



Town of Clayton
Town of Clayton Planning Board Agenda
Monday, November 25, 2019 @ 6:00 PM
Town Council Chambers

1. CALL TO ORDER

2. ADJUSTMENT OF THE AGENDA

3. APPROVAL OF MINUTES

- a. Approval of October 28, 2019 Planning Board Minutes
[Clayton Planning Board - 28 Oct 2019 with neighbor concerns](#)

4. PUBLIC HEARINGS

- a. 2019-161-CUP Clayton Storage conditional Use Permit
NC PIN: 165915-62-2628 / 165915-62-4541
Tag #: 05E99018Y / 0525003B
Location: Off US Hwy 70 Bus
[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](#)
[Neighbor Concerns Presented at October Hearing - 2019-162-SP and 2019-161-CUP - Clayton Storage](#)
[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
- b. 2019-162-SP Clayton Storage Major Site Plan
NC PIN: 165915-62-2628 / 165915-62-4541
Tag #: 05E99018Y / 0525003B
Location: Off US Hwy 70 Bus
[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](#)
[Neighbor Concerns Presented at October Hearing - 2019-162-SP and 2019-161-CUP - Clayton Storage](#)
[3rd Submittal Site Plan 2019-162-Sp Clayton Storage](#)
[Clayton Storage Floodway Letter 2019-162-SP Clayton Storage](#)
[TRC Certification-2019-162-SP Clayton Storage](#)

[Stormwater Statement 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. 2019-104-SP Edwards Electronic System Ph. 2 Major Site Plan
NC PIN: 167700-49-5090
Tag #: 05I05019U
Location: Off Powhatan Rd.

[Application - 2019-104-SP-Edwards Electronic Systems](#)
[Owner's Consent- 2019-104-SP- Edwards Electronic Systems](#)
[Site Plan-2019-104-SP-Edwards Electronic](#)
[Stormwater Statement-2019-104-SP-Edwards Electronic Systems, Phase 2](#)
[Staff Report - 2019-104-SP - Edward's Electronic SP](#)
[Staff Report Map - 2019-104-SP - Edwards Electronic Systems SP](#)
[Unsigned Edwards Electronics Annexation Development Agreement](#)

POTENTIAL ACTION: Approve / Deny 2019-104-SP Edwards Electronic System Ph. 2 Major Site Plan

- b. 2019-229-RZ JAK Holdings Rezoning
NC PIN: 165907-58-2949
Tag #: 05G01015A
Location: Northwestern corner of Shotwell Rd. / Old US Hwy 70 Intersection
[Application-2019-229-RZ JAK Holdings](#)
[Owner's Consent 2019-229-RZ- JAK Holdings](#)
[Survey - 2019-229-RZ - JAK Holdings Rezoning](#)
[PB Adj Property Letter 2019-229-RZ JAK Holdings RZ - Rezoning](#)
[Adjacent Property Owners 2019-229-RZ - JAK Holdings](#)
[Neighborhood Meeting Letter 2019-229-RZ JAK Holdings](#)
[Neighborhood Meeting Minutes and Summary - JAK Holding Rezoning](#)
[Staff Report - 2019-229-RZ - JAK Holdings Rezoning](#)
[Staff Report Maps - 2019-229-RZ - JAK Holding Rezoning](#)

POTENTIAL ACTION: Approve / Deny 2019-229-RZ JAK Holdings Rezoning

- c. 2019-40-PDD Buckhorn Branch Planned Development Rezoning
NC PIN: 166811-55-8386 / 166800-54-8289 / 166800-64-8874
Tag #: 05H03010 / 05H03197D / 05H03009
Location: Off US Hwy 70 Bus, Iris Street and Wildwood Drive
[Application - 2019-40-PDD - Buckhorn Branch Planned Dev. Rezoning \(1\)](#)
[Owner's Consent - 2019-40-PDD - Buckhorn Branch Planned Dev. Rezoning \(2\)](#)
[Owner's Consent - 2019-40-PDD - Buckhorn Branch Planned Dev. Rezoning \(3\)](#)
[Owner's Consent - 2019-40-PDD - Buckhorn Branch Planned Dev. Rezoning \(4\)](#)
[Neighborhood Meeting Materials - 2019-40-PDD - Buckhorn Branch Planned Dev. Rezoning](#)
[PB Adj Property Letter 2019-40-PDD Buckhorn- Rezoning](#)

[Survey - 2019-40-PDD - Buckhorn Branch Planned Dev. Rezoning](#)
[Master Plan Sheet - 2019-40-PDD - Buckhorn Planned Dev. Rezoning](#)
[Staff Report - 2019-40-PDD - Buckhorn Branch PDD](#)
[Staff Report Map - 2019-39-SD- Buckhorn Branch SD](#)

POTENTIAL ACTION: Approve / Deny 2019-40-PDD Buckhorn Branch
Planned Development Rezoning

- d. 2019-230-RZ Grand Plaza Rezoning
NC PIN: 164900-97-1724
Tag #: 05G01201C
Location: 13025 US Hwy 70 Business
[Application - 2019-230-RZ - Grand Plaza](#)
[Owner's Consent Form - 2019-230-RZ - Grand Plaza](#)
[Neighborhood Meeting Materials - 2019-230-RZ - Grand Plaza](#)
[PB Adj Property Letter 2019-230-RZ Grand Plaza - Rezoning](#)
[Survey - 2019-230-RZ - Grand Plaza](#)
[Staff Report - 2019-230-RZ - Grand Plaza](#)
[Staff Report Map - 2019-230-RZ - Grand Plaza Maps](#)

POTENTIAL ACTION: Approve / Deny 2019-230-RZ Grand Plaza
Rezoning

6. INFORMAL DISCUSSION AND PUBLIC COMMENT

7. ADJOURN



**Town of Clayton
Planning Board Minutes
October 28, 2019 @ 6:00 P.M.
Town Council Chambers**

BOARD MEMBERS PRESENT:

Stephen Powers
James Lipscomb
Bob Ahlert
Frank Price
James Moore
George "Bucky" Coats

STAFF PRESENT:

Samantha Wullenwaber, Planning Director
Haley Hogg, Planner
Jeff Caines, Planner
Chrissy Freeman, Clerk to the Board
Merrick Parrot, Town Attorney
Michael Grannis, Council Member

MEMBERS ABSENT:

Ross Benson
Marty Bizzell
Andria Merritt

1 CALL TO ORDER

a)

Bob Ahlert called the meeting to order at 6:01 p. m.

There were three Planning Board Members absent from this meeting:

Marty Bizzell
Andria Merritt
Ross Benson

2 ADJUSTMENT OF THE AGENDA

3 APPROVAL OF MINUTES

a)

Approval of September 23, 2019 Planning Board Minutes

ACTION: Approval of September 23, 2019 Planning Board Minutes

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

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

Town Attorney Merrick Parrott 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 rear yard setback of 14 feet to construct a 5' x 18' addition on the rear of their single family dwelling. The addition will be a handicap accessible bathroom. Other structures in the area also appear to encroach into the setback as most of the structures were built in the mid-1900s, so the setbacks may not have existed at that point in time.

Applicant, Curk Lane from Trueline Surveying was present and available for questions. There were no questions for the applicant. The homeowner, Robert Barber was also present. He explained that they are requesting this variance to build a handicap bathroom so that they can remain in the house. There were no questions for the homeowner.

The Board read through the Findings of Facts.

ACTION: Approve the request as presented by staff.

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

- 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.

Planner Haley Hogg presented this item. This request is running concurrently with Major Site Plan 2019-37-SP.

The applicant is requesting a Conditional Use Permit for the expansion of the existing Horne Memorial UMC Church on their property. There is also an approved Variance application 2019-41-VAR, which reduced the minimum setback distance. The applicant are also proposing to include accessory uses to the church on the adjacent property that will include the use of a private playground for daycare/preschool students, limited outdoor storage area for church vehicles and space within a shelter for restrooms, storage and a meeting space. This request is consistent with the Unified Development Code and with Surrounding Land Uses. There will be a shared parking agreement with the Town to share parking at the Clayton Center/Town Hall. There were no questions for staff.

The applicant, Don Curry with Curry Engineering. He stated they have been working with staff for the past few months to have a good and reasonable request. Board Member Frank Price asked is there an anticipated schedule for Phase two. The applicant stated not at this time. They will be starting a pledge

campaign next spring and that will depend on when they start phase two. They would like to start Phase one next year. There were no further questions for the applicant.

Resident Dorotea Torchiano lives in an adjacent home from the Church. The Church offered to give her an eight foot fence. She does have some questions that she would like to get resolved. She is not comprehending the buffer zone of the fence. At one point it was that the fence would be right up to her carport. Both sides her house will be squeezed in by this expansion. Ms. Torchiano would like more clarity to have the fence more off her property line. Also behind her house she has a screened in porch, despite the fence, it looks like she will have a direct view of the bathroom doors. She would like these items to be considered and is open to discussion.

The applicant addressed Ms. Torchiano's concerns. Ms. Torchiano's property is to the north of the church. The applicant stated no doors will be in view. With the landscaping and eight foot fence there will be no encroachment on her property. They feel they have taken appropriate steps to be a good neighbor. The entire back wall will accommodate her property and will be adjacent to her property. The proposed door will open up facing the church to avoid exposure to the adjacent properties.

Board Member Frank Price said that the UDC states the fence to be one foot in from property line. The applicant stated at the request of the neighbor they increased the fence height to be eight feet. The applicant stated they will write a letter stating the fence location will be one foot from the property line.

Tom Wells, the architect on this proposal was available for questions. There were no questions.

Ms. Torchiano stated she would be fine with 1 foot off the property line.

The Board read through the Findings of Facts.

ACTION: Approve 2019-42-CUP Horne Memorial UMC Expansion Conditional Use Permit - conditions listed in staff report

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

- 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.

This request is running concurrently with Conditional Use Permit 2019-42-CUP.

The applicant stated that they will write a letter stating the fence will be one foot from the property line.

ACTION: Approve the request.

Motion: Board Member Lipscomb

Second: Board Member Moore

Vote: Unanimous

- d) 2019-161-CUP Clayton Storage Conditional Use Permit
NC PIN: 165915-62-2628 / 165915-62-4541
Tag #: 05E99018Y / 0525003B
Location:

Planner Haley Hogg presented this item. This request is running concurrently with Major Site Plan 2019-162-SP. The property is located off Highway 70 and is adjacent from Clayton Crossing and Meineke. The request to allow the use of Self-Storage facility and three more portable storage buildings that will total 3400 square feet and add 20 more units. 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 (05025003). This accessory limited outdoor storage will be reviewed by the Town Council for a final decision during the Special Use Permit process. 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 the design will be finalized to ensure compliance during the construction drawing review. The proposed parking area is proposed to consist of paved surface with curb and gutter throughout. On the northern most property the landscaping plan labels and shades an area on which gravel is proposed and the curb and gutter is not continued. Gravel is not a permitted surface per UDC requirements. Staff is recommending a condition of approval be placed upon the Conditional Use Permit requiring this to be modified to a paved surface. The applicant is proposing five parking spaces and converting the drive to a one-way entering from Highway 70 and exiting through Meineke. The TRC committee did review this for emergency vehicles to access the drive. The Fire Department is comfortable with the 20 foot width of the aisle to maneuver the Fire Trucks and Emergency Vehicles. This request meets all landscaping requirements and is consistent with the Comprehensive Plan 2040 and Surrounding Land Uses. If approved, staff recommends Conditions of Approval be placed upon the application. Board Member Bob Ahlert asked where the additional units will be located. Ms. Hogg stated on the existing storage site, surrounding the adjacent building and showed on the presentation. Board James Moore asked if the outdoor storage would be impervious. Ms. Hogg stated this would be asphalt, so it would be impervious.

The applicant, Mr. Gary Walston Landscape Architect with Bass, Nixon and Kennedy was present and available for questions. Board Member Price asked the existing building is in a 100 year flood plain, and the portable units will be added to the back of which would be the west side of the existing building. The applicant stated existing building is in the 100 year floodplain but not in the 100 year flood-way. One small area of gravel drive around the south side of the

building will be proposed to be paved and not graded. There is jurisdiction wetland between the existing and new buildings, the applicant stated they are under a tenth of an acre. Bob Ahlert asked if the gravel on the south side is in the existing flood-way. The applicant stated there will be no buildings located there. The storage building will be going up against the existing building, not in the flood-way. The units will be on the north side of building. No vertical units will be in flood-way, only the paving will be. Mr. Coats stated he is concerned about the one way. He made a statement that if there is 20 foot unit to come in to unload, the space is only 27 feet would that be a smaller unit? He also asked why it was measured from an angle. It looks like it will be blocked if someone wants to come through. Mr. Coats asked about his concern about the clearance. By code the clearance is 20 feet. They stepped down the length of the unit for that reason. The developer Cliff, stated they are removing the dumpster because it is an unmanned area and typically if there is no management on site, they become a common area to become abused. He also said the 27 foot drive is wide enough for vehicles to get through. Bob Ahlert asked about the RV storage is the elevation of the land going to be raised. The applicant stated yes at the minimum to remove out of the floodplain. Also, there was a statement made there will be a storm water device installed. Robbie Bell, engineer for the project spoke on this. Both sites represent .2 percent of the drainage area on Little Creek, very small compared to watershed. There is a quarter acre that drains back to the ditch by US 70. They are proposing take 40% of that and take to their SCM. Board member Moore asked about utilizing existing gravel lot to pavement, there is no drainage system in place, how will this be managed? Mr. Bell stated the existing is not changing except the small portion of gravel which is consider pervious. It will stay at the same elevation as it is right now. The new site, it is graded to go to the SCM by way of a flume. They are fluming it to the parking lot to the SCM and has to meet town code for storm water. Mr. Ahlert asked about the study only covered 5, 10, and 25 year flood, why did you go to 100 year? If they raise the site 4 or 5 feet, that would be a problem to the properties to the East and US Hwy 70. They are building the site up to meet the flood regulations. To address the 100 storm water, they would have to build way above the pond. It would have be much higher the the 100 year, to create more volume and storage they would have to go much higher elevation. One comment to be addressed, confusion over the driveway. The area is 27 feet wide, but doesn't look like that on the site plan because they took the hatching off for the pavement. There is an existing fence that they will be paving up to which is over 25 feet in width. There were no further questions for the applicant.

Benny Fussell, one of the owners Clayton Crossings was present. There were other representatives from the surrounding businesses available for comment as well. Mr. Fussell stated according to the map, this is sitting 100% in the 100 year floodplain. There is a ditch that goes across the property and there is considerable flooding at that ditch. There has been problems on Amelia Church Road with heavy rains as well. He presented a document to give an overview of what they experienced the past 10 years with flooding. (See attached with minutes). The town has stated there is nothing they can do about the flooding. An Engineering study was never performed. Maintenance

of the grounds have been done to prevent more flooding. Mr. Fussell went over the attached document with the board. There was no further questions.

John Sanders pastor at Clayton Crossings Church was present for comment. He presented a picture of 3 feet of water that flooded in that area behind their building. He presented another picture that showed water 200 feet from the creek and was about a foot deep. He is asking for an additional look at that property. There were no questions.

Dan Spivy, business owner in the area. Gerber Collision has people parking on the curb and if there is any more traffic it will make this area worse. There were no questions.

Mike Marvel owner of the property and current owner Meinike was present for comment. He stated Meinike never flooded during storms. Engineering reports are showing the stops of flows of water. Methods are being taken to stop the run off and this should be considered. The ditch is not on his property. They have an engineering report and if it's valid, this should be considered. There were no questions.

The applicant stated the driveway is long and would like to have a clear driveway. Self-storage facilities are pretty quiet and not a lot of traffic flow on a day to day basis. The storm water will be controlled and flow to where it should be. The amount of land that this site has for the drainage is equal to 2 tenths of the entire site. Mike Marvel has owned this property for many years.

Board Member James Lipscomb went over the information that has been given and asked if the applicant is willing to come back to discuss more on this project. The applicant stated he is willing to work with the neighbors. They have met all the criteria that they can and are complying.

Frank Issa, from Liberty Used spoke. He stated the parking is too tight right now. If they park cars the street is not wide enough. Emergency vehicles could not get through. The creek provides a lot of trouble and they spend money to keep this creek up even though they are not the owners. Neighbors will be affected. This has to be addressed differently. With the asphalt there will be more flooding. There were no questions.

Haley Hogg wanted to clarify that the driveway is 25 feet wide.

The concern is the water on the properties. They would like to see more engineering reports on the flooding.

Mr. Ahlert suggested for this to be continued November 25 Planning Board Meeting.

ACTION: To be continued November 25, 2019 2019-161-CUP Clayton Storage Conditional Use Permit

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

- e) 2019-162-SP Clayton Storage Major Site Plan
NC PIN: 165915-62-2628 / 165915-62-4541
Tag # 05E99018Y / 05025003B
Location:

This request is running concurrently with Conditional Use Permit

ACTION: To be continued November 25, 2019 Planning Board meeting.

5 NEW BUSINESS

- a) Adoption of Planning Board 2020 Meetings.

ACTION: Approve 2020 Planning Board Meeting Dates

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

- 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

Planner Haley Hogg presented this item.. The applicant is requesting to develop an 18,000 square foot distribution storage building. 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 building will be concrete with metal panels and will match the other buildings on site. 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 85 foot building does exceed the height requirement, however through issuance of a Special Use Permit, deviation from the height requirement is permitted on this property. This request is consistent with the Comprehensive Plan 2040 and Surrounding Land Uses.

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

ACTION: Approve the request.

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

6 INFORMAL DISCUSSION AND PUBLIC COMMENT

a)

Planning Director introduced new Planner Jeff Caines.

A resident asked about buffers and Planning Director explained. The resident was just curious.

Board Member Lipscomb asked for additional training within the Planning Board. Planning Director Samantha Wullenwaber stated it's a great idea and would like to go over goals with the Planning Board Members. This will work towards our January meeting. James Moore asked about the school of government. Samantha has a print out that she can get to them. Town Attorney also stated she can give some training.

7 ADJOURN

a)

With there being nothing further the meeting was adjourned at 7:58 p.m.

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

Robert J. Ahlert, Chair

ATTEST:

Chrissy Freeman, Clerk to the Board

October 28, 2019
Minutes

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

Clayton Crossings Owners Association (CCOA) Timeline of Flooding Issue at Clayton Crossings since 2010

October 28, 2019

Prepared by BC Fussell, PE (property owner and member of the CCOA architectural committee)

- March 31, 2010 – flooding from recent rains – CCOA representative Bob Williamson contacted Tim Simpson, the Operations Manager for the Town of Clayton. (Photos of clean up area attached.)
- April 16, 2010 – Bob Williamson met with Tim Walden and Earl Johnson with Town of Clayton and requested Town help to remedy the situation
- June 4, 2010 - Bob Williamson received a phone call from John McCullen the Town Engineer for Clayton. Mr McCullen stated that he didn't think the town could do anything about the flooding problem.
- August 24, 2010 –Clayton Crossings facility experienced flooding from creek in rear of building.
- June 9, 2013 - Due to the heavy rains, dirt and debris are again in the driveway near the west side of the center.
- September 24, 2013, Bob Williamson and Lynn Fussell met with the Town of Clayton and adjoining property owners at the creek that separates the Clayton Crossings property from our neighbor, "Liberty Motors" to discuss possible solutions for easing the overflow of the creek during heavy rain. The reason the sudden interest came about is due to a developer wanting to build mini storage units adjacent to our building and behind the Liberty Motor's (formerly Sonic) building. After several discussions about the cause, effect and remedy of the situation, it was suggested by the developer (Mike Marvel) that he would pay for

Timeline of Flooding Issue at Clayton Crossings since 2010

an engineering study to determine how to ease potential overflowing. An engineer's study was never obtained from the developer.

- June 23, 2014 – CCOA contracted with Criterium Giles Engineers to perform a study of the flooding experienced at Clayton Crossings. The Engineers Drainage Report received from Criterium Giles Engineers, paid for by CCOA, recommended "maintaining flood insurance for the buildings" and "provide routine maintenance of the swale on the north side of the Clayton Crossings property to ensure overgrown vegetation and ground litter is removed and positive slopes are maintained." The report also stated "the only long-term solution would be to incorporate added detention of upstream areas, which will reduce the flowrate of runoff in the stream. The incorporation of additional upstream detention would likely require changes in the development regulations."

Additional information;

- Flood insurance is being maintained for the buildings.
- Routine maintenance of the swale on the north side of the property
- There basically needs to be upstream retention ponds as well as downstream measures to ease the speed of which the water races downstream and backs up. This would involve State, local and city cooperation and participation.
- There is a meeting scheduled for July 17, 2014 at 6:00 to discuss a site plan for a proposed 2.29 acre outdoor storage facility to be built immediately adjacent to Clayton Crossings on the creek. This meeting will be held at Gilbert Land Surveying, 112 North Church St., Clayton.
- The outdoor storage facility project never went forward.
- August 31, 2017 – Bob Williamson received an email from Dale Medlin, Town of Clayton Electrical Department concerning erosion of the ditch on the North side of Clayton Crossings exposing a large conduit containing the Town's electrical facilities.
- October 6, 2017 - Bob Williamson requested a professional research and determine the owners of the property adjoining the Clayton Crossings Owners Association property.
- January 11, 2018 - Bob Williamson requested a meeting with Dale Medlin, Town of Clayton Electrical Department concerning the creek erosion located near 11471 Hwy. 70 W. Bus.
- February 1, 2018 – Dale Medlin contacted Bob Williams to cancel the erosion meeting due to a conflict.

Timeline of Flooding Issue at Clayton Crossings since 2010

- March 5, 2018 - Dale Medlin contacted Bob Williams to reschedule the erosion meeting for April 13, 2018.
- April 30, 2018 – Bob Williamson notified Dale Medlin that the CCOA had decided to go with the option of having the Town relocate the existing electric conduit and then the CCOA would repair the bank erosion. Dale Medlin agreed to work on the engineering concept for the relocation.
- July 6, 2018 – Bob Williams sent a letter to Spectrum requesting relocation of their fiber cable.
- August 21, 2018 – Town of Clayton severed the gas, internet and telephone lines while working on relocation of the underground electric facilities.
- September 12, 2018 – Town of Clayton electric conduit removed from ditch bank and ready for erosion repair. Due to impending hurricane, now workers are available to complete the repair.
- November 7, 2018 – Update from Bob Williamson on erosion repair.
 - Consulted with several experts including the N.C. State Department of Biological and Agricultural Engineering Department.
 - Site prep work has been completed which included removing several dams that were comprised of upstream debris including building material, plastic, litter and trees.
 - Contracted with a company with track-hoe operator and a crew experienced in rip-rap placement. Estimate 60 tons of rip-rap is needed to control the erosion.
 - Estimate of \$8,500.
- November 26, 2018 – Had to get second crew to perform erosion control work as first contractor did not work out. Estimate \$10,000.
- April 8, 2019 – Erosion repair completed on the ditch bank and along the North side of the Clayton Crossings property.
 - Storm pipe from parking lot clean out = \$3,090
 - Erosion repair and rip-rap placement = \$9,000
 - Berm placement along entrance drive = \$2,200
- September 10, 2019 – Bob Williams and Lynn Fussell attended the “Neighborhood Meeting” held by the Town of Clayton to discuss the issue of new development in the flood plain adjunct to Clayton Crossings. (2019-161-CUP Clayton Storage Conditional use Permit, US Hwy 70 Bus., Clayton N.C.)
- October 17, 2019 – Bob Williams sent letter to Haley Hogg, Planner, Town of Clayton expressing concern over the proposed development.

Timeline of Flooding Issue at Clayton Crossings since 2010

- October 21, 2019 – Bob Williams received email from Haley Hogg, stating that she has included your letter in the agenda package for Planning Board.

Clayton Crossings – Typical Flooding



Timeline of Flooding Issue at Clayton Crossings since 2010

March 2010 flooding debris.



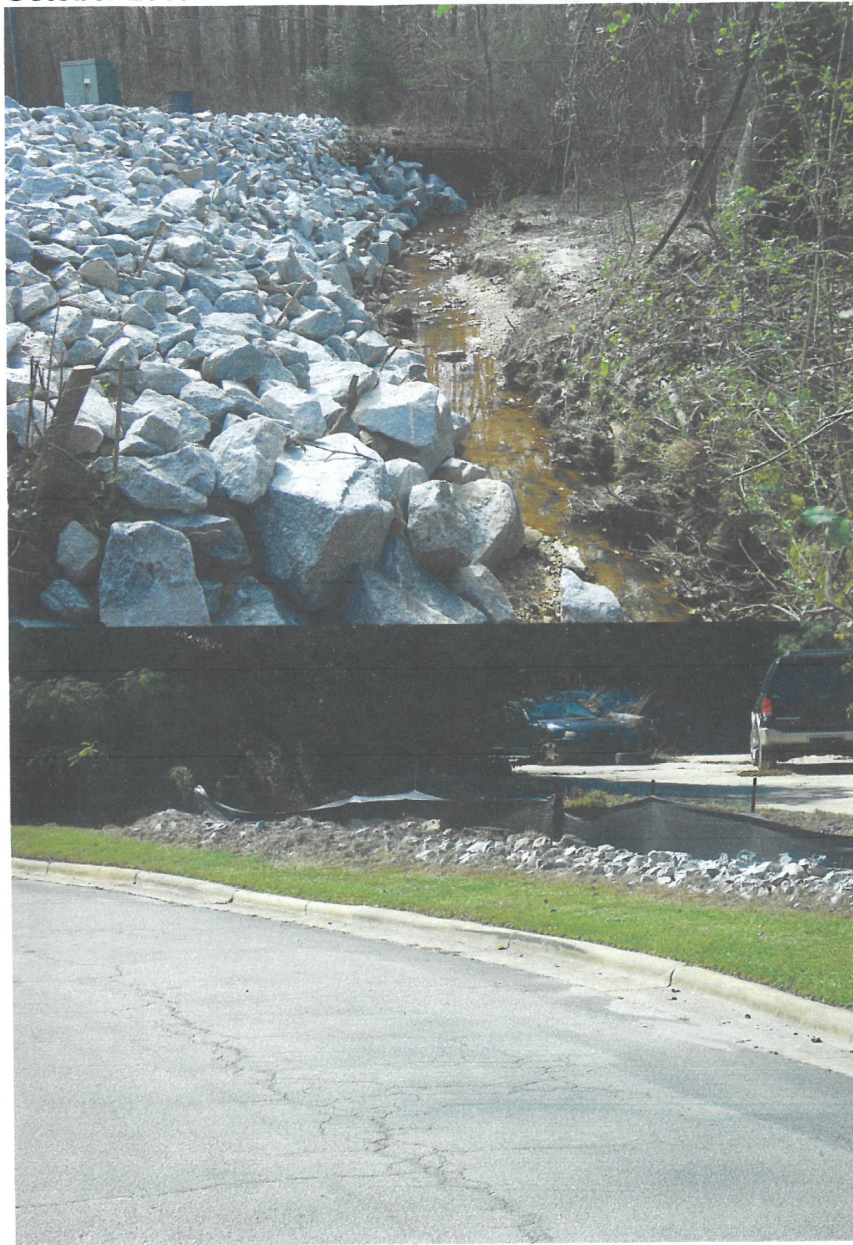
Timeline of Flooding Issue at Clayton Crossings since 2010

January 2018 Erosion Damage



Timeline of Flooding Issue at Clayton Crossings since 2010

October 2019 – Current Condition of Ditch Bank



Timeline of Flooding Issue at Clayton Crossings since 2010



CRITERIUM[®]

GILES ENGINEERS

June 23, 2014

Clayton Crossings Retail Center, Inc.
c/o Bob Williamson

1150 SE MAYNARD ROAD
SUITE 220
CARY, NC 27511
PHONE 919 465-3801
FAX 919 465-3802
NC LIC. NO.: C-2871

Re: Limited Drainage Evaluation
11481 US Highway 70 Business-West
Clayton, NC

Dear Sir;

At your request, we conducted a site inspection to evaluate and provide guidance for the drainage concerns identified at the above referenced sites. The inspection was conducted and report written by Christopher A. Flythe, PE. No calculations, building, or development code reviews were performed other than those explicitly described below.

OBSERVATIONS

1. In front of the strip retail center (east side of the building), the north side of the parking lot drains towards two curb inlets connected by a reinforced concrete pipe (RCP) with a size that appears to be 15-inch diameter. The northern curb inlet outlets into a swale approximately 10-feet behind the back of curb. At the time of inspection, there was approximately 3"-4" of standing water in the bottom of the pipe.
2. The swale identified in #1 above runs northeast to southwest and is also fed by a large diameter (approximately 36") RCP cross-pipe that discharges on the north/west side of the entrance. This pipe drains areas north of US Highway 70.
3. The swale identified in #1 above continues flowing towards the southwest, ultimately discharging into the stream to the west of the property. The swale is intermittently lined with rip rap and includes significant quantities of small trees, shrubs, and underbrush. We observed water with little movement in the entire length of the swale.
4. A small, asphalt parking area and drive is located at the rear (west) side of the building. To the west of the parking area is a grassed open space, bordered by a tree line.
5. Utilizing Johnston County GIS and the North Carolina Flood Insurance Rate Map (FIRM) panel, the floodway and floodplain information was downloaded. We note that the floodway encroaches on the rear of the lot, while the 100- and 500-year floodplain elevations encroach into the buildings themselves and envelope the main parking area.

LICENSED
PROFESSIONAL
ENGINEERS

BUILDING DIAGNOSTICS
INSPECTIONS
ENVIRONMENTAL SERVICES
CONSTRUCTION MONITORING
DESIGN



www.criterion-giles.com

®



DISCUSSION

The parking lot and buildings at the subject property are influenced by runoff from drainage areas far greater in size than the parcel. Because of the interconnectivity between the stream/floodway to the west of the parcel and the onsite drainage systems and swales, the surface water elevations are directly related. As the stream to the west rises due to significant runoff from upstream properties, the drainage swale running along the north side of the property identified in Observation #1 above rises as well. If the water in the stream rises high enough, it would soon extend above the curb inlets at the edge of the parking areas, causing water ponding in the parking lot.

While there are routine maintenance that can be performed on the drainage swales to ensure runoff moves as efficiently as possible, we do not believe this will have a material affect on the frequency of parking lot flooding. Routine maintenance that can be performed would be to remove trees, shrubs, limbs, and debris from the swale on a regular basis and verify that positive slope is maintained in the swale.

Because the stream water surface elevation is caused by increase in runoff from upstream areas, we believe the only long-term solution would be to incorporate added detention of upstream areas, which will reduce the flowrate of runoff in the stream. The incorporation of additional upstream detention would likely require changes in the development regulations. However, as all detention ponds are designed for a given storm event, flooding will inevitably occur for the larger storms. For this reason, we recommend obtaining flood insurance on the affected buildings in order to mitigate for the high likelihood of water damage.

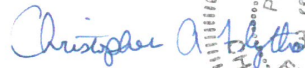
RECOMMENDATIONS

1. Maintain flood insurance for the buildings on the subject parcel.
2. Provide routine maintenance on the swale on the north side of the property to ensure overgrown vegetation and ground litter is removed, and positive slopes are maintained.

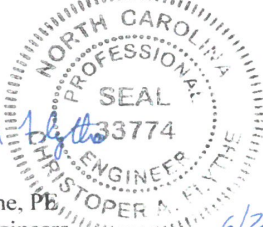
CONCLUSION

We trust that this report provides the information you require. Please contact us (919) 465-3801 if you have any questions. Thank you for the opportunity to be of assistance to you.

Sincerely,



Christopher A. Flythe, PE
Criterium-Giles Engineers
NC Lic. No. C-2871
Enclosures



6/23/2014

Clayton Crossings Drainage Evaluation
Clayton, NC

- 2 -

Location:
Clayton Crossings
Clayton, NC

Photo Taken by:
Christopher A. Flythe, PE

Date:
6/17/2014



Description:
Building and
parking lot.

Photo Number
1



Description:
Parking lot curb
inlets.

Photo Number
2

Location:
Clayton Crossings
Clayton, NC

Photo Taken by:
Christopher A. Flythe, PE

Date:
6/17/2014



Description:
Standing water in
pipe at parking lot
curb inlet.

Photo Number
3



Description:
Outlet of pipe into
swale.

Photo Number
4

Location:
Clayton Crossings
Clayton, NC

Photo Taken by:
Christopher A. Flythe, PE

Date:
6/17/2014



Description:
Typical swale
section.

Photo Number
5



Description:
Floodplain behind
building.

Photo Number
6

Location:
Clayton Crossings
Clayton, NC

Photo Taken by:
Christopher A. Flythe, PE

Date:
6/17/2014



Description:
Convergence of
swale from north
side of subject
parcel

Photo Number
7



Description:
RCP cross-pipe at
US Business 70

Photo Number
8

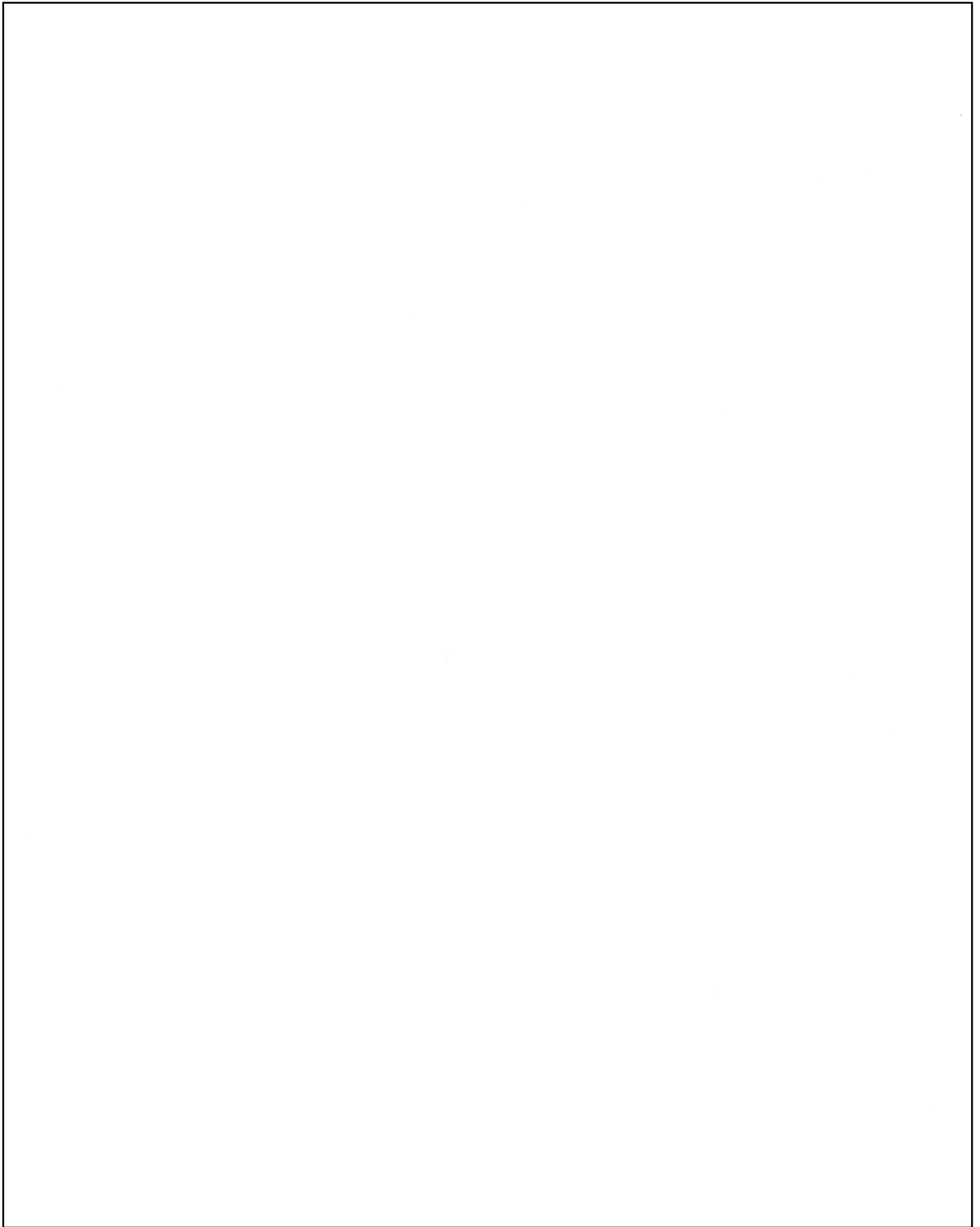
ADDENDUM to June 23, 2014 Report

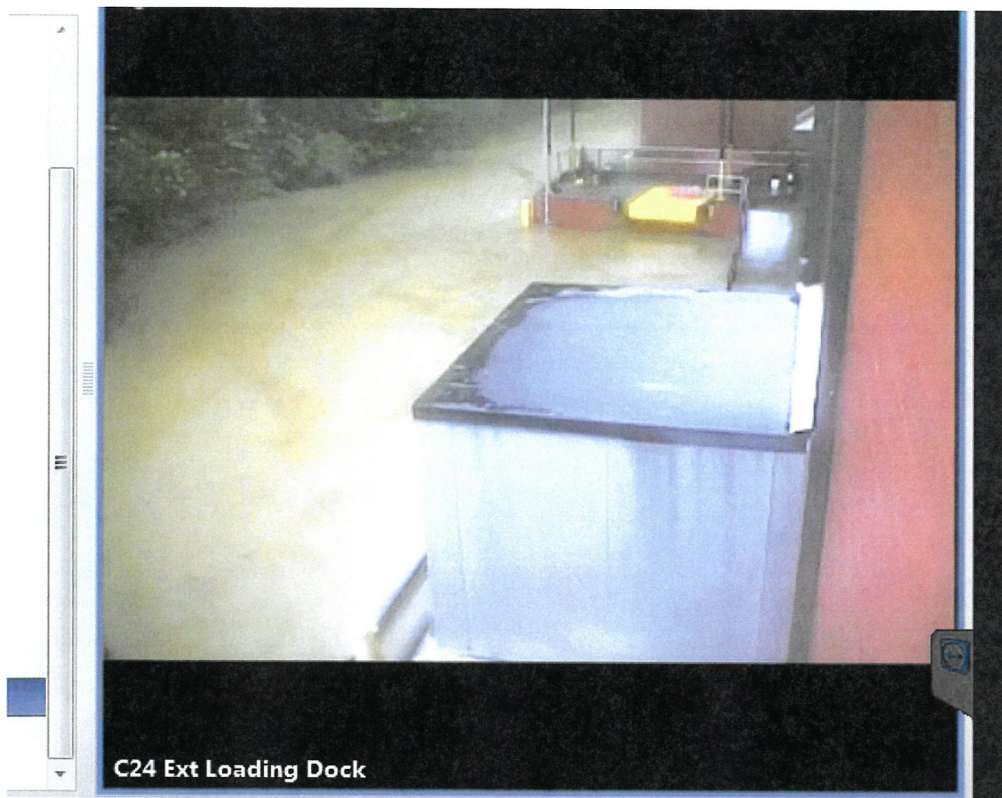
In regards to the March 14, 2014 proposal by JM Daniels Construction Company to remove and replace the existing rip rap and clean the existing swale along the north/west property line, we have the following comments.

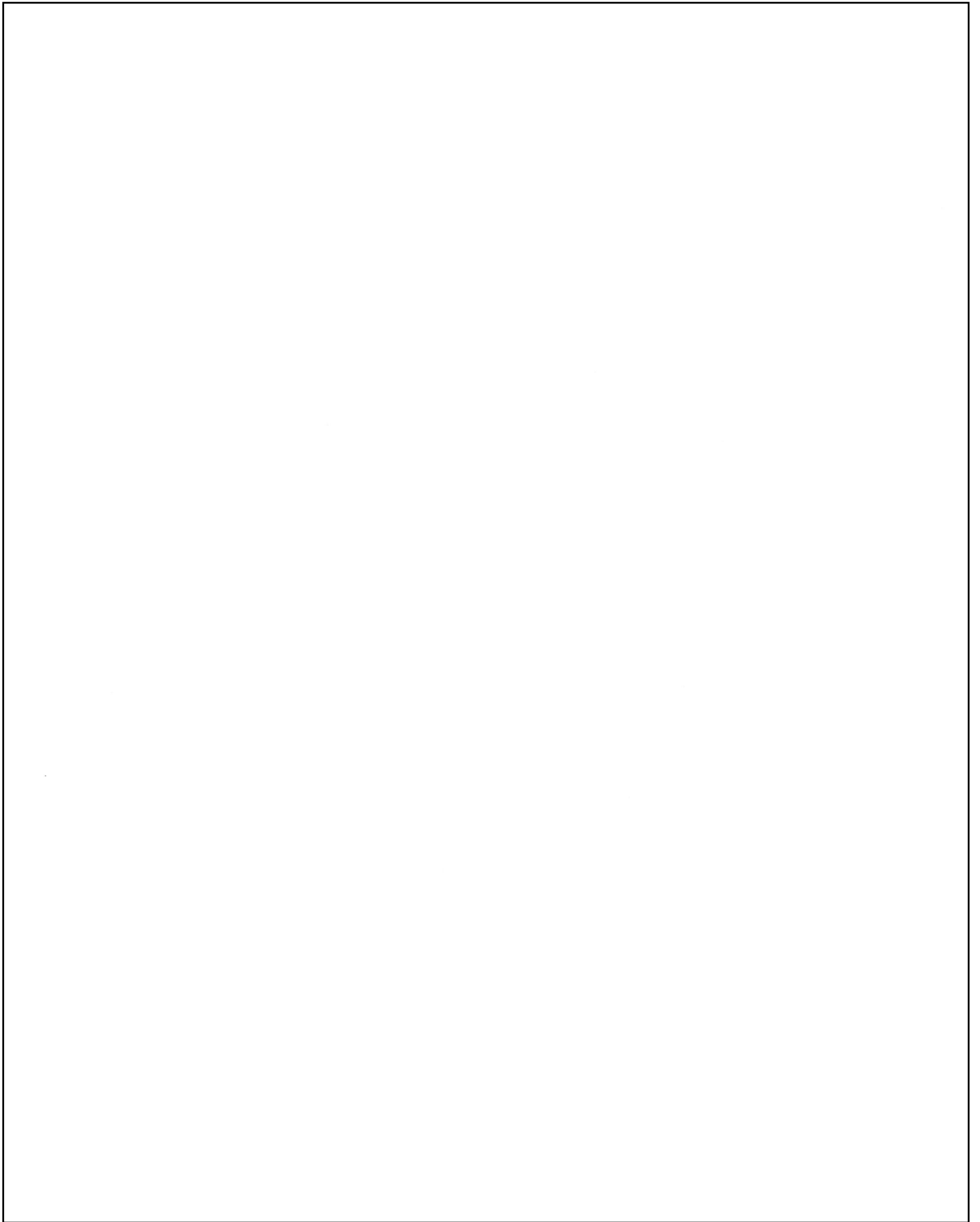
Based on my discussions with Mr. Williams about the existing concerns, I think there will be limited benefit to the proposed repairs. I believe these repairs are good practice, meant to promote good drainage that is impeded by tree/shrub growth in the swale, and prevent erosion of the banks. This will provide some benefit at reducing flooding from the water in the swale overtopping the banks, but will not provide relief from the predominant concern associated with the floodplain to the south. It cannot be easily quantified as to the benefit of the proposed repairs, but it is assumed to be limited to the more frequent storm, smaller storm events.













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.

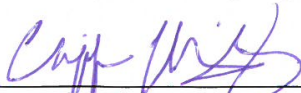
4. That the application will not adversely affect the adopted plans and policies of the Town, or violate the character of existing standards for development of the adjacent properties.

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 Beltram
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

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

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Garry Walston
(Name - type, print clearly)

6310 Chapel Hill Rd Ste 250
(Address)
Raleigh, NC 27607
(City, State, Zip)

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Major site plan application Special Use Permit
Conditional use application

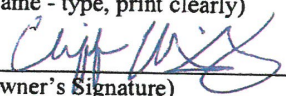
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OWNER AUTHORIZATION:

Clifton Minsley
(Name - type, print clearly)

5400 Glenwood Ave. Suite G-11
(Address)


(Owner's Signature)

Raleigh, NC 27612
(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


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:

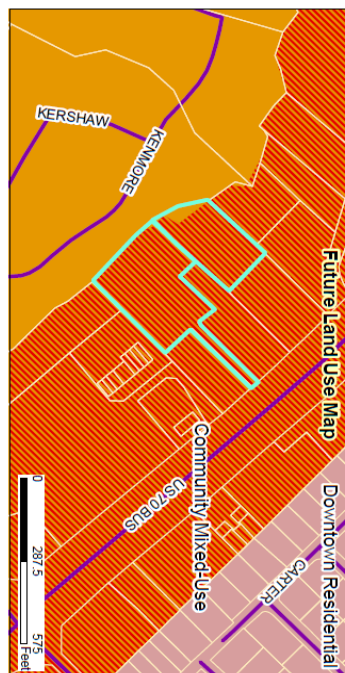
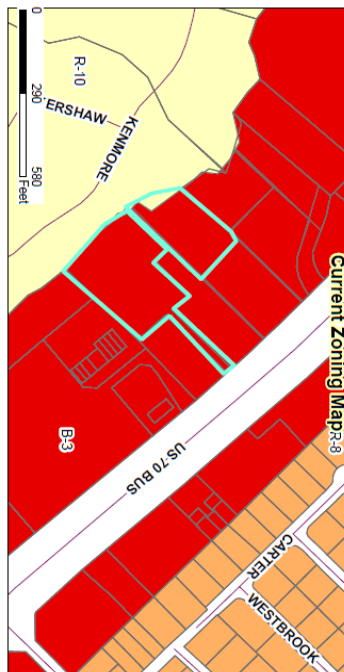
Notice is hereby given that the Clayton Planning Board will hold an evidentiary hearing on **Monday, October 28, 2019 at 6:00 PM** at Town Hall, 111 E Second Street, to consider the above referenced Conditional Use Permit application. The applicant is requesting issuance of a Conditional Use Permit to 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



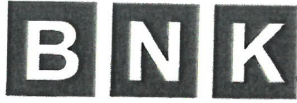
Clayton Storage
2019-161-CUP
Request: Allow the expansion of "Self-Storage Facility"
2019-162-SP
Request: Develop additional self-storage buildings
 Applicant: 10 F Pursuit LLC
 Property Owner: Michael Lynn Marvel Revocable Trust
 File #: 02E90184, 050250038



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

Produced by: TDC Planning
 Date: 10/01/19
 Disclaimer: "To the best of our knowledge and belief, the information contained herein is true and correct as of the date of preparation. However, the user of this information assumes all responsibility for the quality of the data and the results of any analysis or conclusions drawn therefrom."

- Legend**
- Site
 - 100-yr Flood Zone
 - Thoroughfare Overlay
 - Watershed 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@BANKING.COM
4		
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6		
7		
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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.

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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

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Sincerely,

Robert Williamson
Clayton Crossings Owners Association

Clayton Crossings Owners Association (CCOA) Timeline of Flooding Issue at Clayton Crossings since 2010

October 28, 2019

Prepared by BC Fussell, PE (property owner and member of the CCOA architectural committee)

- March 31, 2010 – flooding from recent rains – CCOA representative Bob Williamson contacted Tim Simpson, the Operations Manager for the Town of Clayton. (Photos of clean up area attached.)
- April 16, 2010 – Bob Williamson met with Tim Walden and Earl Johnson with Town of Clayton and requested Town help to remedy the situation
- June 4, 2010 - Bob Williamson received a phone call from John McCullen the Town Engineer for Clayton. Mr McCullen stated that he didn't think the town could do anything about the flooding problem.
- August 24, 2010 –Clayton Crossings facility experienced flooding from creek in rear of building.
- June 9, 2013 - Due to the heavy rains, dirt and debris are again in the driveway near the west side of the center.
- September 24, 2013, Bob Williamson and Lynn Fussell met with the Town of Clayton and adjoining property owners at the creek that separates the Clayton Crossings property from our neighbor, "Liberty Motors" to discuss possible solutions for easing the overflow of the creek during heavy rain. The reason the sudden interest came about is due to a developer wanting to build mini storage units adjacent to our building and behind the Liberty Motor's (formerly Sonic) building. After several discussions about the cause, effect and remedy of the situation, it was suggested by the developer (Mike Marvel) that he would pay for

Timeline of Flooding Issue at Clayton Crossings since 2010

an engineering study to determine how to ease potential overflowing. An engineer's study was never obtained from the developer.

- June 23, 2014 – CCOA contracted with Criterium Giles Engineers to perform a study of the flooding experienced at Clayton Crossings. The Engineers Drainage Report received from Criterium Giles Engineers, paid for by CCOA, recommended "maintaining flood insurance for the buildings" and "provide routine maintenance of the swale on the north side of the Clayton Crossings property to ensure overgrown vegetation and ground litter is removed and positive slopes are maintained.". The report also stated "the only long-term solution would be to incorporate added detention of upstream areas, which will reduce the flowrate of runoff in the stream. The incorporation of additional upstream detention would likely require changes in the development regulations."

Additional information;

- Flood insurance is being maintained for the buildings.
 - Routine maintenance of the swale on the north side of the property
 - There basically needs to be upstream retention ponds as well as downstream measures to ease the speed of which the water races downstream and backs up. This would involve State, local and city cooperation and participation.
 - There is a meeting scheduled for July 17, 2014 at 6:00 to discuss a site plan for a proposed 2.29 acre outdoor storage facility to be built immediately adjacent to Clayton Crossings on the creek. This meeting will be held at Gilbert Land Surveying, 112 North Church St., Clayton.
 - The outdoor storage facility project never went forward.
- August 31, 2017 – Bob Williamson received an email from Dale Medlin, Town of Clayton Electrical Department concerning erosion of the ditch on the North side of Clayton Crossings exposing a large conduit containing the Town's electrical facilities.
 - October 6, 2017 - Bob Williamson requested a professional research and determine the owners of the property adjoining the Clayton Crossings Owners Association property.
 - January 11, 2018 - Bob Williamson requested a meeting with Dale Medlin, Town of Clayton Electrical Department concerning the creek erosion located near 11471 Hwy. 70 W. Bus.
 - February 1, 2018 – Dale Medlin contacted Bob Williams to cancel the erosion meeting due to a conflict.

Timeline of Flooding Issue at Clayton Crossings since 2010

- March 5, 2018 - Dale Medlin contacted Bob Williams to reschedule the erosion meeting for April 13, 2018.
- April 30, 2018 – Bob Williamson notified Dale Medlin that the CCOA had decided to go with the option of having the Town relocate the existing electric conduit and then the CCOA would repair the bank erosion. Dale Medlin agreed to work on the engineering concept for the relocation.
- July 6, 2018 – Bob Williams sent a letter to Spectrum requesting relocation of their fiber cable.
- August 21, 2018 – Town of Clayton severed the gas, internet and telephone lines while working on relocation of the underground electric facilities.
- September 12, 2018 – Town of Clayton electric conduit removed from ditch bank and ready for erosion repair. Due to impending hurricane, now workers are available to complete the repair.
- November 7, 2018 – Update from Bob Williamson on erosion repair.
 - Consulted with several experts including the N.C. State Department of Biological and Agricultural Engineering Department.
 - Site prep work has been completed which included removing several dams that were comprised of upstream debris including building material, plastic, litter and trees.
 - Contracted with a company with track-hoe operator and a crew experienced in rip-rap placement. Estimate 60 tons of rip-rap is needed to control the erosion.
 - Estimate of \$8,500.
- November 26, 2018 – Had to get second crew to perform erosion control work as first contractor did not work out. Estimate \$10,000.
- April 8, 2019 – Erosion repair completed on the ditch bank and along the North side of the Clayton Crossings property.
 - Storm pipe from parking lot clean out = \$3,090
 - Erosion repair and rip-rap placement = \$9,000
 - Berm placement along entrance drive = \$2,200
- September 10, 2019 – Bob Williams and Lynn Fussell attended the “Neighborhood Meeting” held by the Town of Clayton to discuss the issue of new development in the flood plain adjunct to Clayton Crossings. (2019-161-CUP Clayton Storage Conditional use Permit, US Hwy 70 Bus., Clayton N.C.)
- October 17, 2019 – Bob Williams sent letter to Haley Hogg, Planner, Town of Clayton expressing concern over the proposed development.

Timeline of Flooding Issue at Clayton Crossings since 2010

- October 21, 2019 – Bob Williams received email from Haley Hogg, stating that she has included your letter in the agenda package for Planning Board.

Clayton Crossings – Typical Flooding



Timeline of Flooding Issue at Clayton Crossings since 2010

March 2010 flooding debris.



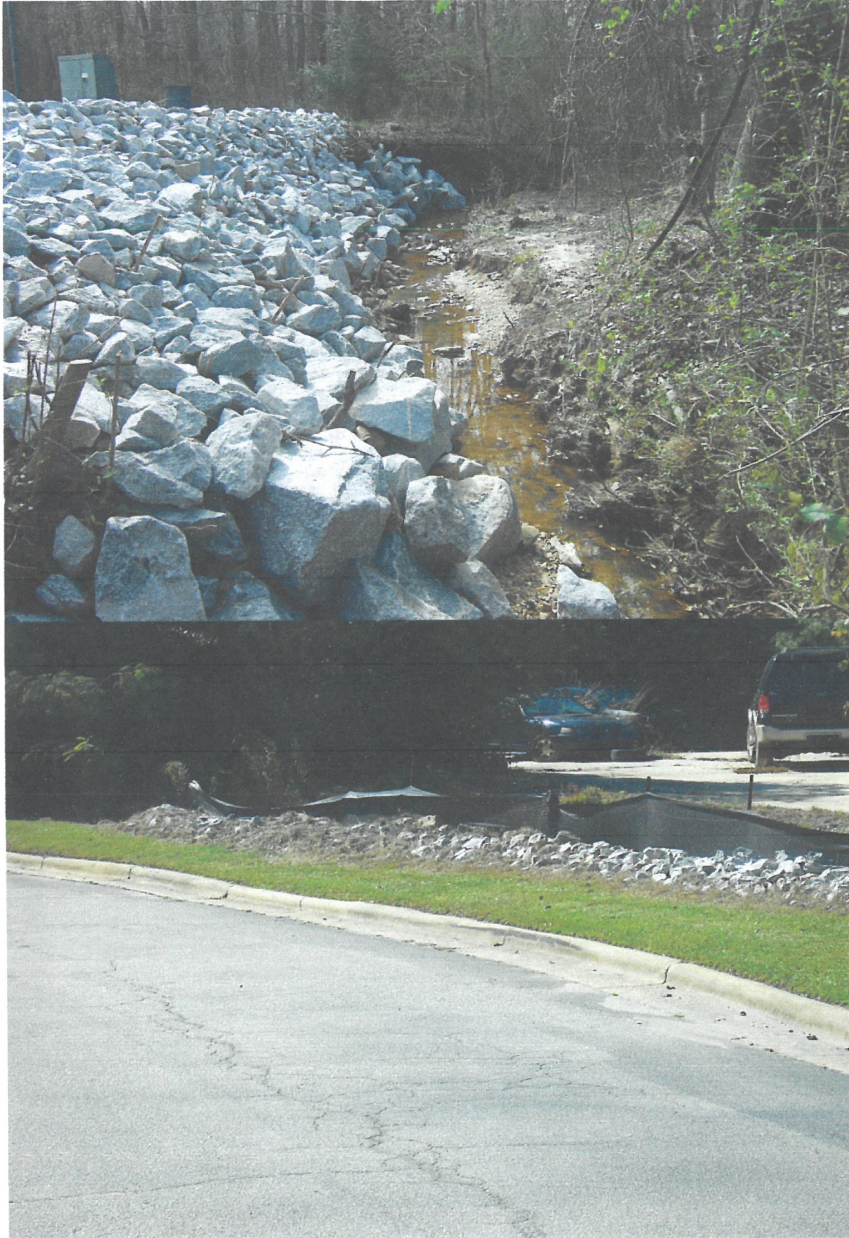
Timeline of Flooding Issue at Clayton Crossings since 2010

January 2018 Erosion Damage



Timeline of Flooding Issue at Clayton Crossings since 2010

October 2019 – Current Condition of Ditch Bank



Timeline of Flooding Issue at Clayton Crossings since 2010



CRITERIUM[®]

GILES ENGINEERS

June 23, 2014

Clayton Crossings Retail Center, Inc.
c/o Bob Williamson

1150 SE MAYNARD ROAD
SUITE 220
CARY, NC 27511
PHONE 919 465-3801
FAX 919 465-3802
NC LIC. NO.: C-2871

Re: Limited Drainage Evaluation
11481 US Highway 70 Business-West
Clayton, NC

Dear Sir,

At your request, we conducted a site inspection to evaluate and provide guidance for the drainage concerns identified at the above referenced sites. The inspection was conducted and report written by Christopher A. Flythe, PE. No calculations, building, or development code reviews were performed other than those explicitly described below.

OBSERVATIONS

1. In front of the strip retail center (east side of the building), the north side of the parking lot drains towards two curb inlets connected by a reinforced concrete pipe (RCP) with a size that appears to be 15-inch diameter. The northern curb inlet outlets into a swale approximately 10-feet behind the back of curb. At the time of inspection, there was approximately 3"-4" of standing water in the bottom of the pipe.
2. The swale identified in #1 above runs northeast to southwest and is also fed by a large diameter (approximately 36") RCP cross-pipe that discharges on the north/west side of the entrance. This pipe drains areas north of US Highway 70.
3. The swale identified in #1 above continues flowing towards the southwest, ultimately discharging into the stream to the west of the property. The swale is intermittently lined with rip rap and includes significant quantities of small trees, shrubs, and underbrush. We observed water with little movement in the entire length of the swale.
4. A small, asphalt parking area and drive is located at the rear (west) side of the building. To the west of the parking area is a grassed open space, bordered by a tree line.
5. Utilizing Johnston County GIS and the North Carolina Flood Insurance Rate Map (FIRM) panel, the floodway and floodplain information was downloaded. We note that the floodway encroaches on the rear of the lot, while the 100- and 500-year floodplain elevations encroach into the buildings themselves and envelope the main parking area.

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PROFESSIONAL
ENGINEERS

BUILDING DIAGNOSTICS
INSPECTIONS
ENVIRONMENTAL SERVICES
CONSTRUCTION MONITORING
DESIGN



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DISCUSSION

The parking lot and buildings at the subject property are influenced by runoff from drainage areas far greater in size than the parcel. Because of the interconnectivity between the stream/floodway to the west of the parcel and the onsite drainage systems and swales, the surface water elevations are directly related. As the stream to the west rises due to significant runoff from upstream properties, the drainage swale running along the north side of the property identified in Observation #1 above rises as well. If the water in the stream rises high enough, it would soon extend above the curb inlets at the edge of the parking areas, causing water ponding in the parking lot.

While there are routine maintenance that can be performed on the drainage swales to ensure runoff moves as efficiently as possible, we do not believe this will have a material affect on the frequency of parking lot flooding. Routine maintenance that can be performed would be to remove trees, shrubs, limbs, and debris from the swale on a regular basis and verify that positive slope is maintained in the swale.

Because the stream water surface elevation is caused by increase in runoff from upstream areas, we believe the only long-term solution would be to incorporate added detention of upstream areas, which will reduce the flowrate of runoff in the stream. The incorporation of additional upstream detention would likely require changes in the development regulations. However, as all detention ponds are designed for a given storm event, flooding will inevitably occur for the larger storms. For this reason, we recommend obtaining flood insurance on the affected buildings in order to mitigate for the high likelihood of water damage.

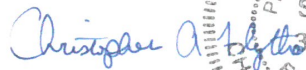
RECOMMENDATIONS

1. Maintain flood insurance for the buildings on the subject parcel.
2. Provide routine maintenance on the swale on the north side of the property to ensure overgrown vegetation and ground litter is removed, and positive slopes are maintained.

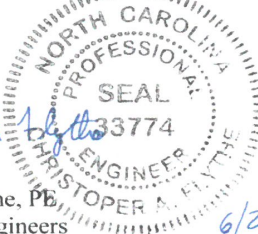
CONCLUSION

We trust that this report provides the information you require. Please contact us (919) 465-3801 if you have any questions. Thank you for the opportunity to be of assistance to you.

Sincerely,



Christopher A Flythe, PE
Criterium-Giles Engineers
NC Lic. No. C-2871
Enclosures



6/23/2014

Clayton Crossings Drainage Evaluation
Clayton, NC

- 2 -

Location:
Clayton Crossings
Clayton, NC

Photo Taken by:
Christopher A. Flythe, PE

Date:
6/17/2014



Description:
Building and
parking lot.

Photo Number

1



Description:
Parking lot curb
inlets.

Photo Number

2

Location:
Clayton Crossings
Clayton, NC

Photo Taken by:
Christopher A. Flythe, PE

Date:
6/17/2014



Description:
Standing water in
pipe at parking lot
curb inlet.

Photo Number

3



Description:
Outlet of pipe into
swale.

Photo Number

4

Location:
Clayton Crossings
Clayton, NC

Photo Taken by:
Christopher A. Flythe, PE

Date:
6/17/2014



Description:
Typical swale
section.

Photo Number
5



Description:
Floodplain behind
building.

Photo Number
6

Location:
Clayton Crossings
Clayton, NC

Photo Taken by:
Christopher A. Flythe, PE

Date:
6/17/2014



Description:
Convergence of
swale from north
side of subject
parcel

Photo Number
7



Description:
RCP cross-pipe at
US Business 70

Photo Number
8

ADDENDUM to June 23, 2014 Report

In regards to the March 14, 2014 proposal by JM Daniels Construction Company to remove and replace the existing rip rap and clean the existing swale along the north/west property line, we have the following comments.

Based on my discussions with Mr. Williams about the existing concerns, I think there will be limited benefit to the proposed repairs. I believe these repairs are good practice, meant to promote good drainage that is impeded by tree/shrub growth in the swale, and prevent erosion of the banks. This will provide some benefit at reducing flooding from the water in the swale overtopping the banks, but will not provide relief from the predominant concern associated with the floodplain to the south. It cannot be easily quantified as to the benefit of the proposed repairs, but it is assumed to be limited to the more frequent storm, smaller storm events.



October 17, 2019

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

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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
November 25, 2019*

STAFF REPORT

Application Number: 2019-161-CUP **Project Name: Clayton Storage Conditional Use Permit**

Tag #: 05E99018Y, 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

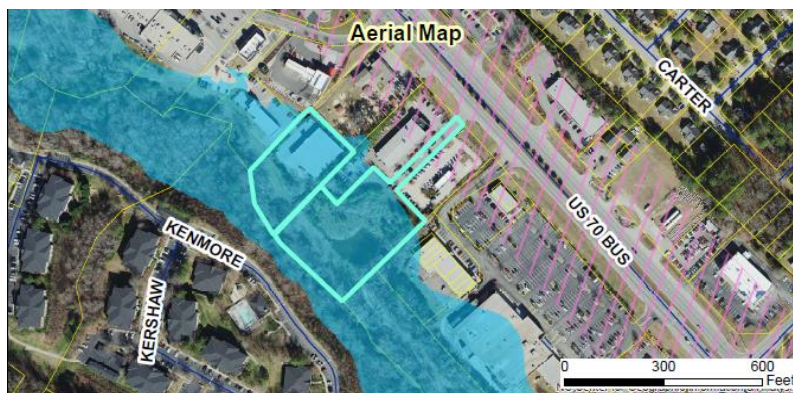
REQUEST: Request for issuance of a conditional use permit to expand the use of self-storage facility on the subject properties.

SITE DATA:

Acreage: 3.71 acres

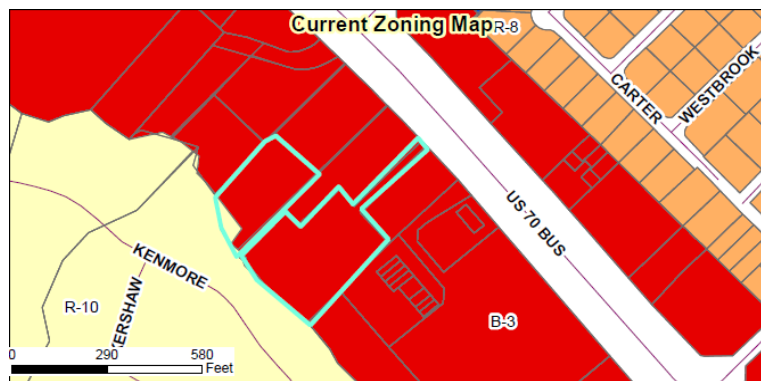
Zoning: Highway-Business (B-3)

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.

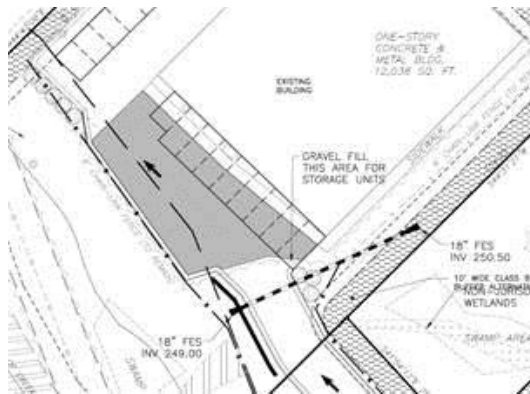
Associated Site Plan

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).

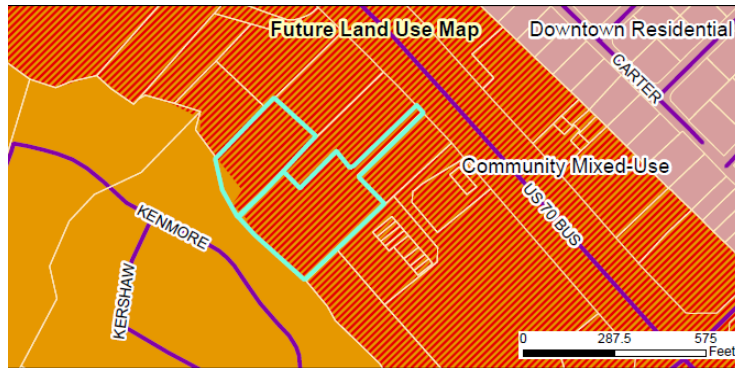
Consistency with Adopted Plans:

- **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:

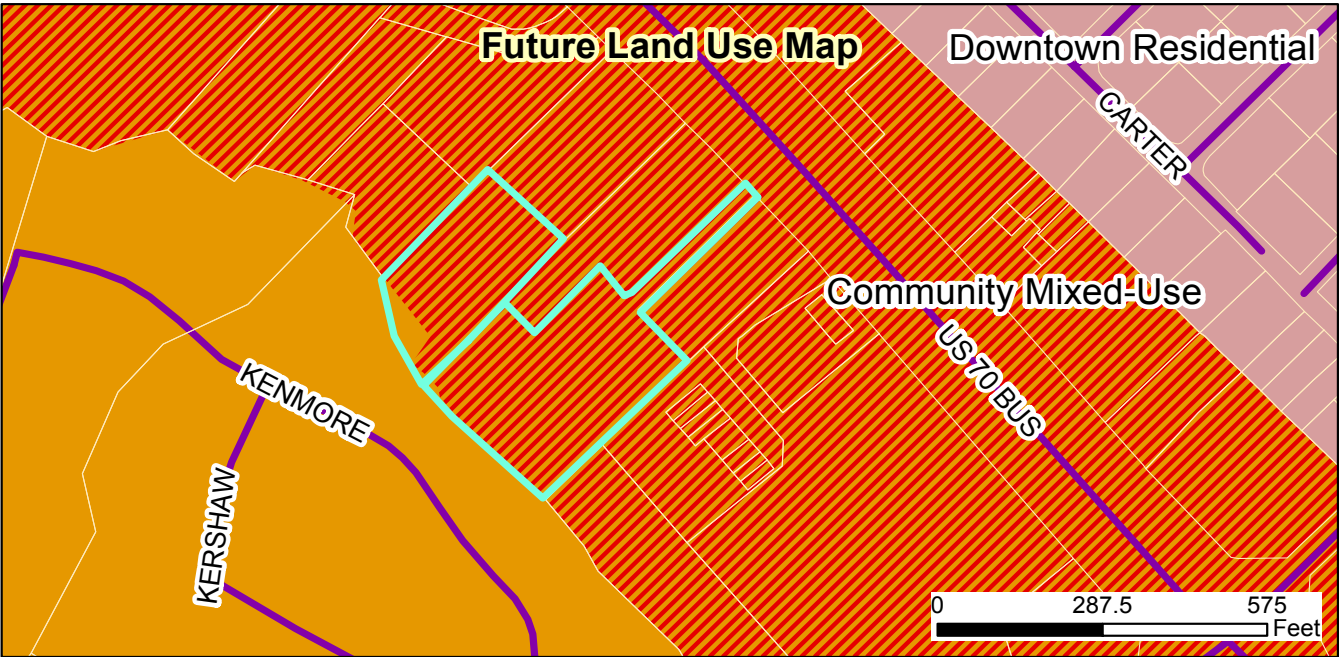
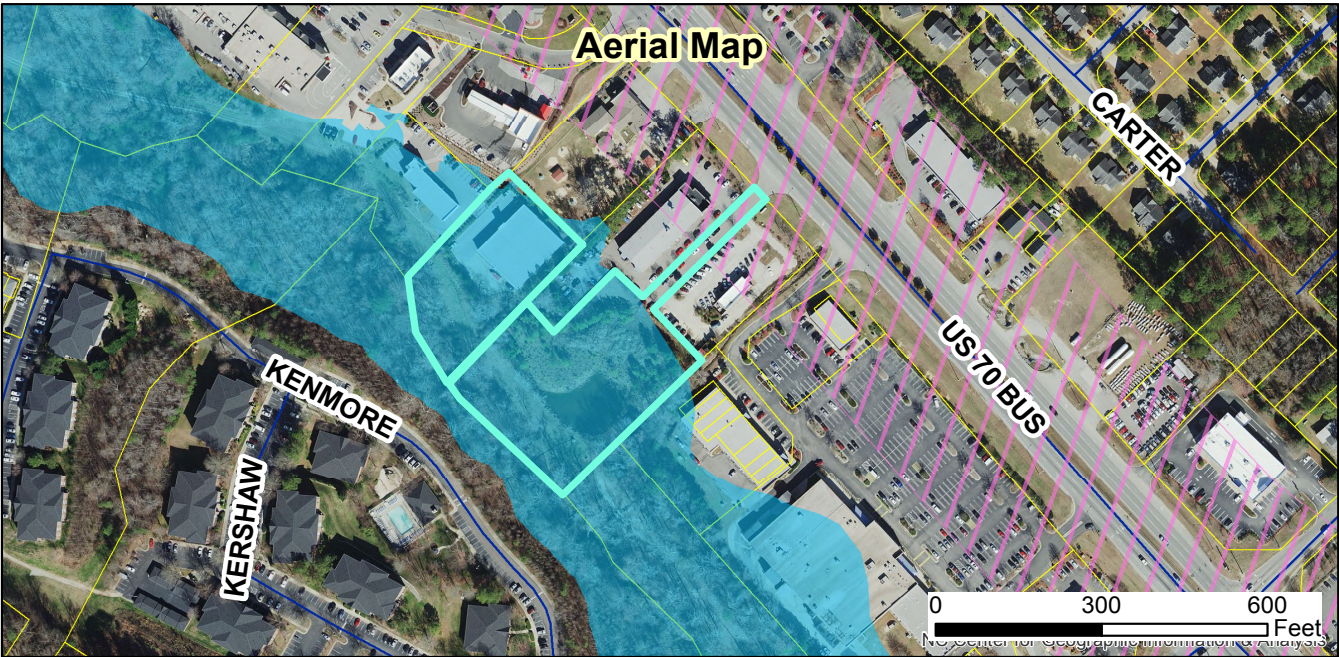
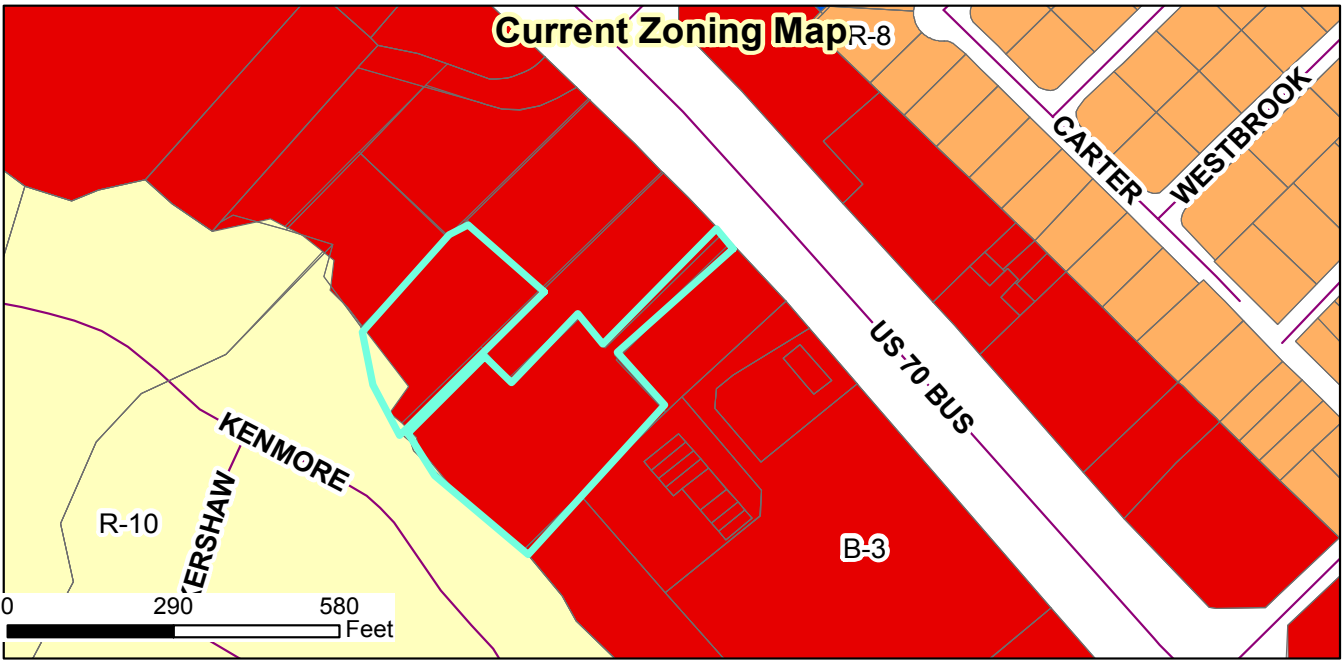
If approved, staff recommends the following Conditions of Approval be placed upon the application:

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
- ☐ 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 | |

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

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

LANDSCAPE PLAN

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

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

LIGHTING PLAN

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

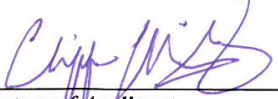
ARCHITECTURAL ELEVATIONS AND FLOORPLAN

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)
[Signature] 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



[Signature]
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.



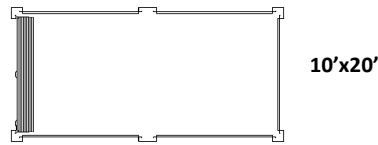
Movable Additional Storage Structures

Benefits:

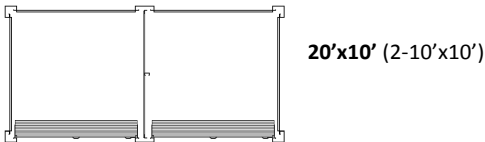
- MASS offers the same look and benefits of traditional storage
- Able to quickly generate additional income
- Easily movable by a 5,000 lb. forklift with extended forks
- Utilizes easy-to-operate roll up doors which require virtually no maintenance
- Secure and convenient for storage renters
- Built 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



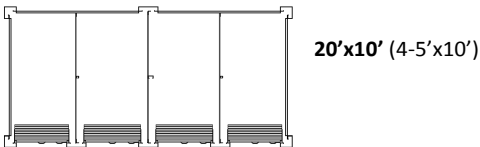
Various configurations available, including single units and lockers



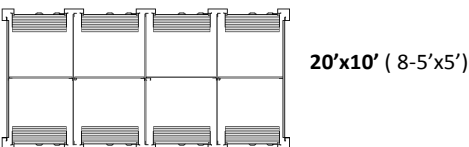
10'x20'



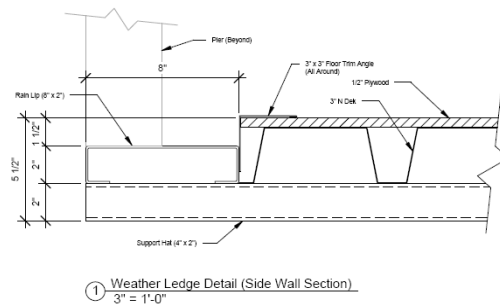
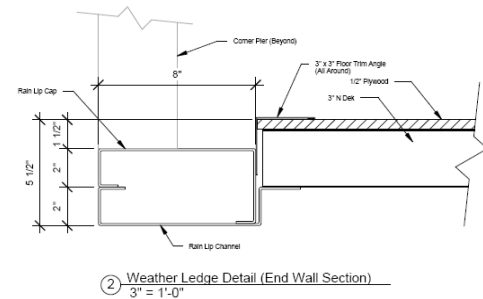
20'x10' (2-10'x10')



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
(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

Special Use Permit

Conditional use application

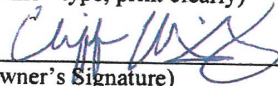
Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

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
(Name - type, print clearly)

5400 Glenwood Ave. Suite G-11
(Address)


(Owner's Signature)

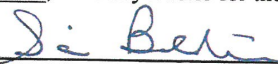
Raleigh, NC 27612
(City, State, Zip)

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




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@BNKINC.COM
4		
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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.

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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

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Sincerely,

Robert Williamson
Clayton Crossings Owners Association

Clayton Crossings Owners Association (CCOA) Timeline of Flooding Issue at Clayton Crossings since 2010

October 28, 2019

Prepared by BC Fussell, PE (property owner and member of the CCOA architectural committee)

- March 31, 2010 – flooding from recent rains – CCOA representative Bob Williamson contacted Tim Simpson, the Operations Manager for the Town of Clayton. (Photos of clean up area attached.)
- April 16, 2010 – Bob Williamson met with Tim Walden and Earl Johnson with Town of Clayton and requested Town help to remedy the situation
- June 4, 2010 - Bob Williamson received a phone call from John McCullen the Town Engineer for Clayton. Mr McCullen stated that he didn't think the town could do anything about the flooding problem.
- August 24, 2010 –Clayton Crossings facility experienced flooding from creek in rear of building.
- June 9, 2013 - Due to the heavy rains, dirt and debris are again in the driveway near the west side of the center.
- September 24, 2013, Bob Williamson and Lynn Fussell met with the Town of Clayton and adjoining property owners at the creek that separates the Clayton Crossings property from our neighbor, "Liberty Motors" to discuss possible solutions for easing the overflow of the creek during heavy rain. The reason the sudden interest came about is due to a developer wanting to build mini storage units adjacent to our building and behind the Liberty Motor's (formerly Sonic) building. After several discussions about the cause, effect and remedy of the situation, it was suggested by the developer (Mike Marvel) that he would pay for

Timeline of Flooding Issue at Clayton Crossings since 2010

an engineering study to determine how to ease potential overflowing. An engineer's study was never obtained from the developer.

- June 23, 2014 – CCOA contracted with Criterium Giles Engineers to perform a study of the flooding experienced at Clayton Crossings. The Engineers Drainage Report received from Criterium Giles Engineers, paid for by CCOA, recommended "maintaining flood insurance for the buildings" and "provide routine maintenance of the swale on the north side of the Clayton Crossings property to ensure overgrown vegetation and ground litter is removed and positive slopes are maintained.". The report also stated "the only long-term solution would be to incorporate added detention of upstream areas, which will reduce the flowrate of runoff in the stream. The incorporation of additional upstream detention would likely require changes in the development regulations."

Additional information;

- Flood insurance is being maintained for the buildings.
 - Routine maintenance of the swale on the north side of the property
 - There basically needs to be upstream retention ponds as well as downstream measures to ease the speed of which the water races downstream and backs up. This would involve State, local and city cooperation and participation.
 - There is a meeting scheduled for July 17, 2014 at 6:00 to discuss a site plan for a proposed 2.29 acre outdoor storage facility to be built immediately adjacent to Clayton Crossings on the creek. This meeting will be held at Gilbert Land Surveying, 112 North Church St., Clayton.
 - The outdoor storage facility project never went forward.
- August 31, 2017 – Bob Williamson received an email from Dale Medlin, Town of Clayton Electrical Department concerning erosion of the ditch on the North side of Clayton Crossings exposing a large conduit containing the Town's electrical facilities.
 - October 6, 2017 - Bob Williamson requested a professional research and determine the owners of the property adjoining the Clayton Crossings Owners Association property.
 - January 11, 2018 - Bob Williamson requested a meeting with Dale Medlin, Town of Clayton Electrical Department concerning the creek erosion located near 11471 Hwy. 70 W. Bus.
 - February 1, 2018 – Dale Medlin contacted Bob Williams to cancel the erosion meeting due to a conflict.

Timeline of Flooding Issue at Clayton Crossings since 2010

- March 5, 2018 - Dale Medlin contacted Bob Williams to reschedule the erosion meeting for April 13, 2018.
- April 30, 2018 – Bob Williamson notified Dale Medlin that the CCOA had decided to go with the option of having the Town relocate the existing electric conduit and then the CCOA would repair the bank erosion. Dale Medlin agreed to work on the engineering concept for the relocation.
- July 6, 2018 – Bob Williams sent a letter to Spectrum requesting relocation of their fiber cable.
- August 21, 2018 – Town of Clayton severed the gas, internet and telephone lines while working on relocation of the underground electric facilities.
- September 12, 2018 – Town of Clayton electric conduit removed from ditch bank and ready for erosion repair. Due to impending hurricane, now workers are available to complete the repair.
- November 7, 2018 – Update from Bob Williamson on erosion repair.
 - Consulted with several experts including the N.C. State Department of Biological and Agricultural Engineering Department.
 - Site prep work has been completed which included removing several dams that were comprised of upstream debris including building material, plastic, litter and trees.
 - Contracted with a company with track-hoe operator and a crew experienced in rip-rap placement. Estimate 60 tons of rip-rap is needed to control the erosion.
 - Estimate of \$8,500.
- November 26, 2018 – Had to get second crew to perform erosion control work as first contractor did not work out. Estimate \$10,000.
- April 8, 2019 – Erosion repair completed on the ditch bank and along the North side of the Clayton Crossings property.
 - Storm pipe from parking lot clean out = \$3,090
 - Erosion repair and rip-rap placement = \$9,000
 - Berm placement along entrance drive = \$2,200
- September 10, 2019 – Bob Williams and Lynn Fussell attended the “Neighborhood Meeting” held by the Town of Clayton to discuss the issue of new development in the flood plain adjunct to Clayton Crossings. (2019-161-CUP Clayton Storage Conditional use Permit, US Hwy 70 Bus., Clayton N.C.)
- October 17, 2019 – Bob Williams sent letter to Haley Hogg, Planner, Town of Clayton expressing concern over the proposed development.

Timeline of Flooding Issue at Clayton Crossings since 2010

- October 21, 2019 – Bob Williams received email from Haley Hogg, stating that she has included your letter in the agenda package for Planning Board.

Clayton Crossings – Typical Flooding



Timeline of Flooding Issue at Clayton Crossings since 2010

March 2010 flooding debris.



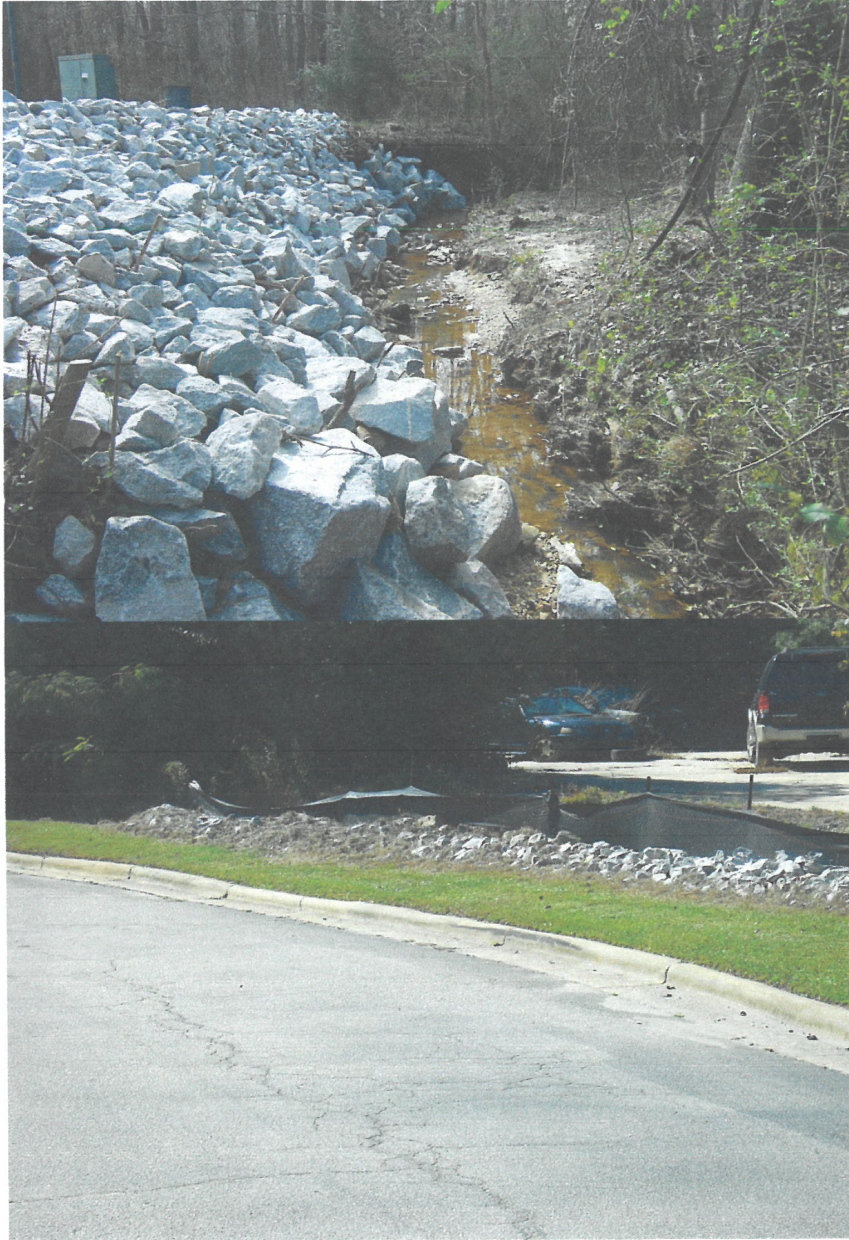
Timeline of Flooding Issue at Clayton Crossings since 2010

January 2018 Erosion Damage



Timeline of Flooding Issue at Clayton Crossings since 2010

October 2019 – Current Condition of Ditch Bank



Timeline of Flooding Issue at Clayton Crossings since 2010



CRITERIUM[®]

GILES ENGINEERS

June 23, 2014

Clayton Crossings Retail Center, Inc.
c/o Bob Williamson

1150 SE MAYNARD ROAD
SUITE 220
CARY, NC 27511
PHONE 919 465-3801
FAX 919 465-3802
NC LIC. NO.: C-2871

Re: Limited Drainage Evaluation
11481 US Highway 70 Business-West
Clayton, NC

Dear Sir,

At your request, we conducted a site inspection to evaluate and provide guidance for the drainage concerns identified at the above referenced sites. The inspection was conducted and report written by Christopher A. Flythe, PE. No calculations, building, or development code reviews were performed other than those explicitly described below.

OBSERVATIONS

1. In front of the strip retail center (east side of the building), the north side of the parking lot drains towards two curb inlets connected by a reinforced concrete pipe (RCP) with a size that appears to be 15-inch diameter. The northern curb inlet outlets into a swale approximately 10-feet behind the back of curb. At the time of inspection, there was approximately 3"-4" of standing water in the bottom of the pipe.
2. The swale identified in #1 above runs northeast to southwest and is also fed by a large diameter (approximately 36") RCP cross-pipe that discharges on the north/west side of the entrance. This pipe drains areas north of US Highway 70.
3. The swale identified in #1 above continues flowing towards the southwest, ultimately discharging into the stream to the west of the property. The swale is intermittently lined with rip rap and includes significant quantities of small trees, shrubs, and underbrush. We observed water with little movement in the entire length of the swale.
4. A small, asphalt parking area and drive is located at the rear (west) side of the building. To the west of the parking area is a grassed open space, bordered by a tree line.
5. Utilizing Johnston County GIS and the North Carolina Flood Insurance Rate Map (FIRM) panel, the floodway and floodplain information was downloaded. We note that the floodway encroaches on the rear of the lot, while the 100- and 500-year floodplain elevations encroach into the buildings themselves and envelope the main parking area.

**LICENSED
PROFESSIONAL
ENGINEERS**

BUILDING DIAGNOSTICS
INSPECTIONS
ENVIRONMENTAL SERVICES
CONSTRUCTION MONITORING
DESIGN



www.criterion-giles.com



DISCUSSION

The parking lot and buildings at the subject property are influenced by runoff from drainage areas far greater in size than the parcel. Because of the interconnectivity between the stream/floodway to the west of the parcel and the onsite drainage systems and swales, the surface water elevations are directly related. As the stream to the west rises due to significant runoff from upstream properties, the drainage swale running along the north side of the property identified in Observation #1 above rises as well. If the water in the stream rises high enough, it would soon extend above the curb inlets at the edge of the parking areas, causing water ponding in the parking lot.

While there are routine maintenance that can be performed on the drainage swales to ensure runoff moves as efficiently as possible, we do not believe this will have a material affect on the frequency of parking lot flooding. Routine maintenance that can be performed would be to remove trees, shrubs, limbs, and debris from the swale on a regular basis and verify that positive slope is maintained in the swale.

Because the stream water surface elevation is caused by increase in runoff from upstream areas, we believe the only long-term solution would be to incorporate added detention of upstream areas, which will reduce the flowrate of runoff in the stream. The incorporation of additional upstream detention would likely require changes in the development regulations. However, as all detention ponds are designed for a given storm event, flooding will inevitably occur for the larger storms. For this reason, we recommend obtaining flood insurance on the affected buildings in order to mitigate for the high likelihood of water damage.

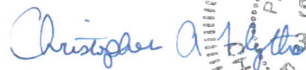
RECOMMENDATIONS

1. Maintain flood insurance for the buildings on the subject parcel.
2. Provide routine maintenance on the swale on the north side of the property to ensure overgrown vegetation and ground litter is removed, and positive slopes are maintained.

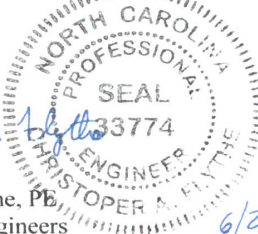
CONCLUSION

We trust that this report provides the information you require. Please contact us (919) 465-3801 if you have any questions. Thank you for the opportunity to be of assistance to you.

Sincerely,



Christopher A Flythe, PE
Criterium-Giles Engineers
NC Lic. No. C-2871
Enclosures



Clayton Crossings Drainage Evaluation
Clayton, NC

- 2 -

Location:
Clayton Crossings
Clayton, NC

Photo Taken by:
Christopher A. Flythe, PE

Date:
6/17/2014



Description:
Building and
parking lot.

Photo Number

1



Description:
Parking lot curb
inlets.

Photo Number

2

Location:
Clayton Crossings
Clayton, NC

Photo Taken by:
Christopher A. Flythe, PE

Date:
6/17/2014



Description:
Standing water in
pipe at parking lot
curb inlet.

Photo Number

3



Description:
Outlet of pipe into
swale.

Photo Number

4

Location:
Clayton Crossings
Clayton, NC

Photo Taken by:
Christopher A. Flythe, PE

Date:
6/17/2014



Description:
Typical swale
section.

Photo Number
5



Description:
Floodplain behind
building.

Photo Number
6

Location:
Clayton Crossings
Clayton, NC

Photo Taken by:
Christopher A. Flythe, PE

Date:
6/17/2014



Description:
Convergence of
swale from north
side of subject
parcel

Photo Number
7



Description:
RCP cross-pipe at
US Business 70

Photo Number
8

ADDENDUM to June 23, 2014 Report

In regards to the March 14, 2014 proposal by JM Daniels Construction Company to remove and replace the existing rip rap and clean the existing swale along the north/west property line, we have the following comments.

Based on my discussions with Mr. Williams about the existing concerns, I think there will be limited benefit to the proposed repairs. I believe these repairs are good practice, meant to promote good drainage that is impeded by tree/shrub growth in the swale, and prevent erosion of the banks. This will provide some benefit at reducing flooding from the water in the swale overtopping the banks, but will not provide relief from the predominant concern associated with the floodplain to the south. It cannot be easily quantified as to the benefit of the proposed repairs, but it is assumed to be limited to the more frequent storm, smaller storm events.



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.

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Sincerely,

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Clayton Crossings Owners Association





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		
R	RADIUS		
R/W	RIGHT-OF-WAY		
RED	REDUCER		
RCP	REINFORCED CONCRETE PIPE		
RPZ	REDUCED PRESSURE ZONE		
SS	SANITARY SEWER		
STA	STATION		
TDD	TEMPORARY DIVERSION DITCH		
TEL	TELEPHONE		
TSB	TEMPORARY SEDIMENT BASIN		
UG	UNDERGROUND		
WCR	WHEELCHAIR RAMP		
W/L	WATER LINE		
WM	WATER METER		
YI	YARD INLET		

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

CONSTRUCTION NOTES

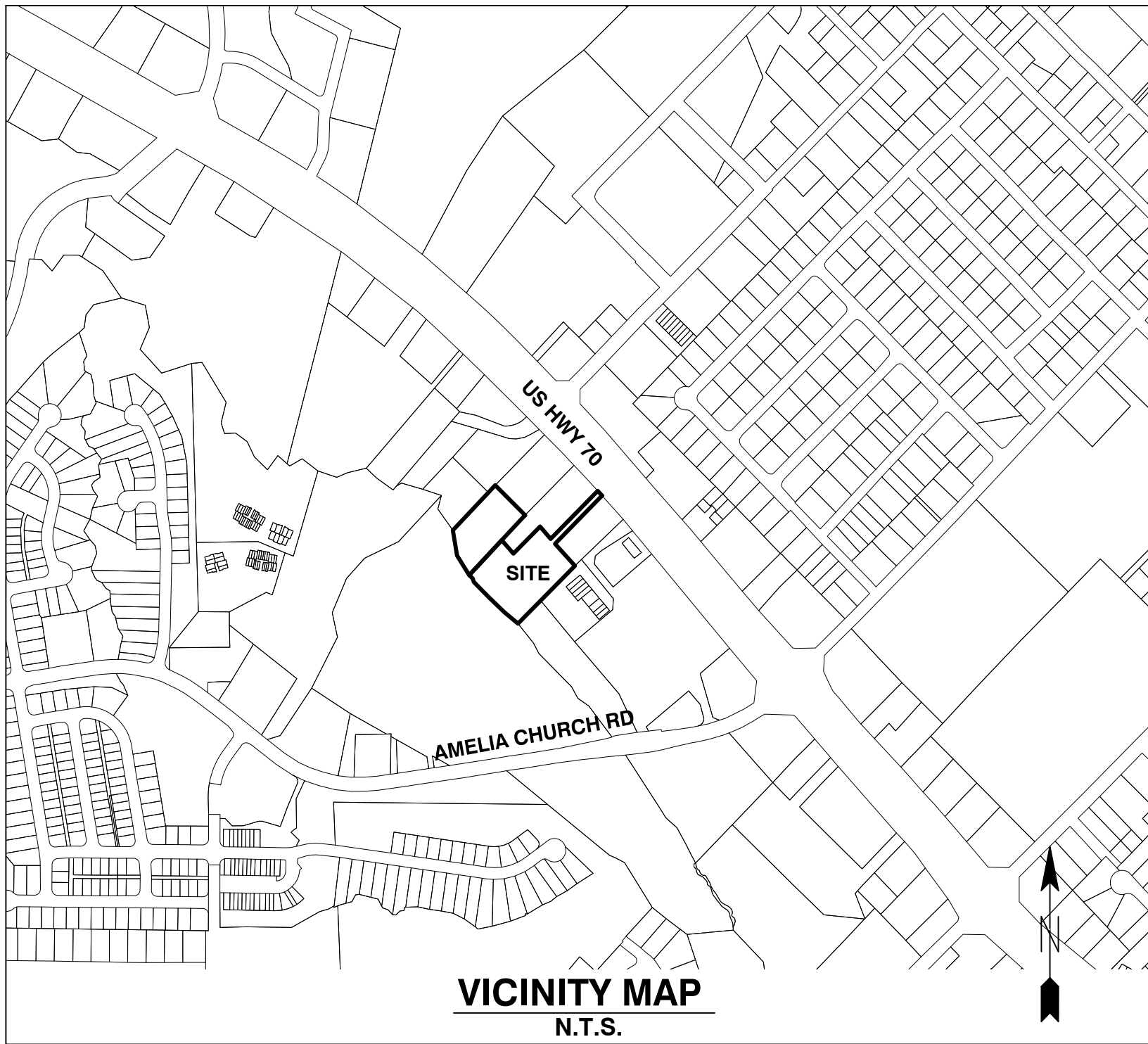
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE MUNICIPALITY STANDARDS, SPECIFICATIONS, AND DETAILS. WORK IN THIS PROJECT SHALL ALSO CONFORM TO THESE PLANS, THE LATEST EDITIONS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) ROAD AND BRIDGE SPECIFICATIONS, THE ROAD AND BRIDGE STANDARDS, 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 (LUCOS) AT 1-800-632-4849 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.

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:



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

XXXXXX SUBMITTAL

CLAYTON STORAGE

03-19066

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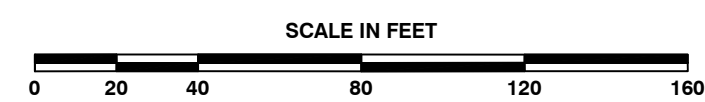
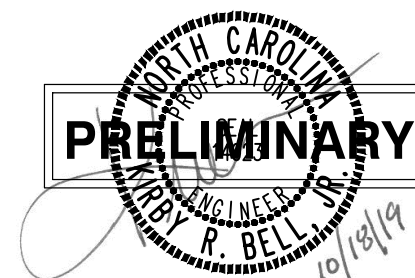
LEGEND

— • — 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-0110); 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

REVISIONS

03-19056	08-28-19	IP	DRAWN BY
JOB NO.	DATE	DATE	DATE

DEMOLITION PLAN

SCALE: 1" = 40'

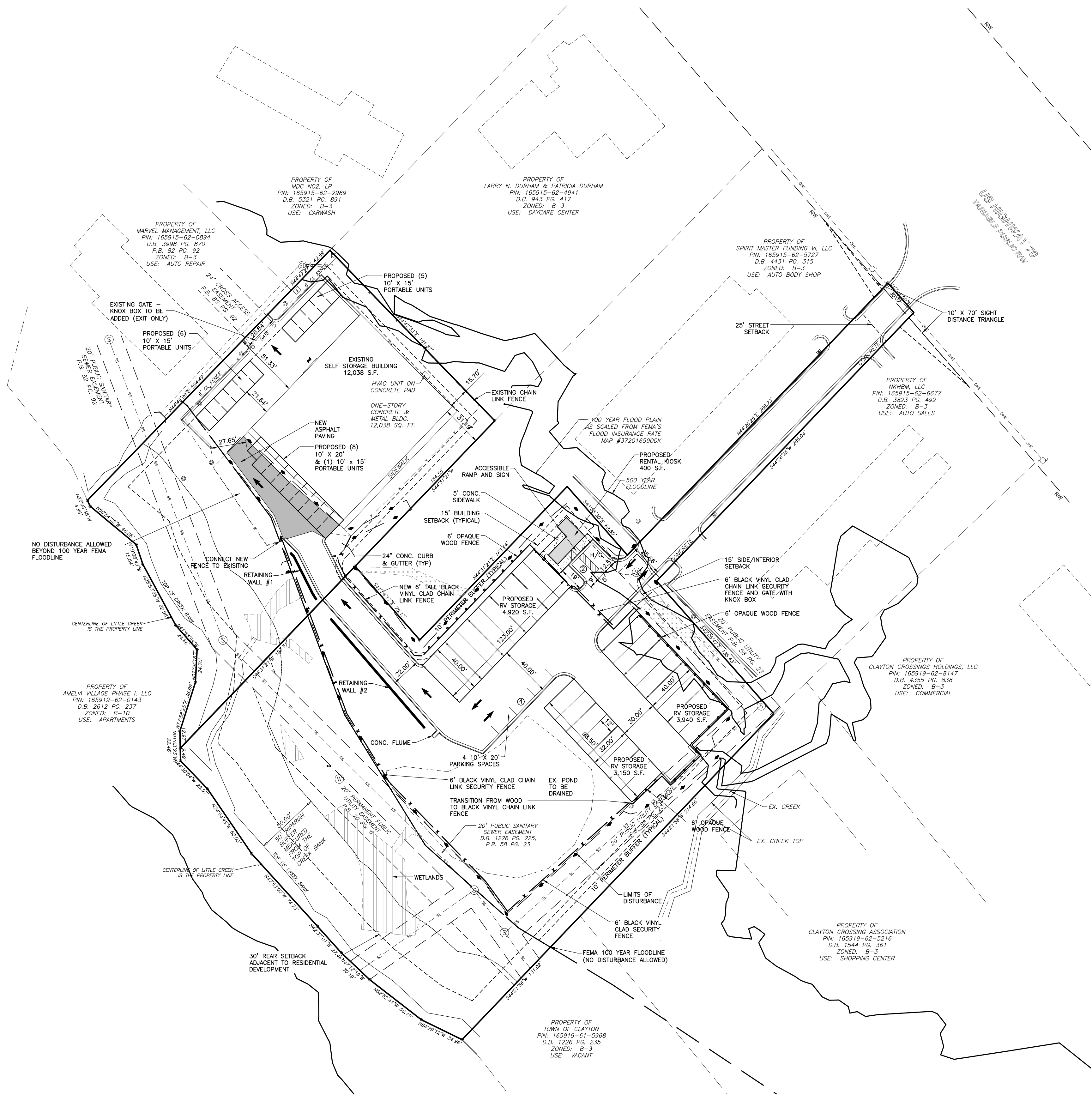
CHK BY: KRB

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

SHEET C1.0

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

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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-

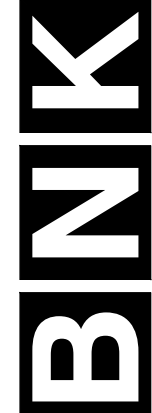
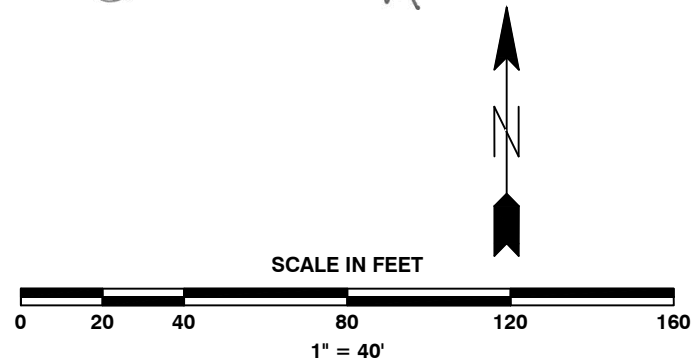
LEGEND

--- ♦ --- LIMITS OF DISTURBANCE

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FLOODPLAINS EXIST ON-SITE

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



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

CLAYTON STORAGE

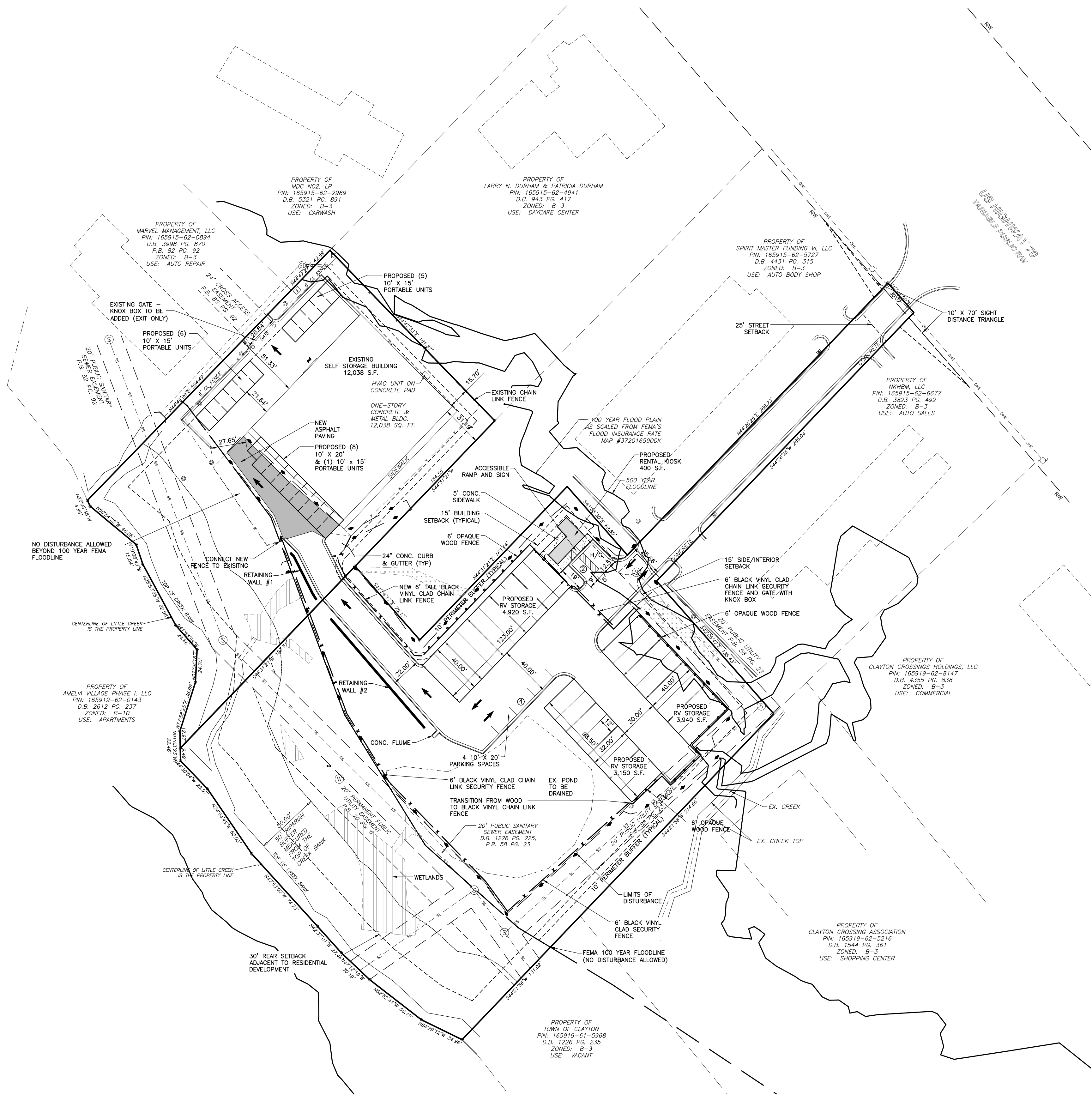
US HWY 70

TON OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

SHEET C1.1

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

TON OF CLAYTON PROJECT NO. XX-XX-XX



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
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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
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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
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PROPOSED 6" OPAQUE WOOD FENCE	=====
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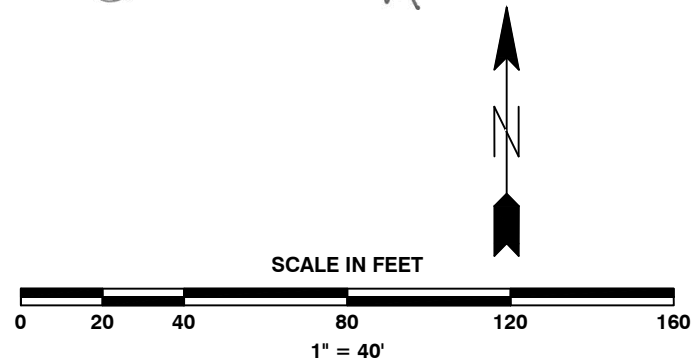
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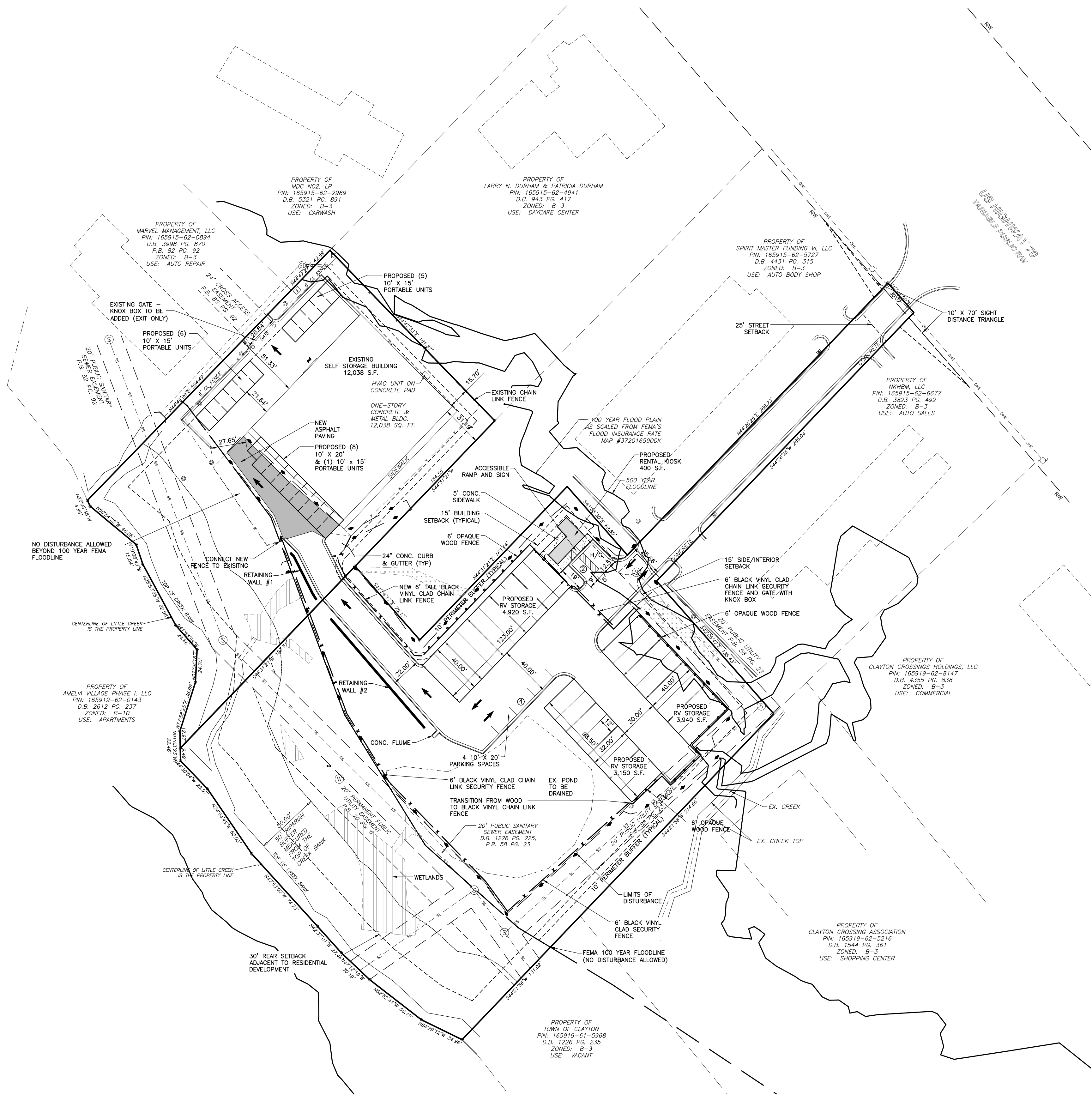
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03-19065	08-28-19	IP	DRAWN BY
JOB NO.	DATE		
SITE PLAN			
SCALE: 1" = 40'			

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

SHEET
C1.1



SITE DATA

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OWNER:	MARVEL MANAGEMENT LLC MICHAEL LYNN MARVEL REVOCABLE TRUST (UNDER CONTRACT TO 10 PURSUIT, LLC)
ZONING:	B-3
USE:	SELF STORAGE/VACANT
EXISTING:	SELF STORAGE FACILITY WITH ACCESSORY
PROPOSED:	LIMITED OUTDOOR STORAGE OF RV'S AND BOATS, MAXIMUM 26 SPACES
BUILDING SETBACKS	
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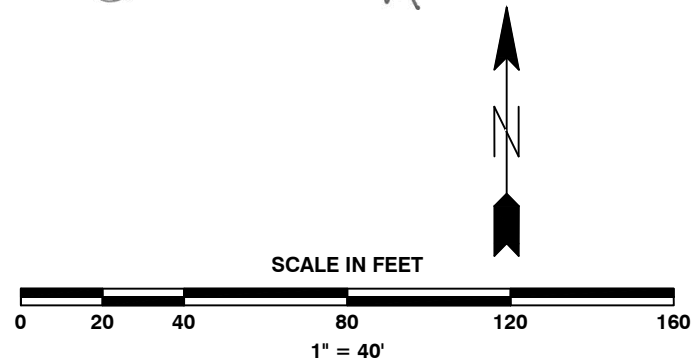
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1	10-04-19	Town of Clayton Comments	IP
2	10-18-19	Town of Clayton Comments	IP

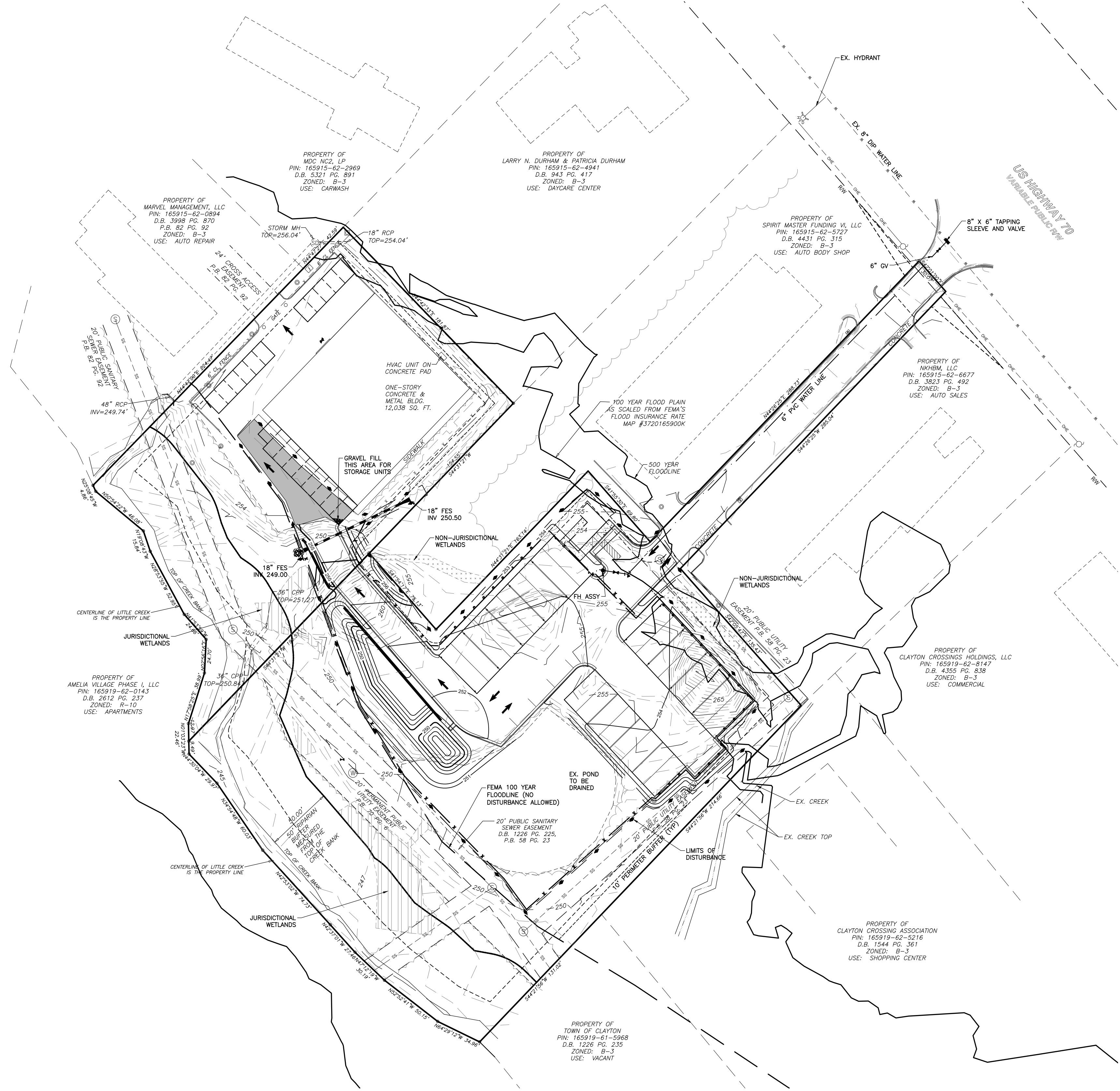
CLAYTON STORAGE
US HWY 70
TON OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

SHEET
C1.1

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

TON OF CLAYTON PROJECT NO. XX-XX-XX

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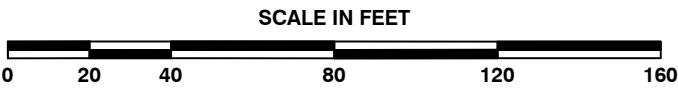
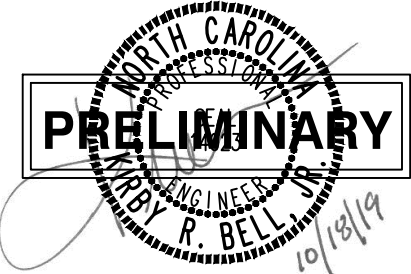
NOTES:
1. NO DOMESTIC WATER OR SANITARY SEWER USAGE PROPOSED. ONLY UTILITY PROPOSED IS A 6" PVC FIRE LINE W/ONE FIRE HYDRANT.

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

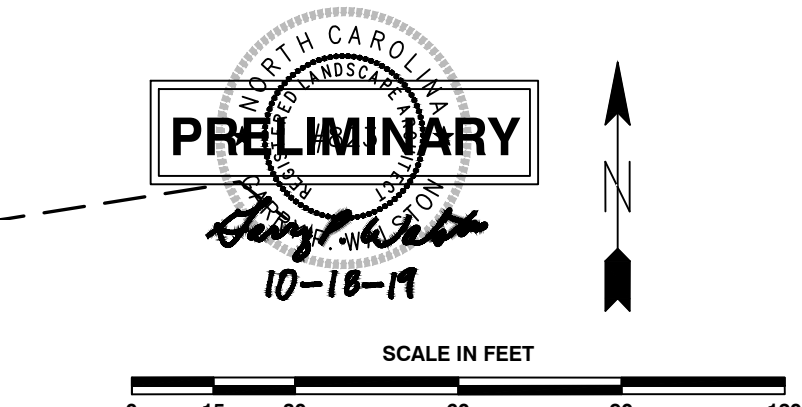
SHEET
C3.1

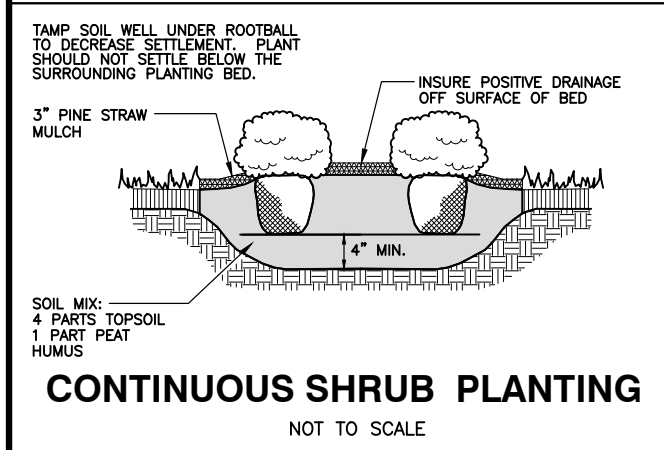
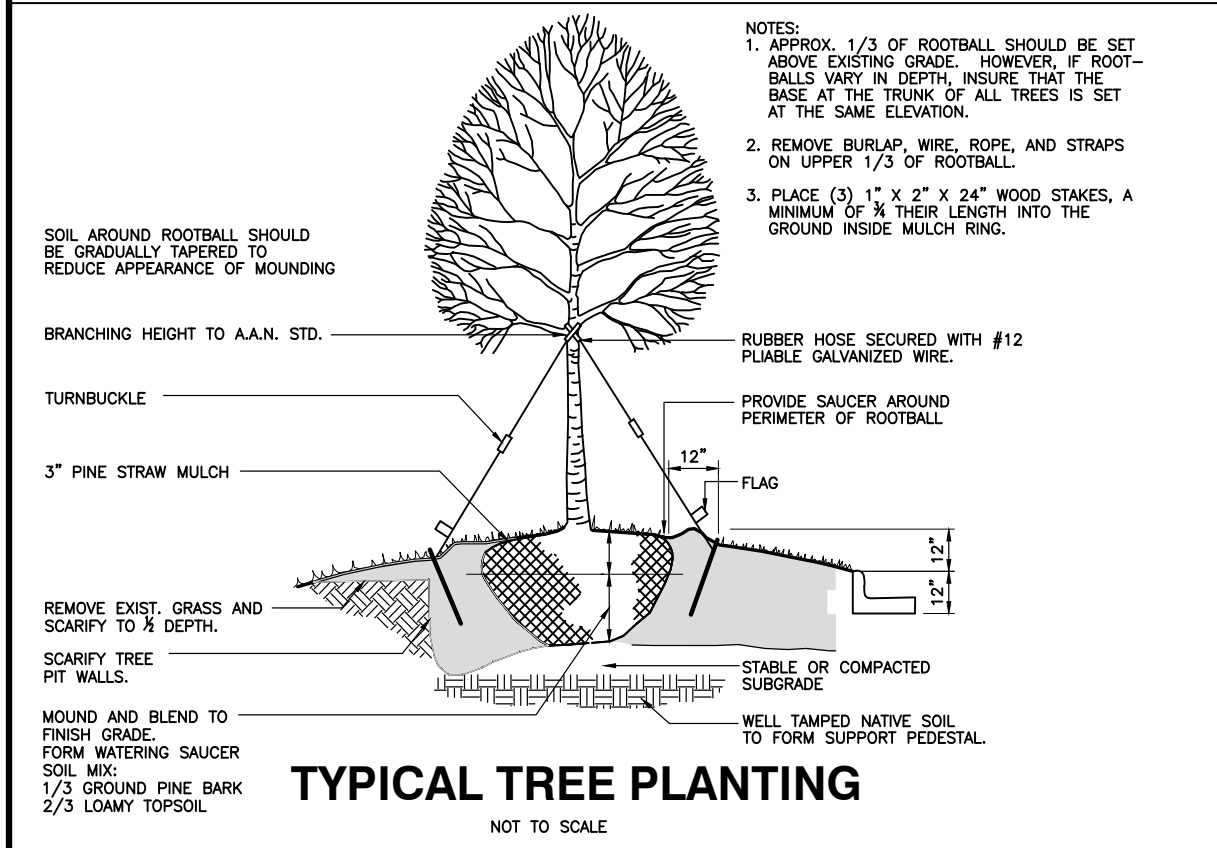
NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)851-4422 FAX: (919)851-8968
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CLAYTON STORAGE
US HIGHWAY 70
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

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

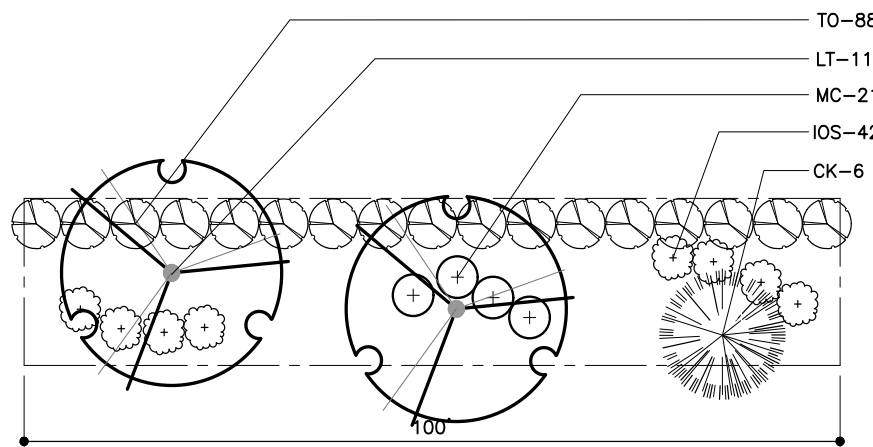
Project Boundary Buffers

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

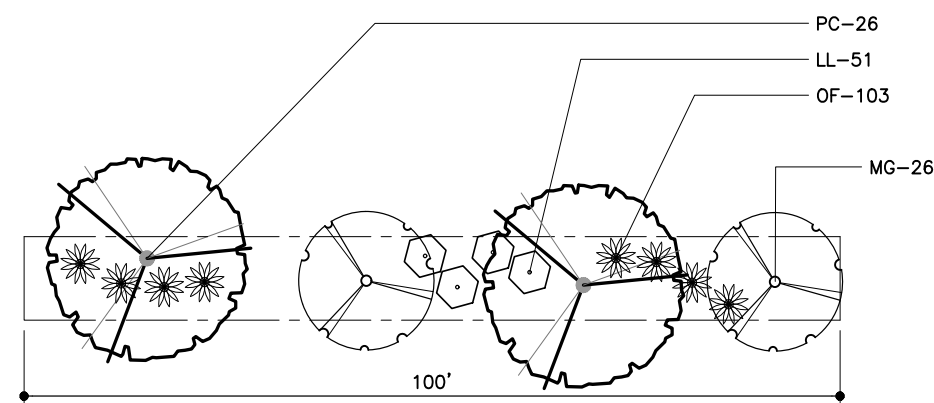
20' WIDE TYPE CLASS 'C' BUFFER ALTERNATIVE 3
(2) CANOPY TREES, (1) UNDERSTORY TREES AND (12) SHRUBS PER 100 LINEAR FEET OF BUFFER
517 LINEAR FEET OF BUFFER
517 / 100 X 2 = 11 CANOPY TREES REQUIRED/PROVIDED
517 / 100 X 1 = 6 UNDERSTORY TREES REQUIRED/PROVIDED
517 / 100 X 12 = 62 SHRUBS REQUIRED/PROVIDED
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	DATE	GPW	CHK BY	DATE
03-19068	08-28-19						
LANDSCAPE DETAILS							
2	10-18-19						
1	10-04-19						
NO.	DATE						
REVISIONS							
DESCRIPTION							
SCALE: N.T.S.							

**CLAYTON STORAGE
US HIGHWAY 70**

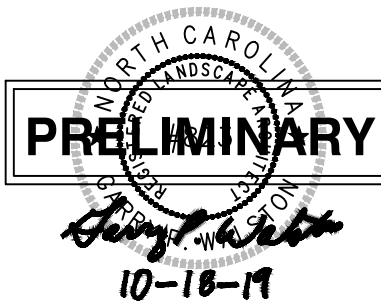
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

**SHEET
L1.2**

NO WETLANDS EXIST ON-SITE

NO FLOODPLAINS EXIST ON-SITE

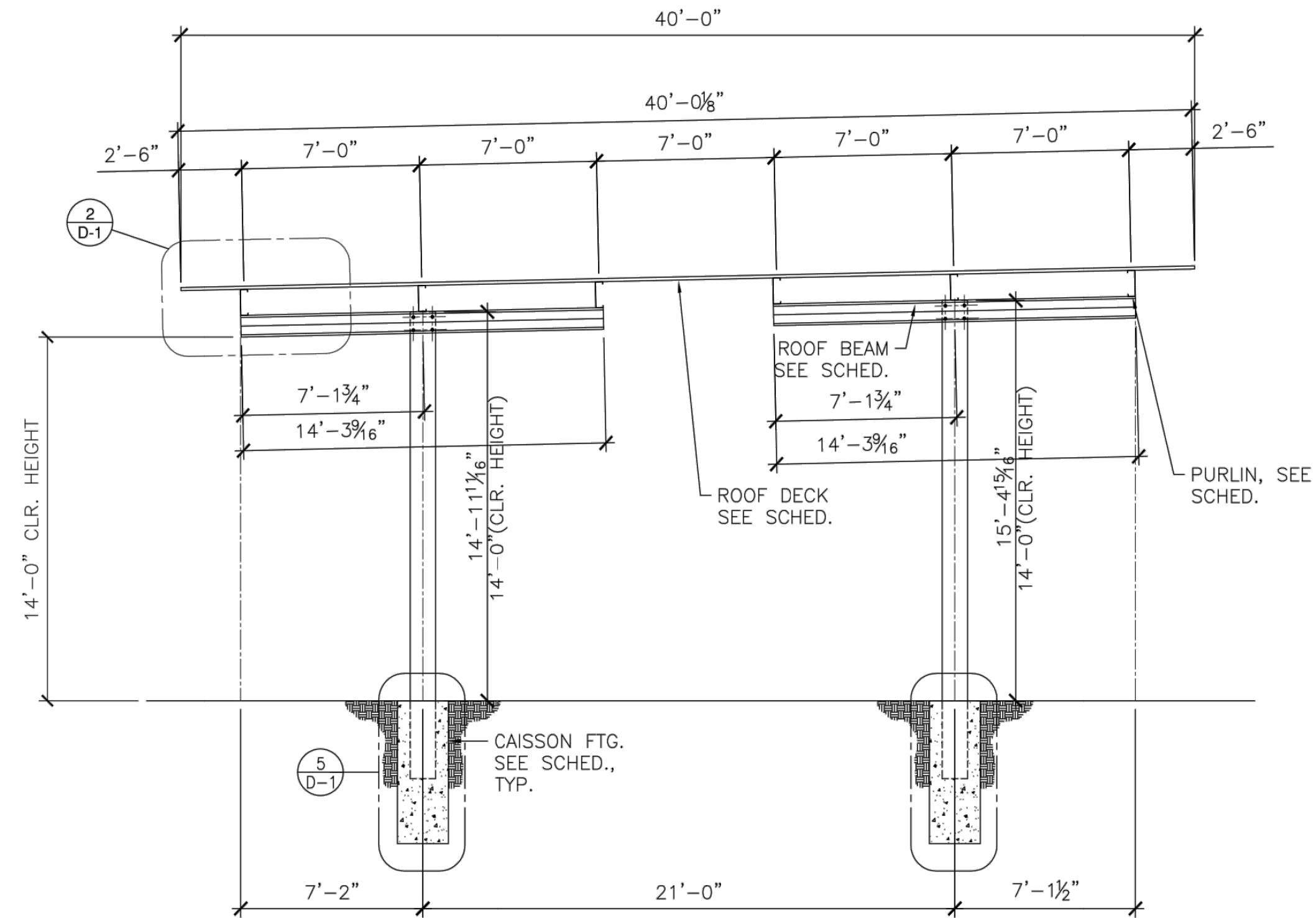
NOTE: ALL CONSTRUCTION ACTIVITY MUST BE
IN ACCORDANCE WITH THE ACCEPTED
POLICIES OF THE TOWN OF CLAYTON AND
NCDOT



TOWN OF CLAYTON PROJECT NO. 2019-162-SP

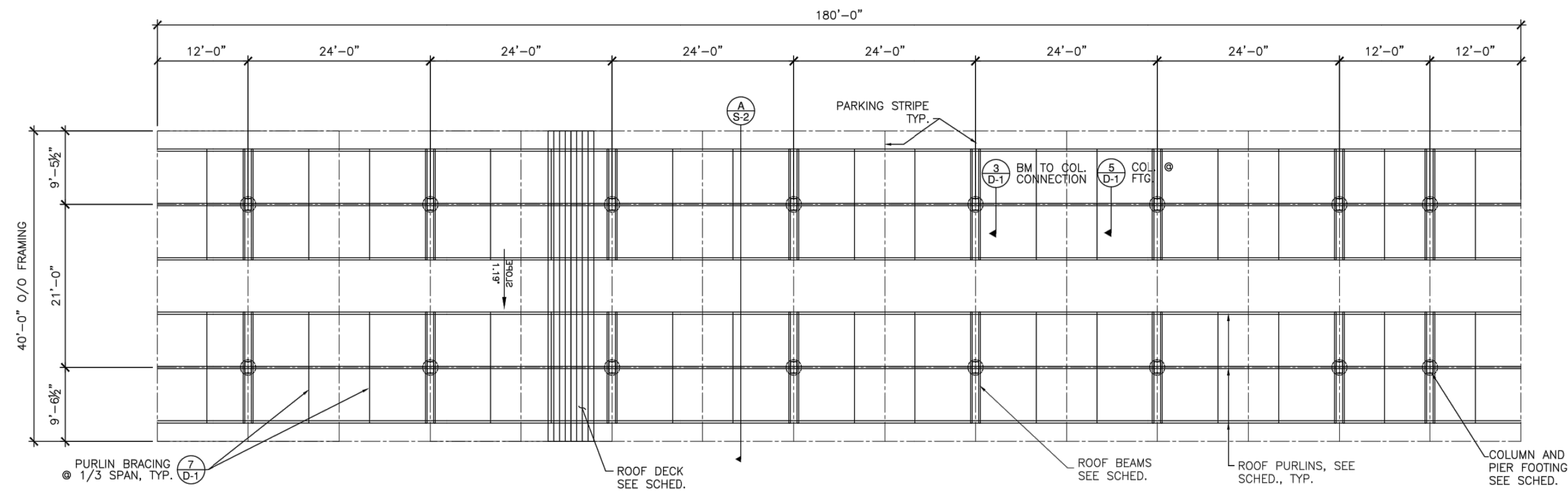
NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

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



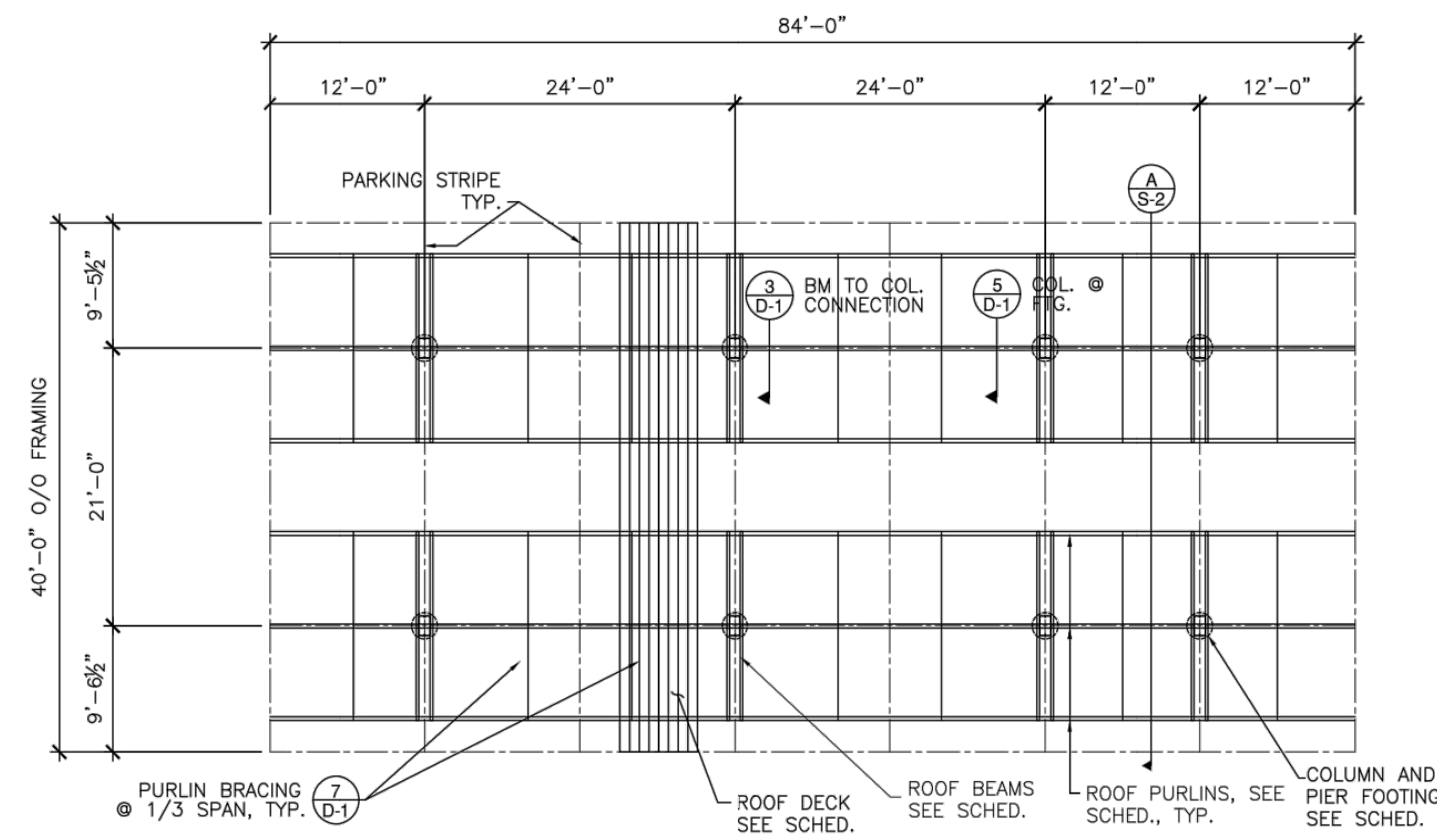
A SECTION SECTION
(CANOPY A & B)

1/4"=1'-0"



FRAMING AND FOUNDATION PLAN
(CANOPY A)

3/32"=1'-0"



FRAMING AND FOUNDATION PLAN
(CANOPY B)

3/32"=1'-0"

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:	CHECKED:
RM	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

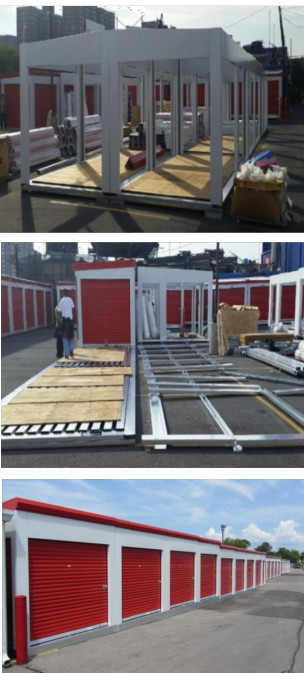


MASS self storage allows owners more flexibility than traditionally constructed building structures. Relocatable storage units are an attractive and cost-effective alternative to new construction, particularly if you are in need of just a few more storage units. And because they are movable, they can 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.

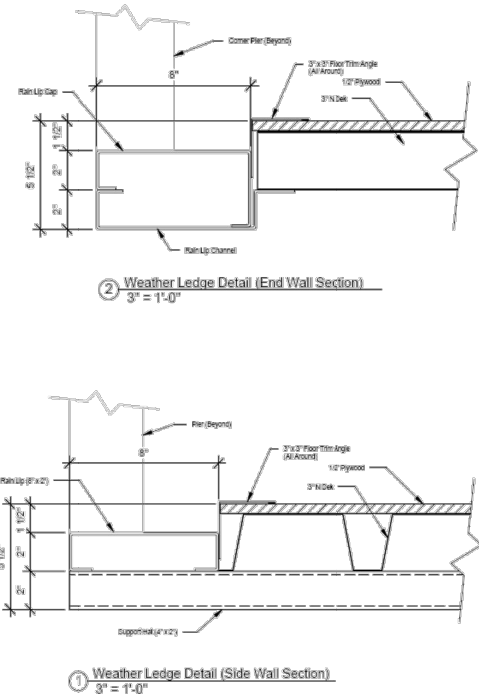
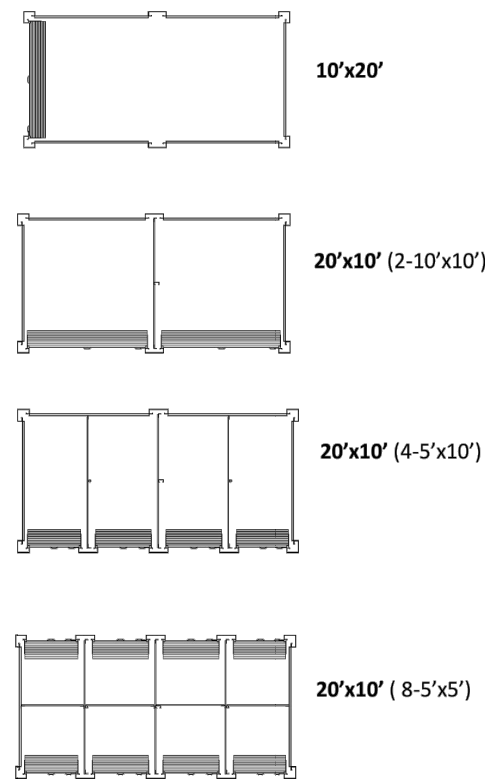


Benefits:

- 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



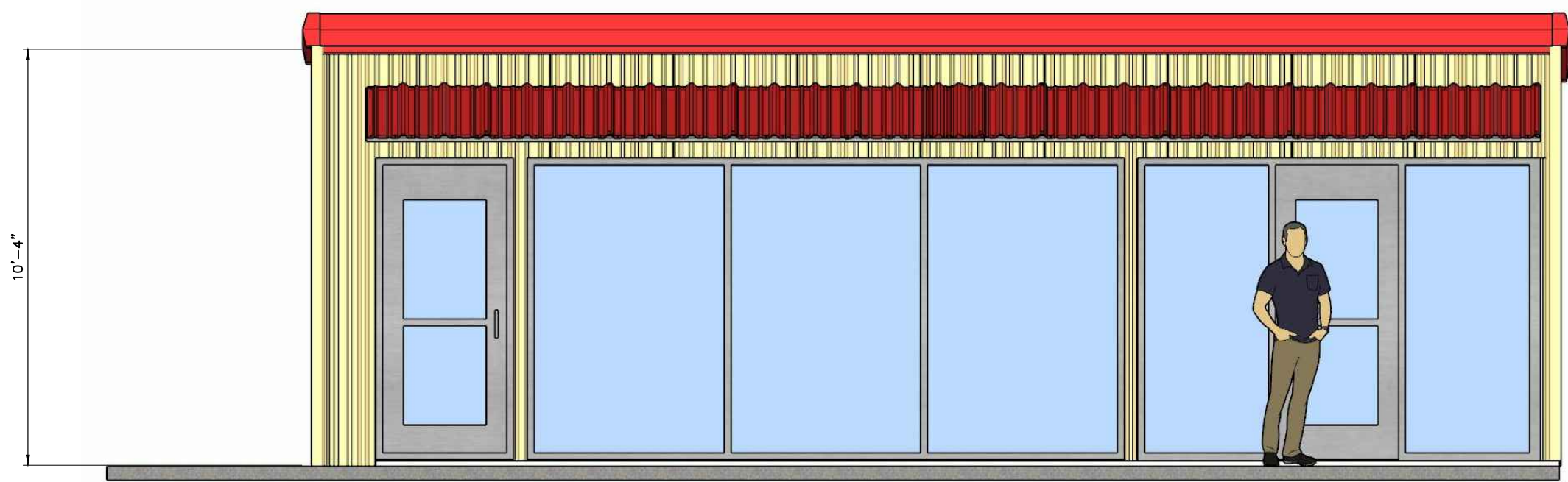
BASS, NIXON & KENNEDY, INC.
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6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)851-4422 FAX: (919)851-8988
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0257)

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

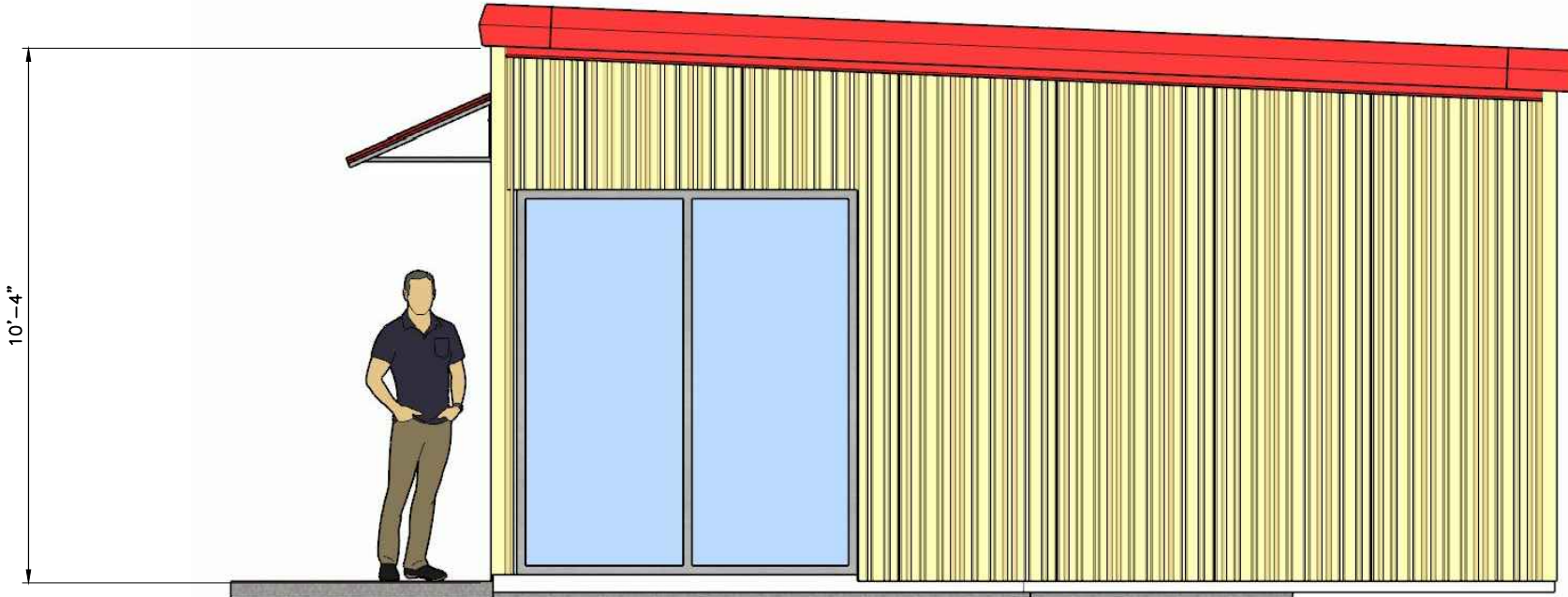
03-19068	08-28-19	GPW	DRAWN BY
JOB NO.	DATE		
PORTABLE STORAGE UNITS			
SCALE: N.T.S.	CHK BY: GPW		

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

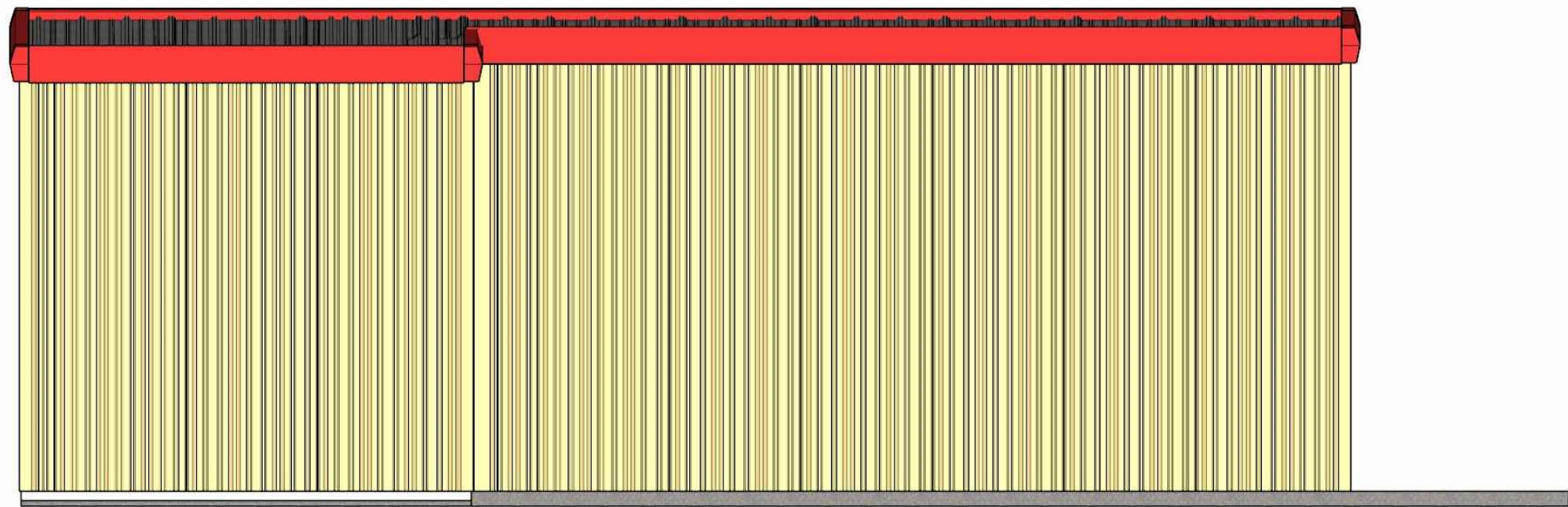
SHEET
S-3



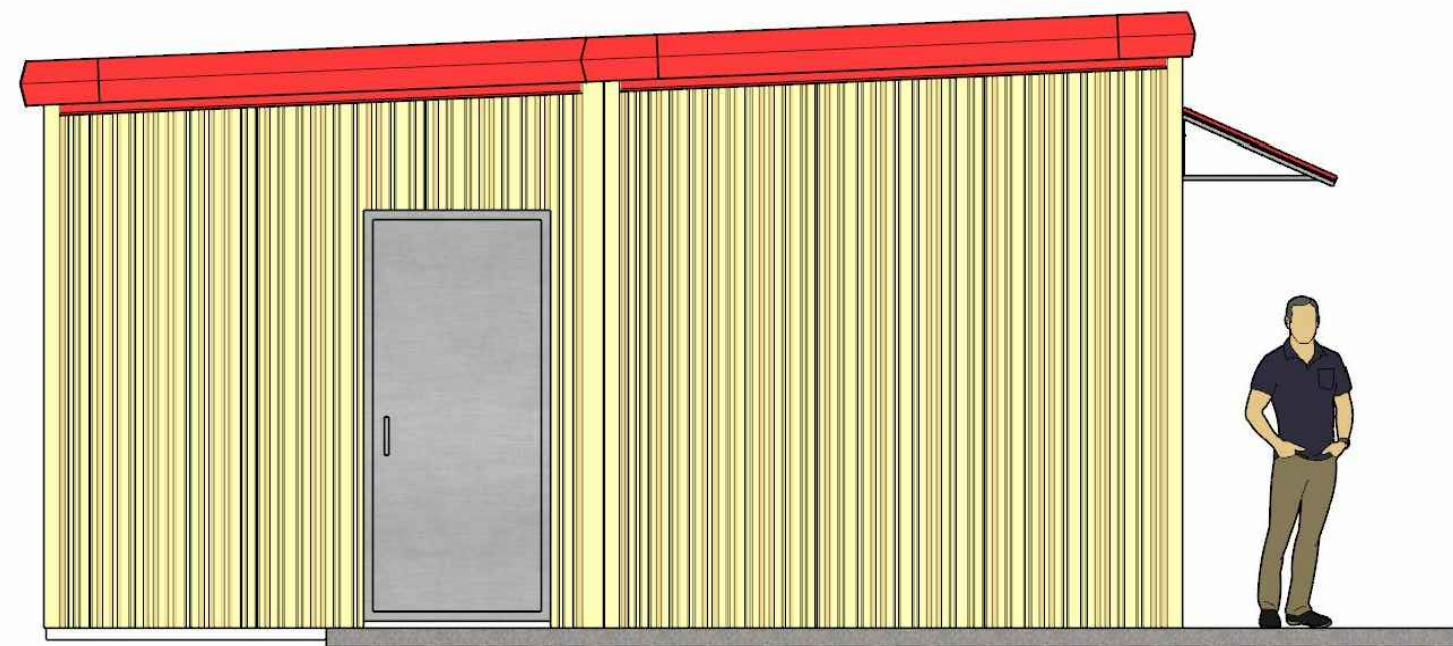
FRONT ELEVATION
NTS



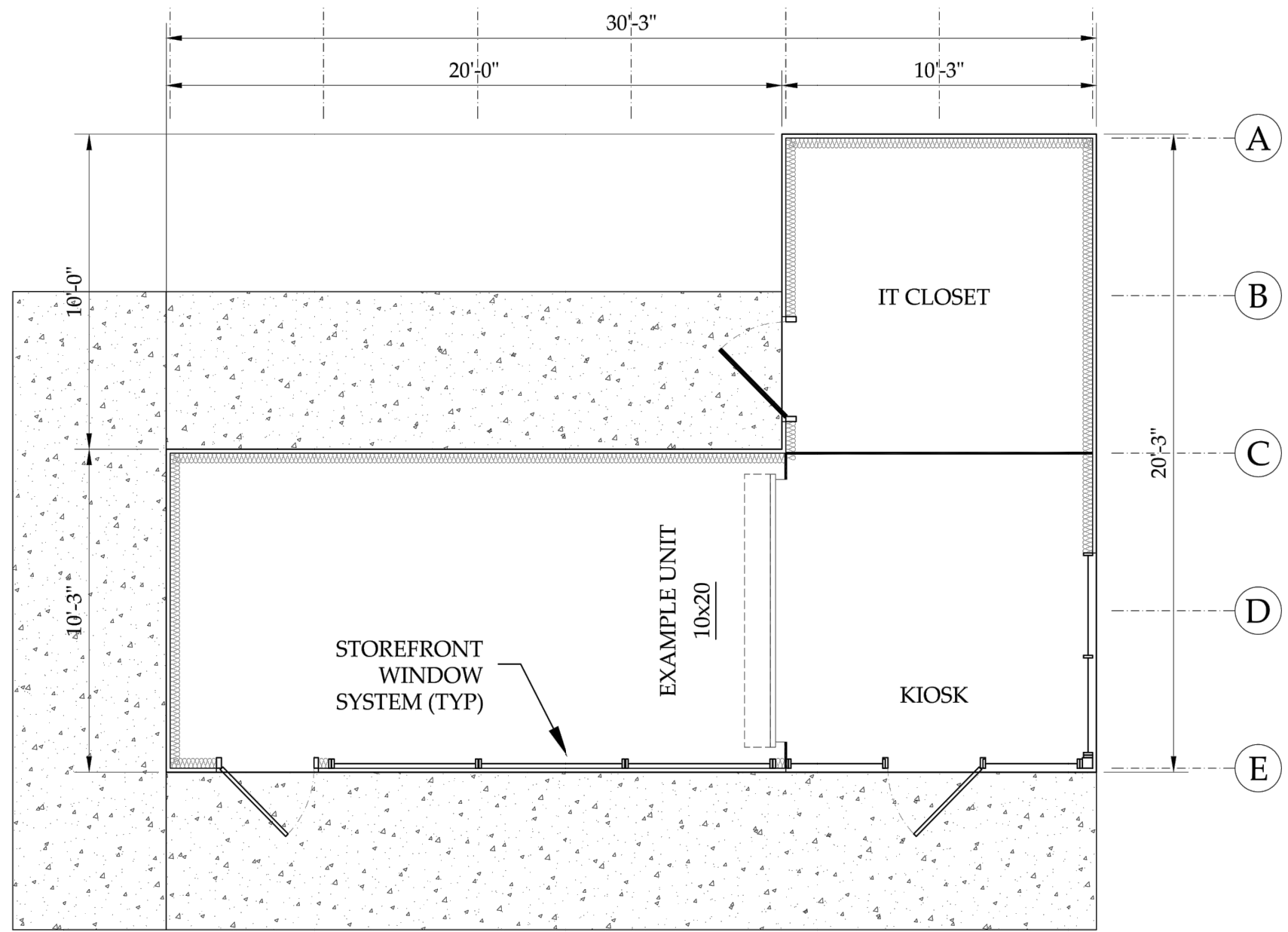
RIGHT ELEVATION
NTS



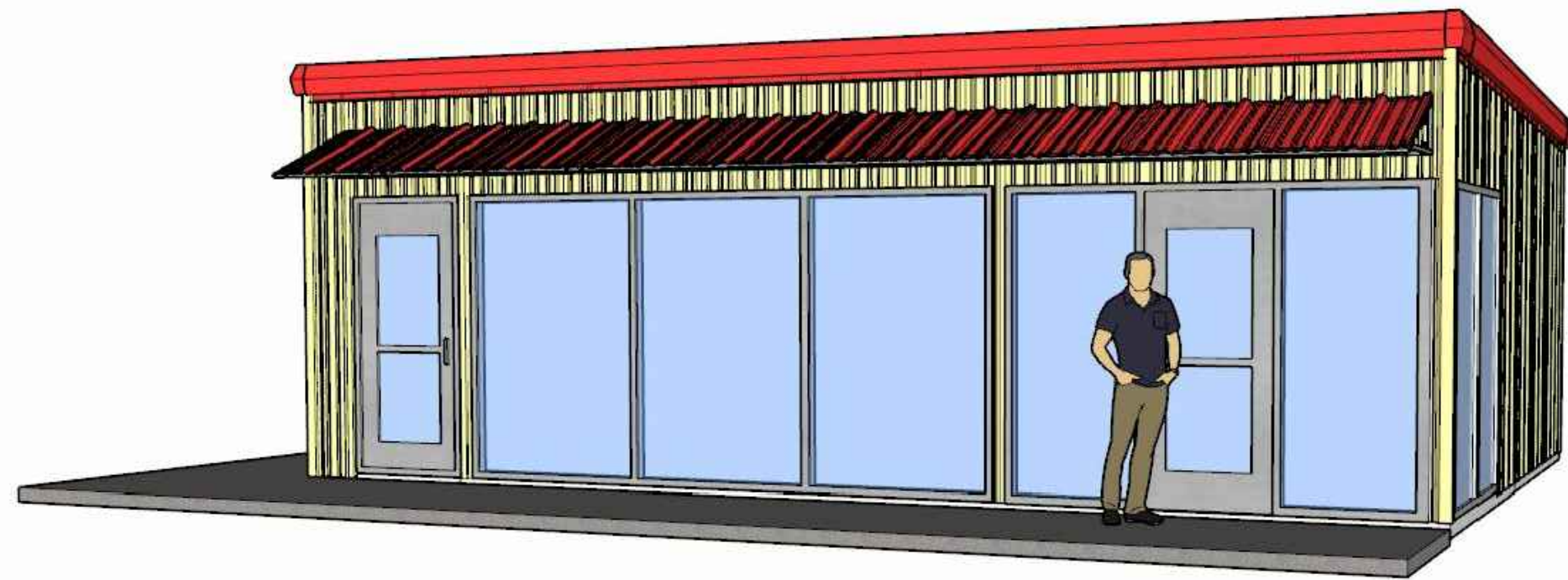
REAR ELEVATION
NTS



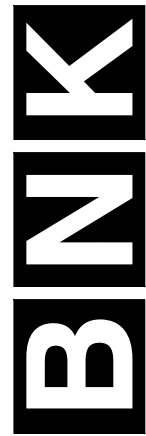
LEFT ELEVATION
NTS



FLOOR PLAN
NTS



PERSPECTIVE
NTS



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
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TELEPHONE: (919)851-4422 FAX: (919)851-8988
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REVISIONS		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



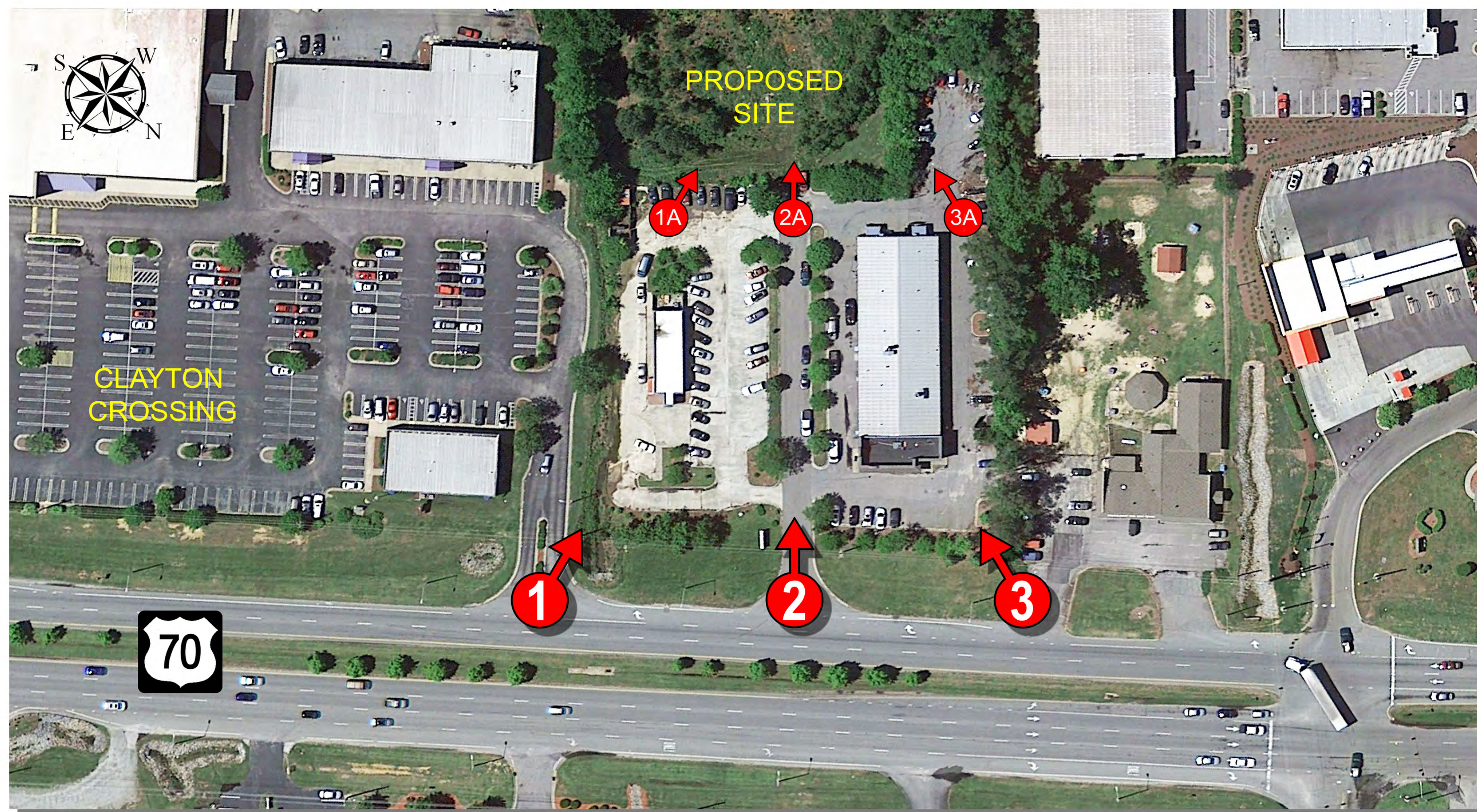
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2

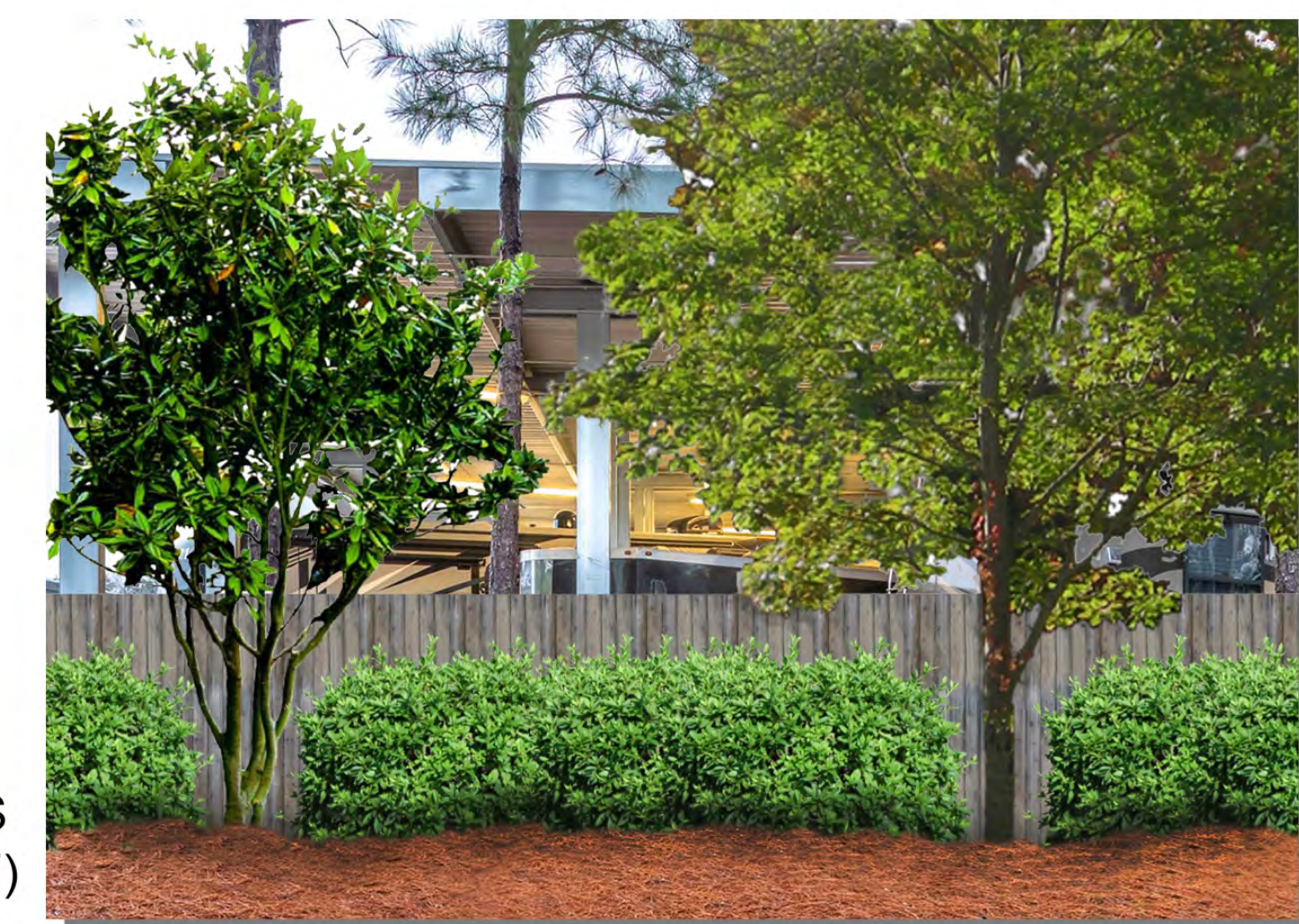


3



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



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

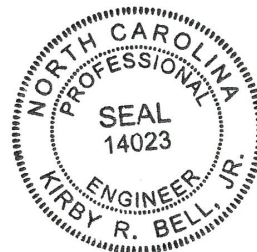
Dear Mr. Rowland:

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





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:

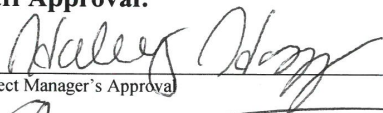
Planning Board: Monday October 28, 2019

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

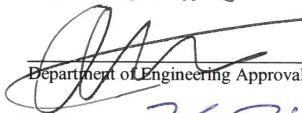
Thank you,


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

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

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	○ 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

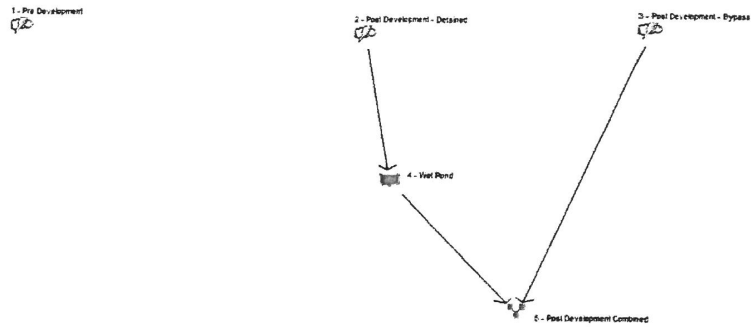
* PEAK ATTENUATION OF THE 1, 10 AND 25 - YEAR STORMS WILL BE PROVIDED IN
ACCORDANCE WITH THE TOWN OF CLAYTON STANDARDS AND SPECIFICATIONS

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

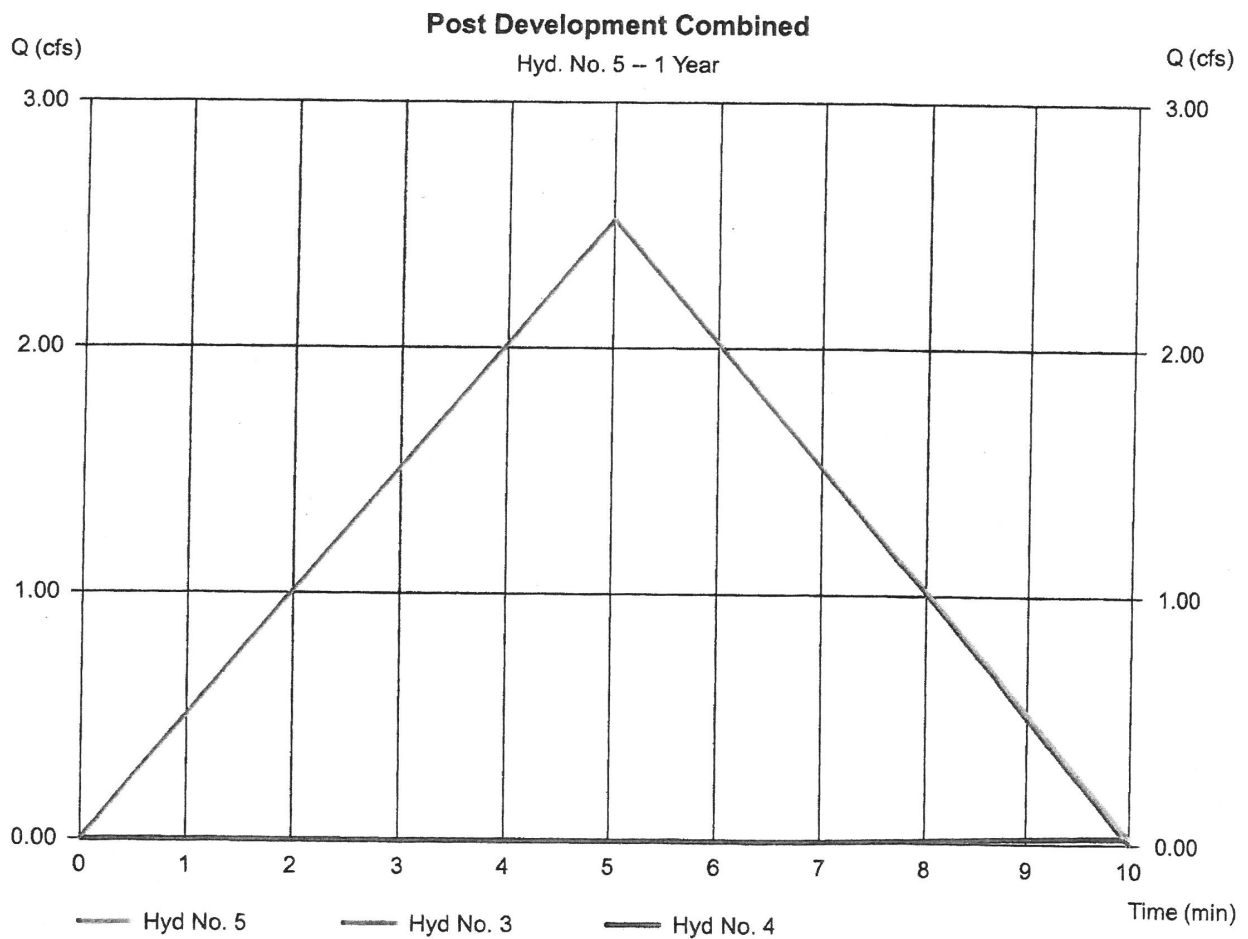
Thursday, Aug 1, 2019

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

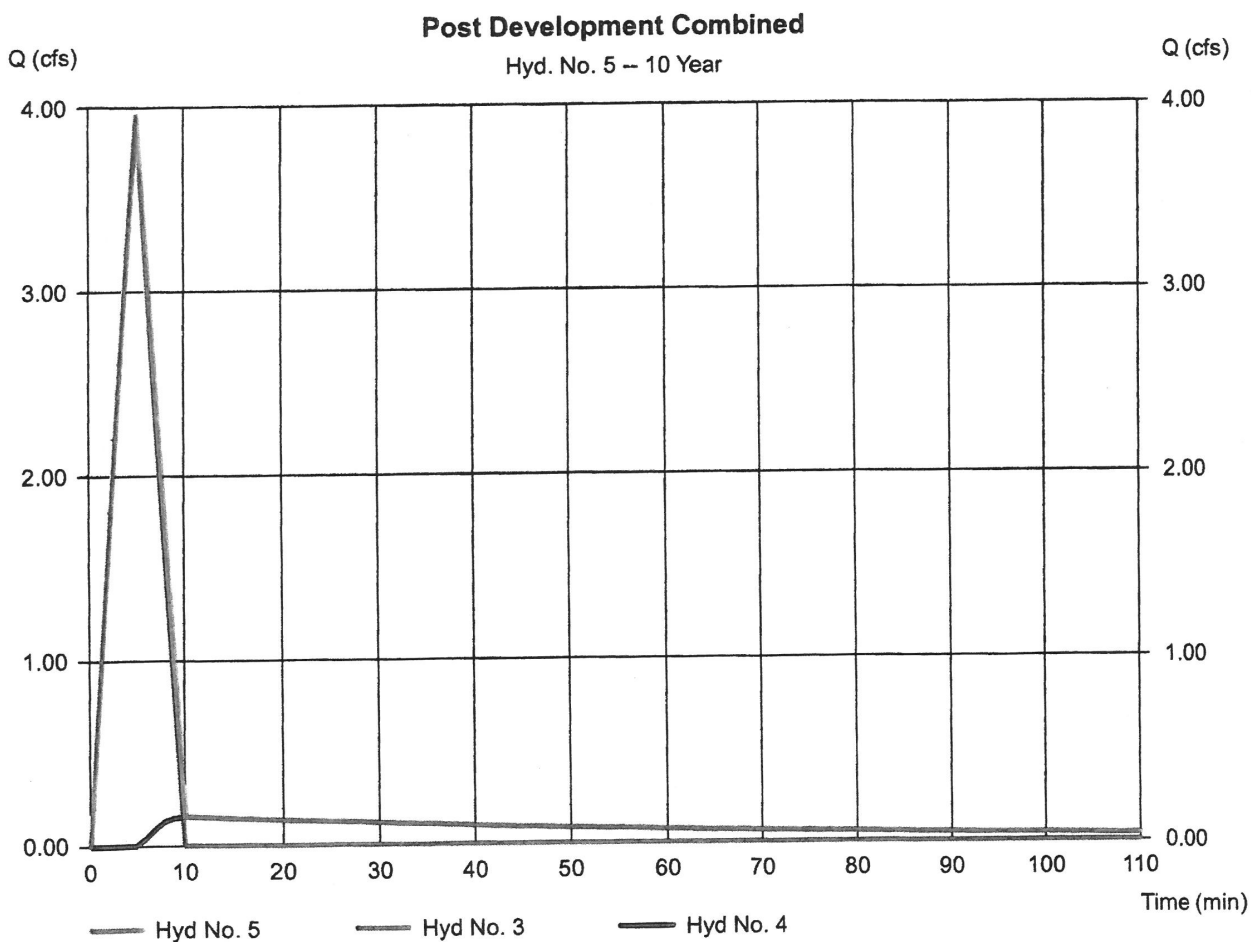
Thursday, Aug 1, 2019

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

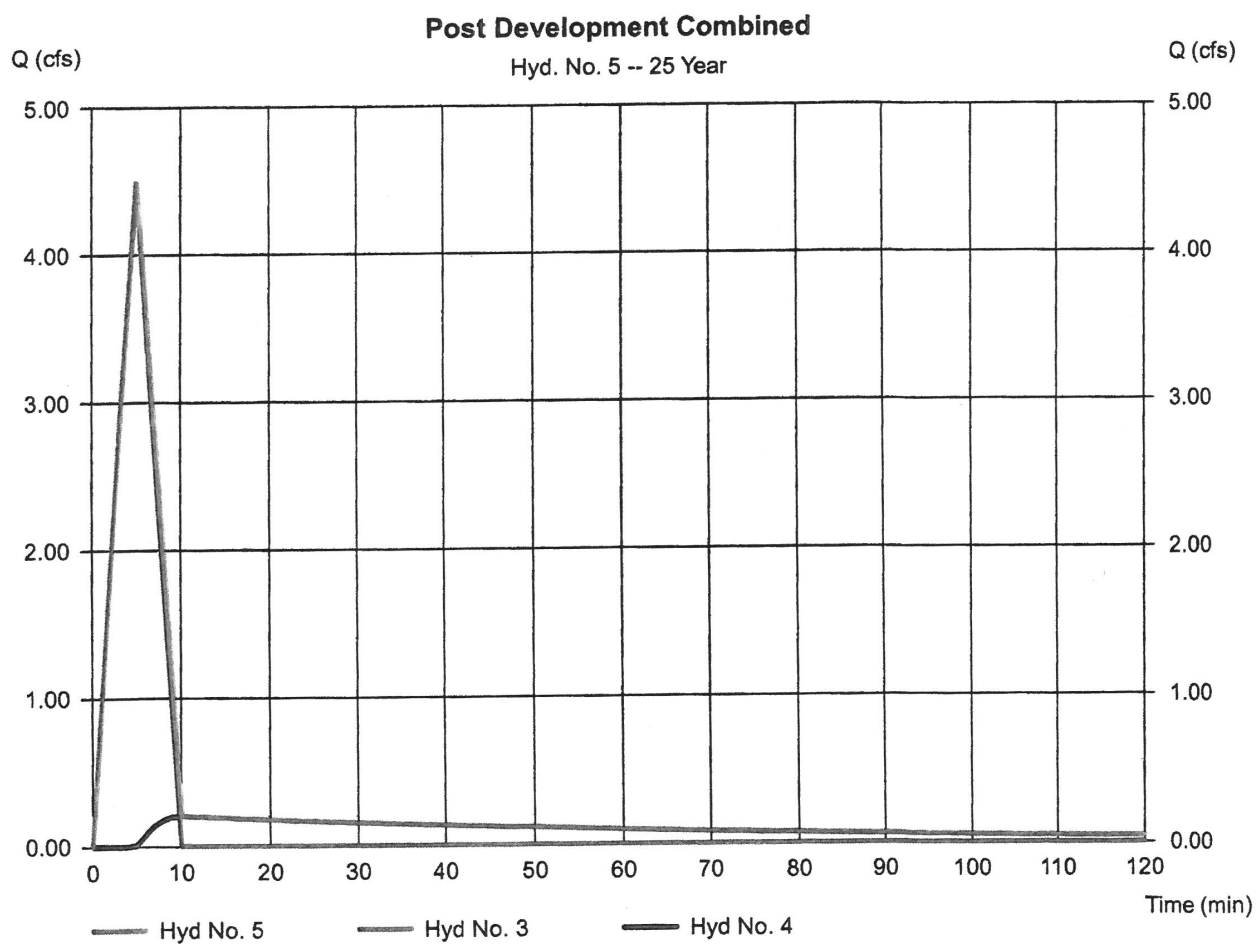
Thursday, Aug 1, 2019

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





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
November 25, 2019*

STAFF REPORT

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

Tag #: 05E99018Y, 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

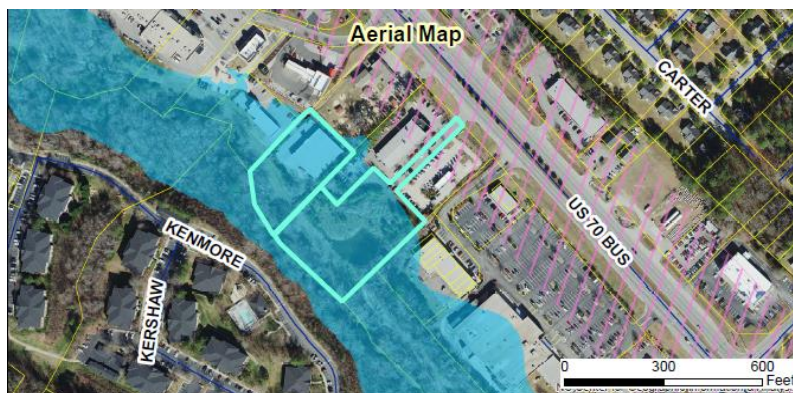
REQUEST: Request to develop additional self-storage units on two parcels

SITE DATA:

Acreage: 3.71 acres

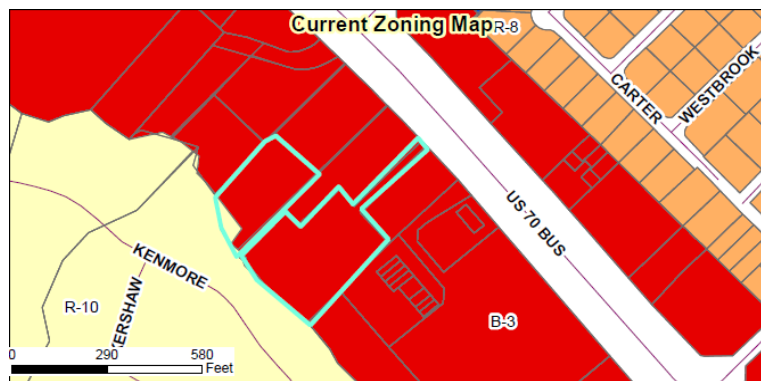
Zoning: Highway-Business (B-3)

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.

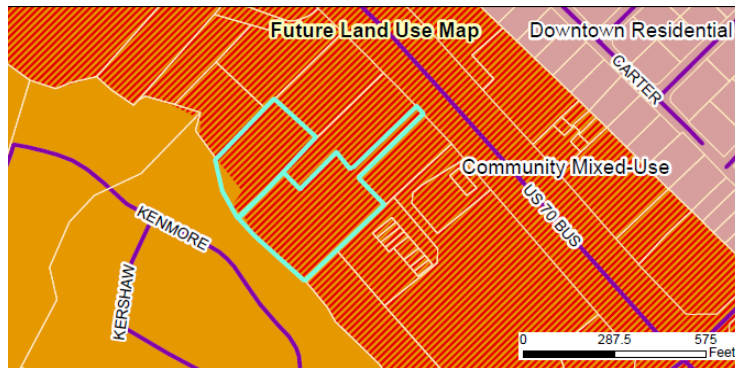
Consistency with Adopted Plans:

- **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.

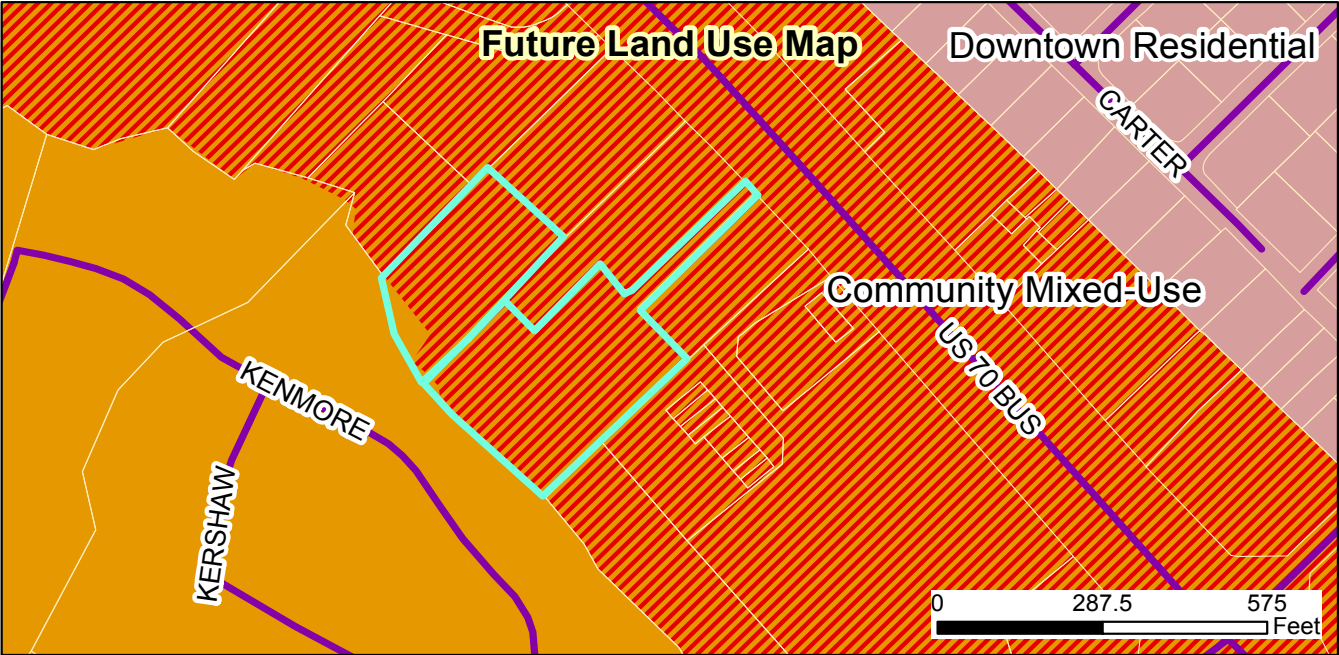
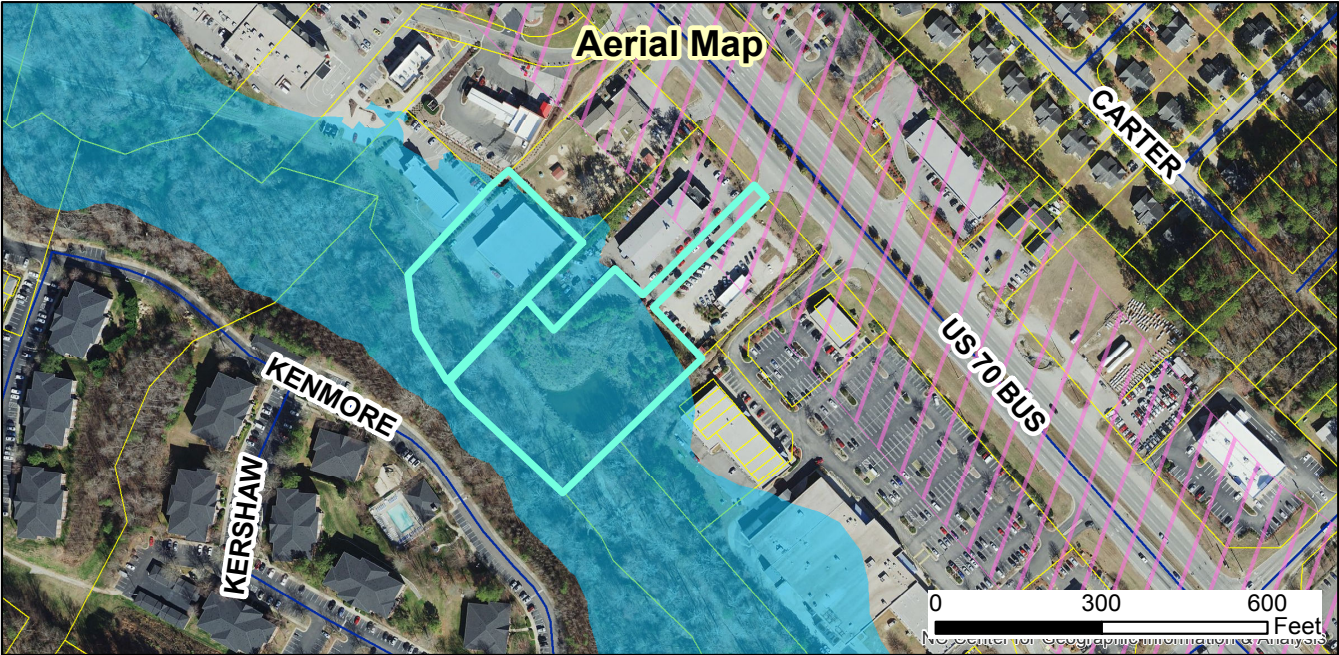
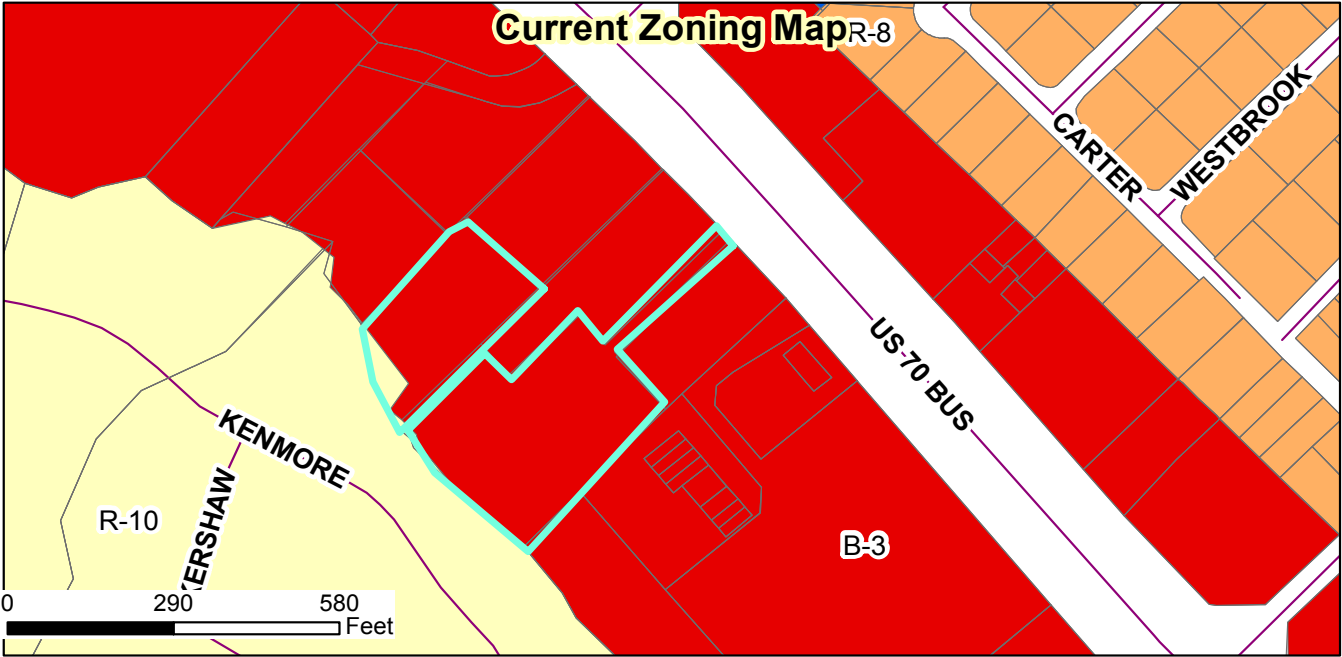


CONSIDERATIONS

- 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 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: Edwards Electronic Systems, Inc. / Phase 2 **Date:** 05/30/2019

Applicant Name: Karen H. Wagstaff, RA, NCARB; Perry Davis, PE

The following checklist to be completed by applicant:

- [☒] Pre-Application Meeting on: 04/04/2019
- [☒] 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: Edwards Electronic Systems, Inc. / Phase 2

Acreage of Property: 1.21 Acres (52,833 sq.ft.) Zoning District: I-1

County Tag #: 05105019U NC Pin #: 167700-49-5090

Address/Location: 3821 Powhatan Road, Clayton, North Carolina 27527

Existing Use: Office and Warehouse Proposed Use: Office and Warehouse

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: Karen H. Wagstaff, RA; Perry Davis, PE

Mailing Address: 151 Poole Road, Suite 100, Belville, North Carolina 28451

Phone Number: (910) 383-1044 Fax: (910) 383-1045

Contact Person: Karen H. Wagstaff, RA

Email Address: karen.wagstaff@capefearengineering.com

OFFICE USE ONLY

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

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

PLAN ELEMENTS AND GRAPHIC DATA

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

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

SURVEY

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

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.

Karen H. Wagstaff, RA, NCARB

Print Name


Signature of Applicant

5/30/2019
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: Edwards Electronic Systems, Inc. Phase 2 Address or PIN #: 167700-49-5090

AGENT/APPLICANT INFORMATION:

Karen H. Wagstaff, RA; Perry Davis, PE
(Name - type, print clearly)
Cape Fear Engineering, Inc.

151 Poole Road, Suite 100
(Address)
Belville, North Carolina 28451
(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*):

TRC Meetings

Neighborhood Meeting

Planning Board Meeting

Clayton Staff Correspondence

ME Major Site Plan

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

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

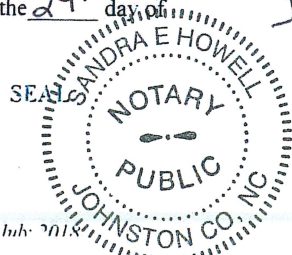
OWNER AUTHORIZATION:

Mike Edwards Michael Edwards
(Name - type, print clearly)
[Signature]
(Owner's Signature)

3821 Powhatan Road
(Address)
Clayton, North Carolina 27527
(City, State, Zip)

STATE OF NC
COUNTY OF Johnston

Sworn and subscribed before me Sandra E. Howell, a Notary Public for the above State and County, this
the 24th day of May, 2019



Sandra E. Howell
Notary Public

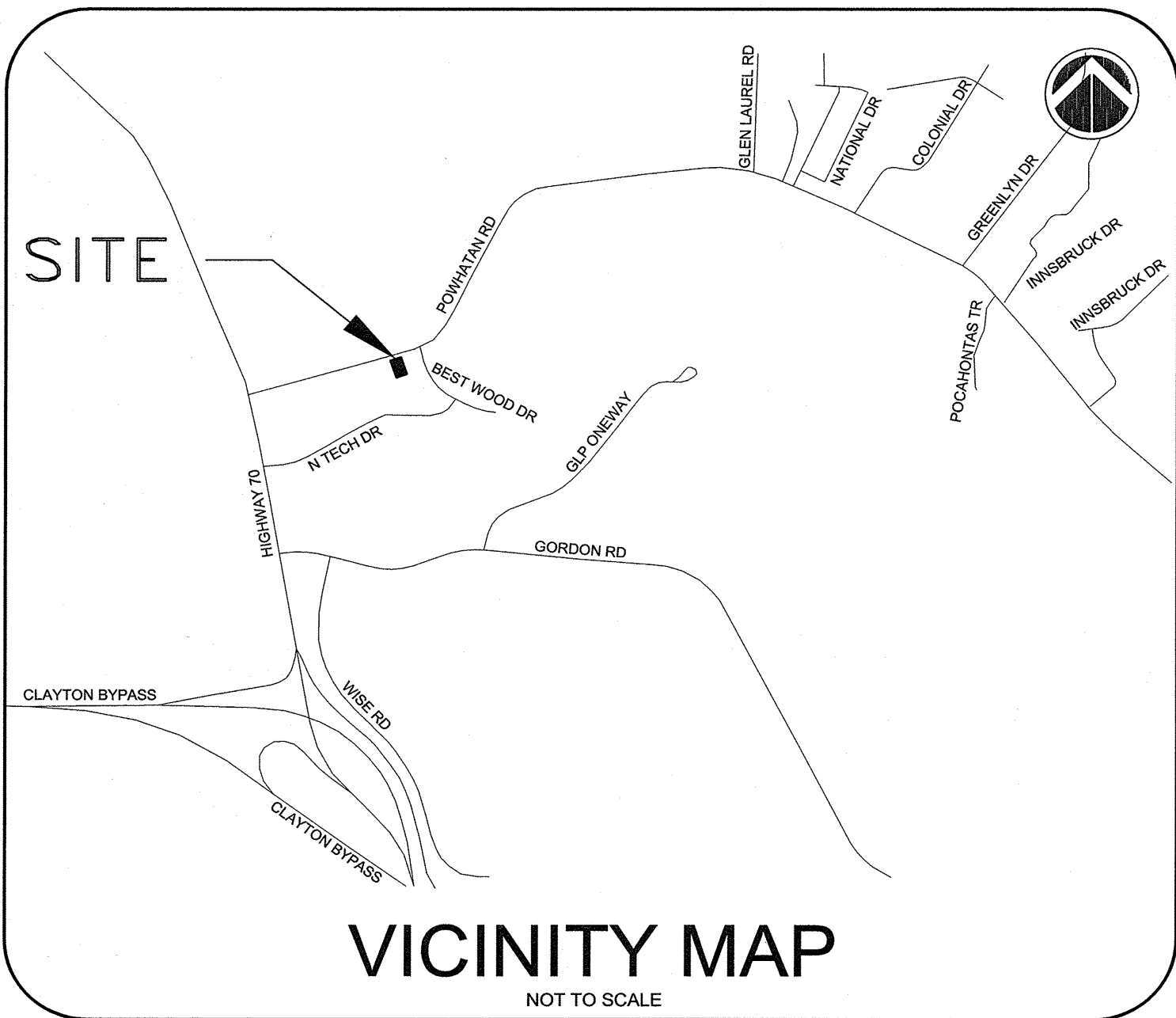
My Commission
Expires:

05-03-2021

MAJOR SITE PLAN FOR EDWARDS ELECTRONIC SYSTEMS, INC.

Clayton, North Carolina

Received By:
Town of Clayton
August 1, 2019

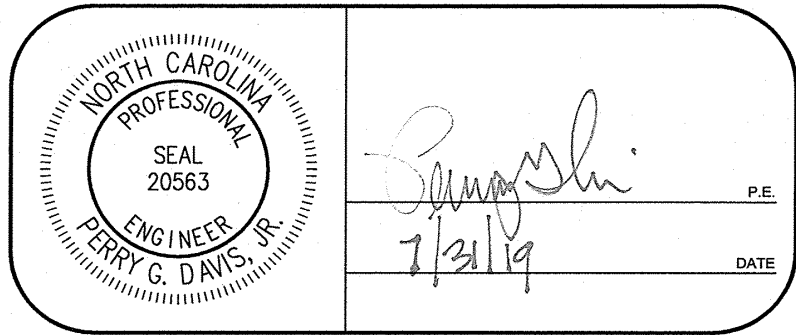


INDEX	
COVER	
VF1	EXISTING CONDITIONS PLAN
C-1	DEMOLITION PLAN
C-2	SITE PLAN
C-3	UTILITY PLAN
C-4	GRADING AND DRAINAGE PLAN
C-5	EROSION CONTROL PLAN
C-6	LIGHTING PLAN
F-2	ELEVATION PLAN
F-3	ELEVATION PLAN
L-1	LANDSCAPE PLAN

OWNER/DEVELOPER:
MIKE EDWARDS
3821 POWHATAN ROAD
CLAYTON, NC 27527

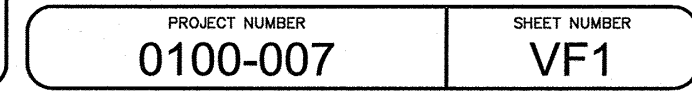
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N.C. LICENSE # C-1621

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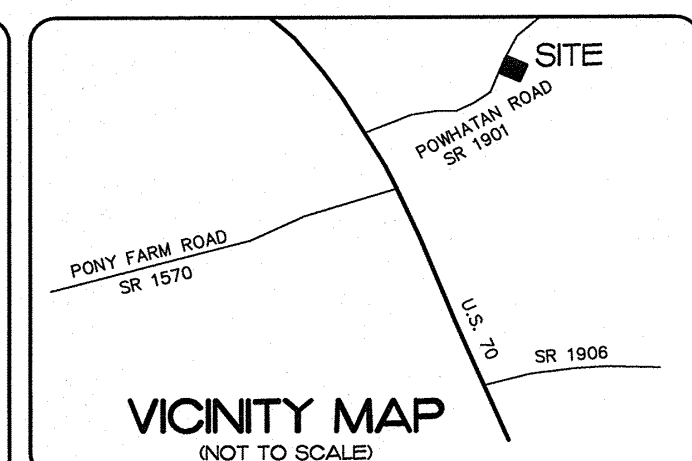
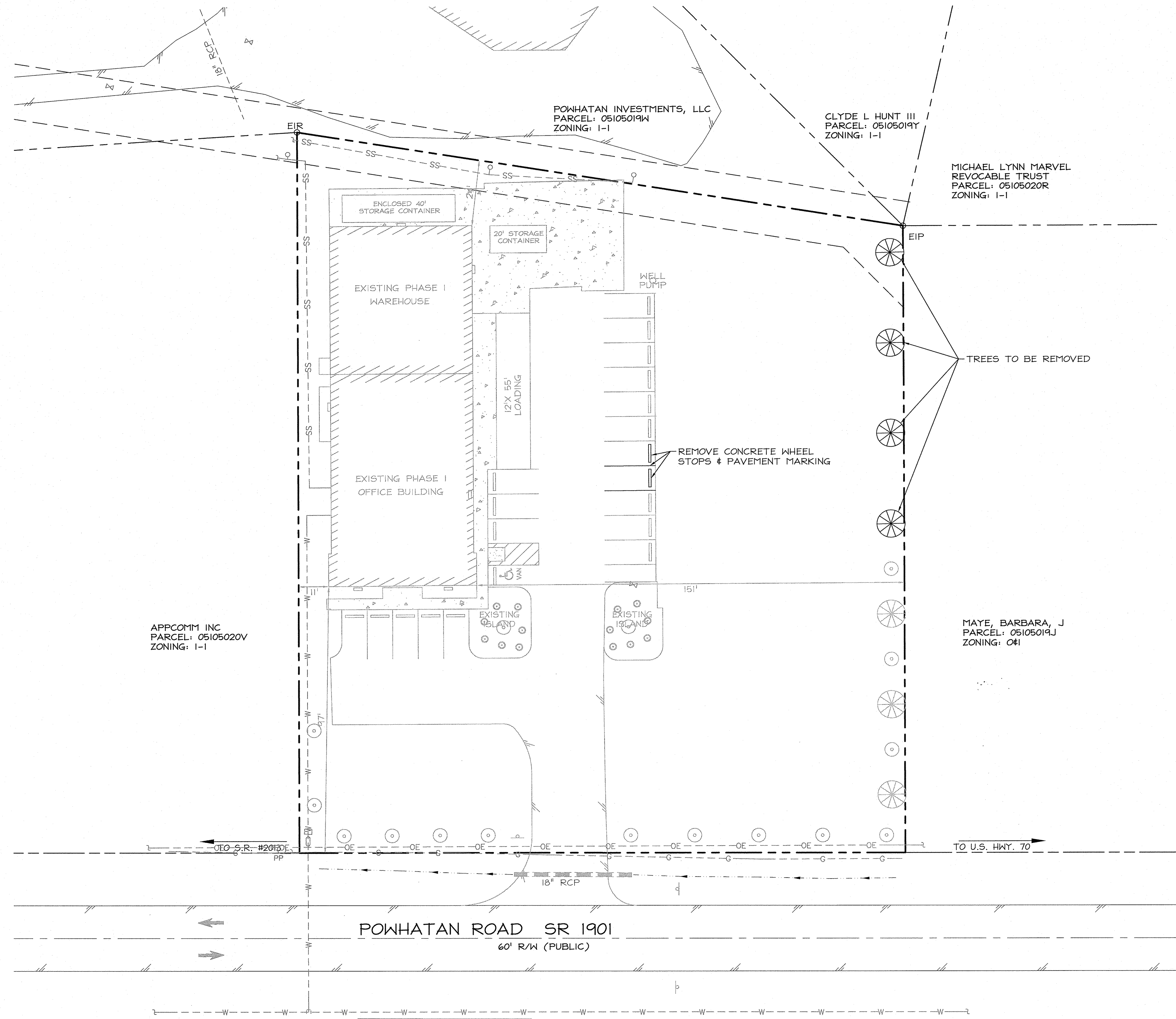


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PROJECT NO. 2019-104-SP

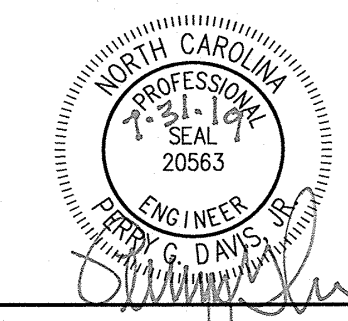


PROJECT NUMBER 0100-007	SHEET NUMBER VF1
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REV. #	DESCRIPTION	REV BY DATE
REVISIONS		



**EDWARDS
ELECTRONIC
SYSTEMS, INC**

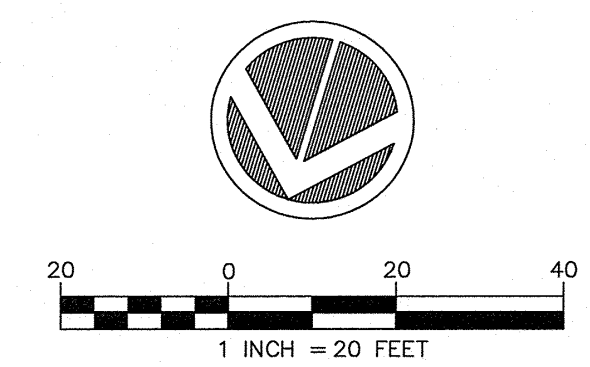
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PROJECT NUMBER:	0100-007
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DATE:	
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EDWARDS ELECTRONIC
SYSTEMS, INC.
LOT 15
NORTH TECH PARK

DEMOLITION PLAN

PROJECT NUMBER	SHEET NUMBER
0100-007	C-1



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SITE DATA
EDWARDS ELECTRONIC SYSTEMS, INC

LOCATION:.....3821 POWHATAN ROAD
COUNTY.....JOHNSTON COUNTY
ZONING:.....INDUSTRIAL LIGHT (I-1) TOWN OF CLAYTON ETJ
AREA:.....52,805 SF (1.21 AC.)
PARCEL ID:.....05105019U
NC PIN:.....167700-49-5090
OVERLAY DISTRICT.....WATERSHED PROTECTION OVERLAY

IMPERVIOUS AREA:
ACTUAL:
BUILDINGS:.....EXISTING PHASE 1 (6,584 SF)
.....PROPOSED PHASE 2 (6,011 SF)
.....TOTAL (12,595 SF)
PARKING:.....EXISTING PHASE 1 (10,887 SF)
.....PROPOSED PHASE 2 (5,943 SF)
.....TOTAL (16,830 SF)
WALKS AND PADS:.....EXISTING PHASE 1 (3,947 SF)
.....PROPOSED PHASE 2 (2,318 SF)
.....TOTAL (6,265 SF)

TOTAL (EXISTING PHASE 1).....21,418 SF IMPERVIOUS
TOTAL (PROPOSED PHASE 2).....14,272 SF PROPOSED IMPERVIOUS
PERCENT IMPERVIOUS:.....40.56% (EXISTING PHASE 1)
PERCENT IMPERVIOUS:.....27.03% (PROPOSED PHASE 2)
.....67.59%

PROPOSED PERVIOUS AREA.....17,115 SF (32.41%)

PARKING:
EXISTING PHASE 1 OFFICE BUILDING.....3,900 SF @ 1 SPACE PER
.....200 SF OF GROSS FLOOR AREA
.....19.5 SPACES (REQUIRED)
EXISTING PHASE 1 WAREHOUSE.....2,684 SF @ 1 SPACE PER
.....1000 SF OF GROSS FLOOR AREA
.....2.68 SPACES (REQUIRED)
PROPOSED PHASE 2 OFFICE.....2,450 SF @ 1 SPACE PER 200 SF
.....OF GROSS AREA
.....12.25 SPACES (REQUIRED)
PROPOSED PHASE 2 WAREHOUSE.....3,561 SF @ 1 SPACE PER
.....1,000 SF OF GROSS FLOOR AREA
.....3.56 SPACES (REQUIRED)
.....37.99 REQUIRED

REGULAR - (9' x 18').....18 SPACES (EXISTING PHASE 1)
REGULAR - (9' x 19').....19 SPACES (PROPOSED PHASE 2)
HANDICAPPED - (VAN ACCESSIBLE) (8' x 8' x 18').....1 SPACE (EXISTING PHASE 1)
HANDICAPPED - (VAN ACCESSIBLE) (8' x 8' x 18').....1 SPACE (PROPOSED PHASE 2)
TOTAL.....19 SPACES (EXISTING PHASE 1)
.....20 SPACES (PROPOSED PHASE 2)
.....39 PROVIDED

BUILDING HEIGHT.....1-STORY-19 FT
BUILDING COVERAGE.....24.3%

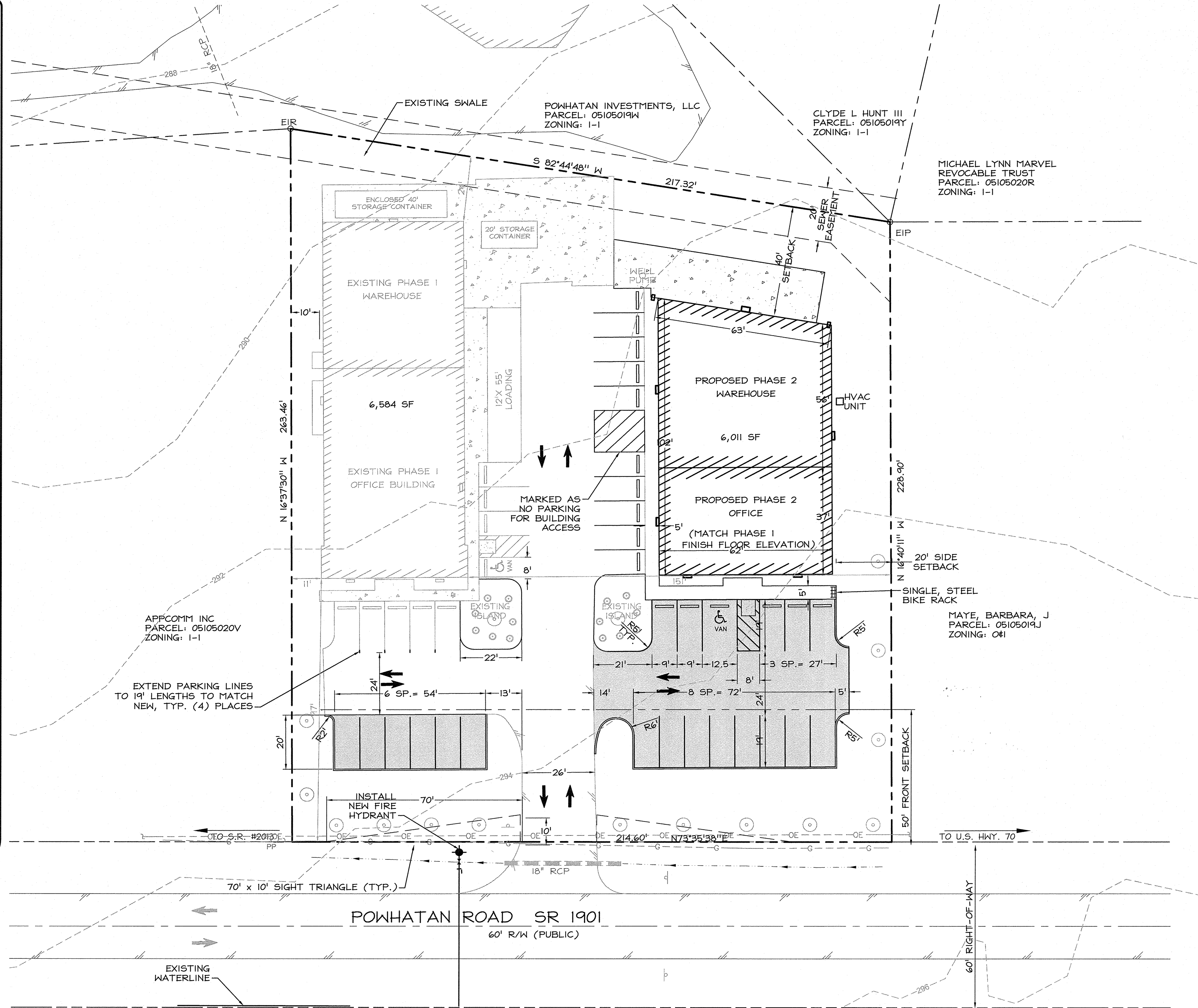
SETBACKS
FRONT.....50'
SIDE.....20'
REAR.....40'

BUFFERS:
NORTHERN PROPERTY LINE.....TYPE A 20' LANDSCAPE BUFFER
EASTERN PROPERTY LINE.....NO BUFFER REQUIRED
SOUTHERN PROPERTY LINE.....NO BUFFER REQUIRED
WESTERN PROPERTY LINE.....20' RESIDENTIAL SETBACK & TYPE C 20' LANDSCAPE BUFFER

EXISTING GROSS FLOOR AREA.....6,600 SQ. FT.
PROPOSED GROSS FLOOR AREA.....6,240 SQ. FT.
FLOOR AREA RATIO.....0.243
BICYCLE PARKS.....1 RACK
ELECTRIC PROVIDER.....DUKE ENERGY PROGRESS
WATER & SEWER.....TOWN OF CLAYTON
PROPOSED WASTEWATER ALLOCATION.....173.44 GPD (SEE
.....WASTEWATER ALLOCATION
.....PREVIOUSLY SUBMITTED)
LANDSCAPE AREA.....SEE LANDSCAPE PLAN
DISTURBED AREA.....18,300 SF
ALL CONSTRUCTION TO COMPLY WITH CITY OF CLAYTON STANDARDS

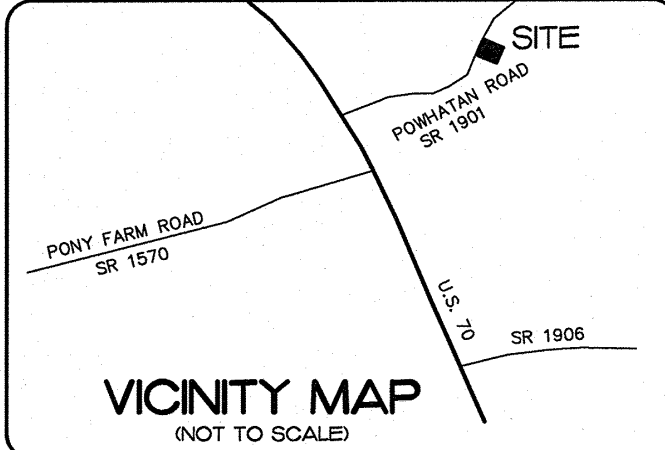
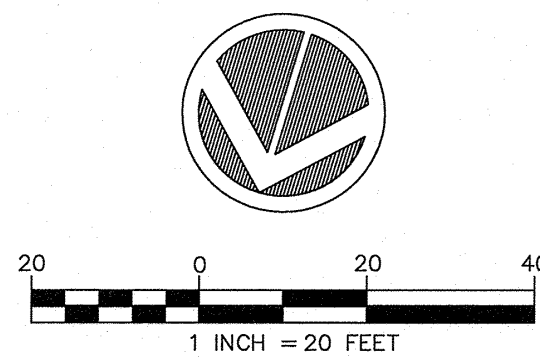
LEGEND

	EXISTING	PROPOSED
ASPHALT		
CONCRETE CURB		
CONCRETE		
BUILDING		
OVERHEAD ELECTRIC		
POWER POLE		
SIGN		
WATER LINE		
SEWER LINE		
SEWER CLEAN OUT		
DRAINAGE		
BUILDING DOWNSPOUT		
COMMON MYRTLE		
INDIAN HAWTHORNE (RAPHIOLEPIS UMBELLATA)		
LOROPETALUM		



GENERAL NOTES:

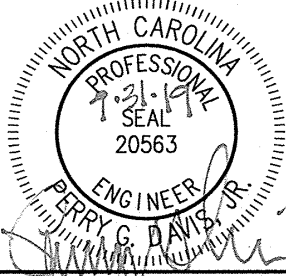
- ALL EXTERIOR LIGHTING SHALL BE BUILDING MOUNTED.
- ALL ELECTRICAL SERVICE SHALL BE PROVIDED BY DUKE ENERGY.
- WATER AND SEWER CONNECTIONS BY TOWN OF CLAYTON PUBLIC WORKS.
- BOUNDARY SHOWN PER MAP BOOK 67 PAGE 443.
- ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM THAT WILL ADEQUATELY COVER ALL LIVING PLANT MATERIAL. SUCH SYSTEM SHALL INCLUDE A RAIN SYSTEM.
- 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.
- 2-FT CONTOURS SHOWN ARE PROVIDED BY JOHNSTON COUNTY GIS.
- NO DUMPSTER PROPOSED. EXISTING DUMPSTER WILL BE REMOVED. PULL CARTS WILL BE USED.



VICINITY MAP
(NOT TO SCALE)

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EDWARDS ELECTRONIC SYSTEMS, INC

CAPE FEAR ENGINEERING

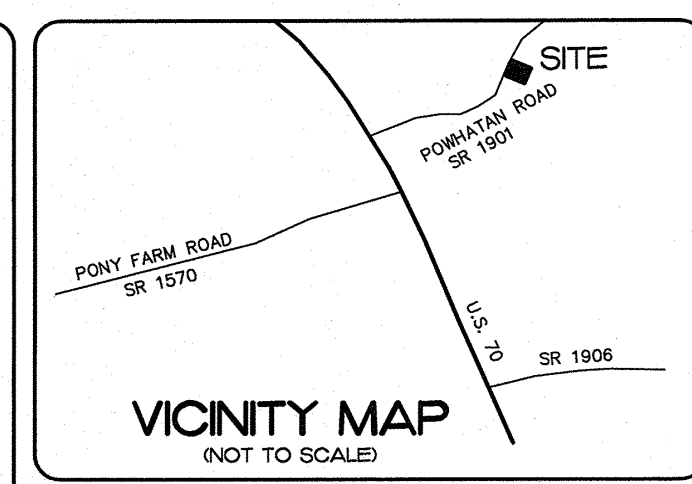
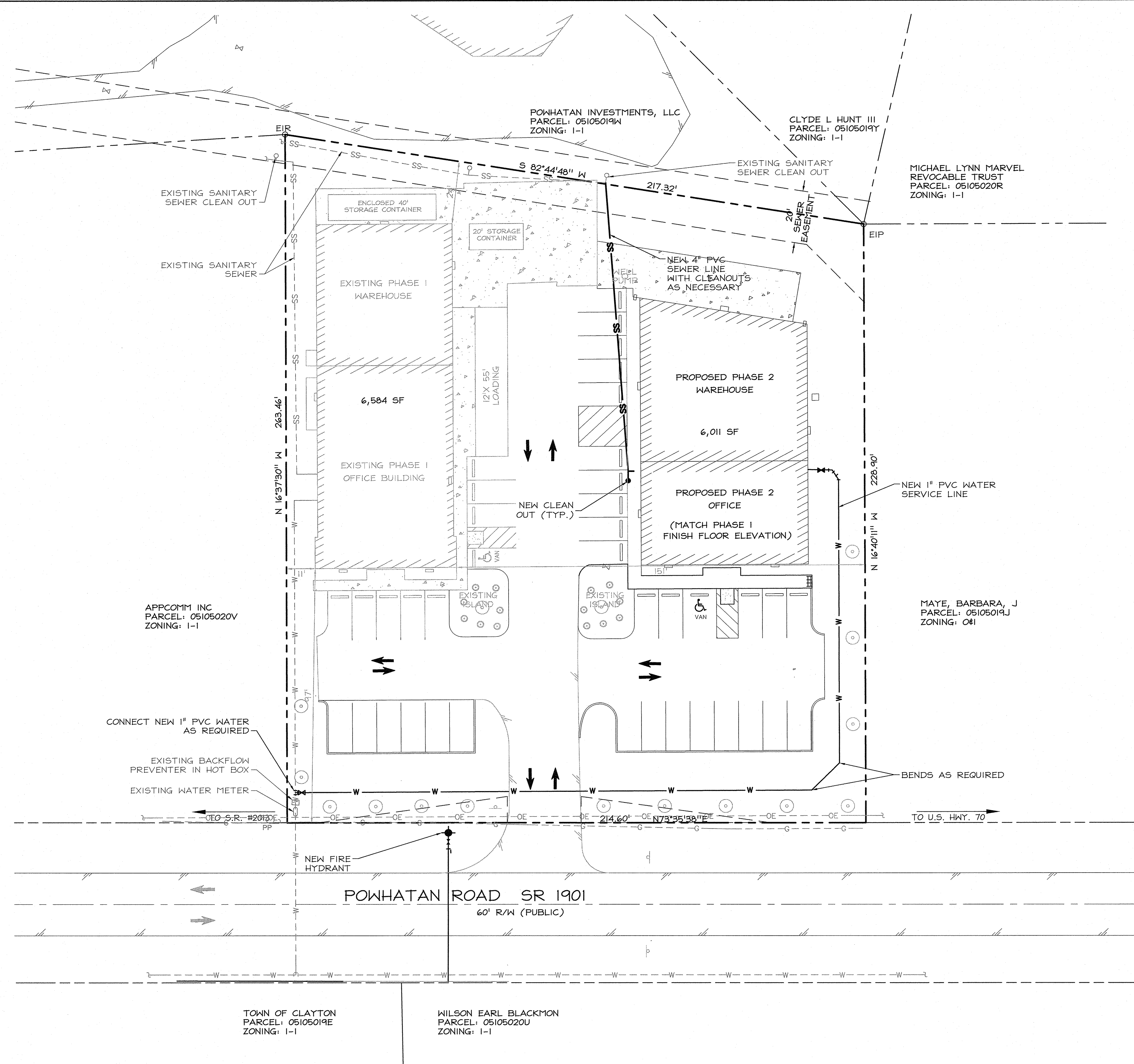
151 Poole Rd., Suite 100; Belville, NC, 28451
TEL (910) 383-1044; FAX (910) 383-1045
www.capefearengineering.com
N.C. LICENSE # C-1621

PROJECT NUMBER:	0100-007
SCALE:	AS SHOWN
DATE:	
TRACKING:	

EDWARDS ELECTRONIC SYSTEMS, INC.
LOT 15
NORTH TECH PARK

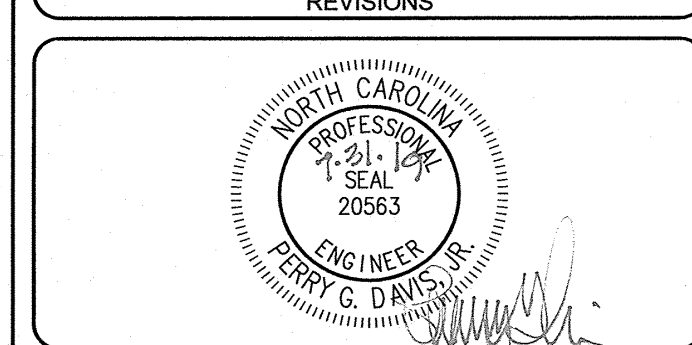
SITE PLAN

PROJECT NUMBER	SHEET NUMBER
0100-007	C-2



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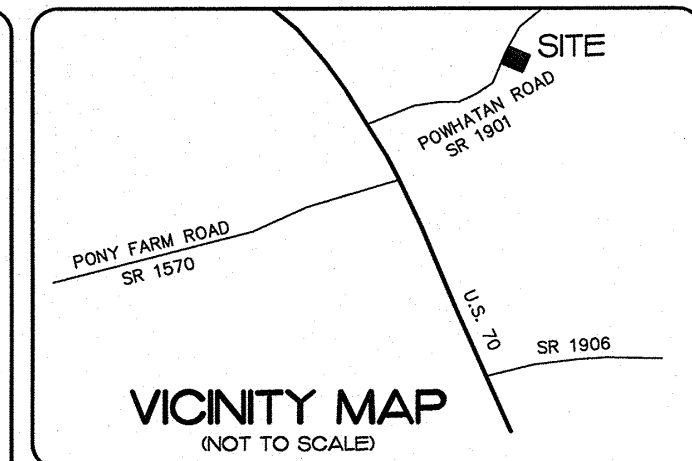
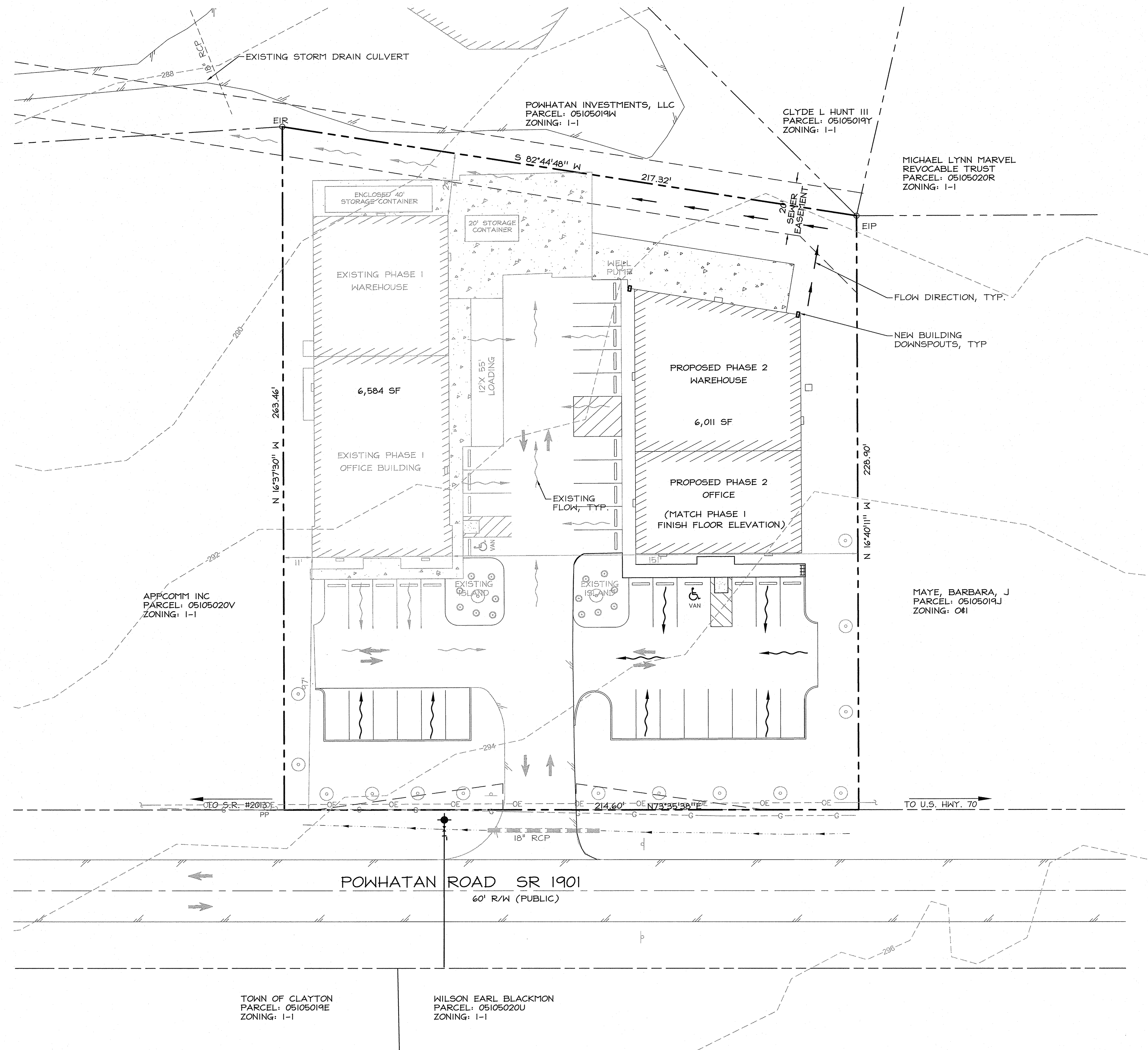
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**EDWARDS ELECTRONIC
SYSTEMS, INC.
LOT 15
NORTH TECH PARK**

UTILITY PLAN

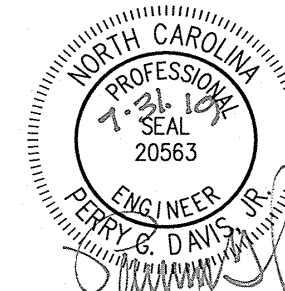
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SYSTEMS, INC**

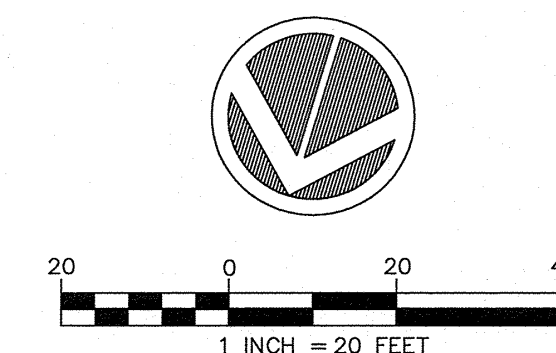
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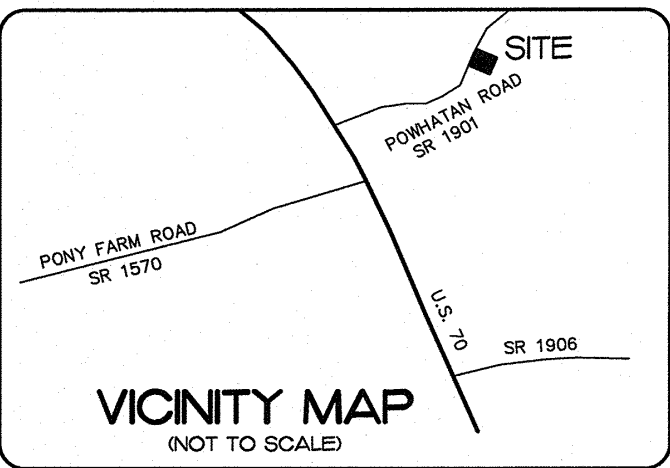
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SCALE:	AS SHOWN
DATE:	
TRACKING:	

EDWARDS ELECTRONIC
SYSTEMS, INC.
LOT 15
NORTH TECH PARK

GRADING AND DRAINAGE PLAN

PROJECT NUMBER	SHEET NUMBER
0100-007	C-4

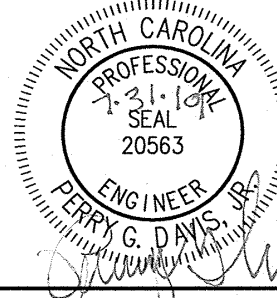




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- 24,177 SF (0.56 AC) OF LAND DISTURBANCE
- SOD OR SEED ALL DISTURBED AREAS

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SYSTEMS, INC**

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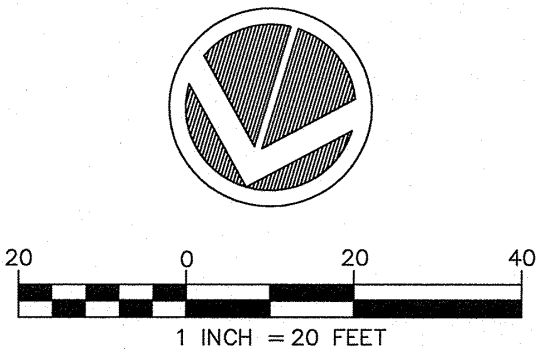
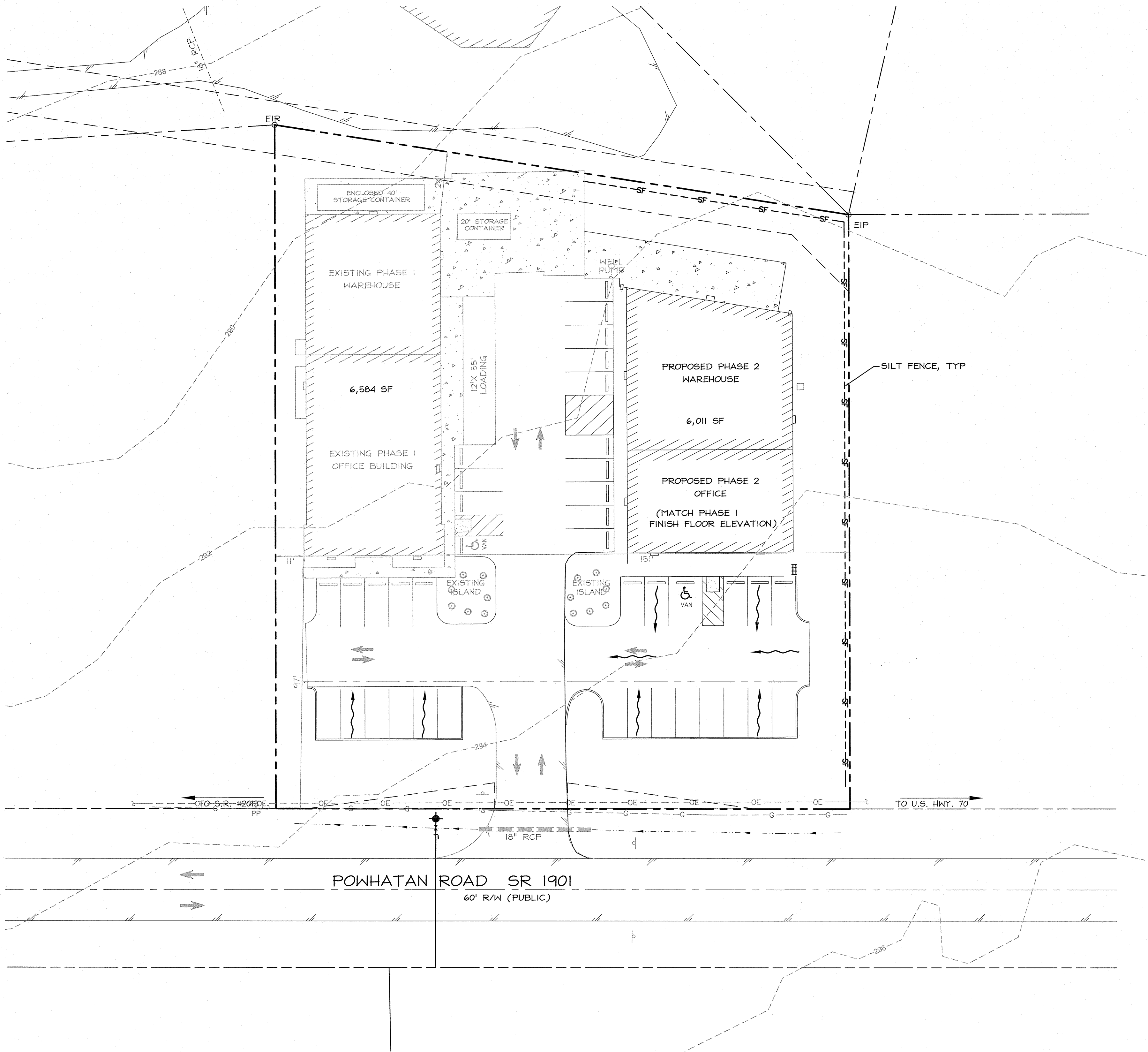
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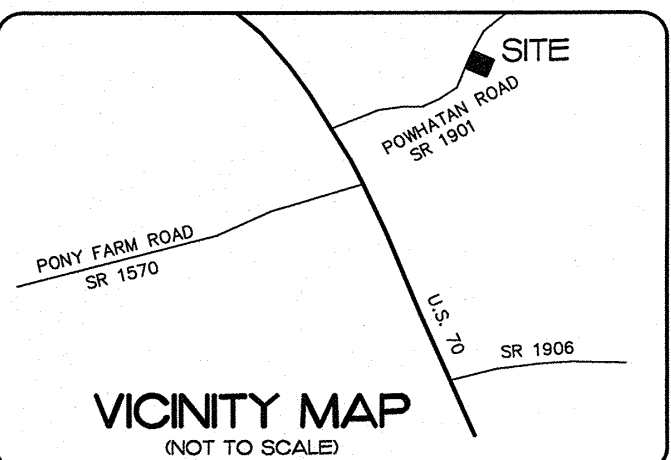
EDWARDS ELECTRONIC
SYSTEMS, INC.
LOT 15
NORTH TECH PARK

EROSION CONTROL PLAN

PROJECT NUMBER	SHEET NUMBER
0100-007	C-5

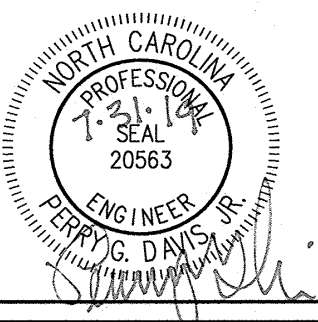


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A	ISSUED FOR TOWN OF CLAYTON REVIEW	PGD
REV. #	DESCRIPTION	REV. BY DATE
REVISIONS		



**EDWARDS
ELECTRONIC
SYSTEMS, INC**

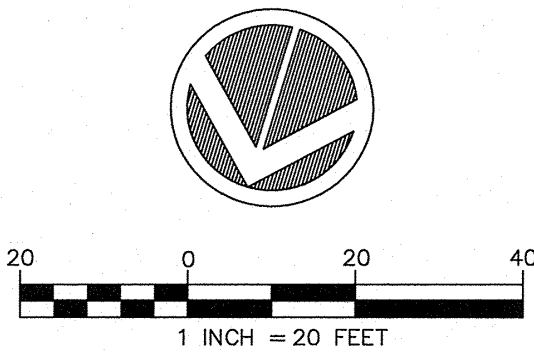
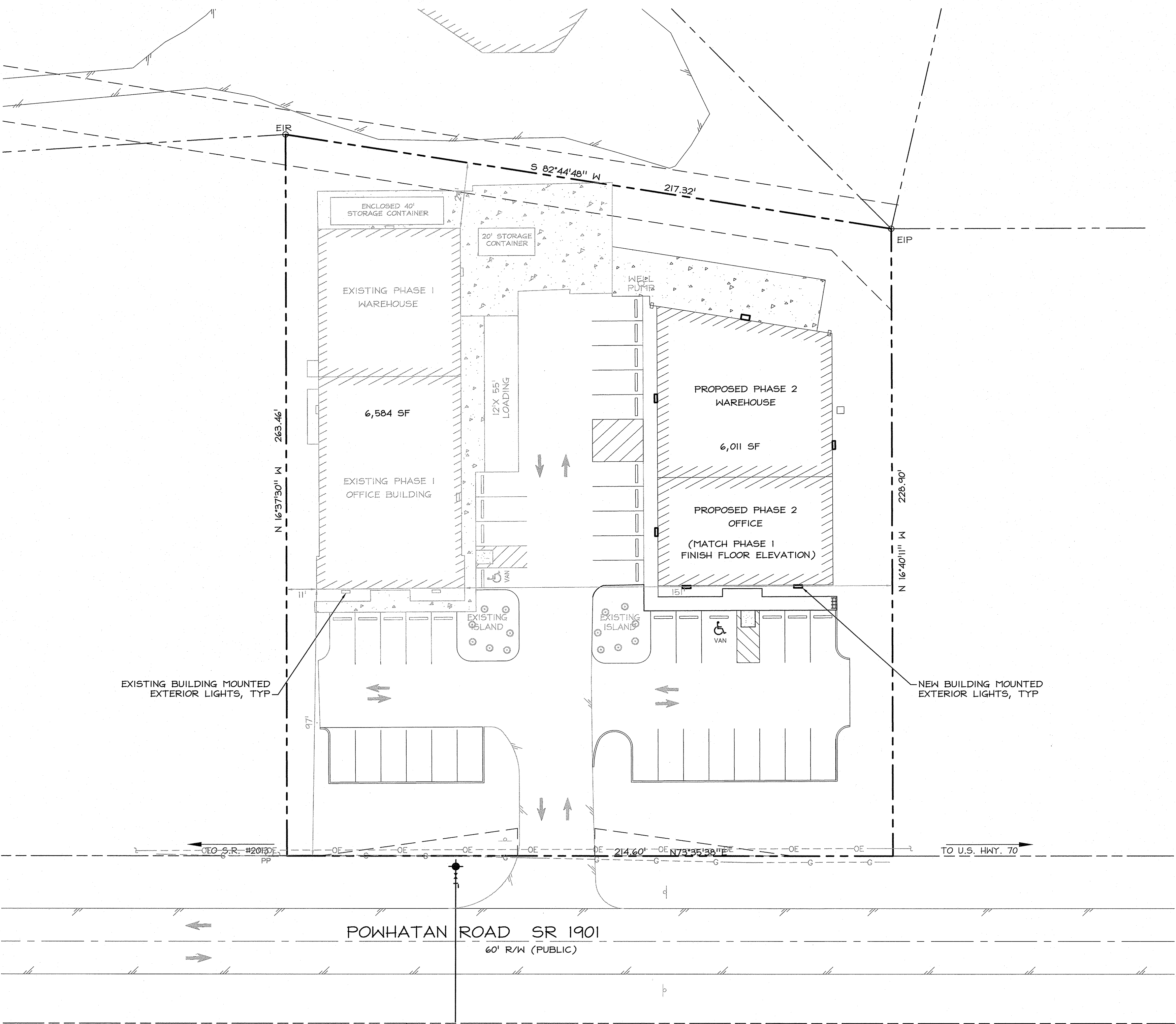
**CAPE FEAR
ENGINEERING**
151 Poole Rd., Suite 100, Belville, NC, 28451
TEL (910) 383-1044; FAX (910) 383-1045
www.capefearengineering.com
N.C. LICENSE # C-1621

PROJECT NUMBER:	0100-007
SCALE:	AS SHOWN
DATE:	
TRACKING:	

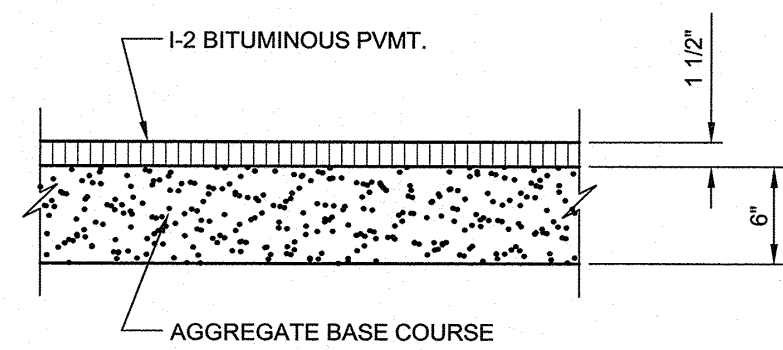
EDWARDS ELECTRONIC
SYSTEMS, INC.
LOT 15
NORTH TECH PARK

LIGHTING PLAN

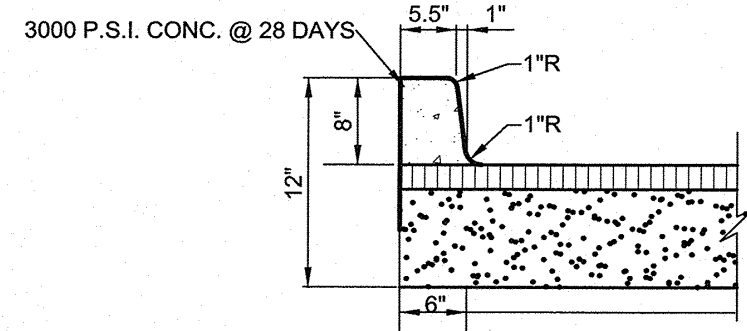
PROJECT NUMBER	SHEET NUMBER
0100-007	C-6



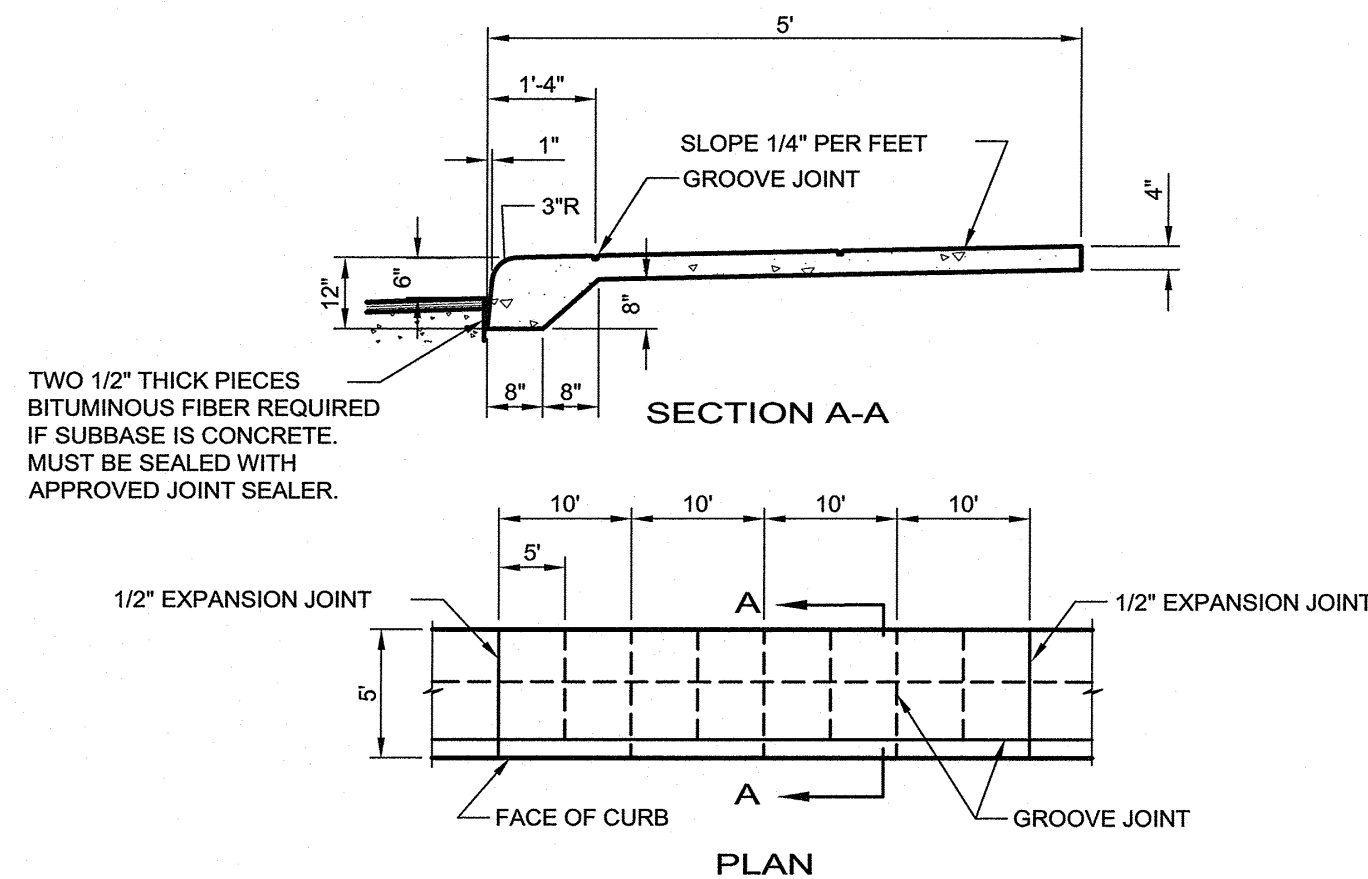
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PAVEMENT SECTION
NOT TO SCALE

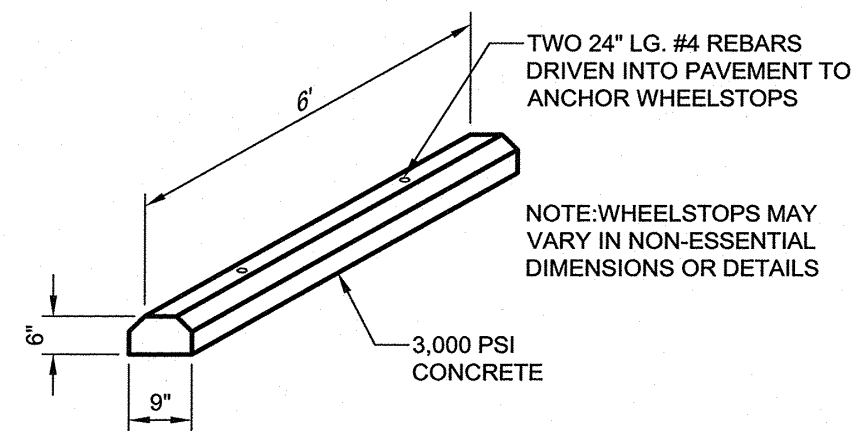


CONCRETE CURB
NOT TO SCALE

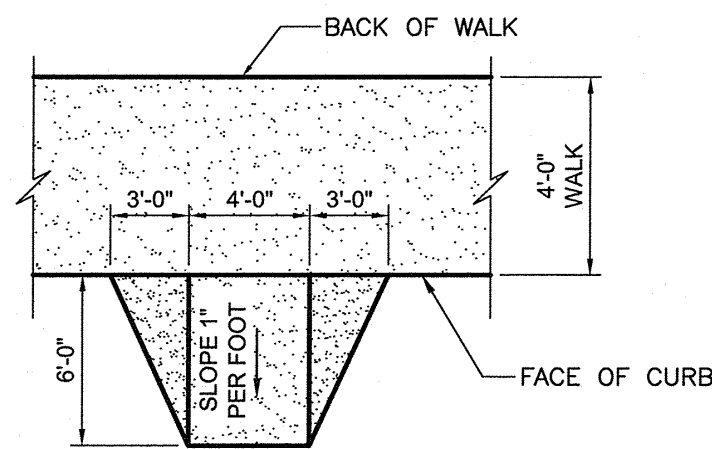


- GENERAL NOTES:
- A GROOVE JOINT 1" DEEP WITH 1/3" RADII SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 40' INTERVALS. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.
 - ALL CONCRETE TO BE 3000 P.S.I. COMPRESSIVE STRENGTH.

TURNDOWN CURB & SIDEWALK DETAIL
NOT TO SCALE



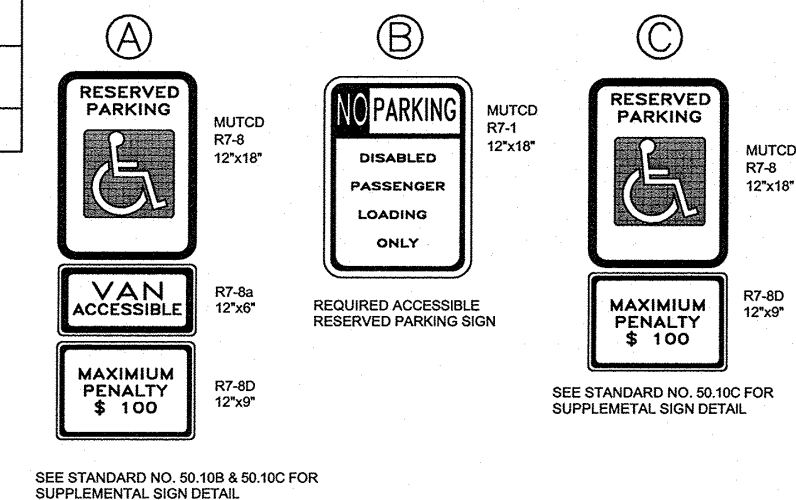
CONCRETE WHEEL STOP
NOT TO SCALE



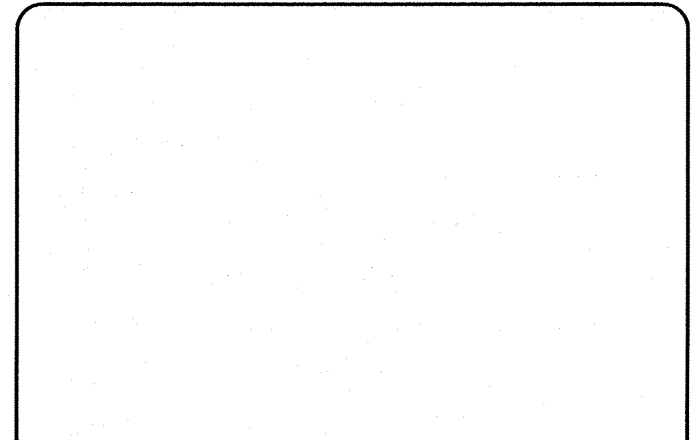
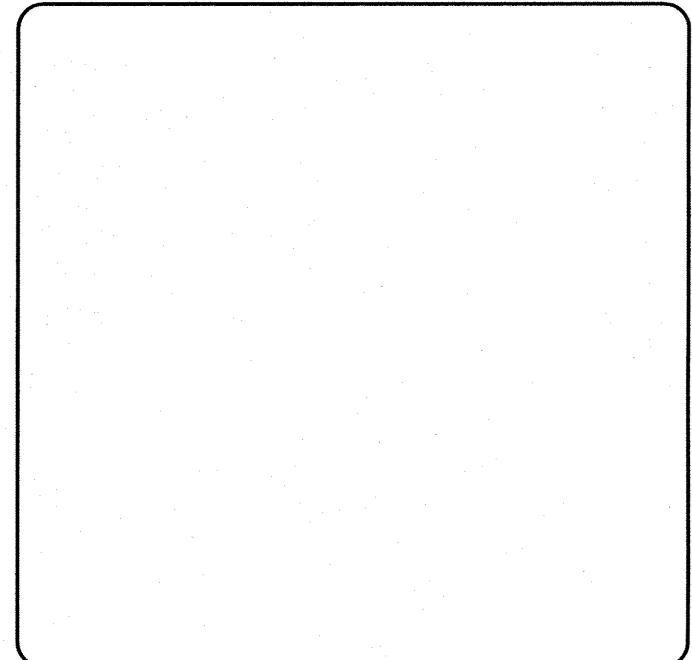
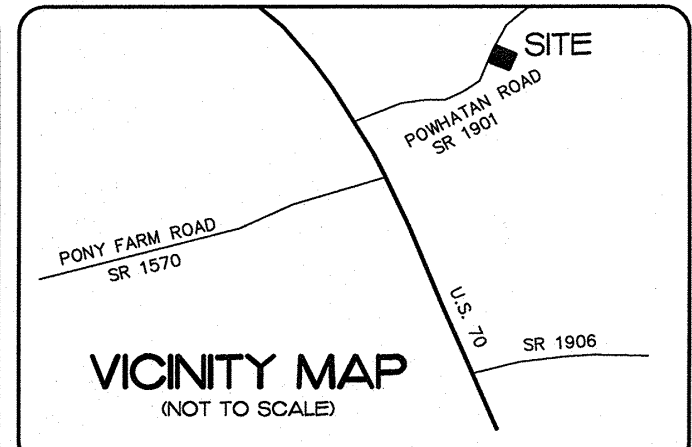
HANDICAPPED RAMP DETAIL
NOT TO SCALE

TOTAL PARKING SPACES PROVIDED	MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED	MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED TO BE VAN ACCESSIBLE
1 TO 25	1	1
26 TO 50	2	1
51 TO 75	3	1
76 TO 100	4	1
101 TO 150	5	1
151 TO 200	6	1
201 TO 300	7	1
301 TO 400	8	1
401 TO 500	9	2
501 TO 1000	2% OF TOTAL	1 IN EVERY 8 ACCESSIBLE SPACES
1001 AND OVER	2% PLUS 1 FOR EACH 100 OVER 1000	1 IN EVERY 8 ACCESSIBLE SPACES

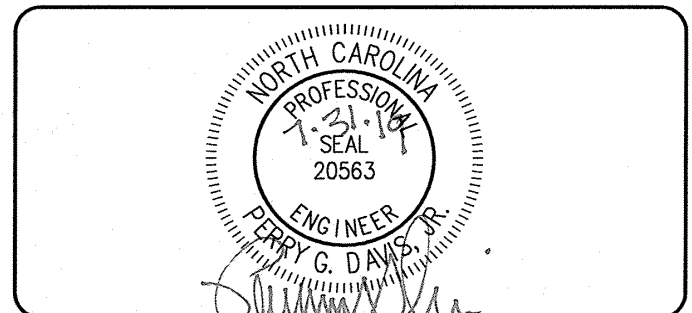
- NOTES:
- ALL 17"x19" ACCESSIBLE SIGNS (RP-8 & RP-1) SHALL BE MOUNTED AT 7 FEET FROM GRADE TO BOTTOM EDGE OF SIGN FACE (MUTCD). MOUNTING HEIGHT CAN BE REDUCED TO 5 FEET IF PLACED IN AN AREA NOT EXPECTED TO BE USED.
 - REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) U.S. DEPARTMENT OF TRANSPORTATION AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SUPPLEMENT.
 - IF ACCESSIBLE ROUTE IS A RAISED SIDEWALK AREA, THEN RAMPS ARE REQUIRED AT LOADING ZONE AREA.



ACCESSIBLE PARKING
SIGNING REQUIREMENTS



REV. #	DESCRIPTION	REV. BY	DATE
C	REVISED & RE-ISSUED PER TOWN OF CLAYTON'S REQUEST	PGD	07/31/19
B	ISSUED FOR TOWN OF CLAYTON REVIEW	PGD	06/03/19
A	ISSUED FOR TOWN OF CLAYTON REVIEW	PGD	05/17/19



**EDWARDS
ELECTRONIC
SYSTEMS**

**CAPE FEAR
ENGINEERING**
151 Poole Rd., Suite 100, Belville, NC, 28451
TEL (910) 363-1044; FAX (910) 363-1045
www.capefearengineering.com
N.C. LICENSE # C-1621

PROJECT NUMBER:	0100-007
SCALE:	AS SHOWN
DATE:	
TRACKING:	

EDWARDS ELECTRONIC
SYSTEMS, INC.
LOT 15
NORTH TECH PARK

DETAILS

PROJECT NUMBER	SHEET NUMBER
0100-007	D-1

PRELIMINARY
NOT FOR
CONSTRUCTION

PLANS FOR:
EDWARDS ELECTRONIC SYSTEMS, INC.
3821 POWHATAN ROAD CLAYTON, NORTH CAROLINA 27527

REVISIONS	
NO.	

Cruse
And
Associates, P.A.

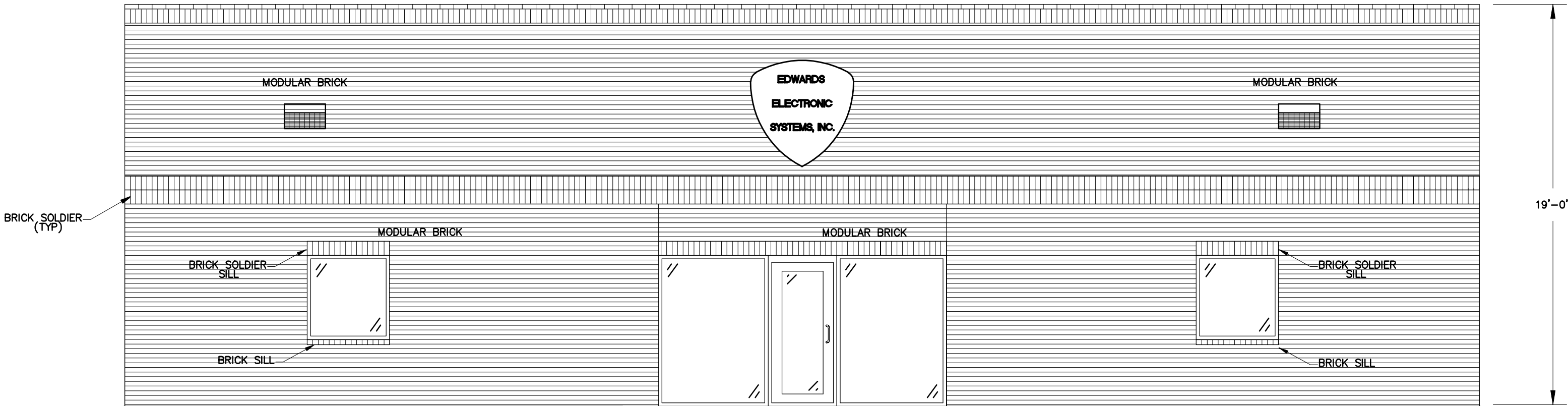
CA

114 NACE INDUSTRIAL PARKWAY
DURHAM, NORTH CAROLINA 27634
P.O. BOX 28254
DURHAM, NORTH CAROLINA 27634
TEL: (919) 882-5165
FAX: (919) 882-5162

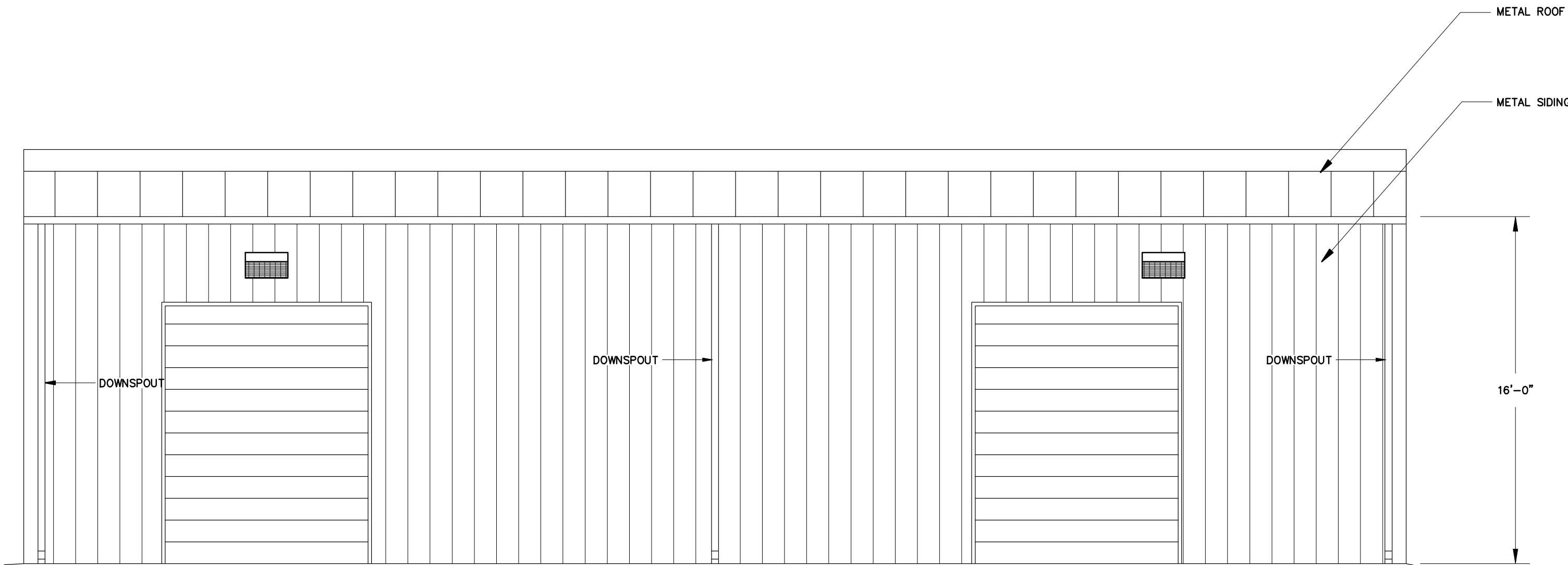
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DATE 05/22/19
DRAWN BY BAM
JOB NO. 19-09

SHEET NO.
F-2



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

ELIMINARY
NOT FOR
STRUCTIO

EDWARDS ELECTRONIC SYSTEMS, INC.
3821 POWHATAN ROAD CLAYTON, NORTH CAROLINA 27527

NO.	
-----	--

NO.	

**Cruse
And
Associates, P.A.**

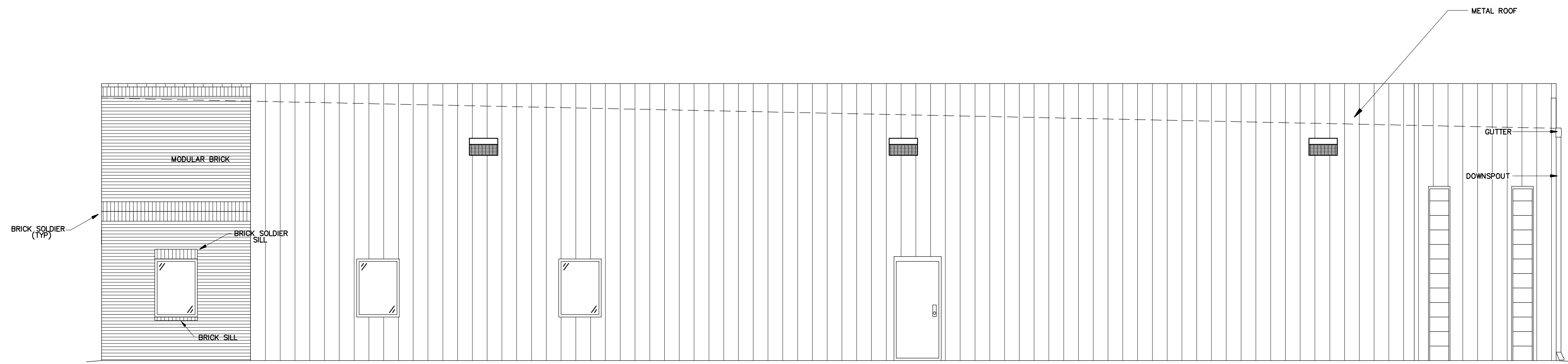
**414 EAST DODDINGTON STREET
CHICAGO, ILL. 60634
PH: (312) 865-4429
FAX: (312) 866-4462**

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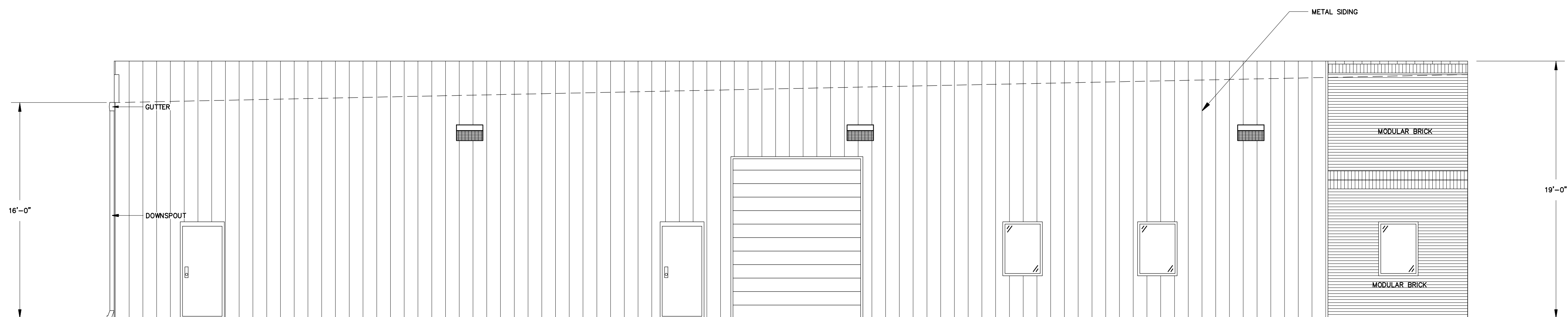
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DATE	05/22/19
DRAWN BY	BAM
JOB NO.	19-09

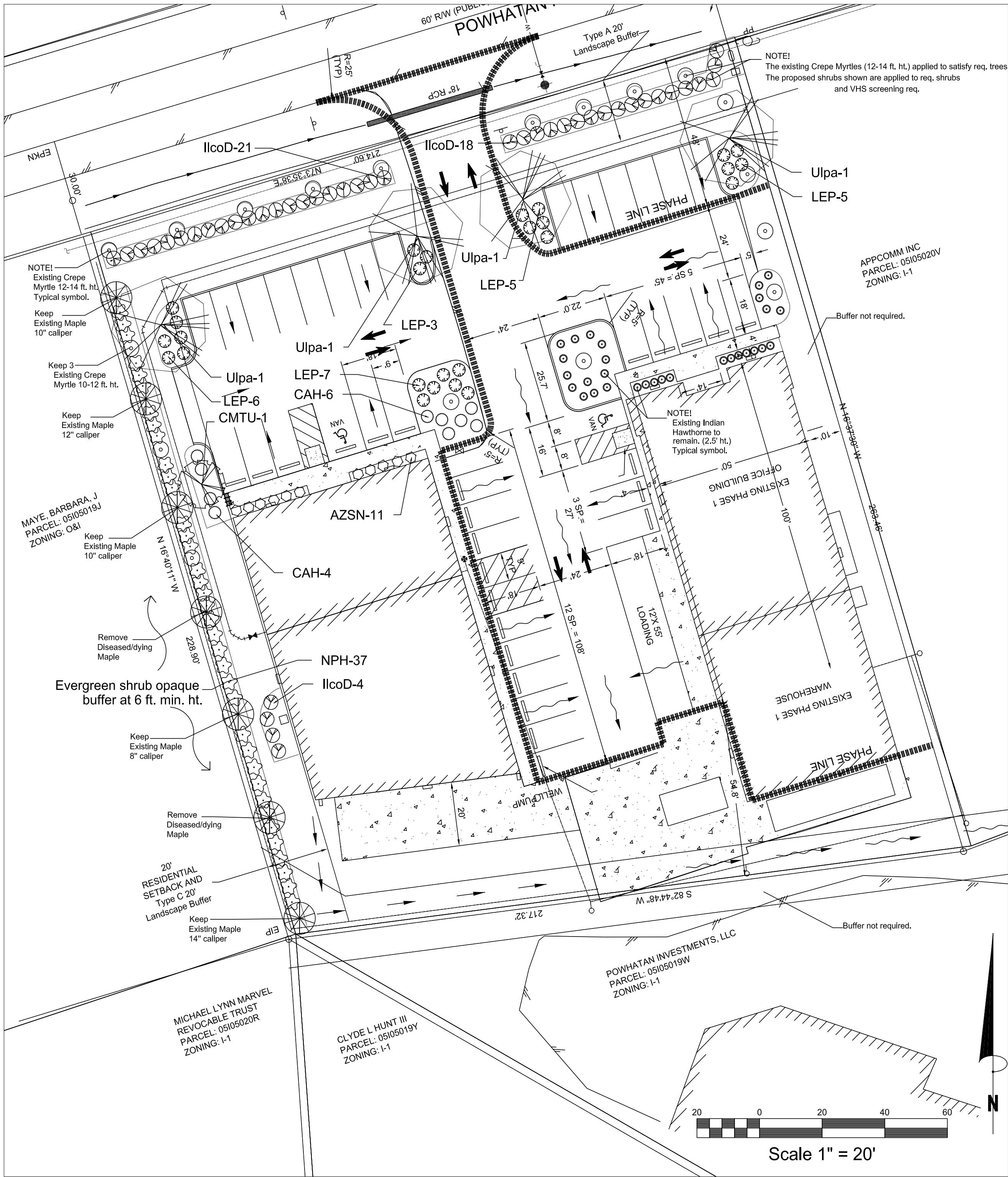
SHEET NO.
F-3



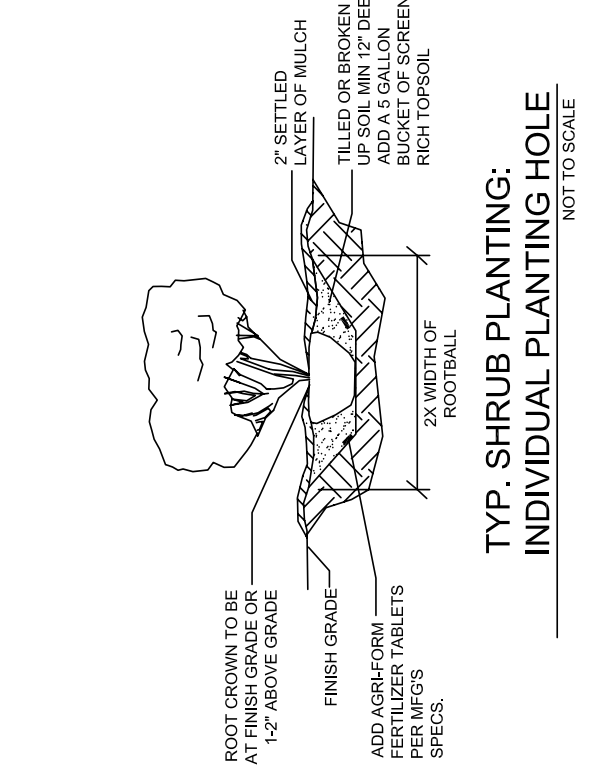
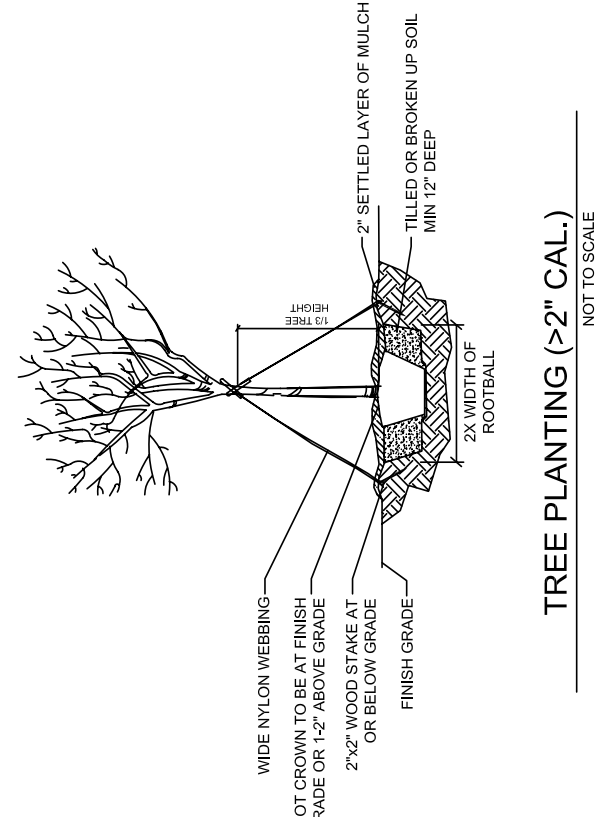
SCALE: $1/4" = 1'-0"$



SCALE: $1/4" = 1'-0"$



- General Planting Notes:
1. Mulch all new plant beds with 3" mulch. Match existing.
 2. Warranty plantings for 1 year period following completion.
 3. Prepare plant beds by removing grass, add 5" of 90% topsoil blend soil to beds, till and rake smooth. Remove large clods, roots, etc..
 4. New lawn areas to be sodded with Zoysia sod.
 5. All new trees shall be installed with an automatically operated irrigation system that will adequately cover all living plant material. Such system shall include a rain sensor.
 6. All landscaped areas shall be maintained in an attractive and healthy condition. Weeds and diseased plantings shall be removed and replaced in a timely fashion.
 7. Plant quantities shall be checked for accuracy by the Landscape Contractor prior to construction. Notify LA if discrepancies are found.



LANDSCAPE SUMMARY

SITE DATA	
PROPOSED USE:	INDUSTRIAL light
TOTAL LOT ACREAGE:	52,833 SF / 1.21 AC.
ZONING DISTRICT:	I-1
LANDSCAPE DATA	
% OF SITE LANDSCAPED:	
% REQ. = 20%	
20% LANDSCAPED AREA:	10,567 SF
CANOPY TREE REQ. AND PROVIDED	11
UNDERSTORY TREE REQ. AND PROVIDED	11
SHRUBS REQ. AND PROVIDED	21
TYPE A BUFFERS:	
Powhatan Road Type A 20' Buffer	214 lf less driveway (28 lf) = 186 lf
1 canopy trees req./100lf	2 canopy trees req./provided
2 understory trees req./100lf	4 understory trees req./provided
8 shrubs req./100lf	15 shrubs req./provided
NOTE!	
The existing Crepe Myrtles (12-14 ft. ht.) applied to satisfy req. trees.	
The proposed shrubs shown are applied to req. shrubs and VHS screening req.	
West Property Line Type C 20' Buffer	
229 lf	
2 canopy trees req./100lf	5 canopy trees req./ provided*
2 understory trees req./100lf	2 understory trees req./ provided*
12 shrubs req./100lf	27 shrubs req./ provided
*Requirements satisfied by preserving 5 existing maples and 3 existing crepe myrtles.	
STREET TREES:	
Powhatan Road	214 lf / 40 lf per tree = 5 req. / 5 prov.*
*Existing 12-14 ft. ht. crepe myrtles applied to satisfy tree req.	

CLASS A BUFFER	
per 100 linear feet	
Alternative 3	20 feet
Note: Crepe Myrtles used under existing Power Line.	
1 canopy trees	
2 understory trees	
8 shrubs	
CLASS C BUFFER	
per 100 linear feet	
Alternative 3	20 feet
Create opaque evergreen hedge at 6 ft. ht. min.	
2 canopy trees	
1 understory tree	
12 shrubs	
to form opaque evergreen hedge	

LAWN PREPARATION AND SODDING NOTES:

A. Before fertilizing and seeding, the topsoil surfaces shall be trimmed and worked to true line from unsightly variation, bumps, ridges and depressions and all detrimental material, roots and stones larger than 3-inches in any diameter shall be removed from the soil.

B. Not earlier than 24 hours before sod is to be laid, the soil surface to be sodded shall be thoroughly cultivated to a depth of not less than 4-inches with a weighted disc, tiller, pulvimer or other equipment, until the surface is smooth and in an acceptable condition.

C. If the prepared surface becomes eroded as a result of rain or for any other reason, or becomes crusted before the seed is sown, the surface shall again be placed in a condition suitable for sodding.

D. Ground preparation operations shall be performed only when the ground is in a tilable and workable condition.

E. All sodded areas shall be uniformly rolled in a continuous pattern immediately after sodding.

F. The Contractor shall be responsible for maintaining the proper moisture content of the soil to insure adequate plant growth until a satisfactory stand is obtained. If necessary, watering shall be performed to maintain adequate water content in the soil.

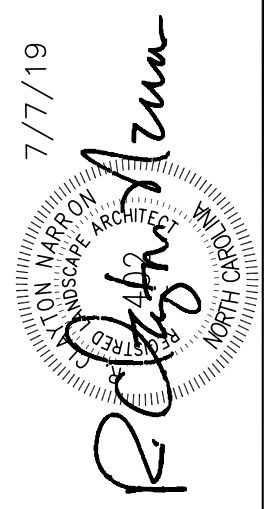
G. Sod type: Centipede. Apply fertilizer, etc. according to growers recommendations.

Planting Schedule

Plant Type	Code	#	Common Name	Scientific Name	Planting Size
Canopy Trees	Ulpa	4	Lacebark Chinese elm	Ulmus parvifolia	2 1/2"-Cal, 8' ht.
	CMTU	1	Dark Pink Crepe Myrtle	Lagerstroemia x 'Tuscarora'	2 1/2"-Cal, 8' ht.
Shrubs	IlcoD	43	Dwarf Burford holly	Ilex cornuta 'Dwarf Burford'	24" min ht.
	CAH	10	Carissa Holly	Ilex cornuta 'Carissa'	3-Gal/12"ht min
	NPH	37	Needle Point holly	Ilex cornuta 'Needle Point'	6 ft. B&B min ht.
	AZSN	11	Autumn Angel Encore Azalea	Azalea	3-Gal/12"ht min
	LEP	26	Crimson Fire Loropetalum	Loropetalum chinense, 'Crimson Fire'	24" min. ht.

REVISIONS	
DATE	BY
7-25-19	CN

Clayton Naron, Landscape Architect
312 South Fourth St., Smithfield, NC 27577
Tele: 919-464-9329



LANDSCAPE PLAN
EDWARDS ELECTRONIC SYSTEMS, INC.
LOT 15, NORTH TECH PARK
CLAYTON, NC

DATE: 7-7-19
BY: RCN
SCALE: 1"=20'
SHEET #:

L-1



Stormwater Management Statement

Project Name: Edwards Electronic Systems Phase 2

Project Address: 3821 Powhatan Road, Clayton, NC 27527

Developer: Mike Edwards with Commercial Properties of Clayton, LLC

Existing Site:

The site is an existing 1.2-acre parcel on Powhatan Road in the ETJ of Clayton, NC. Phase 1 was constructed in 2001 and at the time not in the ETJ of Clayton. The following is existing site information.

Watershed: This is the very upper limit of the Reedy Branch basin.

Flood: Not in a flood zone.

Soils: Typical Varina Series soils that are well drained and consist of loamy sand to sandy clays.

Land Use: Zoned I-1 and is partially developed.

Proposed Development:

Phase 2 development will consist of a new 6240 square foot office and warehouse building with associated parking, drives, walks and equipment pads. This is the last phase of development planned for this parcel. The entire site was approved by Johnston County in 2001 and included Phase 2.

Impervious Area Calculations- Existing:

Building	6600 SF
Parking	11692 SF
Walks and Pads	3849 SF
Total Phase 1	22141 SF or 41.91% Impervious

Impervious Area Calculations – Proposed:

Building	6240 SF
Parking	6144 SF
Walks and Pads	3246 SF
Total Phase 2	15630 SF or 29.58% Impervious

Stormwater Impacts from Proposed Development:

The proposed site is located at the very upper limit of the Reedy Branch drainage basin as Powhatan Road is situated on the drainage divide. Runoff from the site is directed to an existing culvert adjacent to the site and then into a wetland area and natural draws and ditches as it follows the meandering of Reedy Branch.

Proposed Stormwater Management System:

The proposed stormwater runoff for Phase 2 will be directed to grassed swales along the property perimeter similar to the Phase 1 development. Attenuation will be provided in underground chambers as required to meet the Johnston County Stormwater Ordinance.

Cost for Stormwater Management Facility:

We estimate the cost to construct the stormwater management facility proposed to be approximately \$20,000 with annual maintenance costs of approximately \$1000.



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

Planning Board
November 25, 2019

STAFF REPORT

Application Number: 2019-104-SP

Project Name: Edwards Electronic System Ph. 2 Major Site Plan

Tag #: 05I05019U

Applicant: Cape Fear Engineering

Owner: Commercial Properties of Clayton

Location: Located off Powhatan Road

Project Planner: Haley Hogg, Planner II

Public Noticing:

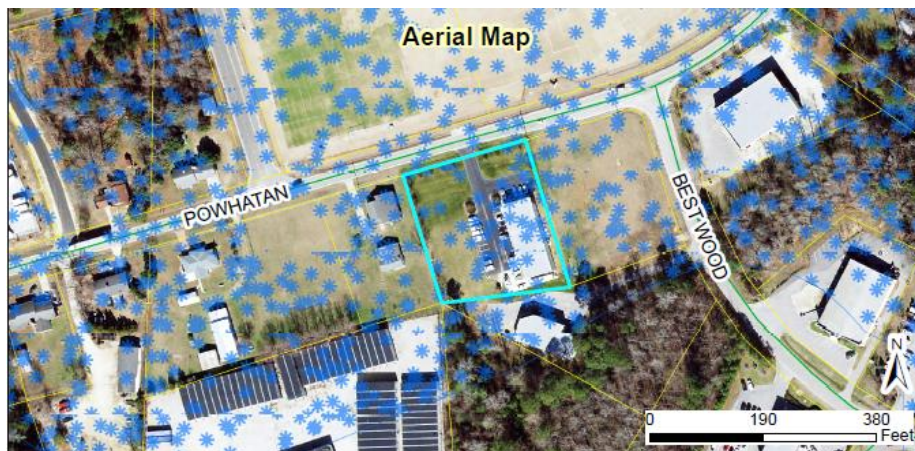
- Sign posted August 16, 2019
- Neighborhood meeting held on June 11, 2019

REQUEST: The applicant is requesting major site plan approval to develop a new 6,011 SF building.

SITE DATA:

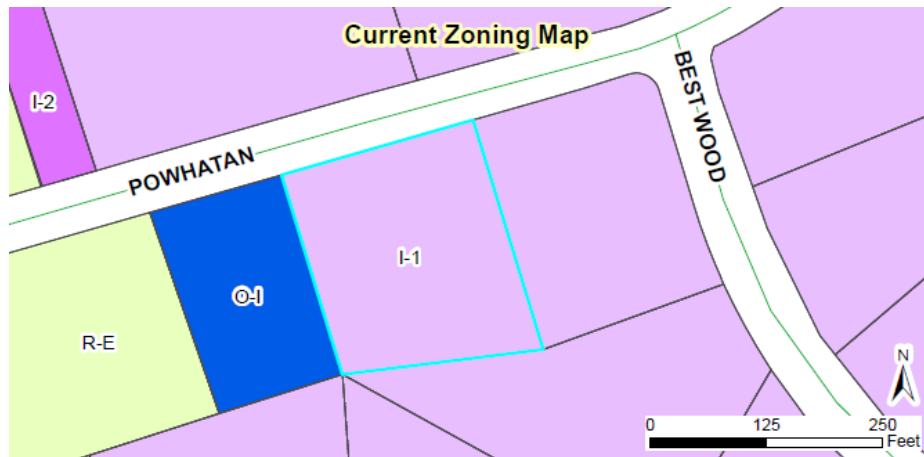
Acreage: 1.21 acres

Existing Use: Warehouse/Office



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Industrial-Light (I-1)	Vacant/TOC Wastewater Pre-treatment facility
South	Industrial-Light (I-1)	Auto Sales
East	Industrial-Light (I-1)	Vacant
West	Office-Institutional (O-I)	Funeral Home

**DEVELOPMENT DATA:**

Proposed Uses:	Warehouse/Office (Ph. 2)
Buildings:	1 proposed, 1 existing
Number of Stories:	1 story
Impervious Surface:	67.49%
Required Parking:	1 space per 200 SF (office) = 13 spaces required; 1 space per 1000 SF (warehouse) = 4 spaces
Proposed Parking:	40 spaces (23 existing for Phase 1 + 17 for Phase 2)
Access/Streets:	Accessed via an existing driveway off Powhatan Road

STAFF ANALYSIS:**Overview**

The applicant is requesting major site plan approval for the development of a 6,011 SF warehouse/office building. This building will be Phase 2 of Edwards Electronic Systems, which currently has an existing building on site. The property is zoned Industrial-Light (I-1) and the proposed site plan meets all requirements for setbacks and impervious surface coverage. The new building will share a parking lot with the existing building, and will utilize an existing driveway off Powhatan Road for access.

Watershed Protection Overlay

This property is located within the Town's Watershed Protection Overlay, which typically limits development to 24% without on-site stormwater mitigation structures. This site received a Special Intensity Allocation from the Town Council in the past to allow up to 70% total site impervious. With Phase 2 addition, the site will be at 67.49% impervious surface coverage.

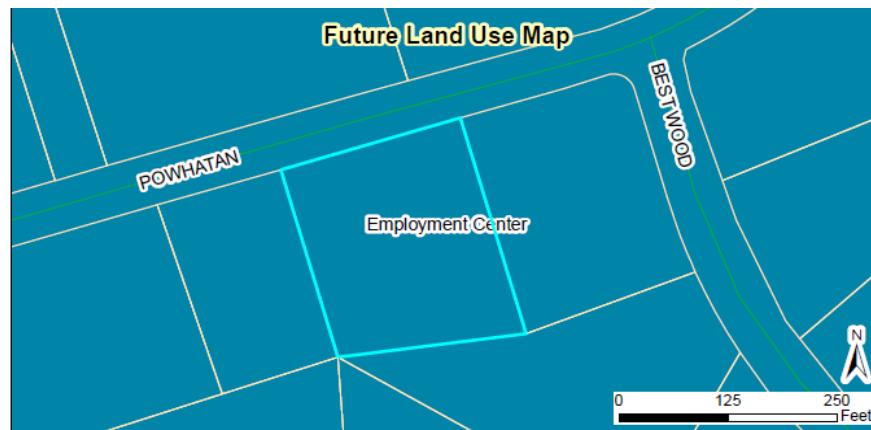
Annexation

This property is currently located in the Town's ETJ. The original plan for this site was approved in Johnston County, and the property was added to the ETJ in 2007 when the Town expanded its ETJ limits. The site currently is served by Town water and sewer services. Since the site is contiguous to the municipal limits of the Town and is proposing a new building, which will also be served by water and sewer, the site is required to submit an annexation application to the Town of Clayton. The property owner has an executed Development Agreement with the Town of Clayton, which was approved by Town Council on November 18, 2019, that outlines the timeline for an annexation petition to be submitted. This ensures that the annexation will occur prior to issuance of a Certificate of Occupancy for the new building or by January 2021, whichever occurs first.

Consistency with Adopted Plans:

- **Comprehensive Plan 2040**

The proposed use and site plan is consistent with the Comprehensive Plan 2040, which designates this parcel as "Employment Center". The proposed use of a warehouse and office is consistent with this designation.



- **Unified Development Code**

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

Landscaping and Screening

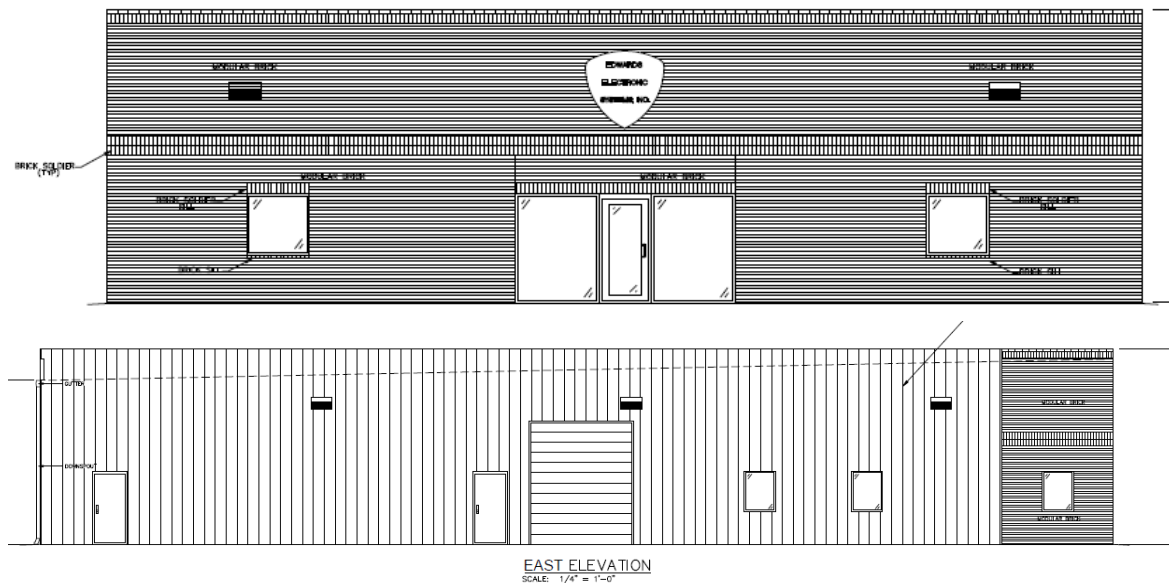
The site will include 20% of the interior landscaped, as required within the UDC. A Class "C" landscape buffer will be provided along the property to the west for compatibility purposes.

Garbage / Recycling

An existing dumpster is located on the subject property. This dumpster is not screened from view as required within the Unified Development Code. Rather than modifying the dumpster to develop an enclosure that meets current standards of the UDC, the applicant has chosen to utilize roll-outs for trash collection. The dumpster will be removed from the site accordingly. If a dumpster is added to the site in the future, it will be required to meet the UDC standards for dumpster enclosures and an amendment to the plan will be required for staff to review the enclosure.

Architecture/Design

The building will consist of modular brick on the front elevation, with the remaining sides of the building consisting of metal siding. This site does not meet current UDC requirements for buildings to be architecturally consistent on all sides. However, this application was submitted prior to adoption of the ordinance amendment to require architectural consistency on all sides of a structure. Therefore, the new amendment does not apply to this application and the proposed design is acceptable.



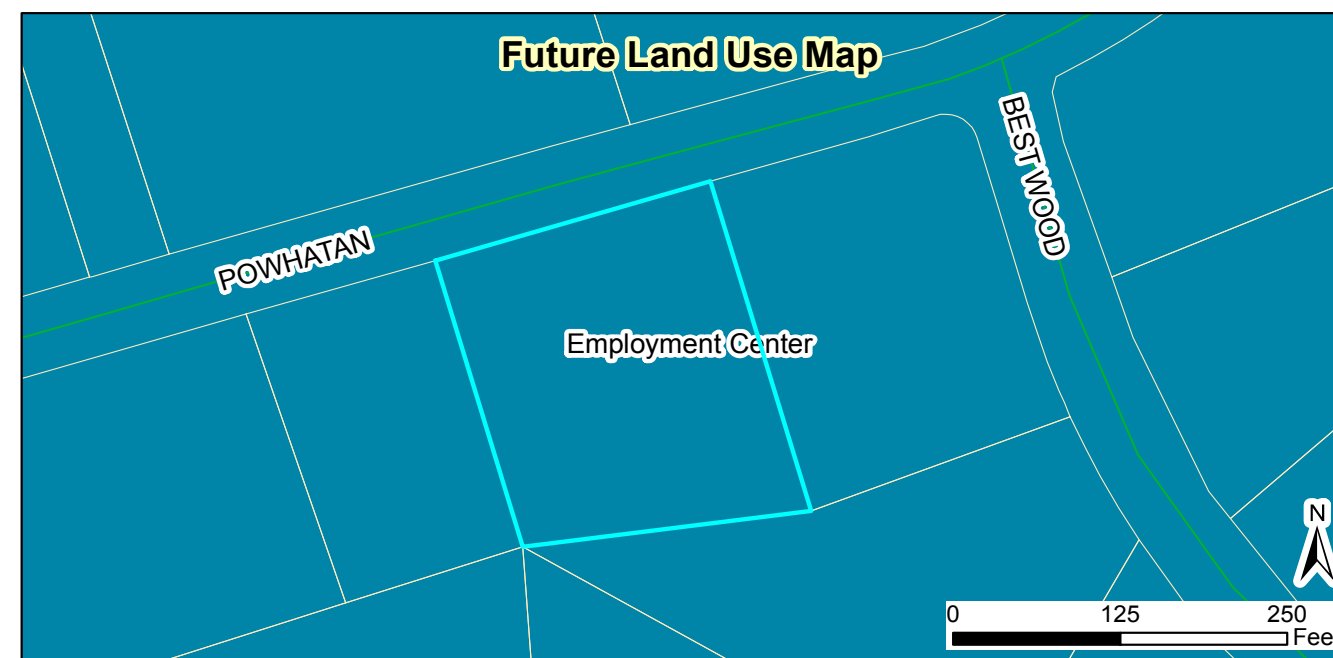
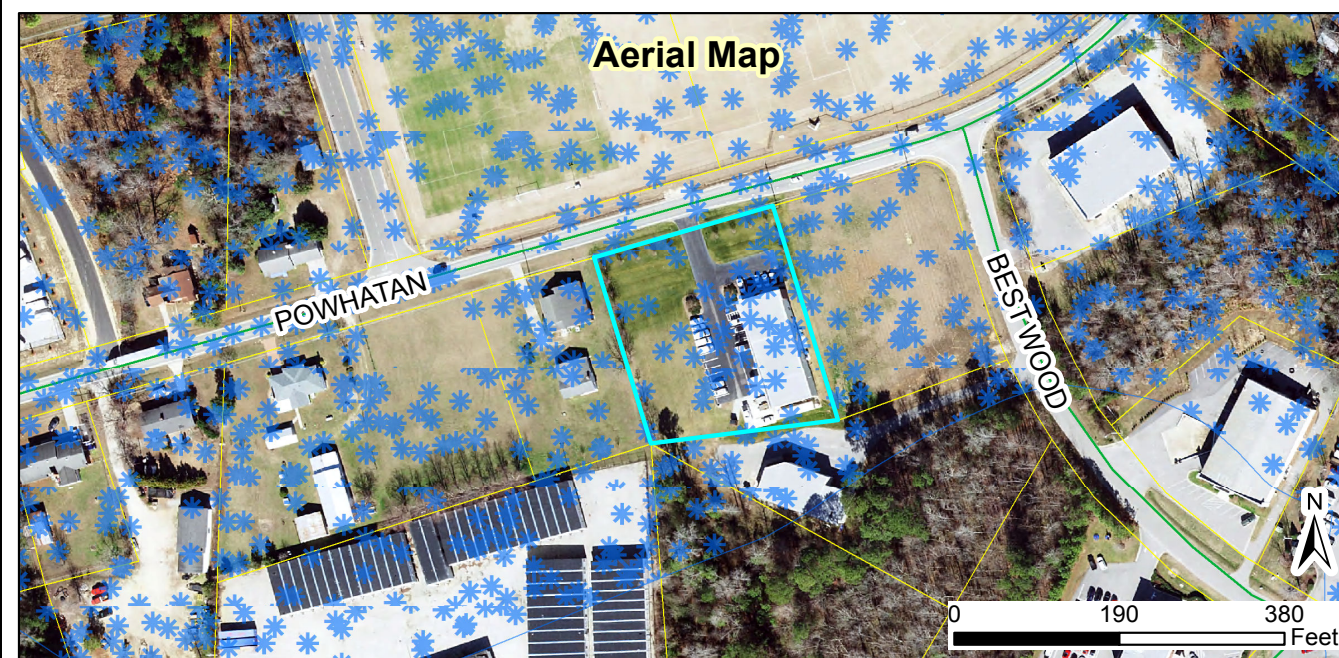
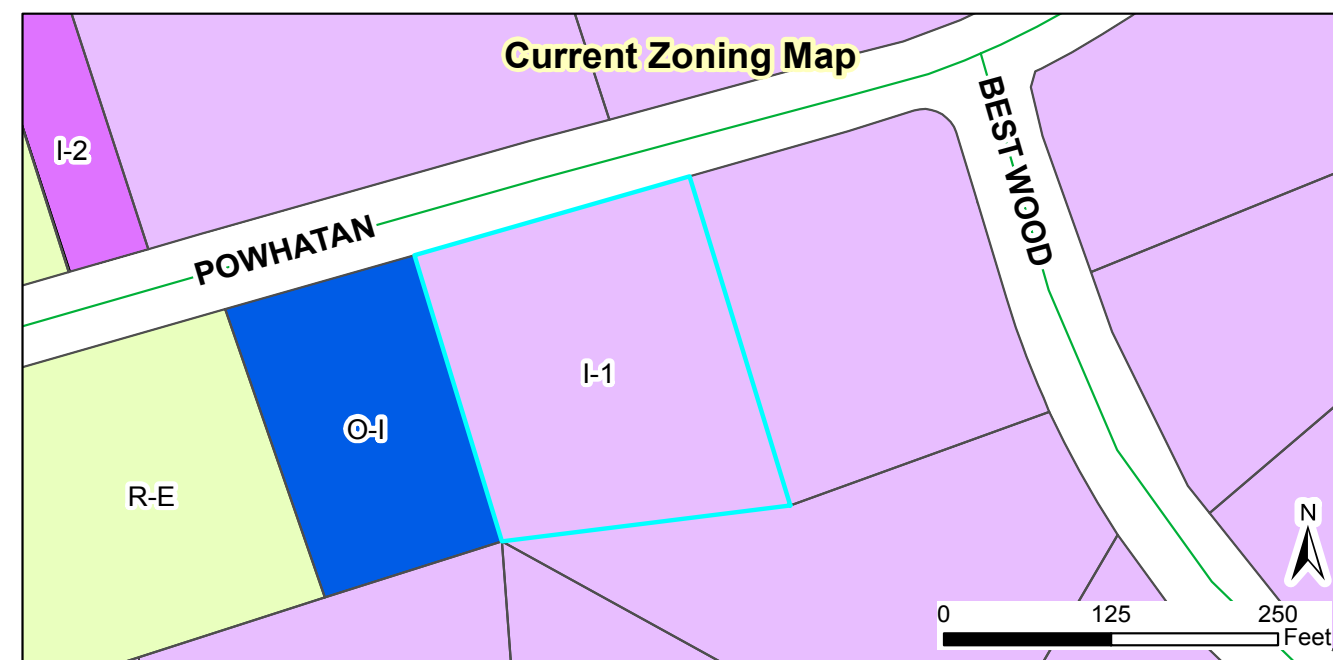
CONSIDERATIONS:

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

ATTACHMENTS:

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

5) Development Agreement



Staff Report Map

2019-104-SP Edwards Electronic Systems Ph. 2 Major Site Plan Request to develop an additional office/warehouse building

Applicant: Cape Fear Engineering
Property Owners: Commercial Properties of Clayton
Tag #: 05105019U

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2019\2019-104-SP - Edwards Electronic Systems, Inc\Staff Report Maps\Staff Report Map - 2019-104-SP - Edwards Electronic Systems SP.mxd



06/25/19

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

Legend

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

Prepared by and return to:
Town of Clayton
c/o Samantha Wullenwaber
PO Box 879
Clayton, NC 27528

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this “Agreement”) is made this _____ day of _____, 200__, by and between **THE TOWN OF CLAYTON**, a municipality existing under the laws of the State of North Carolina (the “Town”), and **COMMERCIAL PROPERTIES OF CLAYTON, LLC**, a North Carolina Limited Liability Corporation (“Developer”) DBA as Edwards Electronics located at 3821 Powhatan Road, Clayton, NC 27527.

WITNESSETH:

WHEREAS, the Developer is the owner of a parcel of land containing approximately 1.21 acres, more or less, located within the extra-territorial jurisdiction of the Town of Clayton;

WHEREAS, the Developer owns and operates a business located at 3821 Powhatan Road, Clayton, NC 27527 that is requesting additional water and sewer capacity for the construction of a 6,011sqft warehouse;

WHEREAS, the Town of Clayton Unified Development Ordinance §51.03 states

§ 51.03 GENERAL EXTENSION REQUIREMENTS.

The general requirements as to extensions of water and sewer systems shall be in keeping with the following principles:

(A) Each developer of land shall be responsible for providing water and sewer line connections and all necessary pump stations, lift stations, and fire hydrants between their property and the town systems.

(B) Extension of both water and sewer mains shall be required when service is requested. Extension of one utility without the simultaneous extension of the other shall be permitted only in the event that water or sewer mains are available and considered adequate by the town.

(C) In accordance with G.S. § 160A-317, any property proposing to develop within the town limits and within 300 linear feet of any water line or sewer collection line owned, leased as lessee, or operated by the town or on behalf of the town shall extend and connect, unless it is determined by the town, in its sole discretion, that connection to the property is not feasible. The minimum distance for the extension of water mains or sewer mains shall be determined by the town. In general, the minimum distance for extension shall be one platted block, or in the case of water mains, from main line valve to valve, and in the case of sanitary sewers, from manhole to manhole. However, in no case shall water and sewer lines be extended less than the entire length of the developer's property and to adjacent parcels.

(D) The minimum diameter for a water main shall be six inches and the minimum diameter for a sewer main shall be eight inches. All sewer mains shall be installed at a maximum depth to ensure service to as large an area as possible.

(E) Within floodway and floodway fringe zones and areas of special flood hazard, the following requirements shall apply:

(1) All new and replacement water supply systems shall be designed to minimize or eliminate filtration of flood waters into the system.

(2) New and replacement sanitary sewer systems shall be designed to minimize and eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters.

(3) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

(F) The water and sewer extension policy and all extension requests shall be administered by the Town Manager, or designee.

(G) No water or sewer service shall be provided to any property outside of the municipal limits of the town, except upon compliance with one of the following:

(1) If the property is contiguous to the municipal limits of the town, the property owners shall immediately petition for and obtain annexation of the property into the municipal limits of the town.

(2) If the property is not then contiguous to the municipal limits of the town, the property owners shall enter into a written agreement with the town for the voluntary annexation thereof at such future date as said property shall be contiguous to the municipal limits of the town, or it is determined by the Town Council that it is in the best interests of the town to satellite annex the property.

(3) The Town Council may negotiate terms for voluntary annexation of tracts which require water and/or sewer system extensions.

(Ord. passed 4-2-90; Am. Ord. 2017-03-01, passed 3-6-17; Am. Ord. 2018-07-07, passed 7-16-18);

WHEREAS, the Developer agrees to voluntary annexation of the property located at 3821 Powhatan Road, Clayton, NC 27527, Parel ID 05I05019U, consisting of the entire 1.212 acre parcel. Said annexation shall be complete and in effect by January 1, 2021.

NOW, THEREFORE, XXXXXX??

[SIGNATURES AND ACKNOWLEDGEMENTS APPEAR ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

TOWN OF CLAYTON, a North Carolina municipality

Attest:

Kimberly Moffet, Town Clerk

By: _____
Jody L. McLeod, Mayor

[AFFIX MUNICIPAL SEAL]

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

I, _____, a Notary Public for said County and State, certify that _____ personally came before me this day and acknowledged that s/he is Town Clerk of the **TOWN OF CLAYTON**, a North Carolina municipality, and that by authority duly given and as the act of the municipality the foregoing instrument was signed in its name by its Mayor and attested by _____ as its Town Clerk.

Witness my hand and official stamp or seal, this _____ day of _____, 200__.

Notary Public

My Commission Expires: _____

[NOTARIAL SEAL]

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

I, _____, a Notary Public of County and State aforesaid, do hereby certify that _____, [Manager or Member] of **COMMERCIAL PROPERTIES OF CLAYTON, LLC.**, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

Witness my hand and official stamp or seal, this _____ day of _____, 20__.

Notary Public

My Commission Expires: _____

[NOTARIAL SEAL]



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

REZONING APPLICATION

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

SITE INFORMATION

Name of Project: JAK Holdings
Acreage of Property: 1.48 Zoning District: _____
County Tag #: 05G01015A NC Pin #: 165907-58-2949
Address/Location: 1600 OLD US HWY 70 CLAYTON, NC 27520
Existing Zoning District: R-E Proposed Zoning District: B-3

APPLICANT INFORMATION

Applicant: Andrew Phillips
Mailing Address: 1685 OLD US HWY 70 CLAYTON, NC 27520
Phone Number: 910-591-9945 Fax: _____
Contact Person: Andrew Phillips
Email Address: andy@readyroofing.com

PROPERTY OWNER INFORMATION

Name: TRUESDALE, RICK G and TRUESDALE, JO LYNN
Mailing Address: 1600 OLD GARNER RD CLAYTON, NC 27520
Phone Number: 919-553-5980 Fax: _____
Email Address: _____

OFFICE USE ONLY

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

NOV 01 2019

TOWN OF CLAYTON
PLANNING DEPARTMENT

2 of 10

EXPLANATION OF PROJECT

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

We would like to rezone the existing property currently zoned R-E to B-3 for the expansion of our local business and also add additional rental office space for future growth of the Clayton.

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.
The area around the property is employment center
2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
Currently it is residential. We propose to rezone from R-E to B-3 for future office retail.
3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
We are an existing business in Clayton and wish to build a new facility for our growing needs and add extra tenant space for future growth of other businesses.
4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, potable water supply and stormwater drainage facilities is available for the proposed use.
This is for commercial use so there is no need for school and public recreation services.
Water is available on the property and sewer is accross the street but I do not know the cost to access.
5. It has been determined that the legal purposes for which zoning exists are not violated.
This is not considered spot zoning because it abuts existing commercially zoned propterties
6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.
Rezoning would have no adverse effect because there is similar use of land in the abutting properties with like kind use of the space.

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

The rezoning is not to the detriment of the general public because there is similar use in the adjoining property.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Clayton to amend the Zoning Ordinance and change the Official Zoning Map of the Town of Clayton as requested.. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Clayton, North Carolina, and will not be returned.

Andrew Phillips
Print Name

[Signature]
Signature of Applicant

11/1/19
Date



RECEIVED

NOV 01 2019

TOWN OF CLAYTON

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: JAK Holdings Address or PIN #: 165907-58-2949

AGENT/APPLICANT INFORMATION:

Andrew Phillips 109 Meadowbrook Ct. Benson, NC 27504
(Name - type, print clearly) (Address)
Benson, NC 27504
(City, State, Zip)

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

Rezoning of 1600 Old US Hwy 70 Clayton, NC 27520 from R-E to B-3

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.

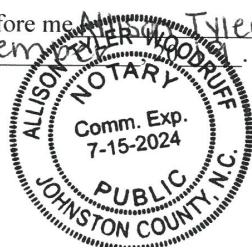
OWNER AUTHORIZATION:

Rick G Truesdale 1600 Old US Hwy 70
(Name - type, print clearly) (Address)
Clayton, NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me, Allison Tyler Woodruff, a Notary Public for the above State and County, this the 1 day of November

SEAL



Allison Tyler Woodruff
Notary Public

My Commission Expires: 07/15/2024

April 2019

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: JAK Holdings **Address or PIN #:** 165907-58-2949

AGENT/APPLICANT INFORMATION:

Andrew Phillips 109 Meadowbrook Ct. Benson, NC 27504
(Name - type, print clearly) (Address)
Benson, NC 27504
(City, State, Zip)

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

Rezoning of 1600 Old US Hwy 70 Clayton, NC 27520 from R-E to B-3

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.

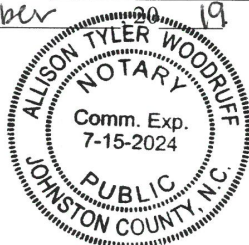
OWNER AUTHORIZATION:

Jo Lynn Truesdale 1600 Old US Hwy 70
(Name - type, print clearly) (Address)
Jo Lynn Truesdale Clayton, NC 27520
(Owner's Signature) (City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Allison Tyler Woodruff, a Notary Public for the above State and County, this the 1 day of November 2019

SEAL

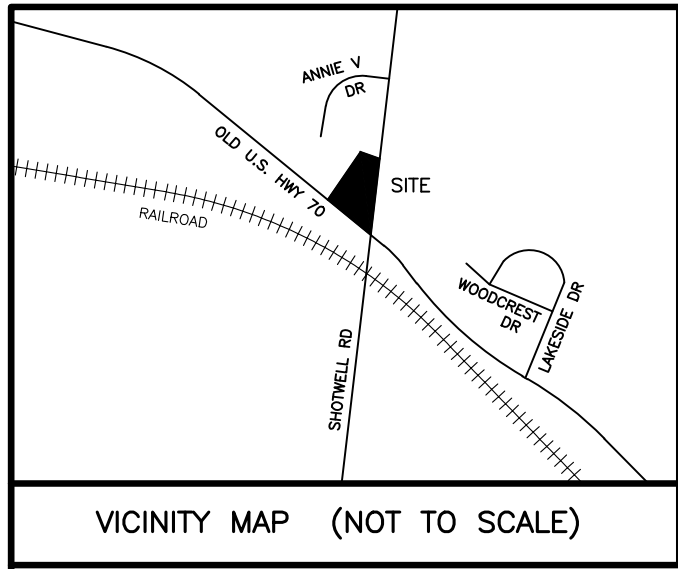


Allison Tyler Woodruff
Notary Public

My Commission Expires: 07/15/2024

April 2019

10 of 10



LINE	BEARING	DISTANCE
L1	S44°14'39"W	40.34'

PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCES OR SALES

THIS SURVEY:

- ☐ A. CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ B. IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☒ C. IS ONE OF THE FOLLOWING:
- 1) IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 - 2) IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH SUCH AS A WATERCOURSE.
 - 3) IS A CONTROL SURVEY
 - 4) IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.
- ☐ D. IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- ☐ E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

DATE _____ SURVEYOR _____

SURVEYOR'S DISCLAIMER: NO ATTEMPT WAS MADE TO LOCATE ANY CEMETERIES, WETLANDS, HAZARDOUS MATERIAL SITES, UNDERGROUND UTILITIES OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.

DATE _____ SURVEYOR _____

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 _____, PAGE _____, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____, PAGE _____, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____, A.D., 2019

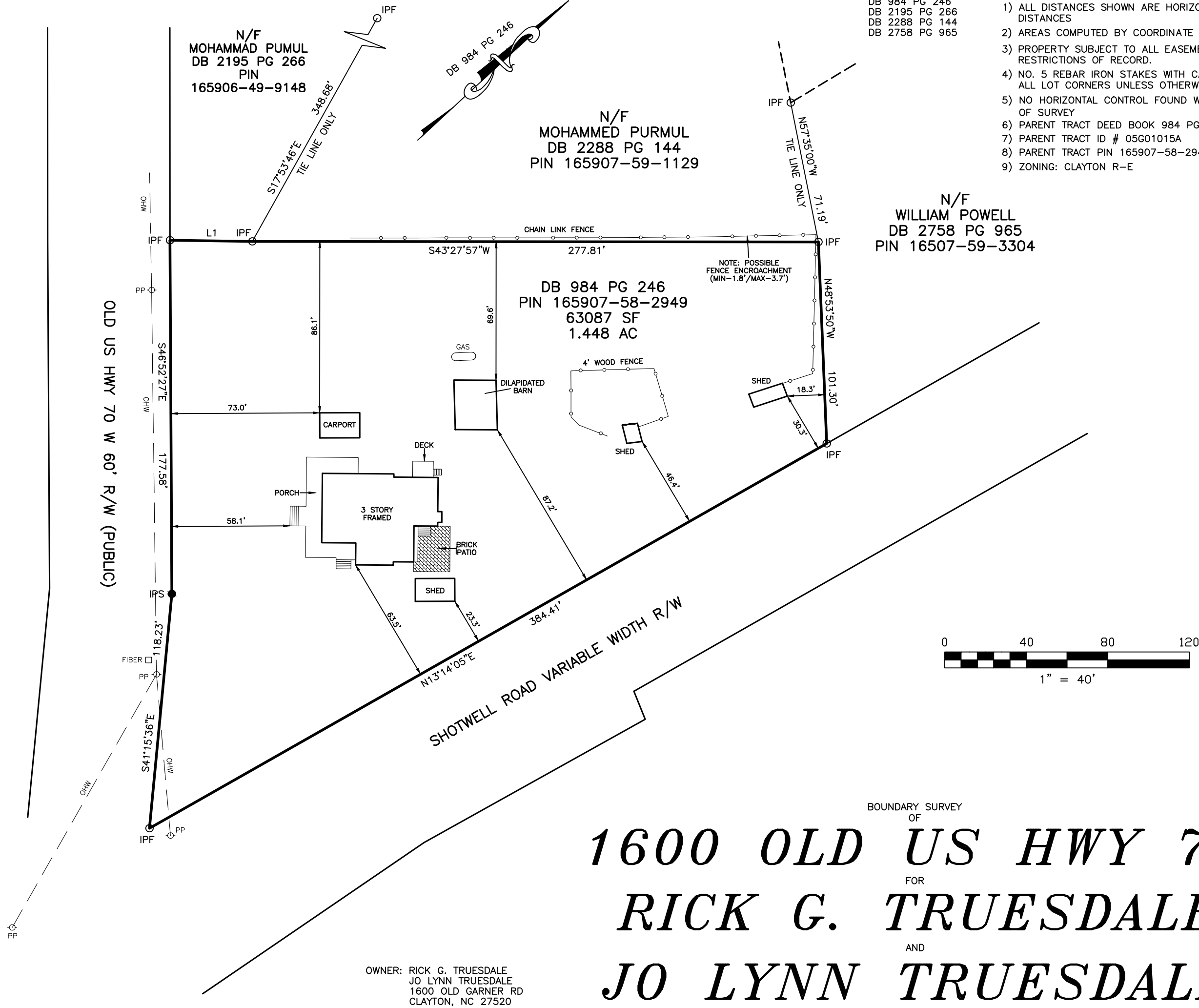
SURVEYOR
L - 3990
LICENSE NUMBER

PROPERTY SHOWN HEREON _____ IS XXXX IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FEMA FLOOD HAZARD PANEL NO. 3720165900K EFFECTIVE DATE: JUNE 20, 2018

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

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

CRAIG OLIVE BY _____
REGISTER OF DEEDS ASST. REG. OF DEEDS
RECORDED IN PB _____ PG _____



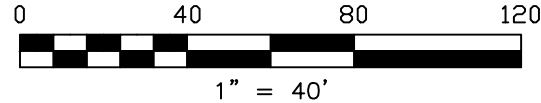
REFERENCES:

DB 984 PG 246
DB 2195 PG 266
DB 2288 PG 144
DB 2758 PG 965

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 WITH CAPS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
- 5) NO HORIZONTAL CONTROL FOUND WITHIN 2000' OF SURVEY
- 6) PARENT TRACT DEED BOOK 984 PG 246
- 7) PARENT TRACT ID # 05G01015A
- 8) PARENT TRACT PIN 165907-58-2949
- 9) ZONING: CLAYTON R-E

N/F
WILLIAM POWELL
DB 2758 PG 965
PIN 16507-59-3304



BOUNDARY SURVEY
OF
1600 OLD US HWY 70
FOR
RICK G. TRUESDALE
AND
JO LYNN TRUESDALE

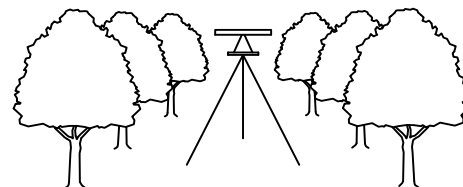
CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
NOVEMBER 14, 2019

LEGEND

- IPF IRON PIPE FOUND
IPF IRON PIPE SET
CMF CONCRETE MONUMENT FOUND
PKNF PARKER-KALON NAIL FOUND
PKNS PARKER-KALON NAIL SET
RRS RAILROAD SPIKE
CSF COTTON SPIKE FOUND
CSS COTTON SPIKE SET
CC CONTROL CORNER
CP COMPUTED POINT
P/P POWER POLE
OPW OVERHEAD POWER LINE
R/W RIGHT OF WAY
S.F. SQUARE FEET
AC ACRE
DB DEED BOOK
PB PLAT BOOK
BOM BOOK OF MAPS
PG PAGE
LF LINEAR FEET
15S LOT HAS OFFSITE SEWER
15SL OFFSITE SEWER LOT
15R RECOMBINATION LOT
TGO STREET ADDRESS
--- LINES NOT SURVEYED

SURVEYED BY:
SPENCIR
DRAWN BY:
DANNY
CHECKED BY:
C. LANE PLS.
DRAWING NAME:
BOUNDARY.DWG
SURVEY DATE:
11/14/19
JOB NO.
3713.001

TRUE LINE SURVEYING, P.C.



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

C-1859



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

November 15, 2019

NOTICE

SUBJECT: **Project:** 2019-229-RZ JAK Holdings Rezoning
Address: Northeastern corner of intersection of Shotwell Road/Old US HWY 70
TAG #: 05G01015A
Applicant: Andrew Phillips

Dear Clayton Area Property Owner:

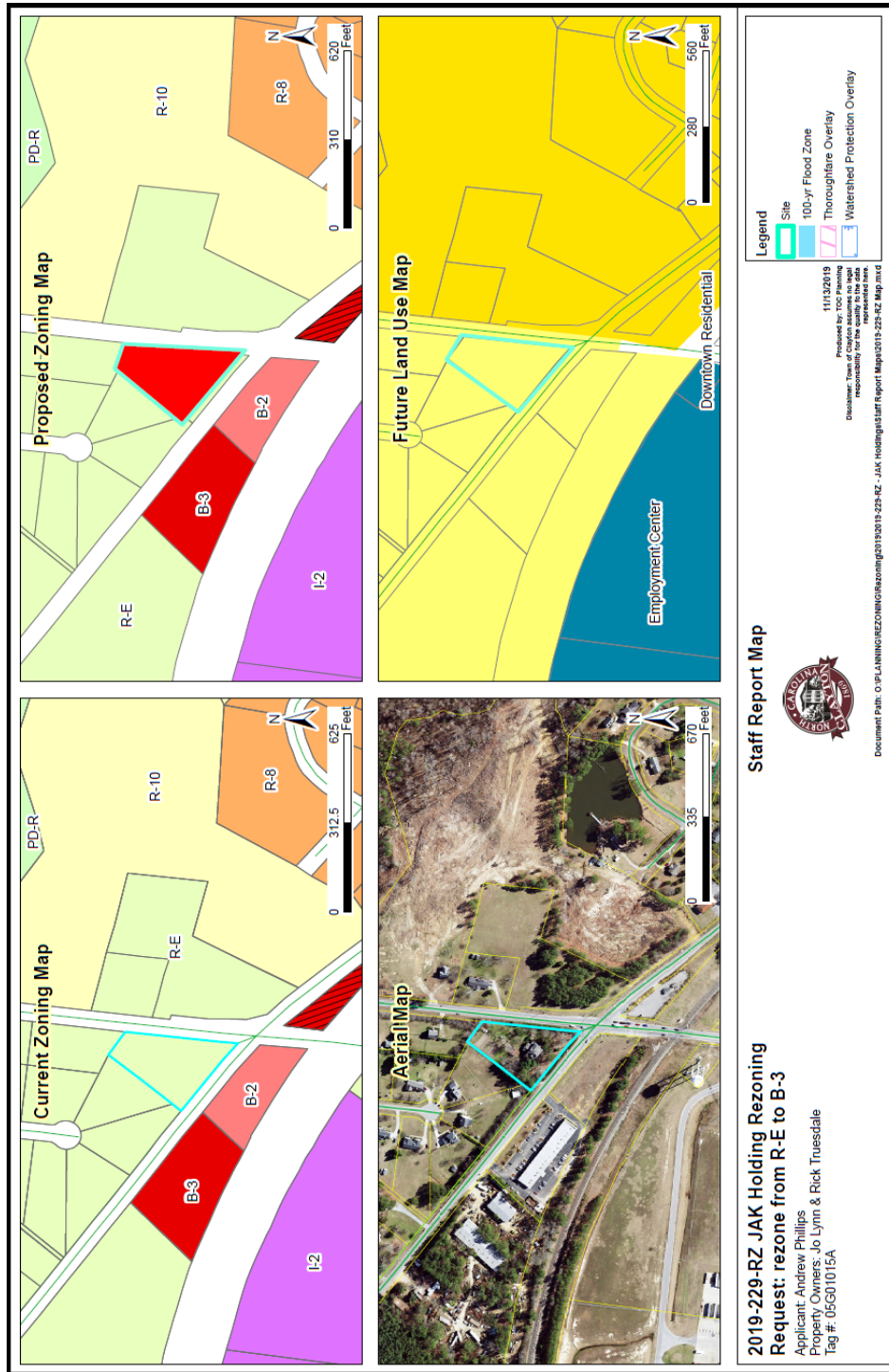
Notice is hereby given that the Clayton Planning Board will hold a public meeting on **Monday, November 25, 2019 at 6:00 PM** at Town Hall, 111 E. Second Street, to make a recommendation on the above referenced Rezoning application. This application will proceed to Town Council for a public hearing following Planning Board recommendation. Another notice will be sent prior to the date of the scheduled public hearing. The applicant is requesting to rezone 1.48 acres from Residential-Estate (R-E) to Highway-Business (B-3). Please see the map on the back of this letter.

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

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

Sincerely,

Haley Hogg, AICP, CZO
Planner II



ADJACENT PROPERTY OWNERS LIST

JAK Holdings

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
165906-49-9148	PURMUL, MOHAMMAD F	25 ANNIE V DR CLAYTON, NC 27520
165907-59-1129	PURMUL, MOHAMMED	145 IDLEWOOD LN Clayton, NC 27520
165907-59-1440	WATSON, KRISTIE MICHELLE WATSON, BRANDON BARTLEY	20 ANNIE V DR CLAYTON, NC 27520
165907-59-3304	POWELL, WILLIAM JR POWELL, DORIS H	1275 SHOTWELL RD CLAYTON, NC 27520
165907-59-6201	PHILLIPS, DOUGLAS D PHILLIPS, ANN B	925 THANKSGIVING FIRE RD SELMA, NC 27576
165907-59-7141	PHILLIPS, DOUGLAS D PHILLIPS, ANN B	925 THANKSGIVING FIRE RD SELMA, NC 27576
165907-58-4492	MESSICK, GREGORY E	6713 KYLE STEWART CT NORTH LAS VEGAS, NV 89086
165907-58-1762	HOBBS, GREGORY C HOBBS, MARY C	3401 ALAMANCE DRIVE RALEIGH, NC 27609
165906-48-8901	DOUGLAS M. HOBBS LLC	343 E SIX FORKS RD STE 300 RALEIGH, NC 27609
165907-58-2949	TRUESDALE, RICK G TRUESDALE, JO LYNN	1600 OLD GARNER RD CLAYTON, NC 27520

RECEIVED

NOV 01 2019

TOWN OF CLAYTON
PLANNING DEPARTMENT

11/4/19

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: 11/20/19

Meeting Time: 6:30 pm

Meeting Location: 1685 Old US Hwy 70 Clayton, NC 27520

Type of Application: Rezoning Application

Project/proposal property address: 1600 Old US Hwy 70 Clayton, NC 27520

Description of project/proposal: This is in reference to the rezoning of stated property from R-E to B-3 for the future growth of a local business.

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

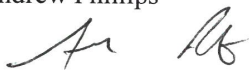
At a minimum, the following will be available for your inspection at the Neighborhood Meeting:

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 910-591-9945. You may also contact the Planning Department at 919-553-5002.

Sincerely,
Andrew Phillips



Cc: Town of Clayton Planning Department

RECEIVED

NOV 01 2019

TOWN OF CLAYTON
PLANNING DEPARTMENT

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: 2019-229-RZ JAK Holdings Date of Mailing: 11/7/19
Date of Meeting: 11/20/19 Time of Meeting: 6:30
Location of Meeting: 1685 Old US Hwy 70 Clayton, NC 27520

Received By:
Town of Clayton
11/21/19

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: Andrew Phillips 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.

Start Time: 6:30
Attendees: Rick Truesdale and Doug Phillips
The rezoning process was discussed with the attendees.
A copy of the application along with the maps and future
proposed building was provide. No one had any objections or
concerns. We stayed here until 7:00 and no one else
showed up.
End: 7:00

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

JAK Holdings

Project: _____
 2019-229-RZ JAK Holdings Rezoning

Application: _____
 1685 Old US Hwy 70 Clayton, NC 27520

Location/Date: _____

	NAME	ADDRESS
1	Rick TRuesdale	1600 Old Hwy #70 W Clayton, N.C.
2	Doug PHILLIPS	1274 SHOTWELL RD, CLAYTON NC 925 THANKSGIVING FIRE RD. SELMA NC
3		
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Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-1545

*Planning Board, November 25, 2019
Town Council, December 16, 2019*

STAFF REPORT

Application Number: 2019-229-RZ
Project Name: JAK Holdings Rezoning

TAG #(s): 05G01015A

Town Limits/ETJ: ETJ

Applicant: Andrew Phillips

Owner: Jo Lynn and Rick Truesdale

Location: Northwestern corner of Shotwell Rd/Old US HWY 70 intersection

Project Planner: Haley Hogg, Planner II

Public Noticing Dates:

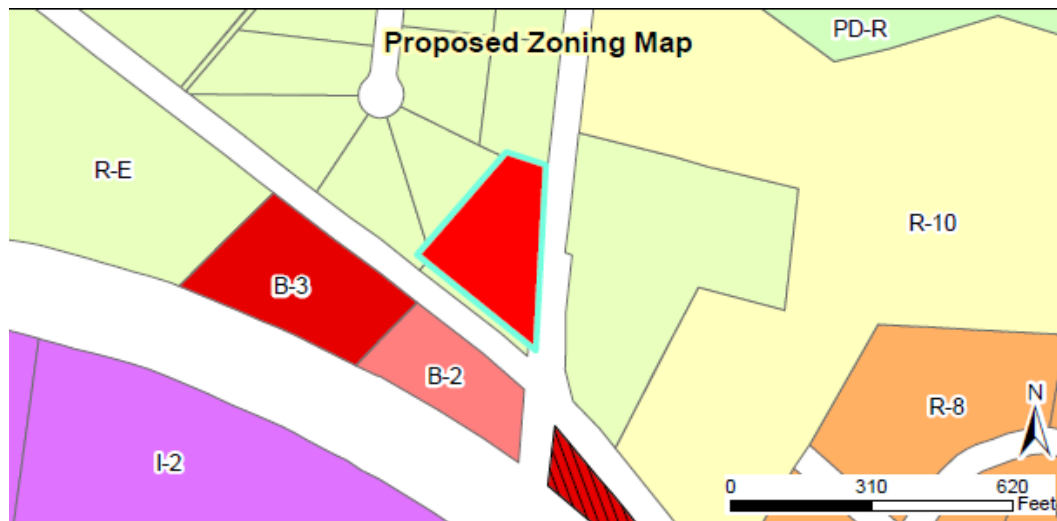
- **Neighborhood Meeting:** November 20, 2019
- **Sign posted:** November 15, 2019
- **Adjacent Property Letters Mailed:** November 15, 2019 (PB), December 5, 2019 (TC)
- **Newspaper Ad published:** December 4, 2019 and December 11, 2019

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



SITE DATA:**Acreage:** 1.48 acres**Existing Use:** Single-family residence**ADJACENT ZONING AND LAND USES:**

Direction	Zoning	Existing Use
North	Residential-Estate (R-E)	Vacant & Single-Family Residential
South	Neighborhood Business (B-2)	Vacant
East	Residential-Estate (R-E)	Vacant
West	Residential-Estate (R-E)	Single-family residential

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

The applicant is requesting to rezone the subject property from Residential-Estate (R-E) to Highway-Business (B-3). The property is currently used for a single-family residence and is located at the northwestern corner of the intersection of Shotwell Road and Old US HWY 70. Due to the location of the property on the corner of the intersection, staff is in support of the requested rezoning. The southern and southeastern corner parcels at the intersection are both already zoned commercial districts (B-2 and B-3) as well. This intersection has the potential to serve non-residential uses to the surrounding residential developments.

Consistency with the Comprehensive Plan 2040

The property is designated as Low Density Residential. The proposed rezoning is not consistent with this designation, but due to the current development pattern of this area staff is supportive of a rezoning of this parcel to B-3. Staff envisions this intersection serving as a commercial node for the surrounding residential developments

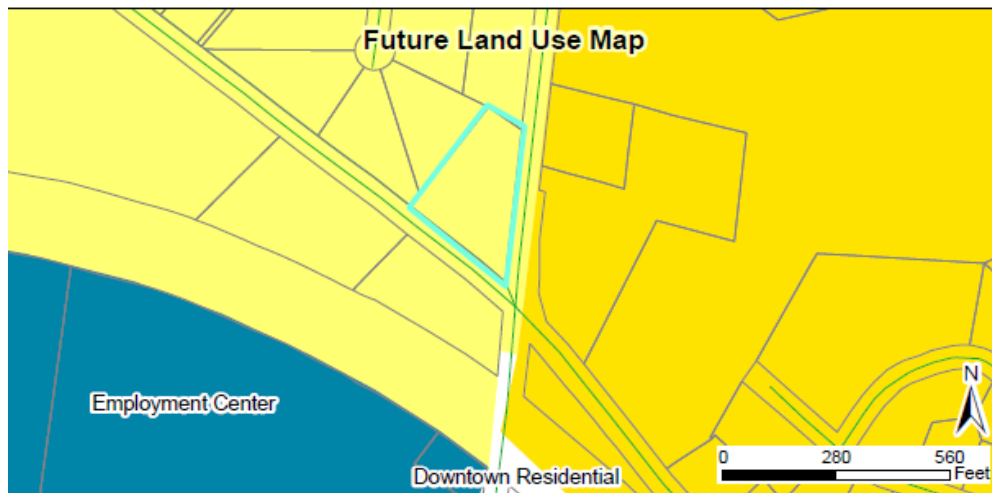
in the future. The parcels to the south at this intersection are already zoned commercially, and those parcels are also designated as low density residential in our future land use map. The Town Council may approve rezoning requests that are not consistent with the Future Land Use Map so long as the map is updated accordingly following an approval. If the rezoning is approved, the future land use map would be automatically updated.

Comprehensive Plan Goals supporting the rezoning request include:

- Goal LU3: Provide a sense of place and enhance aesthetics along major corridors.
- Objective LU3.1: Identify and develop gateways into Clayton.

Comprehensive Plan Goals not supporting the rezoning request include:

- None.



CONSIDERATIONS:

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

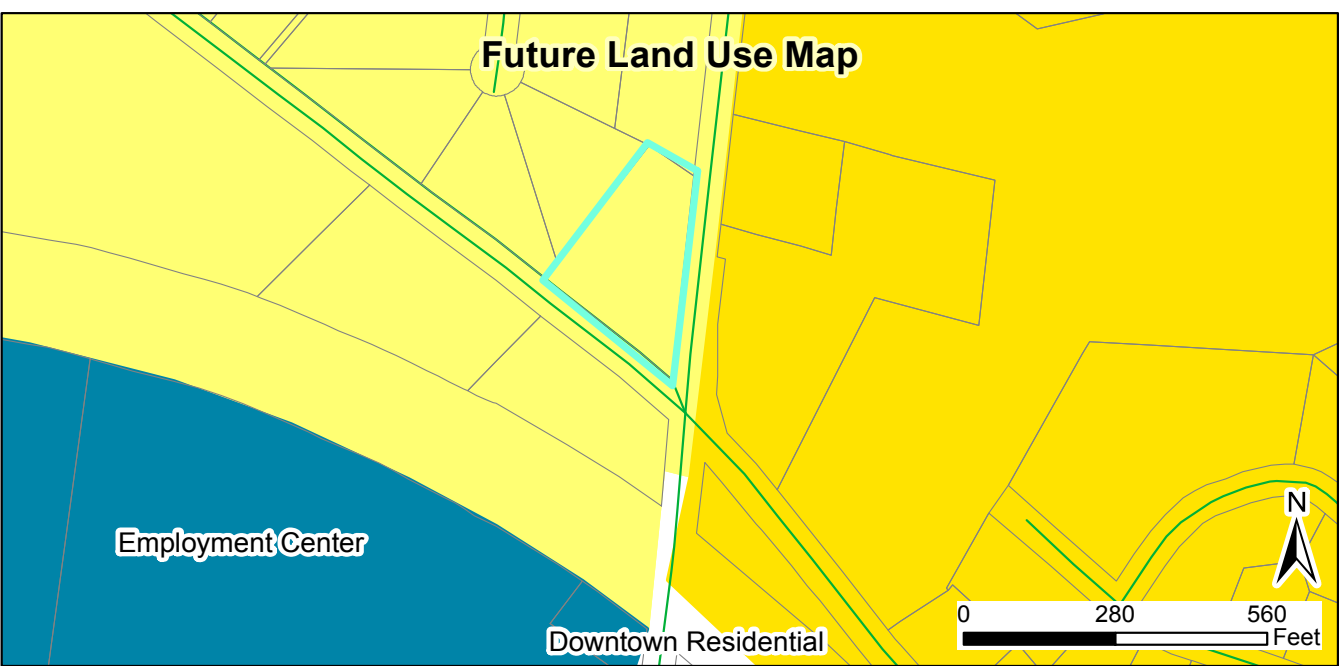
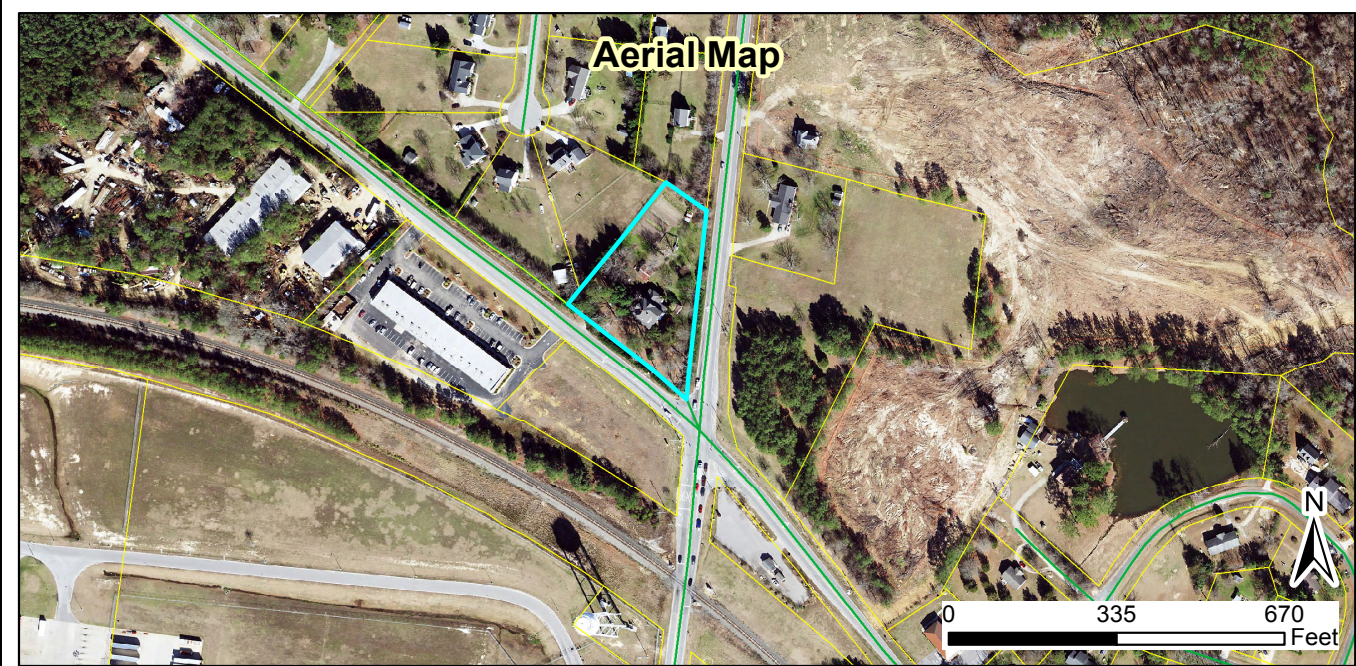
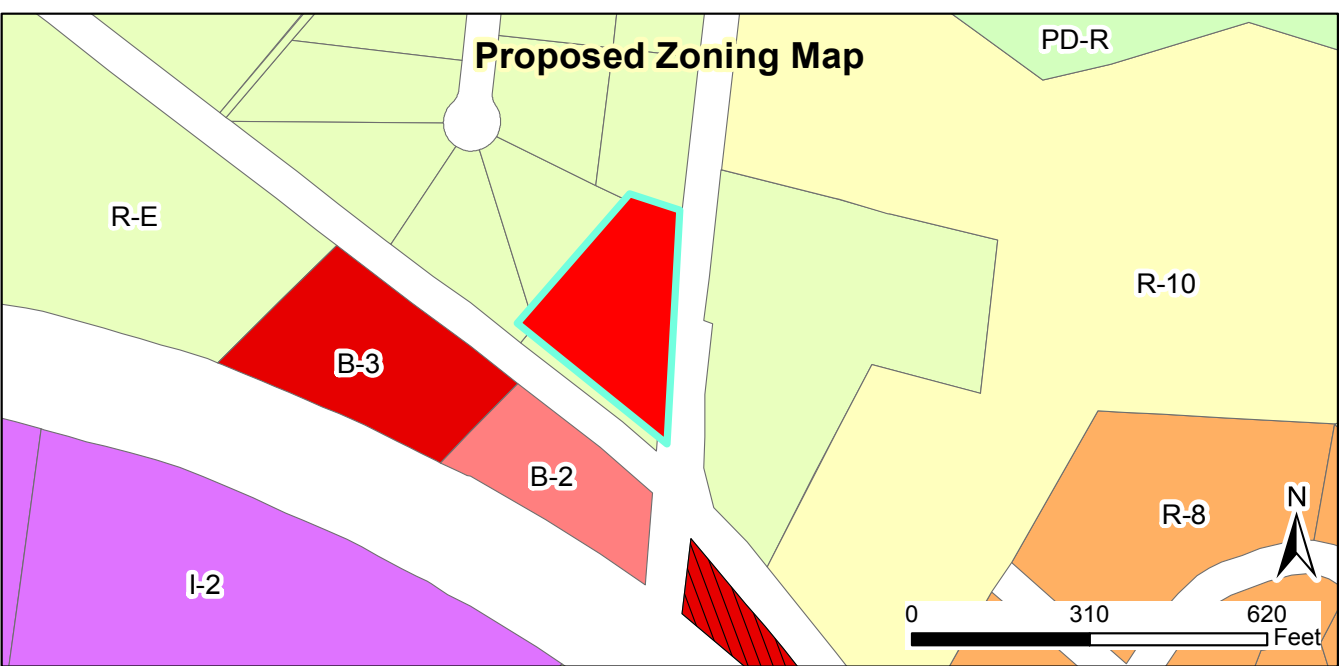
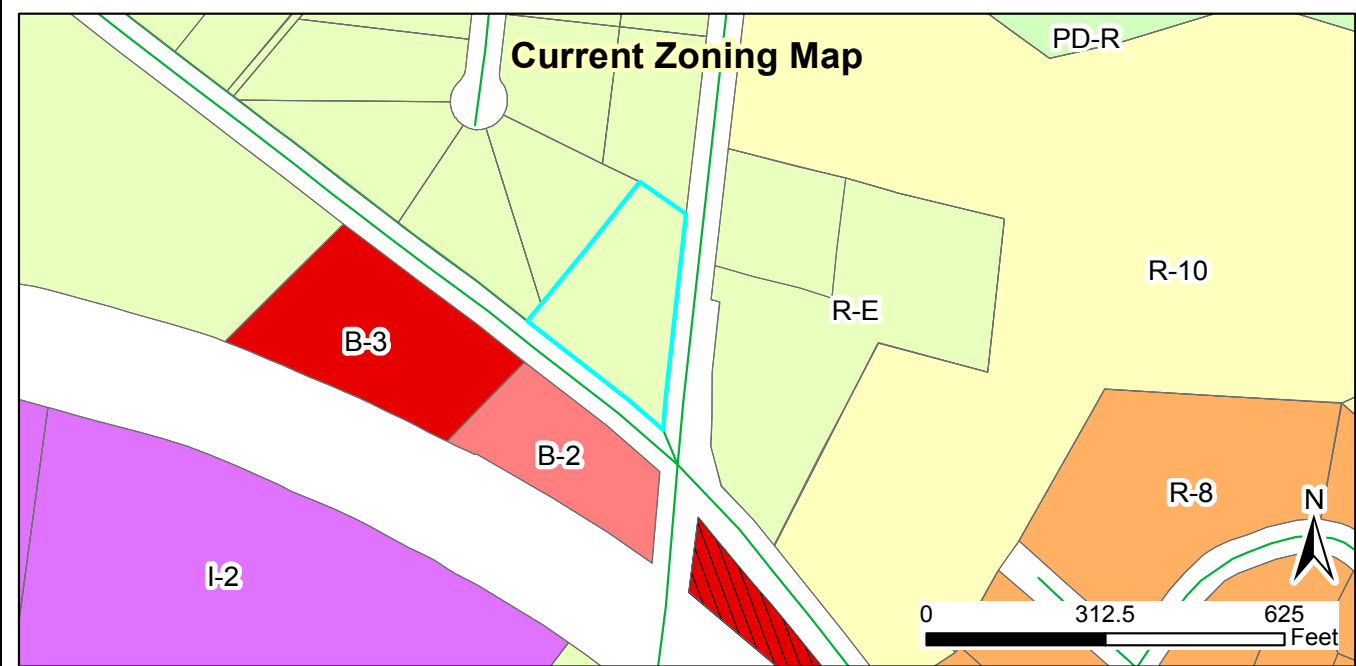
STAFF RECOMMENDATION:

Staff recommends approval of the proposed rezoning request.

ATTACHMENTS:

- 1) Application

- 2) Staff Report Maps
- 3) Neighborhood Meeting Materials
- 4) Survey
- 5) PB Adjacent Property Letter
- 6) TC Adjacent Property Letter
- 7) Newspaper Ad
- 8) Consistency & Reasonableness Statement



2019-229-RZ JAK Holding Rezoning
Request: rezone from R-E to B-3

Applicant: Andrew Phillips
 Property Owners: Jo Lynn & Rick Truesdale
 Tag #: 05G01015A

Staff Report Map



Document Path: O:\PLANNING\REZONING\Rezoning\2019\2019-229-RZ - JAK Holdings\Staff Report Maps\2019-229-RZ Map.mxd

Legend

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

11/13/2019
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.



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

REZONING APPLICATION COVER SHEET

Name of Project: Buckhorn Branch Park **Date:** 3/1/2019
Applicant Name: WithersRavenel, Inc., 137 S. Wilmington St., Suite 200, Raleigh, NC 27601 ATTN: Ryan Fisher, PE

The following checklist to be completed by applicant:

- [☒] Pre-Application Meeting on: 11/7/2018
- [☒] Review Fee
- [☒] Advertisement Fee
- [☒] 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
- [☒] Signed & Sealed Boundary Survey
- [☒] Copy of signed & sealed boundary survey in PDF on USB

Reviewed by: _____



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

REZONING APPLICATION

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

SITE INFORMATION

Name of Project: Buckhorn Branch Park
Acreage of Property: 84.73 Zoning District: R-E
County Tag #: 05H03010, 05H03197D, 05H03009 NC Pin #: 166811-55-8386, 166800-54-8289, 166800-64-8874
Address/Location: 706 Autumn Lane and 2 adjacent unaddressed tracts to west
Existing Zoning District: R-E Proposed Zoning District: PD-R

APPLICANT INFORMATION

Applicant: WithersRavenel, Inc.
Mailing Address: 137 S. Wilmington St., Suite 200, Raleigh, NC 27601
Phone Number: (919) 535-5175 Fax: N/A
Contact Person: Ryan Fisher, PE
Email Address: rfisher@withersravenel.com

PROPERTY OWNER INFORMATION

Name: Concept 8 Holdings, LLC (Developer. Owner Consent Forms attached)
Mailing Address: 307 South Salem St., Suite 200, Apex, NC 27502
Phone Number: (919) 883-4941 Fax: N/A
Email Address: shawn@concepteight.com (Shawn Donovan)

OFFICE USE ONLY

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

EXPLANATION OF PROJECT

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

The proposed project is a residential subdivision with a variety of lot sizes and types. The central design item for this development are the two (2) large central green areas that are amenity areas for the future residents. Abutting these greens areas are smaller lot homes that can access this green area for activities.

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.
The project is consistent with all of the Town's plans except the Future Land Use Plan. The northern half of the development is located within a Community Center designation and the southern area is designated Low Density Residential. Due to the mix of residential types, we feel we meet the intent of the adopted plans for the Town.
2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
The current zoning district does not allow for variety of residential uses as have been proposed with this Planned Development Rezoning. The existing and proposed zoning are both residential zonings.
3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
The proposed change will extend the single-family development of the Town to the east towards Grifols and Novo Nordisk. The subdivision plan will provide for ample outdoor amenity areas with small lot homes that have been more popular with younger families.
4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, potable water supply and stormwater drainage facilities is available for the proposed use.
Based on discussions with Town staff, schools, roads, recreation facilities, wastewater treatment, water supply and stormwater drainage are available for this project. Capacity is available to support this development based on our discussions.
5. It has been determined that the legal purposes for which zoning exists are not violated.
No zoning violations are proposed.
6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.
No adverse effects are proposed with this plan. The adjacent property owners will benefit with public infrastructure being extended to their adjoining property lines for future connections.

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

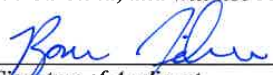
No sole property owner or small group will benefit from the zoning change and the general public will not see it as a detriment.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Clayton to amend the Zoning Ordinance and change the Official Zoning Map of the Town of Clayton as requested.. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Clayton, North Carolina, and will not be returned.

Ryan Fisher

Print Name


Signature of Applicant

2/28/2019

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: Buckhorn Branch Park **Address or PIN #:** 166800-64-8874

AGENT/APPLICANT INFORMATION:

Ryan Fisher, PE (WithersRavenel, Inc.)
(Name - type, print clearly)

137 S. Wilmington St., Suite 200
(Address)
Raleigh, NC 27601
(City, State, Zip)

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

Planned Development Rezoning Major Subdivision Plan

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

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

OWNER AUTHORIZATION:

STAWN DENEVAN
(Name - type, print clearly)

[Signature]
(Owner's Signature)

307 S. SMITH ST. #200
(Address)

APEX, NC 27502
(City, State, Zip)

STATE OF NC
COUNTY OF LEE

Sworn and subscribed before me AMANDA MIX, a Notary Public for the above State and County, this the 19 day of FEBRUARY, 2019.

SEAL



AMANDA MIX
Notary Public
North Carolina
Lee County

[Signature]
Notary Public

My Commission Expires: 2/1/20

July 2018



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

OWNER'S CONSENT FORM

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

Project Name: Buckhorn Branch Park **Address or PIN #:** 166811-55-8386

AGENT/APPLICANT INFORMATION:

Ryan Fisher (WithersRavenel, Inc.) 137 S. Wilmington St., Suite 200
(Name - type, print clearly) (Address)
Raleigh, NC 27601
(City, State, Zip)

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

Planned Development Rezoning Major Subdivision Plan

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

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

OWNER AUTHORIZATION:

STAWN DONOVAN 307 S. Salem St #200
(Name - type, print clearly) (Address)
Stawn Donovan Apex, NC 27502
(Owner's Signature) (City, State, Zip)

STATE OF NC
COUNTY OF LEE

Sworn and subscribed before me AMANDA MIX, a Notary Public for the above State and County, this the 19 day of FEBRUARY, 2019.

SEAL



AMANDA MIX
Notary Public
North Carolina
Lee County

Amanda Mix
Notary Public

My Commission Expires: 2/1/20

July 2018



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

OWNER'S CONSENT FORM

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

Project Name: Buckhorn Branch Park **Address or PIN #:** 166800-54-8289

AGENT/APPLICANT INFORMATION:

Ryan Fisher (WithersRavenel, Inc.)
(Name - type, print clearly)

137 S. Wilmington St., Suite 200
(Address)
Raleigh, NC 27601
(City, State, Zip)

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

Planned Development Rezoning Major Subdivision Plan

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

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

OWNER AUTHORIZATION:

SHAWN DONOVAN
(Name - type, print clearly)

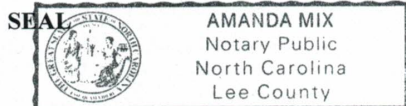
307 S. SALEM ST # 200
(Address)

[Signature]
(Owner's Signature)

RAPEX, NC 27502
(City, State, Zip)

STATE OF NC
COUNTY OF LEE

Sworn and subscribed before me AMANDA MIX, a Notary Public for the above State and County, this the 19 day of FEBRUARY, 20 19.



[Signature]
Notary Public

My Commission Expires: 2/1/20

July 2018



Received By:
Town of Clayton
4/1/19

March 27, 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: April 11, 2019

Meeting Time: 6:00 pm

Meeting Location: Generation Church, NC 195 Highway 42 East, Clayton, NC 27527

Type of Application: Planned Development Rezoning & Major Subdivision Plan **Buckhorn Branch**
Project/proposal property address: Autumn Lane/Wildwood Drive
Description of project/proposal: Residential Subdivision

Upcoming public meetings for this application (Planning Board and/or Town Council): April 22nd (Tentative)

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

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

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

If you have any questions prior to or after this meeting, you may contact us at 919-469-3340. You may also contact the Planning Department at 919-553-5002.

Sincerely,
WithersRavenel

Ryan Fisher, PE
Project Manager

cc: Town of Clayton Planning Department

137 South Wilmington Street, Suite 200 | Raleigh, NC 27601
t: 919.469.3340 | f: 919.467.6008 | www.withersravenel.com | License No. C-0832
Asheville | Cary | Greensboro | Pittsboro | Raleigh | Wilmington



Received By:
Town of Clayton
10/1/19

May 7, 2019

Ms. Haley Hogg, CZO
Planner – Town of Clayton
111 E. Second St.
Clayton, NC 27528

RE: BUCKHORN BRANCH PARK REZONING AND MASTER PLAN
Clayton Project: 2019-39-SD

Haley:

This letter serves as a summary of a Neighbor Notice Meeting for the above-referenced project located at US Highway 70 Business. The meeting was held in the lobby of Generation Church in Clayton at 6:00 PM on April 11, 2019. The meeting was attended by seven of the invitees shown on the attached sign-in sheet (not-including WithersRavenel staff). Ryan Fisher opened the meeting at 6:00 PM and introduced the project and the WithersRavenel team. Next, WithersRavenel (WR) staff outlined the nature of the subdivision plan and presented an aerial master subdivision map illustrating the proposed project. WR staff noted that in addition to the subdivision plan request, there is a rezoning request for the subject properties.

At the end of the overview presentation, WR staff answered questions posed by the attendees relating to the subdivision plan. The following items/concerns were discussed in the Q&A session:

1. Ms. Fine wanted confirmation that Iris Street is going to be paved and had concerns that there is not enough right-of-way to provide 20' of asphalt.
2. Mike and April Williams had concerns about residents of the new subdivision trespassing on their property to the west across the stream and inquired about whether a fence will be provided along the western boundary. Especially underneath the transmission line.
3. Mr. & Mrs. Williams also had concerns about people currently shooting guns in the area that may continue even after this development was built.
4. The attendees had questions about what types of housing units and what the look the neighborhood would be.
5. Questions were posed to whether additional traffic on Wildwood Dr. would result of this development. The consensus was that traffic would prefer a paved road over a dirt road and traffic would decrease as most people would use the new streets.
6. Questions were also posed as to how stormwater on Wildwood Dr. would be handled.
7. Questions were posed on what Lot 332 (adjacent to new entrance on US 70) would have built on it, but WR stated that it is currently proposed as open space to provide a buffer between the highway and houses.
8. The price of the homes was discussed, but without a known homebuilder, the price is not determined at the moment.
9. The timeline was also discussed and it was determined that construction would probably not start until late 2019 or early 2020 with a multiple year build-out.

The meeting was adjourned about 6:45 PM. Please contact me at rfisher@withersravenel.com or (919) 535-5175 if you have any questions, or if we can provide any additional information.

Sincerely,

WithersRavenel



Ryan Fisher, PE
Project Manager



Date: April 11, 2019

Time: 6:00 PM

Phone

qail.lee@combar^{mail.com}~~com~~

Page 225 of 255

ParcelID	Name1	Name2	Address1	Address2	CityStateZip
5001001	CONDON, GERALE J		206 FOXWOOD DRIVE		GOLDSBORO, NC 27530-0000
5001002	JUSTIN D COLVIN TRUST	CONDON, GERALE J TRUSTEE	206 FOXWOOD DR		GOLDSBORO, NC 27530-9211
5001003	LEE, GAIL P	WALL, MARILYN P	6018 LITTLE CREEK CHURCH RD		CLAYTON, NC 27520-6129
5001004	G&M POUNDS PROPERTIES LLC		6018 LITTLE CREEK CHURCH RD		CLAYTON, NC 27520-0000
5001005	HARROLD, JAMES TED	HARROLD, LIBBY	5204 TOMAHAWK TRAIL		RALEIGH, NC 27610-0000
5001006	LEE, GEORGE		2241 SHOTWELL RD		CLAYTON, NC 27520-8224
5001007	TYREE, KEVIN W	BENSINGER, EMMYLEE D	711 ASTOR ST		CLAYTON, NC 27520-2017
5001008	OVERBEE, LOUISE BARBEE		1024 RIDGE DR		CLAYTON, NC 27520-9667
5001009	SOUTH FAYETTEVILLE STREET LLC		603 SOUTH FAYETTEVILLE STREET		CLAYTON, NC 27520-0000
5001010	LEE, HUBERT L	LEE, BONNIE Y	2236 SHOTWELL RD		CLAYTON, NC 27520-0000
5001011	SIGRIST, RODNEY L		1405 TULIP ST		CLAYTON, NC 27520-2035
5001013	FINE, LISA W		805 IRIS STREET		CLAYTON, NC 27520-0000
5001014	EDWARDS, MARY HILL		807 IRIS ST		CLAYTON, NC 27520-0000
5001015	SANDERS, DOUGLAS C		809 IRIS ST		CLAYTON, NC 27520-0000
5001016	LEE, JONATHAN D		427 W MAIN STREET		CLAYTON, NC 27520-0000
5001053	ROGERS, CARRIE E		810 IRIS ST		CLAYTON, NC 27520
5001058	JUSTIN D COLVIN TRUST	CONDON, GERALE J TRUSTEE	206 FOXWOOD DR		GOLDSBORO, NC 27530-9211
05A01001	NEWLIN, RICHARD M	NEWLIN, JESSICA M	484 WOODLAND CHURCH RD		DUDLEY, NC 28333-5412
05A01002	COLAVITO, JOSEPH DANIEL	COLAVITO, JASON DEAN	86 REGULATOR DR		CLAYTON, NC 27520-8717
05A01008	WHEELER, JEAN JONES		P O BOX 291		CLAYTON, NC 27528-0291
05A01008A	WHEELER, JEAN JONES		P O BOX 291		CLAYTON, NC 27528-0291
05A01009	CARROLL, TONY RAY		2301 TWIN ACRES RD		CLAYTON, NC 27520-9444
05A01009A	CARROLL, TONY RAY		2301 TWIN ACRES RD		CLAYTON, NC 27520-9444
05A01011	ADAMS, CHERYL M.		721 WILDWOOD DR		CLAYTON, NC 27520-2037
05A01012	ADAMS, CHARLES EVANS JR.		721 WILDWOOD DR		CLAYTON, NC 27520-2037
05A01013	LITTLE CREEK ELEVEN LLC		1255 CREEKSHIRE WAY		WINSTON SALEM, NC 27103-0000
05A01016	HARDEE, BOBBY HINTON		2019 HARDEE LANE		CLAYTON, NC 27520-9822
05A01018	HARDEE, BOBBY H	HARDEE, NANCY O	2019 HARDEE LANE		CLAYTON, NC 27520-9822
05A01019	HARDEE, BOBBY H	HARDEE, NANCY O	2019 HARDEE LANE		CLAYTON, NC 27520-9822
05A01020	PATINO, JOSE CARMEN		1985 GOVERNMENT RD		CLAYTON, NC 27520-0000
05A01020A	BOUGHTON, LAYCEE SHAYNE	BOUGHTON, CORY MICHAEL	2016 HARDEE LN		CLAYTON, NC 27520-9618
05A01021	CHAVEZ, RAFAEL	FRANCISCO, IRMA	807 WILDWOOD DRIVE		CLAYTON, NC 27520-0000
05A01021A	MACIAS, ARMANDO P		805 WILDWOOD DRIVE		CLAYTON, NC 27520-0000
05A01023	HARDEE, BOBBY HINTON	HARDEE, NANCY O	2019 HARDEE LANE		CLAYTON, NC 27520-9822
05A01029E	HARDEE, BOBBY HINTON		2019 HARDEE LANE		CLAYTON, NC 27520-9822
05E99001P	ADAMS, CHARLES EVANS JR.		721 WILDWOOD DR		CLAYTON, NC 27520-2037
05E99025C	LEE, SAM S	LEE, BRENDA POUNDS	6018 LITTLE CREEK CHURCH RD		CLAYTON, NC 27520-0000
05E99199B	POOLE, TRINA		405 ALEXANDER LANE		SMITHFIELD, NC 27577-0000
05H03009	CARROLL, TONY RAY		2301 TWIN ACRES RD		CLAYTON, NC 27520-9444
05H03010A	TOWN OF CLAYTON		PO BOX 777		CLAYTON, NC 27528-0777
05H03011A	DURHAM, MARILYN P		6026 LITTLE CREEK CHURCH RD		CLAYTON, NC 27520-0000
05H03011H	LEE, BRENDA GAIL POUNDS		6018 LITTLE CREEK CH RD		CLAYTON, NC 27520-6129
05H03011K	LEE, GAIL POUNDS	LEE, SAM S	6018 LITTLE CREEK CHURCH ROAD		CLAYTON, NC 27520-0000
05H03011X	POUNDS, REVIS BRIAN		6082 LITTLE CREEK CHURCH RD		CLAYTON, NC 27520-1211
05H03011Z	WALL, MARILYN P	WALL, HARRY D JR	6026 LITTLE CREEK CHURCH ROAD		CLAYTON, NC 27520-0000
05H04032F	COX, JIMMY R	COX, JUDY G	8851 US 70 BUS HWY W		CLAYTON, NC 27520-9296
05H04046H	TOWN OF CLAYTON		PO BOX 879		CLAYTON, NC 27528-0879
05H04002C	GRIFOLS THERAPEUTICS INC		79 TWALEXANDER DR	4101 RESEARCH COMMONS	DURHAM, NC 27709



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

November 15, 2019

NOTICE

SUBJECT: **Project:** 2019-40-PDD Buckhorn Branch Planned Development Rezoning
Address: Properties off US HWY 70 BUS, Wildwood Drive, Iris Street
TAG #: 05H03010, 05H03197D, 05H03009
Applicant: Withers Ravenel

Dear Clayton Area Property Owner:

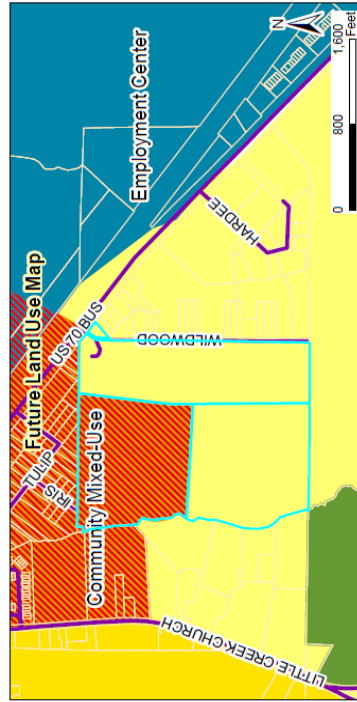
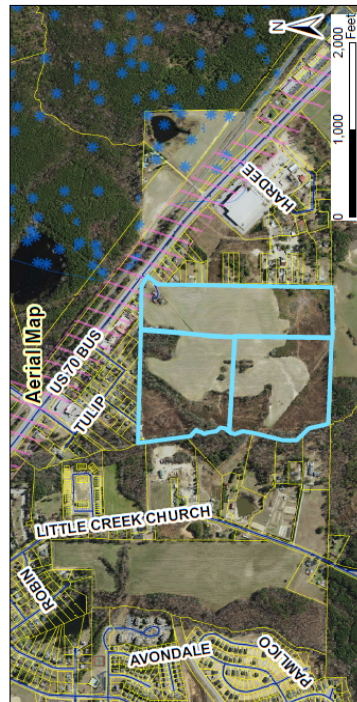
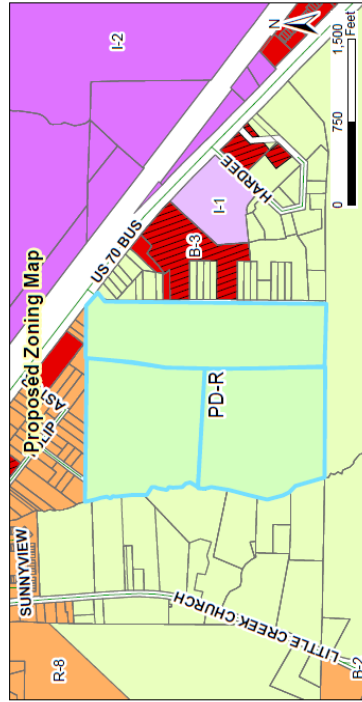
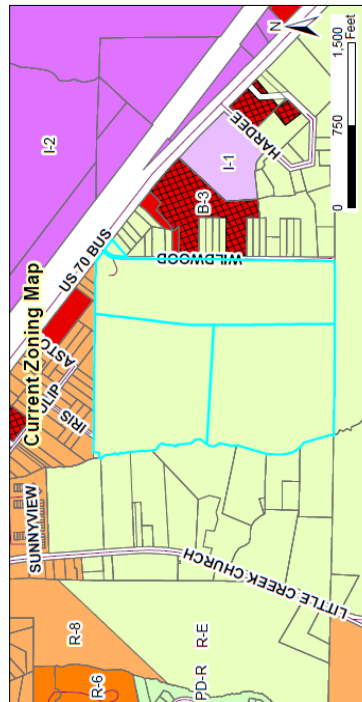
Notice is hereby given that the Clayton Planning Board will hold a public meeting on **Monday, November 25, 2019 at 6:00 PM** at Town Hall, 111 E. Second Street, to make a recommendation on the above referenced Rezoning application. This application will proceed to Town Council for a public hearing following Planning Board recommendation. Another notice will be sent prior to the date of the scheduled public hearing. This application is running alongside a Preliminary Plat application, which is acting as a master plan, for a proposed residential Planned Development. The Planning Board will only make a recommendation regarding the rezoning request; the master plan and rezoning will be decided upon by the Town Council. The applicant is requesting to rezone 84.73 acres from Residential-Estate (R-E) to Planned Development Residential (PD-R). Please see the map on the back of this letter.

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

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

Sincerely,

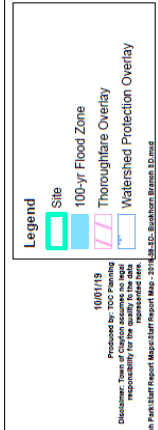
Haley Hogg, AICP, CZO
Planner II

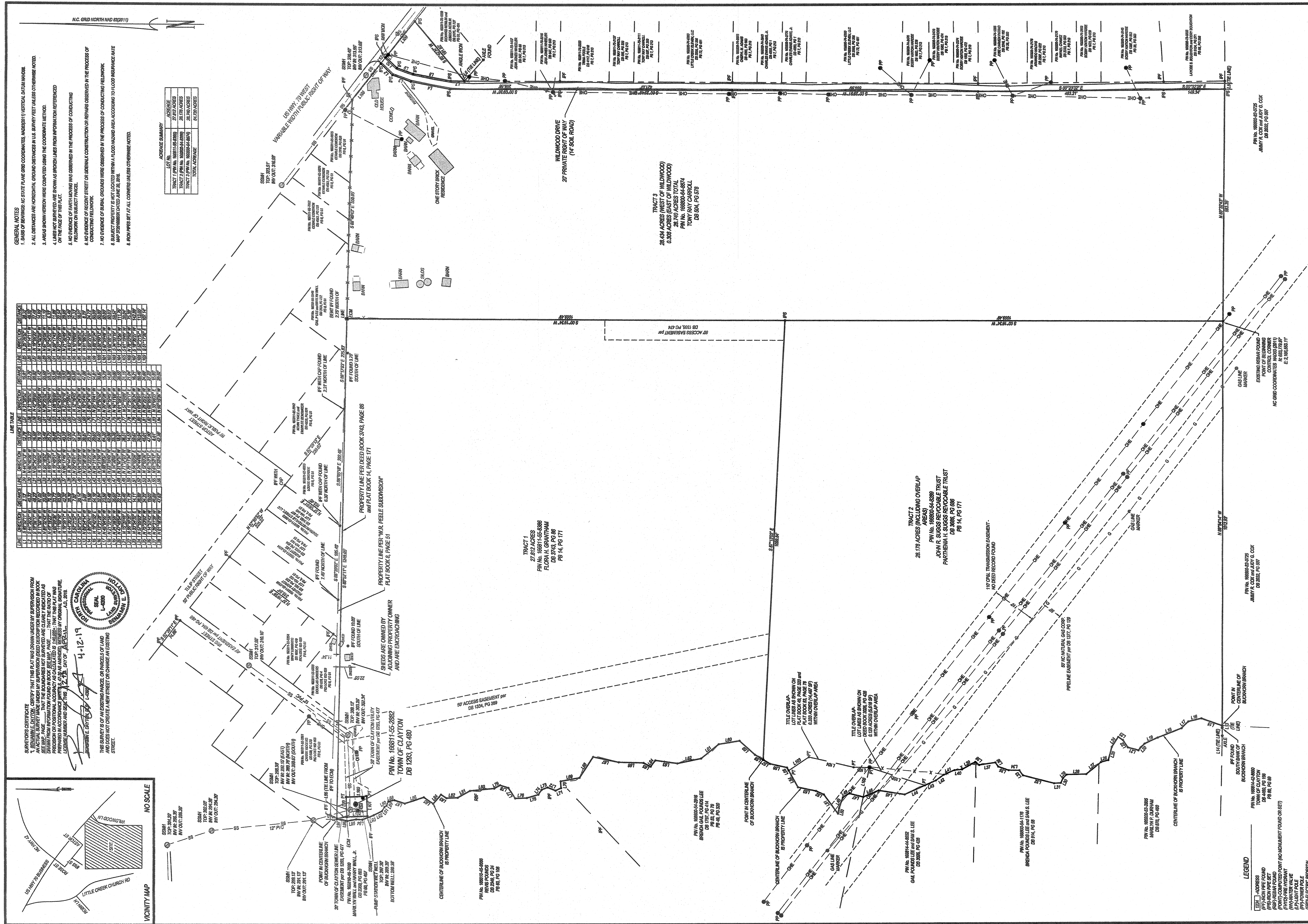


2019-40-PDD Buckhorn Branch Rezoning
Request: Rezone from R-E to PD-R
2019-39-SD Buckhorn Branch Preliminary Plat
Request: Residential subdivision

Applicant: Withers Ravenel
 Property Owner: Concept 8 Holdings, LLC
 Tag #: 05H03010, 05H03197D, 05H03009

Staff Report Map



[illegible]

LOT No.	ACREAGE
TRACT 1 (PWI No. 163811-55-0395)	27.612 ACRES
TRACT 2 (PWI No. 163810-54-0205)	28.178 ACRES
TRACT 3 (PWI No. 163800-54-0874)	28.740 ACRES
TOTAL ACREAGE	84.730 ACRES

- GENERAL NOTES
1. KINDS OF BEHAVIORS: SIX STATE FLARE COORDINATES, MANEUVER(1) VERTICAL, DUTIA HORIZONTAL
2. DISTANCE BETWEEN HORIZONTAL COORDINATES OF DUTIA INFLUENCE IN SIX FLARE FEET (UNLESS OTHERWISE NOTED)
3. FLARE HORIZONTAL COORDINATES WERE COORDINATED USING THE COORDINATE METHOD
4. FLARE HORIZONTAL COORDINATES WERE SHOWN AS SHOWN (UNLESS OTHERWISE SPECIFIED ON THE FACE OF THIS PLAT)
5. NO EVIDENCE OF ANY DAMAGE WAS OBSERVED IN THE PROCESS OF CONDUCTING FLAREWORK OF BRACKET FRAMES
6. NO EVIDENCE OF RECENT STREET OF EXTERNAL CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING FLAREWORK
7. NO EVIDENCE OF BRACKS WERE OBSERVED IN THE PROCESS OF CONDUCTING FLAREWORK
8. BRACKET FRAMES WERE NOT LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP INFORMATION DATED JUNE 16, 2014
9. NO OTHER SETBACKS OR COMMENTS WERE OBSERVED

[illegible]

PIV No. 165800-82-0725
JIM R. COX and JUDY G. COX
DB 2002, PG 587

FW No. 166800-82-0725
AMY R. COX and JUDY G. COX
DB 2032, PG 597

LEGEND

1234 ADDRESS

(1FF)-IRON PIPE FOUND

(RPS)-IRON PIPE SET

(RBP)-REBAR FOUND

(POINT)-COMPUTED POINT (NO MONUMENT FOUND OR SET)

(FHYD)-FIRE HYDRANT

0000 MAY 1982 1441 JF

WithersRavenel
Engineers | Planners | Surveyors
1115 Mackinac Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 |
www.withersravenel.com

BOUNDARY SURVEY FOR	
CONCEPT 8 HOLDINGS, LLC	
PROPERTY OF	
FLORA H. GRANTHAM, JOHN R. SUGGS REVOCABLE TRUST, PARTHENIA H. SUGGS REVOCABLE TRUST, TONY RAY CARROLL	
TOWNSHIP: CLAYTON	COUNTY: JOHNSTON STATE: NORTH CAROLINA
PIN NO: 169811-55-5365, 169800-54-6290, 169800-61-8874 ZONE: RE (PER GIS)	

DATE: 12/19
SCALE: 1"=100'
SURVEYED BY: JS
DRAWN BY: BED
CHECK & CLOSURE BY: BED
CAD FILE: Boundary Survey.dwg
PROJECT NO.: 02-100070-00

0 100 200 300

SCALE IN FEET

(T) TELEPHONE FEEDLINE	_____
(SS) SANITARY SEWER MAIN/VALE	_____
(CM) CORRUGATED METAL PIPE	_____
(CC) REINFORCED CONCRETE PIPE	_____
(UG) UNDERGROUND GAS LINE	_____ G _____
(UG) UNDERGROUND WATER LINE	_____ W _____
(UG) UNDERGROUND SEWER LINE	_____ SS _____
(UG) UNDERGROUND STORM DRAIN	_____ SD _____
(UG) UNDERGROUND TELEPHONE LINE	_____ T _____
(UG) UNDERGROUND ELECTRIC LINE	_____ UGE _____
(UG) UNDERGROUND CABLE TV LINE	_____ C _____

THE UNIVERSITY OF CHICAGO PRESS



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

Planning Board, November 25, 2019

STAFF REPORT

Application Number: 2019-40- PDD

Project Name: Buckhorn Branch Planned Development Rezoning

Tag #: 05H03010, 05H03197D, 05H03009

Location: Off US HWY 70 BUS, Iris Street, and Wildwood Drive

Overlay: Thoroughfare Overlay District

Applicant: Withers Ravenel

Owner: Concept 8 Holdings LLC

Project Planner: Haley Hogg, Planner II

Public Noticing Dates:

- **Neighborhood Meeting:** April 11, 2019
- **Sign Posted:** November 15, 2019
- **Letters Mailed:** November 15, 2019

REQUEST: Request to rezone from Residential-Estate (R-E) to Planned Development Residential (PD-R).

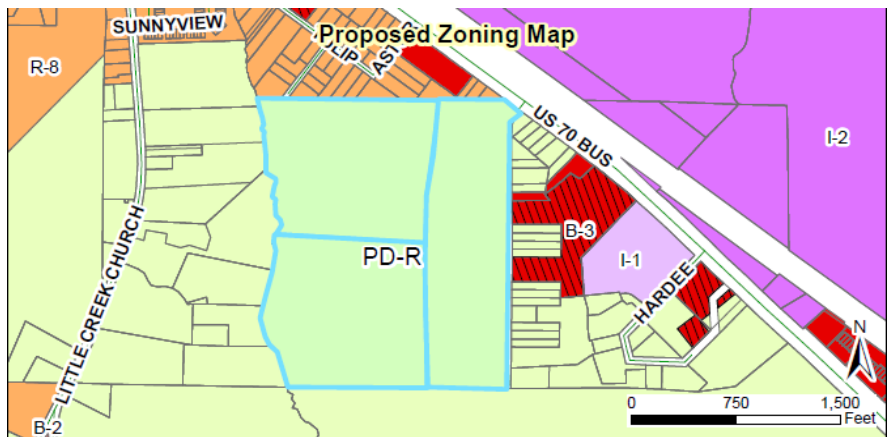


SITE DATA:

Acreage: 84.73 acres
Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-8 (R-8)	Single-family residential
South	Residential-Estate (R-E)	Single-family residential, agriculture
East	Highway Business SUD (B-3 SUD), Residential-Estate (R-E)	Single-family residential
West	Residential-Estate (R-E)	Single-family residential



STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting to rezone the subject properties from Residential-Estate (R-E) to Planned Development-Residential (PD-R). This application is running concurrently with a preliminary plat application, 2019-39-SD, which will serve as the master plan for the proposed 324 lot residential subdivision. The properties are located off US HWY 70 BUS, with access also via Iris Street and Wildwood Drive. To the north of the development are single-family residences as well as the Sheetz at the intersection with NC HWY 42 E. Per UDC requirements, the Planning Board shall make a recommendation to Town Council regarding all rezoning requests, including Planned Development districts. However, the Planning Board does not review or make recommendations on preliminary plats, even those acting as a master plan associated with a Planned Development designation. An overall master plan sheet has been attached to this staff report to provide the board an overview of the proposal.

Consistency with the Comprehensive Plan 2040

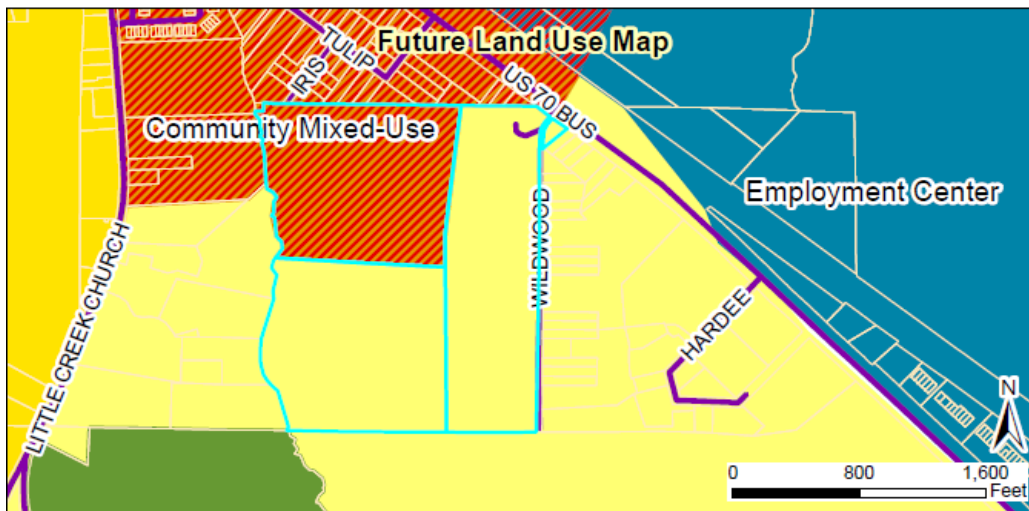
The Comprehensive Plan's Future Land Use Map designates these properties as a Medium Density Residential/Community Center ("Community Mixed Use") and Low Density Residential. Medium Density Residential allows up to 7 dwelling units/acre for Planned Development districts and Low Density Residential typically allows up to 3 units/acre. While not entirely consistent with the Future Land Use Map of the Comprehensive Plan, staff does feel that due to the location of the property off of a major road (US HWY 70 BUS) the requested rezoning would be acceptable with the plan. One of the parcels is already designated as Community Mixed Use. The density of a development is set via the Planned Development master plan. They are proposing 3.81 units per acre outlined in the master plan. It's worth noting that this is just over the maximum permitted in the Low Density Residential designation of the land use map. Town Council may approve rezoning requests that are not consistent with the Future Land Use Map, and if that occurs the land use map is automatically updated accordingly.

Comprehensive Plan Goals supporting the rezoning request include:

- **Goal LU1:** Preserve Clayton's small-town character while allowing for growth and development in appropriate areas.
- **Goal H1:** Encourage a range of housing types and lot sizes that meets the needs of various income levels, family sizes, and ages.

Comprehensive Plan Goals not supporting the rezoning request include:

- None.



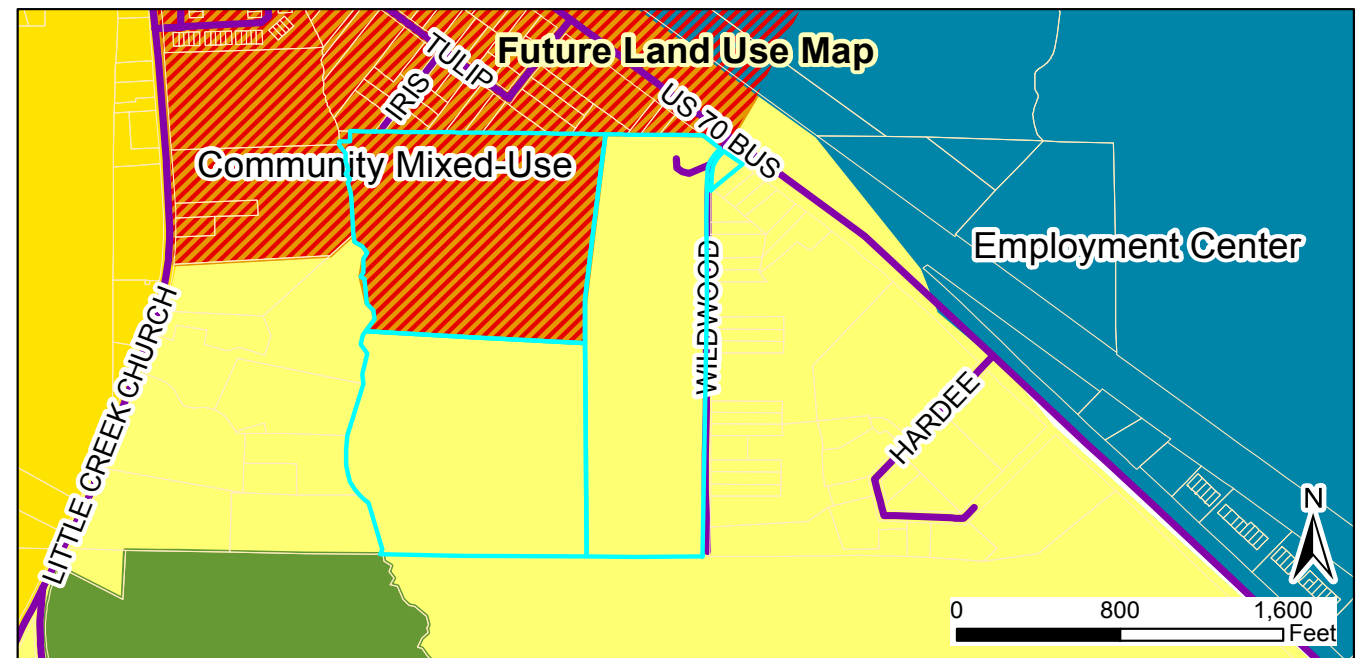
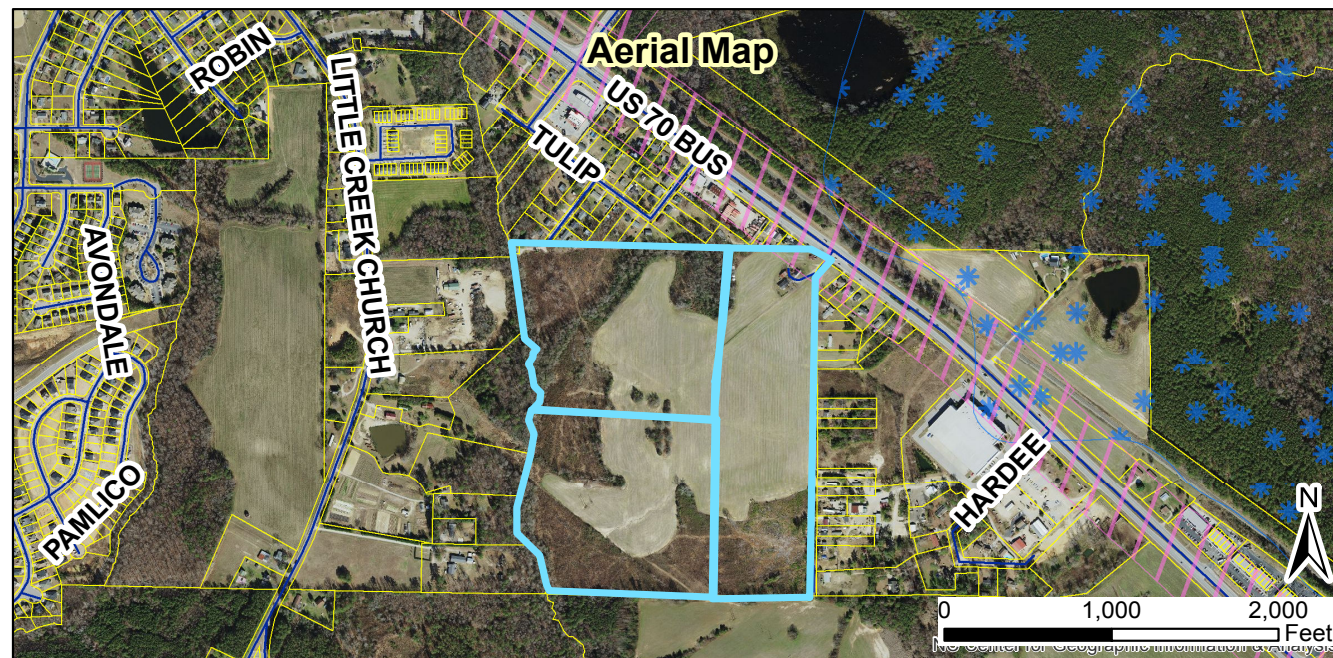
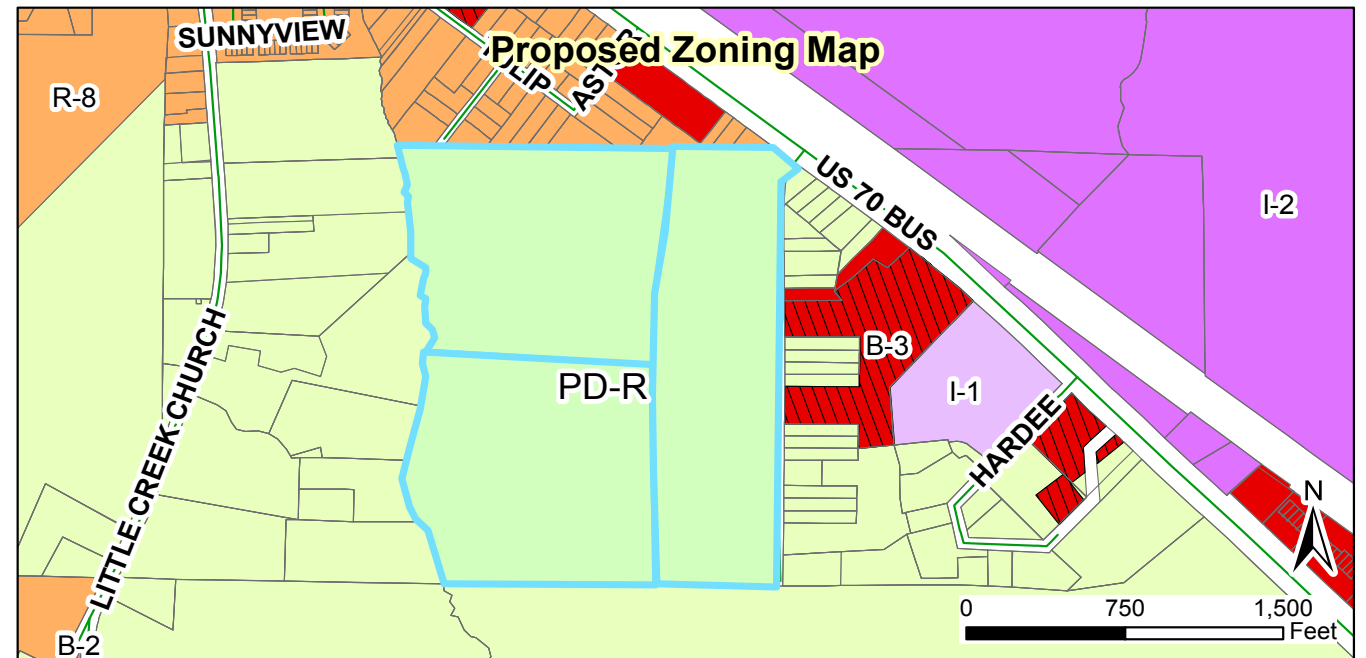
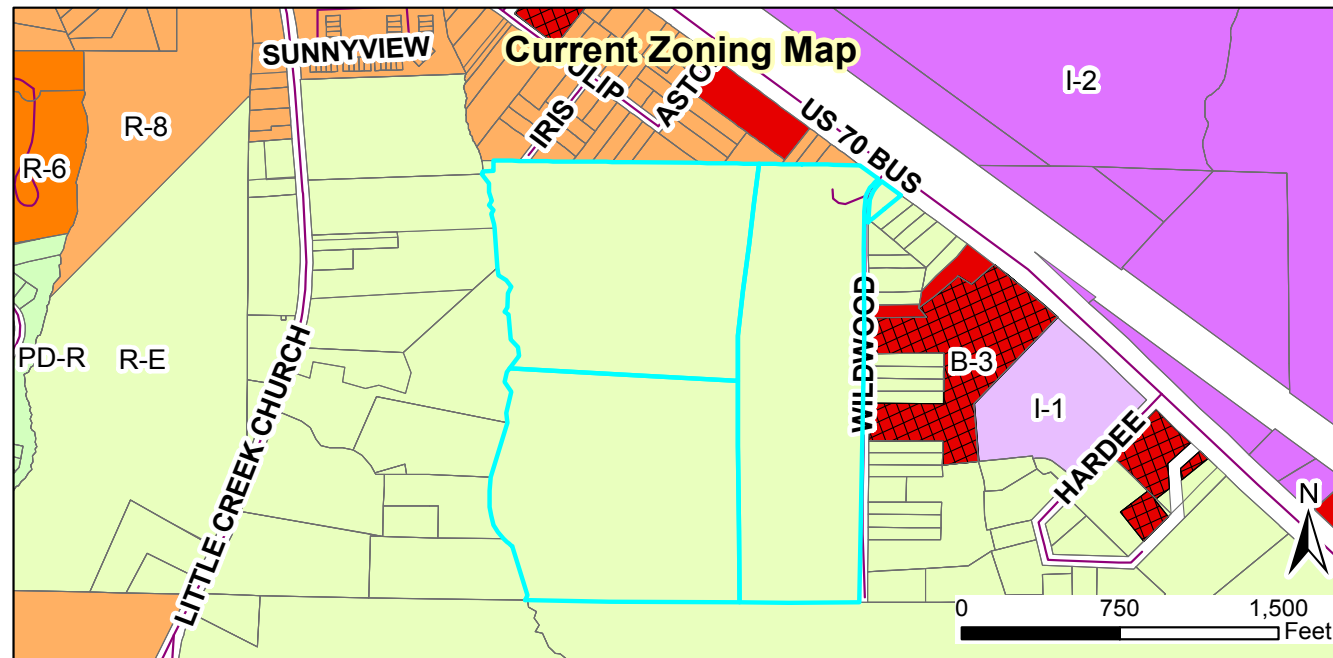
CONSIDERATIONS:

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

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

ATTACHMENTS:

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



2019-40-PDD Buckhorn Branch Rezoning
Request: Rezone from R-E to PD-R
2019-39-SD Buckhorn Branch Preliminary Plat
Request: Residential subdivision

Applicant: Withers Ravenel
 Property Owner: Concept 8 Holdings, LLC
 Tag #: 05H03010, 05H03197D, 05H03009

Staff Report Map



Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2019\2019-39-SD - Buckhorn Branch Park\Staff Report Maps\Staff Report Map - 2019-39-SD- Buckhorn Branch SD.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

REZONING APPLICATION

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

SITE INFORMATION

Name of Project: Grand Plaza
Acreage of Property: 1.15 Zoning District: Town of Clayton
County Tag #: 05G01201C NC Pin #: 164900-97-1724
Address/Location: 13024 Ste 100 US Hwy 70 Business Clayton, NC 27520
Existing Zoning District: Town of Clayton Proposed Zoning District: Town of Clayton

APPLICANT INFORMATION

Applicant: FNC Ninety, LLC
Mailing Address: 187 K ST NW - 4th Floor Washington, DC 20006
Phone Number: 646-807-8060 Fax: _____
Contact Person: Matt Samuel
Email Address: mattsamuel@niagaraholdings.com

PROPERTY OWNER INFORMATION

Name: FNC Ninety, LLC
Mailing Address: 1875 K St NW - 4th Floor Washington, DC 20006
Phone Number: 646-807-8060 Fax: _____
Email Address: mattsamuel@niagaraholdings.com

OFFICE USE ONLY

Date Received: 10/31/19 Amount Paid: _____ File Number: 2019-230-RZ

EXPLANATION OF PROJECT

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

We would like to remove the special use designation to accommodate a chiropractic clinic in the building. We feel this use is definitely in keeping with the neighborhood and suitable uses for this location. No additional changes to the property will be required to bring this business to Clayton.

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.
A chiropractic clinic is technically categorized as a medical use, which does not fit with with our current B-3-SUD zoning classification. We feel the clinic's use definitely meets the spirit of uses expected and suitable for this location.
2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
We feel the clinic's use definitely meets the spirit of uses expected and suitable for this location. There will be no negative impacts on traffic, parking and access to or surrounding the property.
3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
A chiropractic clinic in this location would definitely meet the ever-increasing health and wellness demands of Clayton residents.
4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, potable water supply and stormwater drainage facilities is available for the proposed use.
This use change will not generate any additional traffic or utility burden on the property or surrounding properties.
5. It has been determined that the legal purposes for which zoning exists are not violated.
6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.
I can see no negative impacts from this change to adjoining and nearby properties. Traffic, parking, pedestrian and utility usage should not be impacted in any significant way.

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

We are not receiving any higher level of rent for this proposed change, while providing a general wellness use to the community.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Clayton to amend the Zoning Ordinance and change the Official Zoning Map of the Town of Clayton as requested.. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Clayton, North Carolina, and will not be returned.

Matt Samuel

Print Name


Signature of Applicant

10/15/19

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: Grand Plaza Address or PIN #: 164900-97-1724

AGENT/APPLICANT INFORMATION:

David Stowe
(Name - type, print clearly)

5440 Wade Park Boulevard - Suite 200
(Address)
Raleigh, NC 27606
(City, State, Zip)

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

Rezoning request for Grand Plaza

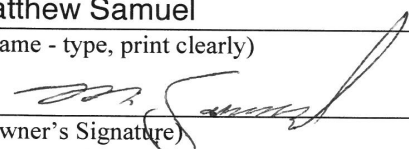
Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

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:

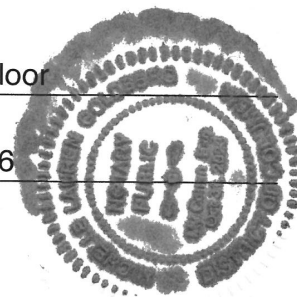
Matthew Samuel
(Name - type, print clearly)

1875 K St. NW - 4th Floor
(Address)


(Owner's Signature)

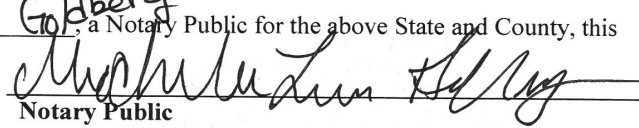
Washington, DC 20006
(City, State, Zip)

District
STATE OF Columbia
COUNTY OF _____



Sworn and subscribed before me Michelle Lauren Goldberg, a Notary Public for the above State and County, this the 29 day of October, 2019.

SEAL


Notary Public

My Commission
Expires:

Oct. 31, 2023

July 2018

10 of 10

FNC Ninety, LLC
1875 K Street NW – 4th Floor
Washington, DC 20006

Received By:
Town of Clayton
11/6/19

Boddie Noell Enterprises, Inc.
PO Box 1908
Rocky Mount, NC 27804

November 4, 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: November 14, 2019

Meeting Time: 6:00 pm

Meeting Location: 13024 US Hwy 70 Business
Clayton, NC 27520

Type of Application: Rezoning application

Project/proposal property address: 13024 US Hwy 70 Business
Clayton, NC 27520

Description of project/proposal: To remove the special use designation to accommodate a chiropractic clinic.

Upcoming public meetings for this application: Planning Board recommendation hearing on November 25th, and Town Council decision hearing on December 16th.

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 646-807-8060. You may also contact the Town of Clayton Planning Department at 919-553-5002.

Sincerely,

Matt Samuel
President
FNC Ninety, LLC

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: 13024 US HWY 70 BUSINESS CLAYTON, NC

Application: REZONING APPLICATION TO ALLOW FOR CHIROPRACTIC OFFICE

Location/Date: 13024 US HWY 70 BUSINESS CLAYTON, NC

	NAME	ADDRESS
1	DAVID STONE	5440 WADE PARK BLVD., SUITE 200 RALEIGH, NC 27607
2		
3		
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8		
9		
10		
11		
12		
13		
14		
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16		
17		
18		
19		
20		

July 2018

8 of 10

Received By:
Town of Clayton
11/18/19

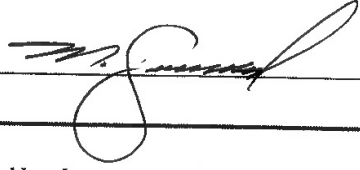
NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

GRAND PLAZA - 13024 US HWY 70 BUSINESS

Application: CLAYTON NC Date of Mailing: 11-4-19
Date of Meeting: 11-14-19 Time of Meeting: 6:00 pm
Location of Meeting: 13024 US HWY 70 BUSINESS - SUITE 100

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

Printed Name: MATT SAMUEL 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.

DAVID STONE HELD THE MEETING AND WAS THE ONLY
PERSON IN ATTENDANCE. THE MEETING STARTED AT
6:00 PM AND DAVID LEFT AT 6:20 WHEN NO ONE
TURNE
D UP.

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

ADJACENT PROPERTY OWNERS LIST

Project Name: Grand Plaza

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
05G01201B	Boddie Noell Enterprises, Inc.	PO Box 1908, Rocky Mount, NC 27804
05G01201A	WH Capital, LLC	PO Box 6450, Norcross, GA 30091
05G01201	MOHAMED & SONS INC.	PO BOX 1236, SMITHFIELD, NC 27577



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



Result 1

id: 05G01201C
Tag: 05G01201C
Owner Name 1: FNC NINETY, LLC
Owner Name 2:
Mail Address 1: 5323 SPRING VALLEY RD STE 250
Mail Address 2:
Mail Address 3: DALLAS, TX 75254-2497
Book: 04991
Page: 0541

Result 2

id: 05G01201
Tag: 05G01201
Owner Name 1: MOHAMED & SONS INC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 1236
Mail Address 3: SMITHFIELD, NC 27577-0000
Book: 02977
Page: 0750



Scale: 1:7593 - 1 in. = 632.76 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
October 28, 2019



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

Result 3

Id: 05G01201B
Tag: 05G01201B
Owner Name 1: BODDIE NOELL ENTERPRISES
INC
Owner Name 2:
Mail Address 1: 1021 NOELL LANE
Mail Address 2: P O BOX 1908
Mail Address 3: ROCKY MOUNT, NC 27804-1908
Book: 03408
Page: 0521

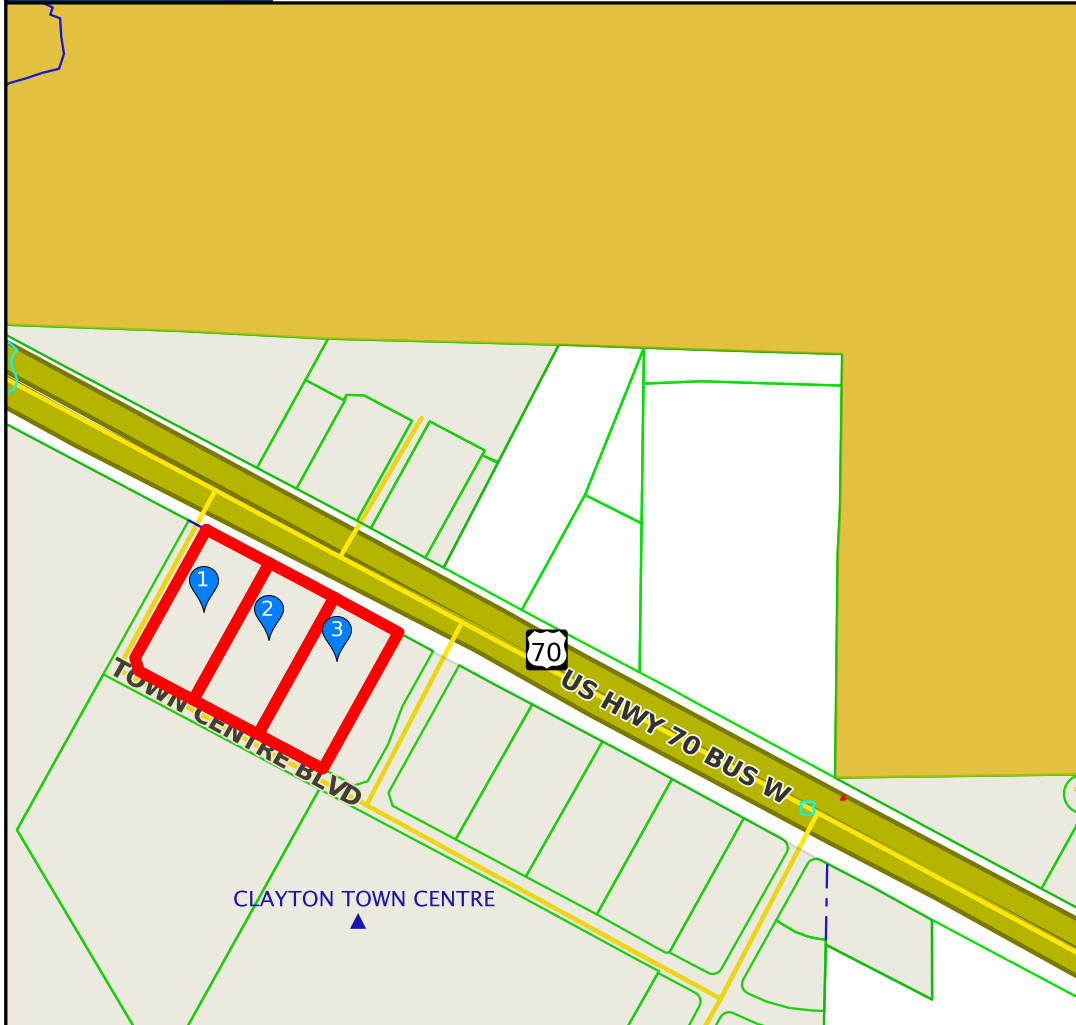
Result 4

Id: 05G01201A
Tag: 05G01201A
Owner Name 1: WH CAPITAL LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 6450
Mail Address 3: NORCROSS, GA 30091-0000
Book: 02592
Page: 0959



*** DISCLAIMER ***

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



Result 1

id: 05G02001H
Tag: 05G02001H
Owner Name 1: LEVINSON, JAMES R.
Owner Name 2:
Mail Address 1:
Mail Address 2: P O BOX 117
Mail Address 3: BENSON, NC 27504-0117
Book: 03680
Page: 0193

Result 2

id: 05G02001G
Tag: 05G02001G
Owner Name 1: CAROLINA PARK LLC
Owner Name 2:
Mail Address 1: 109 ELWAY DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5583
Book: 04541
Page: 0642



Scale: 1:5030 - 1 in. = 419.16 feet

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

Johnston County GIS
November 19, 2019



***** DISCLAIMER *****

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

Result 3

id: 05G02001F

Tag: 05G02001F

Owner Name 1: PCG ENTERPRISES OF
CLAYTON LLC

Owner Name 2:

Mail Address 1: 12905 HIGHWAY 70 WEST

Mail Address 2:

Mail Address 3: CLAYTON, NC 27520-0000

Book: 02571

Page: 0265



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

November 15, 2019

NOTICE

SUBJECT: **Project:** 2019-230-RZ Grand Plaza, Rezoning
 Address: 13024 US HWY 70 Business / corner of US HWY 70 Bus and Gully Drive
 TAG #: 05G01201C
 Applicant: FNC Ninety, LLC

Dear Clayton Area Property Owner:

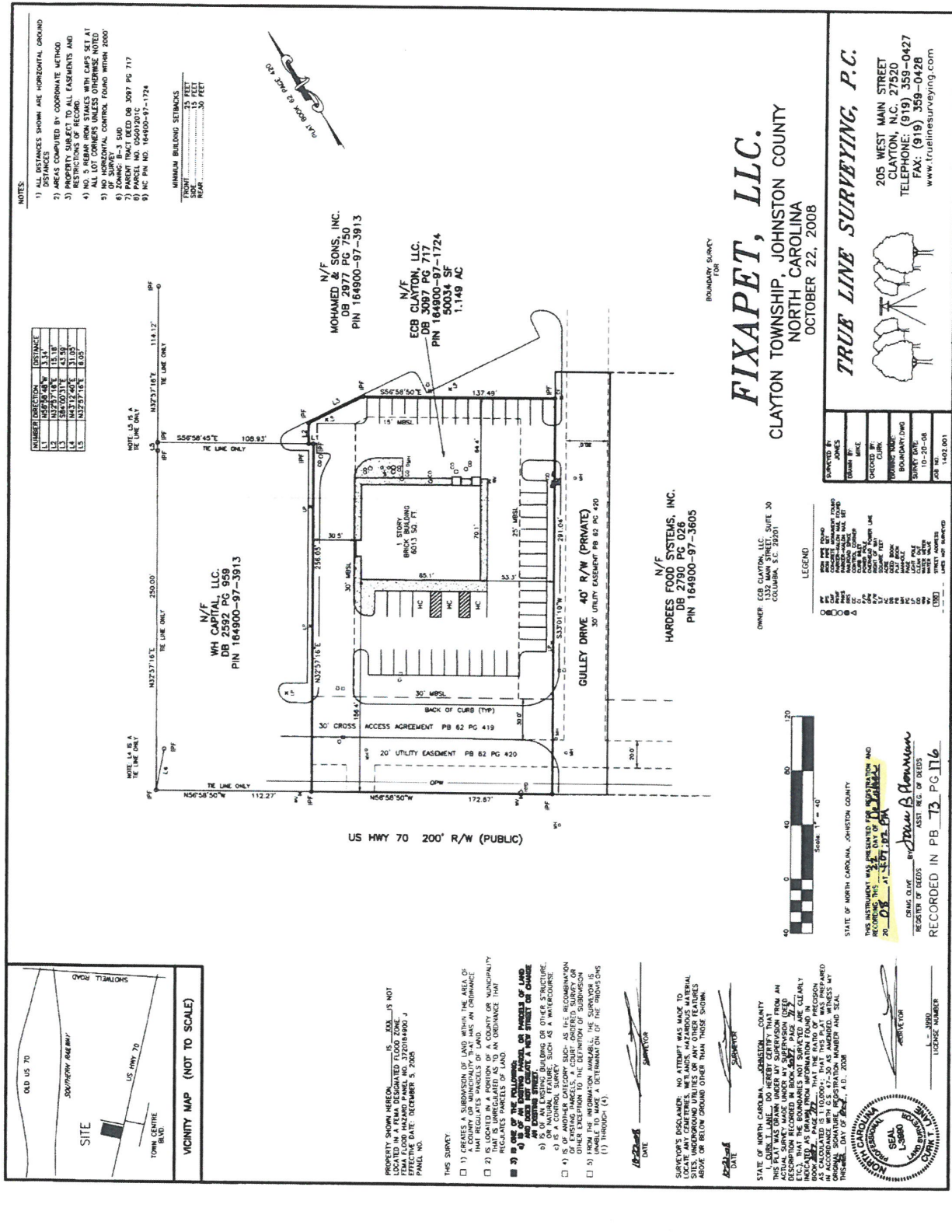
Notice is hereby given that the Clayton Planning Board will hold a public meeting on **November 25, 2019 at 6:00 PM** at Town Hall, 111 E. Second Street, to make a recommendation on the above referenced Rezoning application. This application will proceed to Town Council for a public hearing following Planning Board recommendation. Another notice will be sent prior to the date of the scheduled public hearing. The applicant is requesting to rezone 1.15 acres from B-3 SUD to B-3. Please see the map on the back of this letter.

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

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

Sincerely,

Jeff Caines, AICP - Planner





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

*Planning Board, 11/25/19
Town Council, 12/16/19*

STAFF REPORT

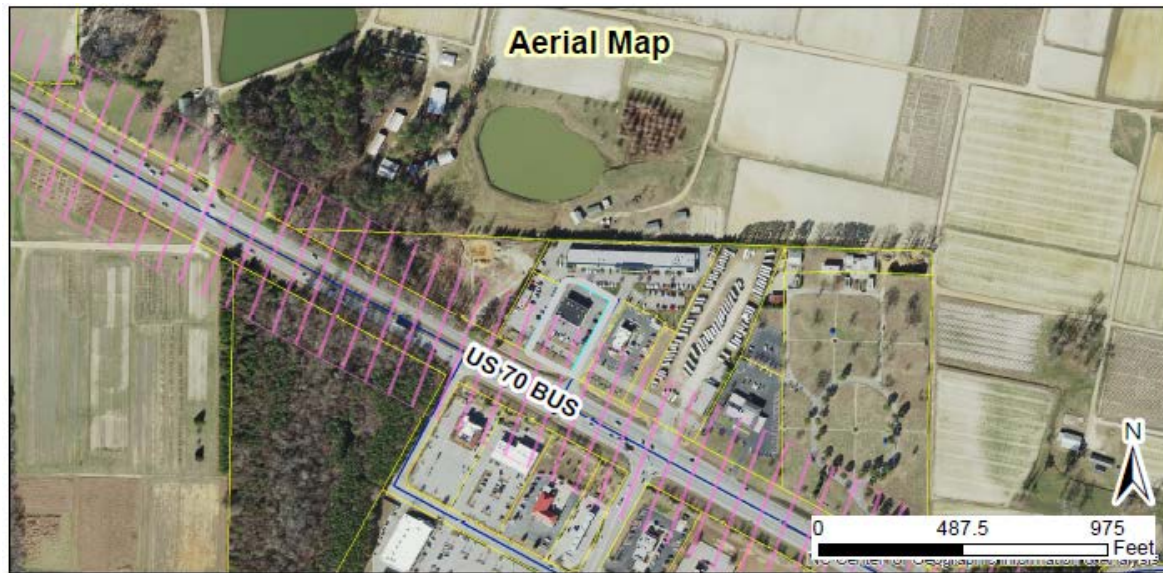
Application Number: 2019-230-RZ Project Name: Grand Plaza – Rezoning

TAG #(s): 05G01201C
Town Limits/ETJ: Town of Clayton
Applicant: FNC Ninety, LLC
Owner: FNC Ninety, LLC
Location: 13025 US Hwy 70 Business, Clayton, NC 87520
Project Planner: Jeff Caines, Planner

Public Noticing Dates:

- **Neighborhood Meeting:** November 14, 2019
- **Sign posted:** November 15, 2019 / December , 2019
- **Adjacent Property Letters Mailed:** November 15, 2019 / December , 2019
- **Newspaper Ad published:** December 6, 2019

REQUEST: Rezoning from B-3-SUD to B-3.



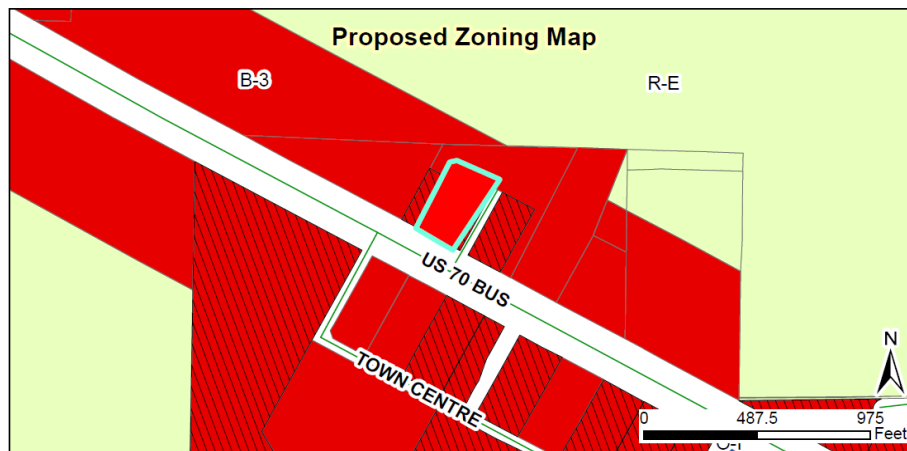
Page 1 of 4

SITE DATA:

Acreage: 1.15 acres
Existing Use: Commercial / Shopping Center

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	B-3	Commercial / Shopping Center
South	B-3	Commercial / Shopping Center
East	B-3-SUP	Commercial / Fast Food
West	B-3-SUP	Commercial / Fast Food



STAFF ANALYSIS AND COMMENTARY:**Overview**

The site is located on US 70 Business and is intended to serve the entire community. The applicant is requesting to remove the Special Use District (SUD) and have the site retain its current underlying zone of B-3. The site is currently developed with a commercial retail and service building. The B-3 zoning district allows for opportunities for offices, service uses, and businesses retailing durable and convenience goods for the community as a whole. The applicant is requesting the removal of the SUD in order to accommodate a chiropractic clinic in the building. A chiropractic clinic is classified as an Office, Medical use and is a Permitted use in the B-3 zoning district. The removal of the SUD will allow the applicant and future applicants to work directly with Town staff for zoning compliance rather than each use being approved by Town Council as stated in Section 155.200(C)(4). In addition, the proposed rezoning would not affect the status and land uses of the existing businesses due to the fact that they are already allowed in the B-3 zoning district as a permitted use.

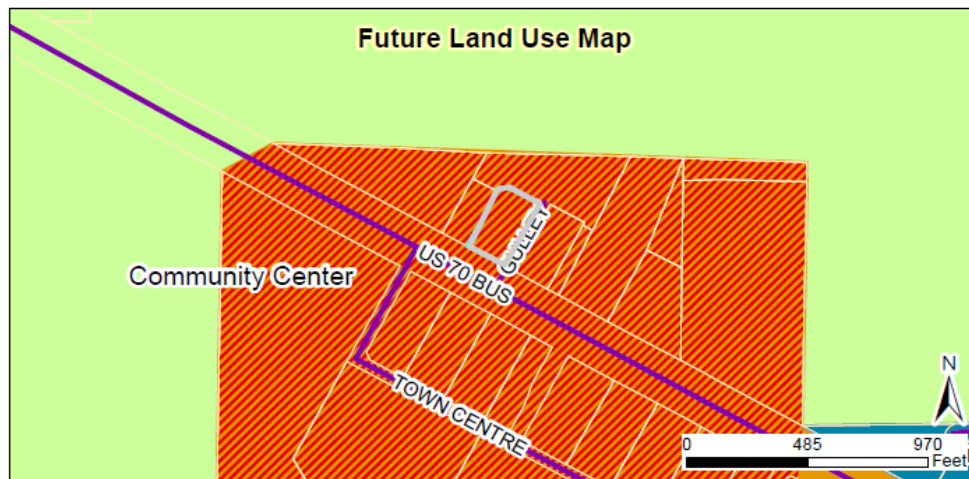
Consistency with the Comprehensive Plan 2040

The proposed removal of the Special Use District on this parcel is consistent with the Comprehensive Plan designation of Community Center. The objective of the community center is to serve the larger community and to be located on a major thoroughfare. In this specific case the chiropractic medical service does serve a larger

community base and is located on a major thoroughfare, specifically US Highway 70 Business. The Compatible Zoning Districts identifies Community Center (CC) as a compatible Use with the B-3 zoning district. It should also be noted that sites surrounding the subject property also have the same Comprehensive Plan and Zoning Districts, therefore the proposed rezone is compatible with the surrounding properties.

Comprehensive Plan Goals supporting the rezoning request include:

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



CONSIDERATIONS:

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

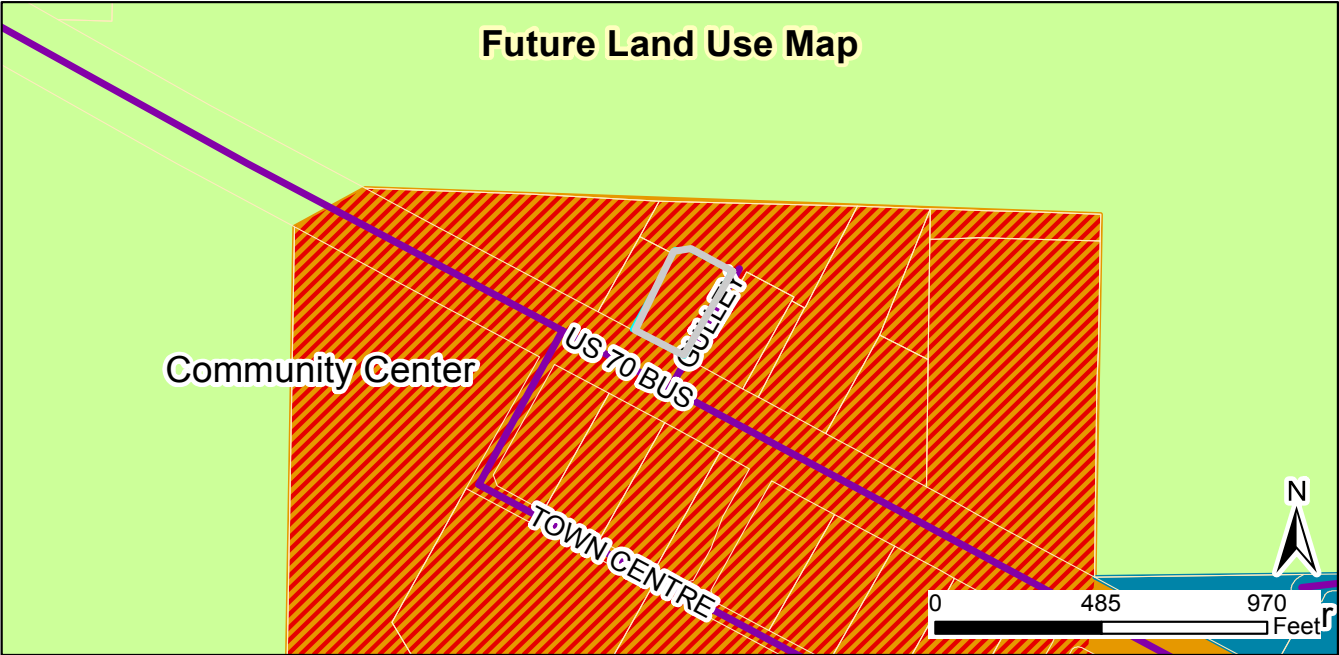
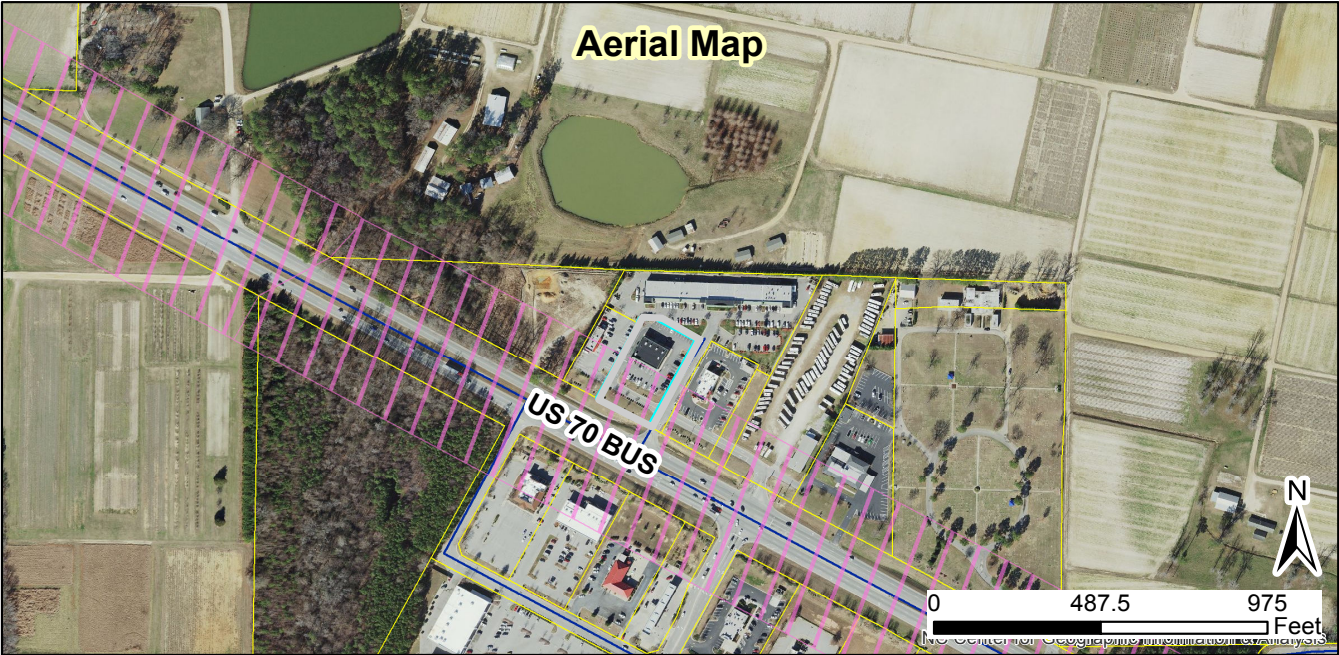
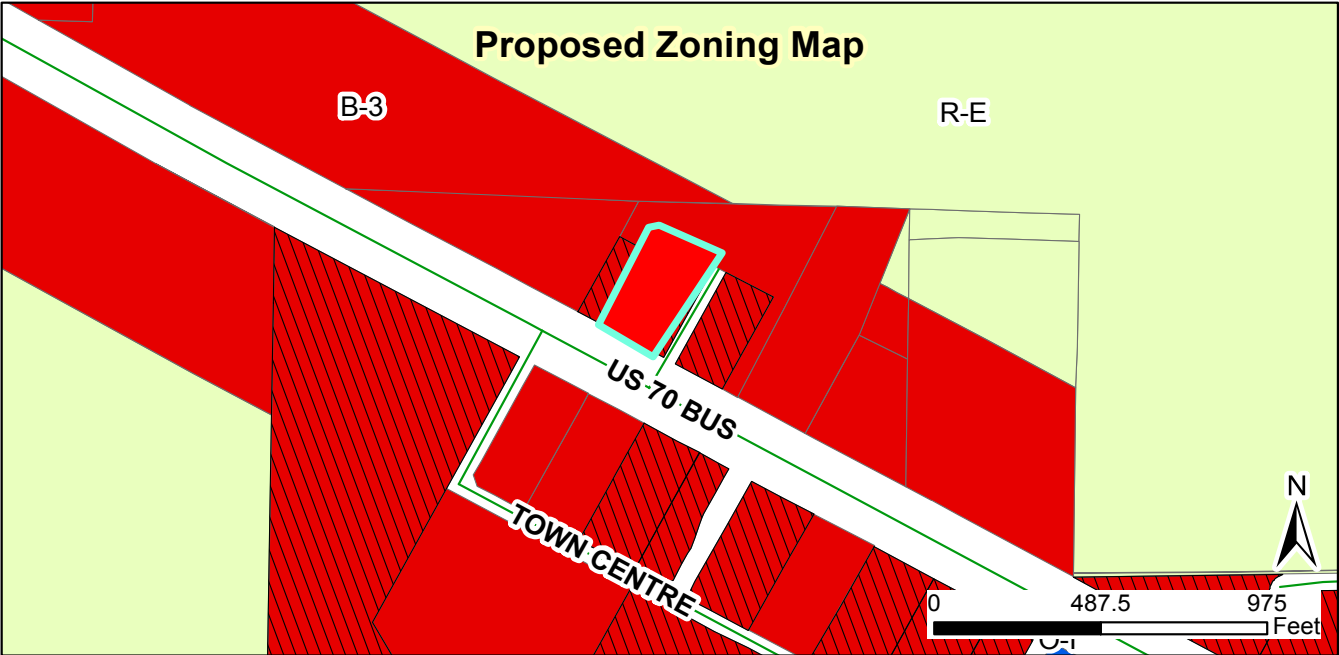
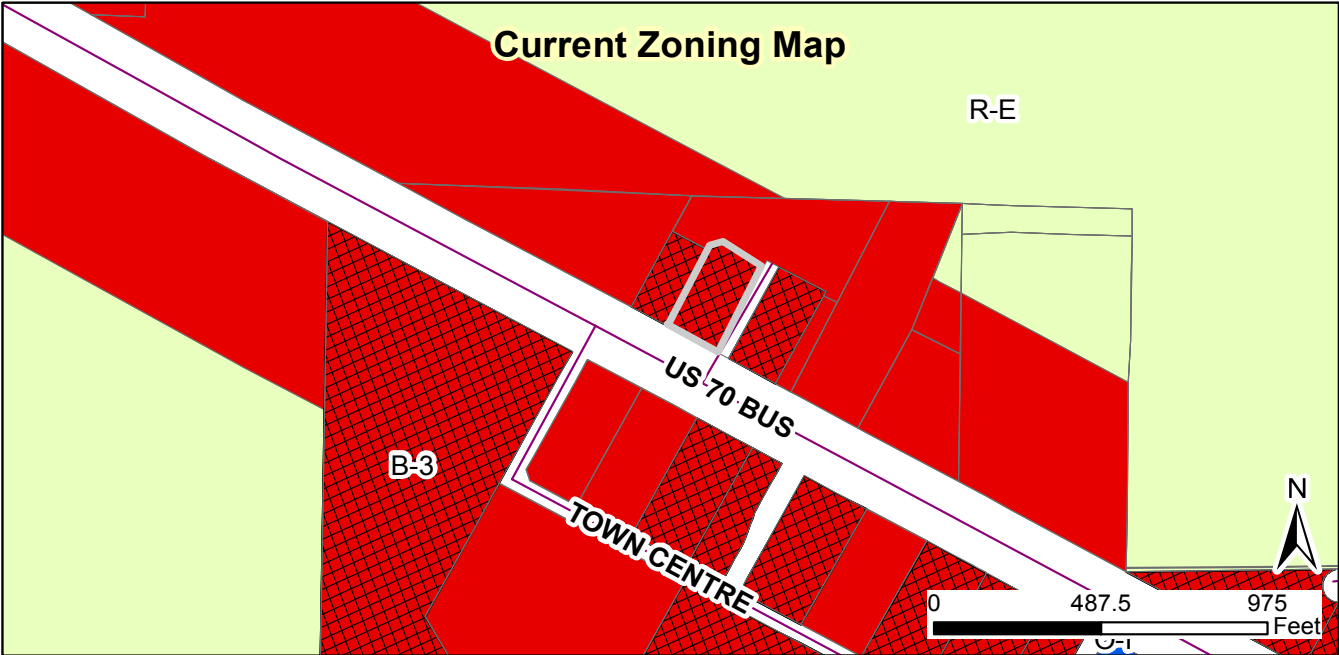
STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed rezoning request.

ATTACHMENTS:

- 1) Application

- 2) Staff Report Maps
- 3) Neighborhood Meeting Materials
- 4) Survey
- 5) PB Adjacent Property Letter
- 6) TC Adjacent Property Letter
- 7) Newspaper Ad



Request:
2019-230-RZ, Grand Plaza Rezoning
Request to Rezone Existing B-3-SUD to Proposed Zoning to B-3

Applicant: FNC Ninety, LLC
Property Owner: FNC Ninety, LLC
Tag #: 05G01201C

Staff Report Map



Document Path: O:\PLANNING\REZONING\Rezoning\2019\2019-230-RZ - Grand Plaza\Public Notice\Staff Report Map - 2019-230-RZ - Grand Plaza Maps.mxd

Legend

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

11/15/2019
Produced by: TOC Planning
Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.