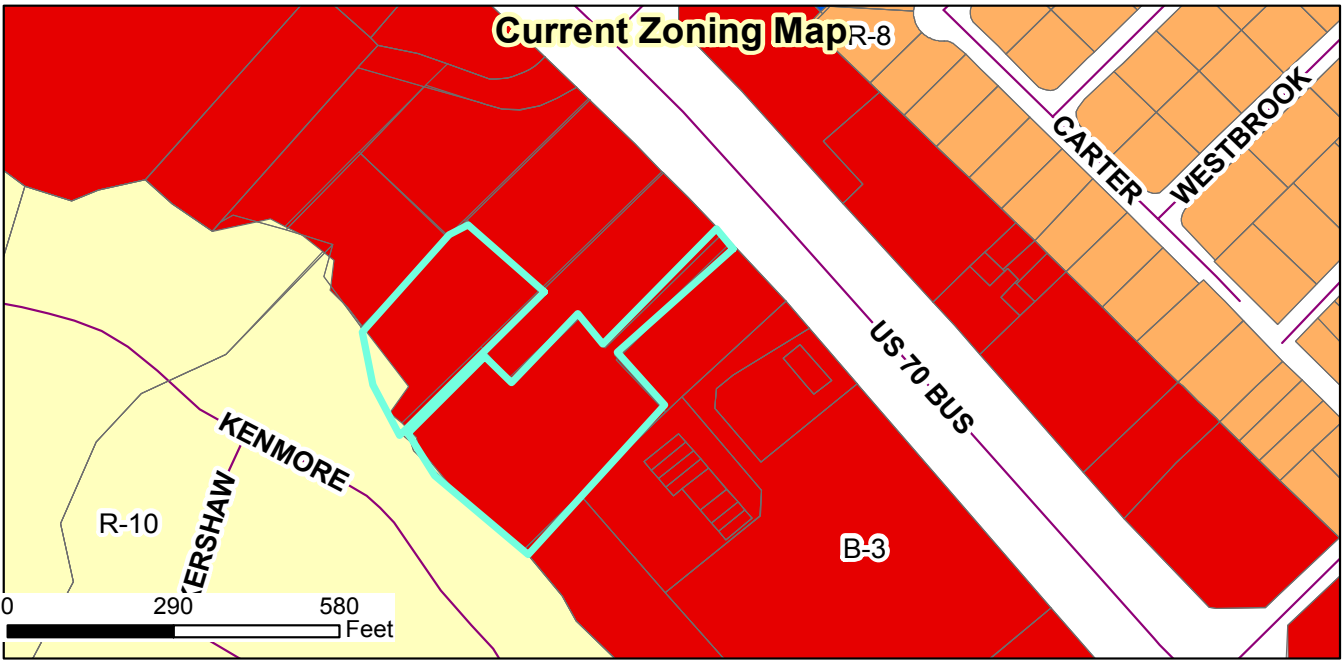
If approved, staff recommends the following Conditions of Approval be placed upon the application:

1. Three final sets of the associated site plan 2019-162-SP, meeting these conditions of approval and with these conditions of approval outlined on the cover sheet, shall be submitted to the Planning Department following board approval in order to be reviewed and approved.
2. If the accessory limited outdoor storage of RVs and boats is not approved through the associated Special Use Permit 2019-183-SUP by Town Council, the plans shall be updated to reflect the removal of all outdoor storage structures. If this occurs and the parcel is no longer requested for a specific use at that time, the recombination shall not be required so long as all parking is relocated to the northernmost property to serve the existing self-storage facility and new indoor storage units.
3. The accessory limited outdoor storage of RVs and boats shown in the associated site plan 2019-162-SP shall be reviewed and approved by Town Council in order to be permitted, per UDC requirements. The associated site plan shall be subject to any conditions of approval placed upon the associated Special Use Permit 2019-183-SUP.
4. The subject properties shall be recombined prior to issuance of building permits.
5. All parking areas and vehicular use areas shall consist of a paved surface. All portable storage units shall be placed upon a paved surface. Gravel shall not be permitted in any location on the properties, per UDC requirements.

6. During the construction drawing phase, a no-rise certification letter shall be submitted to the Engineering Department. This letter must be submitted by a NC licensed engineer and certify that any development within the floodway will not increase flood heights upstream or downstream.
 7. All Finished Floor Elevations shall be reviewed and approved by the Town Engineering and Inspections department at the time of construction drawing review, in order to ensure compliance with flood plain regulations.
 8. No vehicles shall be stored or parked overnight within the entrance drive into the development located off US HWY 70 BUS. This area shall remain clear and utilized for access only to ensure safe access into the site for customers and emergency vehicles.
-

ATTACHMENTS:

- 1) Application
- 2) Staff Report Maps
- 3) Neighborhood Meeting Materials
- 4) Site Plan
- 5) Adjacent Property Letter
- 6) Newspaper Ad



Clayton Storage
2019-161-CUP
Request: Allow the expansion of "Self-Storage Facility"
2019-162-SP
Request: Develop additional self-storage buildings

Applicant: 10 F Pursuit LLC
 Property Owner: Michael Lynn Marvel Revocable Trust
 Tag #: 05E990184, 05025003B

Staff Report Map



Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2019\2019-162-SP - Clayton Storage\Staff Report Maps\Staff Report Map - 2019-161-CUP & 2019-162-SP - Clayton Storage.mxd

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

10/01/19
 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

MAJOR SITE PLAN APPLICATION COVER SHEET

Name of Project: Clayton Storage **Date:** 08-01-2019

Applicant Name: 10 F Pursuit, LLC

The following checklist to be completed by applicant:

- ☒ Pre-Application Meeting on: 5/8/19
- ☒ 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
- [N/A] Wastewater Allocation Request Form
- ☒ Neighborhood Meeting Notice Letter (1 copy)
- ☒ Stormwater Management Statement
- [N/A] Signed/Sealed Traffic Impact Analysis (if applicable)

11 copies of the plan set which includes the following:

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

* Town of Clayton

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: Clayton Storage

Acreage of Property: 3.71 (Total) Zoning District: B-3

County Tag #: 05E99018Y/05025003B NC Pin #: 165915-62-2628/165915-62-4541

Address/Location: No addresses listed on Johnston County GIS

Existing Use: Vacant and 1 building Proposed Use: Storage

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

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

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

APPLICANT INFORMATION

Applicant: 10 F Pursuit, LLC

Mailing Address: 5400 Glenwood Ave. Suite G-11 Raleigh, NC 27612

Phone Number: 919-977-4457 Fax: _____

Contact Person: Clifton Minsley

Email Address: CLiff@10Federal.com

OFFICE USE ONLY

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

PROPERTY OWNER INFORMATION

Name: Michael Lynn Marvel Revocable Trust under contract w/ 10 F Pursuit, LLC
Mailing Address: 2127 Willow Hill Ln. Clayton, NC 27520-5943
Phone Number: Fax:
Email Address:

EXPLANATION OF PROJECT

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

The proposed development is an expansion of an existing non-climate controlled self-storage facility located at 11573 US-70 Highway. The expansion will consist of two RV storage canopy structures and assorted portable 10'X15' and 10'X10' units located on existing paved areas adjacent to the existing building. There will also be an un-manned support building of approximately 200 s.f. at the entrance to the development.

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)
☐	N/A	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.
☐	X	Existing density (number of units per acre)
☐	☒	Proposed density (number of units per acre)
☐	X	Existing intensity (gross floor area)
☒	☐	Proposed intensity (gross floor area)
☐	x	Floor area ratio
☐	x	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. T O Clayton
☐	☒	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.
☐	X	Identify driveways, curb and gutter, cross section with ROW.
☐	☒	Provide boundaries of Resource Conservation Areas (see UDC Section 155.500).
☐	X	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.
☐	X	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 Provided by Clayton power
☐	☒	Identify the light source and provide a detail of the fixture.
☐		Identify the proposed height of fixtures.

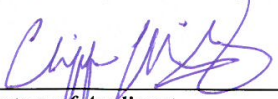
ARCHITECTURAL ELEVATIONS AND FLOORPLAN

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.
☐	X	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.

Clifton Minsley
Print Name


Signature of Applicant

8/1/19
Date

NEIGHBORHOOD MEETING INFORMATION

Purpose:

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

Meeting Date:

The meeting must be held at least ten (10) calendar days prior to the 1st Public Hearing Meeting.

Meeting Time & Location:

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

Meeting Notice Mailing requirements:

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

Information required to be provided at the Neighborhood Meeting:

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

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

Information provided to Planning Department:

Alert the Planning Department once the date, location, and time of the Neighborhood Meeting are determined.

Deliver the following items to the Planning Department at least ten (10) calendar days prior to the 1st Public Hearing Meeting in electronic or hard copy format:

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

ADJACENT PROPERTY OWNERS LIST

Project Name: Clayton Storage

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
165919-62-0143	Amelia Village Ph 1, LLC	701 Exposition Pl, S-101, Raleigh, NC 27615
165915-62-0894	Marvel Management, LLC	2127 Willow Hill Ln, Clayton, NC 27520
165915-62-2969	MDC NC 2, LLP	11995 El Camino Real San Diego, CA 92130
165915-62-4941	Larry N. Durham & Patricia Durham	1198 Peele Rd. Clayton, NC 27520
165915-62-5727	Spirit Master Funding VI, LLC	2727 N. Harwood Se, S-300 Dallas TX 75201
165915-62-6677	NKHBM LLC	23 Glen Laurel Rd., Clayton, NC 27527
165919-62-8147	Clayton Crossing Holdings, LLC	P O Box 1354, Clayton, NC 27528
165919-62-5216	Clayton Crossing Association	P O Box 534, Kittrell, NC 27544
165915-62-7594	Clayton Crossing Association	P O Box 534, Kittrell, NC 27544
165919-62-5338	Guo, Chunzhi & Zhang, Beirong	115 Stablegate Drive, Cary, NC 27513
165919-62-5346	CTA LLC	P O Box 534, Kittrell, NC 27544
165919-62-5373	Zheng, Mei Hua	1013 Murray Ave, Cherry Hill, NJ 08002
165919-62-5365	Hewitt, James M	108 Lemar Dr., Garner, NC 27529
165919-61-5968	Town of Clayton	P O Box 777, Clayton, NC 27528



BASS, NIXON & KENNEDY, INC., CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
919/851-4422 FAX 919/851-8968 BNK@BNKinc.com

Date: August 28, 2019

Dear Clayton Area Property Owner:

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

Meeting Date: September 10, 2019

Meeting Time: 6:30 PM

Meeting Location: Poole Room
Clayton Center
111E, 2nd St
Clayton, NC

Type of Application: Conditional Use, Special Use, Major Site Plan

Project/proposal property address: US 70 Business (GIS does not provide address)

Description of project/proposal: Request for Conditional Use, Special Use and Major Site Plan to provide storage facility expansion to accommodate covered Recreational Vehicle Storage.

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

1. A copy of the project application.
2. A map at a scale that is appropriate to the project and shows neighboring properties and roads.

A copy of the site plan is enclosed with this letter showing the proposed development.

If you have any questions prior to or after this meeting, you may contact us at 919-851-4422. You may also contact the Planning Department at 919-553-5002.

Sincerely,

A handwritten signature in cursive script that reads "Garry P. Walston".

Garry P. Walston, PLA

Bass, Nixon & Kennedy, Inc

Cc: Town of Clayton Planning Dept.



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: Clayton Storage **Address or PIN #:** 165915-62-2628
165915-62-4541

AGENT/APPLICANT INFORMATION:

Garry Walston 6310 Chapel Hill Rd Ste 250
(Name - type, print clearly) (Address)
Raleigh, NC 27607
(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 application Special Use Permit
Conditional use application

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

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

OWNER AUTHORIZATION:

Clifton Minsley 5400 Glenwood Ave. Suite G-11
(Name - type, print clearly) (Address)
Cliff Minsley Raleigh, NC 27612
(Owner's Signature) (City, State, Zip)

STATE OF N.C.
COUNTY OF Wake

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

SEAL



S. Beltrami
Notary Public

My Commission
Expires:

April 24, 2022

10 of 10



A New Revolution in Global Door Solutions™

Relocatable Storage Units

Generate Additional Profit From Your Idle Land

Janus International offers an innovative solution to temporary storage needs for a variety of business and home applications—Movable Additional Storage Structures (MASS)



Relocatable Storage Units



MASS self storage allows owners more flexibility than traditionally constructed building structures. Relocatable storage units are an *attractive* and *cost-effective alternative* to new construction, particularly if you are in need of just a few more storage units. And because they are movable, they can be placed in areas where you would not typically build permanent structures. These multipurpose structures can be placed in a variety of applications, including home use or outbuilding storage for businesses.



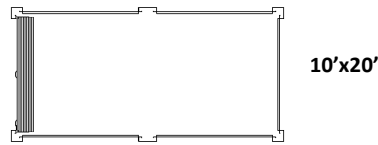
Movable
Additional
Storage
Structures

Benefits:

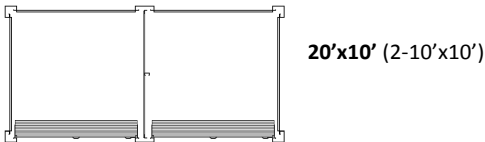
- MASS offers the same look and benefits of traditional storage
- Able to quickly generate additional income
- Easily movable by a 5,000 lb. forklift with extended forks
- Utilizes easy-to-operate roll up doors which require virtually no maintenance
- Secure and convenient for storage renters
- Built with special features to reduce moisture
- Easy to expand to accommodate growth
- Adaptable to odd-sized lots or slightly sloping land/driveways
- Standard building permits may not be required (check local ordinances)
- Economical—increased rental income with minimal investment
- Classified as equipment, MASS units can be depreciated over seven years
- Are often allowed where containers are restricted due to design and aesthetics



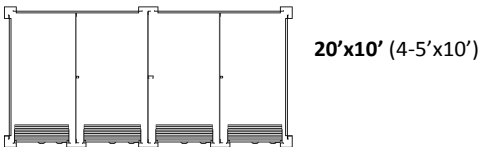
Various configurations available, including single units and lockers



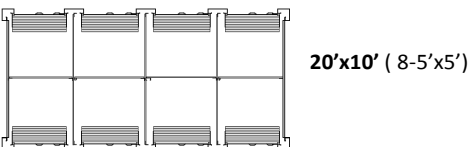
10'x20'



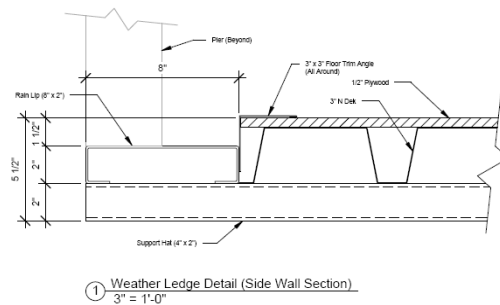
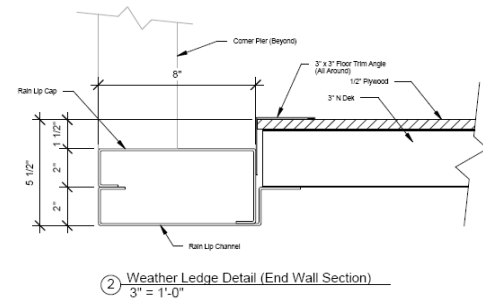
20'x10' (2-10'x10')



20'x10' (4-5'x10')



20'x10' (8-5'x5')



Features:

- Configurable mix on an 8'x20', 10'x20' or custom size platform
- Sturdy construction
- Continuous 22ga galvanized N deck base with plywood flooring (option for diamond plate)
- 125 psf floor load
- Can be anchored to asphalt or other ground materials for stability. Tie downs by others
- Can be wired for electricity
- Uses standard 26 gauge doors in over 25 standard color options
- Standard 30 lb. snow load (optional up to 50 lb.)
- Weather resistant
- Special features, including a rain lip and elevated floor, which reduces moisture
- Skid panel outside the doors to offer a non-slip entry into unit
- Units are built close to the ground for easier access

"We have seen three major benefits of utilizing portable storage units. First, there is a tax devaluation because we can classify them as equipment. Second, no building permit is required, and third, their flexibility allows us to place these in areas where permanent buildings are not permitted."

-Tim Burnham, Facility Owner



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: Clayton Storage **Address or PIN #:** 165915-62-2628
165915-62-4541

AGENT/APPLICANT INFORMATION:

Garry Walston 6310 Chapel Hill Rd Ste 250
(Name - type, print clearly) (Address)
Raleigh, NC 27607
(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 application Special Use Permit
Conditional use application

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

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

OWNER AUTHORIZATION:

Clifton Minsley 5400 Glenwood Ave. Suite G-11
(Name - type, print clearly) (Address)
Cliff Minsley Raleigh, NC 27612
(Owner's Signature) (City, State, Zip)

STATE OF N.C.
COUNTY OF WAKE

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

SEAL



April 2019

Sandi Beltram
Notary Public

My Commission Expires:

April 24, 2022

10 of 10



BASS, NIXON & KENNEDY, INC., CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
919/851-4422 FAX 919/851-8968 BNK@BNKinc.com

Date: August 28, 2019

Dear Clayton Area Property Owner:

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

Meeting Date: September 10, 2019

Meeting Time: 6:30 PM

Meeting Location: Poole Room
Clayton Center
111E, 2nd St
Clayton, NC

Type of Application: Conditional Use, Special Use, Major Site Plan

Project/proposal property address: US 70 Business (GIS does not provide address)

Description of project/proposal: Request for Conditional Use, Special Use and Major Site Plan to provide storage facility expansion to accommodate covered Recreational Vehicle Storage.

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

1. A copy of the project application.
2. A map at a scale that is appropriate to the project and shows neighboring properties and roads.

A copy of the site plan is enclosed with this letter showing the proposed development.

If you have any questions prior to or after this meeting, you may contact us at 919-851-4422. You may also contact the Planning Department at 919-553-5002.

Sincerely,

A handwritten signature in cursive script that reads 'Garry P. Walston'.

Garry P. Walston, PLA
Bass, Nixon & Kennedy, Inc

Cc: Town of Clayton Planning Dept.

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Clayton Storage

Application: Major Site Plan, Conditional Use Permit, Special Use Permit

Location/Date: 09-10-19, Poole Room, The Clayton Center

	NAME	ADDRESS
1	Lynn Fussell	bcfussell@yahoo.com
2	Robert Williamson	RDW123@comcast.net
3	ROBBIE PELL	6310 CHAPEL HILL RD. RALEIGH, N.C. 27607 ROBBIE.PELL@BNKINZ.COM
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Major Site Plan, SUP, CUP Date of Mailing: 08-28-19
Date of Meeting: 09-10-19 Time of Meeting: 6:30 p.m.
Location of Meeting: Poole Room, The Clayton Center, Clayton, NC

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: Garry P. Walston, PLA, LEED Signature: Garry P. Walston

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.*

1. Cliff Minsley provided a project overview. There were only two attendees at the meeting.
2. Bob asked for an explanation of how stormwater would be handled and this was explained by Robbie Bell of BNK, stating that the project will include a stormwater control device.
3. There was some discussion as to who is responsible for maintenance of the swale that runs under 70 and drains to the creek along the rear of the site. We showed Bob from GIS aerials that the creek is actually not on the subject property but is actually on his property as well as land that is owned by the Town of Clayton just north of the creek.
4. Meeting broke up at approximately 7:30.

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

ADJACENT PROPERTY OWNERS LIST

Project Name: _____

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
165919-620143	Amelia Village Phase 1, LLC	701 Exposition Pl Ste 101 Raleigh, NC 27615
165919-62-0143	Amelia Village Phase 1, LLC	701 Exposition Pl Ste. 101 Raleigh, NC 27615
165915-62-0894	Marvel Management, LLC	2127 Willow Hill Ln Clayton, NC 27520
165915-62-2969	MDC NC2, LLP	11995 El Camino Real San Diego, Ca 92130
165915-62-4941	Larry N. Durham & Patricia Durham	1198 Peele Rd Clayton, NC 27520
165915-62-5727	Spirit Master Funding VI, LLC	2727 N. Harwood St Ste. 300 Dallas, TX 75201
165915-62-6677	NKHBM, LLC	23 Glen Laurel Rd Clayton, NC 27527
165919-62-8147	Clayton Crossing Holdings, LLC	PO Box 1354 Clayton, NC 27528
165919-62-5216	Clayton Crossing Association	PO Box 535 Kitrell, NC 27544
165919-61-5968	Town of Clayton	PO Box 777 Clayton, NC 27528

October 17, 2019

To: Haley Hogg, Planner, Town of Clayton
From: Robert Williamson, Clayton Crossings Owners
Re: 2019-161-CUP Clayton Storage Conditional use Permit
US Hwy 70 Bus., Clayton N.C.

Hello,

I have been asked to write this letter on behalf of the adjacent property owners of the proposed project referenced above. The immediate and nearby existing property owners have some concerns regarding this development.

The "Neighborhood Meeting", held on September 10, was led by the applicant and his paid for engineering firm. The questions and concerns we had were not addressed by an unbiased group. Though the engineering firm answered questions and explained some areas of question, we feel the meeting lacked substantive responses intended for our best interest.

One concern we have is why a project which lies almost totally within a flood zone in an area prone to flooding, would be considered by the Town. Some buildings were built years ago prior to complete knowledge and understanding of downstream effects of stormwater run-off. However, in the present, it has become apparent that stormwater runoff and development in flood zones can lead to property damage and huge expenses to those affected adjacent to and downstream from the development.

Due to development upstream prior to stormwater planning, the surrounding properties of the proposed project have had to pay to maintain an inadequate drainage creek that runs adjacent to the proposed property requesting the approval. It has cost Frank Issa of Liberty Motors thousands of dollars and the Clayton Crossings Owners Association, also adjacent, tens of thousands of dollars to prevent the creeks bank from overflowing and to maintain erosion control. The Church at Clayton Crossings has endured a history of stormwater expenses as well.

Moreover, The Town of Clayton has recently spent thousands of dollars rerouting electric conduits in order to alleviate stormwater erosion; evidence there is a problem. In addition, water is carried under a bridge that crosses Amelia Church Road which collects debris and is already inundated with each storm. In any event, we are all concerned at what effects our properties might face if the parcel of land proposed for development becomes impervious.

The adjacent owners do not want to endure the expense of hiring engineers to ensure our best interest is protected unless we absolutely have to. As taxpayers, we are depending on the Town to do what is right. We presume that certain zoning exists for the purposes of regulating and preventing detrimental events from occurring.

We hope the meeting scheduled for October 28 will be attended by the Town's engineering team and will conduct and direct an unbiased outcome which is in the best interest of the environment, existing property owners and businesses.

Sincerely,

Robert Williamson
Clayton Crossings Owners Association



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

October 21, 2019

Garry Walston
6310 Chapel Hill Rd Suite 250 Raleigh, NC
Garry.Walston@bnkinc.com

Mr. Walston,

The project for 2019-162-SP Clayton Storage has received Certification from the Technical Review Committee on October 21, 2019. The project will now proceed to the following meeting:

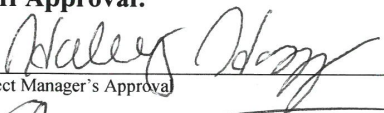
Planning Board: Monday October 28, 2019

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

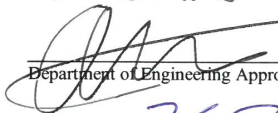
Thank you,


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

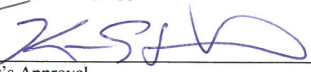
Staff Approval:


Project Manager's Approval

10/23/19
Date


Department of Engineering Approval

10/21/19
Date


Fire Inspector's Approval

10/22/19
Date

2019



BASS, NIXON & KENNEDY, INC., CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
919/851-4422 FAX 919/851-8968 www.bnkinc.com

RECEIVED

OCT 04 2019

TOWN OF CLAYTON
PLANNING DEPARTMENT

October 3, 2019

Town of Clayton
P.O. Box 879
Clayton, N.C. 27518

Atten: Chris Rolland

Ref: Clayton Storage

Dear Mr. Rowland:

As Engineers of Record I hereby certify that the layout of Clayton Storage as currently submitted is located outside of the published floodway as shown on panel 1659 prepared by NCFMP (see attached map). I further state that the FFE on forthcoming construction drawings will show site grades 2 feet above effective elevations per panel 1659.

Should you have any questions, please call.

Very truly yours,
Bass, Nixon & Kennedy, Inc.

Kirby R. Bell, Jr., PE, CPESC
Vice-President



Clayton Storage NC

Oct 3, 2019



Legend

- Panels
- Political Areas
- Stream Centerline
- Cross Sections
- Levee
- Flood Hazard Areas
 - AE
 - Floodway (AE)
 - 0.2 % Chance Annual Flood Hazard
 - Future Conditions 1% Annual Chance Flood Hazard

North Carolina Floodplain Mapping Program



EXECUTIVE SUMMARY

FOR

CLAYTON STORAGE

CLAYTON, NC

August 1, 2019

PRELIMINARY
STORMWATER MANAGEMENT &
STORM DRAINAGE DESIGN

Prepared By



Bass, Nixon & Kennedy, Inc.
6310 Chapel Hill Rd., Suite 250
Raleigh, NC 27587
(919) 851-4422

Table of Contents

I.	Introduction.....	1
II.	Pre-Development Site Conditions.....	1
III.	Post-Development Site Conditions.....	1
IV.	Stormwater Management.....	1
V.	Post-Development Nitrogen Export.....	2
VI.	Off-Site Areas.....	4
VII.	Preliminary Stormwater Runoff Calculations Summary.....	4
VIII.	Appendices.....	6
	○ Appendix A – Hydrograph Report	

CLAYTON STORAGE CLAYTON, NC

I. INTRODUCTION

The purpose of this report is to provide an executive summary of the stormwater management and the storm drainage design for the Clayton Storage Project.

II. PRE-DEVELOPMENT SITE CONDITIONS

The site is located on south side of US Hwy 70 Business approximately 0.22 miles west of intersection of Amelia Church Rd (SR 1552) in the Town of Clayton, NC. It is bounded by commercial properties to the north, west and east and existing creek to the south. The tract of land is approximately 2.51 acres that contains an existing paved drive and mostly open grassed areas. The site drains south to the existing Little Creek.

III. POST-DEVELOPMENT SITE CONDITIONS

The proposed site plan includes 3 shelters for RV storage along with a small office. The existing impervious is 0.17 acres. The total build-out impervious area proposed is 0.83 acres. The shelters will be accessed via the existing paved drive connected to US Hwy 70.

The site plan also calls for the addition of a stormwater management wet pond facility to handle the water quality and water quantity requirements for the site.

IV. STORMWATER MANAGEMENT

Stormwater quantity issue will be addressed with sediment control measures (SCM) in the form of one existing wet detention basin west of the site. The stormwater management facility will be designed to provide 85% total suspended solids removal and attenuate the flows for the 1, 10, and 25 - year storms in accordance with the Town of Clayton Standards and Specifications.

V. POST-DEVELOPMENT NITROGEN EXPORT

(1) Type of Land Cover	(2) Site Area (Acres)	(3) TN Export Coeff. (lbs/ac/yr)	(4) TN Export by Land Use (lbs/yr)	(5) TN Export From Site (lbs/ac/yr)
Permanently preserved undisturbed open space (forest, unmown meadow)	0.00	0.6	0.00	
Permanently preserved managed open space (grass, landscaping, etc.)	1.68	1.2	2.02	
Impervious surfaces (roads, parking lots, driveways, roofs, paved storage areas, etc.)	0.83	21.2	17.60	
Total	2.51		19.62	
Average for Site				7.82

Nitrogen export exceeds 3.6 lbs/ac/yr, therefore, a combination of a sediment control measure (SCM) and nitrogen buydown is proposed.

One SCM is proposed for the project. A wet detention basin will be utilized. The wet pond will be located on the southern portion of the project and will treat approximately 9.66 acres of impervious surface.

The following calculations demonstrate that the SCM will reduce the nitrogen loading to 6.45 lbs/ac/yr and that the buydown required will be 67.93 lbs/yr.

TN CALCULATIONS - CLAYTON STORAGE

(1)	(2)	(3)	(4)	(5)
Type of Land Cover	Site Area (Acres)	TN Export Coeff. (lbs/ac/yr)	TN Export by Land Use (lbs/yr)	TN Export From Site (lbs/ac/yr)
Perm. preserved undisturbed open space (forest, unmown meadow)	0.00	0.6	0.00	
Perm. preserved managed open space (grass, landscaping, etc.)	1.68	1.2	2.02	
Impervious surfaces (roads, parking lots, driveways, roofs, paved storage areas, etc.)	0.83	21.2	17.60	
TOTAL	2.510		19.61	
Average for Site				7.81

ALLOWABLE NITROGEN EXPORT: 3.60 lb/ac/yr
 ACTUAL NITROGEN EXPORT IS: 7.81 lb/ac/yr
 BUYDOWN ALLOWED BETWEEN: 10.00 AND 3.60 lb/ac/yr
 OR: 25.10 AND 9.04 lb/yr

TREATMENT REQUIRED TO LOWER NITROGEN EXPORT:

TREAT USING: Wet Pond
 REMOVAL OF TREATMENT: 30%

TYPE OF LANDCOVER DRAINING TO TREATMENT:

Undisturbed open space (forest, unmown meadow) ac
 Managed open space (grass, landscaping, etc.) 0.15 ac
 Impervious surfaces (roads, parking lots, driveways, roofs, paved storage areas, etc.) 0.83 ac
 AREA DRAINING TO TREATMENT: 0.98 ac
 TN EXPORT OF TREATMENT AREA: 17.78 lb/yr
 TN REMOVAL THROUGH TREATMENT: 5.33 lb/yr

NEW EXPORT: 14.28 lb/yr
 NEW EXPORT RATE: 5.69 lb/ac/yr

BUYDOWN CALCULATIONS:

ALLOWABLE LB/YR OF EXPORT = 9.04 (based on 3.6 lb/ac/yr)
 ACTUAL LB/YR OF EXPORT = 14.28
 LB OF BUYDOWN REQUIRED = 5.24 LB/YR

VI. OFF-SITE AREAS

The majority of off-site drainage flows around the site to discharge into the existing Little Creek..

VII. PRELIMINARY STORWATER RUNOFF CALCULATIONS SUMMARY

Hydraflow has been utilized to provide the following analysis of the 2, 10, 25 and 100 - year storms, which meet the Town of Clayton's minimum requirements.

Pre-Development Runoff:

Utilize Rational Method to Determine Runoff: $Q=CIA$

Total Area: 2.51 acres

Composite "C"

Impervious: 0.17 ac. X 0.95 = 0.16

Grass: 2.34 ac. X 0.30 = 0.70

Total: .86/2.51ac. = 0.34

Post-Development Runoff:

Utilize Rational Method to Determine Runoff: $Q=CIA$

Total Area: 2.51 acres

Composite "C"

Grass: 1.68 ac. X 0.30 = 0.50

Impervious: 0.83 ac. X 0.95 = 0.79

Total: 1.30/2.51ac. = 0.51

Summary:

	DRAINAGE AREA (AC)	COMPOSITE RUNOFF COEFFICIENT (C)	STORM EVENT			
			1-YEAR (CFS)	2-YEAR (CFS)	10-YEAR (CFS)	25-YEAR (CFS)
PRE-DEVELOPMENT	23.82	0.26	30.56	35.64	45.69	50.73
POST-DEVELOPMENT	23.82	0.54	63.47	74.01	94.89	105.36

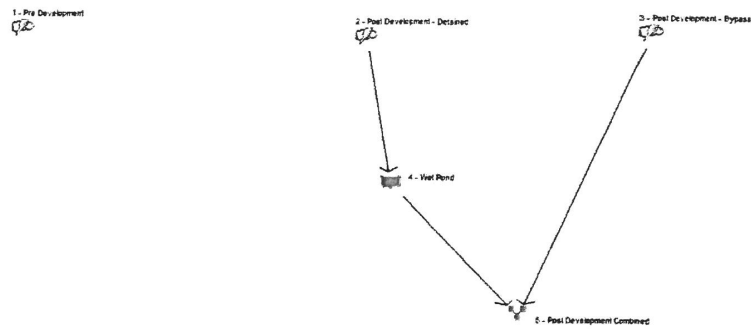
* PEAK ATTENUATION OF THE 1, 10 AND 25 - YEAR STORMS WILL BE PROVIDED IN
ACCORDANCE WITH THE TOWN OF CLAYTON STANDARDS AND SPECIFICATIONS

Peak attenuation will be provided for the 1, 10 and 25 - year storms in accordance with the Town of Clayton standards and specifications. Water flows offsite through the northern portion of the property. Hydrographs are provided in Appendix A of this document.

VIII. Appendices
A. Hydrograph Report

Watershed Model Schematic

Hydraflow Hydrographs by Intelisolve v9.01



Legend

<u>Hyd. Origin</u>	<u>Description</u>
1	Rational Pre Development
2	Rational Post Development - Detained
3	Rational Post Development - Bypass
4	Reservoir Wet Pond
5	Combine Post Development Combined

Project: 2019-08-01 Hydraflow Detention.gpw

Thursday, Aug 1, 2019

Hydrograph Summary Report

Hydraflow Hydrographs by Intelisolve v9.01

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	Rational	3.929	1	5	1,179	---	----	----	Pre Development
2	Rational	3.405	1	5	1,021	---	----	----	Post Development - Detained
3	Rational	2.522	1	5	757	---	----	----	Post Development - Bypass
4	Reservoir	0.025	1	10	173	2	250.19	1,019	Wet Pond
5	Combine	2.522	1	5	930	3, 4	----	----	Post Development Combined
2019-08-01 Hydraflow Detention.gpw					Return Period: 1 Year			Thursday, Aug 1, 2019	

Hydrograph Report

2

Hydraflow Hydrographs by Intelisolve v9.01

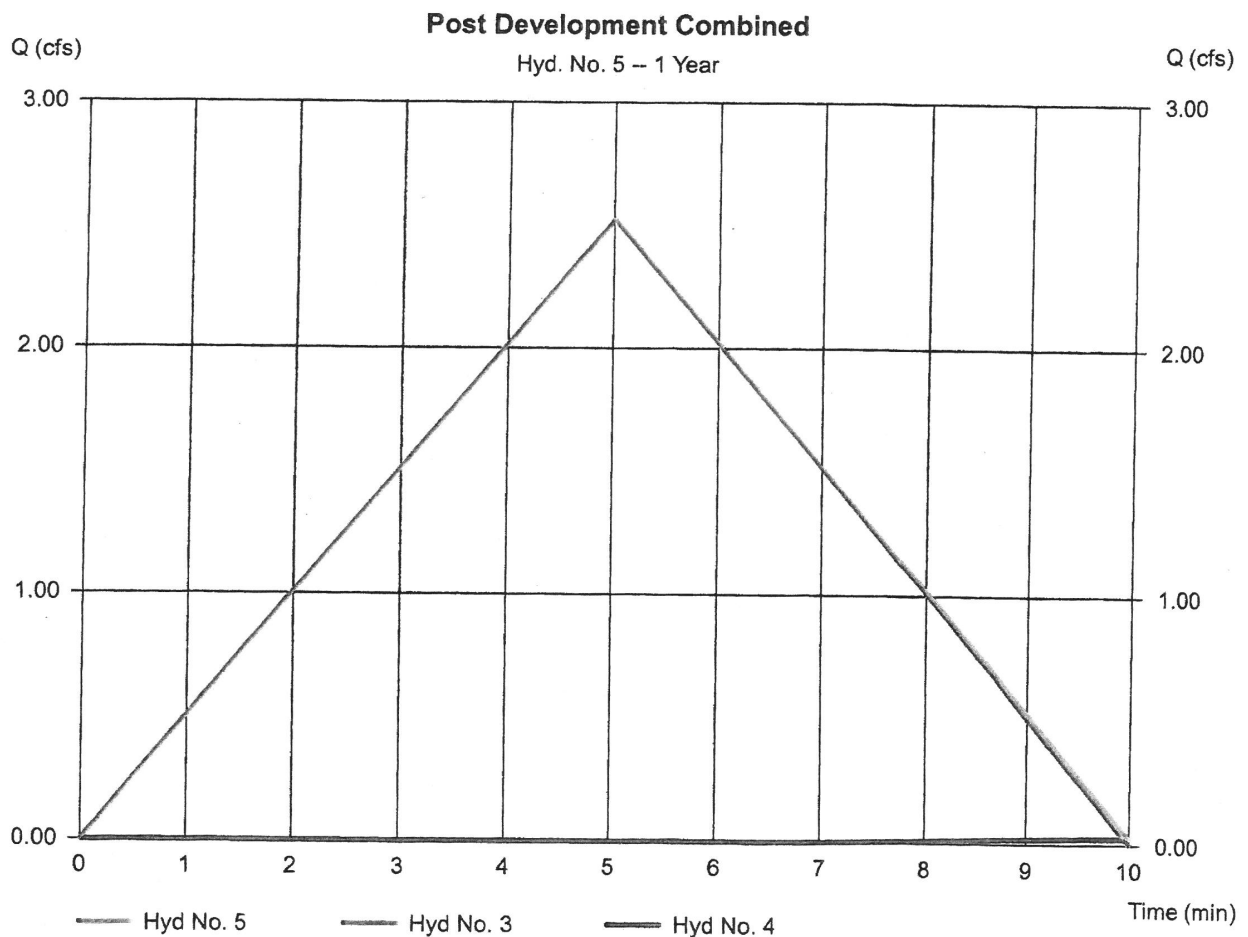
Thursday, Aug 1, 2019

Hyd. No. 5

Post Development Combined

Hydrograph type = Combine
Storm frequency = 1 yrs
Time interval = 1 min
Inflow hyds. = 3, 4

Peak discharge = 2.522 cfs
Time to peak = 5 min
Hyd. volume = 930 cuft
Contrib. drain. area = 1.660 ac



Hydrograph Summary Report

Hydraflow Hydrographs by Intelisolve v9.01

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	Rational	6.159	1	5	1,848	---	----	----	Pre Development
2	Rational	5.337	1	5	1,601	---	----	----	Post Development - Detained
3	Rational	3.953	1	5	1,186	---	----	----	Post Development - Bypass
4	Reservoir	0.156	1	10	753	2	250.62	1,572	Wet Pond
5	Combine	3.953	1	5	1,939	3, 4	----	----	Post Development Combined
2019-08-01 Hydraflow Detention.gpw					Return Period: 10 Year			Thursday, Aug 1, 2019	

Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.01

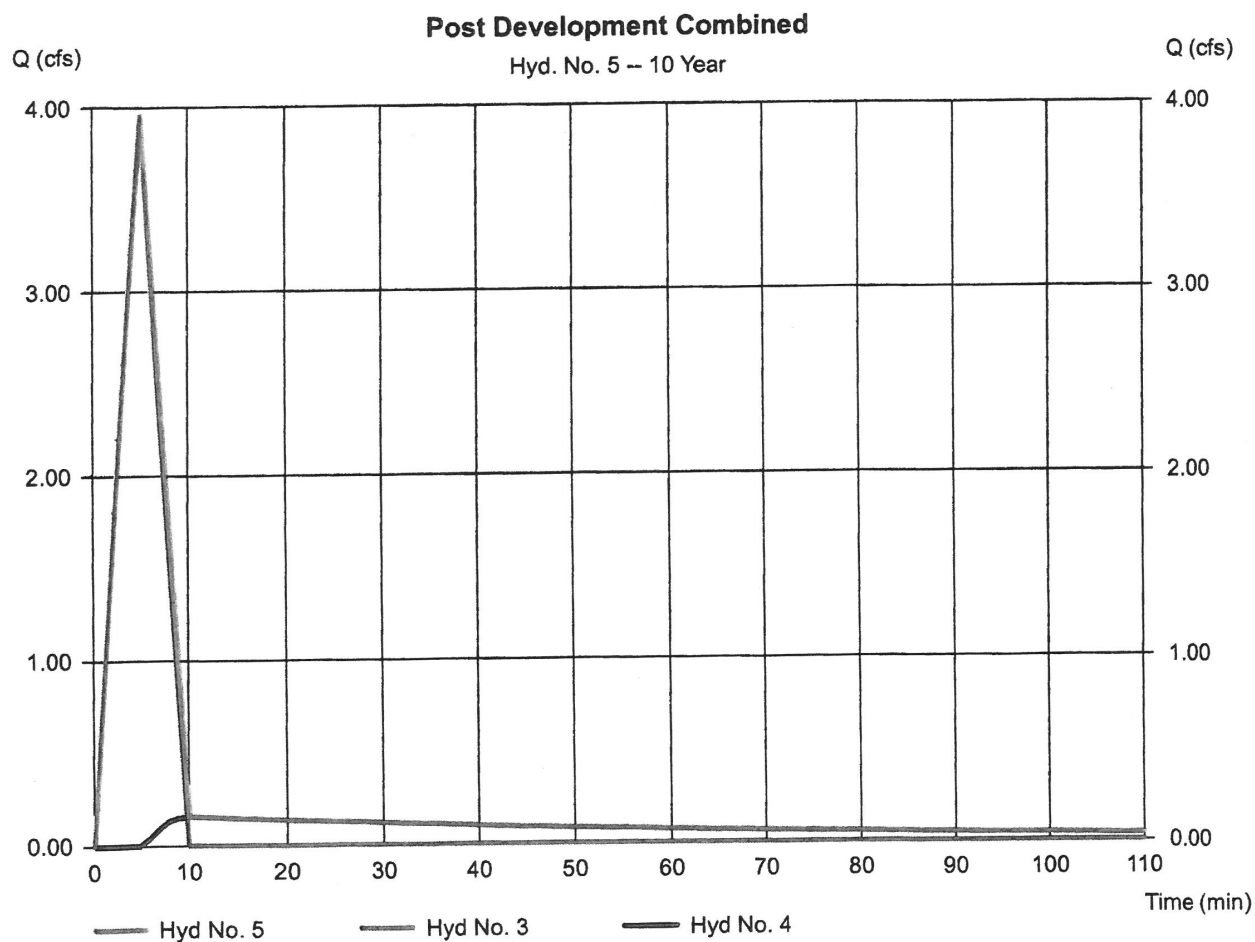
Thursday, Aug 1, 2019

Hyd. No. 5

Post Development Combined

Hydrograph type = Combine
Storm frequency = 10 yrs
Time interval = 1 min
Inflow hyds. = 3, 4

Peak discharge = 3.953 cfs
Time to peak = 5 min
Hyd. volume = 1,939 cuft
Contrib. drain. area = 1.660 ac



Hydrograph Summary Report

Hydraflow Hydrographs by Intelisolve v9.01

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	Rational	6.987	1	5	2,096	---	----	----	Pre Development
2	Rational	6.054	1	5	1,816	---	----	----	Post Development - Detained
3	Rational	4.485	1	5	1,345	---	----	----	Post Development - Bypass
4	Reservoir	0.203	1	10	968	2	250.76	1,775	Wet Pond
5	Combine	4.491	1	5	2,314	3, 4	----	----	Post Development Combined
2019-08-01 Hydraflow Detention.gpw					Return Period: 25 Year			Thursday, Aug 1, 2019	

Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.01

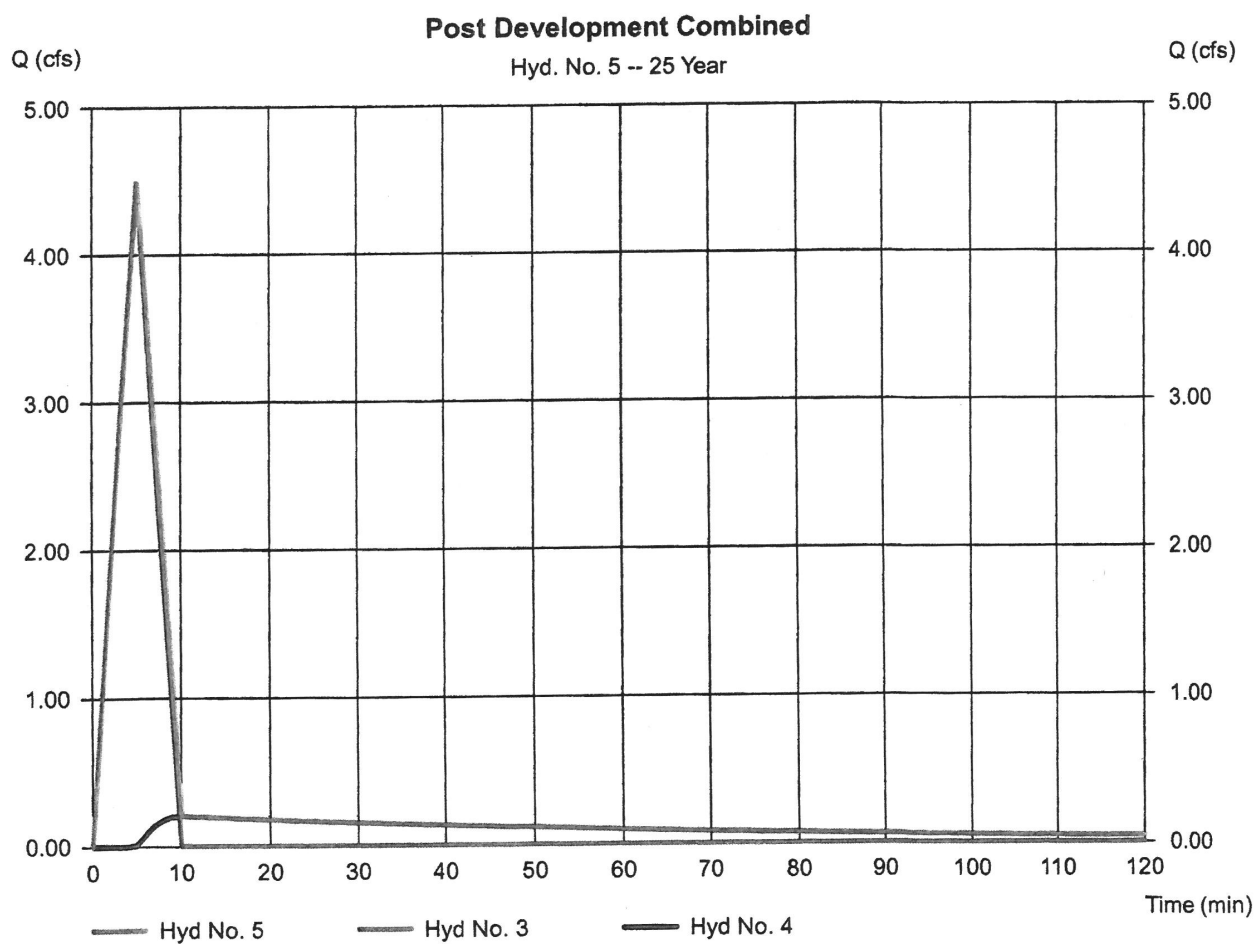
Thursday, Aug 1, 2019

Hyd. No. 5

Post Development Combined

Hydrograph type = Combine
Storm frequency = 25 yrs
Time interval = 1 min
Inflow hyds. = 3, 4

Peak discharge = 4.491 cfs
Time to peak = 5 min
Hyd. volume = 2,314 cuft
Contrib. drain. area= 1.660 ac



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TOWN OF CLAYTON STANDARDS AND SPECIFICATIONS

SYMBOLS AND ABBREVIATIONS

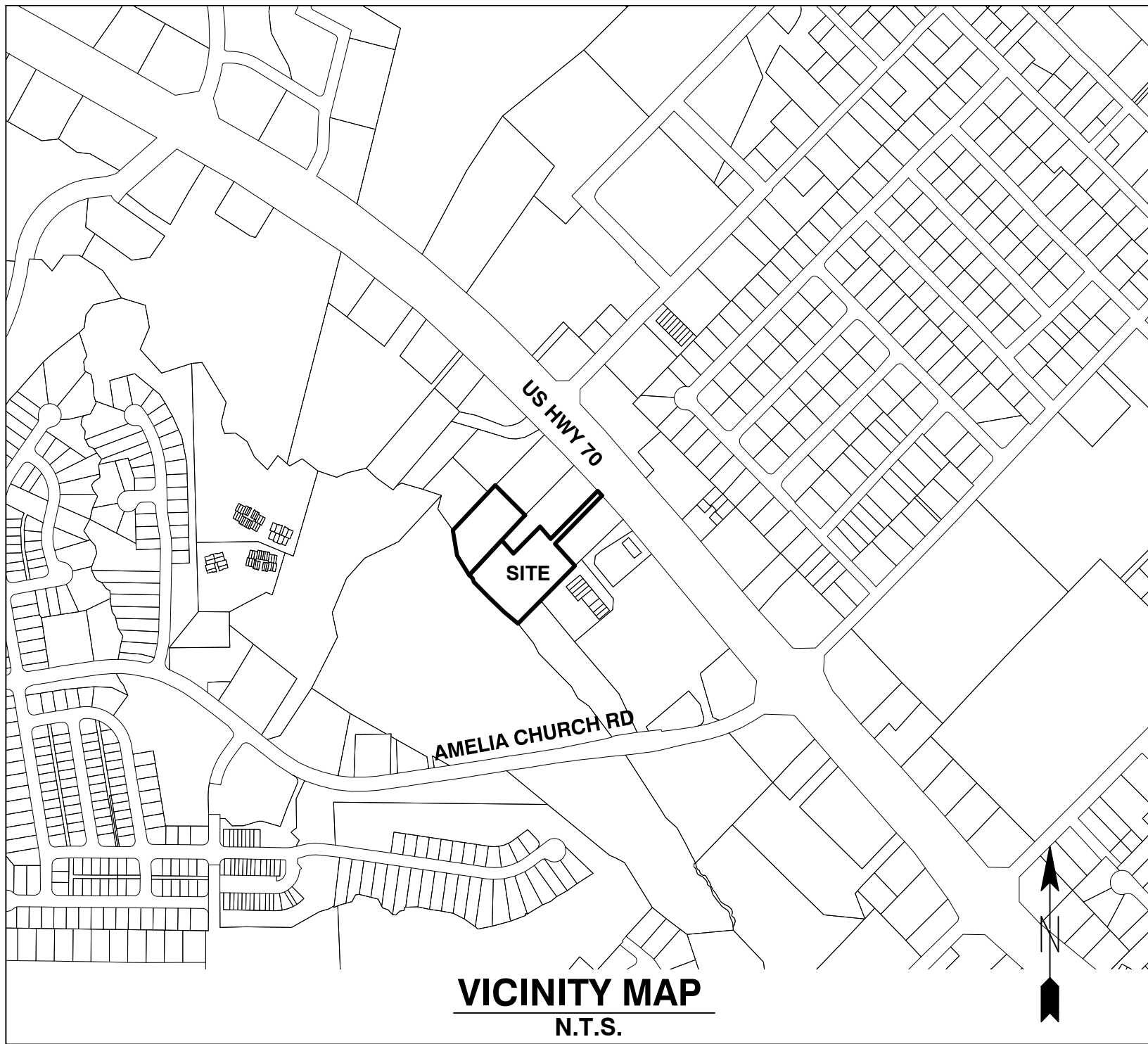
ABC	AGGREGATE BASE COURSE		EXISTING CURB INLET
ALUM	ALUMINUM		EXISTING GRATE INLET/YARD INLET
AST2	ALUMINIZED STEEL -- TYPE 2		EXISTING FLARED END SECTION
B-B	BACK TO BACK		EXISTING FIRE HYDRANT
BOA	BLOW-OFF ASSEMBLY		EXISTING BLOW-OFF ASSEMBLY
C&G	CURB AND GUTTER		EXISTING GATE VALVE
CFS	CUBIC FEET PER SECOND		EXISTING REDUCER
CI	CURB INLET		EXISTING WATER METER
CL	CENTER LINE		EXISTING SAN SEWER MANHOLE
CMP	CORRUGATED METAL PIPE		EXISTING CLEAN OUT
CO	CLEAN OUT		EXISTING POWER POLE
COM	COMMUNICATION		EXISTING TELEPHONE PEDESTAL
CONC	CONCRETE		EXISTING AREA LIGHT
DCV	DOUBLE CHECK VALVE		EXISTING SIGN
DDCV	DOUBLE DETECTOR CHECK VALVE		NEW CURB INLET
DI	DROP INLET		NEW GRATE INLET/YARD INLET
DIP	DUCTILE IRON PIPE		NEW FLARED END SECTION
EASE	EASEMENT		NEW FIRE HYDRANT
ELEC	ELECTRIC		NEW BLOW-OFF ASSEMBLY
EX	EXISTING		NEW GATE VALVE
FES	FLARED END SECTION		NEW REDUCER
FH	FIRE HYDRANT		NEW WATER METER
FM	FORCE MAIN		NEW TEE
FT	FEET		NEW PLUG
FT/SEC	FEET PER SEC		NEW MANHOLE
GALV	GALVANIZED		NEW CLEAN OUT
GV	GATE VALVE		NEW SIGN
HDPE	HIGH DENSITY POLYETHYLENE		IRON PIPE
L	LENGTH		BENCHMARK
LF	LINEAR FEET		
MH	MANHOLE		TEMP SILT FENCE
PAVE	PAVEMENT		TEMP TREE PROTECTION FENCE
PE	FINISHED PAD ELEVATION		TEMP COMBINATION SILT/TREE PROTECTION FENCE
PP	POWER POLE		TEMP DIVERSION DITCH
PVC	POLYVINYL CHLORIDE		DISTURBED LIMITS
R	RADIUS		
R/W	RIGHT-OF-WAY		STREAM
RED	REDUCER		EXISTING GAS LINE
RCP	REINFORCED CONCRETE PIPE		EXISTING COMMUNICATIONS LINE
RPZ	REDUCED PRESSURE ZONE		EXISTING UNDERGROUND TELEPHONE
SS	SANITARY SEWER		EXISTING UNDERGROUND ELECTRIC
STA	STATION		EXISTING OVERHEAD ELECTRIC
TDD	TEMPORARY DIVERSION DITCH		EXISTING WATER LINE
TEL	TELEPHONE		EXISTING SANITARY SEWER FORCE MAIN
TSB	TEMPORARY SEDIMENT BASIN		EXISTING SANITARY SEWER
UG	UNDERGROUND		EXISTING STORM DRAINAGE
WCR	WHEELCHAIR RAMP		NEW STORM DRAINAGE
W/L	WATER LINE		NEW WATER LINE
WM	WATER METER		NEW SANITARY SEWER
YI	YARD INLET		NEW SANITARY SEWER FORCE MAIN
			NEW GAS MAIN

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE TOWN OF CLAYTON AND NCDOT

CLAYTON STORAGE
US HWY 70

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

TOWN OF CLAYTON PROJECT NO.
2019-162-SP



VICINITY MAP
N.T.S.

SHEET INDEX

	COVER
S-1	BOUNDARY SURVEY
C1.0	DEMOLITION PLAN
C1.1	SITE PLAN
C3.1	GRADING AND DRAINAGE PLAN
L1.1	LANDSCAPE PLAN
S-1	RV CANOPY PLAN
S-2	RV CANOPY ELEVATIONS
S-3	PORTABLE STORAGE UNIT
S-4	RENTAL KIOSK
	CLAYTON STORAGE SITE RENDERING

Received By
Town of Clayton
10/18/19

OWNER/DEVELOPER:

10 PURSUIT, LLC
4101 LAKE BOONE TRL, SUITE 100
RALEIGH, NC 27607

CONTACT: CLIFTON MINSLEY
PHONE: (919) 977-4457
EMAIL: cliff@10federal.com

ENGINEER:



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607

TELEPHONE: (919) 851-4422
FAX: (919) 851-8968

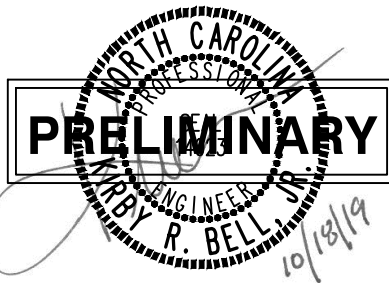
CERTIFICATION NUMBERS: NCBELS (C-0110)
NCBOLA (C-0267)

CONTACT:
EMAIL:



CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE MUNICIPALITY STANDARDS, SPECIFICATIONS, AND DETAILS. WORK IN THIS PROJECT SHALL ALSO CONFORM TO THESE PLANS, THE LATEST EDITIONS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) ROAD AND BRIDGE SPECIFICATIONS, THE ROAD AND BRIDGE STANDARDS, THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL HANDBOOK, THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL REGULATIONS, THE FINAL GEOTECHNICAL REPORT, AND GENERAL DESIGN STANDARDS. IN THE EVENT OF CONFLICT BETWEEN ANY OF THESE STANDARDS, SPECIFICATIONS, OR PLANS, THE MOST STRINGENT SHALL GOVERN.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION.
- THE LOCATION AND SIZE OF EXISTING UTILITIES AS SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC OR PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE NORTH CAROLINA ONE-CALL UTILITIES LOCATION SERVICE (ULOC) AT 1-800-632-4949 FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE SITE.
- THE CONTRACTOR SHALL SAVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC., DURING ALL CONSTRUCTION PHASES. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
- TRAFFIC CONTROL ON PUBLIC STREETS SHALL BE IN CONFORMANCE WITH THE TRAFFIC CONTROL PLAN, THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND AS FURTHER DIRECTED BY CITY AND STATE INSPECTORS.
- ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
- A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE THE MEETING WITH THE CITY ENGINEERING DIVISION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
- ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE, AND AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHODS APPROVED BY THE ENGINEER AND APPLICABLE MUNICIPALITY) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.
- THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
- MATERIALS USED TO CONSTRUCT EMBANKMENTS FOR ANY PURPOSE, BACKFILL AROUND DRAINAGE STRUCTURES, OR IN UTILITY TRENCHES FOR ANY OTHER DEPRESSION REQUIRING FILL OR BACKFILL SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AS SET OUT IN ASTM STANDARD D698. STONE BACKFILL SHALL BE COMPACTED TO 90% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST AS SET OUT IN ASTM STANDARD D1557. THE CONTRACTOR SHALL, PRIOR TO ANY OPERATIONS INVOLVING FILLING OR BACKFILLING, SUBMIT THE RESULTS OF THE PROCTOR TEST TOGETHER WITH A CERTIFICATION THAT THE SOIL TESTED IS REPRESENTATIVE OF THE MATERIALS TO BE USED ON THE PROJECT. TESTS SHALL BE CONDUCTED BY A CERTIFIED MATERIALS TESTING LABORATORY AND THE CERTIFICATIONS MADE BY A LICENSED PROFESSIONAL ENGINEER REPRESENTING THE LABORATORY.
- PROPOSED CONTOURS AND GUTTER GRADIENTS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND ROADWAY PROFILES/SUPERELEVATIONS ARE TO BE USED IN CASE OF DISCREPANCY.
- THE CONTRACTOR SHALL REVIEW, VERIFY AND COORDINATE ALL DIMENSIONS SHOWN ON PLANS, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER PRIOR TO STARTING PROJECT.
- ALL CURB JOINTS SHALL EXTEND THROUGH THE CURB. MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS IS 1.5 FEET. ALL JOINTS SHALL BE SEALED WITH JOINT SEALANT.
- ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA REQUIREMENTS AND THE NORTH CAROLINA STATE BUILDING CODE, VOL. 1-1-C ACCESSIBILITY CODE.
- OWNER SHALL PROVIDE FENCING AND OTHER SAFETY MEASURES NECESSARY IN AND AROUND ANY PROPOSED STORMWATER MANAGEMENT MEASURES (POND, WETLANDS, ETC.) OBTAINING PROPER PERMITS SHALL BE THE RESPONSIBILITY OF THE OWNER.
- RETAINING WALLS EXCEEDING 30 INCHES IN HEIGHT SHALL INCLUDE FALL PROTECTION IN THE FORM OF A HANDRAIL OR FENCING ON THE HIGH SIDE OF THE RETAINING WALL.
- PROPER COMPACTION OF ALL FILL SOILS PLACED ON SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COMPACTION SHALL BE ADEQUATE TO SUPPORT THE PROPOSED USE OF AREAS IN WHICH FILL SOILS ARE PLACED. THE CONTRACTOR SHALL HIRE A GEOTECHNICAL ENGINEER TO TEST AND VERIFY THAT COMPACTION IS ADEQUATE FOR THE PROPOSED USE OF IN THE AREA OF FILL PLACEMENT.
- ALL ASPECTS OF THIS PROJECT SHALL BE IN FULL COMPLIANCE WITH CURRENT ADA STANDARDS. IF THE CONTRACTOR NOTES ANY ASPECTS OF THE PROJECT WHICH ARE NOT IN COMPLIANCE, THE ENGINEER SHALL BE NOTIFIED PRIOR TO ANY FURTHER WORK BEING PERFORMED. ANY WORK PERFORMED AFTER THE CONTRACTOR NOTES SUCH A NON COMPLIANCE IS SUBJECT TO REMOVAL AND REPAIR AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR OR OWNER SHALL EMPLOY A GEOTECHNICAL ENGINEER TO TEST ALL EMBANKMENTS AND FILL PLACEMENT FOR PROPER COMPACTION. PROPER COMPACTION SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS OR THESE PLANS, WHICHEVER IS MORE STRINGENT. EMBANKMENTS FOR PONDS SHALL BE PLACED IN 8 INCH LOOSE LAYERS AND SHALL BE COMPACTED TO A DENSITY OF NO LESS THAN 90% OF THE STANDARD PROCTOR MAXIMUM DENSITY AT A MOISTURE CONTENT OF + OR - TWO PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D698. THE CONTRACTOR SHALL TAKE PHOTOGRAPHS OF THE OUTLET STRUCTURE AT ALL AT ALL PHASES OF INSTALLATION AND SHALL RETAIN WITH GEOTECHNICAL TESTING DATA. THE CONTRACTOR SHALL ALSO RETAIN ALL SHIPPING RECORDS AND SPECIFICATIONS FOR THE OUTLET STRUCTURE MATERIALS AND STRUCTURES. ALL OF THE ABOVE DATA MAY BE REQUIRED AS PART OF THE MUNICIPALITY AS-BUILT PROCESS AND SHALL BE MADE AVAILABLE TO THE ENGINEER UPON REQUEST. THE CONTRACTOR AND OWNER SHALL HAVE DOCUMENTATION OF THESE TESTS AVAILABLE UPON REQUEST.
- RETAINING WALLS SHOWN HEREIN SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL ENGINEER WITH EXPERIENCE DESIGNING RETAINING WALLS. AT LEAST 14 DAYS PRIOR TO BEGINNING CONSTRUCTION OF RETAINING WALLS, THE CONTRACTOR SHALL CONTACT THE OWNER'S GEOTECHNICAL ENGINEER TO SCHEDULE AND COORDINATE ALL APPROPRIATE INSPECTIONS, TESTING, AND VERIFICATION NECESSARY DURING RETAINING WALL CONSTRUCTION. THE GEOTECHNICAL ENGINEER SHALL PROVIDE CONTINUOUS INSPECTION, TESTING AND VERIFICATION FOR THE DURATION OF RETAINING WALL CONSTRUCTION. PROPER SCHEDULING, EXECUTION, AND RECORD KEEPING FOR ALL REQUIRED INSPECTIONS, TESTING, AND VERIFICATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SUCH RECORDS SHALL BE RETAINED AND SHALL BE PROVIDED TO THE OWNER AND BASS, NIXON & KENNEDY, INC. ALL MONITORING, TESTING, AND VERIFICATION SHALL CONFORM TO THE MOST RECENT VERSION OF THE NC BUILDING CODE CHAPTER 18, SECTION 1806 OR THE WALL DESIGN ENGINEER'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.

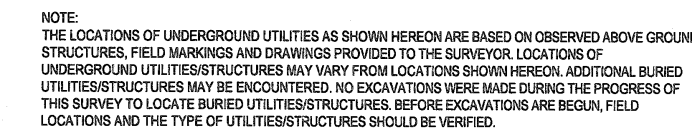


TOWN OF CLAYTON PROJECT NO. 2019-162-SP
BASS, NIXON & KENNEDY, INC.

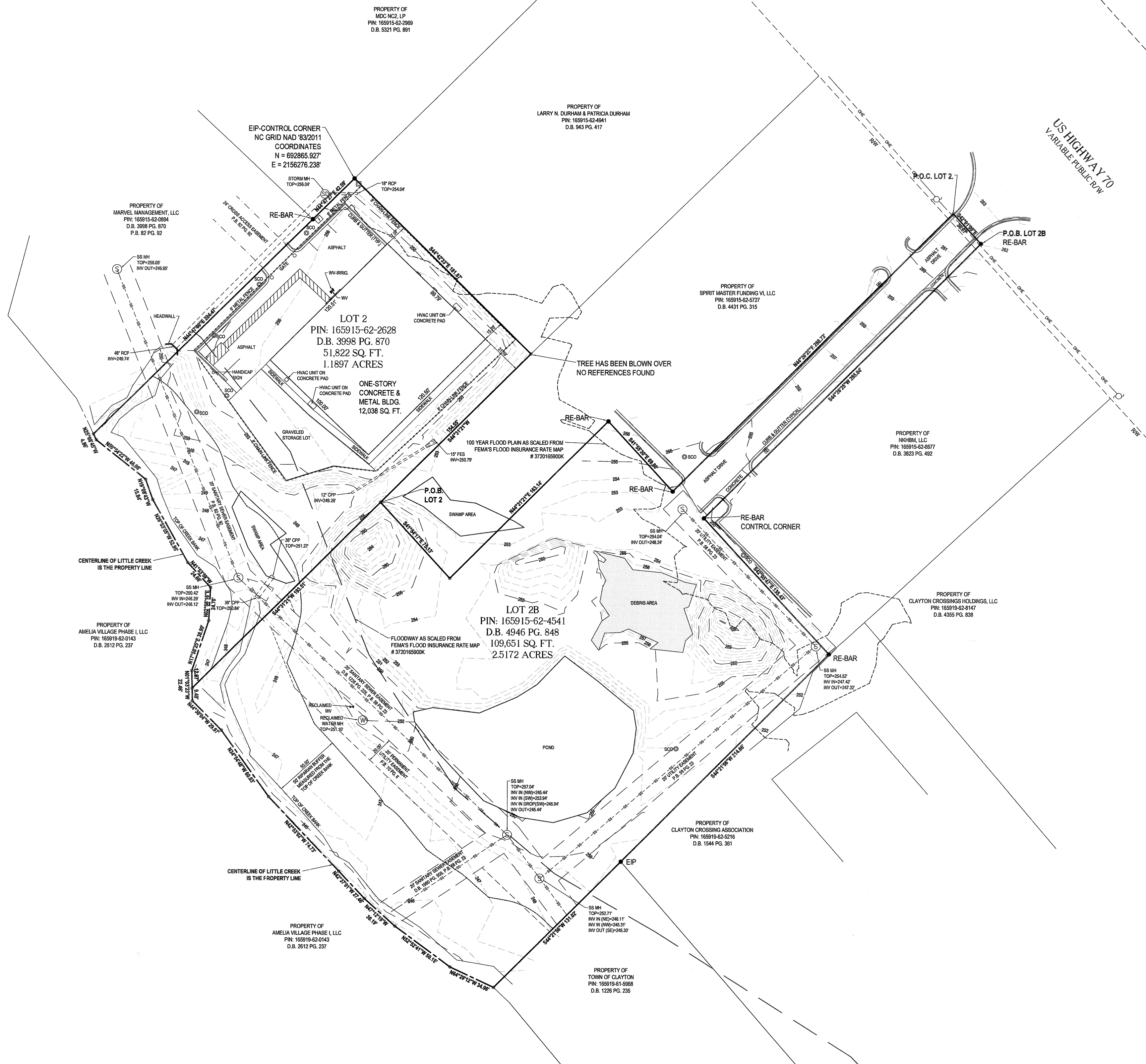
XXXXXX SUBMITTAL

CLAYTON STORAGE

03-19066



THIS 1 DAY OF JULY, 2019
SEAL _____
PROFESSIONAL LAND SURVEYOR



LEGEND	
✱	✱ EXISTING RIG PIPE
✱	✱ CALCULATED PIPE
W	W - WARD BUILT
C	C - CUB BUILT
MD-M	MD-M - STORE DRAIN MANHOLE
POWER POLE	POWER POLE
CL	CL - GUTTER WIRE
TRANSFORMER	TRANSFORMER
SS-W	SS-W - SANITARY SEWER MANHOLE
ACC	ACC - HORIZONTAL CLEANOUT
STREET LIGHT	STREET LIGHT
WV	WV - WATER VALVE
FM	FM - FIRE HYDRANT
HE	HE - HOT BOX
WM	WM - WATER METER
GM	GM - GAS METER
MANHOLE	MANHOLE
HC	HC - HANDS OFF
R/W	R/W - RIGHT-OF-WAY
ROP	ROP - RE-INFORCED CONCRETE PIPE
FE	FE - FUSED-AND-EXTENDED
SANITARY SEWER LINE	
OVERHEAD	OVERHEAD
UNDERGROUND ELECTRIC LINES	
P.O.C.	P.O.C. - POINT OF COMMENCEMENT
P.O.B.	P.O.B. - POINT OF BEGINNING

CURRENT OWNER OF LOT 2
MARVEL MANAGEMENT, L.L.C.
2127 WILLOW HILL LANE
CLAYTON, N.C. 27520

CURRENT OWNER OF LOT 2
MICHAEL LYNN MARVEL
REVOCABLE TRUST
2127 WILLOW HILL LANE
CLAYTON, N.C. 27520-5943

SCALE: 1" = 40'

SCALE: 1" = 40'

A horizontal scale bar with alternating black and white segments. Below the bar, numerical values are placed at intervals of 20 units: 0, 20, 40, 80, 120, and 160.

S-1

©2024 BASS, NIXON & KENNEDY, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF BASS, NIXON & KENNEDY, INC.



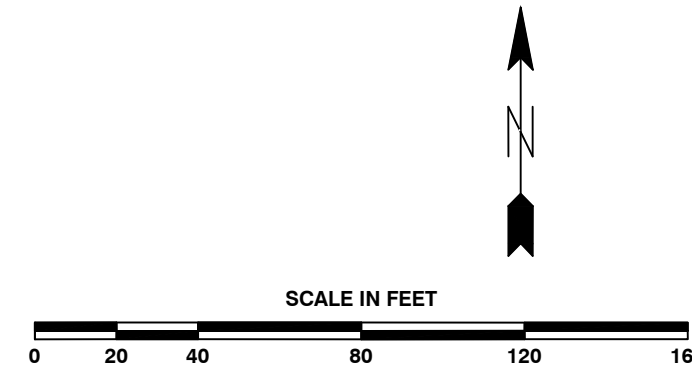
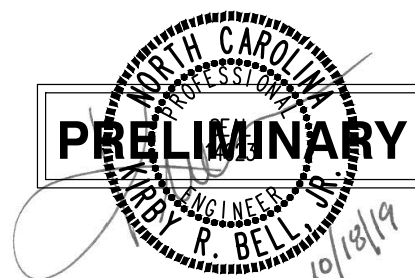
LEGEND

— • — LIMITS OF DISTURBANCE

WETLANDS EXIST ON-SITE

FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE TOWN OF CLAYTON AND NCDOT



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 550, RALEIGH, NC 27607
TELEPHONE: (919) 851-4422 FAX: (919) 851-8988
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0257)

TOWN OF CLAYTON COMMENTS		IP	BY
2	10-18-19	Town of Clayton Comments	IP
1	10-04-19	Town of Clayton Comments	IP
NO.	DATE	DESCRIPTION	REVISIONS

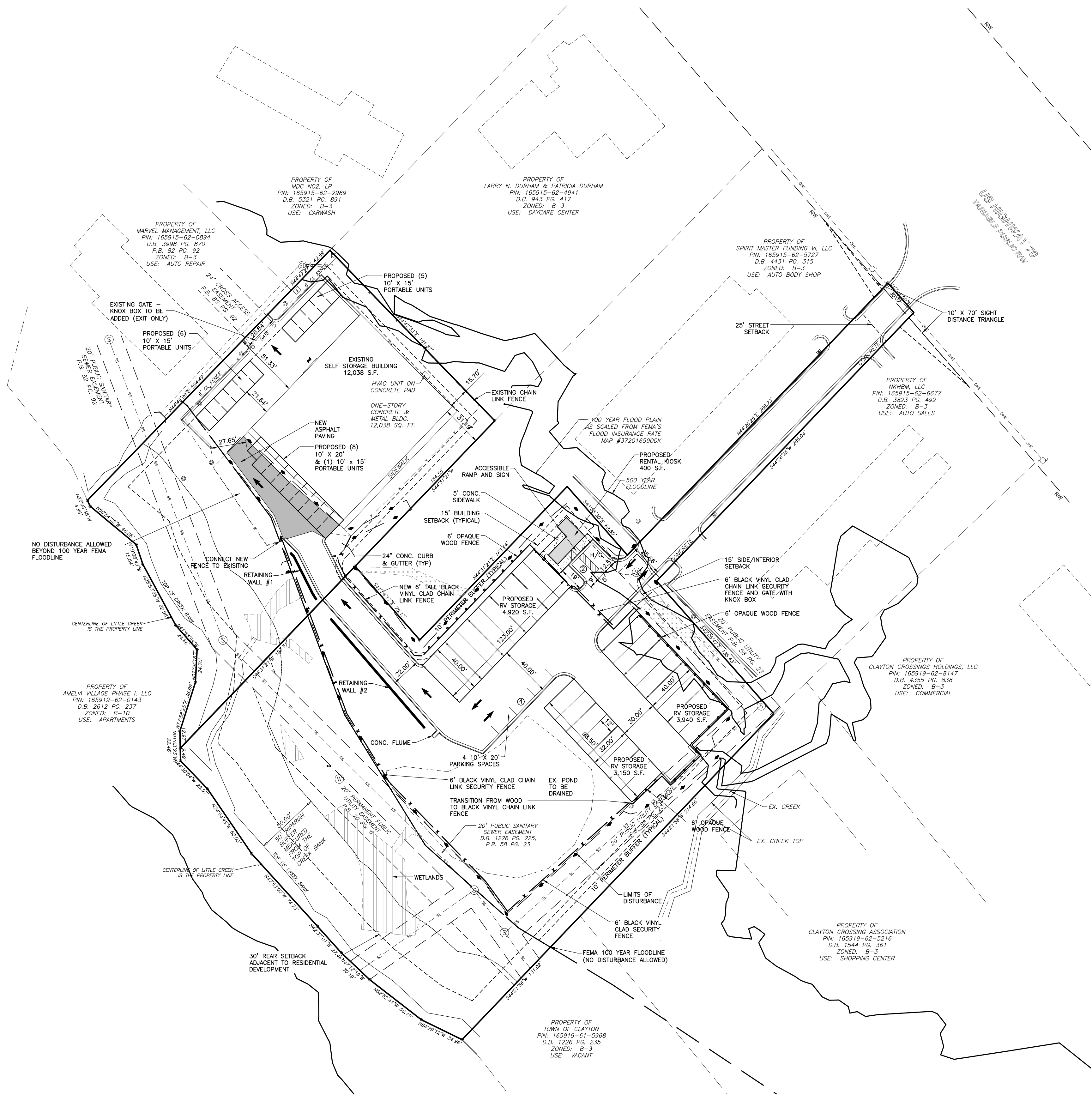
CLAYTON STORAGE
US HWY 70
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

SHEET C1.0

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

TOWN OF CLAYTON PROJECT NO. XX-XX-XX

©2024 BASS, NIXON & KENNEDY, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF BASS, NIXON & KENNEDY, INC.



SITE DATA

PROJECT NAME:	CLAYTON STORAGE
PIN/TAG:	165915-62-2628/05E99018Y 165915-62-4541/05025003B
SITE AREA (GROSS):	3.71 AC
ADDRESS:	US HWY 70
PLANNING JURISDICTION:	CLAYTON, NORTH CAROLINA CLAYTON CITY LIMITS
OWNER:	MARVEL MANAGEMENT LLC MICHAEL LYNN MARVEL REVOCABLE TRUST (UNDER CONTRACT TO 10 PURSUIT, LLC)
ZONING:	B-3
USE:	SELF STORAGE/VACANT SELF STORAGE FACILITY WITH ACCESSORY LIMITED OUTDOOR STORAGE OF RV'S AND BOATS, MAXIMUM 26 SPACES
BUILDING SETBACKS	STREET: 25' SF SIDE/INTERIOR: 15' SF REAR: 30' SF
BUILDING AREA	EXISTING: 12,038 SF PROPOSED: 400 SF LEASEING KIOSK: 12,010 SF PORTABLE STORAGE UNITS: 3,450 SF
BUILDING HEIGHT:	RV STORAGE: 14' HT LEASEING KIOSK: 10'-4" HT PORTABLE STORAGE UNITS: 9'-2" HT
FLOOR AREA RATION:	0.077
BUILDING LOT COVERAGE:	7.7%
PARKING SPACES:	1 SPACE PER 100 UNITS (111/100 = 2 REQUIRED - 6 PROVIDED) REQUIRED: 65 EXISTING UNITS ON SITE 20 PROPOSED PORTABLE UNITS 26 RV SPACES 111 TOTAL UNITS 6 SPACES (INCLUDES 1 H/C SPACE)
ELECTRICAL PROVIDER:	TOWN OF CLAYTON
WATER PROVIDED:	TOWN OF CLAYTON
SANITARY SEWER PROVIDED:	TOWN OF CLAYTON
WATERSHED:	NEUSE RIVER
IMPERVIOUS AREA:	EXISTING: 30,879 SF PROPOSED: 28,828 SF TOTAL: 59,707 SF 36.95% OF SITE
PERVIOUS AREA:	107,128 SF 63.05% OF SITE

A RECOMBINATION APPLICATION SHALL BE SUBMITTED TO THE TOWN AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY

FENCE LEGEND

EXISTING CHAIN LINK FENCE TO REMAIN	---
PROPOSED 6" OPAQUE WOOD FENCE	=====
PROPOSED 6" BLACK VINYL CLAD CHAIN LINK FENCE	-x-x-x-x-x-x-x-

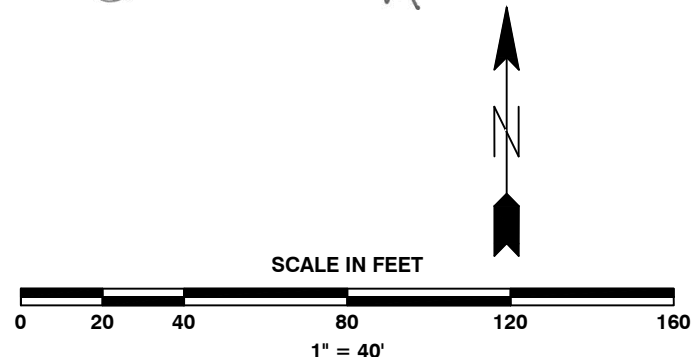
LEGEND

---	LIMITS OF DISTURBANCE
-----	-----------------------

WETLANDS EXIST ON-SITE

FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE TON OF CLAYTON AND NCDOT



TON OF CLAYTON PROJECT NO. XX-XX-XX



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919) 851-4422 FAX: (919) 851-8988
CERTIFICATION NUMBERS: NCBELS (C-010); NCBOLA (C-0257)

NO.	DATE	DESCRIPTION	BY
1	10-04-19	Town of Clayton Comments	IP
2	10-18-19	Town of Clayton Comments	IP

SCALE: 1" = 40'

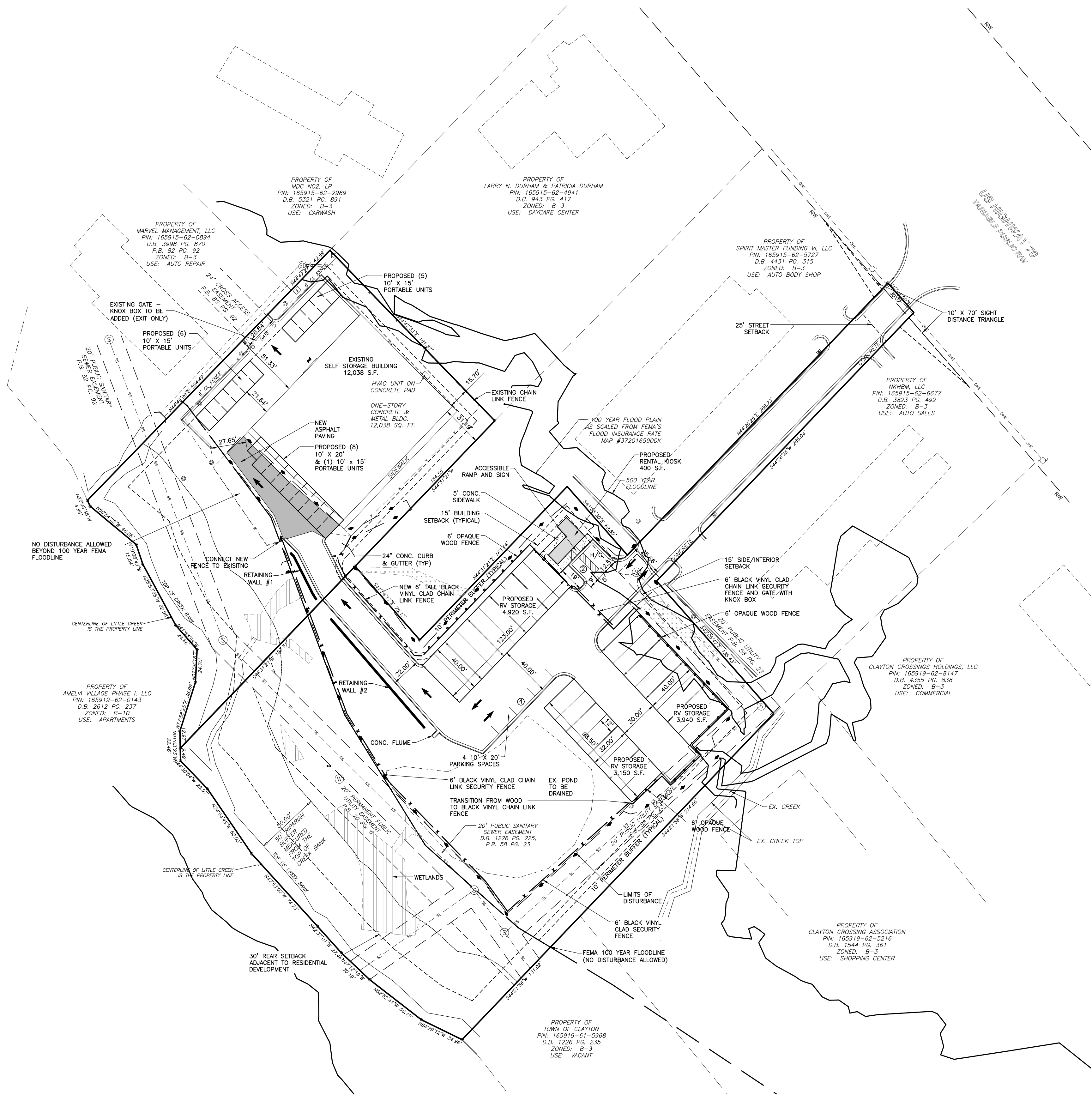
CHK BY: KRB

CLAYTON STORAGE
US HWY 70
TON OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

SHEET C1.1

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

©2024 BASS, NIXON & KENNEDY, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF BASS, NIXON & KENNEDY, INC.



SITE DATA

PROJECT NAME:	CLAYTON STORAGE
PIN/TAG:	165915-62-2628/05E99018Y 165915-62-4541/05025003B
SITE AREA (GROSS):	3.71 AC
ADDRESS:	US HWY 70 CLAYTON, NORTH CAROLINA CLAYTON CITY LIMITS
PLANNING JURISDICTION:	
OWNER:	MARVEL MANAGEMENT LLC MICHAEL LYNN MARVEL REVOCABLE TRUST (UNDER CONTRACT TO 10 PURSUIT, LLC)
ZONING:	B-3
USE:	SELF STORAGE/VACANT SELF STORAGE FACILITY WITH ACCESSORY LIMITED OUTDOOR STORAGE OF RV'S AND BOATS, MAXIMUM 26 SPACES
BUILDING SETBACKS	
STREET:	25' SF
SIDE/INTERIOR:	15' SF
REAR:	30' SF
BUILDING AREA	
EXISTING:	12,038 SF
PROPOSED:	400 SF
LEASING KIOSK:	12,010 SF
RV STORAGE:	3,450 SF
PORTABLE STORAGE UNITS:	
BUILDING HEIGHT:	
RV STORAGE:	14' HT
LEASING KIOSK:	10'-4" HT
PORTABLE STORAGE UNITS:	9'-2" HT
FLOOR AREA RATION:	0.077
BUILDING LOT COVERAGE:	7.7%
PARKING SPACES:	
REQUIRED:	1 SPACE PER 100 UNITS (111/100 = 2 REQUIRED - 6 PROVIDED)
UNITS:	65 EXISTING UNITS ON SITE 20 PROPOSED PORTABLE UNITS 26 RV SPACES 111 TOTAL UNITS
PROPOSED SPACES:	6 SPACES (INCLUDES 1 H/C SPACE)
ELECTRICAL PROVIDER:	TOWN OF CLAYTON
WATER PROVIDED:	TOWN OF CLAYTON
SANITARY SEWER PROVIDED:	TOWN OF CLAYTON
WATERSHED:	NEUSE RIVER
IMPERVIOUS AREA:	
EXISTING:	30,879 SF
PROPOSED:	28,828 SF
TOTAL:	59,707 SF 36.95% OF SITE
PERVIOUS AREA:	107,128 SF 63.05% OF SITE

A RECOMBINATION APPLICATION SHALL BE SUBMITTED TO THE TOWN AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY

FENCE LEGEND

EXISTING CHAIN LINK FENCE TO REMAIN	---
PROPOSED 6" OPAQUE WOOD FENCE	=====
PROPOSED 6" BLACK VINYL CLAD CHAIN LINK FENCE	-x-x-x-x-x-x-x-

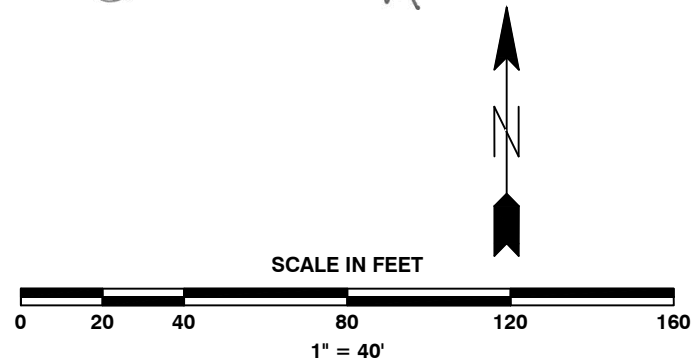
LEGEND

--- ♦ --- LIMITS OF DISTURBANCE

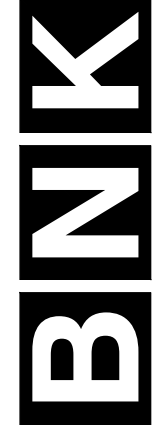
WETLANDS EXIST ON-SITE

FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE TON OF CLAYTON AND NCDOT



TON OF CLAYTON PROJECT NO. XX-XX-XX



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919) 851-4422 FAX: (919) 851-8988
CERTIFICATION NUMBERS: NCBELS (C-010); NCBOLA (C-0257)

NO.	DATE	DESCRIPTION	BY
1	10-04-19	Town of Clayton Comments	IP
2	10-18-19	Town of Clayton Comments	IP

DATE	DRAWN BY	IP
08-28-19		

DATE	DRAWN BY	IP
08-28-19		

CLAYTON STORAGE
US HWY 70
TON OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

SHEET C1.1

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)851-4422 FAX: (919)851-8968
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

03-19056	08-28-19	IP
JOB NO.	DATE	DRAWN BY
SITE PLAN		
SCALE: 1" = 40'		
CHK BY: KRB		

US HWY 70

ION OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

PROJECT NAME:	CLAYTON STORAGE		
PIN/TAG:	165915-62-2628/05E99018Y 165915-62-4541/05020038		
SITE AREA (GROSS):	3.71 AC		
ADDRESS:	US HWY 70 CLAYTON, NORTH CAROLINA CLAYTON CITY LIMITS		
PLANNING JURISDICTION:	MARVEL MANAGEMENT LLC MICHAEL LYNN MARVEL REVOCABLE TRUST (UNDER CONTRACT TO 10 PURSUANT, LLC)		
ZONING:	B-3		
USE:	EXISTING: SELF STORAGE/WACANT PROPOSED: SELF STORAGE FACILITY WITH ACCESSORY LIMITED OUTDOOR STORAGE OF RV'S AND BOATS, MAXIMUM 28 SPACES		
BUILDING SETBACKS STREET: SIDE/INTERIOR: REAR:	25' SF 15' SF 30' SF		
BUILDING AREA PROPOSED:	12,038 SF 400 SF 12,010 SF 3,400 SF		
PROPOSED: LEASING KIOSK: RV STORAGE: PORTABLE STORAGE UNITS:			
BUILDING HEIGHT: RV STORAGE: LEASING KIOSK: PORTABLE STORAGE UNITS:	14' HT 10'-4" HT 9'-2" HT		
FLOOR AREA RATION: BUILDING LOT COVERAGE:	0.077 7.7%		
PARKING SPACES: REQUIRED: UNITS:	1 SPACE PER 100 UNITS (111/100 = 2 REQUIRED - 6 PROVIDED) 65 EXISTING UNITS ON SITE 20 PROPOSED PORTABLE UNITS 28 RV SPACES 111 TOTAL UNITS		
PROPOSED SPACES:	6 SPACES (INCLUDES 1 H/C SPACE)		
ELECTRICAL PROVIDER:	TOWN OF CLAYTON		
WATER PROVIDED:	TOWN OF CLAYTON		
SANITARY SEWER PROVIDED:	TOWN OF CLAYTON		
WATERSHED:	NEUSE RIVER		
IMPERVIOUS AREA: EXISTING: PROPOSED: TOTAL:	30,879 SF 28,828 SF 59,707 SF 36.95% OF SITE		
PERVIOUS AREA:	107,128 SF 63.05% OF SITE		
A RECOMBINATION APPLICATION SHALL BE SUBMITTED TO THE TOWN AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY			

EXISTING CHAIN LINK FENCE TO REMAIN

PROPOSED 6" OPAQUE WOOD FENCE

PROPOSED 6" BLACK VINYL GLAD CHAIN LINK FENCE

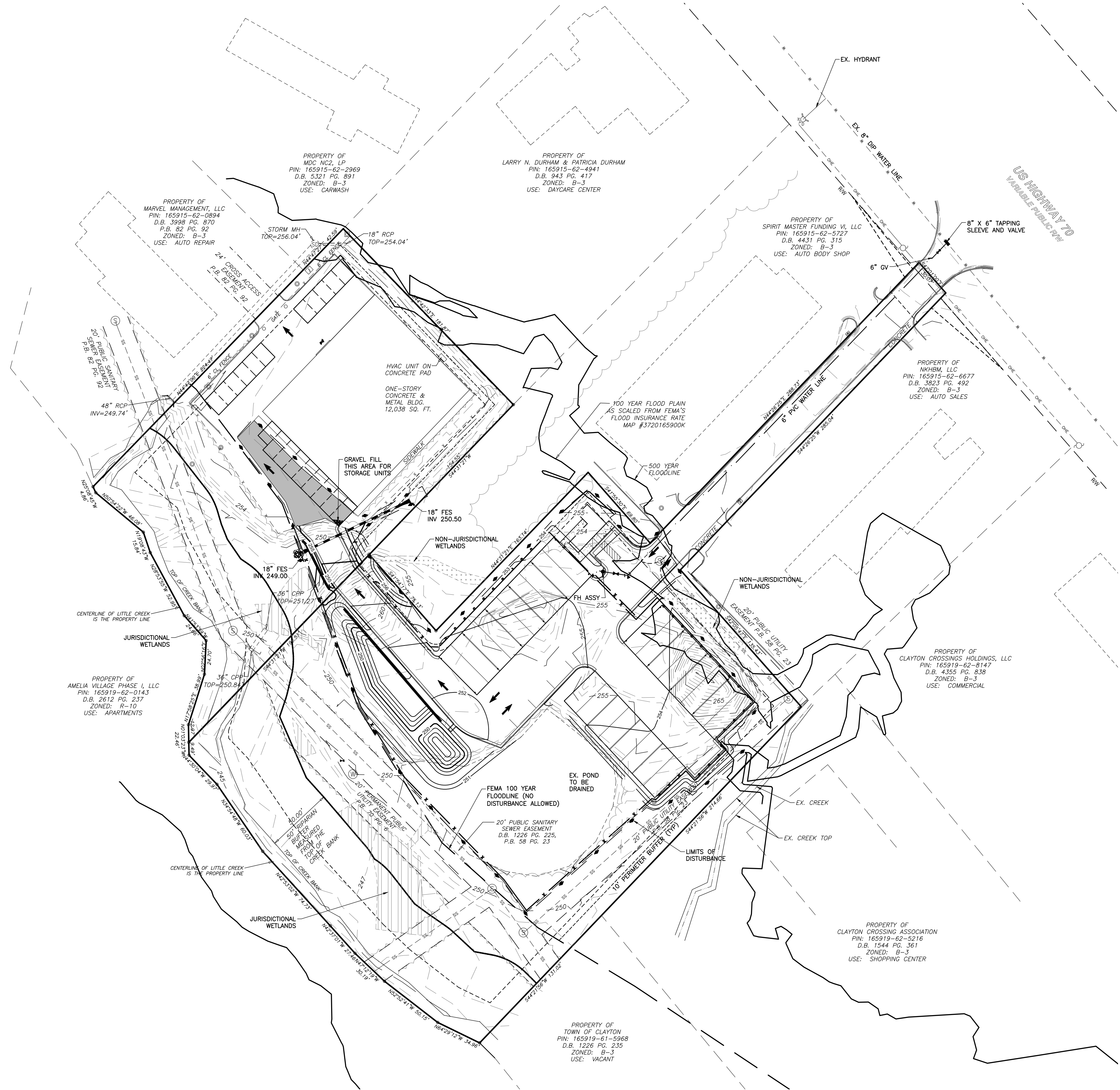
— ◆ — LIMITS OF DISTURBANCE

FLOODPLAINS EXIST ON-SITE

0 20 40 80 120 160
1" = 40'

TON OF CLAYTON PROJECT NO. XX-XX-XX

©2024 BASS, NIXON & KENNEDY, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF BASS, NIXON & KENNEDY, INC.



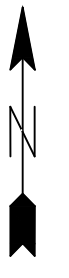
NOTES:
1. NO DOMESTIC WATER OR SANITARY SEWER USAGE PROPOSED. ONLY UTILITY PROPOSED IS A 6" PVC FIRE LINE W/ONE FIRE HYDRANT.

LEGEND
— • — LIMITS OF DISTURBANCE

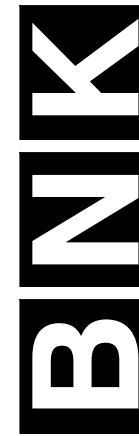
WETLANDS EXIST ON-SITE

FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE TOWN OF CLAYTON AND NCDOT



TOWN OF CLAYTON PROJECT NO. XX-XX-XX



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)851-4422 FAX: (919)851-8988
CERTIFICATION NUMBERS: NCBELS (C-010); NCBOLA (C-0257)

NO.	DATE	DESCRIPTION	BY
2	10-18-19	Town of Clayton Comments	IP
1	10-04-19	Town of Clayton Comments	IP

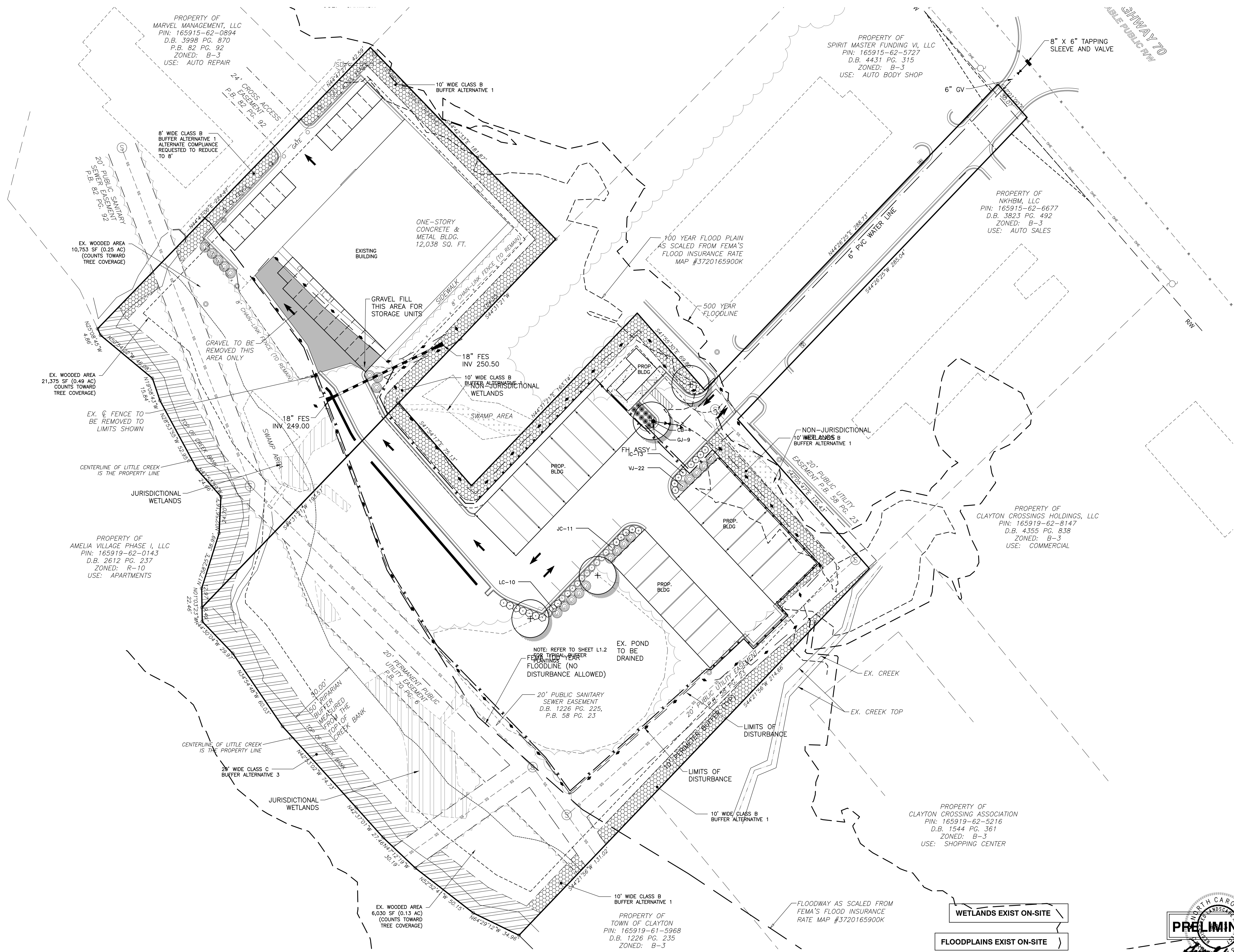
NO.	DATE	DESCRIPTION	BY
1	10-04-19	Town of Clayton Comments	IP
2	10-18-19	Town of Clayton Comments	IP

CLAYTON STORAGE
US HWY 70
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

SHEET
C3.1

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

©2017, BASS, NIXON & KENNEDY, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF BASS, NIXON & KENNEDY, INC.



BNK

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS

6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919) 851-4422 FAX: (919) 851-8888
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0257)

NO.	DATE	DESCRIPTION	BY
1	10-04-19	PER TOC COMMENTS	GW
2	10-18-19	PER TOC COMMENTS	GW

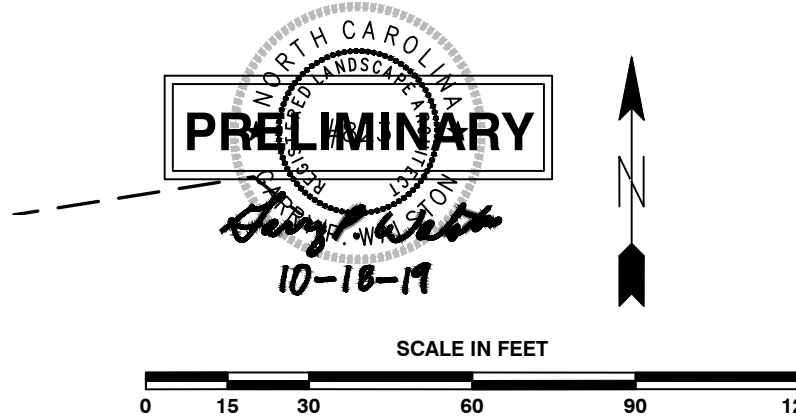
DATE	GPW	DRAWN BY
08-28-19		

LANDSCAPE PLAN

SCALE: 1" = 30'

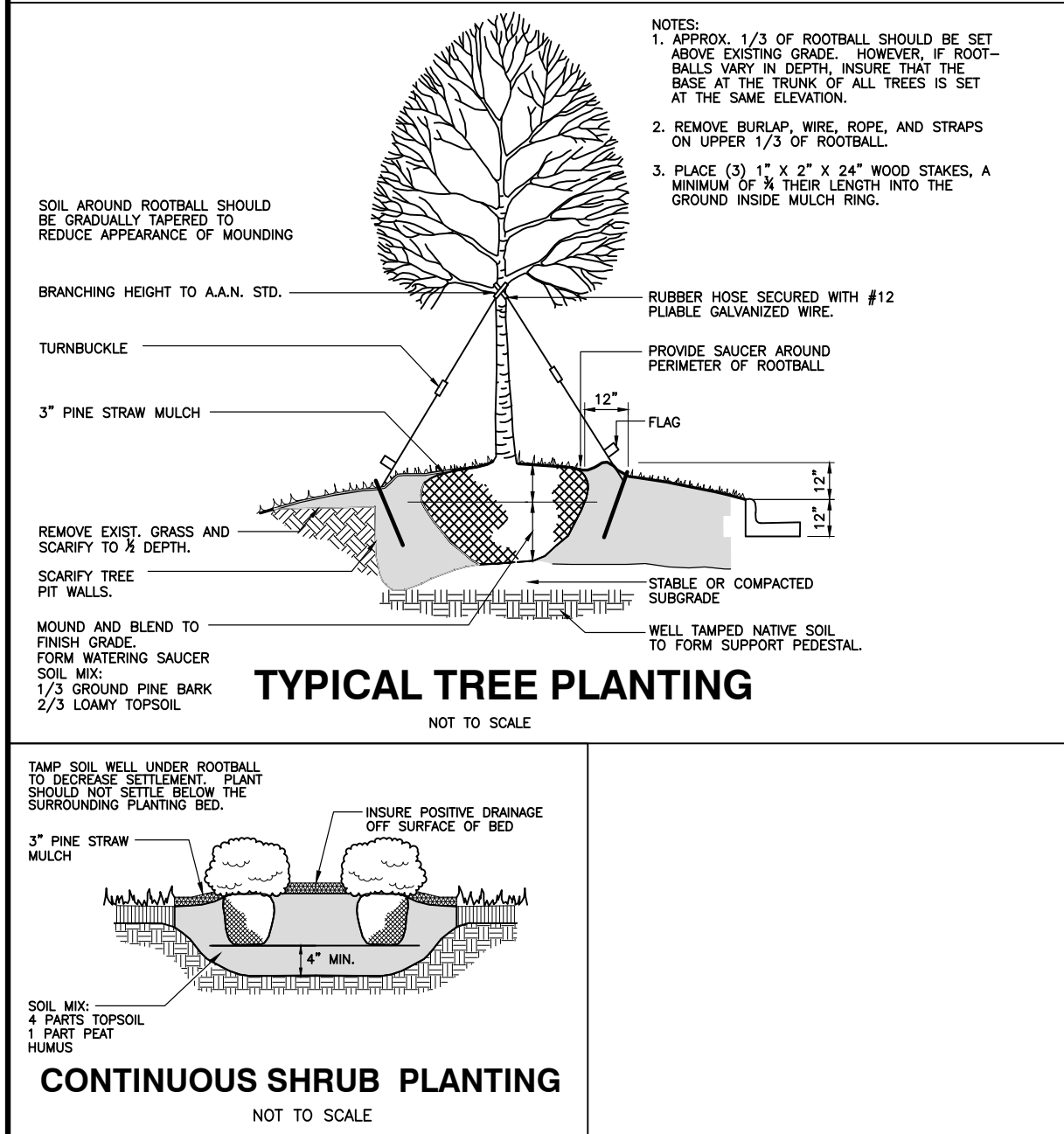
CLAYTON STORAGE
US HIGHWAY 70
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

SHEET
L1.1



TOWN OF CLAYTON PROJECT NO. 2019-162-SP

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION



LANDSCAPE REQUIREMENTS:

Site Landscaping

20% OF TOTAL LOT AREA SHALL BE LANDSCAPED AT A RATE OF (1) CANOPY TREE, (1) UNDERSTORY TREE, AND (2) SHRUBS PER 1,000 SF: 3,704 acres (161,355 S.F.)
161,355 SF x .20 = 32,271 S.F.
32,271 / 1,000 = 33
33 CANOPY TREES REQUIRED/PROVIDED
33 UNDERSTORY TREES REQUIRED/PROVIDED
EXISTING TREE COVERAGE PROVIDED BY APPROXIMATELY 0.87 ACRES OF WOODED AREA PLUS 4 NEW TREES (ASSUMED 1 TREE PER 100 S.F. = 378 EXISTING TREES)
SHRUBS REQUIRED: 32,271 / 500 = 65 SHRUBS REQUIRED/PROVIDED

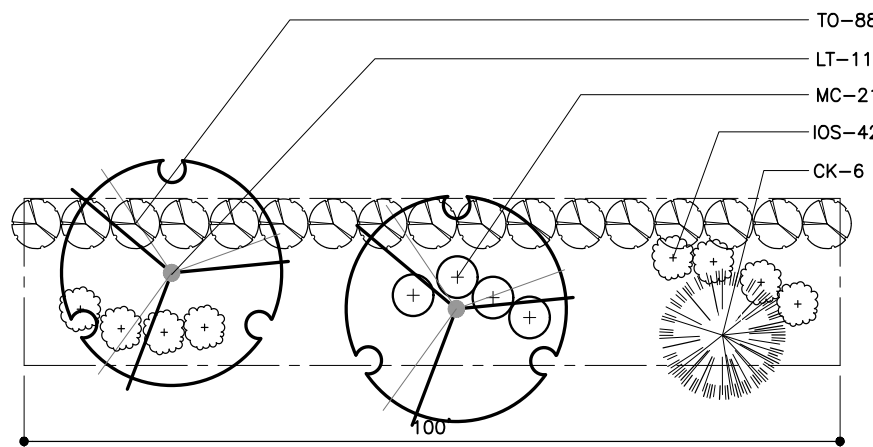
Project Boundary Buffers

10' WIDE TYPE CLASS 'B' BUFFER ALTERNATIVE 1
(2) CANOPY TREES, (2) UNDERSTORY TREES AND (12) SHRUBS PER 100 LINEAR FEET OF BUFFER
1,278 LINEAR FEET OF BUFFER
1,278 / 100 X 2 = 26 CANOPY TREES REQUIRED/PROVIDED
1,278 / 100 X 2 = 26 UNDERSTORY TREES REQUIRED/PROVIDED
1,278 / 100 X 12 = 154 SHRUBS REQUIRED/PROVIDED

20' WIDE TYPE CLASS 'C' BUFFER ALTERNATIVE 3
(2) CANOPY TREES, (1) UNDERSTORY TREES AND (12) SHRUBS PER 100 LINEAR FEET OF BUFFER
517 LINEAR FEET OF BUFFER
517 / 100 X 2 = 11 CANOPY TREES REQUIRED/PROVIDED
517 / 100 X 1 = 6 UNDERSTORY TREES REQUIRED/PROVIDED
517 / 100 X 12 = 62 SHRUBS REQUIRED/PROVIDED
517 / 6 = 86.6' EVERGREEN SHRUBS PROVIDED

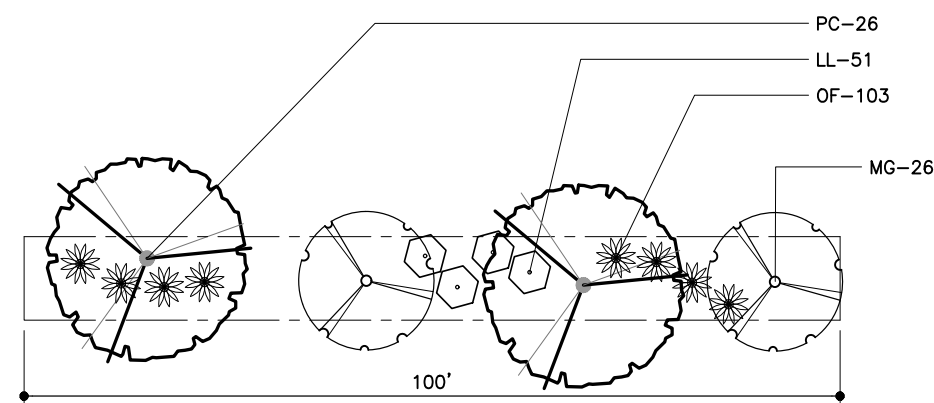
LANDSCAPE NOTES:

- ALL DISTURBED AREAS TO BE BERMUDA GRASS LAWN, UNLESS OTHERWISE INDICATED.
- PLANTING AREAS SHALL CONSIST OF UNCOMPACTED SOIL THAT IS A MINIMUM OF 8 INCHES DEEP. SOILS SHALL BE APPRECIABLY FREE OF GRAVEL, STONES, RUBBLE OR TRASH. ALL CONTAMINATED SOIL SHALL BE REMOVED.
- MULCH ALL LANDSCAPE BEDS WITH DOUBLE-SHREDDED HARDWOOD MULCH.
- CANOPY TREES SHALL BE LOCATED NO CLOSER THAN TEN FEET FROM ANY STRUCTURE. UNDERSTORY TREES SHALL BE PLANTED NO CLOSER THAN SEVEN FEET FROM ANY STRUCTURE.
- ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM THAT WILL ADEQUATELY COVER ALL LIVING PLANT MATERIAL SUCH SYSTEM SHALL INCLUDE A RAIN SENSOR.
- ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION. DEAD OR DISEASED PLANTINGS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION.
- ALL ROOF, GROUND AND WALL MOUNTED MECHANICAL EQUIPMENT INCLUDED, BUT NOT LIMITED TO AIR HANDLING EQUIPMENT, VENTS, COMPRESSORS, DUCT WORK, TRANSFORMERS AND ELEVATOR EQUIPMENT SHALL BE SCREENED FROM VIEW.
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SHIELDED FROM VIEW ON ALL SIDES. SCREENING SHALL CONSIST OF MATERIALS CONSISTENT WITH THE PRIMARY BUILDING MATERIALS, AND MAY INCLUDE METAL SCREENING OR LOUVERS WHICH ARE PAINTED TO BLEND WITH THE PRIMARY STRUCTURE.



20' CLASS 'C' BUFFER ALTERNATIVE 3 (517 LF)

(EXISTING VEGETATION MAY BE USED TO SATISFY THIS REQUIREMENT WHERE APPLICABLE)



10' CLASS 'B' BUFFER ALTERNATIVE 1 (1,278 LF)

(EXISTING VEGETATION MAY BE USED TO SATISFY THIS REQUIREMENT WHERE APPLICABLE)

PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	CAL.	HT	ROOT	REMARKS
SHADE TREES							
CB	Carpinus betula	European Hornbeam	4	2.5"	10'	B&B	VUA
LT	Liriodendron tulipifera	Tulip Poplar	11	2.5"	8'	B&B	Buffer
PC	Pistachia chinensis	Chinese Pistache	26	2.5"	10'	B&B	Buffer
UNDERSTORY TREES							
CK	Cornus kousa	Kousa Dogwood	6	2"	8'	B&B	Buffer
MG	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	26		8'	B&B	Buffer
SHRUBS							
IC	Ilex cornuta 'Carissa'	Carissa Holly	13		18"	Cont	VUA
GI	Gardenia jasminoides 'Klein's Hardy'	Gardenia	9		18"	Cont	VUA
IOS	Ilex cornuta 'O'Spring'	O'Spring Holly	42		24"	Cont	Buffer
JC	Juniperus chinensis 'Gold Lace'	Gold Lace Juniper	11		18"	Cont	VUA
LC	Loropetalum chinensis 'Chang's Ruby'	Loropetalum	10		18"	Cont	VUA
LL	Ligustrum lucidum	Waxleaf Privet	51		24"	Cont	Buffer
MC	Myrica cerifera	Wax Myrtle	21		24"	Cont	Buffer
OF	Osmanthus fortunei	Fortune's Osmanthus	103		24"	Cont	Buffer
TO	Thuja occidentalis 'Emerald'	Emerald Green Arborvitae	88		5'	B&B	Buffer
VI	Viburnum japonicum	Japanese Viburnum	22		18"	Cont	VUA

GENERAL NOTES

- A/C UNITS, TRANSFORMERS AND OTHER MECHANICAL OR UTILITY EQUIPMENT, NOT SHOWN ON THE PLAN, SHALL BE SCREENED FROM VIEW EITHER BY ADJUSTING PLANTINGS SHOWN IN CLOSE PROXIMITY TO EQUIPMENT OR BY THE ADDITION OF WAX MYRTLES @ 24" HT. 5' OC (SEE GENERAL NOTES FOR EQUIPMENT ACCESSIBILITY AND PLANTING PROXIMITY, ETC.).
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO PLANTING.
- MULCH SHALL BE 3" DEEP PINE STRAW UNLESS OTHERWISE NOTED.
- VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST AND ON THE PLAN SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES BETWEEN PLANT LIST AND PLANTING PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
- ALL TREES, SHRUBS, GROUNDCOVER, ETC. SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL ROOTBALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO PLANTING.
- B&B AS LISTED UNDER "ROOT" IN THE PLANT LIST INDICATES BALLED & BURLAPPED.
- ALL PLANTS/PLANTINGS SHALL BE MULCHED IMMEDIATELY AFTER PLANTING AND WATERED.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO PREVIOUS EXISTING GRADE (UNLESS OTHERWISE NOTED).
- ALL TREES AND SHRUBS SHALL REQUIRE MULCH RINGS AT THEIR BASE IF LEFT WITHIN LAWN AREAS.
- MULCH EDGES AND PROPOSED PLANTINGS SHALL NOT DISTURB ANY EXISTING GROUPS OF TREES TO REMAIN. EDGES ARE SHOWN FOR APPROXIMATION ONLY, BUT ARE TO INDICATE SMOOTH, CLEAN CURVES.
- CULVERTS, RIP-RAP STRUCTURES, AND OTHER STORMWATER DEVICES SHALL BE SCREENED WITH EVERGREEN SHRUBS. IF STRUCTURES ARE NOT SHOWN ON THE PLAN, INSTALL WAX MYRTLES @ 24" HT. - 5' OC.
- A 2' BUMPER OVERHANG, FROM THE BACK OF CURB, SHALL BE ALLOTTED FOR MATURE SHRUBS.
- TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED. THE FENCING SHALL BE REMOVED PRIOR TO THE FINAL SITE INSPECTION FOR THE CERTIFICATE OF OCCUPANCY (C.O.). THE SITE SHALL BE STABILIZED AND SEEDING PRIOR TO THE ISSUANCE OF A (C.O.).
- ALL TREES SHALL BE LOCATED A MINIMUM OF 6' FROM SIDEWALKS.

BNK

**BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS**
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919) 851-4422 FAX: (919) 851-4898
CERTIFICATION NUMBERS: NCBELS (C-0110), NCBOLA (C-0257)

JOB NO.	DATE	GPW	DRAWN BY
03-19068	08-28-19		
LANDSCAPE DETAILS			
2	10-18-19		PER TOC COMMENTS
1	10-04-19		PER TOC COMMENTS
NO.	DATE		DESCRIPTION
REVISIONS			
SCALE: N.T.S.			
CHK BY: GPW			

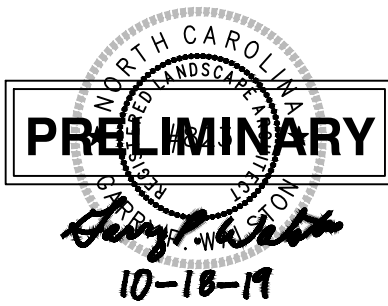
CLAYTON STORAGE
US HIGHWAY 70
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

**SHEET
L1.2**

NO WETLANDS EXIST ON-SITE

NO FLOODPLAINS EXIST ON-SITE

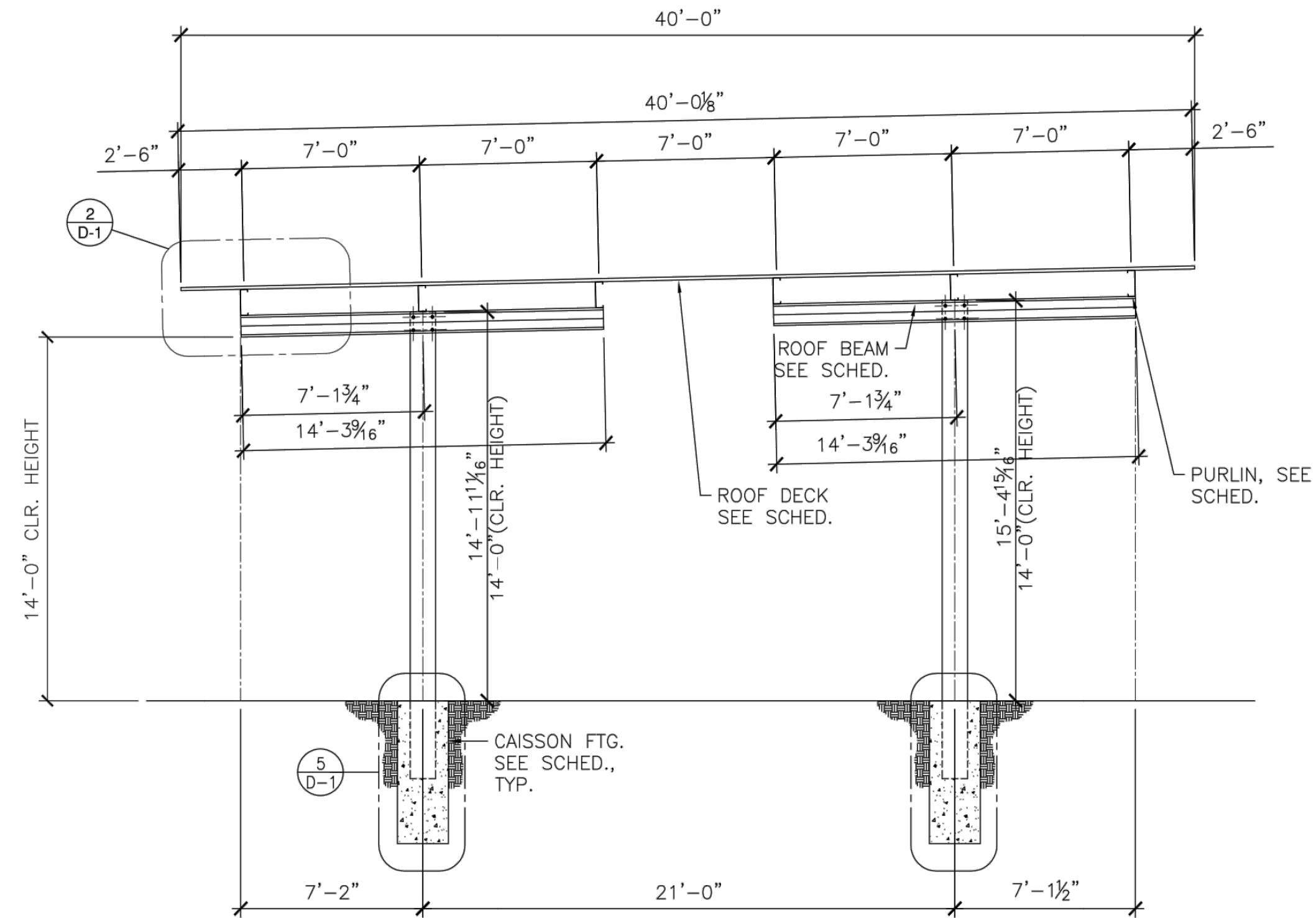
NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE TOWN OF CLAYTON AND NCDOT



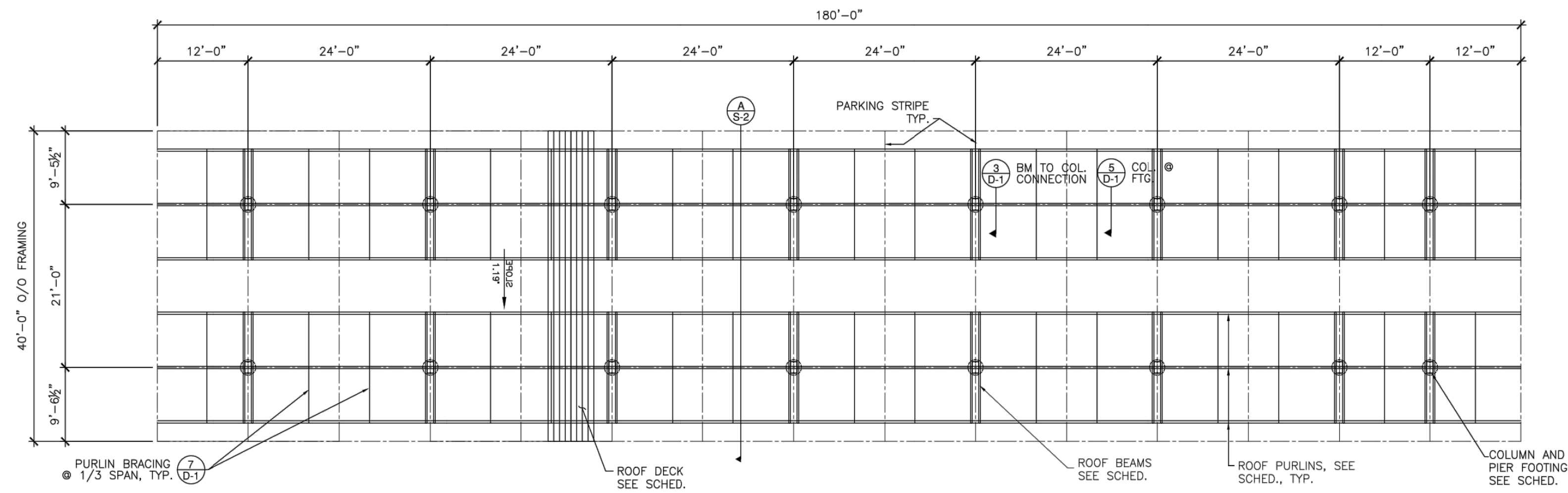
TOWN OF CLAYTON PROJECT NO. 2019-162-SP

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

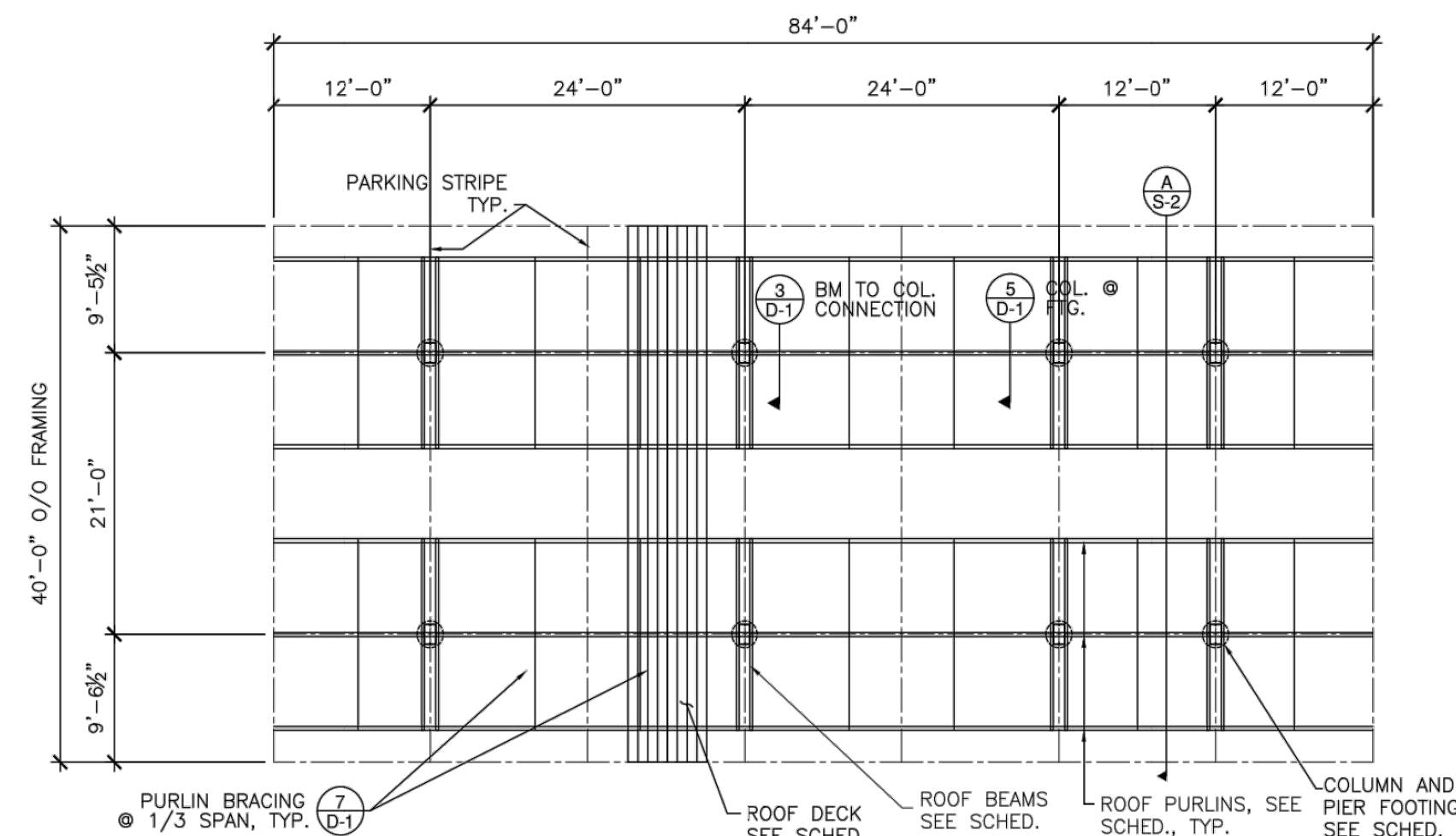
SCHEDULE	
MODEL NO.	CANOPY A
OCCUPANCY GROUP	-
TYPE OF CONSTRUCTION	-
DEPTH OF CAR SPACE	18' 0"
BAY WIDTH	27'-8 5/8"
ROOF PANEL	-
ROOF PURLIN	-
ROOF BEAM	-
COLUMN	COLUMN C1: (2) CEE -" x -" x -GA BOXED COLUMN C2: (2) CEE -" x -" x -GA BOXED COLUMN C3: (2) CEE -" x -" x 12GA BOXED Fy = - KSI (min.) COLUMN C1a: (2) CEE -" x -" x -GA BOXED COLUMN C2a: (2) CEE -" x -" x -GA BOXED COLUMN C3a: (2) CEE -" x -" x 12GA BOXED Fy = - KSI (min.)
CONC. PIER FOOTING UNCONSTRAINED CONDITION (Fin. Grade: Soil or Asphalt)	-" x -" x -" DEEP WITH (-#- VERTICAL REINF. BARS AND #- TIES AT -" O.C.
ALTERNATIVE SPREAD FOOTING	COLUMN C1: -" x -" SQ. x -" DEEP w/ (-#- REINF. BARS EACH WAY COLUMN C2 AND C3: -" x -" SQ. x -" DEEP w/ (-#- REINF. BARS EACH WAY



A SECTION SECTION
(CANOPY A & B)



FRAMING AND FOUNDATION PLAN
(CANOPY A)



FRAMING AND FOUNDATION PLAN
(CANOPY B)

NOTES-SCHED	
SECTION & FRAMING PLAN	
RV CANOPY 10 Federal Storage Facility CLAYTON STORAGE FACILITY for: Clifton Minsley	
BAJA CONSTRUCTION CO., INC. 223 FOSTER ST., MARTINEZ CA 94553 1-800-366-9600 FAX: (925) 229-0161	
PROJ. NO.: B0270	DATE: 07/30/19
DRAWN: RM	CHECKED: R.P.
SHEET: S-1	



NOTES-SCHED

SECTION & FRAMING PLAN

**RV CANOPY
ELEVATIONS**
10 Federal Storage Facility

CLAYTON STORAGE FACILITY
for: Clifton Minsley

BAJA
CONSTRUCTION CO., INC.
2223 FOSTER ST., MARTINEZ CA 94553
1-800-366-9600 FAX: (925) 229-0161

[illegible]

PROJ. NO.:	DATE:
B0270	07/30/19

DRAWN: RM	CHECKED: R.P.
--------------	------------------

SHEET:



A New Revolution in Global Door Solutions™

Relocatable Storage Units

Generate Additional Profit From Your Idle Land

Janus International offers an innovative solution to temporary storage needs for a variety of business and home applications—Movable Additional Storage Structures (MASS)



Relocatable Storage Units

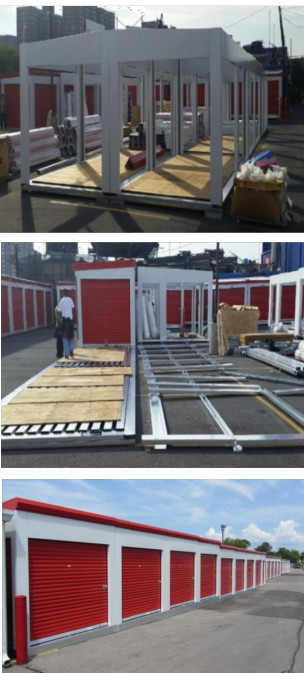


MASS self storage allows owners more flexibility than traditionally constructed building structures. Relocatable storage units are an attractive and cost-effective alternative to new construction, particularly if you are in need of just a few more storage units. And because they are movable, they can be placed in areas where you would not typically build permanent structures. These multipurpose structures can be placed in a variety of applications, including home use or outbuilding storage for businesses.

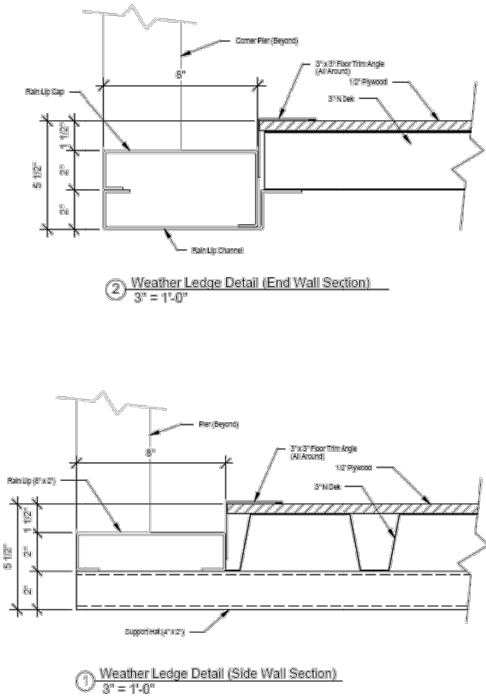
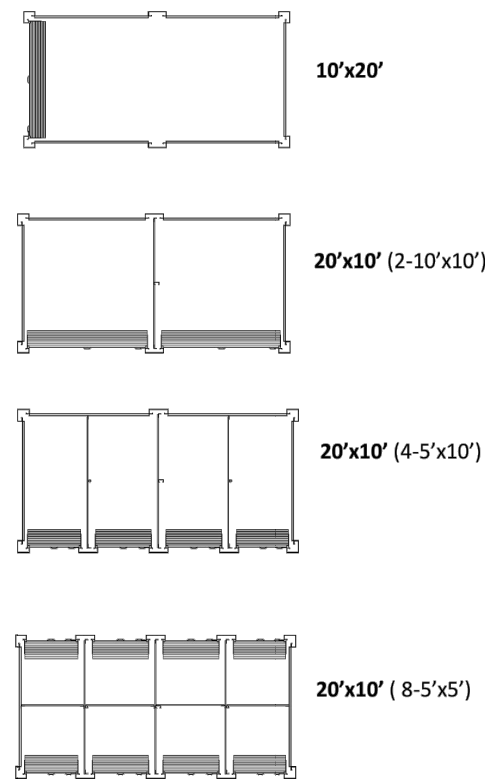


Benefits:

- MASS offers the same look and benefits of traditional storage
- Able to quickly generate additional income
- Easily movable by a 5,000 lb. forklift with extended forks
- Utilizes easy-to-operate roll up doors which require virtually no maintenance
- Secure and convenient for storage renters
- Built with special features to reduce moisture
- Easy to expand to accommodate growth
- Adaptable to odd-sized lots or slightly sloping land/driveways
- Standard building permits may not be required (check local ordinances)
- Economical—increased rental income with minimal investment
- Classified as equipment, MASS units can be depreciated over seven years
- Are often allowed where containers are restricted due to design and aesthetics



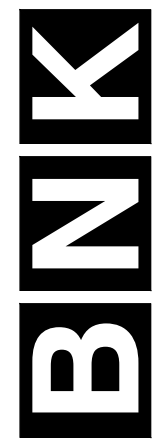
Various configurations available, including single units and lockers



Features:

- Configurable mix on an 8'x20', 10'x20' or custom size platform
- Sturdy construction
- Continuous 22ga galvanized N deck base with plywood flooring (option for diamond plate)
- 125 psf floor load
- Can be anchored to asphalt or other ground materials for stability. Tie downs by others
- Can be wired for electricity
- Uses standard 26 gauge doors in over 25 standard color options
- Standard 30 lb. snow load (optional up to 50 lb.)
- Weather resistant
- Special features, including a rain lip and elevated floor, which reduces moisture
- Skid panel outside the doors to offer a non-slip entry into unit
- Units are built close to the ground for easier access

"We have seen three major benefits of utilizing portable storage units. First, there is a tax devaluation because we can classify them as equipment. Second, no building permit is required, and third, their flexibility allows us to place these in areas where permanent buildings are not permitted."
-Tim Burnham, Facility Owner



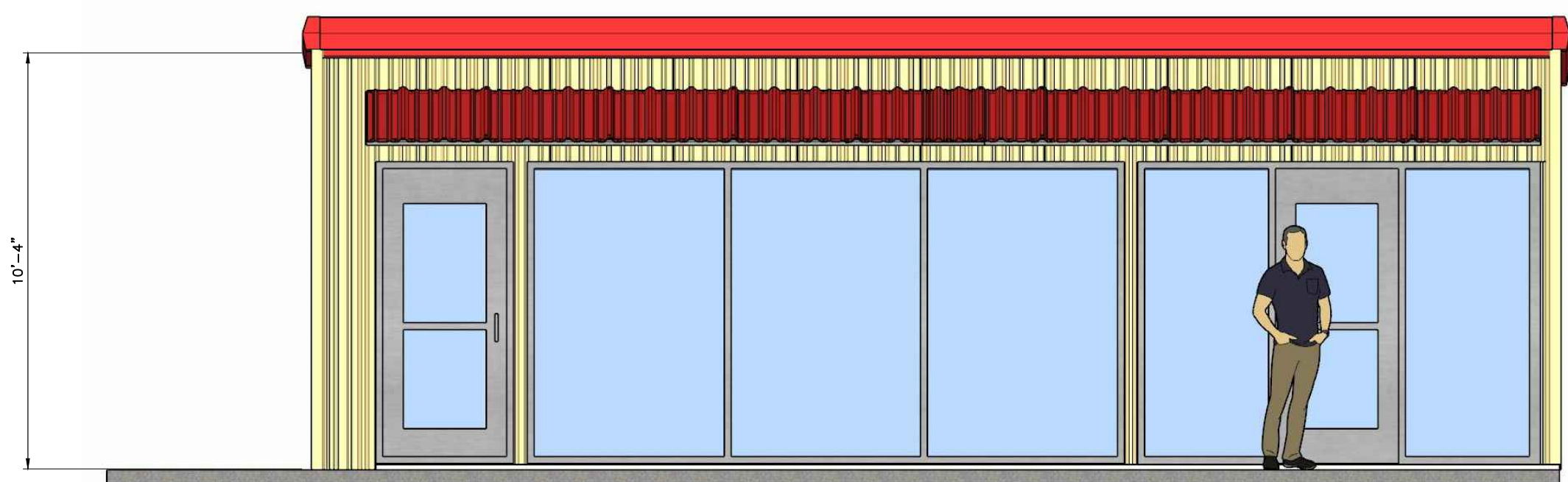
BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)851-4422 FAX: (919)851-8988
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0257)

NO.	DATE	DESCRIPTION	BY
2	10-18-19	PER TOC COMMENTS	GW
1	10-04-19	PER TOC COMMENTS	GW

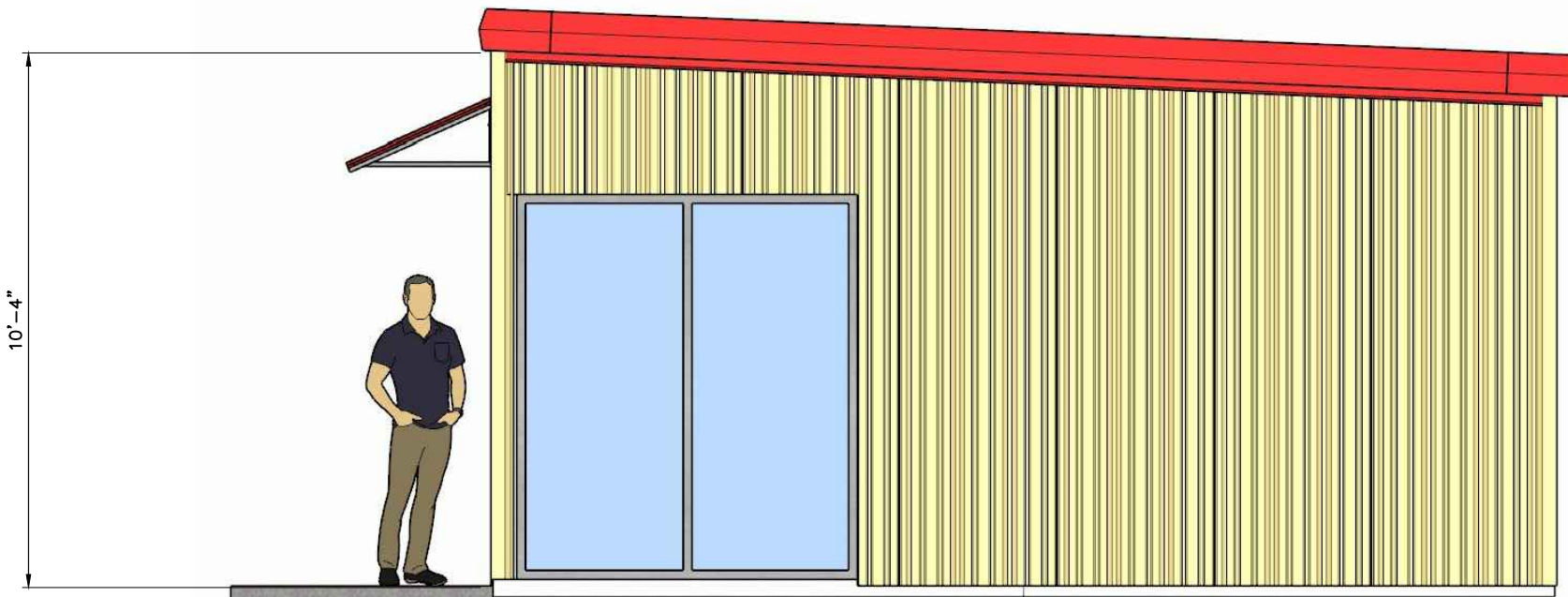
REVISIONS

CLAYTON STORAGE
US HIGHWAY 70
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

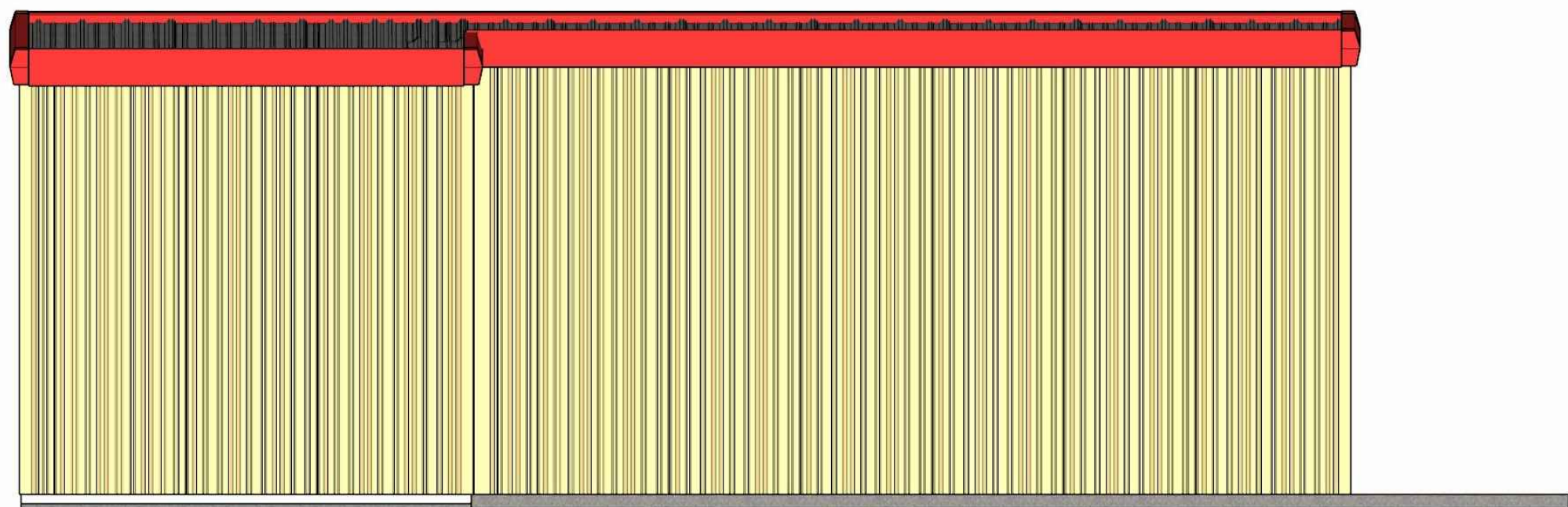
SHEET
S-3



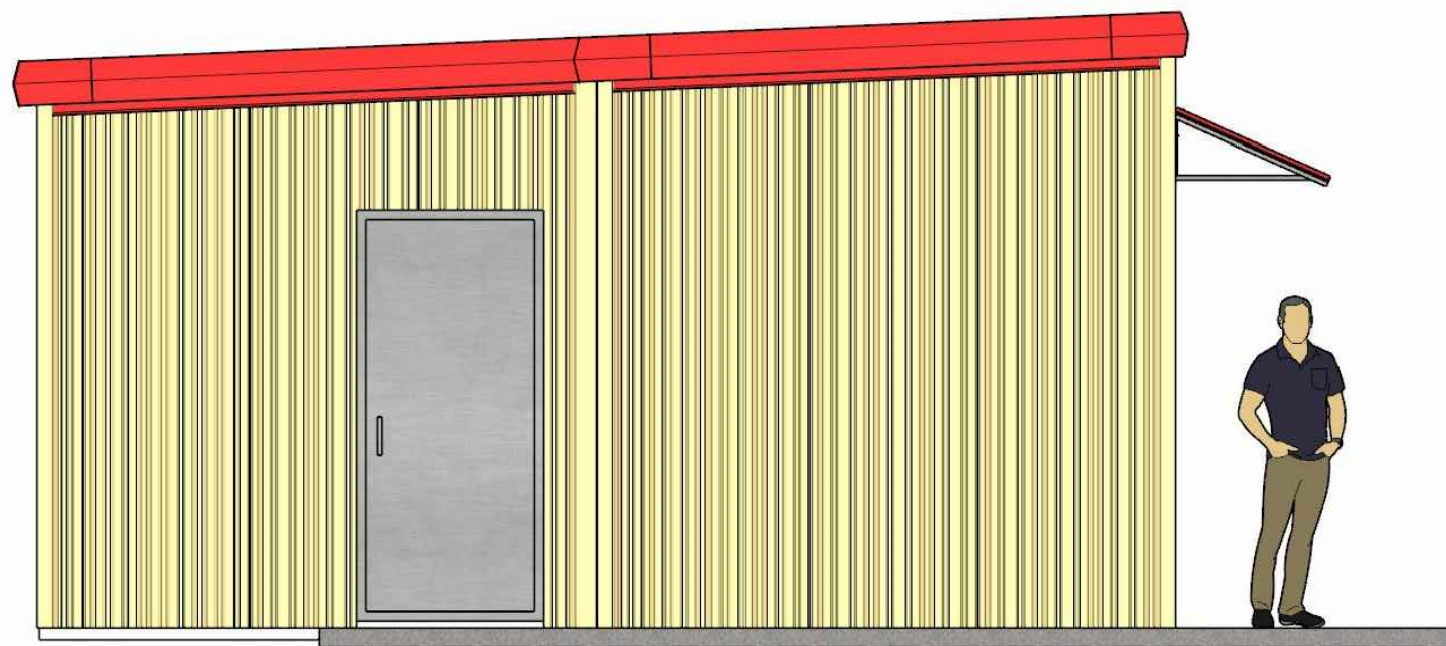
FRONT ELEVATION
NTS



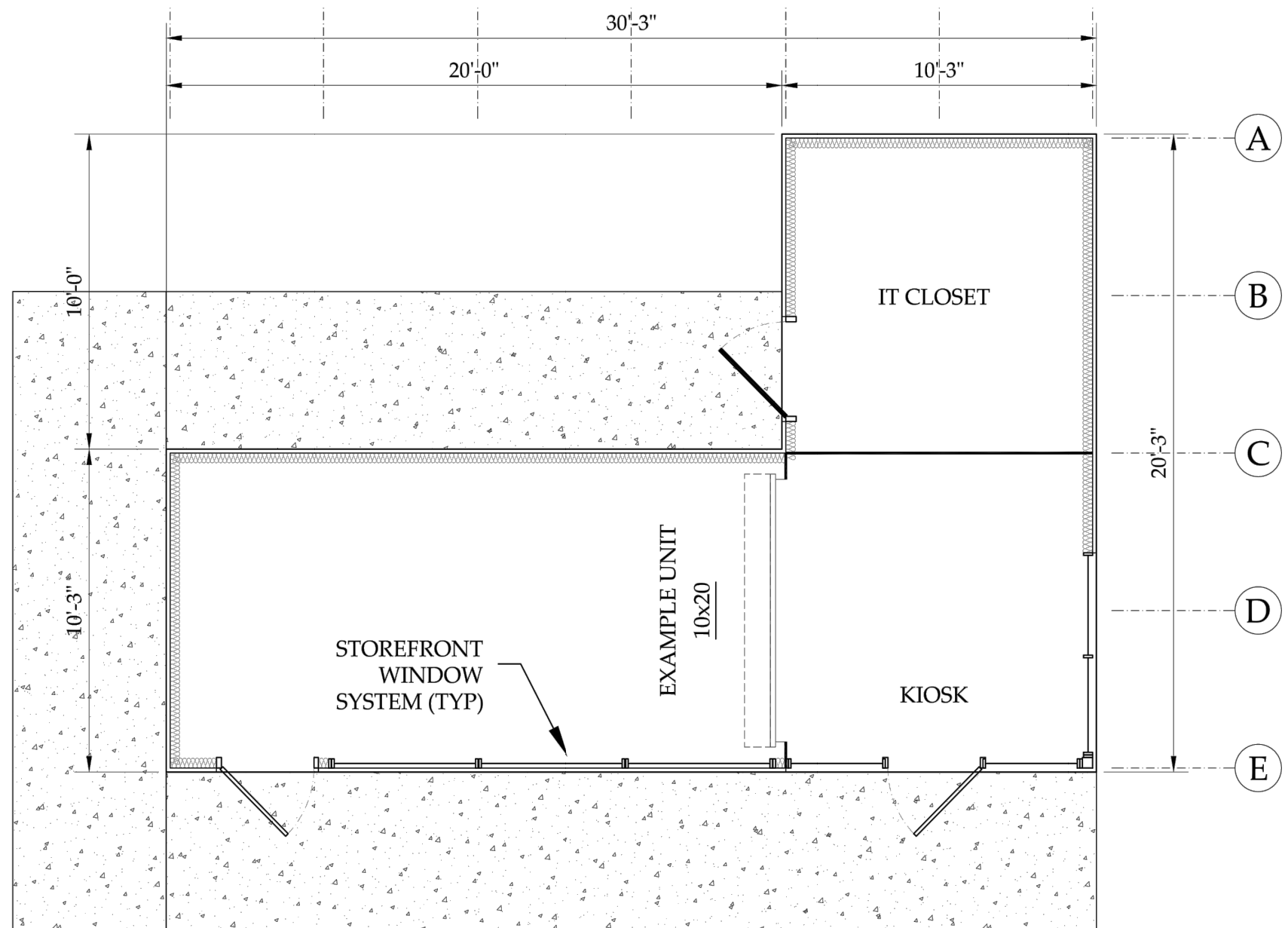
RIGHT ELEVATION
NTS



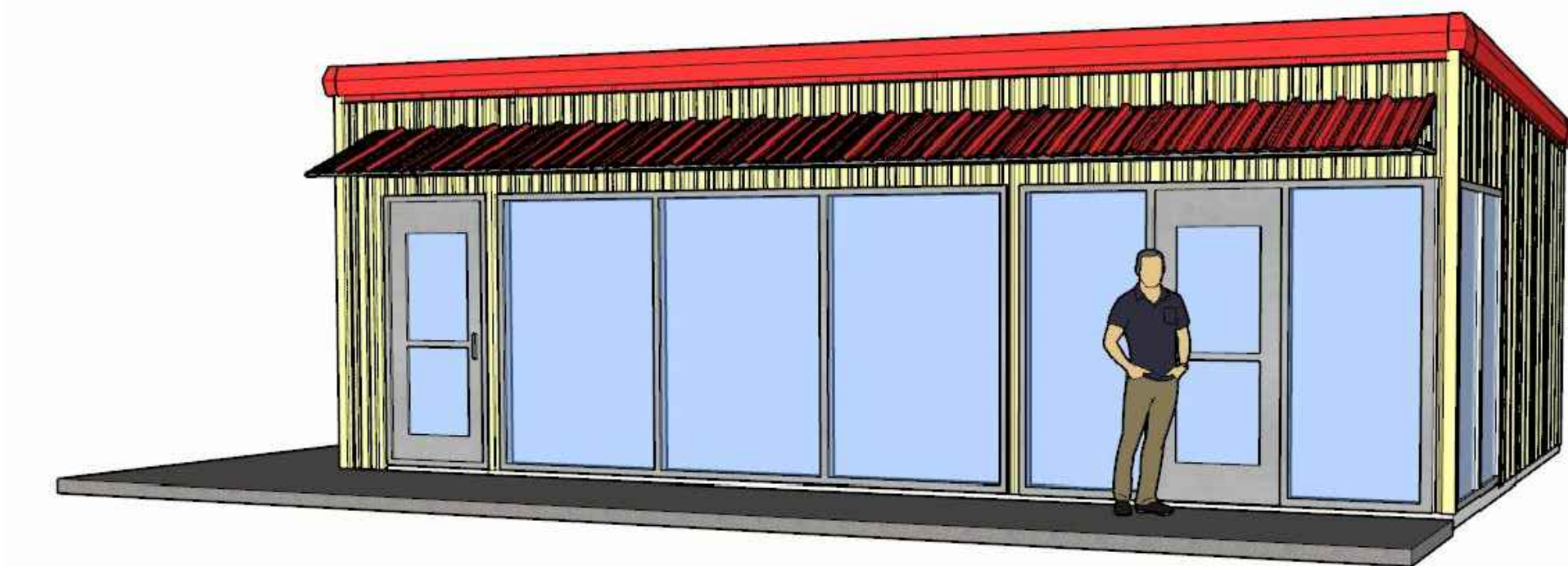
REAR ELEVATION
NTS



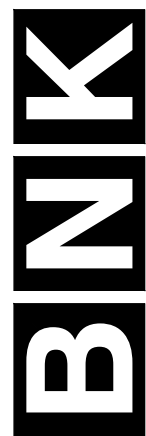
LEFT ELEVATION
NTS



FLOOR PLAN
NTS



PERSPECTIVE
NTS



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)851-4422 FAX: (919)851-8988
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0257)

REVISIONS		LEASING KIOSK PLANS	
NO.	DATE	DESCRIPTION	BY
2	10-18-19	PER TOC COMMENTS	GW
1	10-04-19	PER TOC COMMENTS	GW

CLAYTON STORAGE
US HIGHWAY 70
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

SHEET S-4



1A VIEW



2A VIEW



3A VIEW



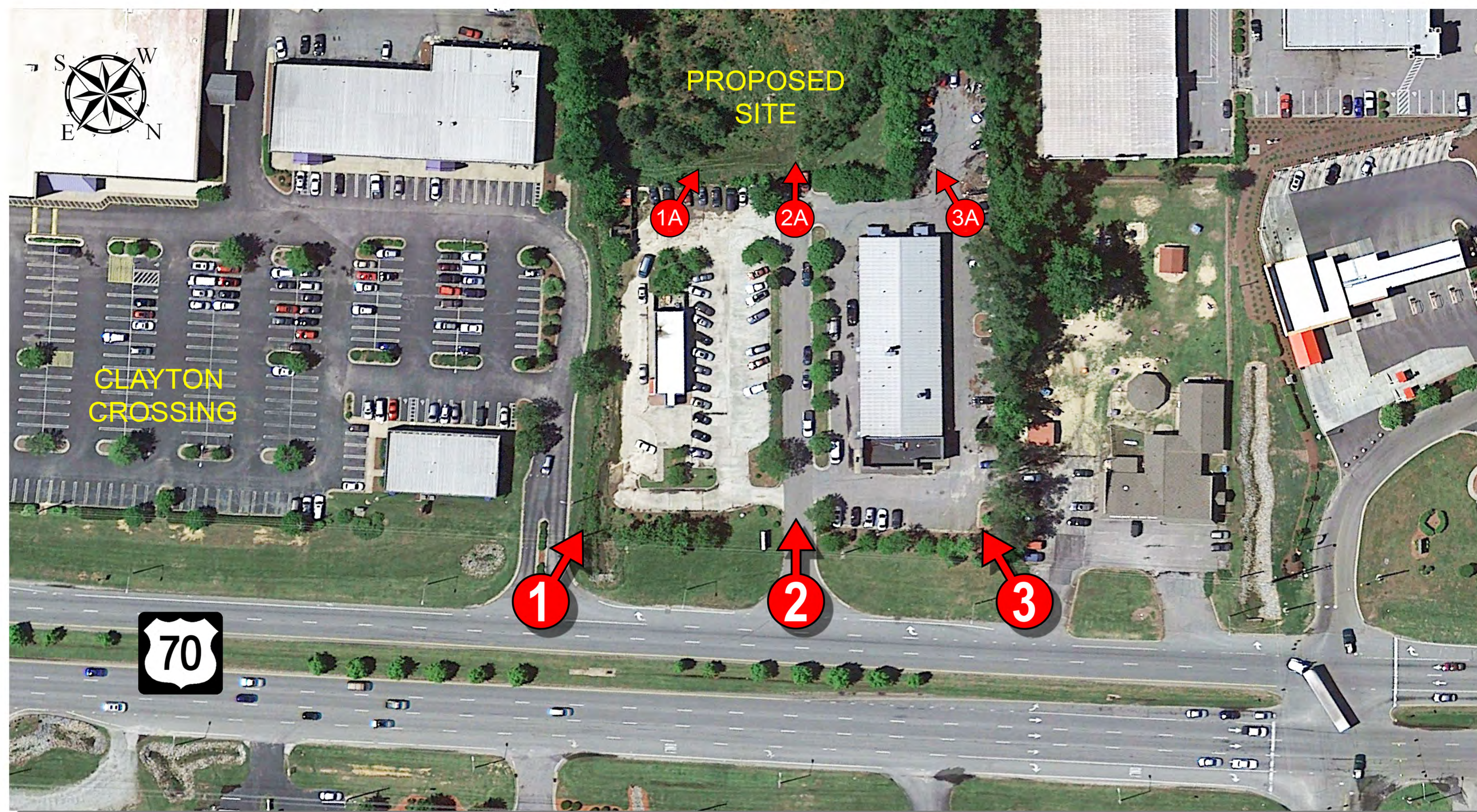
1



2

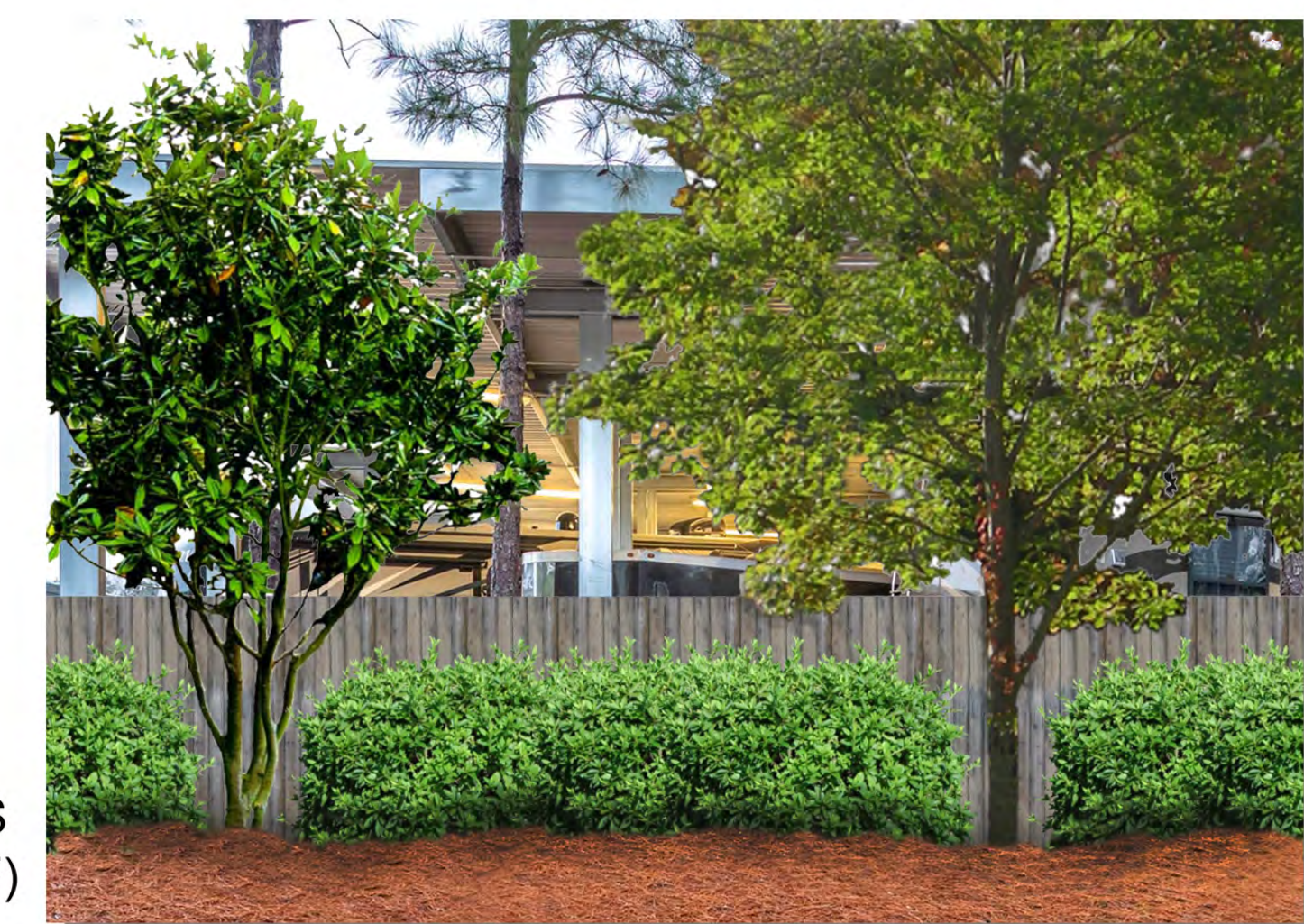


3



6' HIGH
OPAQUE
WOOD
FENCE.

10' WIDE
CLASS 'B'
BUFFER.
(2 SHADE,
2 SMALL
TREES &
12 SHRUBS
PER 100 LF)



TYPICAL SCREENING FACING HIGHWAY 70

**PROPOSED
CLAYTON STORAGE**
CLAYTON, NC

BNK

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS

© 2019



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
October 28, 2019*

STAFF REPORT

Application Number: 2019-162-SP Project Name: Clayton Storage Major Site Plan

Tag #: 05E990184, 05025003B (to be recombined following board approvals)

Location: Off US HWY 70 BUS

Applicant: 10 F Pursuit LLC

Owner: Michael Lynn Marvel Revocable Trust

Project Planner: Haley Hogg, Planner II

Public Noticing Dates:

- **Neighborhood Meeting:** September 10, 2019
- **Sign Posted:** October 17, 2019

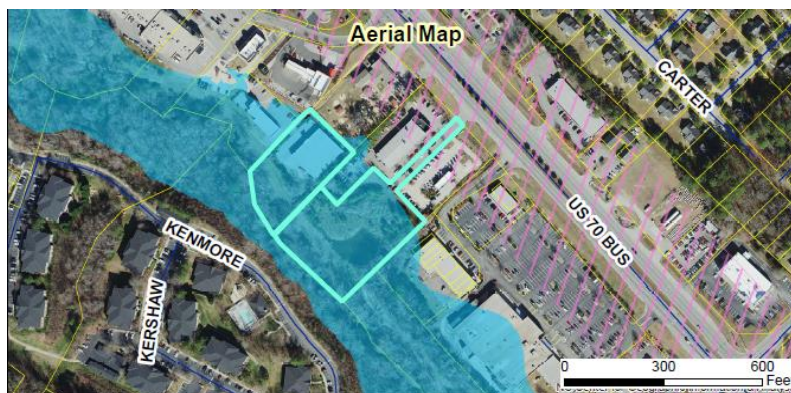
REQUEST: Request to develop additional self-storage units on two parcels

SITE DATA:

Acreage: 3.71 acres

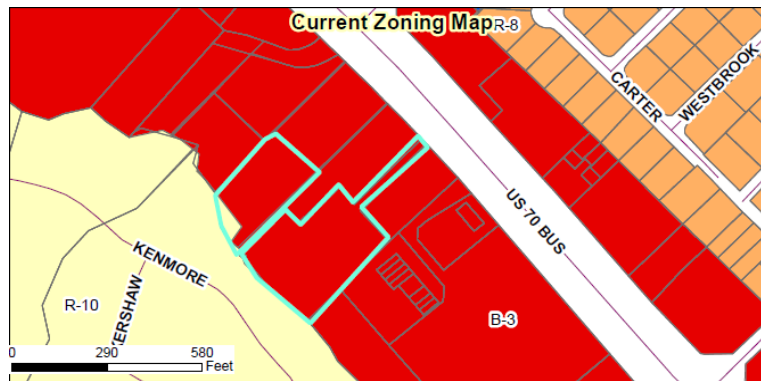
Zoning: Highway-Business (B-3)

Existing Use: Self-Storage Facility & Vacant



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Highway-Business (B-3)	Daycare/Auto Service
South	Highway-Business (B-3) / Residential-10 (R-10)	Retail / Apartments
East	Highway-Business (B-3)	Daycare / Auto Service / Medical Office
West	Residential-10 (R-10)	Apartments



DEVELOPMENT DATA:

Proposed Uses: Self-Storage Facility

Buildings: 1 existing, 3 proposed storage buildings

Impervious Surface: 36.95% proposed

Required Parking: 1 space/100 storage units = 2 spaces required

Proposed Parking: 6 spaces, including 1 handicap space

Access/Streets: Access will be off US HWY 70 BUS and the Meineke parking lot to the North

STAFF ANALYSIS AND COMMENTARY:**Overview**

The applicant is requesting site plan approval for the expansion of an existing self-storage facility. Running concurrently with this request is a Conditional Use Permit application (2019-161-CUP) to allow the use and expansion of self-storage on the properties. A Special Use Permit application (2019-183-SUP) is also running alongside these applications in order to allow an accessory use of limited outdoor storage of RVs and boats on the vacant southernmost parcel (TAG 05025003). This accessory limited outdoor storage will be reviewed by the Town Council for a final decision during the Special Use Permit process.

The existing self-storage building contains 65 units, and the applicant is proposing to add an additional 20 storage units which will also be enclosed. The RV and boat outdoor storage will consist of 26 spaces, but again will be reviewed by Town Council for a final decision through the concurrent SUP application. The total number of storage units proposed is 111 which includes existing and outdoor.

The properties are zoned Highway-Business (B-3) and are surrounded primarily by non-residential uses, with the exception of apartments to the west. The properties are located within the flood plain. Development may occur within a flood plain, so long as specific building standards are met. The proposed structures and their placement have been reviewed by the Town's Engineering & Inspections department, and design will be finalized to ensure compliance during construction drawing review.

Parking

The proposed parking area is proposed primarily to consist of paved surface with curb & gutter throughout. However, on the northernmost property the landscaping plan labels and shades an area on which gravel is proposed and the curb & gutter is not continued. Gravel is not a permitted surface per UDC requirements. As such, staff is recommending a condition of approval be placed upon the associated Conditional Use Permit requiring this to be modified to a paved surface.

The parking proposed to serve this use is located on the southernmost parcel. The properties are currently separate and will be required to be recombined in the future prior to issuance of a building permit. Staff has recommended this as a Condition of Approval on the associated Conditional Use Permit as well. Additionally, if the associated Special Use Permit is not approved for outdoor storage on the southernmost parcel and the applicant decides to develop that parcel for a different new use and does not wish to recombine, the parking would need to be relocated on-site to serve the self-storage buildings on the northernmost parcel. This has also been outlined in the associated Conditional Use Permit's conditions of approval.

Landscaping and Buffering

The development will include some new black vinyl-coated chain link fence in areas that fencing does not currently exist. Along the outdoor storage area, an opaque wooden fence is proposed to meet screening requirements for limited outdoor storage uses. The existing landscaping to the west is proposed to remain in order to meet buffer requirements adjacent to the residential use/residentially zoned properties.

Access/Streets/Sidewalk

Traffic through the site will flow one-way with the primary entrance off US HWY 70 BUS. There will be a gate to enter into the site, along with parking spaces and a kiosk to serve the outdoor storage area. Vehicular traffic can exit the site through an existing access easement to the North through the adjacent Meineke property.

Trash Collection

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

Architecture/Design

The self-storage units that are proposed on the northernmost parcel consist of metal. The proposed kiosk to serve the accessory limited outdoor storage on the southernmost parcel is proposed to also consist of metal siding. Both of these designs match the existing metal self-storage building on the northernmost parcel. The outdoor storage structures for the RVs and boats will also consist of metal and will be 40' in height. The design of structures serving the limited outdoor storage are subject to the Special Use Permit review by Town Council.

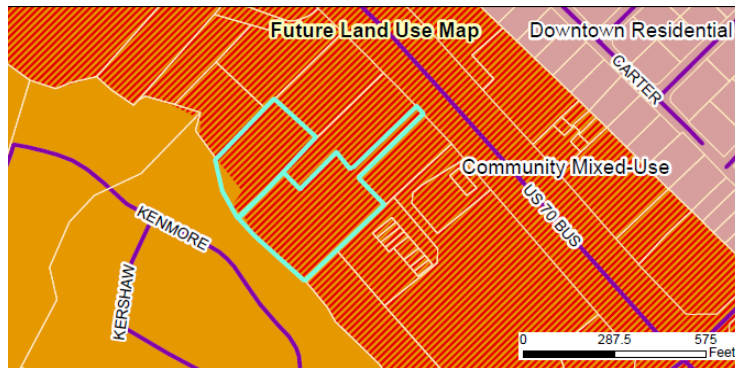
Consistency with Adopted Plans:

- **Comprehensive Plan 2040**

The Future Land Use Map designates these properties as Community Mixed Use. This designation typically includes community-serving commercial uses such as office, civic, and institutional uses as well as retail establishments. The proposed plan is generally consistent with this designation, as it is a non-residential community serving use. It is also worth noting that a self-storage facility already exists on one of the two subject properties.

- **Unified Development Code**

The site plan meets all applicable requirements of the Unified Development Code, so long as the site plan and outdoor storage are approved via the associated Conditional Use and Special Use Permits.

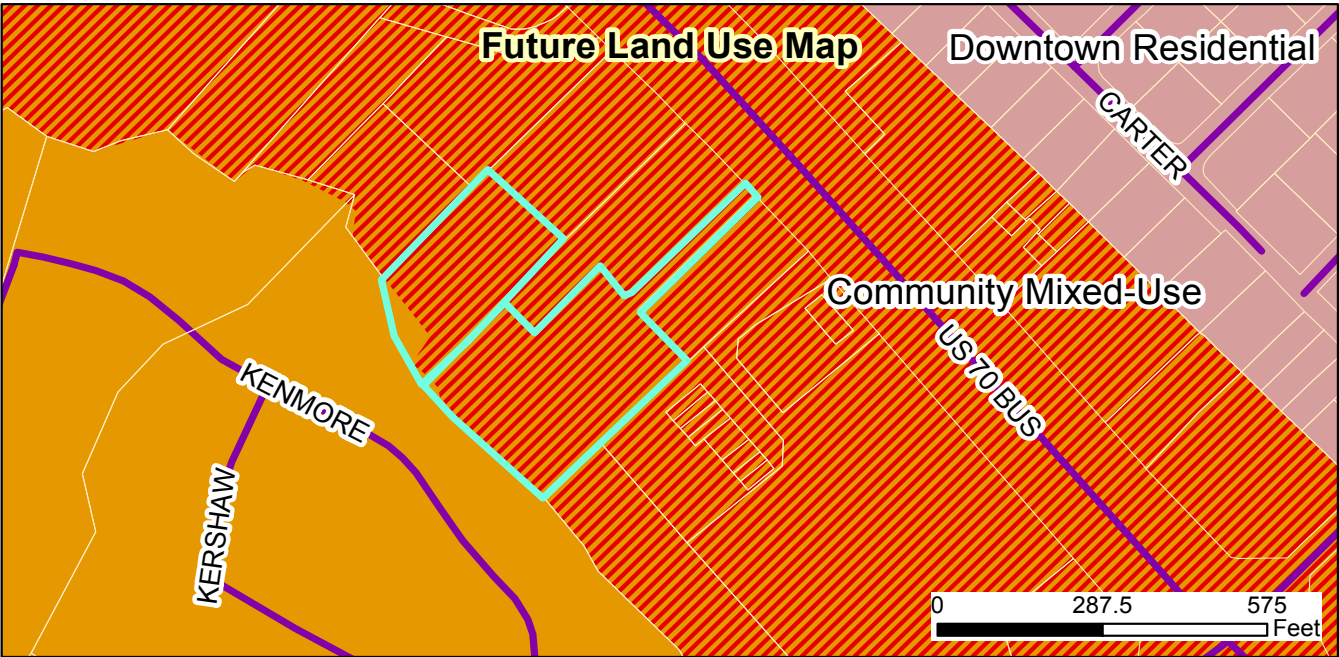
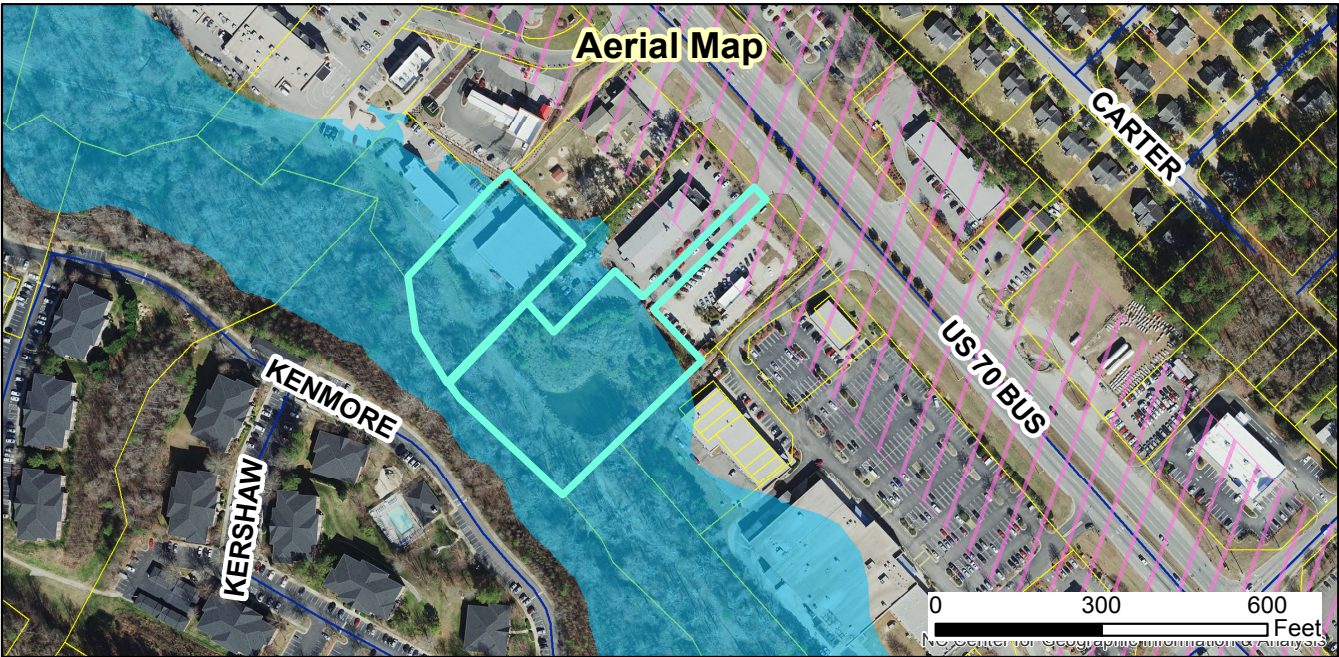
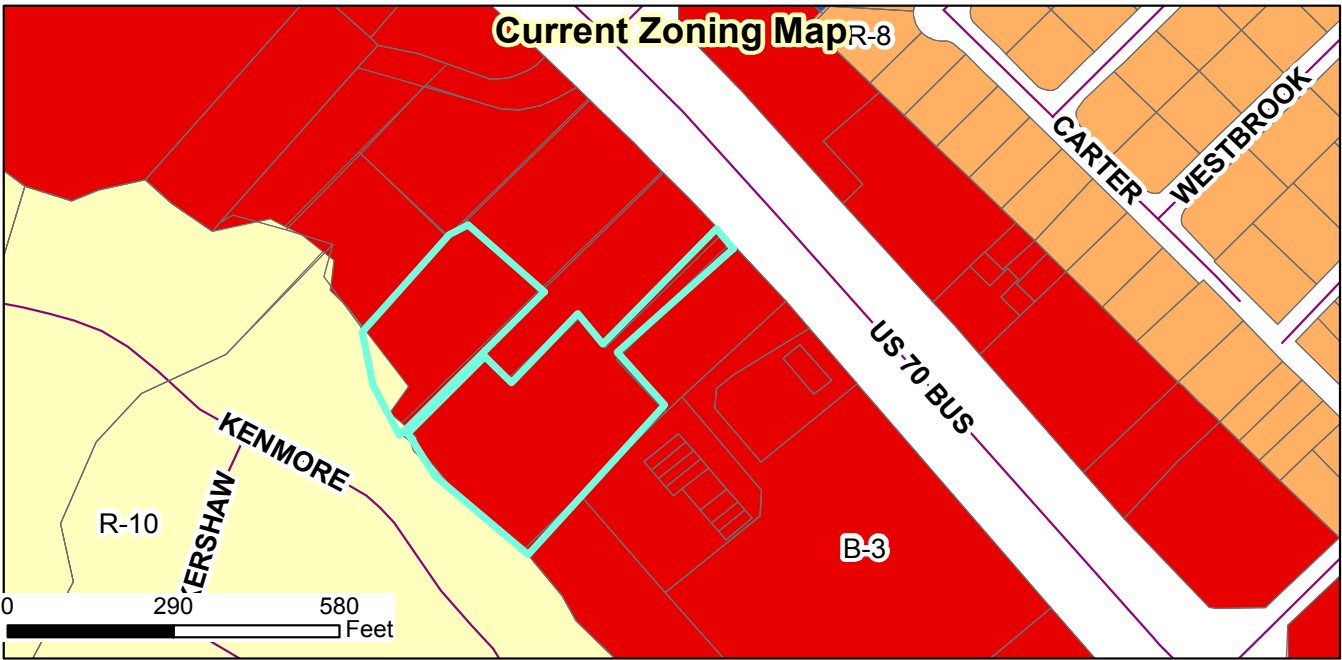


CONSIDERATIONS

- The Planning Board decides major site plan applications.
- Approval of this major site plan is contingent upon approval of the associated Conditional Use Permit 2019-161-CUP.
- This site plan is subject to all conditions of approval that may be placed upon the associated Conditional Use Permit and Special Use Permit.
- The accessory limited outdoor storage included on this major site plan shall be approved via issuance of a Special Use Permit by Town Council.

ATTACHMENTS:

- 1) Application
- 2) Staff Report Maps
- 3) Neighborhood Meeting Materials
- 4) Site Plan
- 5) Neighbor Concerns Letter
- 6) Stormwater Statement
- 7) Floodway Letter from Applicant



**Clayton Storage
2019-161-CUP**
Request: Allow the expansion of "Self-Storage Facility"
2019-162-SP
Request: Develop additional self-storage buildings

Applicant: 10 F Pursuit LLC
 Property Owner: Michael Lynn Marvel Revocable Trust
 Tag #: 05E990184, 05025003B

Staff Report Map



Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2019\2019-162-SP - Clayton Storage\Staff Report Maps\Staff Report Map - 2019-161-CUP & 2019-162-SP - Clayton Storage.mxd

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

10/01/19
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.



TOWN OF CLAYTON PLANNING BOARD 2020 MEETINGS

January 27, 2020

February 24, 2020

March 23, 2020

April 27, 2020

May 26, 2020 – (Tuesday)*

June 22, 2020

July 27, 2020

August 24, 2020

September 28, 2020

October 26, 2020

November 23, 2020

December 15, 2020– (Tuesday)*

Meetings are held on the FOURTH Monday of the month at 6:00 p.m. in the Council Chambers in Town Hall located at 111 East Second Street, unless otherwise noted.*

In according with NC GS 143-318.10, this is an official meeting of the board and is open to the public.

ADOPTED BY THE TOWN OF CLAYTON PLANNING BOARD:

WWW.TOWNOFCLAYTONNC.ORG



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 Distribution Storage Facility **Date:** May 29, 2019

Applicant Name: Dan Simmons, McGill Associates

The following checklist to be completed by applicant:

- [☒] Pre-Application Meeting on: May 15, 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: Grifols Distribution Storage Facility

Acreage of Property: 7.82 Zoning District: I-1

County Tag #: 05105001V NC Pin #: 167800-11-9832

Address/Location: 8484 US 70 Bus

Existing Use: Industrial Proposed Use: Industrial

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

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

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

APPLICANT INFORMATION

Applicant: Dan Simmons, McGill Associates

Mailing Address: 211 Tyler Drive, Smithfield, NC 27577

Phone Number: 919-209-9955 Fax: 919-210-1045

Contact Person: Dan Simmons

Email Address: dan.simmons@mcgillassociates.com

OFFICE USE ONLY

Date Received: 2019-03-20

Amount Paid: \$540

File Number: 2019-113-SP

TOWN OF CLAYTON
PLANNING DEPARTMENT

April 2019

2 of 15

PROPERTY OWNER INFORMATION

Name: GRIFOLS THERAPEUTICS, INC.

Mailing Address: PO BOX 110526, DURHAM, NC 27709-5526

Phone Number: 919-359-7962

Fax:

Email Address: DONALD.PARKER@GRIFOLS.COM

EXPLANATION OF PROJECT

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

Grifols is seeking approval for the construction of an 18,000 SF Distribution Storage Facility. This facility will be 85 feet tall and fully automated and will not require any new employees. The existing parking lot will be redeveloped and brought into compliance with the Town of Clayton UDO.

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.

Dan Simmons

Print Name


Signature of Applicant

May 31, 2019

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 Distribution Storage Facility Address or PIN #: 167800-11-9832

AGENT/APPLICANT INFORMATION:

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

211 Tyler Drive
(Address)
Smithfield, NC 27577
(City, State, Zip)

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

Major Site Plan
Special Use Permit

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

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

OWNER AUTHORIZATION:

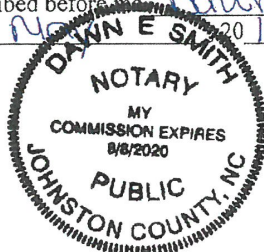
Donald Parker
(Name - type, print clearly)
[Signature]
(Owner's Signature)

8368 US 70 Bus.
(Address)
Clayton, NC
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me, Dawn E. Smith, a Notary Public for the above State and County, this the 31st day of November, 2019.

SEAL



April 2019

Dawn E. Smith
Notary Public

My Commission
Expires:

8/8/2020
10 of 10

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

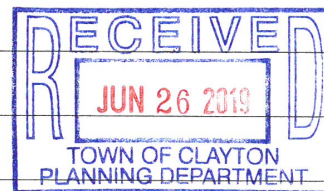
Application: GRIFOLS DISTRIBUTION FACILITY Date of Mailing: 6-10-19
Date of Meeting: 6-25-19 Time of Meeting: 6:00 PM - 7:00 PM
Location of Meeting: YORK RECREATION CLAYTON CENTER

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

Printed Name: DAN SIMMONS Signature: [Signature]

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

NO ONE ATTENDED



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

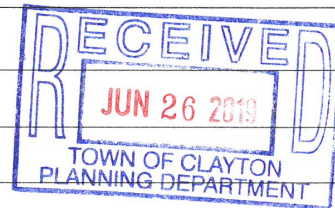
NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Grifols Distribution Storage Facility

Application: Major Site Plan and Special Use Permit

Location/Date: YORK ROOM CLAYTON CENTER 6-25-19
NO ONE ATTENDED

	NAME	ADDRESS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		





May 31, 2019

Dear Clayton Area Property Owner:

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

Meeting Date: June 25th

Meeting Time: 6:00 pm

Meeting Location: York Room, The Clayton Center

Type of Application: Major Site Plan and Special Use Permit

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

Description of project/proposal: Grifols is seeking approval of an 85ft high 18,000SF distribution storage facility.

Upcoming public meetings for this application (Planning Board
and/or Town Council): July 22nd and August 5th, 2019

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

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

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

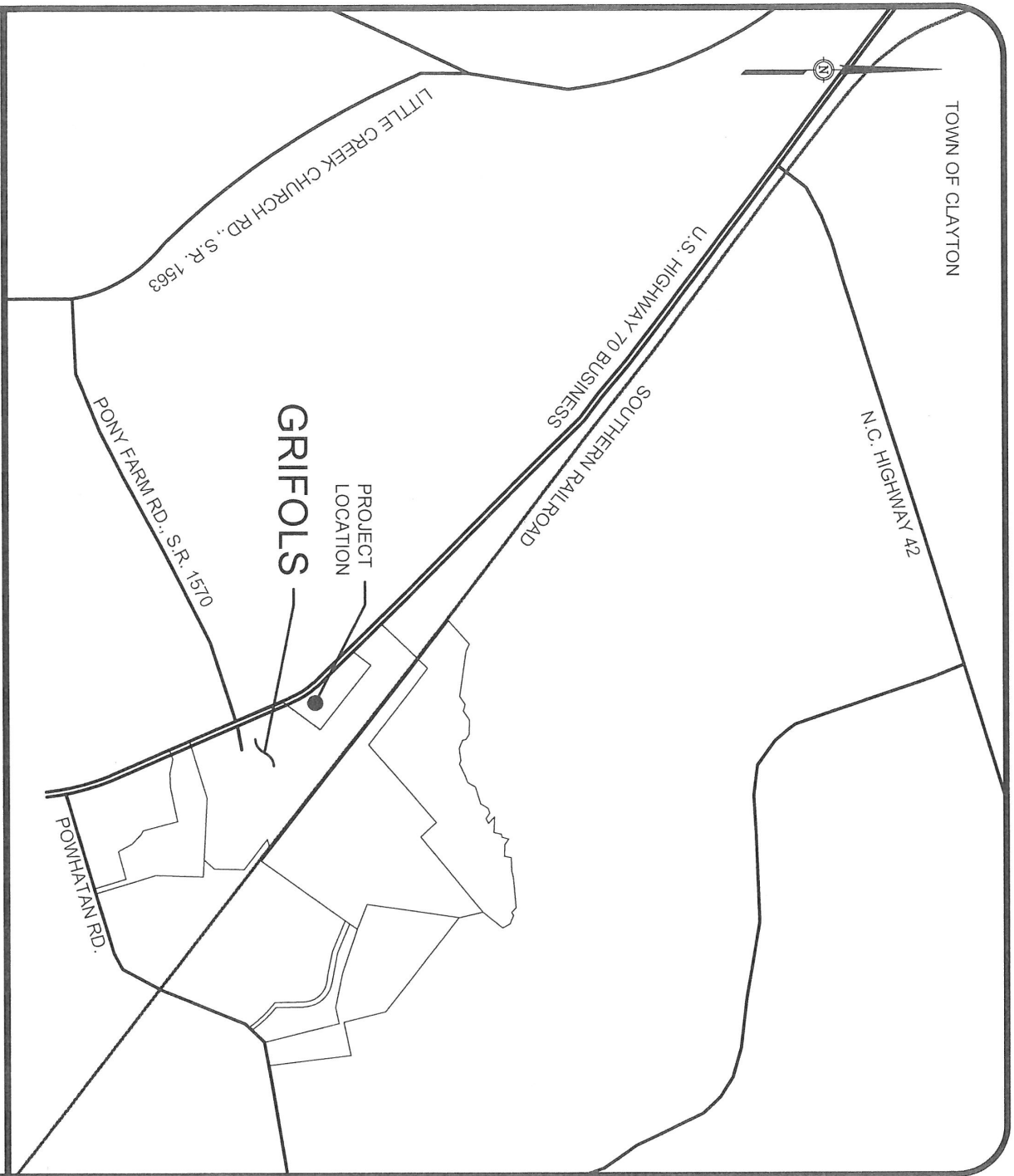
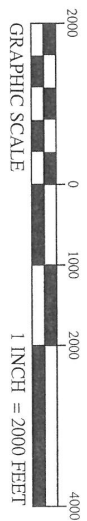
If you have any questions prior to or after this meeting, you may contact us at **919-209-9955**.
You may also contact the Planning Department at 919-553-5002.

Sincerely,

Cc: Town of Clayton Planning Department

MCGILL ASSOCIATES 211 TYLER DRIVE, SMITHFIELD, NC 27577 / 919.209.9955 / MCGILLASSOCIATES.COM

VICINITY MAP



ADJACENT PROPERTY OWNERS LIST

Project Name: Grifols Distribution Storage Facility

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 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

TRC CERTIFICATION

October 21, 2019

Dan Simmons
211 Tyler Drive, Smithfield, NC
Dan.simmons@mcgillassociates.com

Re: 2019-113-SP Grifols Distribution Storage Facility

Mr. Simmons,

The project 2019-113-SP Grifols Distribution Storage Facility has received Certification from the Technical Review Committee on October 21, 2019. The project will now proceed to the following meeting:

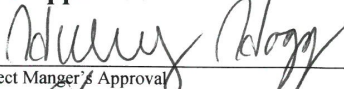
Planning Board: Monday October 28, 2019

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

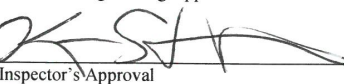
Staff Approval:


Project Manager's Approval

10/22/19
Date


Department of Engineering Approval

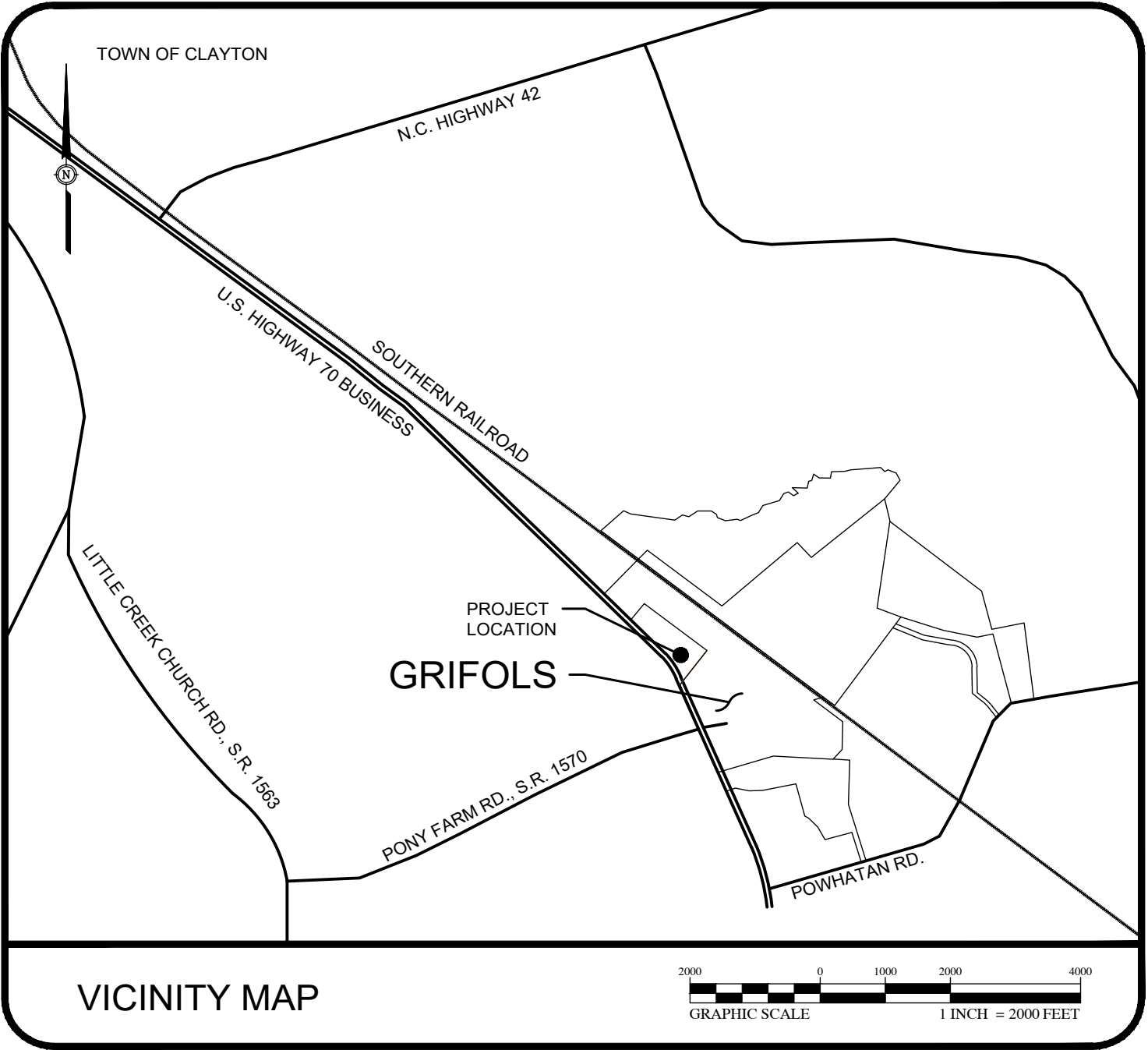
10/23/19
Date


Fire Inspector's Approval

10/23/19
Date

MAJOR SITE PLAN PROJECT NUMBER: 2019-113-SP
DISTRIBUTION STORAGE FACILITY
GRIFOLS THERAPEUTICS, LLC
JOHNSTON COUNTY, NC

Received By:
Town of Clayton
10/16/19



SCHEDULE OF DRAWINGS

- G-001 COVER SHEET
- G-002 NOTES AND LEGEND
- C-101 EXISTING CONDITIONS AND DEMOLITION PLAN
- C-102 SITE PLAN
- C-103 SITE PHASES
- C-104 CONCEPTUAL GRADING PLAN
- C-105 LANDSCAPE PLAN
- C-106 PROPERTY BOUNDARY SURVEY
- U-101 UTILITY PLAN
- C-501 DETAILS
- A-3 ARCHITECTURAL ELEVATIONS
- R-1
THRU ARCHITECTURAL RENDERINGS 1-6
- R-6



JUNE, 2019

PRELIMINARY
- FOR REVIEW PURPOSES ONLY -
NOT RELEASED FOR
CONSTRUCTION

L:\Smithfield\Projects\2019\18.01692 - Office AS RS Final.dwg 6/28/2019 10:44 AM REBECCA BENNETT

ABBREVIATIONS

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

EXISTING CONDITIONS LEGEND

TEL PED	TELEPHONE PEDESTAL	Δ	CALCULATED POINT
ELEC PED	ELECTRIC PEDESTAL	OPIS	1/2" REBAR SET WITH CAP
CATV PED	CABLE TV PEDESTAL	CON	CONCRETE MONUMENT
SIGN	SIGN	□M-R/W	RIGHT-OF-WAY MONUMENT
UG CATV	UNDERGROUND CABLE TV SIGN	DOT MON	D.O.T. CONTROL POINT
UG FOC	UNDERGROUND FIBER OPTIC CABLE SIGN	●RBF	REBAR FOUND
UG TCS	UNDERGROUND TELEPHONE CABLE SIGN	●RRSPIKE	RAILROAD SPIKE
UG GAS	UNDERGROUND GAS LINE SIGN	⊙PK NL	PK NAIL FOUND / SET
UG ELEC	UNDERGROUND ELECTRIC LINE SIGN	⊙SPINDLE	SPINDLE FOUND / SET
UP	UTILITY POLE	⊙PHUB	HUB & TACK SET
UP	GUY WIRE ANCHOR	ΔCP/NL GPS	CONTROL POINT NAIL SET / FOUND
TSP	TRAFFIC SIGNAL POLE	ΔCP/NL	CONTROL POINT/ NAIL SET GPS
RR	RAILROAD CROSSING SIGNAL	⊙P/TEMP	CONTROL POINT TEMPORARY MARK
MH	MANHOLE	✱NCS METAL ROD	NATIONAL GEODETIC SURVEY METAL ROD
SSMH	SANITARY SEWER MANHOLE	✱NCS CM	NATIONAL GEODETIC SURVEY CONCRETE MONUMENT
SDMH	STORM DRAIN MANHOLE	⊙	TEMPORARY CONTROL POINT SET
COMM	COMMUNICATION MANHOLE	▲	NETWORK TRIANGULATION POINT
ELMH	ELECTRICAL MANHOLE	▲STAKE	STAKE FOUND
J.B.	JUNCTION BOX	66	INTERSTATE HIGHWAY
SPIGOT	SPIGOT/YARD HYDRANT	⬆ELEVATION	U.S. HIGHWAY
C.O.	SEWER CLEAN-OUT	⬆ELEVATION	FINISHED FLOOR ELEVATION
E.SS	ELECTRIC SERVICE STUB-OUT	●MW	MONITORING WELL
K.SS	GAS SERVICE STUB-OUT	●PZ	PIEZOMETER
CB	CATCH BASIN	⊙	LANDFILL GAS MONITORING PROBE
CI	CURB INLET	●	SURFACE WATER SAMPLING LOCATION
WM	WATER METER	⊙	LANDFILL GAS VENT
FH	FIRE HYDRANT	⊙	LANDFILL GAS COLLECTION WELLHEAD
WV	WATER VALVE	⊙	POTABLE WATER WELL
BLOWOFF VALVE	BLOW OFF VALVE	MB	MAILBOX OR PAPER BOX
G/M	GAS METER	DB	POSTAL DROP BOX
N/O/V	GAS VALVE	⊙SAT DISH	SATELLITE DISH
ICV	IRRIGATION CONTROL VALVE	⊙YARD ORNAMENT	STATUE, BIRD BATHS, ETC.
PIV	POST INDICATOR VALVE	⊙	TREES
E.JUNC	ELECTRIC JUNCTION BOX OR OUTLET	⊙	SHRUBS / BUSHES
SD BOX	TRAFFIC SIGNAL BOX	(H)	HORIZONTAL GROUND DISTANCE
		(G)	NC STATE PLANE GRID DISTANCE

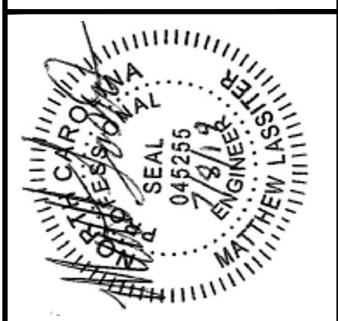
=====	CULVERT
-----X-----X-----X-----	FENCE
-----S-----S-----S-----	SILT FENCE
-----W-----W-----W-----	GUARD RAIL
-----G-----G-----G-----	APPROXIMATE LOCATION OF EXISTING SEWER LINES
-----DL-----DL-----DL-----	APPROXIMATE LOCATION OF EXISTING WATER LINES
-----CTV-----CTV-----CTV-----	APPROXIMATE LOCATION OF EXISTING GAS LINES
-----DL-----DL-----DL-----	TOP OF SLOPE
-----CTV-----CTV-----CTV-----	TOE OF SLOPE
-----DL-----DL-----DL-----	DITCH LINES
-----CTV-----CTV-----CTV-----	APPROXIMATE LOCATION OF UNDERGROUND CABLE TV LINE
-----DL-----DL-----DL-----	APPROXIMATE LOCATION OF OVERHEAD CABLE TV LINE
-----CTV-----CTV-----CTV-----	APPROXIMATE LOCATION OF UNDERGROUND FIBER OPTIC CABLE LINE
-----DL-----DL-----DL-----	APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC LINE
-----CTV-----CTV-----CTV-----	APPROXIMATE LOCATION OF OVERHEAD ELECTRIC LINE
-----DL-----DL-----DL-----	APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINES
-----CTV-----CTV-----CTV-----	APPROXIMATE LOCATION OF OVERHEAD TELEPHONE LINES
-----DL-----DL-----DL-----	RIGHT-OF-WAY
-----CTV-----CTV-----CTV-----	TREELINE
-----DL-----DL-----DL-----	SHRUBLINE
-----CTV-----CTV-----CTV-----	PROPERTY LINE NOT SURVEYED
-----DL-----DL-----DL-----	ROCKLINE
-----CTV-----CTV-----CTV-----	STREAM LINE
-----DL-----DL-----DL-----	CENTERLINE
-----CTV-----CTV-----CTV-----	CENTERLINE VARIANT
-----DL-----DL-----DL-----	SWAMPLINE/WETLANDS
-----CTV-----CTV-----CTV-----	APPROXIMATE LOCATION OF OVERHEAD UTILITY LINE

IPS	IRON PIN SET	CMU	CONCRETE MASONRY UNIT
RBF	REBAR FOUND	CPP	CORRUGATED PLASTIC PIPE
OTPF	OPEN TOP IRON PIN FOUND	DIP	DUCTILE IRON PIPE
CTPF	CRIMPED TOP IRON PIN FOUND	E&T	ELECTRIC & TELEPHONE
CMU	CONCRETE MASONRY UNIT	FOC	FIBER OPTIC CABLE
R/W	RIGHT OF WAY	OP	GALVANIZED IRON PIPE
CL	CENTERLINE	O/H	OVERHEAD
C	CURVE (SEE CURVE TABLE)	RCP	REINFORCED CONCRETE PIPE
PB	POINT OF BEGINNING	U/G	UNDERGROUND
CP	CALCULATED POINT	VCP	VITRIFIED CLAY PIPE
PB	PLAT BOOK	PVC	POLYVINYL CHLORIDE PIPE
DB	DEED BOOK	PFE	FINISHED FLOOR ELEVATION
L	LINE (SEE LINE TABLE)	PG	PAGE
BLDG	BUILDING	REF	REFERENCE
CIP	CAST IRON PIPE	DOT	DEPARTMENT OF TRANSPORTATION
CMP	CORRUGATED METAL PIPE	NCS	NATIONAL GEODETIC SURVEY
CONC	CONCRETE	NCSP	NORTH CAROLINA STATE PLANE
		MTR BOX	METER BOX

PRELIMINARY
- FOR REVIEW PURPOSES ONLY -
NOT RELEASED FOR
CONSTRUCTION



NO.	DATE	BY		REVISION DESCRIPTION



MAJOR SITE PLAN PROJECT NUMBER: 2019-113-SP
DISTRIBUTION STORAGE FACILITY
GRIFOLS THERAPEAUTICS, LLC
JOHNSTON COUNTY, NC

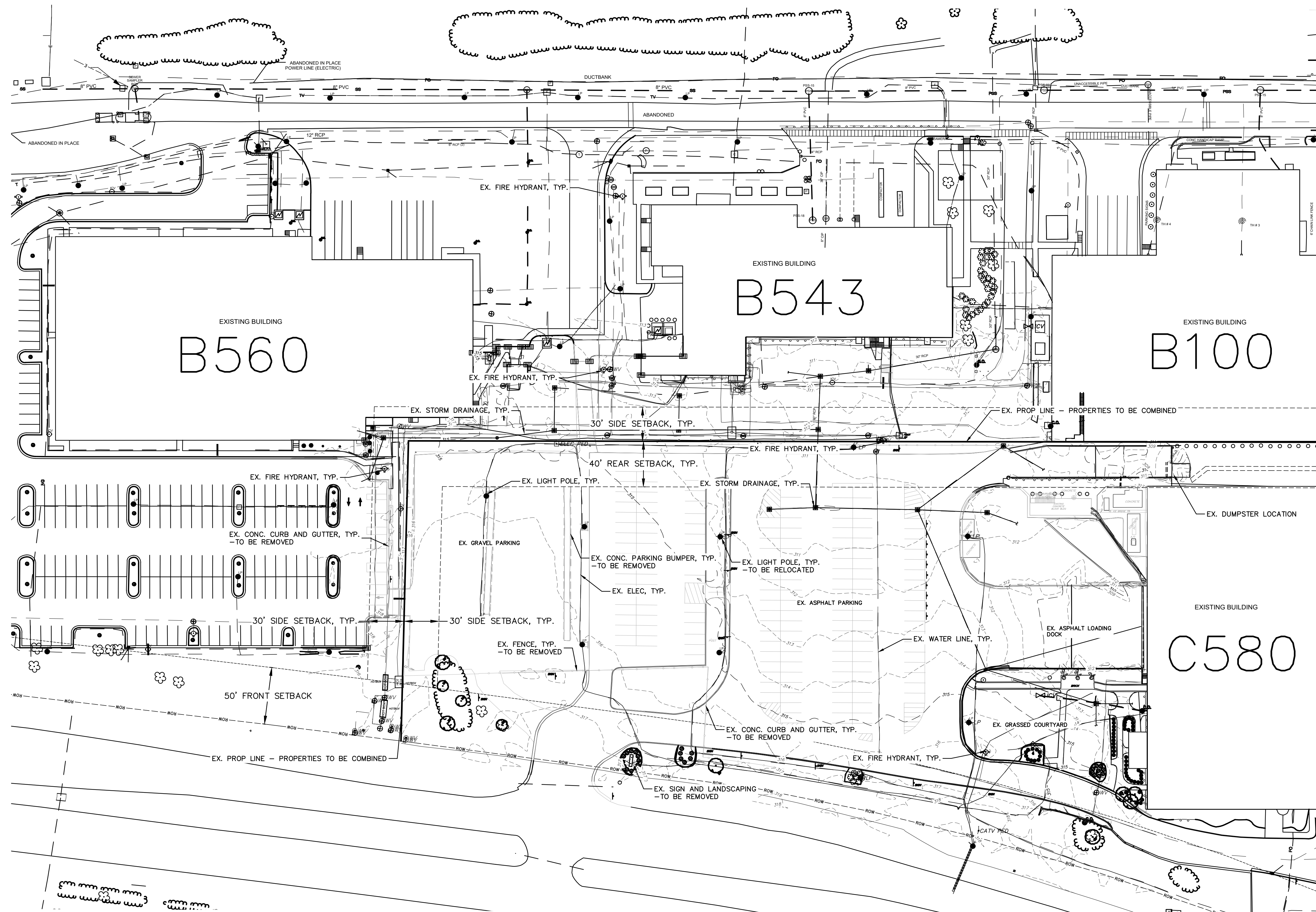
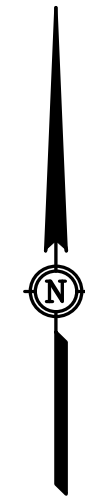
JOB NO. - PROJECT NUMBER	2019-113-SP
DATE - JUNE 2019	
DESIGNED BY:	
CADD BY:	
DESIGN REVIEW:	
CONST REVIEW:	
FILE NAME:	
G-002 Notes and Legend.dwg	

NOTES AND LEGEND

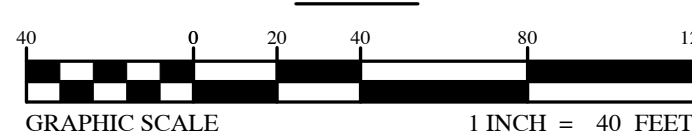
SHEET

G-002

L:\Smithfield\Projects\2019\18.01652 - Office AS RS Finald Goods\Drawings\DWG\C-101 Ex. Cond.dwg 7/8/2019 10:16 AM REBECCA BENNETT



PLAN



PRELIMINARY
- FOR REVIEW PURPOSES ONLY -
NOT RELEASED FOR
CONSTRUCTION

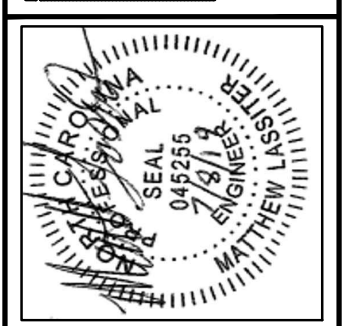
NO.	DATE	BY	REVISION DESCRIPTION

MAJOR SITE PLAN PROJECT NUMBER: 2019-113-SP
DISTRIBUTION STORAGE FACILITY

JOB NO. PROJECT NUMBER
DATE: JUNE 2019
DESIGNED BY:
CADD BY:
DESIGN REVIEW:
CONST. REVIEW:
FILE NAME:
C-101 Ex. Cond.dwg

EXISTING CONDITIONS
AND DEMOLITION PLAN

SHEET
C-101



GRIFOLS THERAPEUTICS, LLC
JOHNSTON COUNTY, NC

SITE DATA:

- PROJECT NAME: GRIFOLS DISTRIBUTION STORAGE FACILITY
- TRACT OWNER: GRIFOLS THERAPEUTICS
- 8368 US HWY 70 WEST
- CLAYTON, NC 27524
- NC PIN: 167800-21-5181
- TAG#: 05105001D
- DEED REFERENCE: DB 04016, PG 306; DB 4689, PG 566
- TRACT AREA: 64.99 AC
- ZONING: I-1 WATERSHED OVERLAY DISTRICT
- ELECTRICITY PROVIDER: DUKE
- WATER AND SEWER PROVIDER: TOWN OF CLAYTON
- EXISTING USE: INDUSTRIAL PARKING LOT
- PROPOSED USE: WAREHOUSE BUILDING AND EMPLOYEE PARKING LOT
- BUILDING HEIGHT: 85FT, ONE STORY
- PROJECT IS WITHIN THE CLAYTON ETJ
- PROJECT AREA: 6.26 ACRES (272,688 SQ FT)
- BLDG COVERAGE: 0.41 ACRES (18,000 SQ FT)
- FAR FOR PROJECT AREA: 6.5%
- FAR FOR COMBINED PARCELS: 26.6%

IMPERVIOUS DATA:

- IMPERVIOUS DATA FOR PROJECT AREA:
- EXISTING IMPERVIOUS AREA: 3.79 ACRES (165,079 SQ FT)(60.5%)
 - PROPOSED IMPERVIOUS AREA: 4.70 ACRES (201,313 SQ FT)(75%)
 - PROPOSED PERVIOUS AREA: 1.56 ACRES (71,375 SQ FT) (25%)
 - NET IMPERVIOUS AREA FROM BLDG 640: -0.235 ACRES
 - NET IMPERVIOUS AREA FROM OFFICE BLDG: -0.03 ACRES
 - NET IMPERVIOUS AREA: +0.647 ACRES
- IMPERVIOUS AREA CALCULATIONS:
- EXISTING SITE AREA: 64.99 ACRES (2,830,964 SF)
 - EXISTING IMPERVIOUS AREA: 40.90 ACRES (1,781,604 SF) (62.93%)
 - PROPOSED IMPERVIOUS AREA: 41.547 ACRES (1,809,787 SF) (63.93%)
 - PROPOSED PERVIOUS AREA: 23.44 ACRES (1,021,177 SQ FT) (36.07%)

SETBACKS:

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

NOTES:

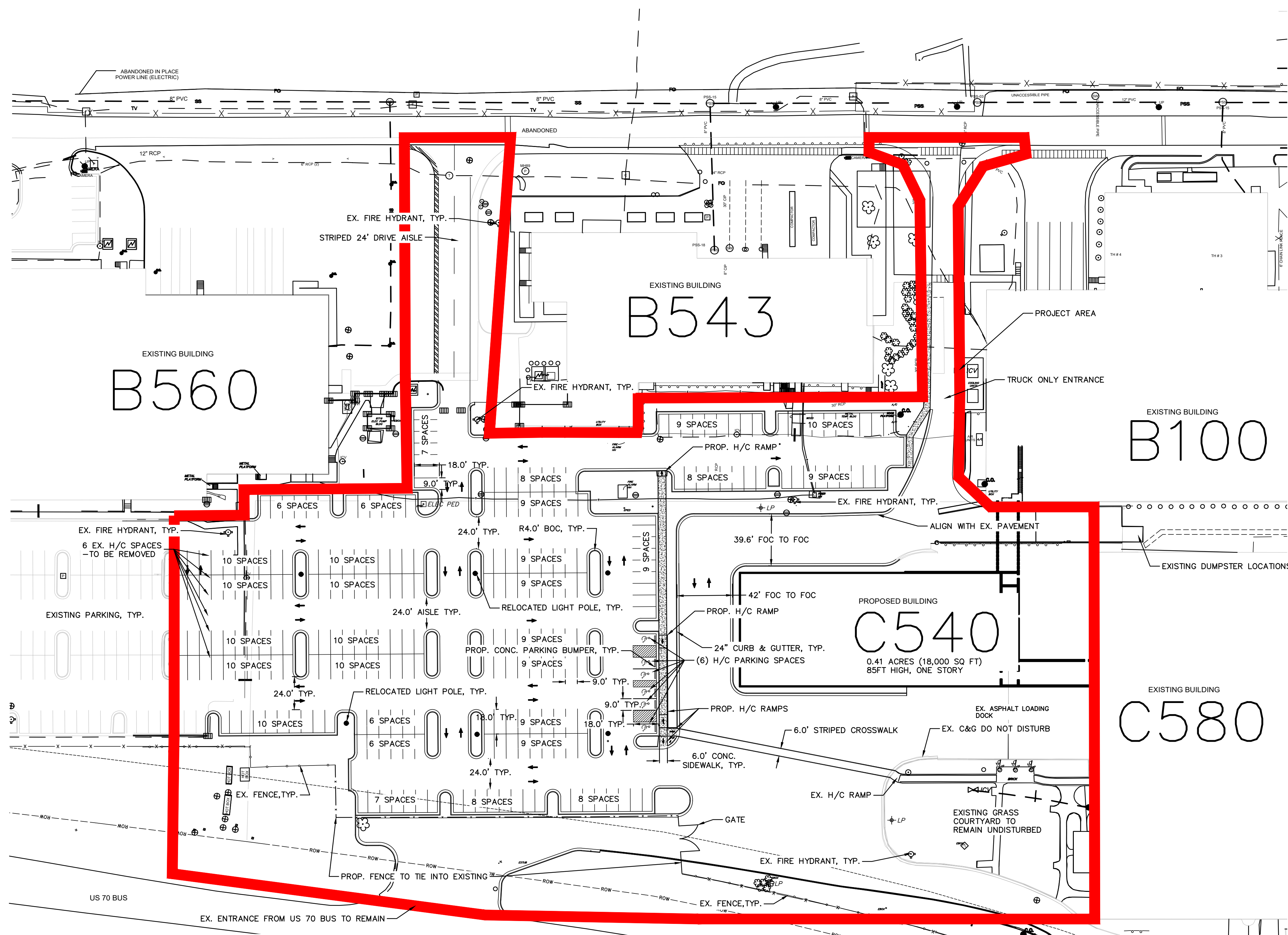
- ALL DIMENSIONS TO BACK OF CURB UNLESS OTHERWISE DESIGNATED.
- PROPOSED BUILDING TO BE CONSTRUCTED OF METAL PANELS AND BRICK AND WILL BE CONSTRUCTED TO MATCH.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED ENTIRELY FROM VIEW, AS REQUIRED WITH THE UDC

STORMWATER MANAGEMENT STATEMENT

THE PROJECT SEEKS TO BUILD A WAREHOUSE BUILDING AND PARKING LOT WHICH RESULTS IN A NET 0.647 ACRES OF INCREASED IMPERVIOUS AREA. THIS EXCESS STORMWATER WILL BE DRAINED FROM THE PROJECT AREA THROUGH AN EXISTING STORMWATER NETWORK, WHERE IT WILL BE DETAINED BY AN ON-SITE POND WITH SUFFICIENT CAPACITY TO MEET PRE-POST STORMWATER AND NITROGEN REDUCTION REQUIREMENTS. *POND WAS SIZED FOR A PROPOSED PARKING LOT EXPANSION WHICH WAS PERMITTED BUT NOT BUILT. THIS PARKING LOT HAD 2.34AC OF PROPOSED IMPERVIOUS AREA, SEE CLAYTON PROJECT #SP-2014-61.

LIGHTING NOTES:

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



PLAN



PARKING DATA:

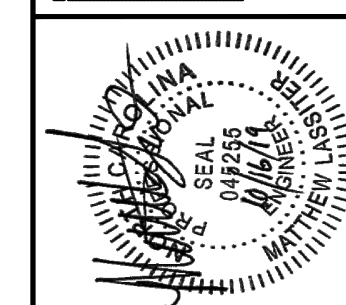
- EXISTING SPACES: 229 (6 H/C SPACES)
- REQUIRED WAREHOUSE PARKING SPACES: (18,000 SF) 18,000 SF = 18 SPACES
- PROPOSED SPACES: 266 (6 H/C SPACES)
- TOTAL PARKING ADDED: 37



NO.	DATE	BY	REVISION DESCRIPTION
2	10/16/19	MRL	REVISIONS PER RECOMBINATION
1	7/2/19	REB	REVISIONS PER TOWN OF CLAYTON

PRELIMINARY
- FOR REVIEW PURPOSES ONLY -
NOT RELEASED FOR
CONSTRUCTION

McGill
ASSOCIATES
ENGINEERING-PLANNING-FINANCE
211 TYLER DRIVE SMITHFIELD, NC 27577 PH: (919) 269-9555 FIRM LICENSE # C-0459



MAJOR SITE PLAN PROJECT NUMBER: 2019-113-SP
DISTRIBUTION STORAGE FACILITY

GRIFOLS THERAPEUTICS, LLC
JOHNSTON COUNTY, NC

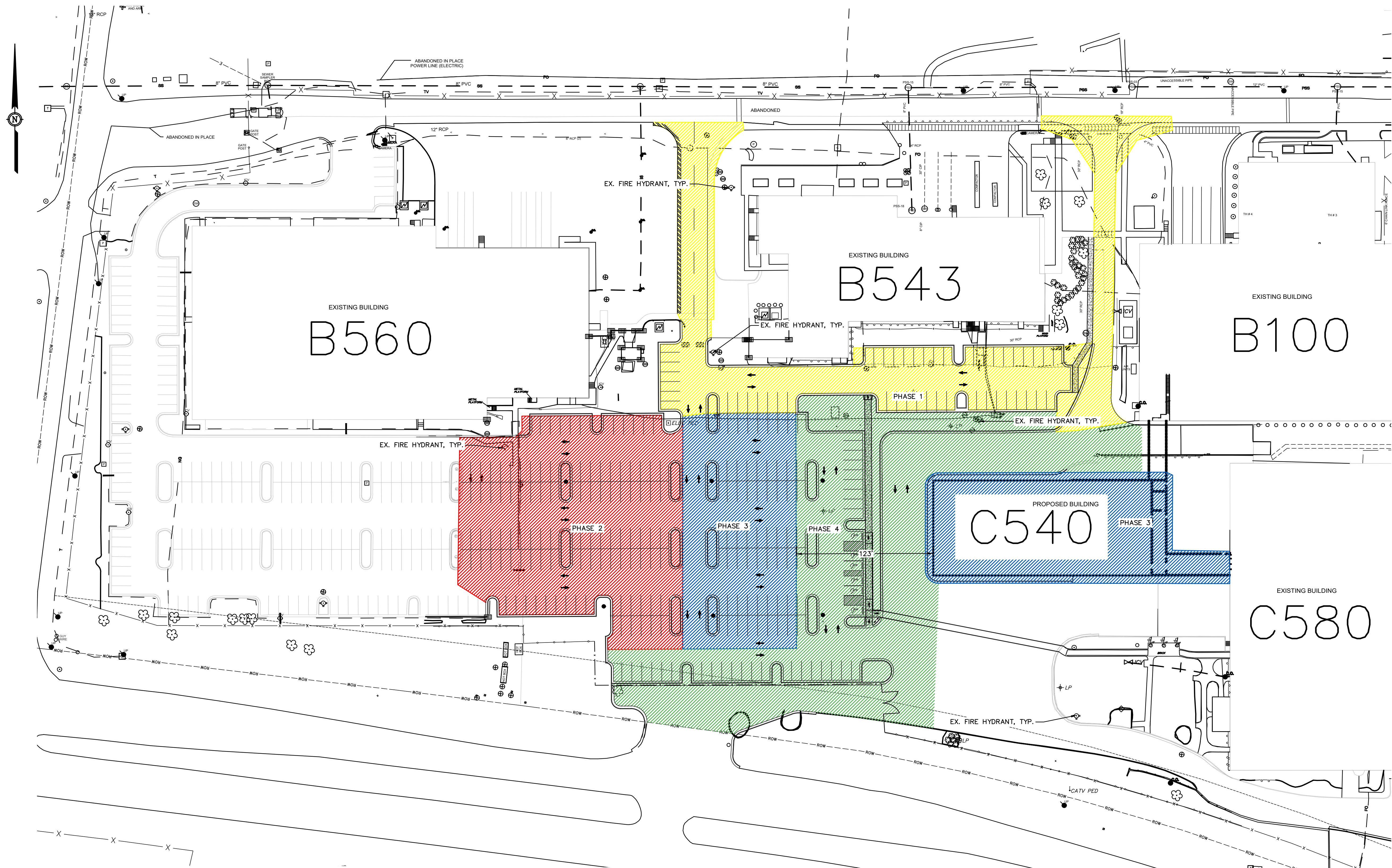
JOB NO. PROJECT NUMBER
DATE: JUNE 2019
DESIGNED BY:
CADD BY:
DESIGN REVIEW:
CHECK REVIEW:
FILE NAME:
C-102 SITE PLAN.dwg

SITE PLAN

SHEET

C-102

L:\Smithfield\Projects\2019\18-0162 - Office AS RS Finald Goods\Drawings\DWG-C-103 Phases.dwg 7/8/2019 10:29 AM REBECCA BENNETT



PHASE 1:
EXISTING WEST WAREHOUSE SPACES:
175
(6 H/C SPACES)
EXISTING GRAVEL SPACES:
229
PROPOSED SPACES:
51
TOTAL:
455

PHASE 2:
EXISTING WEST WAREHOUSE SPACES:
169
EXISTING GRAVEL SPACES:
157
EXISTING ASPHALT SPACES:
51
PROPOSED SPACES:
114
TOTAL:
491

PHASE 3:
EXISTING WEST WAREHOUSE SPACES:
169
EXISTING GRAVEL SPACES:
123
EXISTING ASPHALT SPACES:
165
PROPOSED SPACES:
56
TOTAL:
513

PHASE 4:
EXISTING WEST WAREHOUSE SPACES:
169
EXISTING ASPHALT SPACES:
221
PROPOSED SPACES:
45
(6 H/C SPACES)
TOTAL:
435
(6 H/C SPACES)



PLAN
GRAPHIC SCALE
1 INCH = 40 FEET

PRELIMINARY
- FOR REVIEW PURPOSES ONLY -
NOT RELEASED FOR
CONSTRUCTION

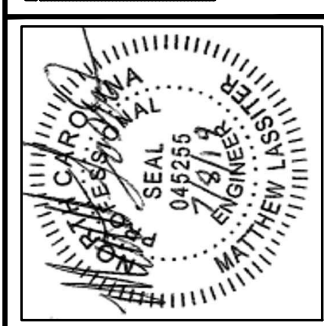
NO.	DATE	BY	REVISION DESCRIPTION
1	7/2/19	REB	REVISED PER TOWN OF CLAYTON COMMENTS

MAJOR SITE PLAN PROJECT NUMBER: 2019-113-SP
DISTRIBUTION STORAGE FACILITY

JOB NO. PROJECT NUMBER:
DATE: JUNE 2019
DESIGNED BY:
CADD BY:
DESIGN REVIEW:
CONST. REVIEW:
FILE NAME:
C-103 Phases.dwg

SITE PHASES

SHEET
C-103

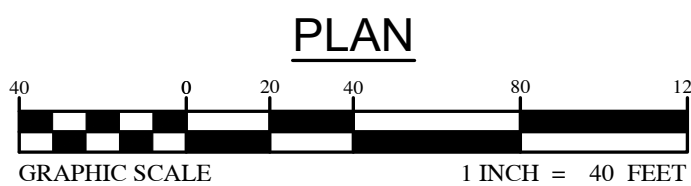
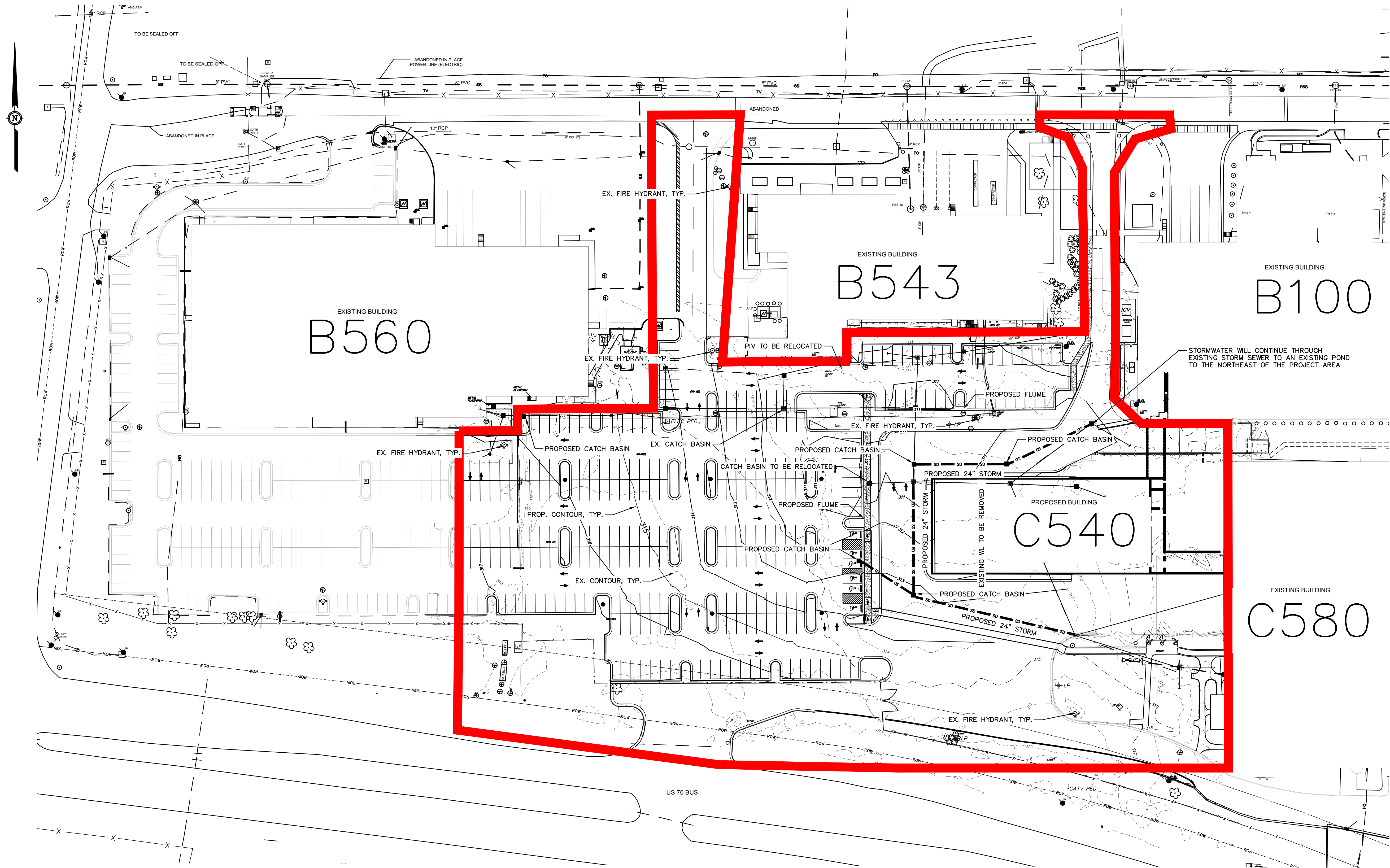


GRIFOLS THERAPEUTICS, LLC

JOHNSTON COUNTY, NC

McGill Associates Engineering-Planning-Finance
211 TYLER DRIVE SMITHFIELD, NC 27577 PH: (919) 209-9555 FIRM LICENSE # C-0459

L:\Smithfield\Projects\2019\18.01682 - Office AS RS Finalized Goods\Drawings\DWG-C-104 Conceptual Grading PLAN.dwg 7/8/2019 3:10 PM REBECCA BENNETT



PRELIMINARY
- FOR REVIEW PURPOSES ONLY -
NOT RELEASED FOR
CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
1	7/2/19	REB	REVISIONS PER TOWN OF CLAYTON COMMENTS



McGill ASSOCIATES
ENGINEERING • PLANNING • FINANCE
211 TYLER DRIVE SMITHFIELD, NC 27577 PH: (919) 209-9555 FIRM LICENSE # C-0459

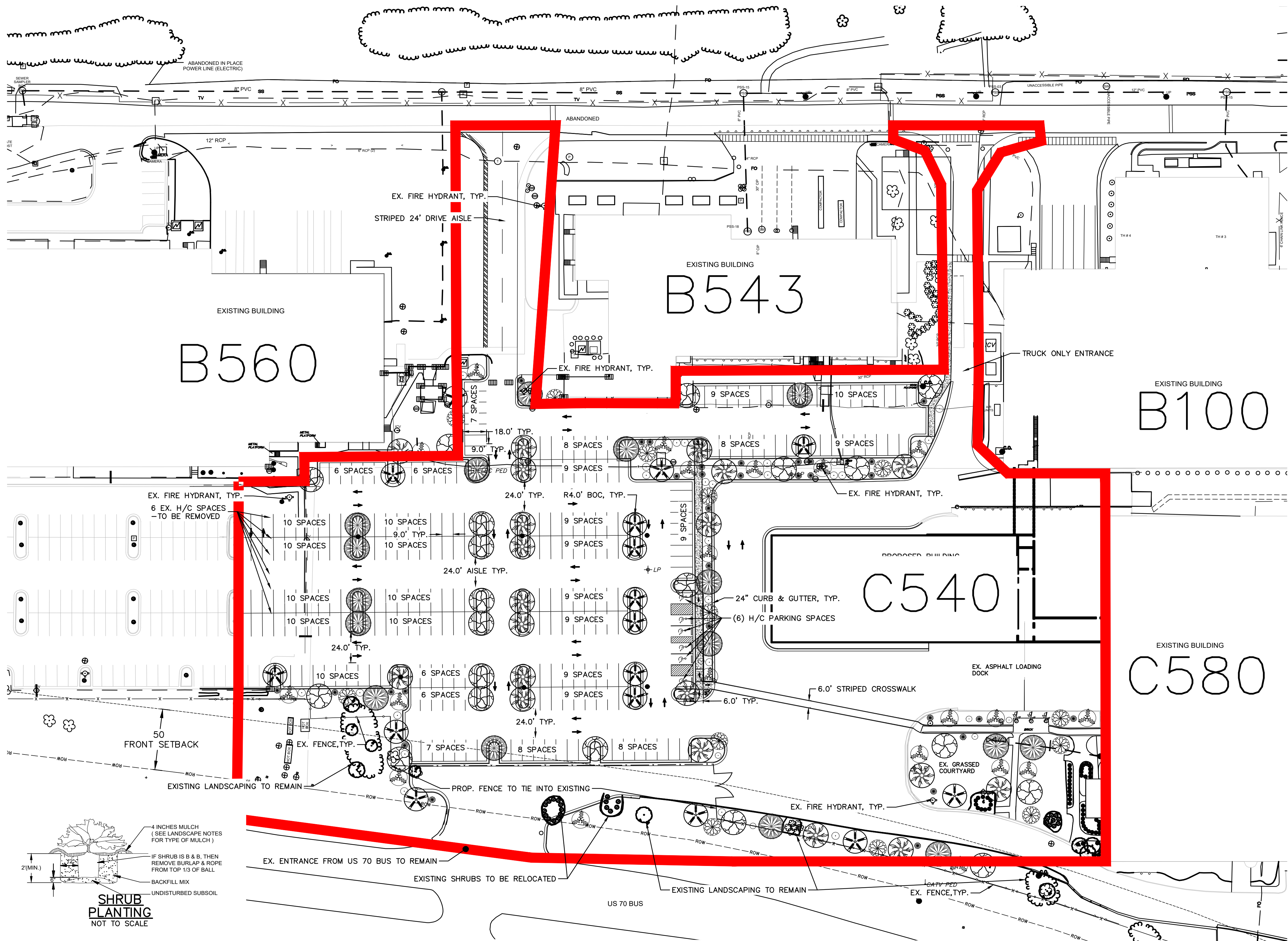


MAJOR SITE PLAN PROJECT NUMBER: 2019-113-SP
DISTRIBUTION STORAGE FACILITY

GRIFOLS THERAPEUTICS, LLC
JOHNSTON COUNTY, NC

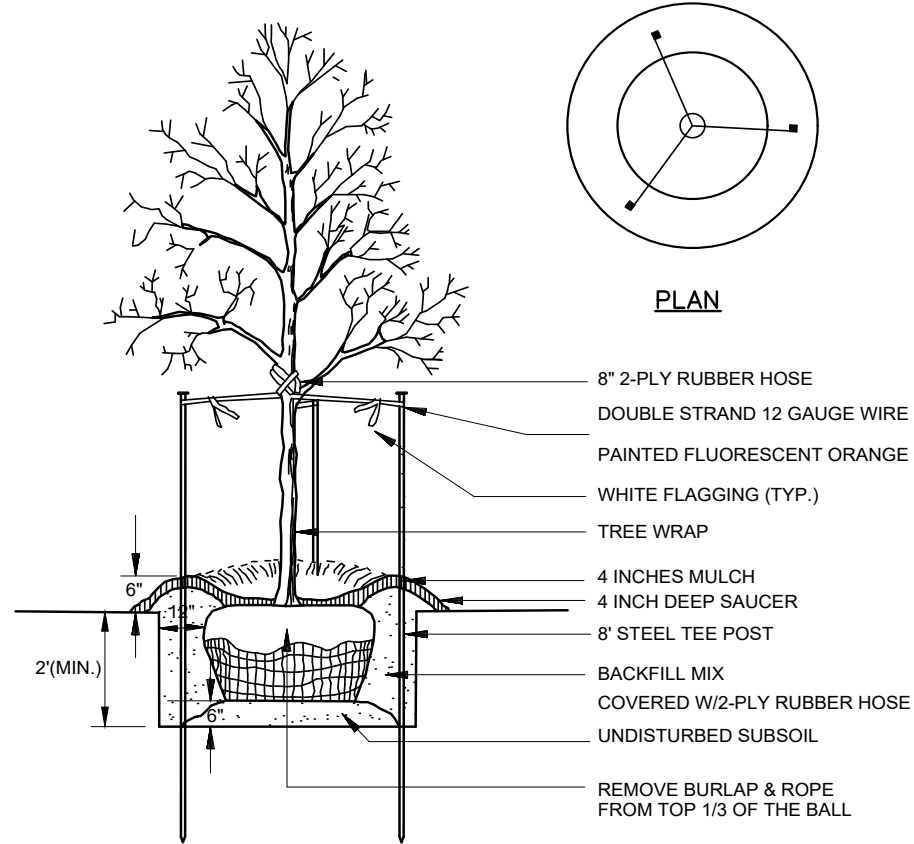
CONCEPTUAL
GRADING PLAN

SHEET
C-104



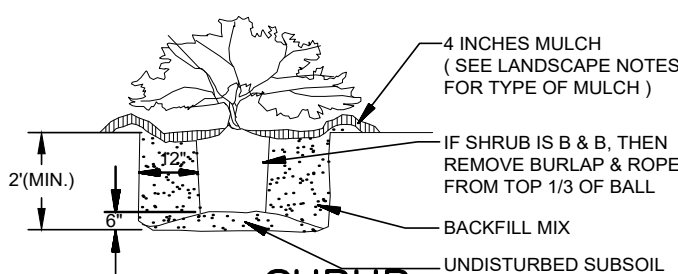
LANDSCAPED DATA:

- PROJECT AREA:
6.26 ACRES (272,688 SQ FT)
- PROPOSED LANDSCAPED AREA AREA:
1.56 ACRES (71,375 SQ FT)
- PERCENT LANDSCAPED AREA:
25%



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

TREE
PLANTING
NOT TO SCALE



SHRUB
PLANTING
NOT TO SCALE

Plant List and Legend

CANOPY TREES

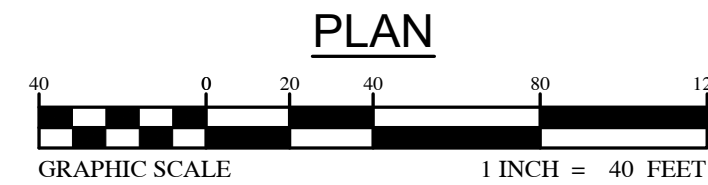
symbol	quantity	botanic name	common name	size	height	container	variety	notes
	20	Acer rubrum	Red Maple	2.5\"cal.	8'	B&B	October Glory	
	20	Quercus phellos	Willow Oak	2.5\"cal.	8'	B&B		
	16	Taxodium distichum	Bald Cypress	2.5\"cal.	8'	B&B		
	16	Ulmus parvifolia	Chinese Elm	2.5\"cal.	8'	B&B	Allee	
	Existing 2							

DECIDUOUS UNDERSTORY TREES

symbol	quantity	botanic name	common name	size	height	container	variety	notes
	13	Lagerstroemia indica	Crape Myrtle	6\" ht.	8\"B	B&B	Cherokee Variety	
	20	Cornus Florida	Flowering Dogwood	6\" ht.	8\"B	B&B		
	Existing 3							
	32	Myrica Cerifera	Wax-Myrtle	24\" ht.	5 gal.			Plant 5' O.C.
	43	Ilex Crenata	Japanese Holly	15\" ht.	3 gal.			Plant 3' O.C.
	Existing 78							

EVERGREEN SHRUBS

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



PLAN

PRELIMINARY
- FOR REVIEW PURPOSES ONLY -
NOT RELEASED FOR
CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
1	7/2/19	REB	REVISIONS PER TOWN OF CLAYTON COMMENTS

MAJOR SITE PLAN PROJECT NUMBER: 2019-113-SP

DISTRIBUTION STORAGE FACILITY

GRIFOLS THERAPEUTICS, LLC

JOHNSTON COUNTY, NC

JOB NO. PROJECT NUMBER

DATE: JUNE 2019

DESIGNED BY:

CADD BY:

DESIGN REVIEW:

CONST. REVIEW:

FILE NAME:

C-105 LANDSCAPE

PLAN.dwg

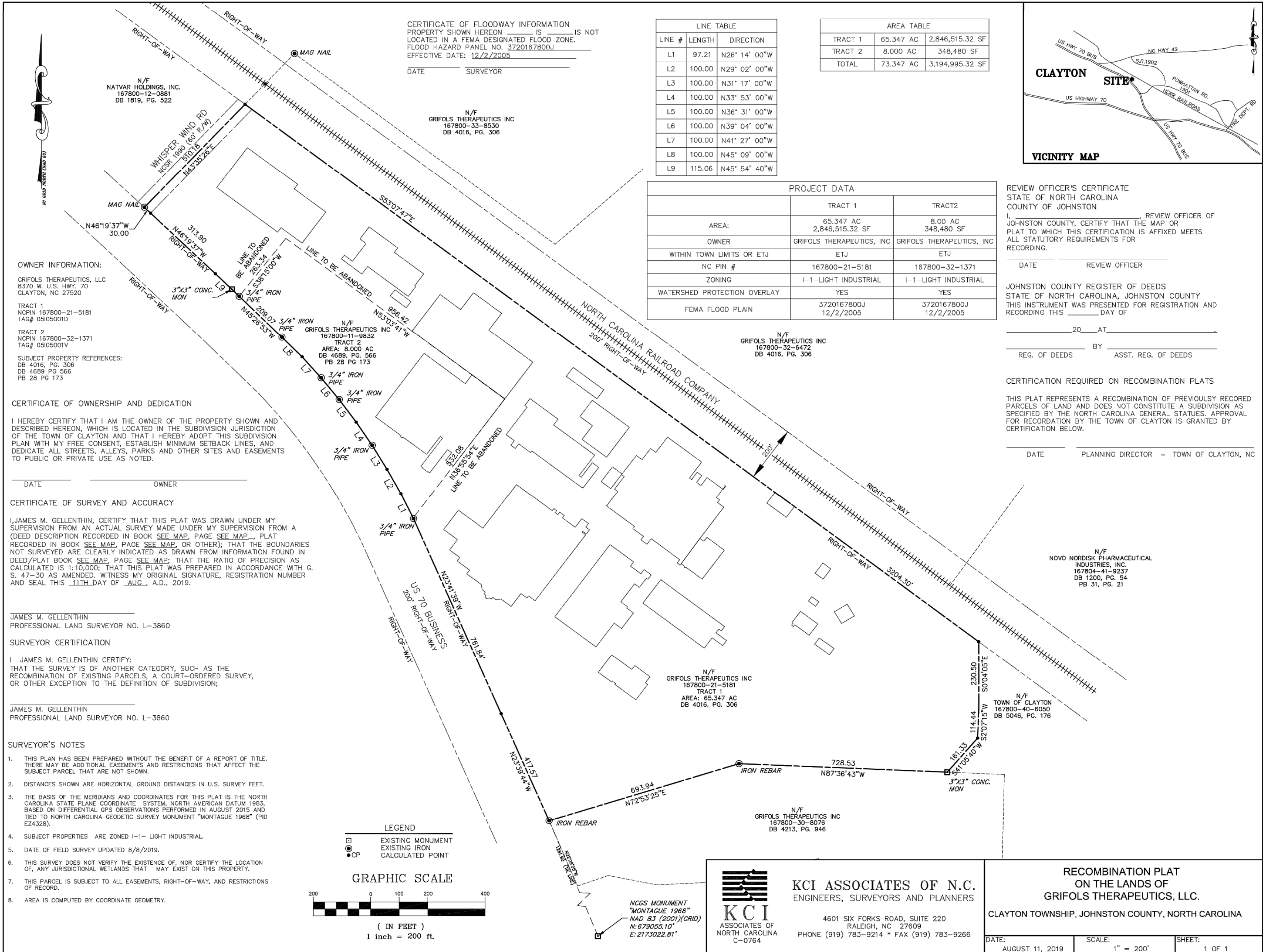
LANDSCAPE PLAN

SHEET

C-105

McGill
ASSOCIATES
ENGINEERING-PLANNING-FINANCE
211 TYLER DRIVE SMITHFIELD, NC 27577 PH: (919) 209-9555 FIRM LICENSE # C-0459





MAJOR SITE PLAN PROJECT NUMBER: 2019-113-SP
DISTRIBUTION STORAGE FACILITY
GRIFOLS THERAPEUTICS, LLC
JOHNSTON COUNTY, NC

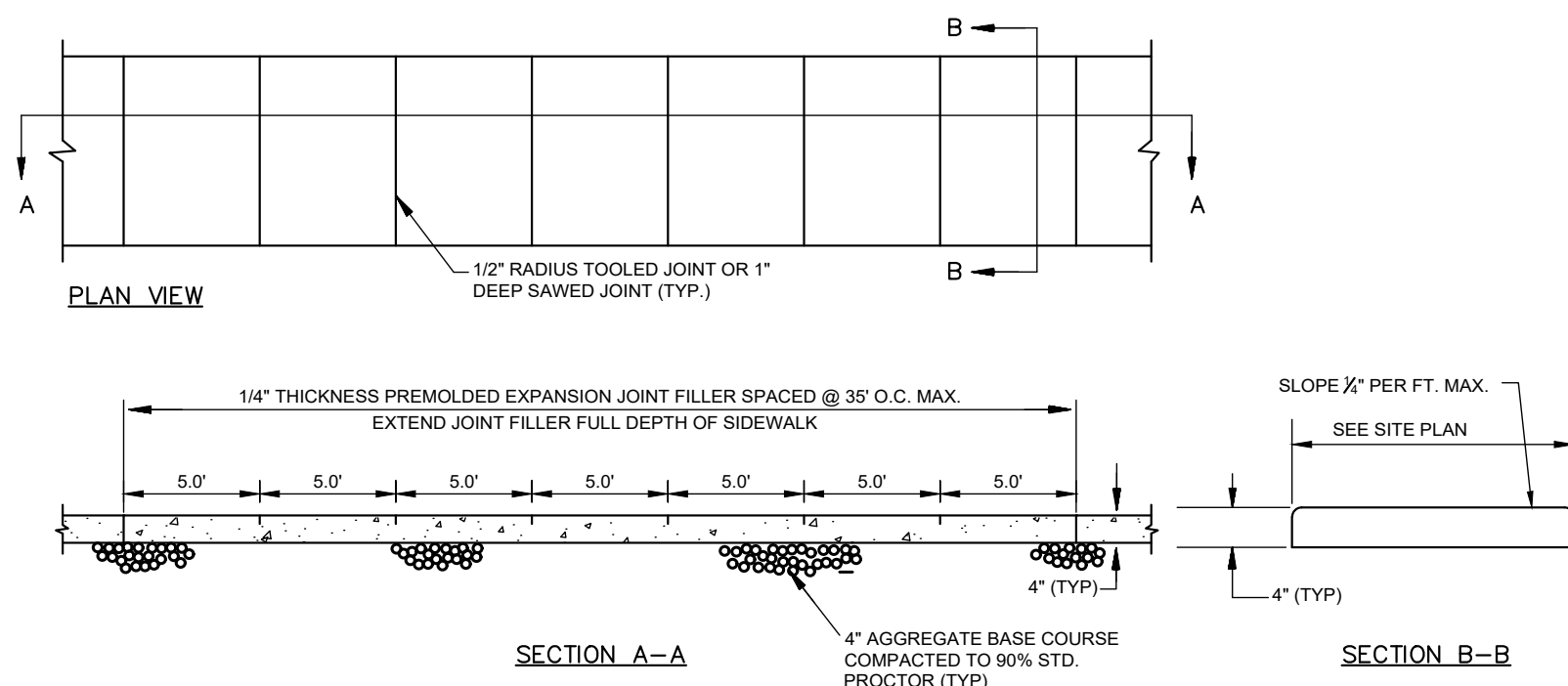
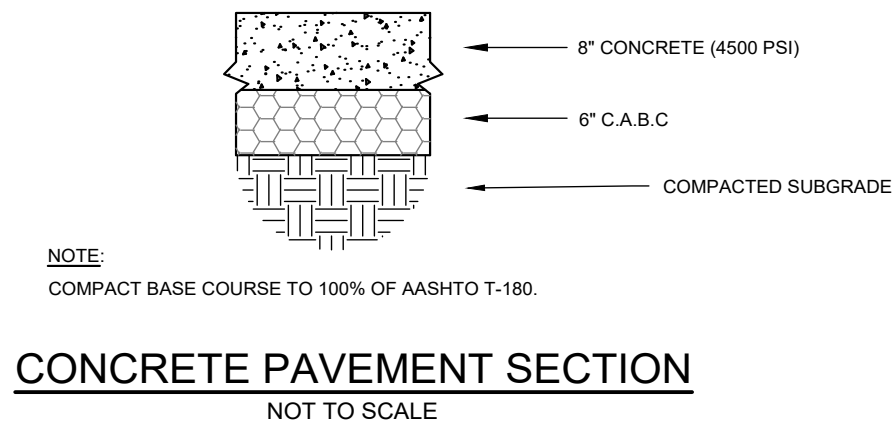
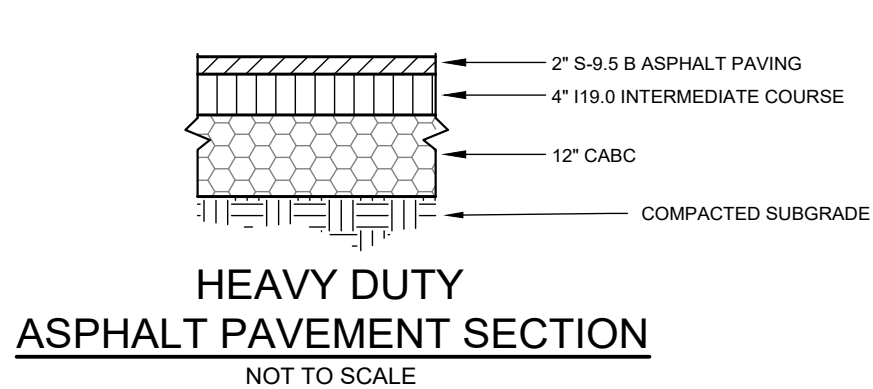
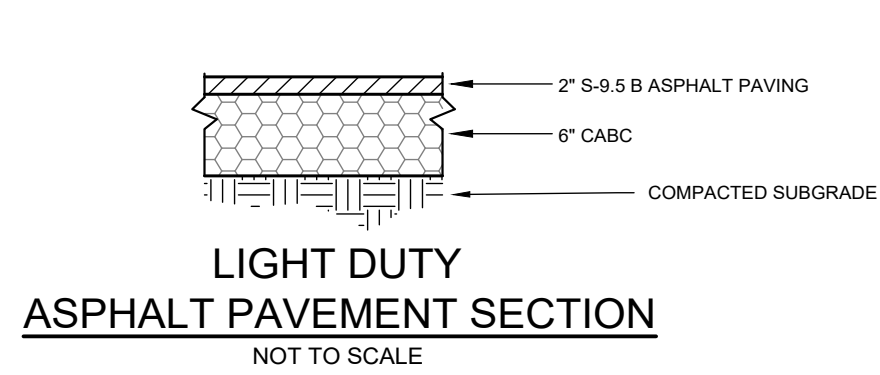
JOB NO. - PROJECT NUMBER
DATE: JUNE 2019
DESIGNED BY:
CADD BY:
DESIGN REVIEW:
CONST. REVIEW:
FILE NAME:
C-106 Boundary Survey.dwg

PROPERTY
BOUNDARY SURVEY

SHEET
C-106

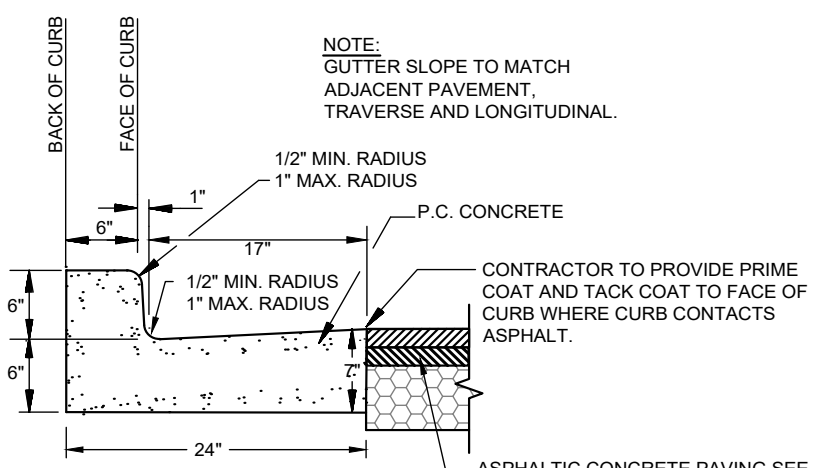
NO.	DATE	BY	REVISION DESCRIPTION

L:\Smithfield\Projects\2019\18-01062 - Office AS RS Finalled Goods\Drawings\DWG\C-501 Details (Utility).dwg 7/20/2019 2:16 PM REBECCA BENNETT

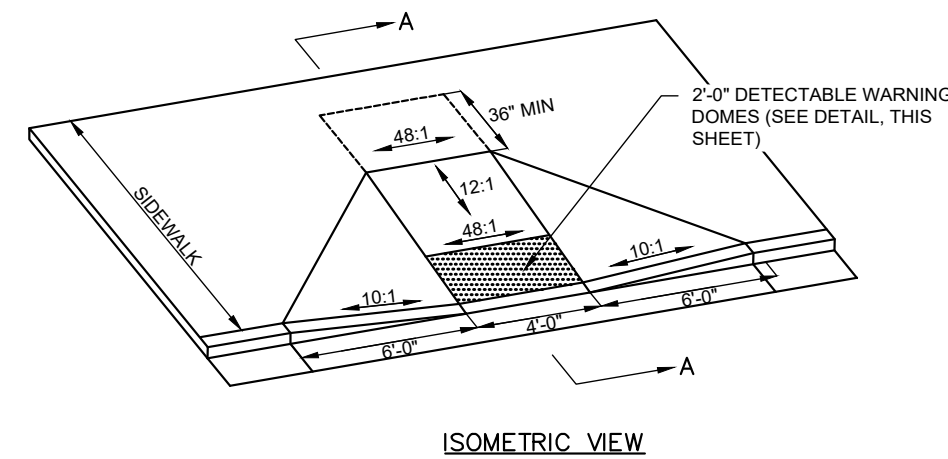
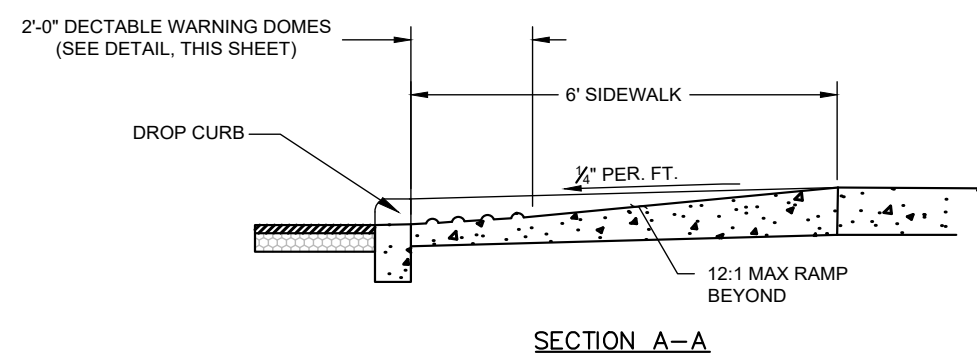


- NOTES:
1. PROVIDE $\frac{1}{2}$ " EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS.
 2. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS-SLOPE OF $\frac{1}{2}$ " PER FT.

CONCRETE SIDEWALK
NOT TO SCALE

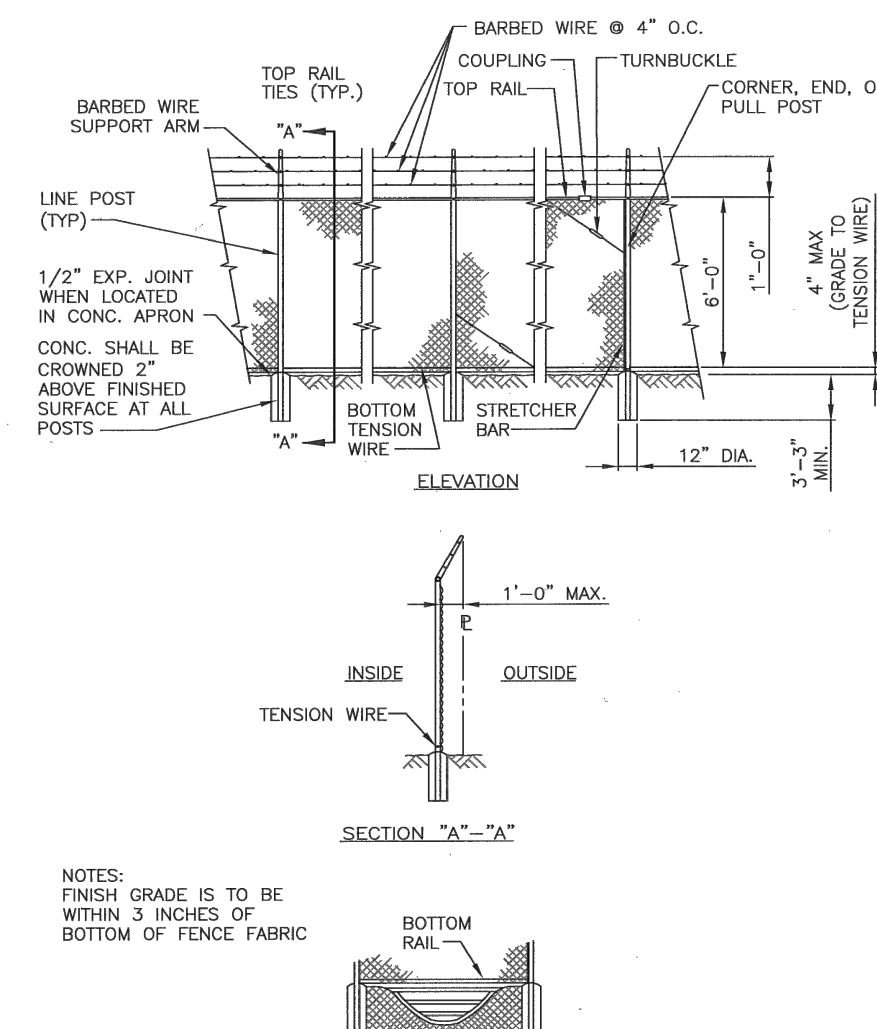
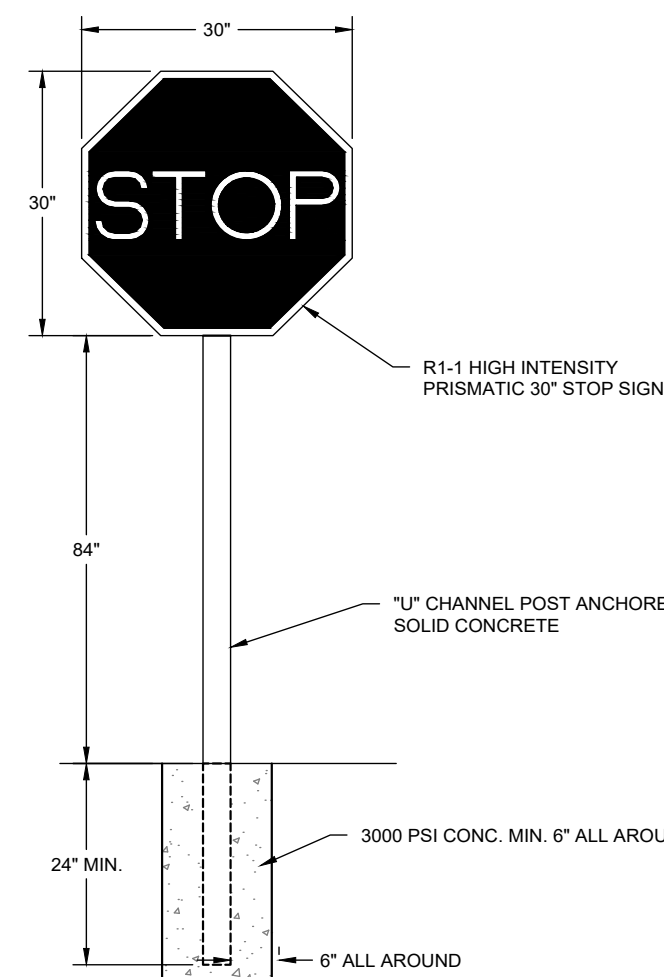
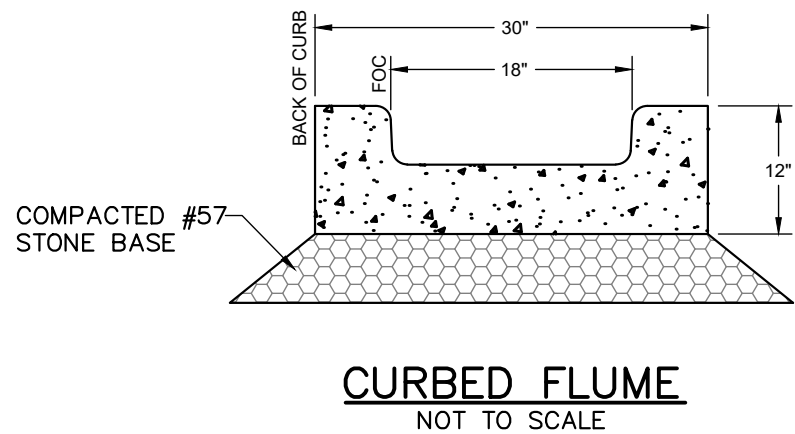
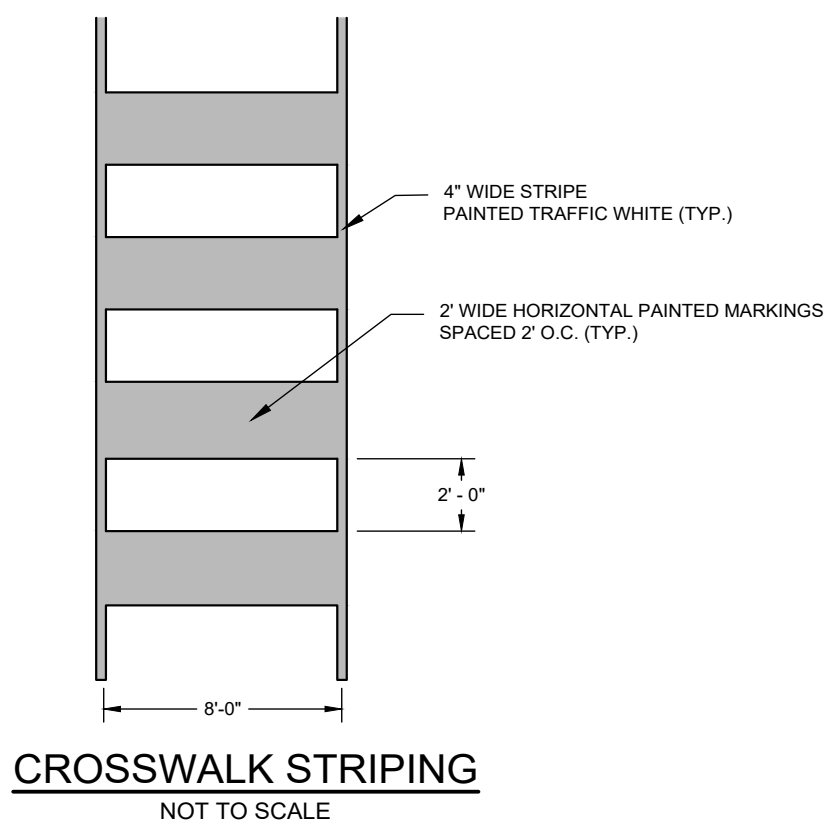


24" CONCRETE STD CURB AND GUTTER
NOT TO SCALE

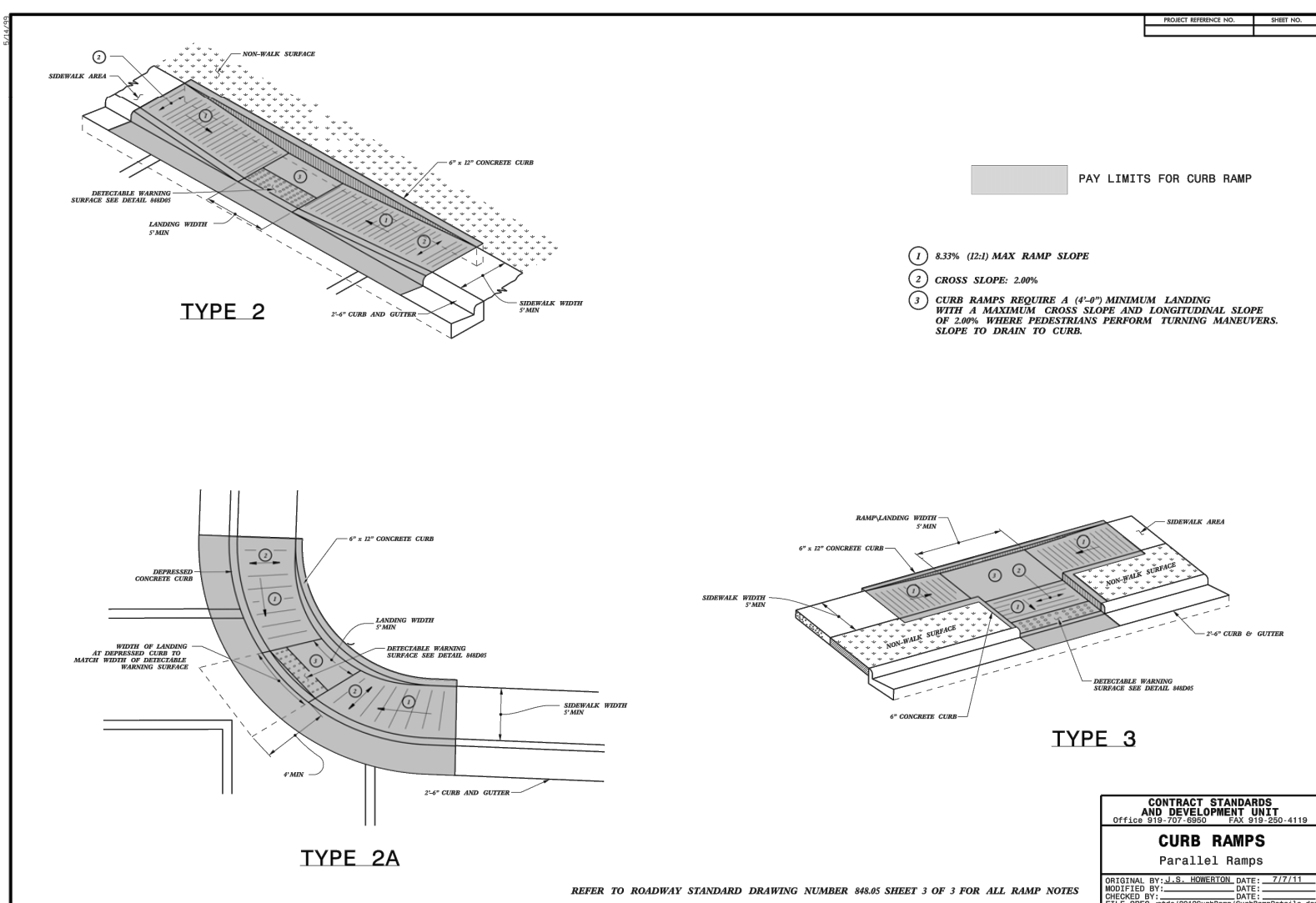
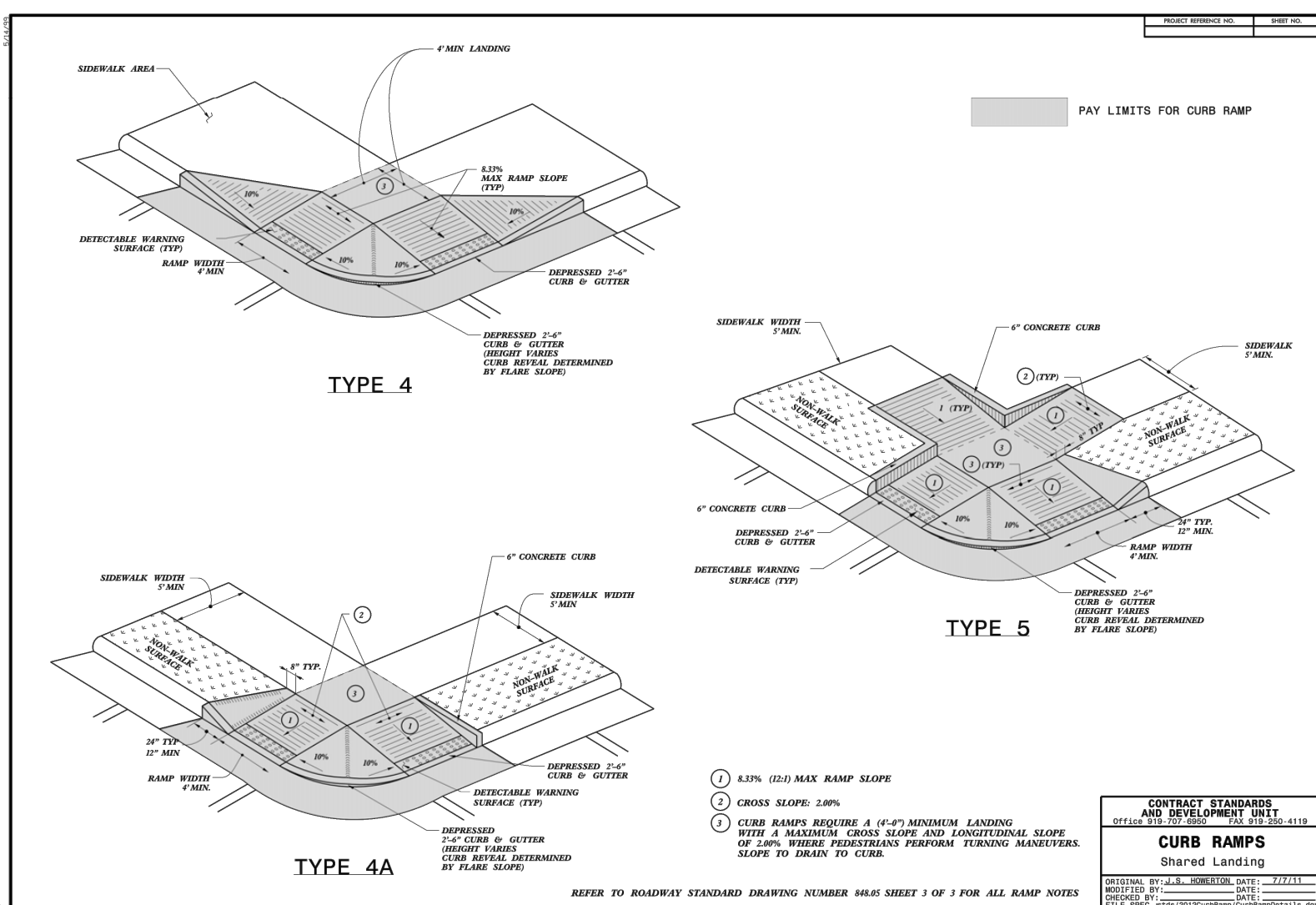
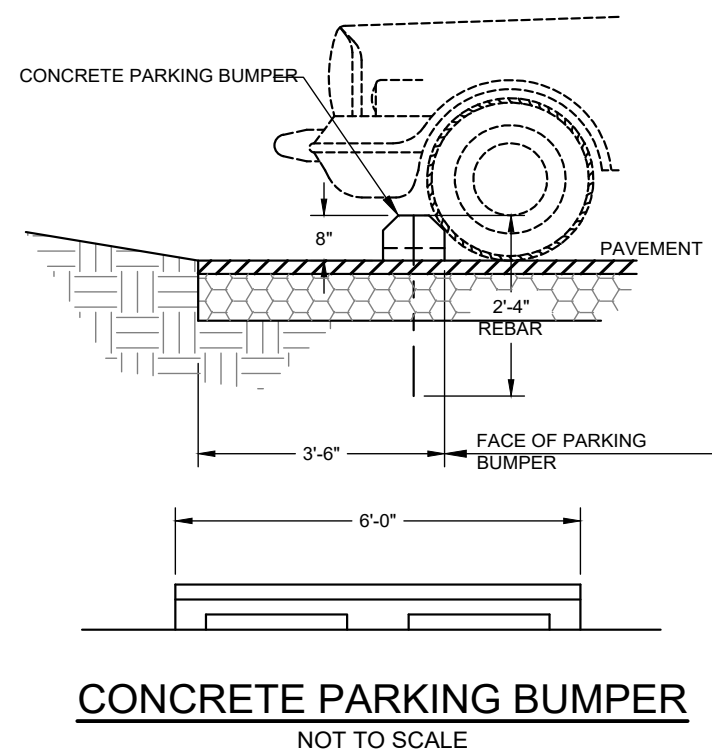


HANDICAP ACCESS CURB RAMP
NOT TO SCALE

IT IS A VIOLATION OF LAW FOR ANY PERSON TO ALTER THESE DOCUMENTS, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER WITH RESPONSIBLE CHARGE.



CHAIN LINK FENCE DETAIL
NOT TO SCALE



NO.	DATE	BY	REVISIONS PER TOWN OF CLAYTON COMMENTS
1	7/2/19	REB	REVISION DESCRIPTION

McGill
ASSOCIATES
ENGINEERING-PLANNING-FINANCE
211 TYLER DRIVE SMITHFIELD, NC 27577 PH: (919) 209-9555 FIRM LICENSE # C-0459

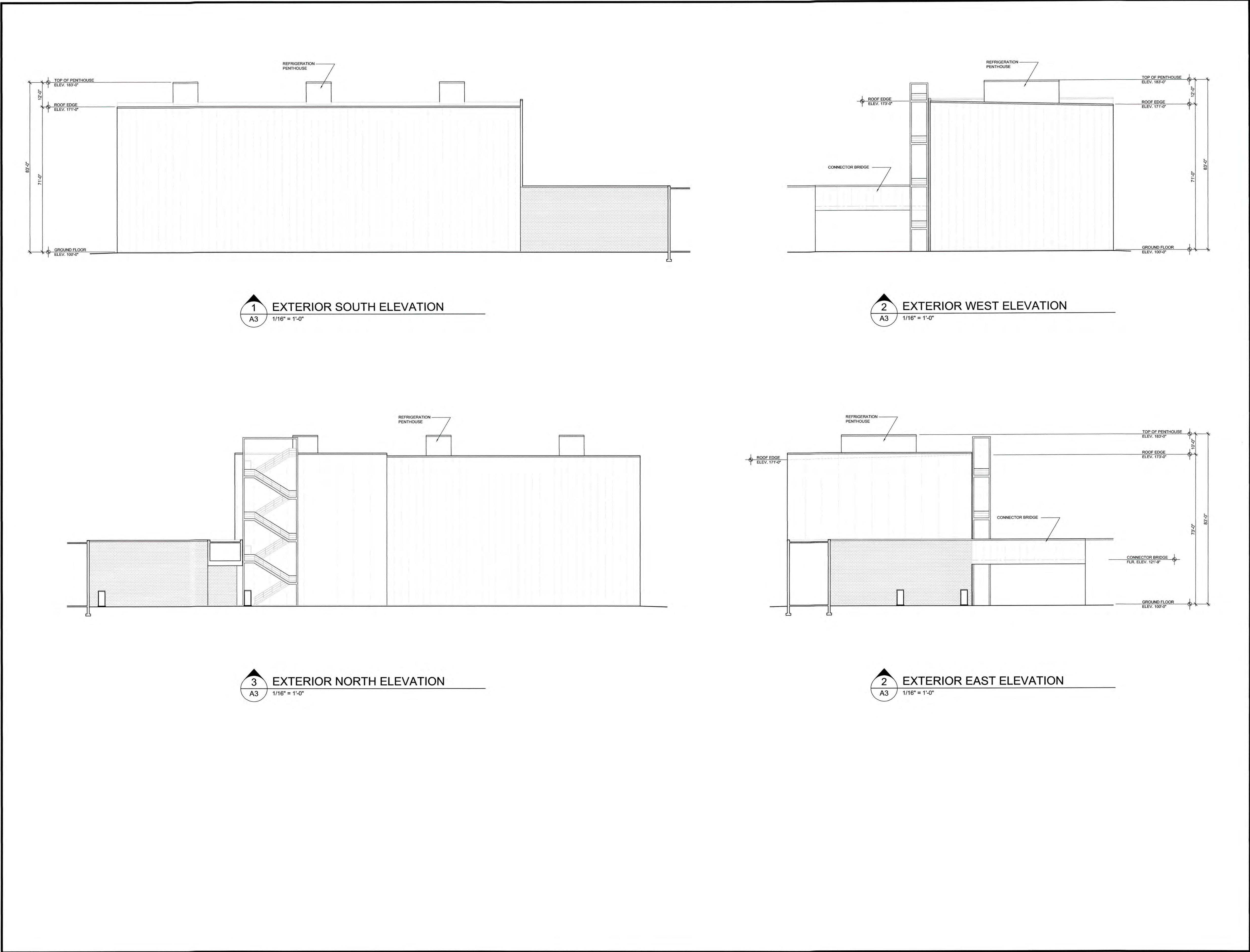
MAJOR SITE PLAN PROJECT NUMBER: 2019-113-SP
DISTRIBUTION STORAGE FACILITY
GRIFOLS THERAPEUTICS, LLC
JOHNSTON COUNTY, NC

JOB NO. PROJECT NUMBER:
DATE: JUNE 2019
DESIGNED BY:
CADD BY:
DESIGN REVIEW:
CONST. REVIEW:
FILE NAME:
C-501 Details (Utility).dwg

DETAILS

SHEET
C-501

PRELIMINARY
- FOR REVIEW PURPOSES ONLY -
NOT RELEASED FOR
CONSTRUCTION



AS/RS ADDITION TO
GRIFOLS, S.A.
8368 US HIGHWAY 70 BUS. W
CLAYTON, NORTH CAROLINA 27520

REVISIONS	
Δ 12-8-18 - REVISION 1	-
Δ	-
Δ	-
Δ	-
Δ	-
Δ	-
Δ	-
Δ	-
Δ	-
Δ	-

DATE:	JOB NO.
11-9-2018	50-1397-19
DWG BY:	CHKD BY:
DAO	TPG

SHEET TITLE
OVERALL FLOOR
PLAN

PRELIMINARY DWGS. ☐
FINAL CONST. DWGS. ☐
SHEET NUMBER

A3

ARCHITECTURAL

PRELIMINARY NOT FOR CONSTRUCTION



THE EXTERIOR WALLS OF PLANNED C540 WILL BE CONSTRUCTED USING 1 HR. RATED PRE-CAST CONCRETE PANELS FOR THE WALLS THAT EITHER "EXPOSE" OR ARE "EXPOSED" BY B100 AND C580. THE FIRST 73FT OF THE NORTHERN WALL AND THE ENTIRE 88FT OF THE EASTERN WALL OF THE PLANNED C540 WILL BE THE 1HR. RATED, PRE-CAST CONCRETE PANELS. THE REMAINDER OF THE EXTERIOR WALLS OF THE PLANNED C540 WILL BE PROVIDED WITH FM APPROVED INSULATED METAL PANELS



THE EXTERIOR WALLS OF PLANNED C540 WILL BE CONSTRUCTED USING 1 HR. RATED PRE-CAST CONCRETE PANELS FOR THE WALLS THAT EITHER "EXPOSE" OR ARE "EXPOSED" BY B100 AND C580. THE FIRST 73FT OF THE NORTHERN WALL AND THE ENTIRE 88FT OF THE EASTERN WALL OF THE PLANNED C540 WILL BE THE 1HR. RATED, PRE-CAST CONCRETE PANELS. THE REMAINDER OF THE EXTERIOR WALLS OF THE PLANNED C540 WILL BE PROVIDED WITH FM APPROVED INSULATED METAL PANELS



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
October 28, 2019*

STAFF REPORT

Application Number: 2019-113-SP

Project Name: Grifols Distribution Facility C540 Major Site Plan

Tag #: 05I05001D

Applicant: McGill Associates

Overlay: Watershed Protection Overlay and Thoroughfare Overlay District

Owner: Grifols Therapeutics, Inc.

Location: Located off US HWY 70 BUS

Project Manager: Haley Hogg, Planner II

Public Noticing:

- Sign posted on October 17, 2019
- Neighborhood Meeting held June 25, 2019

REQUEST: The applicant is requesting major site plan approval to develop an 18,000 square foot distribution storage building (C540) along with additional parking.

SITE DATA:

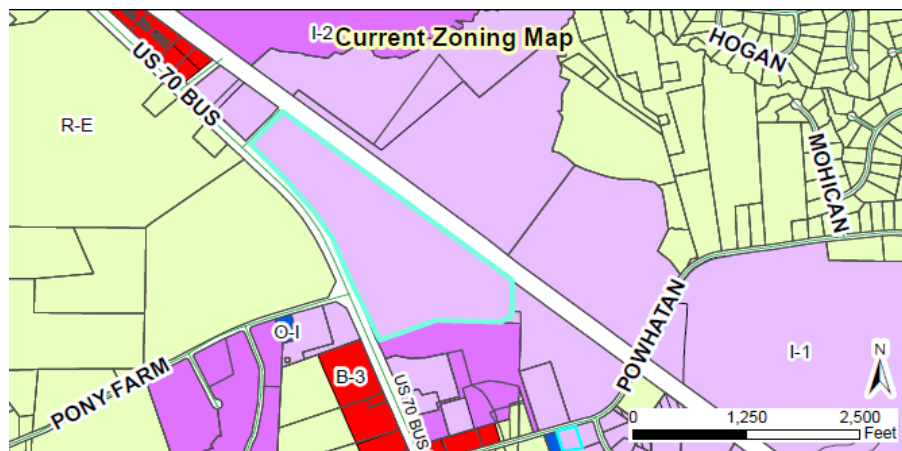
Acreage: 65 acres (total site)

Existing Use: Warehouse/Research & Development



ADJACENT ZONING AND LAND USES:

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



DEVELOPMENT DATA:

Proposed Uses:	Warehouse/Research & Development
Buildings:	1 building- 18,000 square feet, 85' height
Impervious Surface:	63.93% (max. 70% in watershed protection overlay)
Existing Parking:	224 spaces
Proposed Parking:	274 spaces; no additional parking required due to the building not being occupied by any employees
Access/Streets:	The loading area will be accessed off US HWY 70 BUS. The remainder of the site will be accessed via internal access drives to the north

STAFF ANALYSIS:**Overview**

The applicant is requesting major site plan approval for the development of an 18,000 square foot distribution storage building on the subject property. The building C540 is proposed to connect to the existing building C580, and will only be used for storage. No employees will be working within the building. The existing parking lot

includes 224 spaces and the proposed parking lot will provide a total of 274 spaces. This parking will serve employees working throughout the Grifols campus.

The proposed building does exceed the height requirement typically permitted in the I-1 zoning district. The UDC typically limits the height in this district to 50'. The proposed building is 85' in height. However, through issuance of a Special Use Permit, deviation from the height requirement is permitted. In 2017, building 640 was approved on this property with a Special Use Permit to allow buildings to exceed the height requirement of 50' for this parcel. Since this proposed building is located upon the same parcel that the height variance was granted for in the past, a new Special Use Permit is not required. Additionally, the fire department has reviewed the proposed building during the Technical Review Committee process and is comfortable with the height that is proposed. It is also worth noting again that the building is proposed for storage use only with no employees working full-time within the structure.

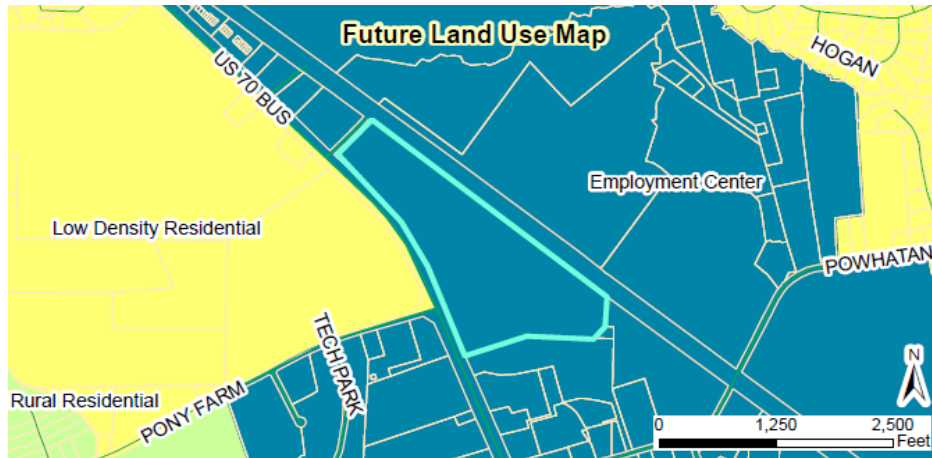
Watershed Protection Overlay

This property is located within the Town's Watershed Protection Overlay. This would typically limit the site to a maximum of 24% impervious surface coverage. However, the site does have a Special Intensity Allocation granted by Town Council, to allow up to 70% impervious surface coverage. The total impervious area for the property is 63.93%, which includes the proposed building.

Consistency with Adopted Plans:

- **Comprehensive Plan 2040**

This property is designated as "employment center" within the Comprehensive Plan 2040's Future Land Use Map. The proposed expansion is consistent with this designation, which typically includes industrial and office uses.



- **Unified Development Code**

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

Landscaping and Screening

A fence is located along the southern property line adjacent to US HWY 70 BUS. This fence will be black vinyl coated chain link fencing with a height of 6 feet. This type of chain link fence is permitted for industrial uses. The applicant will provide all required landscaping for the parking lot, including terminal island trees. 20% of the site

is required to be landscaped per the interior landscape requirements of the UDC. The site meets all applicable landscaping requirements.

Garbage / Recycling

No new dumpster facilities are proposed as a part of this site plan.

Architecture/Design

The proposed building will match the design of the existing buildings on the Grifols campus. Refrigeration units will be located on the roof of the building and will be screened entirely from view, as required by the UDC. The building will consist of concrete panels and metal panels.

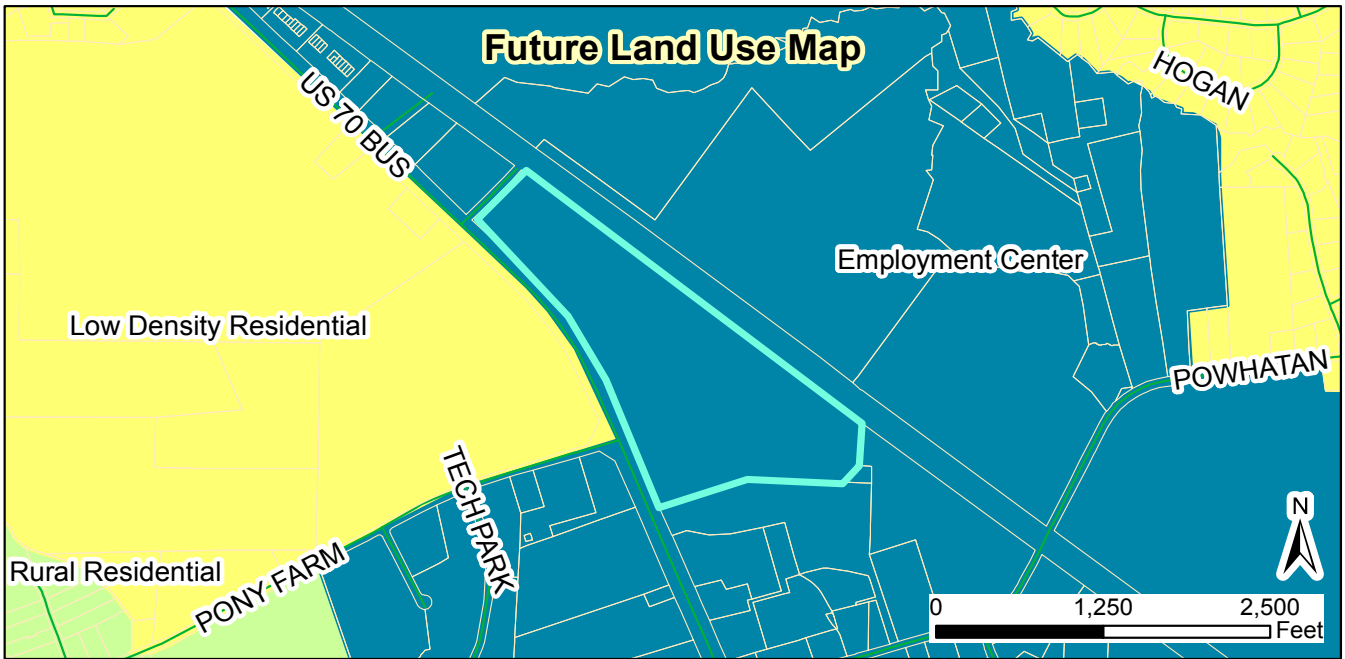
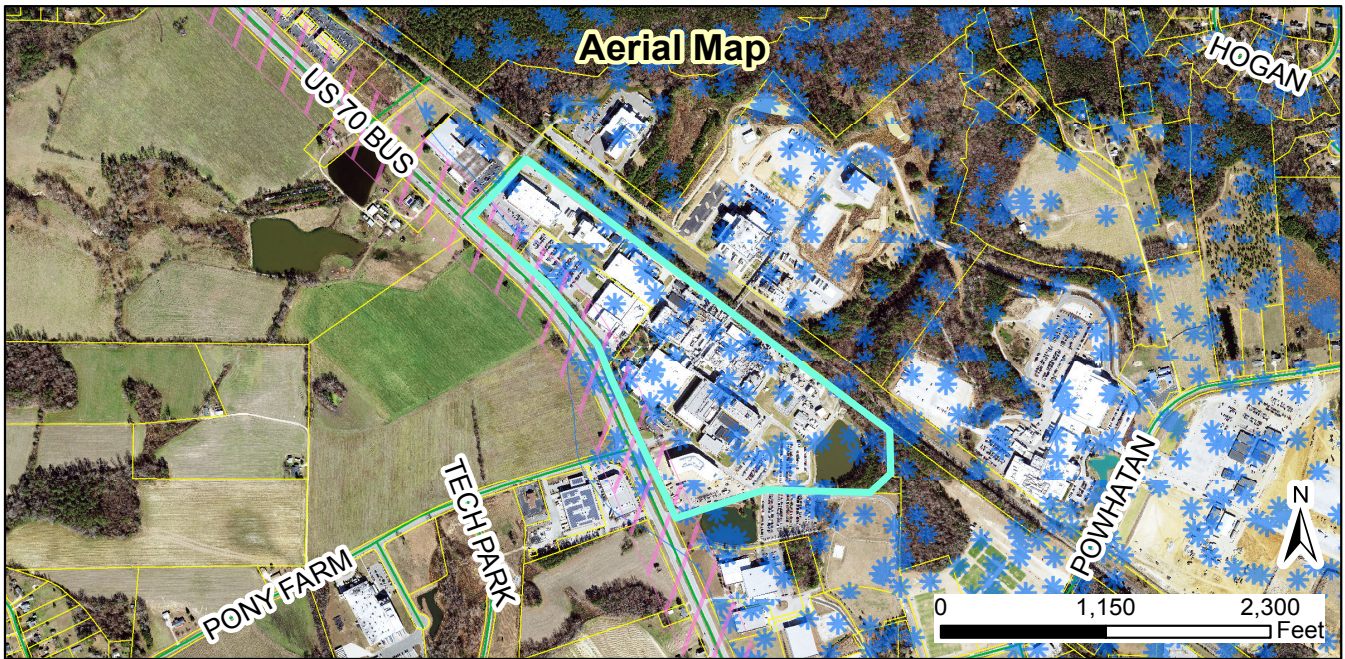
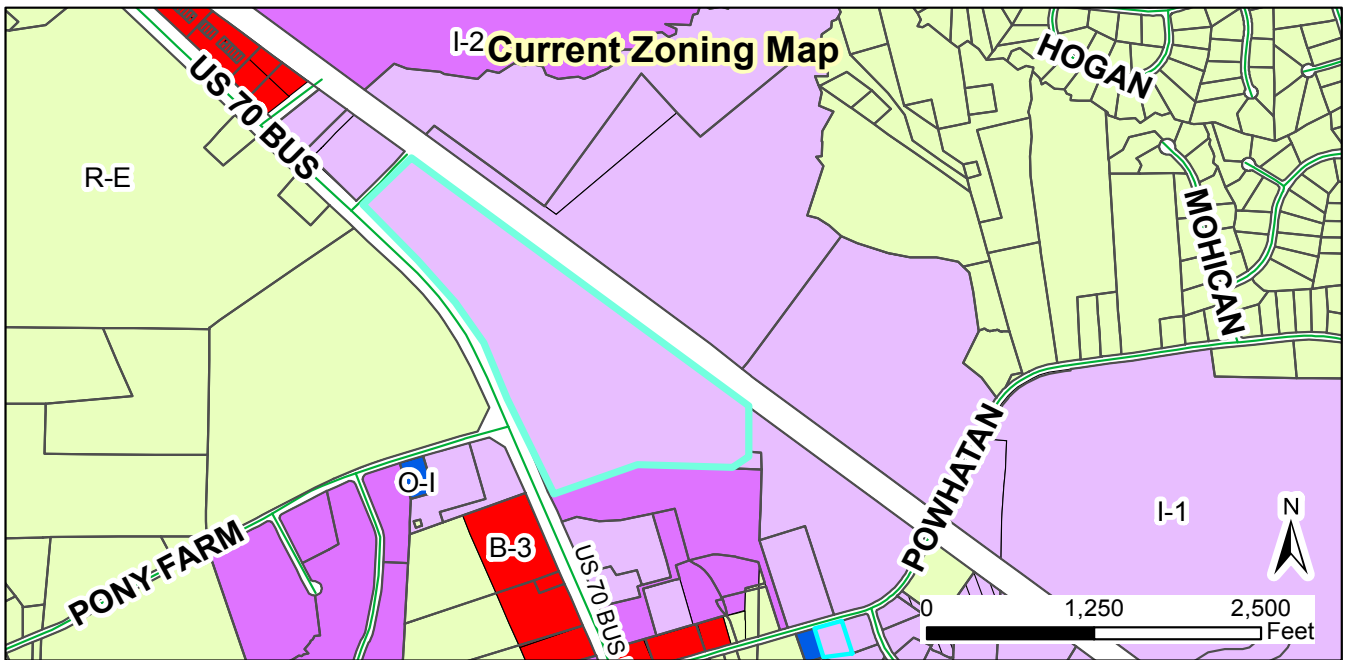


CONSIDERATIONS:

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

ATTACHMENTS:

- 1) Staff report maps
- 2) Application
- 3) Neighborhood Meeting Materials
- 4) Site Plan
- 5) TRC Certification Letter



2019-113-SP
Grifols Distribution Storage Facility Major Site Plan
Request to develop an 18000 SF distribution storage facility
 Applicant: Dan Simmons (McGill Associates)
 Property Owners: Grifols Therapeutics, INC.
 Tag #: 05105001V & 05105001D (recently recombined into one parcel)

Staff Report Map



06/25/19

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

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2019\2019-113-SP - Grifols Distribution Storage Facility\Maps\Staff Report Map - 2019-104-SP - Edwards Electronic Systems SP.mxd