



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

1. CALL TO ORDER

2. ROLL CALL

3. ADJUSTMENT OF THE AGENDA

4. APPROVAL OF MINUTES

- a. Approval of February 25, 2019 Planning Board Minutes.
[Clayton Planning Board - 25 Feb 2019 - Draft Minutes](#)

POTENTIAL ACTION: Motion to approve minutes

5. REPORTS AND COMMENTS

6. OLD BUSINESS

7. NEW BUSINESS

- a. 2019-28-VAR Mobile Home Replacement Variance **(Quasi-Judicial)**
NC PIN: 165807-77-0602
Tag #: 05H03196E
Location: 709 1/2 Lakeview Dr.

[Application - 2019-28-VAR - Clark - 709 Lakeview Dr.](#)
[Newspaper Ad - 2019-28-VAR - 709 Lakeview Dr.](#)
[Adjacent Property Letter - 2019-28-VAR 709 Lakeview Dr.](#)
[Adjacent Property Owners - 2019-28-VAR - Clark -709 Lakeview Dr.](#)
[Site Plan - 2019-28-VAR-709 Lakeview Dr.](#)
[Staff Report - 2019-28 - Clark - 709 Lakeview Dr.](#)
[Staff Report Maps - 2019-28-VAR - 709 Lakeview Dr](#)
[Fire Report - 2019-28-VAR - Clark - 709 Lakeview Dr](#)

POTENTIAL ACTION: Approval/Denial of 2019-28-VAR

- b. 2019-41-VAR Horne Memorial UMC Expansion Variance **(Quasi-Judicial)**
NC PIN: 166913-02-4512
Tag #: 05015059
Location: 121 E. Second St.
[Updated Application - 2019-41-VAR Horne Memorial UMC Expansion](#)
[Owner's Consent Form - 2019-41-VAR - Horne Memorial UMC Expansion](#)
[Newspaper Ad 2019-41-VAR & 2019-28-VAR - Horne Memorial UMC Expansion](#)

[& 709 Lakeview Dr](#)
[Adjacent Property Letter - 2019-41-VAR Horne Memorial UMC Expansion](#)
[Adjacent Property Owner's List - 2019-41-VAR - Horne Memorial UMC Expansion](#)
[Site Plan 2019-41-VAR Horne Memorial UMC Expansion](#)
[Staff Report - 2019-41-VAR Horne Memorial UMC Expansion](#)
[Staff Report Maps - 2019-41-VAR - Horne Memorial UMC Expansion](#)

POTENTIAL ACTION: Approval/Denial of 2019-41-VAR

- c. 2018-242-CUP Game Day Marketing Conditional Use Permit (**Quasi-Judicial**)
NC PIN: 165806-48-1449 / 165806-48-2662
Tag #: 05G02048U / 05G02048T
Location: M.C.W. Subdivision, adjacent to State Avenue
[Application - 2018-242-CUP - Game Day Marketing](#)
[Newspaper Ad - 2018-242-CUP Game Day Marketing -](#)
[Adjacent Property Letter - 2018-242-CUP - Game Day Marketing](#)
[Neighborhood Meeting Materials - 2018-243-SP & 2018-242-CUP Game Day Marketing](#)
[Owner's Consent Form - 2018-242-CUP- Game Day Marketing](#)
[Staff Report - 2018-248-CUP Game Day Marketing](#)
[Staff Report Maps - 2018-242-CUP-Game Day Marketing](#)

POTENTIAL ACTION: Approval/Denial of 2018-242-CUP

- d. 2018-243-SP Game Day Marketing Major Site Plan
NC PIN: 165806-48-1449 / 165806-48-2662
Tag #: 05G02048U / 05G02048T
Location: M.C.W. Subdivision adjacent to State Avenue
[Application - 2018-243-SP - Game Day Marketing](#)
[Owner's Consent Form - 2018-242-CUP- Game Day Marketing](#)
[Neighborhood Meeting Materials - 2018-243-SP & 2018-242-CUP Game Day Marketing](#)
[Alternative Parking Plan - 2018-242-CUP Game Day Marketing](#)
[Staff Report - 2018-243-SP Game Day Marketing](#)
[Site plans- 2018-242-CUP-Game Day Marketing](#)
[Staff Report Maps - 2018-243-SP-Game Day Marketing](#)

POTENTIAL ACTION: Approval/Denial of 2018-243-SP

- e. 2019-22-OA Subdivision Standards Ordinance Amendment
[Application - 2019-22-OA - Subdivision Standards HB436](#)
[Clean Copy - 2019-22-OA 155.600 and 155.604\(D\) - Subdivision Standards](#)
[Strikethrough Copy - 2019-22-OA 155.600 and 155.604\(D\) - Subdivision Standards](#)
[Staff Report - 2019-22-OA - Subdivision Standards](#)

POTENTIAL ACTION: To approve/deny request to Town Council

8. INFORMAL DISCUSSION AND PUBLIC COMMENT

9. ADJOURN



**Town of Clayton
Planning Board Minutes
Monday, February 25, 2019 @ 6:00 PM
Town Council Chambers**

BOARD MEMBERS PRESENT:

Andria Merritt
Stephen Powers
Marty Bizzell
Bob Ahlert
Frank Price
James Moore
George "Bucky" Coats

STAFF PRESENT:

Samantha Wullenwaber, Planning
Director
Haley Hogg, Planner
Damierie Powell, Planner
Bob Satterfield, Council Member
Merrick Parrott, Town Attorney
Chrissy Dunn, Clerk to the Board

MEMBERS ABSENT:

James Lipscomb

1 CALL TO ORDER

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

2 ROLL CALL

- a) Board Member James Lipscomb was not present.

3 ADJUSTMENT OF THE AGENDA

- a) Removed item D, Creech Tract Special Use Permit and Item E, Creech Tract Preliminary Plat (Major Subdivision). These items are to be heard by Town Council as a Quasi-Judicial due to the new ordinance, explained by Town Attorney Merrick Parrott.

4 APPROVAL OF MINUTES

- a) January 28, 2019 Planning Board Minutes approved as presented.

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

5 REPORTS AND COMMENTS

- a) Planning Director Samantha Wullenwaber asked that when a Planning Board Member has a project in town, not to present their own project.

6 OLD BUSINESS

7 NEW BUSINESS

- a) Faith City Church and Daycare Conditional Use Permit (**Quasi-Judicial**)
2018-222-CUP
PIN #: 165801-29-0494 & 165801-29-0365
TAG #: 05G02053S & 05G02034X
Location: 581 Guy Road

Town Attorney Merrick Parrott explained the Quasi-Judicial procedure. Clerk to the Board Chrissy Dunn gave the affirmation.

Haley Hogg presented this project. The applicant is requesting a Conditional Use Permit to operate the use of a church and daycare on the property within an existing building. The property itself only encompasses one tenant space and the other space is subdivided off as its own parcel. Both spaces share a common area that include the shared parking area. The church currently has existing offices located in the adjacent space. They are now looking to expand into the new space to operate a church and daycare. The space is 6,971 square feet and proposing 75 seats for the church and up to 29 children for daycare, plus 4 employees that will operate Monday - Friday from 7 a.m. to 6 p.m. The applicant is also proposing to develop a 2,175 square foot playground to the south of the property. There will be a fence located around the playground and will have access via an existing sidewalk. There will also be a handicap ramp and crosswalk and will provide ADA accessibility to the playground. Currently, there is not adequate parking for the use but the applicant submitted a shared parking agreement with the adjacent parcel to the east along with the Conditional Use Permit. This request is consistent with 2040 Comprehensive Plan and Surrounding Land Uses. Conditions are placed in staff report. There were no questions for staff.

Applicant Alsey Gilbert was present and available for questions. There were no questions for the applicant. Mr. Gary Davies, owner of Special Effects Flooring, building adjacent to the subject property spoke. He stated he does not have a problem with plans but would like the daycare to remain to 29 children. He has tractor trailers and work vans that come in and out during the day. He said the crosswalk must be monitored. Mr. Davies is in favor of the request and feels they can work out any details. Mr. Gilbert assured there will be no more than 29 children. Applicant David Foster, pastor of church was present and available for questions. There were no further questions for the applicants.

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

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

- b) State Employees Credit Union Major Site Plan
2018-249-SP
PIN #: 167800-19-8807
TAG #: 05I04003X
Location: corner of Glen Laurel Rd and Hwy 42 East

Haley Hogg presented this project. The applicant is requesting major site plan approval to develop a 10,000 square foot bank on the property. The property is zoned for Planned Development-Mixed Use. The proposed use is consistent with the parcel's designation within the master plan. The site will be located at the corner of Highway 42 East and Glen Laurel Road. The drive thru will be located to the east of the building and will have 6 lanes. An additional drive-up ATM is also proposed to the west within the parking lot which will include three queuing spaces. This request is consistent with the Comprehensive Plan 2040. Staff is recommending approval. Board Member Coats asked if the original plan was it right in and right out? Ms. Hogg stated yes, it was. There were no further questions for staff.

The Applicant Dillion Smith with Valentine Associates representing the credit union, was present. Board Member Price asked if this will be the second credit union in Clayton and keep the other branch open? The applicant stated as of right now the other credit union branch will stay open. There were no further questions for the applicant.

ACTION: Recommendation to approve the request.

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

- c) Creech Tract Rezoning
2018-92-RZ
PIN #: 165907-69-2203 & 165907-78-1039
TAG #: 05G01012A & 05G01012S
Location: off Shotwell Road and Old US Hwy 70; south of Highgate Subdivision

Haley Hogg presented this project. The applicant is requesting to rezone 33.88 acres off Shotwell Road and Old US Hwy 70 right outside of the Highgate Subdivision from Planned Development-Mixed Use (PD-MU) to Residential-10 (R-10). The request is consistent with the Comprehensive Plan 2040 and Surrounding Land Use. Board Member Ahlert asked staff how many units per acre and does this have an associated master plan? Ms. Hogg stated it is under the original Highgate Master Plan PD-MU and would be 10 units per acre. Ms. Hogg also stated the subject properties were noted as future development with no specific uses designated. There may have had commercial use previously, but the applicant is requesting to rezone the properties to a standard residential zoning district. There were no further

questions for staff.

The applicant Jerry Dalton from Dalton Engineering was present and available for questions. He is requesting consistent with a project in the near future. He stated that right now they are looking at 5 units per acre. The applicant stated they would like to take this request to the next step. Board Member Merritt asked why R-10 if they are lowering the units to less than 10? The applicant stated that when they started out, they had more but based on what the client is looking for, and the open space, buffer etc., they are coming down from 256 to 187 units. There were no further questions for the applicant.

ACTION: Recommendation to the Town Council to approve the request.

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

d) Barbour Tract Planned Development Rezoning
2018-231-PDD

PIN #: 166913-24-0652, 166913-24-0827, 166805-18-6162, 166914-34-7560, 166914-34-7451, 166914-34-7371, 166913-14-9727, 166914-24-8945, 166700-29-2835, 166914-34-2175

TAG #: 0599003F, 05005067B, 05005067H, 05H03189G, 05H03189F, 05H03189E, 05G02026Q, 05E99008H, 05E99008J, 05E99021V

Location: Off N. O'Neil Street, and Wilson St., Rosemary St, Mial St., and Oakdale Ave.; north of Cooper Academy

Damiere Powell presented this project. The applicant is requesting to rezone 33.71 acres of land from Single-Family Residential 8 (R-8) to Planned Development-Residential (PD-R). This application is running concurrently with the Barbour Tract Master Plan (2018-233-SD). If this Planned Development rezoning and the associated master plan are approved, the individual phases of the development would be allowed to proceed to platting and construction through staff-level review as each phase is developed. The proposed request will offer 199 units of SFD homes with varying designs, 12 Townhome units and a 126 unit apartment complex. This request is consistent with Comprehensive Plan 2040 and Surrounding Land Uses. Staff does recommend approval. Board Member Powers asked about the master plan, that there is not one right now; and this is just a rezoning request at this time? Mr. Powell stated that there is a master plan going before Town Council. Board Member Price stated there are several different tracts being rezoned, will they remain a separate tract or be recombined? Planning Director Samantha Wullenwaber stated more than likely there will not be a recombination unless the applicant decides to. There is an owner's consent for each parcel. Board Member Bizzell asked if the master plan under condition for approval? Ms. Wullenwaber stated it was submitted after the code changes, moving forward as the code of ordinance will not go forward like this. March 18th is a public hearing for masterplan. Board Member Moore asked do we have some kind of guideline for minimum requirements for recreation space? When you see those terms, there is a red flag for him, to fill the requirement. Ms. Wullenwaber stated there is certain criteria for the designated purpose. There is a buffer with this property, but

there is a lot of open space.

The Applicant Reid Smith was present and available for questions. There were no questions for applicant.

Resident Jeff Burke spoke of concern of the property and the building. Another resident, Mr. McFadden president of the HOA of Mitchener Hills stated that his understanding of Johnston County Board of Education owns that parcel. The development shows it will be within 100 feet of Mitchener Hills. He is concerned over the number of units or apartments. These questions are more for the master plan and Town Council. Applicant, Mr. Smith stated he would be happy to meet with the concerned citizens and go over plans before this goes to Town Council. Ms. Wullenwaber stated the master plan is ready and going through the TRC process. It will go before Town Council but Planning Board only hears the rezoning. By law, any property line within 100 feet of the proposed project, a letter has to be mailed out.

Resident, Jeff Burke had a question of rezoning of personal property, Ms. Wullenwaber stated if he was interested the staff can meet with him and discuss the best options for his property. There were no further questions.

ACTION: Recommendation to approve the request.

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

e) House Bill 436- Discussion Only

Samantha Wullenwaber presented. This is a discussion only for a legal section that needs to be updated and some elimination of wording that is not correct and making sure the new ordinance applies to the General Statute. Board Member Ahlert stated that section C-2, does not make sense, and please review. Ms. Wullenwaber would like to make the board aware that this is just a draft that the board reviews and then goes to council for approval. Board Member Bizzell stated that the utility of 300 ft. vs. 500 ft., what is the reasoning? Ms. Wullenwaber will look in to that question. There were no further questions.

8 INFORMAL DISCUSSION AND PUBLIC COMMENT

9 ADJOURN

a)

With there being nothing further the meeting was adjourned at 6:46 p.m.

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

Robert J. Ahlert, Chair

ATTEST:

Chrissy Dunn, Clerk to the Board

**February 25, 2019
Minutes**



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

VARIANCE APPLICATION COVER SHEET

Name of Project: Mobile Home Replacement Date: 2.14.19

Applicant Name: Shelby Clark

The following checklist to be completed by applicant:

- ☐ Pre-Application Meeting on: 2-13-19
- ☐ Application 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
- ☒ Copy of plan sets in PDF on USB

1 plan sets of the following:

- ☒ Preliminary plan sheet depicting the variance request - Site Plan
- ☒ Signed and sealed Boundary Survey

RECEIVED

FEB 18 2019

Reviewed by: _____

TOWN OF CLAYTON
PLANNING DEPARTMENT



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

VARIANCE APPLICATION

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

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

SITE INFORMATION

Name of Project: Mobile Home replacement
Acreage of Property: .34 Ac Zoning District: (R-E)
County Tag #: 05H03196E NC Pin #: 165807-770602
Address/Location: 709 1/2 Lakeview Dr. Clayton NC 27520
Existing Use: residential Proposed Use: residential
Is project within a Planned Development? ☒ Yes ☐ No If yes, which: Clayton Estates mobile Home Park.
Is project within an Overlay District? ☐ Yes ☒ No If yes, which: _____

APPLICANT INFORMATION

Applicant: Shelby Clark
Mailing Address: 709 1/2 Lakeview Dr. Clayton NC 27520
Phone Number: (919) 524-9138 (919) 412-4443 Fax: _____
Contact Person: Shelby Clark
Email Address: 151SK0920@gmail.com

RECEIVED

FOR OFFICE USE ONLY

Date Received: FEB 18 2019 Amount Paid: N/A Permit Number: 2019-28-VAR

TOWN OF CLAYTON
PLANNING DEPARTMENT

July 2018

2 of 4

PROPERTY OWNER INFORMATION

Name: Shelby Clark
Mailing Address: 709 1/2 Lakeview Dr. Clayton
Phone Number: (919) 524-9138 (919) 412-4443 Fax:
Email Address: 1515K0920@gmail.com.

BURDEN OF PROOF / EXPLANATION OF REQUEST

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

Code Section: 155.203.G.6
Code Requirement: dimension standard
Variance Sought (describe specific request): mobile home replacement due to fire -
total loss. .34 AC

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

We are requesting the town to grant permission to have mobile
home replaced due to fire. The home was a total loss. There's
another home we would like to have put on current land space.
(fire marshall report attached)

REQUIRED FINDINGS OF FACT

Section 155.716(F)(2) of the Unified Land Development Code requires applications requesting a Variance to address the following findings. The burden of proof is on the applicant and failure to adequately address the findings may result in denial of the application. Please attach additional pages if necessary.

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

There will not be any hardship in result from the strict
application.

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

Our Proposal will have
No hardship result from conditions that are peculiar to
the property such as location, size, or topography

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

Our Proposal will not be a act of purchasing property
with knowledge

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

Yes what we are doing is consistent with the spirit
purpose of ordinance and safety is secured.

APPLICANT AFFIDAVIT

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

Shelby Clark
Print Name

Shelby Clark
Signature of Applicant

2/14/19
Date

Public Notice

In accordance with NC GS 160A-364, the Clayton Planning Board will conduct the following evidentiary hearing on Monday, March 25, 2019, at 6 PM in the Town Council Chambers in Town Hall located at 111 East Second Street to consider the following:

- 2019-28-VAR 709 Lakeview Dr. Variance; variance request from section 155.202(A)(2) of the Unified Development Code to allow the placement of a mobile home that would not meet minimum setback and lot size requirements. The property is zoned Residential-Estate and is .34 acres; TAG # 05H03196E.
- 2019-41-VAR Horne Memorial UMC Expansion Variance; variance request from sections 155.203 and 155.204 of the Unified Development Code to expand the church; which would not meet the minimum setback requirements and exceed the permissible amount of building coverage. The property is zoned Office-Institutional and is .73 acres; TAG # 05015059.

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.

Damiera Powell, Planner
919-553-5002

The Johnstonian News

Please advertise on the following dates:

March 13, 2019

March 20, 2019

Dates are the two Wednesdays prior to the hearing

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

March 8, 2019

NOTICE

SUBJECT: **Project:** 2019-28-VAR – Request for the placement of a mobile home that would not meet the minimum setback and lot size requirements.

Address: 709 ½ Lakeview Dr., TAG # 05H03196E, NC PIN # 165807-77-0602

Applicant: Shelby Clark

Dear Clayton Area Property Owner:

Notice is hereby given that the Clayton Planning Board will hold an evidentiary hearing on **Monday, March 25, 2019 at 6:00pm** at Town Hall, 111 E. Second Street, to consider the variance application described above. Please see the map on the back of this letter showing the property.

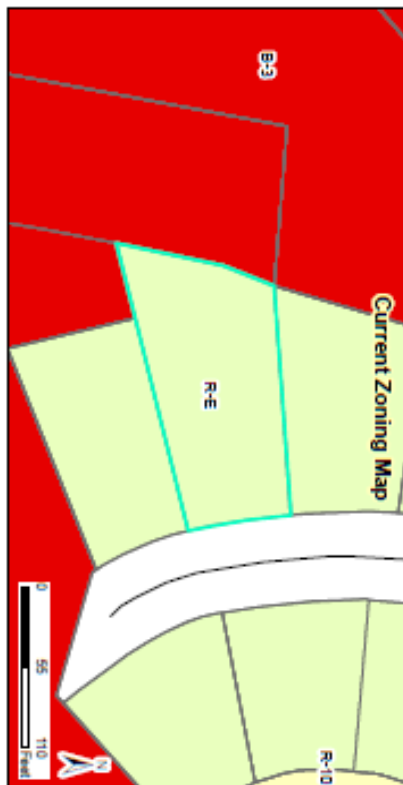
According to Section 155.719(C)(1) of the Town of Clayton Unified Development Code, the Planning Board is authorized to approve a variance to certain standards of the Unified Development Code if they will not be contrary to the public interest.

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

If you should need additional assistance or information, please contact Damiere Powell in the Planning Department at (919) 553-5002 or dpowell@toc.org.

Sincerely,

Damiere Powell
Planner



2019-28-VAR 709 Lakeview Dr. Variance
Request: Variance from specific code requirements outlined in application
 Applicant: Shelby Clark
 Property Owner: Shelby Clark
 Parcel ID: 165807-77-0502
 Tax #: 05H03195E

Staff Report Map



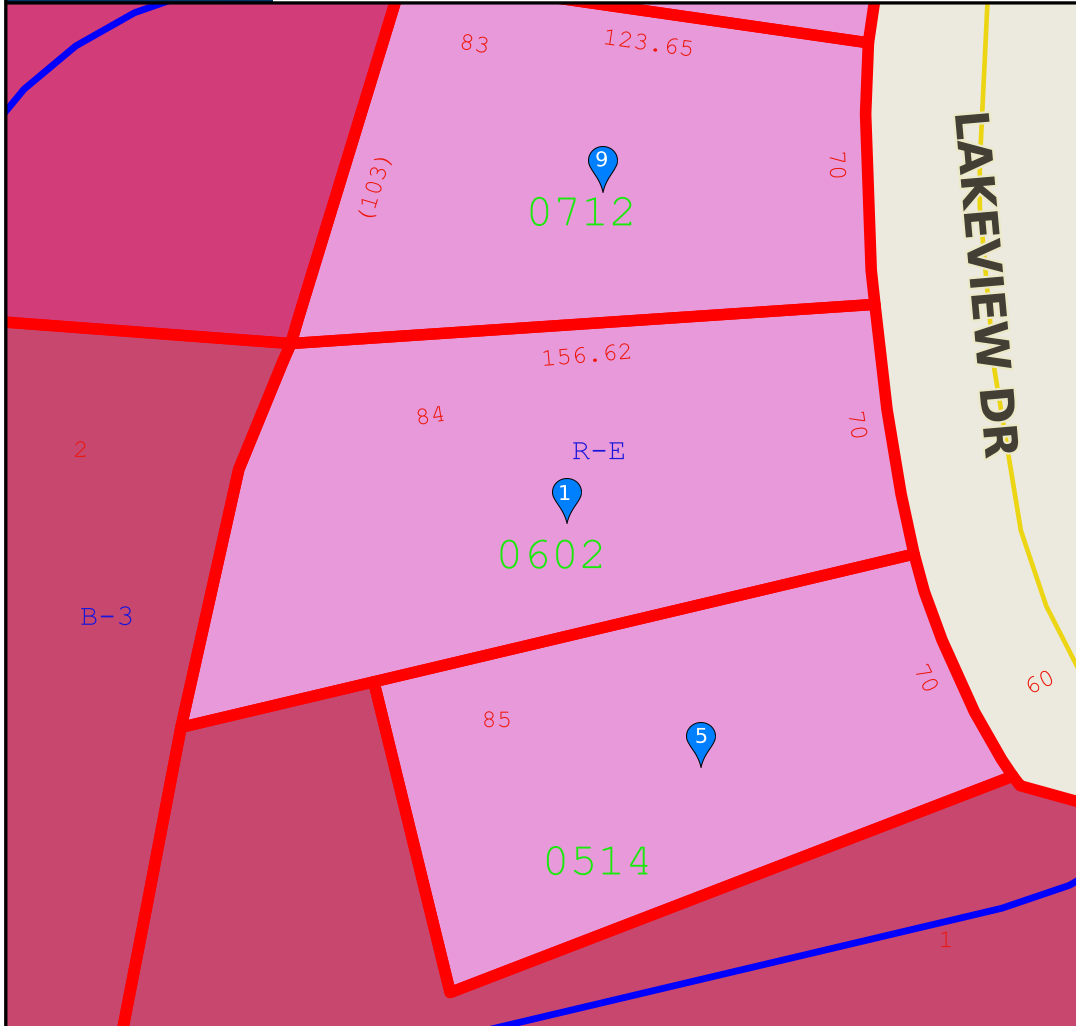
Reviewed By: 05/16/2019
 Approved By: 05/16/2019
 Date: 05/16/2019
 Prepared By: 05/16/2019
 City of Lakeview Planning Department
 1000 Lakeview Dr. SE
 Lakeview, OR 97030
 Phone: 503.338.1234
 Fax: 503.338.1235
 Website: www.cityoflakeview.org





*** DISCLAIMER ***

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



Result 1

id: 05H03196E
Tag: 05H03196E
Owner Name 1: CLARK, SHELBY
Owner Name 2:
Mail Address 1: 709 1/2 LAKEVIEW DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 01675
Page: 0326

Result 2

id: 05E99028N
Tag: 05E99028N
Owner Name 1: DAIRY ROAD PROPCO, LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 2568
Mail Address 3: HICKORY, NC 28603-2568
Book: 05085
Page: 0705



Scale: 1:538 - 1 in. = 44.83 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
March 8, 2019



*** DISCLAIMER ***

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

Result 3

id: 05G02012X
Tag: 05G02012X
Owner Name 1: MITCHINER, HERMAN A
Owner Name 2: MITCHINER, SUE R
Mail Address 1: 427 BARBOUR ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2407
Book: 03954
Page: 0676

Result 4

id: 05H03200J
Tag: 05H03200J
Owner Name 1: CLARK, WILLIAM DAVID JR
Owner Name 2:
Mail Address 1: 710 LAKEVIEW DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03133
Page: 0384

Result 5

id: 05H03195G
Tag: 05H03195G
Owner Name 1: WILLIAMS, JEFFREY B
Owner Name 2: WILLIAMS, JAMIE M
Mail Address 1: 157 ENCHANTED TRL
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8495
Book: 03495
Page: 0374

Result 6

id: 05E99013M
Tag: 05E99013M
Owner Name 1: STANCIL, FLEMING
Owner Name 2:
Mail Address 1: 708 LAKEVIEW DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2808
Book: 04939
Page: 0380

Result 7

id: 05E99028B
Tag: 05E99028B
Owner Name 1: HP6 CLAYTON HEALTH INVESTORS , LLC
Owner Name 2:
Mail Address 1: 328 1ST AVE NW
Mail Address 2:
Mail Address 3: HICKORY, NC 28601-6123
Book: 04750
Page: 0896

Result 8

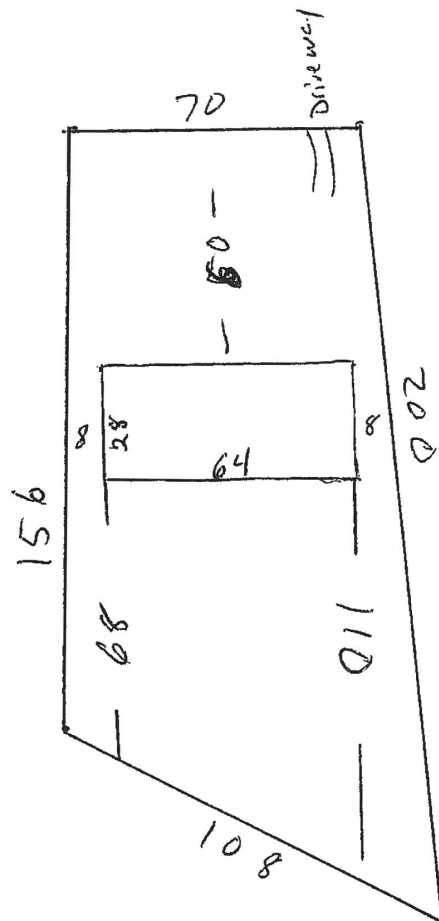
id: 05E99023T
Tag: 05E99023T
Owner Name 1: CLARK, KENNETH
Owner Name 2:
Mail Address 1: 707 LAKEVIEW DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2807
Book: 04535
Page: 0258

Result 9

id: 05E99024O
Tag: 05E99024O
Owner Name 1: PEREZ, JOSE
Owner Name 2:
Mail Address 1: 120 Falmouth Ct
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Book: 03546
Page: 0409

20-Scale
Roderick Harrison
70a 1/2 Lakeview

Home size
28 x 64





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
March 25, 2019*

STAFF REPORT

Application Number: 2019-28-VAR
Project Name: 709 Lakeview Drive Variance

NC PIN / Tag #: 165807-77-0602 / 05H03196E
Overlay: None
Applicant: Shelby Clark
Owner: Shelby Clark
Location: 709 ½ Lakeview Drive, Clayton, NC 27520

Public Noticing:

- Letters mailed March 11, 2019
- Sign posted March 7, 2019
- Newspaper Ad advertised March 13, 2019 and March 20, 2019

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

UDC Section	Requirement	Variance Request
155.203(G)(6) Minimum Setbacks	Residential-Estate Zoning District Minimum Setback Requirements: - Street/Front Setback: 35 feet - Side Interior: 15 feet - Side Street: 25 feet - Rear: 30 feet	The variance request is for a reduction of the minimum side interior setback distance to 8 feet.
155.203(G)(6) Lot Size	Residential-Estate Zoning District Minimum Lot Size Requirements: - Min. Lot Area (sq. ft): 20,000 square feet	The variance request is for permission to develop on a 15,246 square foot lot, which does not meet the minimum lot size requirement.

SITE DATA:

Acreage: .35 acres
Existing Use: Residential

STAFF ANALYSIS AND COMMENTARY:

The applicant is requesting a variance from the above referenced code sections. Please see below for an analysis of each:

Building Setbacks

The applicant is requesting a variance from conventional subdivision regulation requirements outlined in section 155.203(G)(6). The Unified Development Code requires that residential development be regulated by the dimensional standards of this section. The subject property is zoned Residential-Estate, and is regulated by the setback standards shown below.

Conventional Subdivision Standards															
Zoning District	Unit type	Lot Standards						Density (dwelling units/ acre)	Minimum Setbacks (ft.)				Building Standards		
		Min. Site Area (acres)	Min. Parcel Size (sq. ft)	Min. lot area (sq. ft)	Min. lot width (ft.)	Max. lot coverage (%)	Max. impervious surface (%)		Front	Side Interior	Side Street	Rear	Max. height (ft.)	Min. dwelling unit Size (sq. ft)	Accessory structures
R-E	Single Family with public water and sewer	-	-	20,000	80	35	50	2.1	35	15	25	30	35	1,400	See § 155.308
	Single Family with public water and septic	-	-	25,000	80	35	50	1.7	35	15	25	30	35	1,400	
	Single Family with well and septic	-	-	40,000	100	35	50	1.0	35	15	25	30	35	1,400	

The applicant is requesting to have the minimum setback requirement reduced to 8 feet to allow sufficient space for a new mobile home. The current side interior setback requirement is a minimum 15 feet.

Lot Size

The applicant is also requesting a variance from the lot size requirements outlined in 155.203(G)(6) of the Unified Development Code. The property is zoned Residential-Estate and requires a minimum lot area of 20,000 square feet.

Conventional Subdivision Standards															
Zoning District	Unit type	Lot Standards						Density (dwelling units/ acre)	Minimum Setbacks (ft.)				Building Standards		
		Min. Site Area (acres)	Min. Parcel Size (sq. ft)	Min. lot area (sq. ft)	Min. lot width (ft.)	Max. lot coverage (%)	Max. impervious surface (%)		Front	Side Interior	Side Street	Rear	Max. height (ft.)	Min. dwelling unit Size (sq. ft)	Accessory structures
R-E	Single Family with public water and sewer	-	-	20,000	80	35	50	2.1	35	15	25	30	35	1,400	See § 155.308
	Single Family with public water and septic	-	-	25,000	80	35	50	1.7	35	15	25	30	35	1,400	
	Single Family with well and septic	-	-	40,000	100	35	50	1.0	35	15	25	30	35	1,400	

The applicant is proposing new development on a nonconforming lot, as the current lot size is only 14,810 square feet. As noted above, the minimum lot area requirement for this property is 20,000 square feet. However, most lots in this subdivision do not meet this minimum lot area requirement. Additionally, there was an existing mobile home located on the lot, which was damaged by fire. Therefore, the applicant is requesting a variance from this requirement in order to replace the damaged mobile home.

Findings of Fact:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in absence of the variance, no reasonable use can be made of the property.
 - **Applicant Response:** “There will be a hardship due to the Town’s setback and lot size requirements.”
 - **Staff Commentary:** The property is zoned Residential-Estate and does not meet the minimum lot size requirements, and would not be able to meet the setback requirements if the ordinance is applied.
2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
 - **Applicant Response:** “The hardship results from the size of the property.”
 - **Staff Commentary:** The property does not meet the minimum lot size requirements, and would not be able to meet setback requirements, as it currently exists in the R-E zoning district. It is also worth noting that several other lots in this neighborhood also do not meet these requirements.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
 - **Applicant Response:** “Our proposal will not be an act of purchasing property with knowledge.”
 - **Staff Commentary:** There was a home placed on the property prior to the request for this variance. The home suffered structural damage from a fire and the applicant is requesting to add a new mobile home to the site.
4. The requested variances are consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.
 - **Applicant Response:** “Yes, what we are doing is consistent with the spirit purpose of the ordinance and safety is secured.”
 - **Staff Commentary:** The lot is existing, and would be utilized to replace an existing home that with structural fire damage. The existing lot is consistent with several surrounding lots in Clayton Estates that do not meet the minimum lot size or setback requirements of the UDC.

CONSIDERATIONS:

- The Planning Board shall review and make a final decision regarding Variance applications.

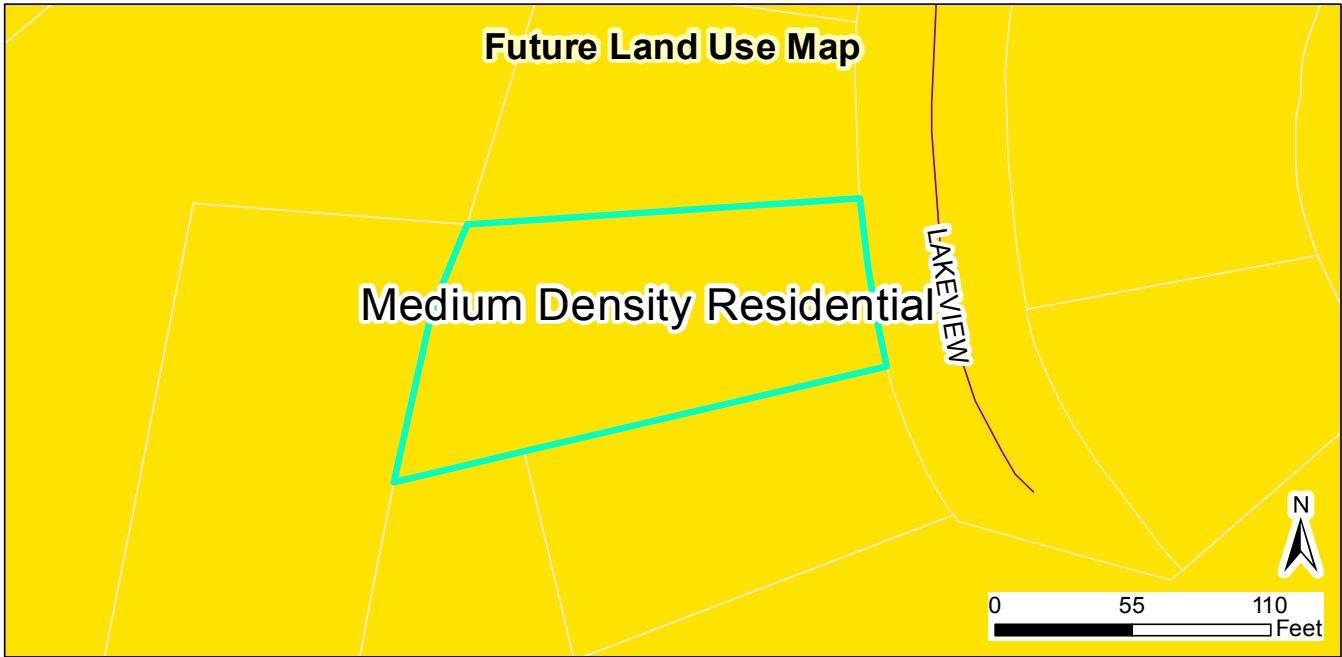
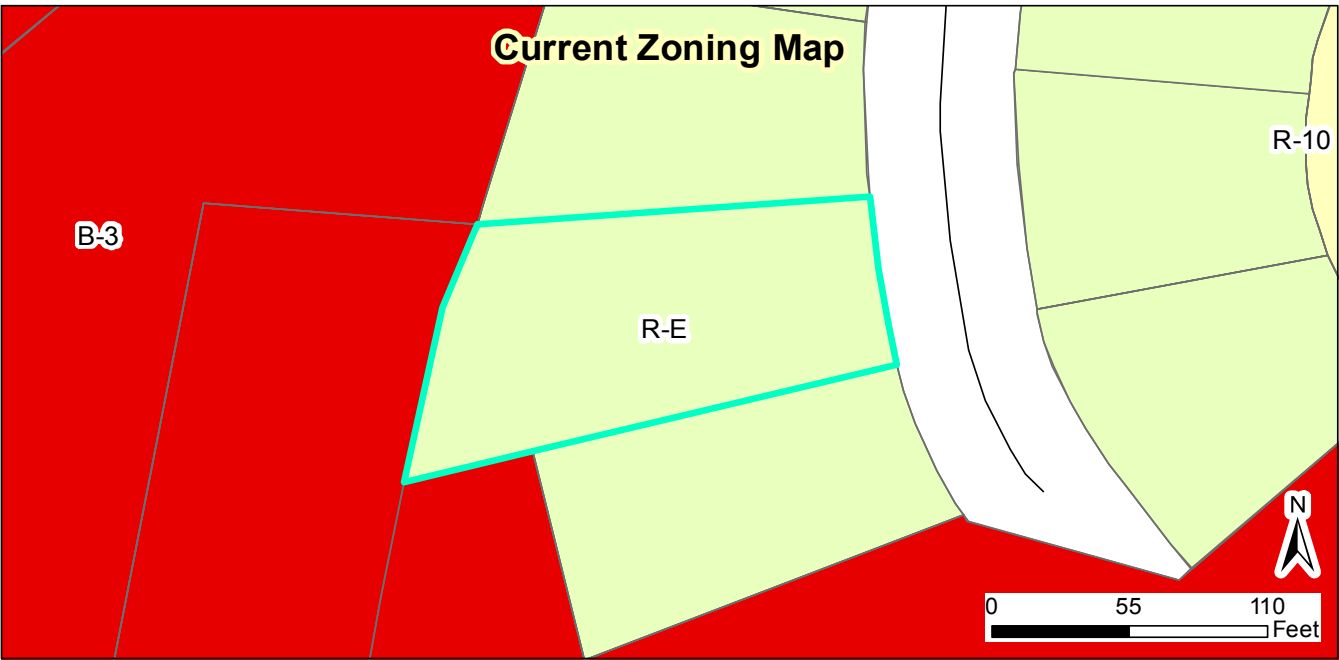
- Per UDC requirements, no variance shall be approved unless all of the Findings of Fact are made.
-

FINDINGS OF FACT:

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

ATTACHMENTS:

1. Application
2. Staff Report Maps
3. Associated Site Plan
4. Newspaper Ad- public notice
5. Adjacent Property Letter- public notice
6. Fire Report



2019-28-VAR 709 Lakeview Dr. Variance
Request: Variance from specific code requirements outlined in application

Applicant: Shelby Clark
Property Owners: Shelby Clark
Parcel ID: 165807-77-0602
Tag #: 05H03196E

Staff Report Map



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

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

Document Path: O:\PLANNING\VARIANCE\2019\2019-28-VAR - Clark - 709 Lakeview Dr\Map\Staff Report Maps - 2019-28-VAR - 709 Lakeview Dr.mxd

A FDID * <u>05108</u> State * <u>NC</u> Incident Date * MM <u>09</u> DD <u>19</u> YYYY <u>2018</u> Station <u>CTD</u> Incident Number * <u>18-0012748</u> Exposure * <u>000</u>		☐ Delete ☐ Change ☐ No Activity		NFIRS -1 Basic
B Location* ☐ Check this box to indicate that the address for this incident is provided on the Wildland Fire Module in Section B "Alternative Location Specification". Use only for Wildland fires.				
☒ Street address <u>709</u> <u>LAKEVIEW</u> DR <u>NC</u> <u>27520</u> Number/Milepost Prefix Street or Highway Street Type Suffix ☐ Intersection ☐ In front of ☐ Rear of ☐ Adjacent to ☐ Directions Apt./Suite/Room City State Zip Code Cross street or directions, as applicable				
C Incident Type * <u>111</u> Building fire Incident Type		E1 Date & Times Midnight is 0000 Check boxes if dates are the same as Alarm ALARM always required Date. Alarm * <u>09</u> <u>19</u> <u>2018</u> <u>06:22:28</u> ARRIVAL required, unless canceled or did not arrive ☒ Arrival * <u>09</u> <u>19</u> <u>2018</u> <u>06:27:49</u> CONTROLLED Optional, Except for wildland fires ☒ Controlled <u>09</u> <u>19</u> <u>2018</u> <u>07:02:08</u> LAST UNIT CLEARED, required except for wildland fires ☒ Last Unit <u>09</u> <u>19</u> <u>2018</u> <u>08:24:41</u> ☒ Cleared		E2 Shift & Alarms Local Option <u>B</u> <u>01</u> <u>CT1CL</u> Shift or Alarms District Platoon
D Aid Given or Received * 1 ☐ Mutual aid received 2 ☒ Automatic aid recvd. 3 ☐ Mutual aid given 4 ☐ Automatic aid given 5 ☐ Other aid given N ☐ None Their FDID <u>05109</u> Their State <u>NC</u> Their Incident Number		E3 Special Studies Local Option Special Study ID# Special Study Value		
F Actions Taken * <u>81</u> Incident command Primary Action Taken (1) <u>11</u> Extinguishment by fire. Additional Action Taken (2) <u>12</u> Salvage & overhaul Additional Action Taken (3)		G1 Resources * ☒ Check this box and skip this section if an Apparatus or Personnel form is used. Apparatus Personnel Suppression <u>0005</u> <u>0019</u> EMS Other ☐ Check box if resource counts include aid received resources.		G2 Estimated Dollar Losses & Values LOSSES: Required for all fires if known. Optional for non fires. None Property \$ <u>020</u> <u>000</u> Contents \$ <u>000</u> <u>000</u> ☒ PRE-INCIDENT VALUE: Optional Property \$ <u>000</u> <u>000</u> Contents \$ <u>000</u> <u>000</u>
Completed Modules ☒ Fire-2 ☒ Structure-3 ☐ Civil Fire Cas.-4 ☐ Fire Serv. Cas.-5 ☐ EMS-6 ☐ HazMat-7 ☐ Wildland Fire-8 ☒ Apparatus-9 ☒ Personnel-10 ☐ Arson-11		H1* Casualties ☐ None Deaths Injuries Fire Service Civilian H2 Detector Required for Confined Fires. 1 ☐ Detector alerted occupants 2 ☐ Detector did not alert them U ☐ Unknown		H3 Hazardous Materials Release N ☐ None 1 ☐ Natural Gas: slow leak, no evacuation or HazMat actions 2 ☐ Propane gas: <21 lb. tank (as in home BBQ grill) 3 ☐ Gasoline: vehicle fuel tank or portable container 4 ☐ Kerosene: fuel burning equipment or portable storage 5 ☐ Diesel fuel/fuel oil: vehicle fuel tank or portable 6 ☐ Household solvents: home/office spill, cleanup only 7 ☐ Motor oil: from engine or portable container 8 ☐ Paint: from paint cans totaling < 55 gallons 0 ☐ Other: Special HazMat actions required or spill > 55gal., Please complete the HazMat form
J Property Use* Structures 131 ☐ Church, place of worship 161 ☐ Restaurant or cafeteria 162 ☐ Bar/Tavern or nightclub 213 ☐ Elementary school or kindergarten 215 ☐ High school or junior high 241 ☐ College, adult education 311 ☐ Care facility for the aged 331 ☐ Hospital Outside 124 ☐ Playground or park 655 ☐ Crops or orchard 669 ☐ Forest (timberland) 807 ☐ Outdoor storage area 919 ☐ Dump or sanitary landfill 931 ☐ Open land or field		341 ☐ Clinic, clinic type infirmary 342 ☐ Doctor/dentist office 361 ☐ Prison or jail, not juvenile 419 ☒ 1-or 2-family dwelling 429 ☐ Multi-family dwelling 439 ☐ Rooming/boarded house 449 ☐ Commercial hotel or motel 459 ☐ Residential, board and care 464 ☐ Dormitory/barracks 519 ☐ Food and beverage sales 936 ☐ Vacant lot 938 ☐ Graded/care for plot of land 946 ☐ Lake, river, stream 951 ☐ Railroad right of way 960 ☐ Other street 961 ☐ Highway/divided highway 962 ☐ Residential street/driveway 539 ☐ Household goods, sales, repairs 579 ☐ Motor vehicle/boat sales/repair 571 ☐ Gas or service station 599 ☐ Business office 615 ☐ Electric generating plant 629 ☐ Laboratory/science lab 700 ☐ Manufacturing plant 819 ☐ Livestock/poultry storage (barn) 882 ☐ Non-residential parking garage 891 ☐ Warehouse 981 ☐ Construction site 984 ☐ Industrial plant yard Lookup and enter a Property Use code only if you have NOT checked a Property Use box: Property Use <u>419</u> <u>1 or 2 family dwelling</u> NFIRS-1 Revision 03/11/99		

K1 Person/Entity Involved

Local Option ☐ Business name (if applicable) _____ Area Code 919 Phone Number 412 4443

☒ Check This Box if same address as incident location. Then skip the three duplicate address lines.

Mr., Ms., Mrs. First Name Shelby MI Clark Last Name Clark Suffix _____

Number 709 Prefix LAKEVIEW Street or Highway DR Street Type DR Suffix _____

Post Office Box _____ Apt./Suite/Room _____ City Clayton

State NC Zip Code 27520

☐ More people involved? Check this box and attach Supplemental Forms (NFIRS-1S) as necessary

K2 Owner

Local Option ☐ Same as person involved? Then check this box and skip The rest of this section.

Business name (if Applicable) _____ Area Code _____ Phone Number _____

☐ Check this box if same address as incident location. Then skip the three duplicate address lines.

Mr., Ms., Mrs. First Name _____ MI _____ Last Name _____ Suffix _____

Number _____ Prefix _____ Street or Highway _____ Street Type _____ Suffix _____

Post Office Box _____ Apt./Suite/Room _____ City _____

State _____ Zip Code _____

L Remarks

Local Option

Detective J.P. Linder spoke with Fire Marshal T. Atkinson who advised possible cause and determination of fire it electrical. Exterior and interior photos were taken of the residence [09/19/18 08:20:17 Unit:414]cleveland cleared 07:44:40 [09/19/18 07:49:17 MSTUBBS][LAW] GARY W/RED CROSS ADV GETTING TEAM TOGETHER. ETA 45 MIN [09/19/18 07:23:51 DJONES]RED CROSS PAGED [09/19/18 07:18:57 MSTUBBS]NEED REDCROSS 2 ADULTS [09/19/18 07:16:07 MSTUBBS]POWER NOTIFIED [09/19/18 07:03:48 MSTUBBS][LAW] {424} EEA6725 [09/19/18 07:03:22 TWALKER]NOTIFY POWER TO HAVE METER PULLED [09/19/18 07:02:41 MSTUBBS]PER COMMAND FIRE UNDER CONTROL TURN OFF ACCOUNTABILITY TIMER [09/19/18 07:02:29 MSTUBBS]WMD ENGL ONSCENE [09/19/18 06:49:47 MSTUBBS]CTD Car3 Onscene at 6:37:46 [09/19/18 06:49:06 MSTUBBS]SQD2 OFFICER HAS OPERATIONS [09/19/18 06:41:57 MSTUBBS]SQD2 STANDING BY AT HYDRANT LAKEVIEW AND CARDINAL [09/19/18 06:30:08 MSTUBBS]BC1 ONSCENE WORKING FIRE [09/19/18 06:27:58 MSTUBBS][LAW] {423} ONE STRUCTURE TO THE LEFT OF RESIDENCE, 40FT AWAY NOT ENDANGER AT THIS TIME [09/19/18 06:27:11 TWALKER][LAW] {423} APPEARS FIRE UNDER THE RESIDENCE [09/19/18 06:26:24 TWALKER][EFD] Reclassified from 69E06 to 69E10Reconfigure Code: 69E10 (Mobile home, house trailer, portable office)Response: ECHO.Questions: 1. Mobile home. [09/19/18 06:26:08 DJONES][LAW] {423} ALL RESIDENTS OUTSIDE RESIDENCE [09/19/18 06:26:01 TWALKER][LAW] UDTs: WORKING FIRE [09/19/18 06:25:35 TWALKER][LAW] {423} FLAMES SHOWING [09/19/18 06:25:34 TWALKER][LAW] {425} 10-88 [09/19/18 06:24:50 TWALKER][LAW] {423} 10-88 [09/19/18 06:24:39 TWALKER]CALLER ADV THAT MOTHER WAS STILL INSIDE THE HOUSE DOING SOMETHING. I COULD HEAR HER TELLING HER MOM TO GET OUT THE HOUSE [09/19/18 06:24:14 DJONES][EFD] Questions: 2. Single lvl. 3. Unk if anyone trapped. 4. Fire loc: master bedroom 5. No inj. [09/19/18 06:22:57 DJONES]Radio Channel: OPS_1 [09/19/18 06:22:28 MSTUBBS][EFD] Dispatch Code: 69E06 (Residential (single))Response: ECHO.Questions: 1. Residential (single). [09/19/18 06:22:14 DJONES][EFD] Caller Statement: REPORTED BUILDING/STRUCTURE FIREChief Complaint: Structure Fire [09/19/18 06:22:09 DJONES]NOTIFY

L Authorization

CTD1918ASHAW Shaw, Andrew BC CTDBC1 09 25 2018
Officer in charge ID Signature Position or rank Assignment Month Day Year

Check Box if ☐ CTD1951JSPIVEY Spivey, Joshua CAPT CTDE1 09 25 2018
as Officer Member making report ID Signature Position or rank Assignment Month Day Year in charge.

A FDID 05108 State NC Incident Date MM 09 DD 19 YYYY 2018 Station CTD Incident Number 18-0012748 Exposure 000 ☐ Delete ☐ Change ☐ No Activity		NFIRS -2 Fire	
B Property Details B1 ☐ 0001 ☐ Not Residential <i>Estimated Number of residential living units in building of origin whether or not all units became involved</i> B2 ☐ 001 ☐ Buildings not involved <i>Number of buildings involved</i> B3 ☐ None <i>Acres burned (outside fires)</i> ☐ Less than one acre		C On-Site Materials ☐ None Complete if there were any significant amounts of commercial, industrial, energy or agricultural products or materials on the Property, whether or not they became involved Enter up to three codes. Check one or more boxes for each code entered. On-site material (1) On-site material (2) On-site material (3) 1 ☐ Bulk storage or warehousing 2 ☐ Processing or manufacturing 3 ☐ Packaged goods for sale 4 ☐ Repair or service 1 ☐ Bulk storage or warehousing 2 ☐ Processing or manufacturing 3 ☐ Packaged goods for sale 4 ☐ Repair or service 1 ☐ Bulk storage or warehousing 2 ☐ Processing or manufacturing 3 ☐ Packaged goods for sale 4 ☐ Repair or service	
D Ignition D1 71 ☐ Substructure area or <i>Area of fire origin</i> ★ D2 00 ☐ Heat source: other <i>Heat source</i> ★ D3 17 ☐ Structural member or <i>Item first ignited</i> ★ ☐ Check Box if fire spread was confined to object of origin D4 64 ☐ Plywood <i>Type of material first ignited</i> ☐ Required only if item first ignited code is 00 or <70		E1 Cause of Ignition ☐ Check box if this is an exposure report. Skip to section G 1 ☐ Intentional 2 ☐ Unintentional 3 ☐ Failure of equipment or heat source 4 ☐ Act of nature 5 ☒ Cause under investigation U ☐ Cause undetermined after investigation E2 Factors Contributing To Ignition ☒ None Factor Contributing To Ignition (1) Factor Contributing To Ignition (2) E3 Human Factors Contributing To Ignition Check all applicable boxes 1 ☐ Asleep ☒ None 2 ☐ Possibly impaired by alcohol or drugs 3 ☐ Unattended person 4 ☐ Possibly mental disabled 5 ☐ Physically Disabled 6 ☐ Multiple persons involved 7 ☐ Age was a factor <i>Estimated age of person involved</i> 1 ☐ Male 2 ☐ Female	
F1 Equipment Involved In Ignition ☐ None If Equipment was not involved, Skip to Section G Equipment Involved Brand Model Serial # Year		F2 Equipment Power Equipment Power Source F3 Equipment Portability 1 ☐ Portable 2 ☐ Stationary Portable equipment normally can be moved by one person, is designed to be use in multiple locations, and requires no tools to install.	
H1 Mobile Property Involved ☐ None 1 ☐ Not involved in ignition, but burned 2 ☐ Involved in ignition, but did not burn 3 ☐ Involved in ignition and burned Mobile property model License Plate Number State VIN Number		H2 Mobile Property Type & Make Mobile property type Mobile property make Year	
G Fire Suppression Factors Enter up to three codes. ☒ None Fire suppression factor (1) Fire suppression factor (2) Fire suppression factor (3)			
Local Use ☐ Pre-Fire Plan Available Some of the information presented in this report may be based upon reports from other Agencies ☐ Arson report attached ☐ Police report attached ☐ Coroner report attached ☐ Other reports attached 			

NFIRS-2 Revision 01/19/99

I1 Structure Type * If Fire was in enclosed building or a portable/mobile structure complete the rest of this form 1 ☐ Enclosed Building 2 ☒ Portable/mobile structure 3 ☐ Open structure 4 ☐ Air supported structure 5 ☐ Tent 6 ☐ Open platform (e.g. piers) 7 ☐ Underground structure (work areas) 8 ☐ Connective structure (e.g. fences) 0 ☐ Other type of structure	I2 Building Status * 1 ☐ Under construction 2 ☒ Occupied & operating 3 ☐ Idle, not routinely used 4 ☐ Under major renovation 5 ☐ Vacant and secured 6 ☐ Vacant and unsecured 7 ☐ Being demolished 0 ☐ Other U ☐ Undetermined	I3 Building * Height Count the ROOF as part of the highest story 001 Total number of stories at or above grade Total number of stories below grade	I4 Main Floor Size* NFIRS-3 Structure Fire , 001 , 200 Total square feet OR , 040 BY , 030 Length in feet Width in feet
J1 Fire Origin * 001 ☐ Below Grade Story of fire origin	J3 Number of Stories Damaged By Flame Count the ROOF as part of the highest story Number of stories w/ minor damage (1 to 24% flame damage) 001 Number of stories w/ significant damage (25 to 49% flame damage) Number of stories w/ heavy damage (50 to 74% flame damage) Number of stories w/ extreme damage (75 to 100% flame damage)	K Material Contributing Most To Flame Spread ☐ Check if no flame spread OR same as material first ignited OR unable to determine Skip To Section L K1 Item contributing most to flame spread K2 Type of material contributing most of flame spread Required only if item contributing code is 00 or <70	
J2 Fire Spread * 1 ☐ Confined to object of origin 2 ☐ Confined to room of origin 3 ☐ Confined to floor of origin 4 ☒ Confined to building of origin 5 ☐ Beyond building of origin	L1 Presence of Detectors * (In area of the fire) N ☐ None Present Skip to section M 1 ☒ Present U ☐ Undetermined		
L2 Detector Type 1 ☒ Smoke 2 ☐ Heat 3 ☐ Combination smoke - heat 4 ☐ Sprinkler, water flow detection 5 ☐ More than 1 type present 0 ☐ Other _____ U ☐ Undetermined	L3 Detector Power Supply 1 ☐ Battery only 2 ☐ Hardwire only 3 ☐ Plug in 4 ☐ Hardwire with battery 5 ☐ Plug in with battery 6 ☐ Mechanical 7 ☐ Multiple detectors & power supplies 0 ☐ Other _____ U ☒ Undetermined		
L4 Detector Operation 1 ☐ Fire too small to activate 2 ☒ Operated (Complete Section L5) 3 ☐ Failed to Operate (Complete Section L6) U ☐ Undetermined			
L5 Detector Effectiveness Required if detector operated 1 ☐ Alerted Occupants, occupants responded 2 ☒ Occupants failed to respond 3 ☐ There were no occupants 4 ☐ Failed to alert occupants U ☐ Undetermined			
L6 Detector Failure Reason Required if detector failed to operate 1 ☐ Power failure, shutoff or disconnect 2 ☐ Improper installation or placement 3 ☐ Defective 4 ☐ Lack of maintenance, includes cleaning 5 ☐ Battery missing or disconnected 6 ☐ Battery discharged or dead 0 ☐ Other _____ U ☐ Undetermined			
M1 Presence of Automatic Extinguishment System * N ☒ None Present 1 ☐ Present Complete rest of Section M	M3 Automatic Extinguishment System Operation Required if fire was within designed range 1 ☐ Operated & effective (Go to M4) 2 ☐ Operated & not effective (M4) 3 ☐ Fire too small to activate 4 ☐ Failed to operate (Go to M5) 0 ☐ Other U ☐ Undetermined		
M2 Type of Automatic Extinguishment System * Required if fire was within designed range of AES 1 ☐ Wet pipe sprinkler 2 ☐ Dry pipe sprinkler 3 ☐ Other sprinkler system 4 ☐ Dry chemical system 5 ☐ Foam system 6 ☐ Halogen type system 7 ☐ Carbon dioxide (CO ₂) system 0 ☐ Other special hazard system U ☐ Undetermined	M4 Number of Sprinkler Heads Operating Required if system operated Number of sprinkler heads operating		
M5 Automatic Extinguishment System Failure Reason Required if system failed 1 ☐ System shut off 2 ☐ Not enough agent discharged 3 ☐ Agent discharged but did not reach fire 4 ☐ Wrong type of system 5 ☐ Fire not in area protected 6 ☐ System components damaged 7 ☐ Lack of maintenance 8 ☐ Manual Intervention 0 ☐ Other _____ U ☐ Undetermined NFIRS-3 Revision 01/19/99			

A FDID <u>05108</u> State <u>NC</u> Incident Date <u>9/19/2018</u> Station <u>CTD</u> Incident Number <u>18-0012748</u> Exposure <u>000</u>		☐ Delete ☐ Change		NFIRS - 9 Apparatus or Resources					
B Apparatus or * Resource		Date and Times Check if same as alarm date Month Day Year Hour Min				Sent ☒	Number of * People	Use Check ONE box for each apparatus to indicate its main use at the incident. ☒ Suppression ☐ EMS ☐ Other	Actions Taken
1 ID <u>CTDBC1</u> Type <u>92</u>		Dispatch ☒ <u>9</u> <u>19</u> <u>2018</u> <u>06:22</u> Arrival ☒ <u>9</u> <u>19</u> <u>2018</u> <u>06:27</u> Clear ☒ <u>9</u> <u>19</u> <u>2018</u> <u>08:24</u>				☒	<u>1</u>	☒ Suppression ☐ EMS ☐ Other	
2 ID <u>CTDC3</u> Type <u>92</u>		Dispatch ☒ <u>9</u> <u>19</u> <u>2018</u> <u>06:22</u> Arrival ☒ <u>9</u> <u>19</u> <u>2018</u> <u>06:41</u> Clear ☒ <u>9</u> <u>19</u> <u>2018</u> <u>08:24</u>				☒	<u>1</u>	☒ Suppression ☐ EMS ☐ Other	
3 ID <u>CTDE1</u> Type <u>11</u>		Dispatch ☒ <u>9</u> <u>19</u> <u>2018</u> <u>06:22</u> Arrival ☒ <u>9</u> <u>19</u> <u>2018</u> <u>06:28</u> Clear ☒ <u>9</u> <u>19</u> <u>2018</u> <u>08:24</u>				☒	<u>7</u>	☒ Suppression ☐ EMS ☐ Other	
4 ID <u>CTDR1</u> Type <u>71</u>		Dispatch ☒ <u>9</u> <u>19</u> <u>2018</u> <u>06:22</u> Arrival ☒ <u>9</u> <u>19</u> <u>2018</u> <u>06:28</u> Clear ☒ <u>9</u> <u>19</u> <u>2018</u> <u>08:24</u>				☒	<u>4</u>	☒ Suppression ☐ EMS ☐ Other	
5 ID <u>CTDSQ2</u> Type <u>60</u>		Dispatch ☒ <u>9</u> <u>19</u> <u>2018</u> <u>06:22</u> Arrival ☒ <u>9</u> <u>19</u> <u>2018</u> <u>06:29</u> Clear ☒ <u>9</u> <u>19</u> <u>2018</u> <u>08:24</u>				☒	<u>6</u>	☒ Suppression ☐ EMS ☐ Other	
6 ID <u> </u> Type <u> </u>		Dispatch ☐ <u> </u> <u> </u> <u> </u> <u> </u> Arrival ☐ <u> </u> <u> </u> <u> </u> <u> </u> Clear ☐ <u> </u> <u> </u> <u> </u> <u> </u>				☐	<u> </u>	☐ Suppression ☐ EMS ☐ Other	
7 ID <u> </u> Type <u> </u>		Dispatch ☐ <u> </u> <u> </u> <u> </u> <u> </u> Arrival ☐ <u> </u> <u> </u> <u> </u> <u> </u> Clear ☐ <u> </u> <u> </u> <u> </u> <u> </u>				☐	<u> </u>	☐ Suppression ☐ EMS ☐ Other	
8 ID <u> </u> Type <u> </u>		Dispatch ☐ <u> </u> <u> </u> <u> </u> <u> </u> Arrival ☐ <u> </u> <u> </u> <u> </u> <u> </u> Clear ☐ <u> </u> <u> </u> <u> </u> <u> </u>				☐	<u> </u>	☐ Suppression ☐ EMS ☐ Other	
9 ID <u> </u> Type <u> </u>		Dispatch ☐ <u> </u> <u> </u> <u> </u> <u> </u> Arrival ☐ <u> </u> <u> </u> <u> </u> <u> </u> Clear ☐ <u> </u> <u> </u> <u> </u> <u> </u>				☐	<u> </u>	☐ Suppression ☐ EMS ☐ Other	
Type of Apparatus or Resources Ground Fire Suppression 11 Engine 12 Truck or aerial 13 Quint 14 Tanker & pumper combination 16 Brush truck 17 ARF (Aircraft Rescue and Firefighting) 10 Ground fire suppression, other Heavy Ground Equipment 21 Dozer or plow 22 Tractor 24 Tanker or tender 20 Heavy equipment, other Aircraft 41 Aircraft: fixed wing tanker 42 Helitanker 43 Helicopter 40 Aircraft, other Marine Equipment 51 Fire boat with pump 52 Boat, no pump 50 Marine apparatus, other Support Equipment 61 Breathing apparatus support 62 Light and air unit 60 Support apparatus, other Medical & Rescue 71 Rescue unit 72 Urban Search & rescue unit 73 High angle rescue unit 75 BLS unit 76 ALS unit 70 Medical and rescue unit, other More Apparatus? Use Additional Sheets Other 91 Mobile command post 92 Chief officer car 93 HazMat unit 94 Type 1 hand crew 95 Type 2 hand crew 99 Privately owned vehicle 00 Other apparatus/resource NN None UU Undetermined									
NFIRS-9 Revision 11/17/98									

A		FDID 05108		State NC		Incident Date MM 9 DD 19 YYYY 2018		Station CTD		Incident Number 18-0012748		Exposure 000		☐ Delete ☐ Change		NFIRS - 10 Personnel	
B Apparatus or Resource		Date and Times Check if same as alarm date						Sent ☒		Number of People		Use Check ONE box for each apparatus to indicate its main use at the incident.		Actions Taken List up to 4 actions for each apparatus and each personnel.			
Use codes listed below		Month Day Year Hours/mins															
1 ID CTDBC1 Type 92		Dispatch ☒ 9 19 2018 06:22 Arrival ☒ 9 19 2018 06:27 Clear ☒ 9 19 2018 08:24		Sent ☒		Number of People 1		☒ Suppression ☐ EMS ☐ Other		 							
Personnel ID		Name		Rank or Grade		Attend ☒		Action Taken		Action Taken		Action Taken		Action Taken			
CTD1918ASHAW		Shaw, Andrew		BC		X											
2 ID CTDC3 Type 92		Dispatch ☒ 9 19 2018 06:22 Arrival ☒ 9 19 2018 06:41 Clear ☒ 9 19 2018 08:24		Sent ☒		Number of People 1		☒ Suppression ☐ EMS ☐ Other		 							
Personnel ID		Name		Rank or Grade		Attend ☒		Action Taken		Action Taken		Action Taken		Action Taken			
CTD3450AATKINS		Atkinson, Anthony		DCFM		X											
3 ID CTDE1 Type 11		Dispatch ☒ 9 19 2018 06:22 Arrival ☒ 9 19 2018 06:28 Clear ☒ 9 19 2018 08:24		Sent ☒		Number of People 7		☒ Suppression ☐ EMS ☐ Other		 							
Personnel ID		Name		Rank or Grade		Attend ☒		Action Taken		Action Taken		Action Taken		Action Taken			
CTD1296DLEE		Lee, Dylan		FF/EMT		X											
CTD1306MMUNOZ		Munoz, Monica		FF		X											
CTD1922TPRICE		Price, Travis		FF/EMT		X											
CTD1942CCARTER		Carter, Christopher		CAPT		X											
CTD1951JSPIVEY		Spivey, Joshua		CAPT		X											
CTD1984JBRASWE		Braswell, Jonathan		ENG		X											
L		Driver, Kyle		ENG		X											
CTD2204KDRIVER																	

A	FDID 05108	State NC	Incident Date 9/19/2018	Station CTD	Incident Number 18-0012748	Exposure 000	☐ Delete ☐ Change	NFIRS - 10 Personnel
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B Apparatus or Resource	Date and Times	Sent	Number of People	Use	Actions Taken
Use codes listed below	Check if same as alarm date Month Day Year Hours/mins	☒		Check ONE box for each apparatus to indicate its main use at the incident. ☒ Suppression ☐ EMS ☐ Other	List up to 4 actions for each apparatus and each personnel.

1	ID CTDR1	Dispatch ☒ 9/19/2018 06:22	Arrival ☒ 9/19/2018 06:28	Clear ☒ 9/19/2018 08:24	Sent ☒	Number 4	Use ☒ Suppression ☐ EMS ☐ Other	Actions Taken
Type 71								

Personnel ID	Name	Rank or Grade	Attend	Action Taken	Action Taken	Action Taken	Action Taken
CTD1919PZAIS	Zais, Paul	ENG	X				
CTD2003BBELVIN	Belvin, Bryan	ENG	X				
CTD2209AMARINO	Marino, Anthony	FF/EMT	X				
CTD2216RTILLER S	Tillerson, Ryan	FF	X				

2	ID CTDSQ2	Dispatch ☒ 9/19/2018 06:22	Arrival ☒ 9/19/2018 06:29	Clear ☒ 9/19/2018 08:24	Sent ☒	Number 6	Use ☒ Suppression ☐ EMS ☐ Other	Actions Taken
Type 60								

Personnel ID	Name	Rank or Grade	Attend	Action Taken	Action Taken	Action Taken	Action Taken
CTD1585SBENSON	Benson, Steven	ENG	X				
CTD1920KSTANCI L	Stancil, Kevin	CAPT	X				
CTD1947RKOMAR	Komar, Robert	FF	X				
CTD1952KEVANS	Evans, Kenneth	CAPT	X				
CTD1952KEVANS	Williams, Jeffrey	ENG	X				
CTD2000JWILLIA M	Grandy, Blake	FF	X				
CTD2205BGRANDY							

3	ID	Dispatch	Arrival	Clear	Sent	Number	Use	Actions Taken
							☐ Suppression ☐ EMS ☐ Other	

Personnel ID	Name	Rank or Grade	Attend	Action Taken	Action Taken	Action Taken	Action Taken
			☒				
			☐				
			☐				
			☐				
			☐				
			☐				
			☐				



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

VARIANCE APPLICATION COVER SHEET

Name of Project: Horne Memorial UMC Expansion Date: March 1, 2019

Applicant Name: Don Curry

The following checklist to be completed by applicant:

- [✓] Pre-Application Meeting on: 2018-10-14
- [✓] Application Review fee
- [✓] Advertisement Fee
- [✓] Completed Application
- [✓] Owner's Consent Form
- [✓] Adjacent Property Owner's List
- [✓] Set of stamped, addressed, empty envelopes for adjacent property owner notification
- [✓] Copy of plan sets in PDF on USB

11 plan sets of the following:

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

RECEIVED

MAR 01 2019

Reviewed by: _____

TOWN OF CLAYTON
PLANNING DEPARTMENT



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

VARIANCE APPLICATION

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

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

SITE INFORMATION

Name of Project: Horne Memorial UMC Expansion
Acreage of Property: .73 Zoning District: Town of Clayton
County Tag #: 05015059 NC Pin #: 166913-02-4512
Address/Location: 121 E 2nd Street, Clayton, NC 27520
Existing Use: Church Proposed Use: Church
Is project within a Planned Development? ☐ Yes ☒ No If yes, which: _____
Is project within an Overlay District? ☒ Yes ☐ No If yes, which: Downtown Overlay

APPLICANT INFORMATION

Applicant: The Curry Engineering Group, PLLC
Mailing Address: 205 S Fuquay Avenue, Fuquay-Varina, NC 27526
Phone Number: 919.552.0849 Fax: 919.552.2043
Contact Person: Don Curry
Email Address: don@curryeng.com

FOR OFFICE USE ONLY

RECEIVED

Date Received: MAR 01 2019 Amount Paid: \$450 Permit Number: 2019-41-VAR

TOWN OF CLAYTON
PLANNING DEPARTMENT

January 2019

2 of 5

PROPERTY OWNER INFORMATION

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

Mailing Address: PO Box 475, Clayton, NC 27528

Phone Number: 919-219-9607

Fax: n/a

Email Address: bblake@mckimcreed.com

BURDEN OF PROOF / EXPLANATION OF REQUEST

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

Code Section: See attached letter for detailed responses

Code Requirement: See attached letter for detailed responses

Variance Sought (*describe specific request*): See attached letter for detailed responses

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

See attached letter for detailed responses

REQUIRED FINDINGS OF FACT

Section 155.716(F)(2) of the Unified Land Development Code requires applications requesting a Variance to address the following findings. The burden of proof is on the applicant and failure to adequately address the findings may result in denial of the application. Please attach additional pages if necessary.

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

See attached letter for detailed responses

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

See attached letter for detailed responses

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

See attached letter for detailed responses

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

See attached letter for detailed responses

APPLICANT AFFIDAVIT

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

DONALD L. CURRY JR.
Print Name


Signature of Applicant

3/1/19
Date



March 1, 2019

Ms. Samantha Wullenwaber
Planning Director
Town of Clayton
111 E. 2nd St.
Clayton, NC 27520

RE: Horne Memorial UMC Expansion
Variance Application

Dear Samantha:

The purpose of this letter is to provide detail corresponding to the Variance Application for the above referenced project. Per the application, we are providing this document as an additional background and detail addressing sections to include Burden Of Proof/Explanation of Request and the Required Findings of Fact. These components are summarized below:

Burden of Proof/Explanation of Request:

Variance Requested

Code Section:

- A. Overlay District Standards: Setbacks (155.204,C,4,b,1,A,i-ii; 155.203)
- B. Building Coverage (155.203)

Code Requirement:

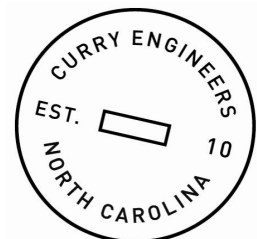
- A. Overlay District Standards: Setbacks 155.204: setback between 12'-14'; 155.203 setbacks, side interior = 10', rear = 20';
- B. Building Coverage (155.203) = 50% max

Variance Sought:

- A. Overlay District Standards: Setbacks (155,204 & 155.203): Minimum setback 7' on all sides
- B. Building Coverage (155.203): Maximum building coverage = 55%

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

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526



Description of Request:

Horne Memorial United Methodist Church has been located on the corner of Second Street and Church Street since 1859 and, as such, has been and continues to be a vital member to downtown Clayton and the immediate neighborhood. In 1996-1998, the congregation reconfirmed its commitment to remain a downtown Church with a significant expansion of the Church facilities rather than moving out of downtown. The lot immediately behind the Church was acquired with the two lots combined and zoned to O&I for the potential future growth of the Church's facilities. The Church has continued to grow with the growth of the Town. The programs of the Church and its outreach and commitment to the community have also continued to grow. The congregation has found the need to expand again to continue to meet the needs of its congregation, programs and outreach. The Church has continued to be a good neighbor with the Town and recently participated in a joint arrangement for the new parking lot that has been constructed between the Town's complex and the Church facilities on Second Street. The Church is currently working with the Town again on an arrangement to construct an expanded, larger joint parking facility to be shared by both facilities along Horne Street.

Required Findings of Fact:

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

- A. The building lines of the 1998 expansion now fall within the current setback requirements. The Church seeks a variance of the side and rear setbacks, in order to expand the facilities and maintain the 1998 building lines to provide for a consistent architectural look and feel of the current and expanded building.
- B. With the extension of the 1998 building lines, the overall maximum building coverage of the existing and proposed expansion would slightly exceed the current 50% maximum building coverage. The Church seeks a variance of the maximum building coverage. Note that the proposed expansion results in a very slight overage of this 50% (approx. 52%). The proposed increase to 55% is adequate for the expanded building coverage.

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

This particular hardship is specific to this property due to the established 1998 building lines that now fall within the current setback requirements.

Another item that is specific to the location of this property, is that the Church's lot runs from Second Street to Horne Street (north to south) and abuts Church Street along its entire eastern side and only abuts one other land owner, the Town of Clayton, along its entire western side. Setbacks and building coverages are generally to provide for some degree of conformity and separation between structures. With the only two buildings on the entire block, the Church and the Town's complex, there are no other abutting land owners and no real conformity with the two structures other than they are both office and institution types of uses. The western side of the Church's property primarily abuts the two parking lots and the Town's facility structure that contains their chiller equipment with no other habitable buildings located adjacent to the Church.

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

The requested variances are not due to an act or actions taken by the applicant or owner, rather, the existing building lines now fall with the current setback requirements and the Church seeks variances from this hardship.

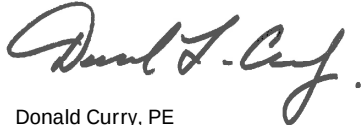
4. **The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.**

None of the requested variances compromise public safety and the variances are consistent with the spirit, purpose and intent of the ordinances. It is felt that the aesthetics of the expansion of the Church building will blend in with the overall look of the entire block with the Church and the Town's complex.

Feel free to contact me with any questions or concerns regarding this project.

Sincerely,

The Curry Engineering Group, PLLC



Donald Curry, PE
President





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

OWNER'S CONSENT FORM

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

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

AGENT/APPLICANT INFORMATION:

Don Curry

(Name - type, print clearly)

205 S. Fuquay Ave.

(Address)

Fuquay-Varina, NC 27526

(City, State, Zip)

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

Variance

Major Site Plan Submittal

Conditional Use

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

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

OWNER AUTHORIZATION:

THOMAS M. PATTON BRYAN TRAHNE
(Name - type, print clearly) BUILDING TEAM LEAD
TRUSTEE CO CHAIR
TH M PATTON Bryan Trahne
(Owner's Signature)

121 EAST SECOND STREET
(Address)

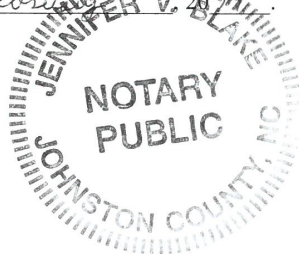
CLAYTON, NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

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

SEAL

January 2019



Jennifer V. Blake
Notary Public

My Commission
Expires:

09/18/2022

5 of 5



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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AGENT/APPLICANT INFORMATION:

Don Curry

(Name - type, print clearly)

205 S. Fuquay Ave.

(Address)

Fuquay-Varina, NC 27526

(City, State, Zip)

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OWNER AUTHORIZATION:

THOMAS M. PATTON BRYAN TRAHNE
(Name - type, print clearly) BUILDING TEAM LEAD
TRUSTEE CO CHAIR
T M Patton Bj Trane
(Owner's Signature)

121 EAST SECOND STREET
(Address)

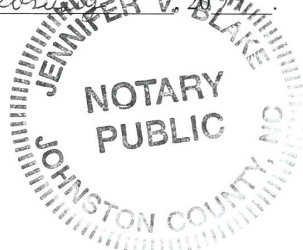
CLAYTON, NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

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

SEAL

January 2019



Jennifer V. Blake
Notary Public

My Commission
Expires: 09/18/2022

5 of 5

Public Notice

In accordance with NC GS 160A-364, the Clayton Planning Board will conduct the following evidentiary hearing on Monday, March 25, 2019, at 6 PM in the Town Council Chambers in Town Hall located at 111 East Second Street to consider the following:

- 2019-28-VAR 709 Lakeview Dr. Variance; variance request from section 155.202(A)(2) of the Unified Development Code to allow the placement of a mobile home that would not meet minimum setback and lot size requirements. The property is zoned Residential-Estate and is .34 acres; TAG # 05H03196E.
- 2019-41-VAR Horne Memorial UMC Expansion Variance; variance request from sections 155.203 and 155.204 of the Unified Development Code to expand the church; which would not meet the minimum setback requirements and exceed the permissible amount of building coverage. The property is zoned Office-Institutional and is .73 acres; TAG # 05015059.

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.

Damiera Powell, Planner
919-553-5002

The Johnstonian News

Please advertise on the following dates:

March 13, 2019

March 20, 2019

Dates are the two Wednesdays prior to the hearing

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

March 8, 2019

NOTICE

SUBJECT: **Project:** 2019-41-VAR – Request for an expansion of the church that would not meet the minimum setback requirements and exceed the permissible amount of building coverage.

Address: 121 East 2nd St., TAG # 05015059, NC PIN # 166913-02-4512

Applicant: The Curry Engineering Group, PLLC

Dear Clayton Area Property Owner:

Notice is hereby given that the Clayton Planning Board will hold an evidentiary hearing on **Monday, March 25, 2019 at 6:00pm** at Town Hall, 111 E. Second Street, to consider the variance application described above. Please see the map on the back of this letter showing the property.

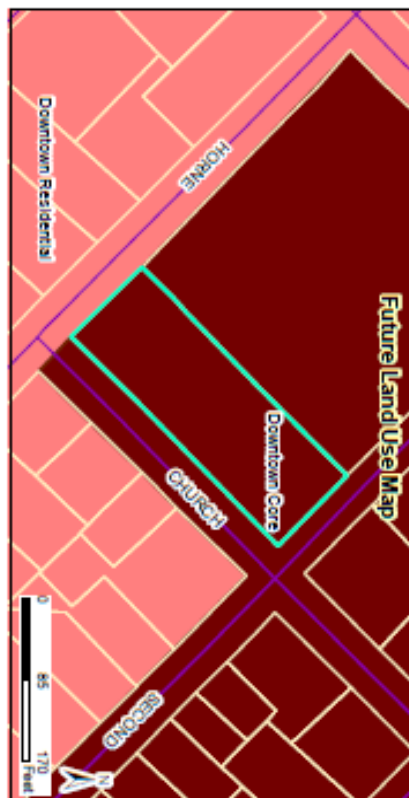
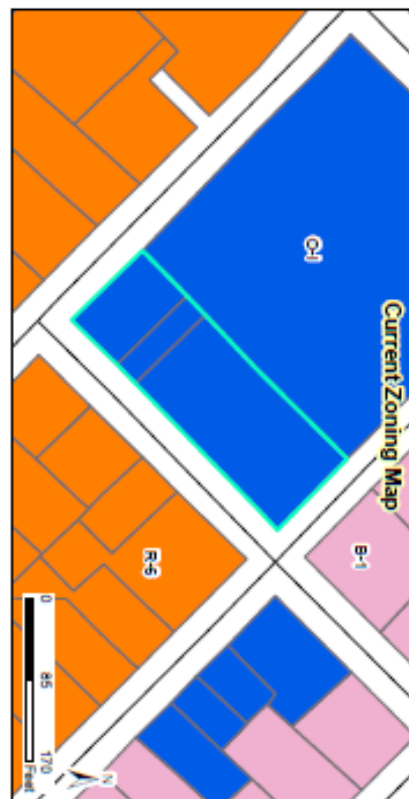
According to Section 155.719(C)(1) of the Town of Clayton Unified Development Code, the Planning Board is authorized to approve a variance to certain standards of the Unified Development Code if they will not be contrary to the public interest.

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

If you should need additional assistance or information, please contact Damiere Powell in the Planning Department at (919) 553-5002 or dpowell@toc.org.

Sincerely,

Damiere Powell
Planner



2019-41-VAR Home Memorial UMC Expansion Variance
Request: Variance from specific code requirements outlined in application
 Applicant: Don Curry, The Curry Engineering Group, PLLC
 Property Owner: Home Memorial Methodist Church / Bryan Blake Building Program Lead
 Parcel ID: 166913-02-4512
 Tag #: 05015059



Staff Report Map

Document Path: C:\RYAN\GIS\WORKSPACE\2019-41-VAR - Home Memorial UMC Expansion\Map\Staff Report Map - 2019-41-VAR - Home Memorial UMC Expansion.mxd

05/08/2019
 Prepared by: TSC Planning
 Checked: TSC Planning
 Approved by: TSC Planning
 Approved Date:

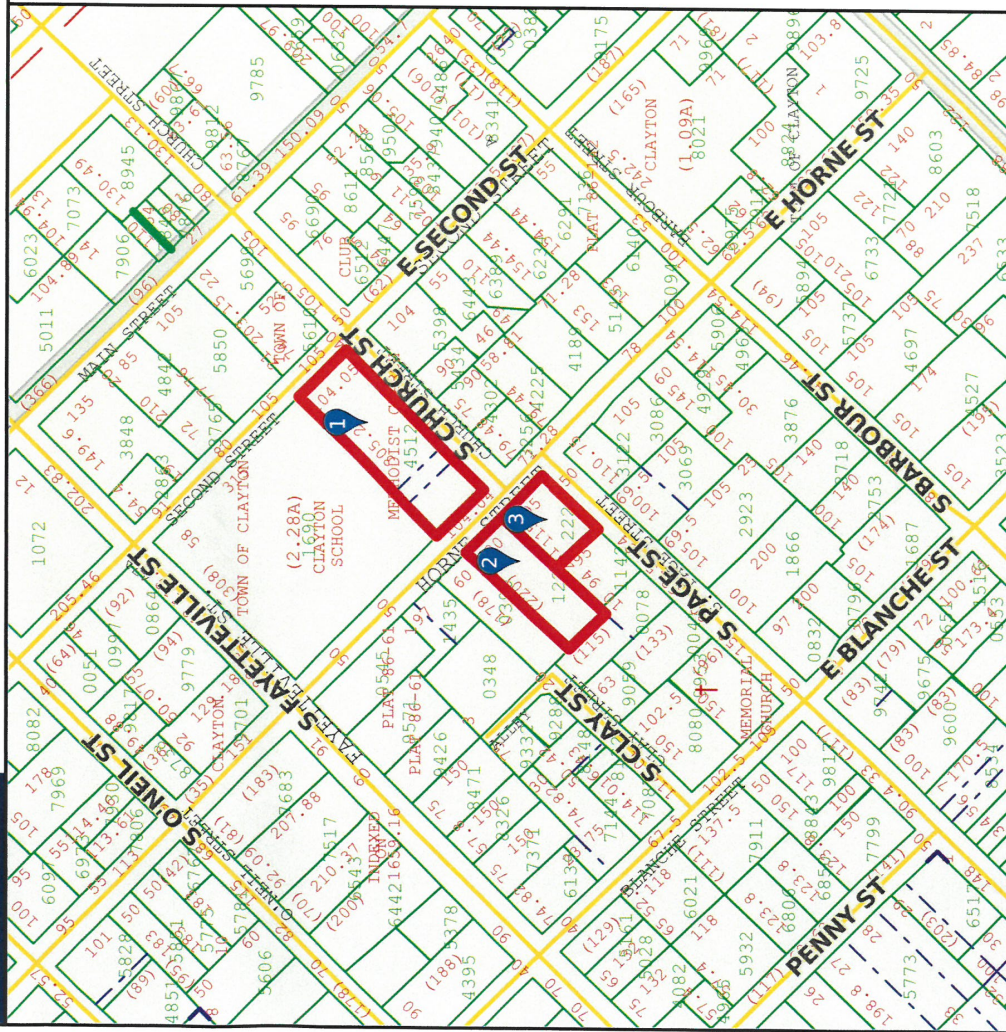
- Legend**
- 100-yr Flood Zone
 - Thoroughfare Overlay
 - Scenic Highway Overlay
 - Waterfowl Protection Overlay
 - Site

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



*** DISCLAIMER ***

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



Result 1

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

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

Result 2

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

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



Scale: 1:2974 - 1 in. = 247.86 feet

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

Johnston County GIS
February 28, 2019



*** DISCLAIMER ***

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

Result 3

id: 05016040

Tag: 05016040

Owner Name 1: HORNE MEMORIAL UNITED

Owner Name 2: METHODIST CHURCH

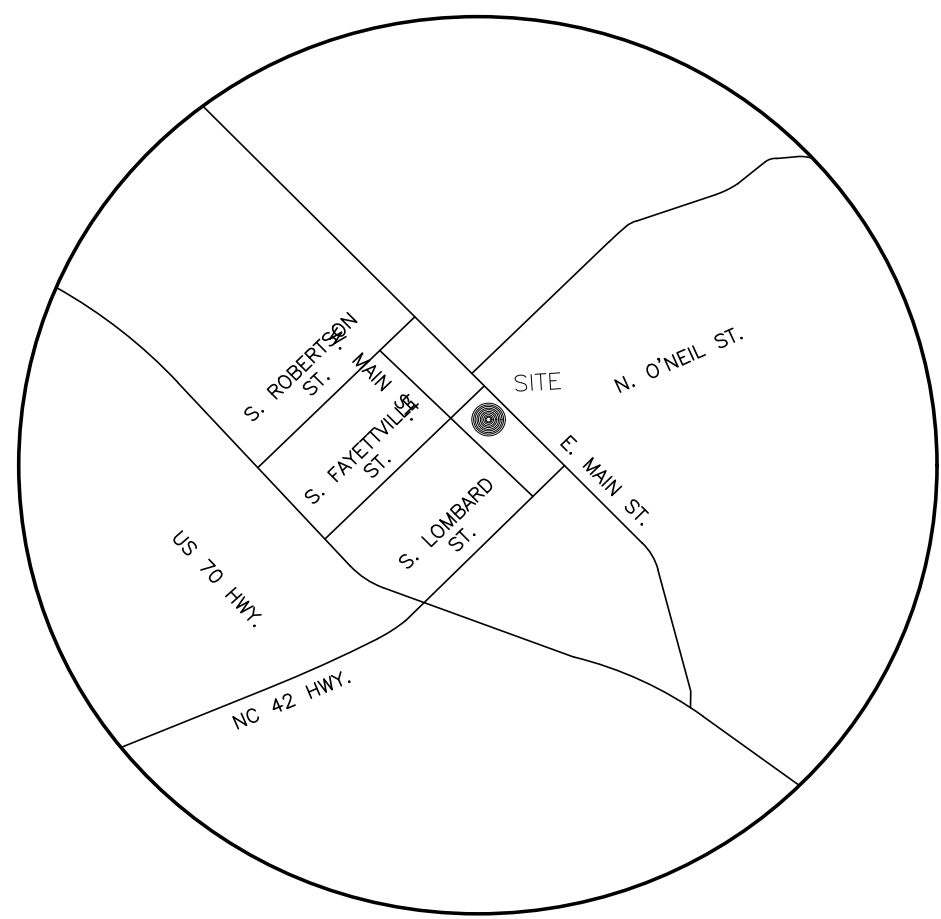
Mail Address 1:

Mail Address 2: PO BOX 475

Mail Address 3: CLAYTON, NC 27528-0475

Book: 04272

Page: 0754



VICINITY MAP
SCALE: 1" = 2000'

HORNE MEMORIAL UMC

MAJOR SITE PLAN

CLAYTON, NORTH CAROLINA

1st SUBMITTAL TO TOWN OF CLAYTON: 2019-03-01

DRAWING INDEX

- C-00 COVER SHEET**
- C-01 EXISTING CONDITIONS**
- C-02 SITE PLAN**
- C-03 UTILITY PLAN**
- C-04 GRADING PLAN**
- C-05 LIGHTING PLAN**
- L-01 LANDSCAPE PLAN**
- S-01 SIGNED & SEALED BOUNDARY SURVEY**
- A-1.1 ARCHITECTURAL ELEVATIONS - UTILITY**
- A-2.1 ARCHITECTURAL ELEVATIONS - CHURCH**

GOVERNING AGENCIES:

PLANNING/ZONING/LANDSCAPE
TOWN OF CLAYTON
PLANNING DEPT.
111 EAST SECOND ST.
CLAYTON, NC 27520
919-553-1545
CONTACT: DAMIERE POWELL

EROSION CONTROL
NCDENR RALEIGH REGIONAL OFFICE
LAND QUALITY
3800 BARRETT DR.
RALEIGH, NC 27609
919-791-4200
CONTACT: JOHN HOLLY

STORMWATER
JOHNSTON COUNTY
PUBLIC UTILITIES DEPT.
309 E. MARKET ST.
SMITHFIELD, NC 27577
919-989-5075
CONTACT: CHANDRA COX FARMER, PE

ENGINEERING
TOWN OF CLAYTON
ENGINEERING DEPT.
111 EAST SECOND ST.
CLAYTON, NC 27520
919-553-5002

UTILITY AGENCIES:

WATERS/SEWERS
TOWN OF CLAYTON
ENGINEERING DEPT.
111 EAST SECOND ST.
CLAYTON, NC 27520
919-553-5002

NCDENR-DWO SEWER
REGIONAL OFFICE
3800 BARRETT DRIVE
RALEIGH, NC 27609
919-791-4200
CONTACT: MR. BARRY HERZBERG

NCDENR-PUBLIC WATER SUPPLY
NCDENR
PUBLIC WATER SUPPLY SECTION
1634 MAIL SERVICE CENTER
RALEIGH, NC 27699
919-715-3226
CONTACT: MR. SIRAJ COHEN, PE

ELECTRIC
PROGRESS ENERGY BUSINESS SERVICES
PO BOX 1551
RALEIGH, NC 27602
919-461-6171
CONTACT: TOM UNDERHILL

TELEPHONE
AT&T
877-553-0009

NATURAL GAS
PSNC ENERGY - SCANA
PO BOX 100256
COLUMBIA, SC 29202
919-367-2728
CONTACT: MIKE KASOPSKY

Civil Engineer:

The Curry Engineering Group, PLLC
NC License # P-0799
PO Box 2018
205 S. Fuquay Ave
Fuquay-Varina, NC 27526
919.552.0849 (o)
Contact: Don Curry, PE
don@curryeng.com

Surveyor:

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

Owner:

Horne Memorial UMC
121 E. 2nd St.
Clayton, NC 27520
919.553.6464
Contact: Bryan Blake, PE

Architect:

Design Development Architects
800 Salem Woods Dr., Suite 102
Raleigh, NC 27627
919.848.4474
Contact: Tom Wells, AIA | LEED AP
tomw@designdevelopment.com

General Notes:

- TOPOGRAPHICAL DATA PERFORMED BY TRUE LINE SURVEYING, P.C. SITE BENCHMARK IS AVAILABLE FROM SURVEYOR. CONTOURS SHOWN HEREON ARE FROM AN ACTUAL FIELD SURVEY. BOUNDARY INFORMATION SUPPLIED BY OWNER AND SHOWN FOR REFERENCE ONLY. CONSULT PLS FOR ACTUAL BOUNDARY DATA.
- THE CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OF FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. THE OWNER SHALL PAY ALL COSTS IN CONNECTION WITH ALTERATION OF OR RELOCATION OF ANY EXISTING FACILITIES.
- ALL EXCAVATIONS IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED.
- ALL STRUCTURAL FILL MATERIAL SHALL BE FREE OF ALL STICKS, ROCKS, AND CLUMPS OF MUD.
- UNUSABLE EXCAVATED MATERIALS AND ALL WASTE RESULTING FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR IN AN APPROVED SOLID WASTE LANDFILL.
- THE EXISTING BUILDING IS SPRINKLERED.
- THERE IS EXISTING UNDERGROUND WATER, SEWER, ELECTRICAL, AND FIBER OPTIC ON-SITE OR WITHIN CLOSE PROXIMITY. CONTRACTORS SHALL DIG WITH EXTREME CAUTION.
- CONCRETE SUB SHALL BE RESPONSIBLE FOR ALL SCORE JOINTS AND EXPANSION JOINTS. SHOULD A QUESTION ARISE ABOUT THE PROPOSED PATTERN CONSULT WITH THE ENGINEER PRIOR TO POURING.
- CONTRACTOR TO FURNISH ALL PAVEMENT MARKINGS AS SHOWN.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED. CONTACT THE NC ONE CALL CENTER AT LEAST 48 HOURS PRIOR TO DIGGING @ 1.800.632.4849. THE SURVEYOR HAS ONLY LOCATED THE UTILITIES THAT ARE ABOVE GROUND AT THE TIME OF FIELD SURVEY. UNDERGROUND LINES SHOWN HEREON ARE APPROXIMATE OR AS REPORTED BY VARIOUS RESPONSIBLE PARTIES. THE SURVEYOR DOES NOT GUARANTEE THAT ANY UNDERGROUND STRUCTURES SUCH AS UTILITIES, TANKS AND PIPES ARE LOCATED HEREON.
- ALL PIPE LENGTHS ARE HORIZONTAL DISTANCES AND ARE APPROXIMATE.
- CONCRETE PIPE IS TO BE ASTM C-76, CLASS III WITH RAM-NEK.
- A PORTION OF THIS SITE IS LOCATED IN ZONE "X" PER FEMA MAP FEMA COMMUNITY MAP # 37201569020K, DATED JUNE 3, 2019.
- ALL LOT DIMENSIONS SHOWN ARE APPROXIMATE. CONSULT THE BOUNDARY SURVEY OF ACTUAL SITE BOUNDARY INFORMATION.
- WETLANDS ARE NOT PRESENT ON SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ZONE TRAFFIC CONTROL IN OR ADJACENT TO NCDOT RIGHT-OF-WAY. ALL SIGNS, PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
- PRIOR TO PLACING C&G STONE BASE, THE CONTRACTOR SHOULD NOTIFY THE PROJECT ENGINEER TO INSPECT AND PROOF ROLL THE SUBGRADE. ANY STONE PLACE WITHOUT PRIOR APPROVAL WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- DESIGN/FIELD CONDITIONS QUITE EASILY MAY VARY FROM THAT REPRESENTED IN THE INITIAL SOILS REPORT AND/OR TOPOGRAPHICAL REPORT. ISOLATED AREAS MAY SHOW UP WEAK AND ADVERSE SOILS OR GROUNDWATER CONDITIONS MAY BE DISCOVERED THAT WERE NOT REVEALED DURING THE INITIAL SOILS INVESTIGATION. THEREFORE, THE OWNER/CLIENT IS TO BE AWARE THAT CURRY ENGINEERING GROUP, PLLC WILL NOT AND CANNOT BE HELD RESPONSIBLE FOR ANY FAILURES TO EITHER A STREET OR PARKING LOT PAVEMENT DESIGN UNLESS WE CAN BE FULLY AND TOTALLY INVOLVED IN THE CONSTRUCTION PROCESS WHICH MAY INCLUDE, BUT MAY NOT NECESSARILY BE LIMITED TO, TESTING SUBGRADE AND BASE DENSITY, ENGAGING THE DESIGN ENGINEER FOR THE EVALUATION OF THE SUBGRADE AND FOR THE OBSERVATION OF PROOF ROLLING SUBGRADE AND BASE AT VARIOUS STEPS OF CONSTRUCTION, OPPORTUNITY FOR THE DESIGN ENGINEER TO CALL IN A SOILS ENGINEER FOR CONSULTATION AND ADVICE, ETC. - STEPS WHICH TAKEN ALTOGETHER WITH THE INITIAL DESIGN SHOWN ON THE PLANS, CONSTITUTE THE COMPLETE DESIGN OF THE ROAD, STREET OR PARKING AREA (PRIVATE OR PUBLIC). THE DESIGN ENGINEER MUST BE GIVEN THE FULL LATITUDE AND OPPORTUNITY TO COMPLETE THE DESIGN BY FULLY PARTICIPATING IN THE CONSTRUCTION PROCESS. PLAN DESIGN IS A SMALL PORTION OF THE DESIGN AND CANNOT BE SEPARATED FROM THE CONSTRUCTION PROCESS IF THE OWNER'S CLIENTS DESIRE IS TO HAVE THE DESIGN ENGINEER STAND BEHIND THE COMPLETED DESIGNED PROJECT.
- ALL UTILITY SERVICES (POWER, TELEPHONE, CABLE, ETC.) ARE PROPOSED TO BE UNDERGROUND. DO NOT SEED OR MULCH DISTURBED AREAS UNTIL ALL UNDERGROUND UTILITIES HAVE BEEN INSTALLED.
- LIGHTS ARE LEASED AND SUPPLIED BY DUKE ENERGY. SEE PHOTOMETRICS SHEET FOR DETAILS.
- WATER AND SEWER IS TO BE PROVIDED BY THE TOWN OF CLAYTON.
- THE BUILDING SETBACK LINES SHOWN ON THIS PLAN ARE FOR THE ENGINEER'S USE IN ESTABLISHING MINIMUM LOT FRONTAGES AT THE SETBACK LINE AND FOR RESERVING SUFFICIENT BUILDING AREA. BUILDING CONTRACTORS ARE TO VERIFY LOT LINE SETBACKS BEFORE SETTING FORMS OR DIGGING FOOTINGS.
- REGULATORY SIGNS, STOPS SIGNS AND STREET NAME SIGNS SHALL BE MANUFACTURED FROM HIGH INTENSITY REFLECTIVE MATERIALS.
- ALL EXCESS TOPSOIL AND UNCLASSIFIED EXCAVATION IS TO BE HAULED OFF-SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- ALL SITE CONSTRUCTION MUST BE INSPECTED BY THE PROJECT ENGINEER AT THE FOLLOWING STAGES:
 - A. COMPLETION OF GRADING SUBGRADE PRIOR TO PLACING STONE BASE.
 - B. COMPLETION OF STONE PLACEMENT PRIOR TO PAVING.
 - C. FINAL INSPECTION WHEN ALL WORK IS COMPLETE.
- THE SURVEYOR DID NOT VISIBLY SEE ANY CEMETERIES IN ANY OPEN AREAS UNLESS OTHERWISE NOTED.
- THIS PROPERTY DOES NOT DEPICT ENCUMBRANCES THAT ARE FOUND DURING A THOROUGH TITLE SEARCH.
- ALL HVAC UNITS FOR THE PROPOSED BUILDING WILL BE SCREENED FROM PUBLIC RIGHT OF WAY.
- ALL CURB AND GUTTER TO BE 24" STANDARD CURB AND GUTTER. ALL CURB AND GUTTER WITHIN NCDOT RW SHALL BE 30" STANDARD.
- ALL CURB AND GUTTER AND SIDEWALK CONCRETE IS TO BE MINIMUM 3,000 PSI AT 28 DAYS, AIR ENTRAINED.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE.
- PROVIDE HANDICAP SIGNS, MARKING AND RAMPS AS SHOWN.
- HANDICAP RAMPS ARE TO MEET "ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES" AS DETAILED IN THE FEDERAL REGISTER, VOLUME 56, NUMBER 144 DATED JULY 26, 1991, RULES AND REGULATIONS ACTIVATED JANUARY 26, 1992. FOR ADDITIONAL INFORMATION, REFER TO THE 2012 NC STATE BUILDING CODE CHAPTER 11, "ACCESSIBILITY." ALL STREET RETURNS TO HAVE 1/4" RAMP.
- CONTRACTOR SHALL NOT POUR ANY CONCRETE BEFORE FORMS ARE INSPECTED BY THE PROJECT ENGINEER AND/OR OWNER. ANY CONCRETE THAT HAS NOT BEEN APPROVED BY THE ENGINEER AND/OR OWNER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL AREAS NOT COVERED BY BUILDING OR PARKING SHALL BE COVERED WITH 4" MINIMUM OF TOPSOIL, FREE OF ROOT MATTER AND ROCKS AND GRASSED.

SITE INFORMATION:

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

COUNTY: JOHNSTON
PARENT PIN: 166913-02-4512
DBPG: 01743 / 01088
ZONING: O-1
ACREAGE: 0.73 AC

PROPERTY DATA:
PROPOSED USE: PLACE OF WORSHIP

BUILDING
MIN. BLDG. SETBACKS:

- FRONT: 7' (PER VARIANCE)
- SIDE: 7' (PER VARIANCE)
- REAR: 7' (PER VARIANCE)

MAX. BLDG. COVERAGE: 55% (PER VARIANCE)
PROP. BLDG. COVERAGE: 51.3%
MAX. IMPERVIOUS: 75%

IMPERVIOUS AREAS:

EXISTING:
TOTAL EXISTING IMPERVIOUS: 20,896 SQ FT (0.48 AC)
IMPERVIOUS PERCENTAGE: 65.8%

PROPOSED:
TOTAL IMPERVIOUS: 21,982 SQ FT (0.50AC)
IMPERVIOUS PERCENTAGE: 68.5%

SITE INFORMATION:

LOCATION: 129 E. HORNE ST.
135 E. HORNE ST.
CLAYTON, NC 27520

COUNTY: JOHNSTON
PARENT PIN: 166917-02-1222
DBPG: 04308 / 0245
ZONING: 04272 / 0754
ACREAGE: 0.65 AC

PROPERTY DATA:
PROPOSED USE: CIVIC CLUB

BUILDING
MIN. BLDG. SETBACKS:

- FRONT: 20'
- SIDE: 6'
- REAR: 10'

MAX. BLDG. COVERAGE: 35%
PROP. BLDG. COVERAGE: 7.7%
MAX. IMPERVIOUS: 60%

PARKING:
CIVIC CLUB: 1/ 500 SF
BUILDING SF: 1,080

TOTAL PARKS REQUIRED:
BLDG: 1,080/ 500: = 3 SPACES

PROVIDED PARKING: = 2 REGULAR SPACES
1 HANDICAP SPACES

IMPERVIOUS AREAS:

EXISTING:
TOTAL EXISTING IMPERVIOUS: 7,000 SQ FT (0.16 AC)
IMPERVIOUS PERCENTAGE: 24.7%

PROPOSED:
TOTAL IMPERVIOUS: 9,021 SQ FT (0.21 AC)
IMPERVIOUS PERCENTAGE: 31.9%

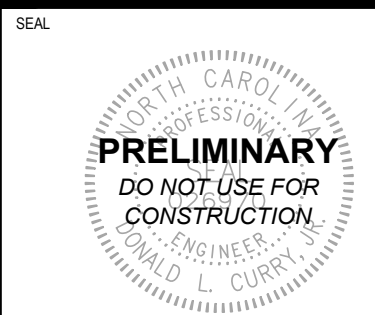
REVISIONS		DATE	FILE NO.	HORIZ. SCALE	VERT. SCALE
		02/27/2019	2019-03-01	1" = 40'	1" = 4'

HORNE MEMORIAL UMC - CLAYTON, NC

COVER SHEET



Curry
ENGINEERING
C-00



NOT FOR CONSTRUCTION

Z:\PROJECTS\FOLDER_ZELDON\2019\01\01\Horne Memorial UMC - Clayton, NC\CLAYTONP\ASSUMED SITE PLAN\SHEET FILE\SC-01 EXISTING CONDITIONS.DWG
PLOTTED: 3/10/2019 1:52 PM

MARY C BARBOUR
DB 1230 PG 338
PIN 166917-02-0078
ZONING: R-8

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

HORNE MEMORIAL
METHODIST CHURCH
DB 4308 PG 245
PIN 166917-02-1222
ZONING: R-6

NGS MONUMENT "POLE"
NAD 83 COORDINATES
N=690659.6817
E=2158813.4875
ELEV=273.9496

HORNE MEMORIAL
METHODIST CHURCH-335
DB 4272 PG 754
PIN 166917-02-1222
ZONING: R-6

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

TOWN OF CLAYTON
DB 1655 PG 767
PIN 1669-02-1690
ZONING: PF

TOWN OF CLAYTON
98695 SF
2.266 AC

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

CHURCH STREET
50' R/W (PUBLIC)

S. PAGE ST.
50' R/W (PUBLIC)

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

REFERENCES:

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

Y11 TOP = 332.55' INV. IN = 331.78' INV. IN = 331.63' INV. OUT = 331.10'	Y16 TOP = 332.09' INV. IN = 330.73' INV. IN = 330.54' INV. OUT = 330.29'
Y12 TOP = 332.27' INV. IN = 331.22' INV. IN = 330.59' INV. OUT = 330.59'	MH 1 RIM ELEV 335.10 INV OUT 330.70 INV IN(2) 339.60
Y13 TOP = 332.33' INV. IN = 331.28' INV. IN = 330.91' INV. OUT = 330.79'	MH 2 RIM ELEV 332.10 INV OUT 322.22 INV IN (W) 322.88 INV IN (S) 322.25
Y14 TOP = 332.17' INV. IN = 330.52' INV. IN = 330.58' INV. OUT = 330.51'	MH 3 RIM ELEV 348.67 INV OUT(1) 340.17 INV IN 341.47 INV IN 341.87
Y15 TOP = 332.50' INV. IN = 331.0' INV. OUT = 330.90'	MH4 RIM ELEV 331.40 INV IN(2) 315.60 INV IN 315.60 INV OUT 315.40
CB1 TOP = 331.73' INV. IN = 325.24' INV. OUT = 324.83'	MH5 TOP = 331.64' INV. IN = 328.04' INV. OUT = 329.96'
CB2 TOP = 331.25' INV. OUT = 326.95'	

LINE	BEARING	DISTANCE
L1	S45°47'41"E	102.57'
L2	S45°45'14"W	305.26'
L3	N45°46'50"W	103.37'
L4	S44°05'05"W	19.31'
L5	N45°51'28"W	67.31'
L6	N46°01'28"W	67.32'

LEGEND

- IPF IRON PIPE FOUND
- IPS IRON PIN SET
- ECM EXISTING CONCRETE MONUMENT
- EPKN EXISTING PARKER-KALON NAIL
- PNS PARKER-KALON NAIL SET
- RIS RAILROAD SPIKE
- CP COMPUTED POINT
- P/P POWER POLE
- R/W RIGHT OF WAY
- S.F. SQUARE FEET
- AC ACRE
- CO CLEAN OUT
- DB DEED BOOK
- PB PLAT BOOK
 PC PAVE | MH MANHOLE | FE FLOOR ELEVATION | OPW OVER HEAD POWER | WIRE | STREET ADDRESS | --- LINES NOT SURVEYED |

Surveyor:

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



SCALE: 1 IN = 30 FT
SCALE IN FEET
HORIZONTAL

SEAL

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

NOT FOR CONSTRUCTION

HORNE MEMORIAL UMC - CLAYTON, NC EXISTING CONDITIONS

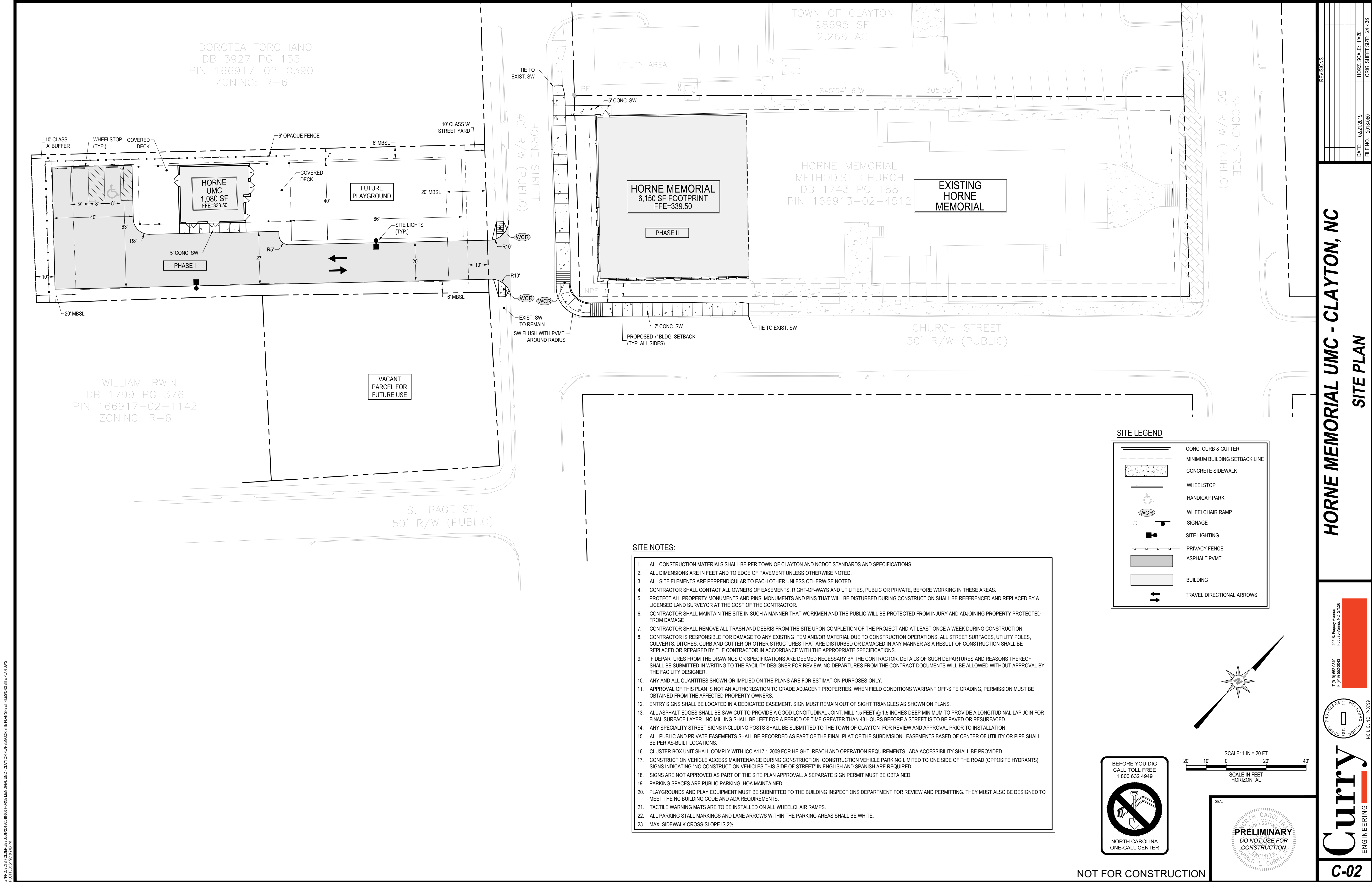


Curry
ENGINEERING
C-01

REVISIONS	DATE	FILE NO.	ORG. SHEET SIZE
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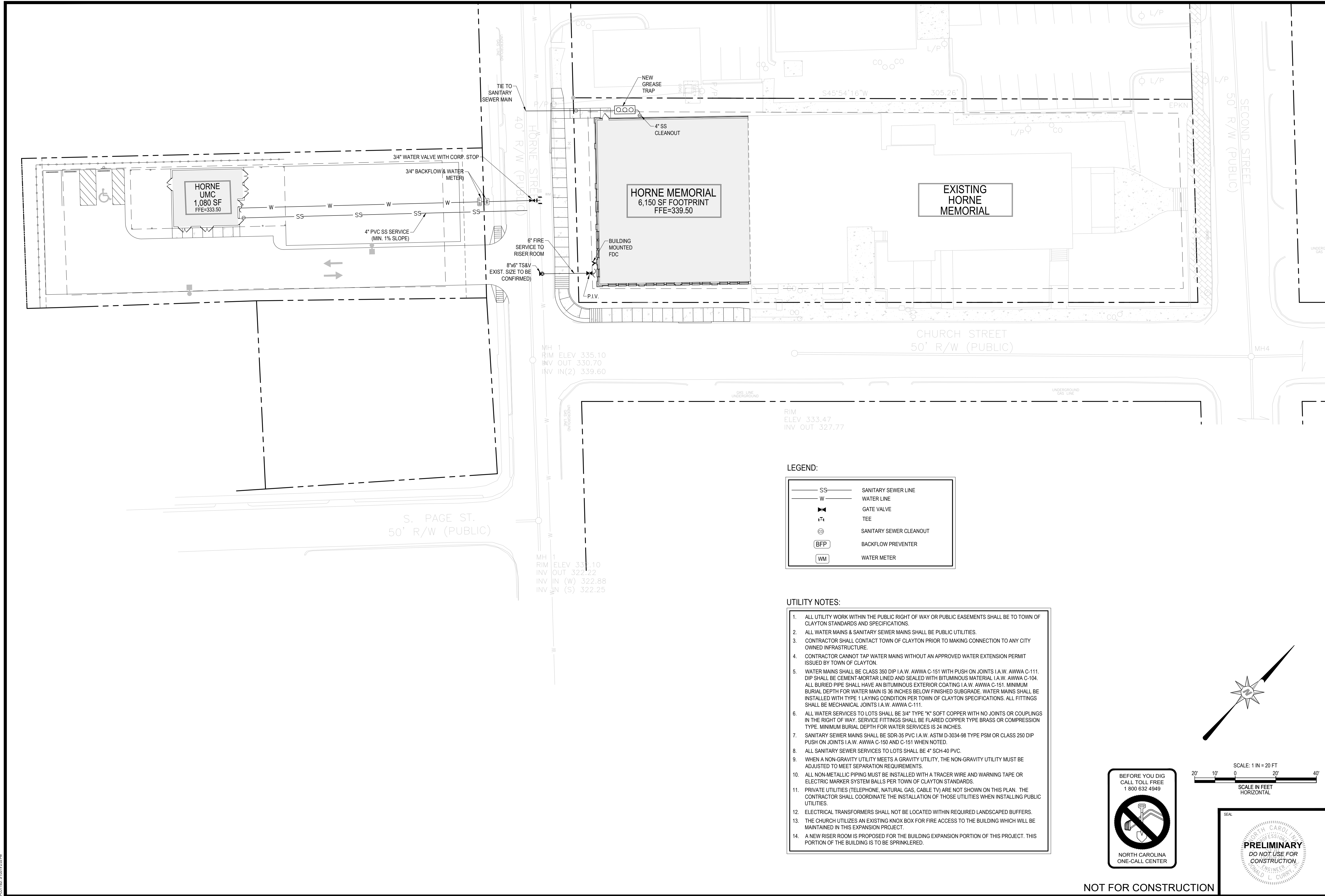
208 S. Page Avenue
Clayton, NC 27520
T 919.359.0427
F 919.359.0427
NC LIC. NO. 6-0789





Z:\PROJECTS\FOLDER_ZELLO\2016-040-HORNE MEMORIAL UMC - CLAYTON, NC\AS-BUILT SITE PLAN SHEET FILE\SC-02 SITE PLAN.DWG
PLOTTED: 3/10/2019 1:52 PM

Z:\PROJECTS\FOLDER_ZELAND\2019\HORN HORNE MEMORIAL UMC - CLAYTON, NC\CLAYTON, NC\ASMA\DR SITE PLAN\SHEET FILE\SS-3 UTILITY PLAN.DWG
PLOTTED: 3/10/2019 1:52 PM



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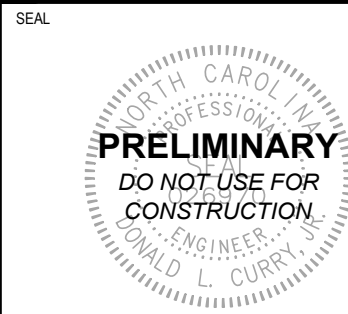
SS	SANITARY SEWER LINE
W	WATER LINE
⋈	GATE VALVE
T	TEE
⊙	SANITARY SEWER CLEANOUT
BFP	BACKFLOW PREVENTER
WM	WATER METER

UTILITY NOTES:

- ALL UTILITY WORK WITHIN THE PUBLIC RIGHT OF WAY OR PUBLIC EASEMENTS SHALL BE TO TOWN OF CLAYTON STANDARDS AND SPECIFICATIONS.
- ALL WATER MAINS & SANITARY SEWER MAINS SHALL BE PUBLIC UTILITIES.
- CONTRACTOR SHALL CONTACT TOWN OF CLAYTON PRIOR TO MAKING CONNECTION TO ANY CITY OWNED INFRASTRUCTURE.
- CONTRACTOR CANNOT TAP WATER MAINS WITHOUT AN APPROVED WATER EXTENSION PERMIT ISSUED BY TOWN OF CLAYTON.
- WATER MAINS SHALL BE CLASS 350 DIP I.A.W. AWWA C-151 WITH PUSH ON JOINTS I.A.W. AWWA C-111. DIP SHALL BE CEMENT-MORTAR LINED AND SEALED WITH BITUMINOUS MATERIAL I.A.W. AWWA C-104. ALL BURIED PIPE SHALL HAVE AN BITUMINOUS EXTERIOR COATING I.A.W. AWWA C-151. MINIMUM BURIAL DEPTH FOR WATER MAIN IS 36 INCHES BELOW FINISHED SUBGRADE. WATER MAINS SHALL BE INSTALLED WITH TYPE 1 LAYING CONDITION PER TOWN OF CLAYTON SPECIFICATIONS. ALL FITTINGS SHALL BE MECHANICAL JOINTS I.A.W. AWWA C-111.
- ALL WATER SERVICES TO LOTS SHALL BE 3/4" TYPE "K" SOFT COPPER WITH NO JOINTS OR COUPLINGS IN THE RIGHT OF WAY. SERVICE FITTINGS SHALL BE FLARED COPPER TYPE BRASS OR COMPRESSION TYPE. MINIMUM BURIAL DEPTH FOR WATER SERVICES IS 24 INCHES.
- SANITARY SEWER MAINS SHALL BE SDR-35 PVC I.A.W. ASTM D-3034-98 TYPE PSM OR CLASS 250 DIP PUSH ON JOINTS I.A.W. AWWA C-150 AND C-151 WHEN NOTED.
- ALL SANITARY SEWER SERVICES TO LOTS SHALL BE 4" SCH-40 PVC.
- WHEN A NON-GRAVITY UTILITY MEETS A GRAVITY UTILITY, THE NON-GRAVITY UTILITY MUST BE ADJUSTED TO MEET SEPARATION REQUIREMENTS.
- ALL NON-METALLIC PIPING MUST BE INSTALLED WITH A TRACER WIRE AND WARNING TAPE OR ELECTRIC MARKER SYSTEM BALLS PER TOWN OF CLAYTON STANDARDS.
- PRIVATE UTILITIES (TELEPHONE, NATURAL GAS, CABLE TV) ARE NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THOSE UTILITIES WHEN INSTALLING PUBLIC UTILITIES.
- ELECTRICAL TRANSFORMERS SHALL NOT BE LOCATED WITHIN REQUIRED LANDSCAPED BUFFERS.
- THE CHURCH UTILIZES AN EXISTING KNOX BOX FOR FIRE ACCESS TO THE BUILDING WHICH WILL BE MAINTAINED IN THIS EXPANSION PROJECT.
- A NEW RISER ROOM IS PROPOSED FOR THE BUILDING EXPANSION PORTION OF THIS PROJECT. THIS PORTION OF THE BUILDING IS TO BE SPRINKLERED.



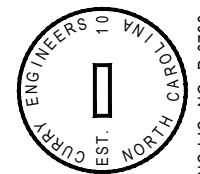
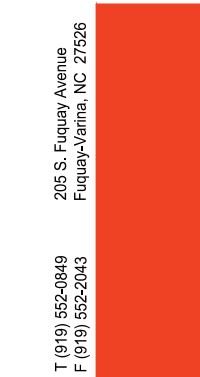
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HORIZONTAL



NOT FOR CONSTRUCTION

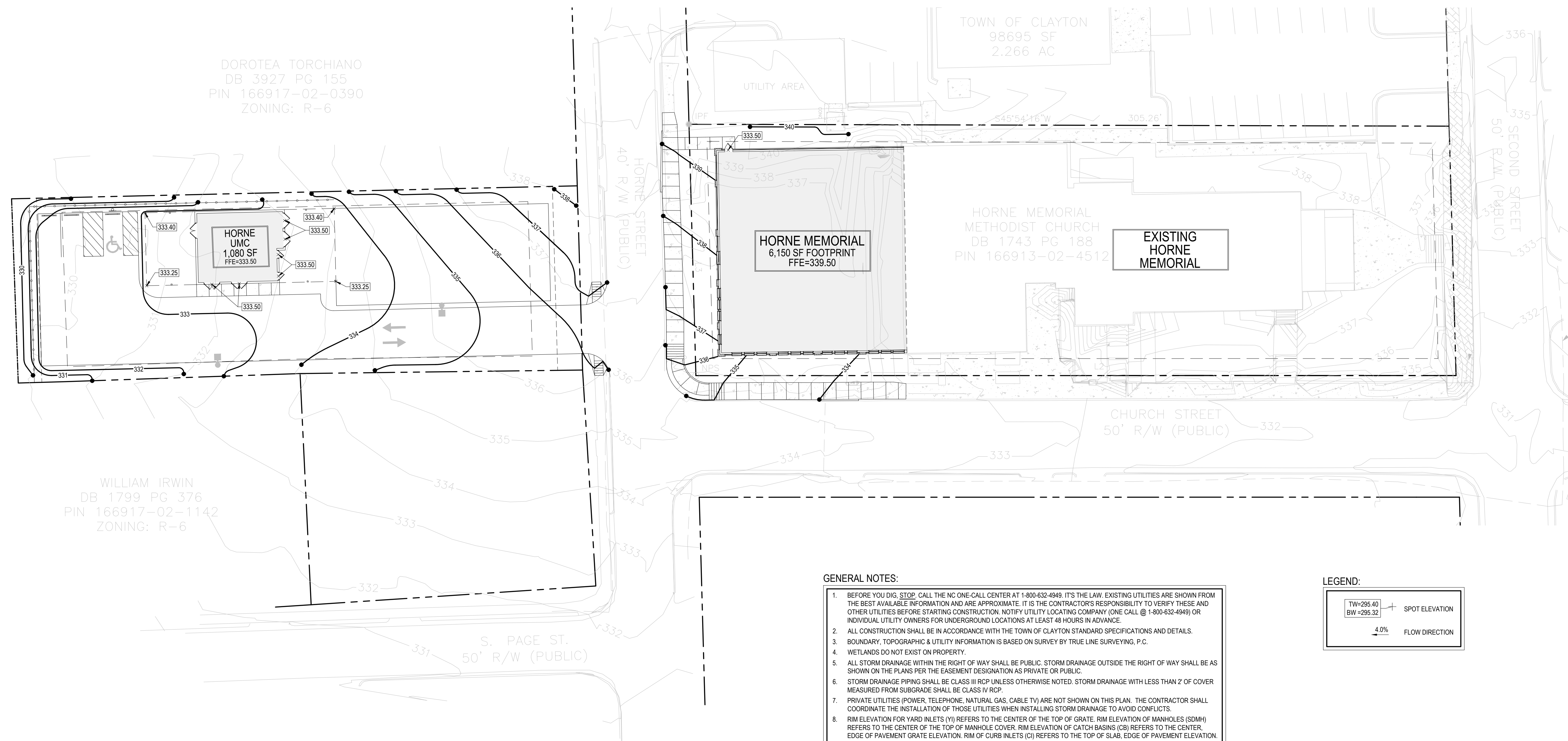
HORNE MEMORIAL UMC - CLAYTON, NC

UTILITY PLAN



C-03

REVISIONS	DATE	FILE NO.	ORIG. SHEET SIZE	HORIZ. SCALE
	02/21/2019	2019-080	24x36	1"=50'

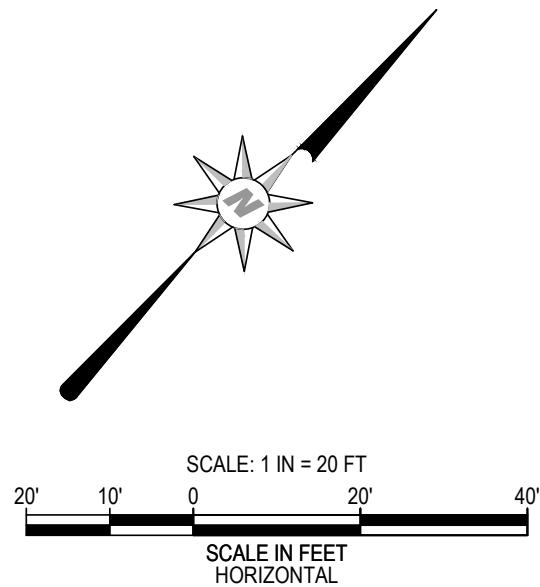
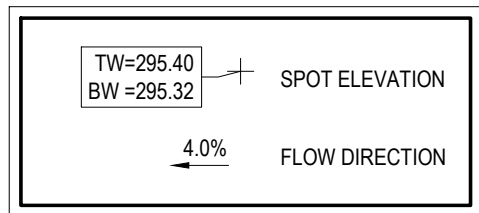


HORNE MEMORIAL UMC - CLAYTON, NC

GRADING PLAN

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

LEGEND:



PRELIMINARY
DO NOT USE FOR
CONSTRUCTION

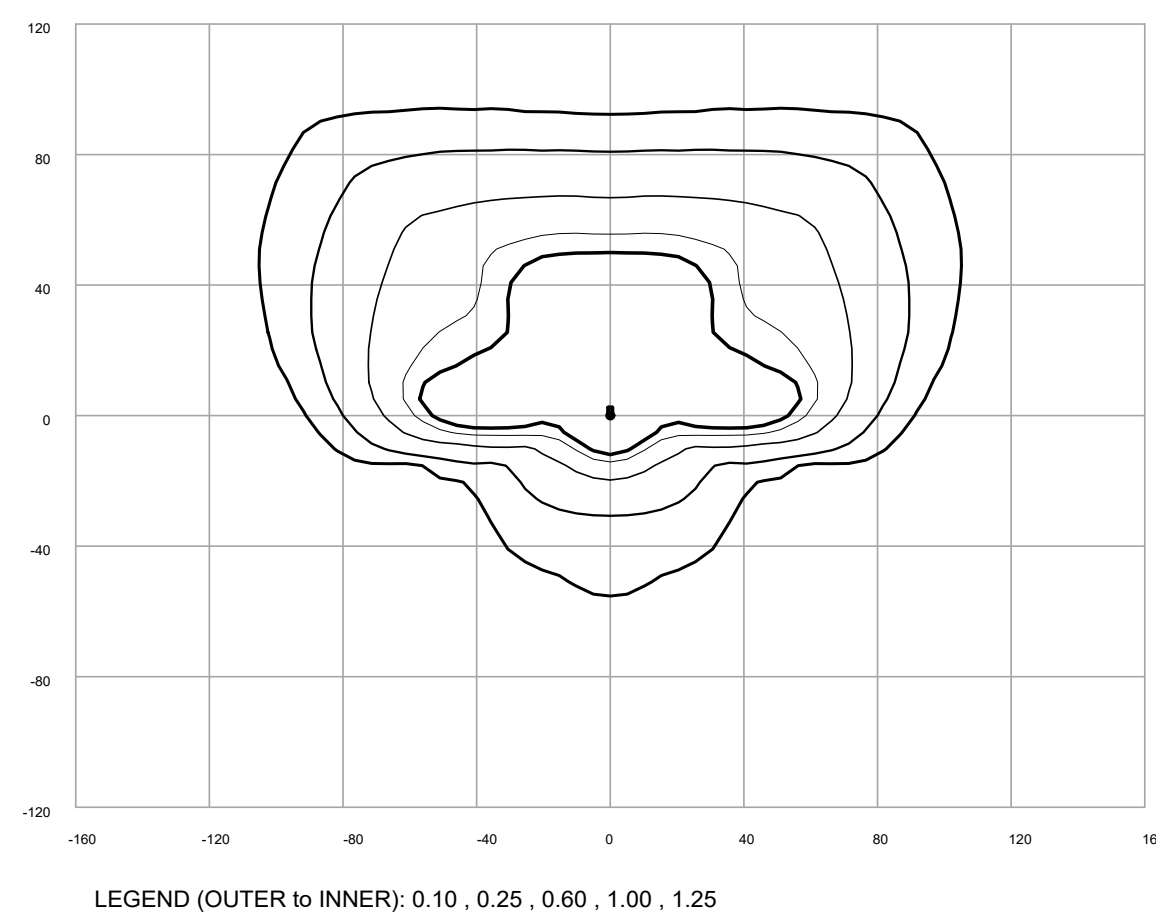
NOT FOR CONSTRUCTION

[illegible]

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

The logo for Curry Engineering, featuring the word "Curry" in a large, black, serif font, with "ENGINEERING" in a smaller, black, sans-serif font below it, separated by a red vertical bar.

C-04

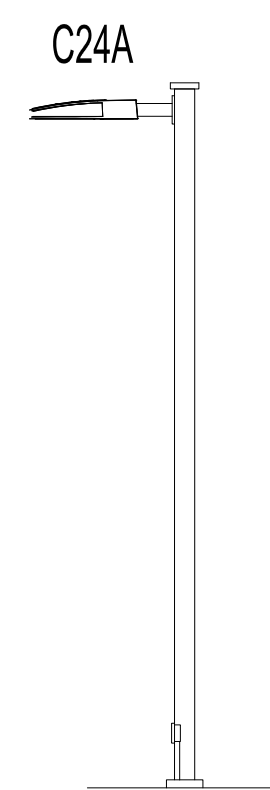


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The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy Progress. Any inaccuracies in the supplied information, differences in luminaire installation,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

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

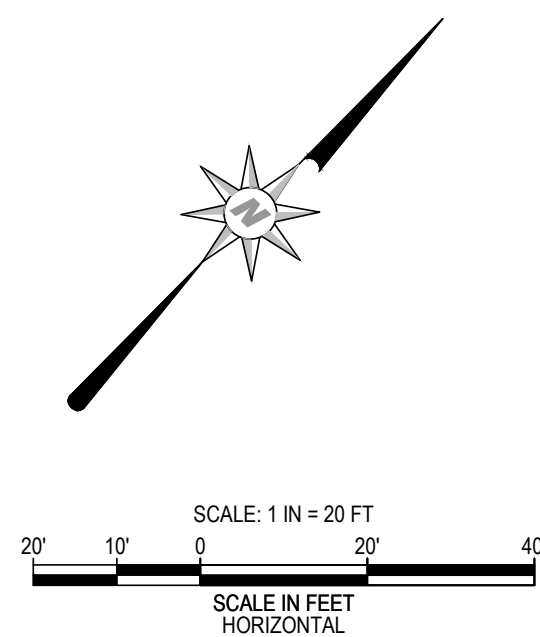
NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LED LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION. FOR INITIAL FOOTCANDLES, DIVIDE THE READINGS BELOW BY .85.



BEFORE YOU DIG
CALL TOLL FREE
1 800 632 4949

A circular sign with a thick black border. Inside the circle is a black silhouette of a shovel. A thick black diagonal line runs from the top-left to the bottom-right, crossing over the shovel, indicating that digging is prohibited.

NORTH CAROLINA
ONE-CALL CENTER



SEAL

NORTH CAROLINA
PROFESSIONAL SEAL

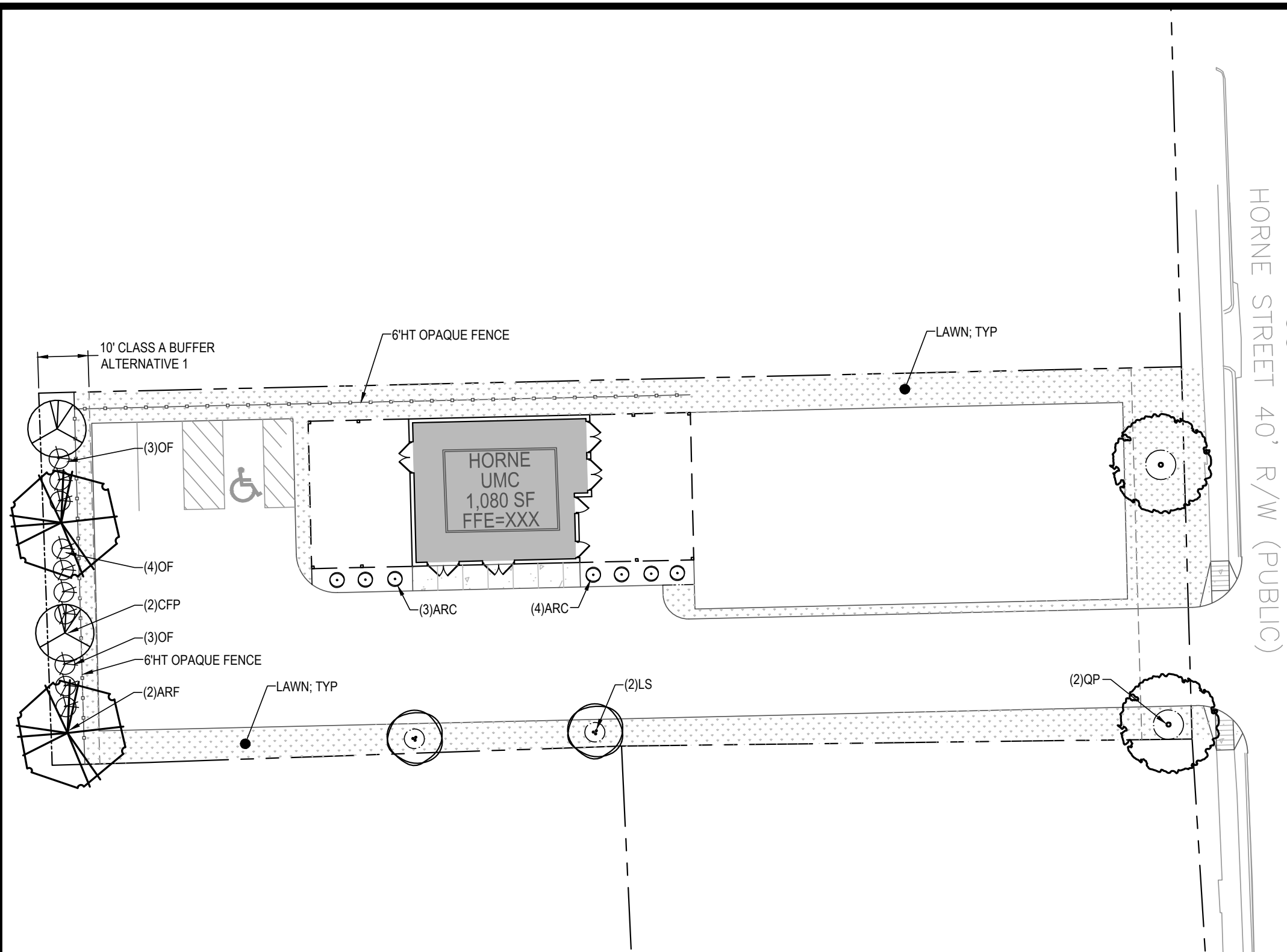
PRELIMINARY
DO NOT USE FOR
CONSTRUCTION

LIGHTING PLAN

T (919) 552-4849
 F (919) 552-2043
 205 S. Fiquay Avenue
 Fuquay/Varina, NC 27526

Curry
ENGINEERING

C:\Users\adam\Documents\PROJECTS\Horne Memorial UMC - Clayton, NC\LANDSCAPE PLAN\LANDSCAPE PLAN.dwg
PLOTTER: 2400B14.17P
C:\Users\adam\Documents\PROJECTS\Horne Memorial UMC - Clayton, NC\LANDSCAPE PLAN\LANDSCAPE PLAN.dwg



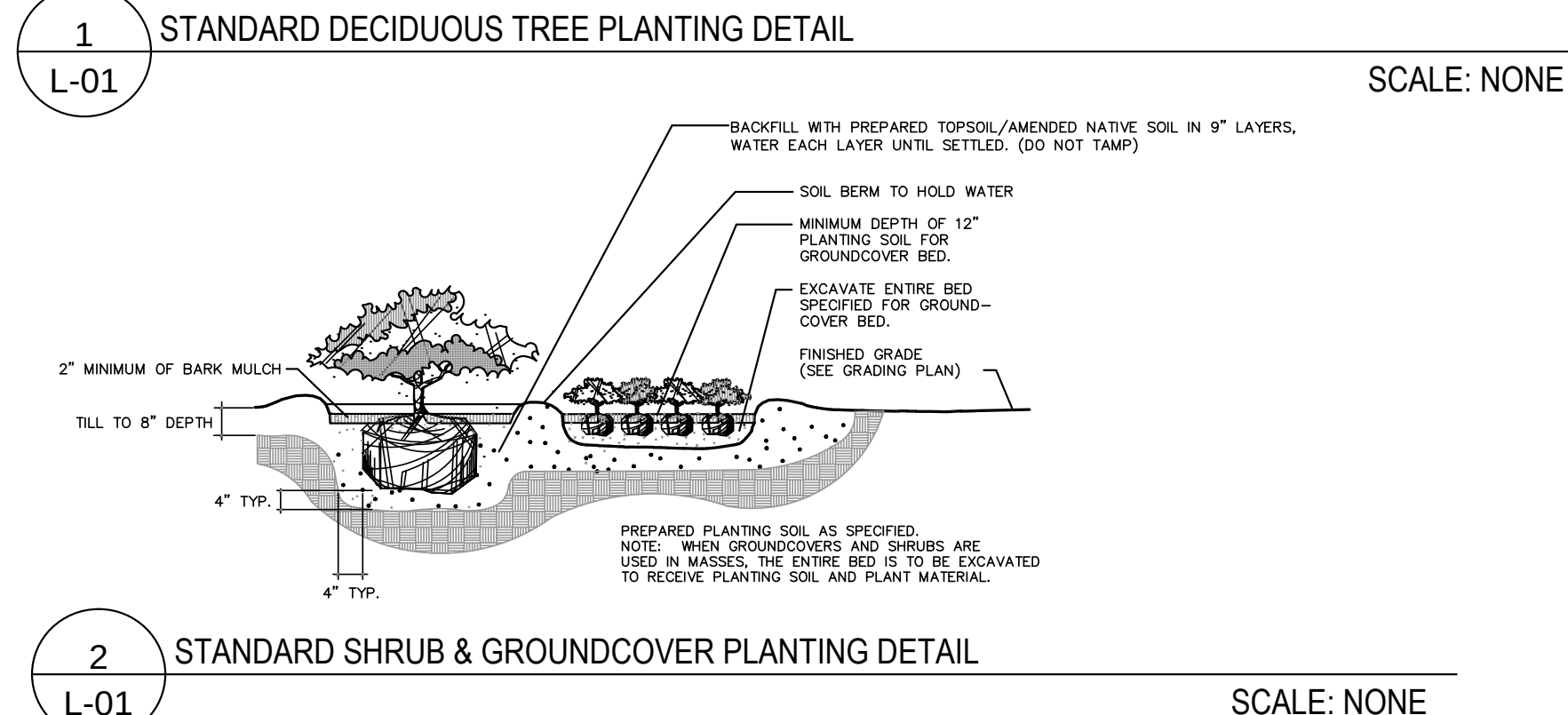
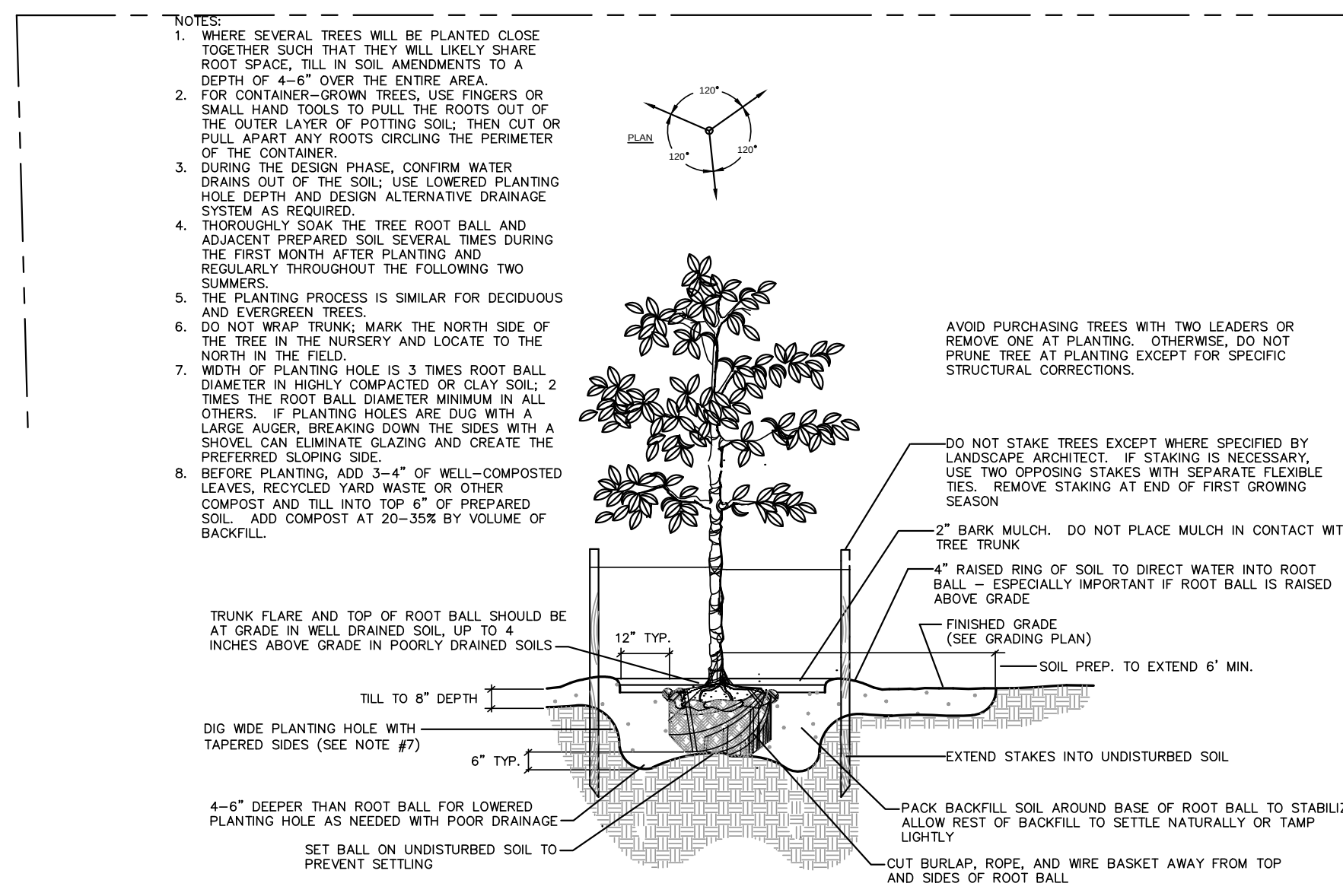
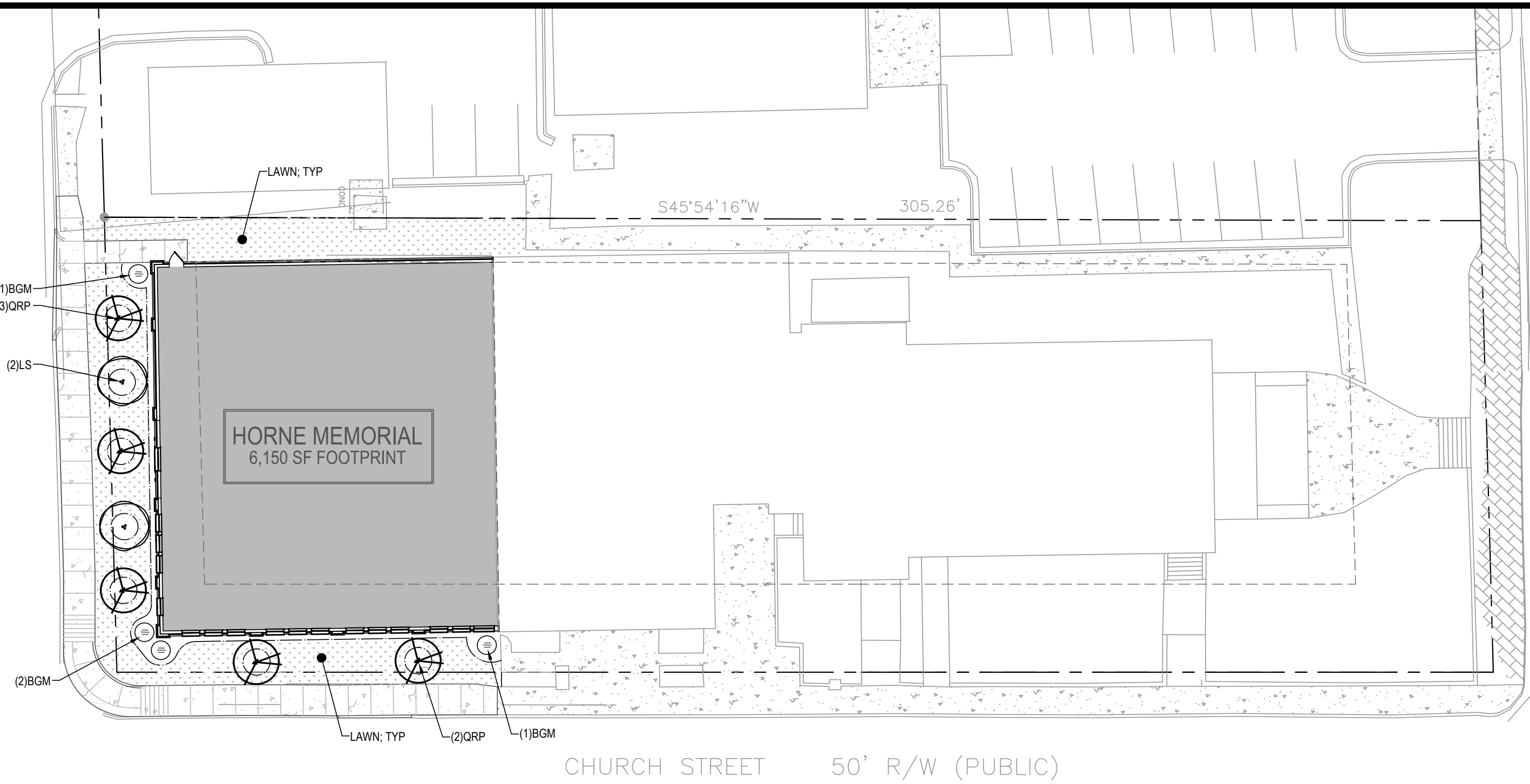
PLANT SCHEDULE						
TYPE	USE	QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE
TREES						
DCT	BUFF/INT	2	ARF	Acer rubrum 'Franksred'	Red Sunset® Red Maple	2.5" cal / 8' ht
DUT	BUFF/INT	2	CFP	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2" cal / 6' ht
DUT	INT	4	LS	Lagerstroemia indica x fauriei 'Sioux'	Sioux Crape Myrtle	2" cal / 6' ht
DCT	SV/INT	2	OP	Quercus palustris	Pin Oak	2.5" cal / 8' ht
DCT	SV/INT	5	QRP	Quercus x Regal Prince® PP#12673	Regal Prince Columnar Oak	2.5" cal / 8' ht
SHRUBS						
ES	INT	7	ARC	Abelia x 'Rose Creek'	Rose Creek Abelia	15" ht
ES	INT	4	BGM	Buxus x 'Green Mountain'	Green Mountain Boxwood	24" ht
ES	BUFF	10	OF	Osmanthus fortunei	Fortune's Osmanthus	24" ht
TYPE/USE LEGEND						
Plant Type: DCT = Deciduous Canopy Tree; DUT = Deciduous Understory Tree; ES = Evergreen Shrub						
Plant Use: BUFF = Perimeter Buffer; SV = Street Yard Trees; INT = Interior Landscape						

LANDSCAPE NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CLAYTON UNIFIED DEVELOPMENT ORDINANCE AND STANDARDS.
- 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.
- LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER MATERIALS OR PLANTS NOT A PART OF THE LANDSCAPING.
- ALL REQUIRED PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON. PLANT MATERIALS WHICH EXHIBIT EVIDENCE OF INSECT PESTS, DISEASE AND/OR DAMAGE SHALL BE PROMPTLY TREATED. DEAD PLANTS SHALL BE PROMPTLY REMOVED AND REPLACED WITHIN THE NEXT PLANTING SEASON AFTER REMOVAL. IF REPLACEMENT IS NECESSARY, ALL PLANTS AND OTHER NON-LIVING LANDSCAPE MATERIALS SHALL BE EQUAL IN SIZE, DENSITY AND APPEARANCE AS ORIGINALLY REQUIRED AT THE TIME OF THE APPROVAL OF THE DEVELOPMENT PERMIT.
- THE CONTRACTOR SHALL MAINTAIN OR PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND WITHIN PLANTING BEDS.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING UNLESS OTHERWISE DIRECTED BY THE OWNER. THE PLAN SHALL SUPERSEDE THE PLANT SCHEDULE IF THERE ARE DISCREPANCIES BETWEEN THE TWO.
- ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC., WASHINGTON, D.C. ALL PLANT MATERIAL SHALL BE OF HIGHEST QUALITY AVAILABLE. TREES SHALL HAVE STRAIGHT TRUNKS AND FULL HEADS (APPROPRIATE FOR GENUS AND SPECIES). SHRUBS SHALL BE LOW BRANCHED AND FULL EXCEPT AS SPECIFIED. ALL MATERIAL OF THE SAME TYPE SHALL BE MATCHED IN HEIGHT, SPREAD, AND FORM. ANY PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER AND/OR LANDSCAPE ARCHITECT.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL GRADES BEFORE DIGGING. THE CONTRACTOR SHALL REVISE GRADES AT A MINIMUM OF +/- 1/2" TO ENSURE SMOOTH TRANSITIONS BETWEEN PLANTING BEDS AND LAWN AREAS.
- PLANT SIZES SHOWN IN THE PLANT SCHEDULE ARE MINIMUM ALLOWED AT THE TIME OF INSTALLATION.
- INSTALL A MINIMUM OF A 2" DEPTH OF MULCH AS APPROVED BY THE OWNER.
- ALL PLANT MATERIAL IS SUBJECT TO THE APPROVAL OF THE OWNER.
- ALL TREES LOCATED ADJACENT TO WALKS AND DRIVES SHALL HAVE A MINIMUM 6' CLEARANCE HEIGHT TO THE FIRST BRANCHING.
- ALL TREES SHALL BE PLACED A MINIMUM OF 5' FROM SIDEWALKS, CURBS, AND HARDSCAPE, AND A MINIMUM OF 6' FROM FIRE HYDRANTS AND OTHER UTILITIES, UNLESS OTHERWISE NOTED ON PLANS.
- ALL PLANTS SHALL BE INSTALLED AS PER GENERALLY ACCEPTED PLANTING STANDARDS.
- ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
- ALL PLANTING BED EDGES TO BE SMOOTH FLOWING ARCS, UNLESS OTHERWISE SPECIFIED. BED EDGES SHALL BE SMOOTH, CONSISTENT, TRENCHED 3 TO 4 INCHES DEEP, AND "V" SHAPED. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE BED EDGE AND PLANTING BED.
- IF THE CONTRACTOR OBSERVES ANY DEFICIENCIES IN THE SITE CONDITIONS OF WHICH COULD NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL, OR GUARANTEE, NOTIFY THE OWNER PRIOR TO PROCUREMENT AND/OR INSTALLATION.
- THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A DETAILED DESCRIPTION OF THEIR PROPOSED AND RECOMMENDED SUBSOIL AND PLANTING BED PREPARATION TECHNIQUES AND AMENDMENTS.
- ANY DISTURBED AREAS THAT ARE NOT TO BE PLANTED OR LAWN, SHALL BE RESTORED TO THEIR PREVIOUS CONDITION (INCLUDING FINE GRADING, UNEVEN AREAS, SEEDING OR SODDING, AND/OR MULCHING).
- IF IRRIGATION IS TO BE INSTALLED, 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.

LANDSCAPE CALCULATIONS

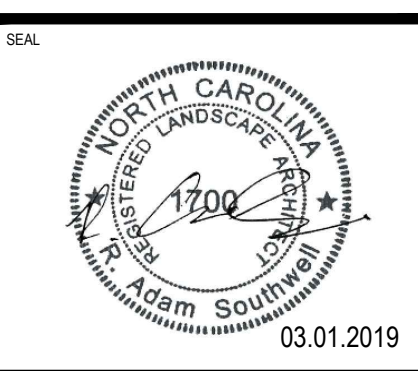
SITE INTERIOR LANDSCAPE REQUIREMENTS	
1. INTERIOR LANDSCAPING	
(A) 20% OF THE TOTAL LOT AREA SHALL BE LANDSCAPED	
121 E 2ND STREET:	0.2 AC LOT (EXPANSION AREA)
REQUIREMENT:	0.2 AC X 20% = 0.04 AC LANDSCAPE AREA
PROVIDED:	0.07 AC LANDSCAPE AREA
129 E HORNE STREET:	0.4 AC LOT
REQUIREMENT:	0.4 AC X 20% = 0.08 AC LANDSCAPE AREA
PROVIDED:	0.11 AC LANDSCAPE AREA
(B) 1 CANOPY TREE, 1 UNDERSTORY TREE, & 2 SHRUBS PER 1,000 SF OF REQUIRED LANDSCAPE AREA	
121 E 2ND STREET:	1,743 SF (0.04 AC) REQ LANDSCAPE AREA
REQUIREMENT:	2 CANOPY TREES; 2 UNDERSTORY TREES; 4 SHRUBS
PROVIDED:	5 CANOPY TREES; 2 UNDERSTORY TREES; 4 SHRUBS
129 E HORNE STREET:	3,488 SF (0.08 AC) REQ LANDSCAPE AREA
REQUIREMENT:	4 CANOPY TREES; 4 UNDERSTORY TREES; 7 SHRUBS
PROVIDED:	4 CANOPY TREES; 4 UNDERSTORY TREES; 7 SHRUBS
2. VEHICULAR USE AREAS:	
N/A	
PERIMETER BUFFERS	
121 E 2ND STREET:	N/A
129 E HORNE STREET:	10' WIDE CLASS A (ALTERNATIVE 1): 76 LF
REQUIREMENT:	2 CANOPY TREES; 2 UNDERSTORY TREES; 10 SHRUBS
PROVIDED:	2 CANOPY TREES; 2 UNDERSTORY TREES; 10 SHRUBS, 6' HT FENCE
STREET YARD TREES	
1. 1 CANOPY TREE PER 40 LF	
121 E 2ND STREET:	189 LF
REQUIREMENT:	5 CANOPY TREES
PROVIDED:	5 CANOPY TREES
129 E HORNE STREET:	76 LF - 20 LF DRIVE = 56 LF
REQUIREMENT:	2 CANOPY TREES
PROVIDED:	2 CANOPY TREES



LANDSCAPE LEGEND	
(ARF)	RED SUNSET RED MAPLE
(QP)	PIN OAK
(QRP)	REGAL PRINCE COLUMNAR OAK
(LS)	SIoux CRAPE MYRTLE
(CFP)	FOREST PANSY REDBUD
(BGM)	GREEN MOUNTAIN BOXWOOD
(OF)	FORTUNE'S OSMANTHUS
(ARC)	ROSE CREEK ABELIA



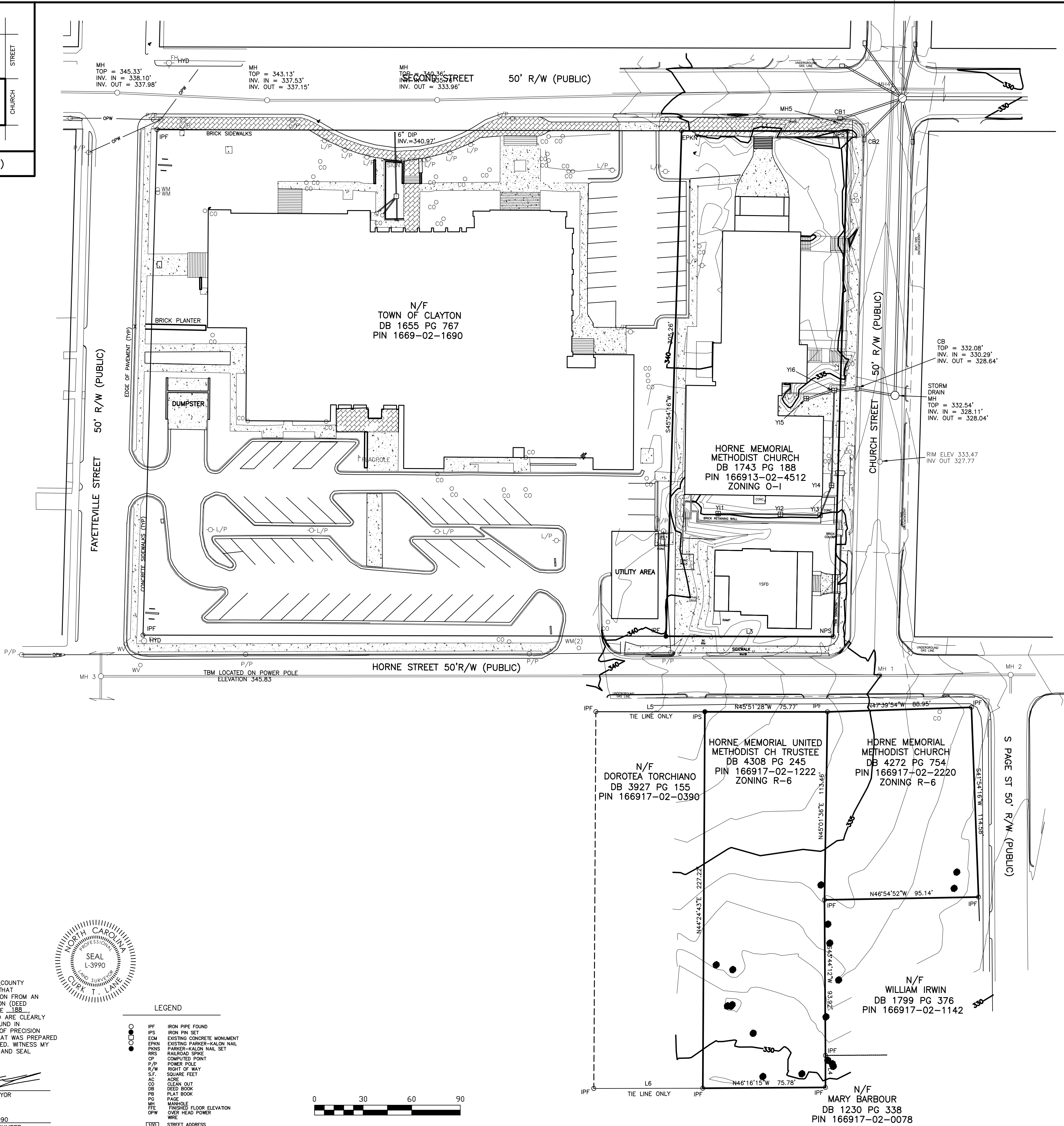
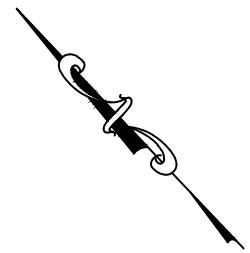
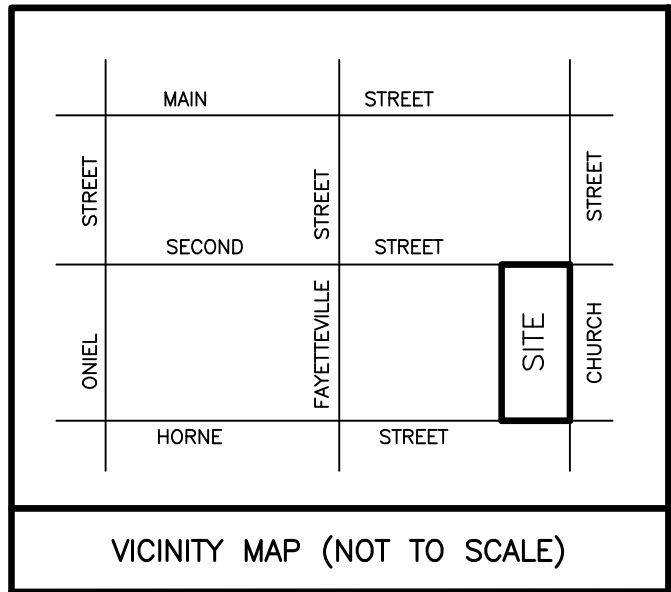
SCALE: 1 IN = 20 FT
SCALE IN FEET
HORIZONTAL



L-01

HORNE MEMORIAL UMC - CLAYTON, NC LANDSCAPE PLAN

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264	02/27/2019
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282	02/27/2019
283	02/27/2019
284	02/27/2019
285	02/27/2019
286	02/27/2019
287	02/27/2019
288	02/



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

LINE	BEARING	DISTANCE
L1	S45°47'41"E	102.57'
L2	S45°45'14"W	305.26'
L3	N45°46'50"W	103.37'
L4	S44°05'05"W	19.31'
L5	N45°51'28"W	67.31'
L6	N45°01'28"W	67.32'

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

REFERENCES:

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

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

SURVEYOR
L - 3990
LICENSE NUMBER



LEGEND

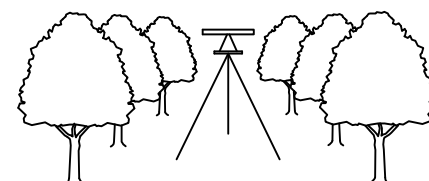
- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- ECM EXISTING CONCRETE MONUMENT
- EPKN EXISTING PARKER-KALON NAIL
- RRNS EXISTING PARKER-KALON NAIL SET
- RRS RAILROAD SPIKE
- CP COMPUTED POINT
- P/P POWER POLE
- R/W RIGHT OF WAY
- S.F. SQUARE FEET
- AC ACRE
- CO CLEAN OUT
- DB DEED BOOK
- PB PLAT BOOK
- PG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



TOPO SURVEY
OF
**HORNE MEMORIAL
METHODIST CHURCH**
CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
FEBRUARY 6, 2019
S-01

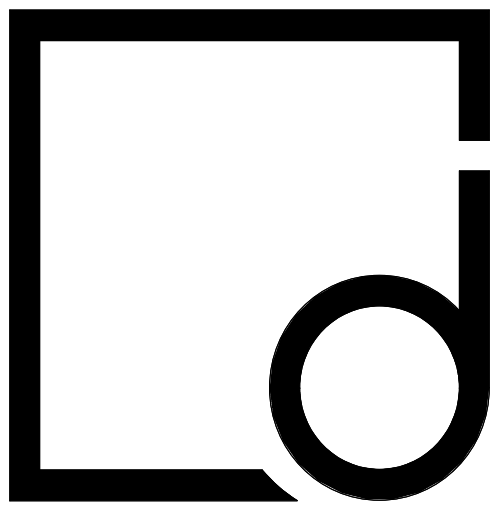
SURVEYED BY:	TLS
DRAWN BY:	KAMAL
CHECKED BY:	CURK
DRAWING NAME:	COMBINED
SURVEY DATE:	COMBINED.DWG
JOB NO.	294.005

TRUE LINE SURVEYING, P.C.



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

C-1859



REVIEW SET
NOT FOR
CONSTRUCTION

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

Designdevelopment
ARCHITECTS

800 Salem Woods
Drive
Suite 102
Raleigh, NC 27615
919.848.4474

HORNE
MEMORIAL UMC
UTILITY BUILDING

NORTH CAROLINA

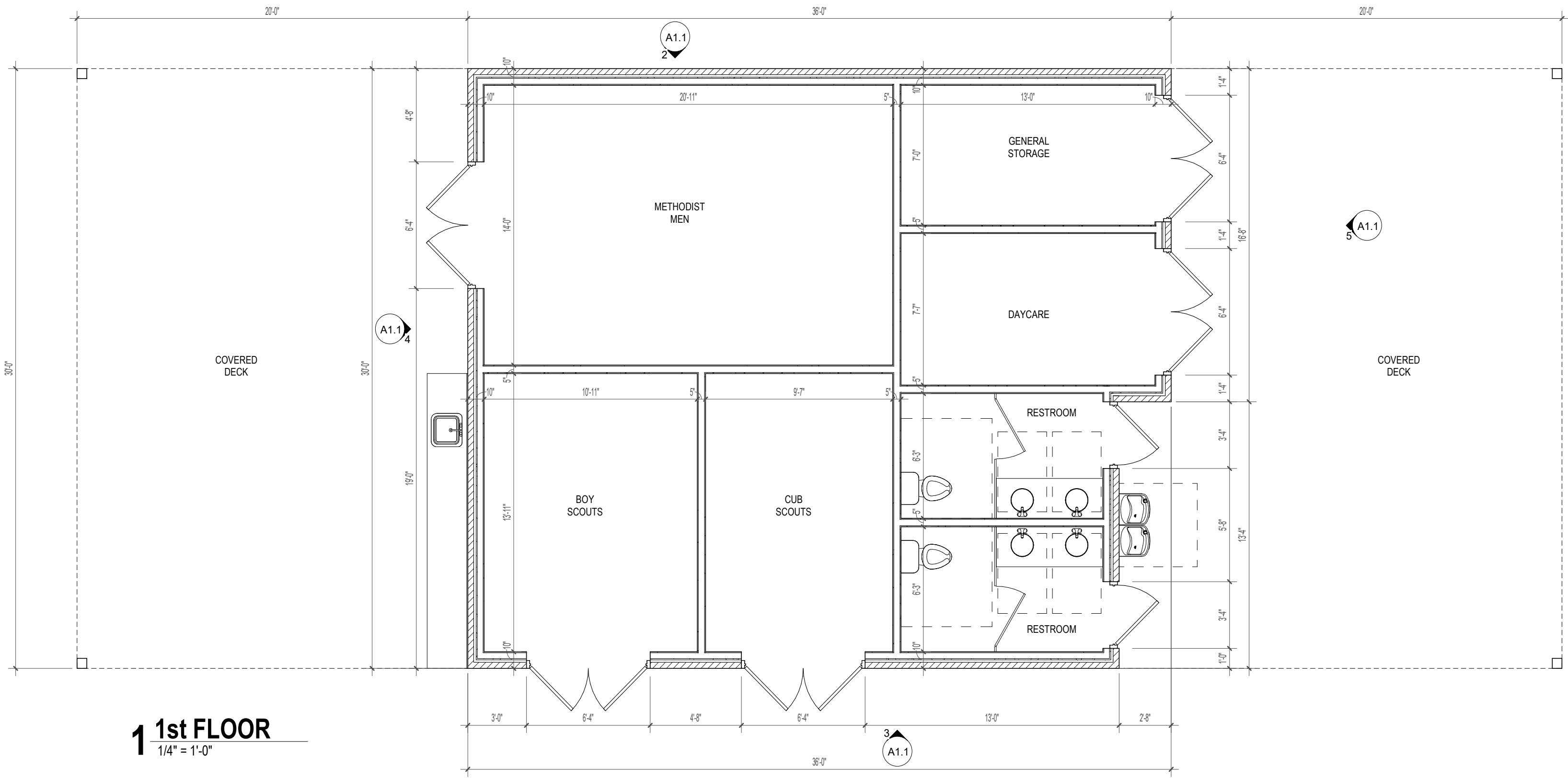
No.	Description	Date
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PROJECT #: 180051
DATE: Issue Date

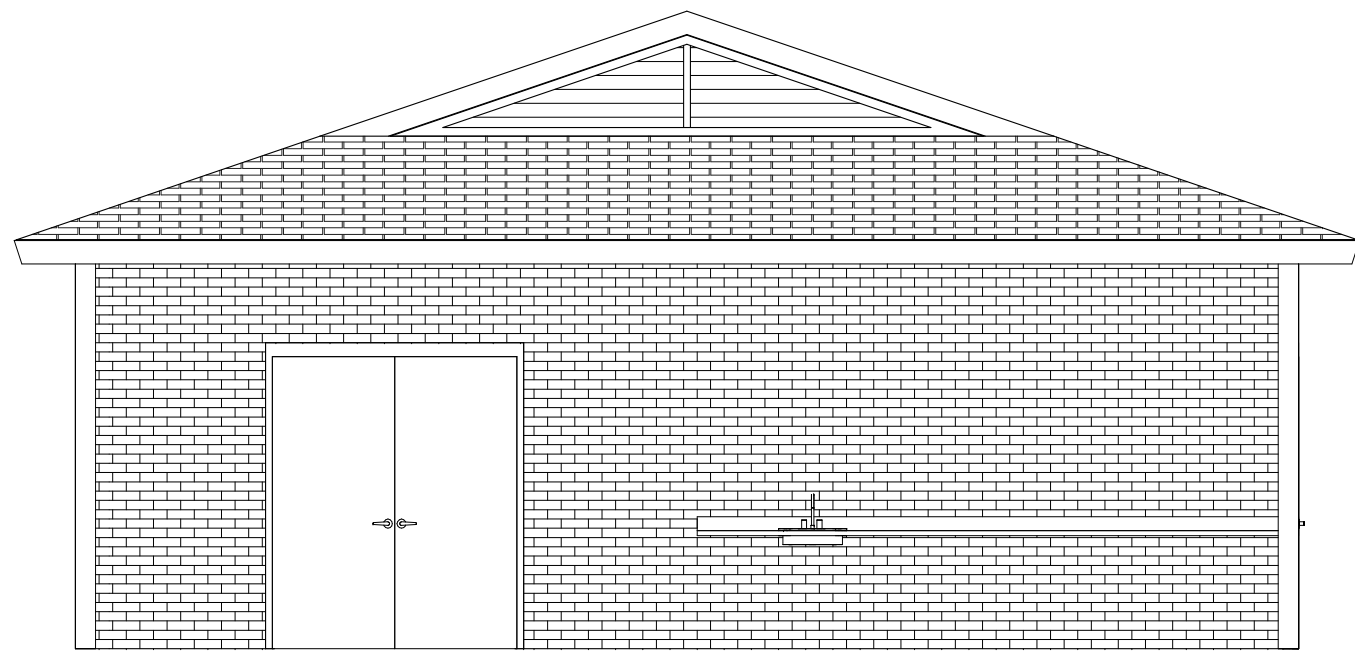
FLOOR PLAN

A1.1

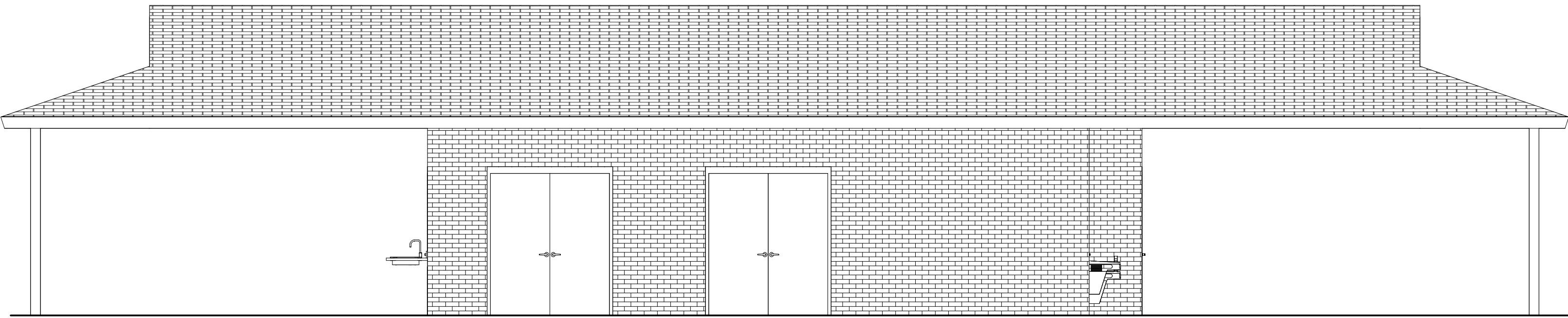
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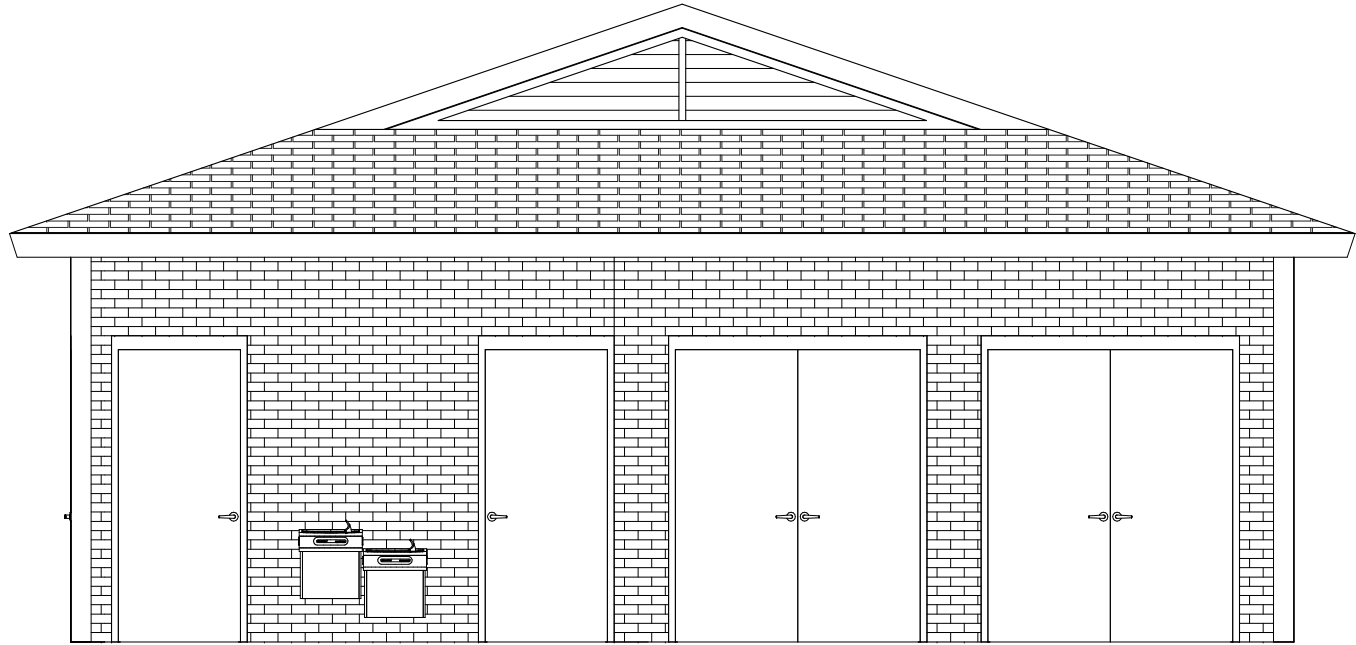
1 1st FLOOR
1/4" = 1'-0"



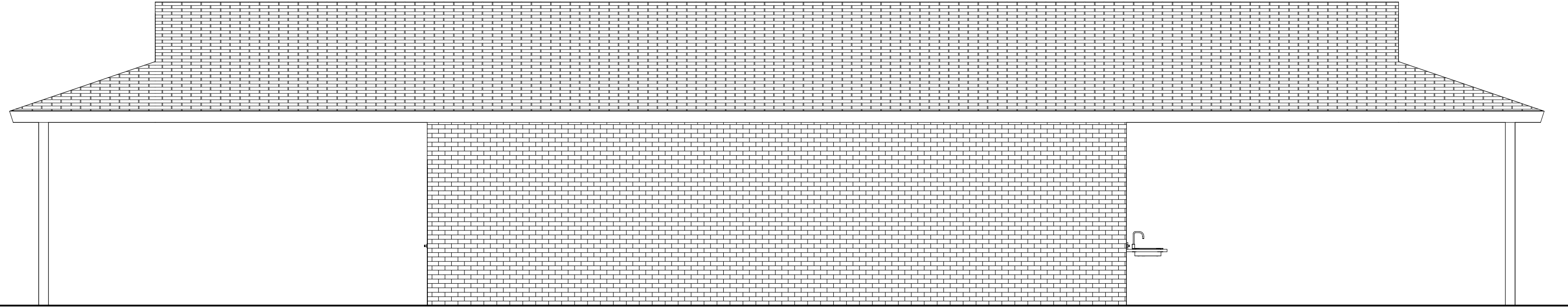
4 WEST ELEVATION
1/4" = 1'-0"



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



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



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

ELEVATIONS NOTES:

- ①
- ②
- ③



1 SOUTH ELEVATION

1/8" = 1'-0"



2 EAST ELEVATION

1/8" = 1'-0"

HORNE MEMORIAL UNITED METHODIST CHURCH

121 E. 2nd ST
CLAYTON, NC 27520

designdevelopment
ARCHITECTS

A2.1

2019-02-28 7:58:07 AM



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
March 25, 2019

STAFF REPORT

Application Number: 2019-41-VAR

Project Name: Horne Memorial UMC Expansion Variance

NC PIN / Tag #: 166913-02-4512 / 05015059
Overlay: Downtown Overlay District
Applicant: The Curry Engineering Group, PLLC
Owner: Horne Memorial Methodist Church / Bryan Blake
Location: 121 E. 2nd Street, Clayton, NC

Public Noticing:

- Letters mailed March 11, 2019
- Sign posted March 7, 2019
- Newspaper Ad advertised March 13, 2019 and March 20, 2019

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

UDC Section	Requirement	Variance Request
155.204(C)(4)(b)(1)(A)(i-ii) Overlay District Standards: Setbacks	Properties on side streets within 50' of Main Street are subject to the following: - Min. Front Setback: 12 feet from the back of the curb - Max. Front Setback: 14 feet from the back of the curb	The variance request is for a reduction of the minimum setback distance to 7 feet.
155.203(K)(2)(a) Minimum Setbacks	Office-Institutional Zoning District Minimum Setback Requirements: - Street/Front Setback: 30 feet - Side Interior: 10 feet - Side Street: 20 feet - Rear: 20 feet	The variance request is for a reduction of the minimum setback distance to 7 feet on all sides.
155.203(K)(2)(a) Building Coverage	Office-Institutional Zoning District Building Standards Requirement: - Max. Building Coverage: 50%	The variance request is for a maximum building coverage of 55%.

SITE DATA:

Acreage: .73 acres
Existing Use: Church



STAFF ANALYSIS AND COMMENTARY:

The applicant is requesting a variance from the above referenced code sections. Please see below for an analysis of each:

Building Setbacks

The applicant is requesting a variance from nonresidential building setback requirements outlined in 155.203(K)(2)(a), and additional setback requirements from the Downtown Overlay District Standards outlined in 155.204(C)(4)(b)(1)(A)(i-ii). Requirements set forth in the Downtown Overlay District supersede standard zoning district requirements. The Unified Development Code sets dimensional standards for the setbacks of nonresidential buildings in each zoning district. The subject property is currently zoned Office-Institutional, and the required minimum setback dimensions are shown below. The Downtown Overlay District requires more stringent front setback standards, with a minimum front setback of 12 feet and maximum front setback of 14 feet measured from the back of the curb.

Zoning District	Lot Standards			Minimum Setbacks (ft.)				Building Standards ⁽³⁾		
	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Public Water & Sewer	Street/ Front (Max.)	Side Interior (abutting residential)	Side Street	Rear (abutting residential)	Max. building Height (ft.) ⁽¹⁾	Building Coverage	Impervious Surface
O-R	6,000	50	Required	20	6 ⁽⁶⁾	10	20 ⁽²⁰⁾	35	50%	75%
O-I	6,000	60	Required	30	10 ⁽³⁰⁾	20	20 ⁽³⁰⁾	60	50%	75%

The applicant is requesting to have the minimum setback requirement reduced to 7 feet on each side to allow sufficient space for the building expansion.

Building Coverage

The applicant is also requesting a variance from the building standards requirements outlined in 155.203(K)(2)(a) of the Unified Development Code. The property is zoned O-I and is permitted a maximum building coverage of 50%.

Zoning District	Lot Standards			Minimum Setbacks (ft.)				Building Standards ⁽³⁾		
	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Public Water & Sewer	Street/ Front (Max.)	Side Interior (abutting residential)	Side Street	Rear (abutting residential)	Max. building Height (ft.) ⁽¹⁾	Building Coverage	Impervious Surface
O-R	6,000	50	Required	20	6 ⁽⁶⁾	10	20 ⁽²⁰⁾	35	50%	75%
O-I	6,000	60	Required	30	10 ⁽³⁰⁾	20	20 ⁽³⁰⁾	60	50%	75%

The applicant is requesting to be permitted a building coverage of 55% in order to expand the existing church building.

Findings of Fact:

- Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in absence of the variance, no reasonable use can be made of the property.
 - Applicant Response:**
 - "The building lines of the 1998 expansion now fall within the current setback requirements. The Church seeks a variance of the side and rear setbacks, in order to expand the facilities and maintain the 1998 building lines to provide for a consistent architectural look and feel of the current and expanded building."
 - "With the extension of the 1998 building lines, the overall maximum building coverage of the existing and proposed expansion would slightly exceed the current 50% maximum building coverage. The Church seeks a variance of the maximum building coverage. Note that the

proposed expansion results in a very slight overage of this 50% (approx. 52%). The proposed increase to 55% is adequate for the expanded building coverage.

- **Staff Commentary:** The subject property is zoned Office-Institutional, and setback requirements would prohibit the capability of the existing church to expand while maintaining a consistent architectural look with the existing building. Furthermore, the maximum 50% building coverage provision for this property would prohibit the expansion of the building entirely.
2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

- **Applicant Response:** “This particular hardship is specific to this property due to the established 1998 building lines that now fall within the current setback requirements.

Another item that is specific to the location of this property, is that the Church’s lot runs from Second Street to Horne Street (north to south) and abuts Church Street along its entire eastern side and only abuts one other land owner, the Town of Clayton, along its entire western side. Setbacks and building coverages are generally to provide for some degree of conformity and separation between structures. With the only two buildings on the entire block, the Church and the Town’s complex, there are no other abutting land owners and no real conformity with the tow structures other than they are both office and institution types of uses. The western side of the Church’s property primarily abuts the two parking lots and the Town’s facility structure that contains their chiller equipment with no other habitable buildings located adjacent to the Church.

- **Staff Commentary:** The subject property has setback requirements, which due to the lot size, would not permit the expansion of the building to be architecturally consistent with the existing building on the lot. The only other structure on the block is the Town Hall building on the adjacent property in the Northwest direction.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
- **Applicant Response:** “The requested variances are not due to an act or actions taken by the applicant or owner, rather, the existing building lines now fall with the current setback requirements and the Church seeks variances from this hardship.”
 - **Staff Commentary:** The requested variances are due to the existing lot size, as it limits the church’s potential to expand due to the building coverage and setback requirements.
4. The requested variances are consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.
- **Applicant Response:** “None of the requested variances compromise public safety and the variances are consistent with the spirit, purposed and intent of the ordinances. It is felt that the

aesthetics of the expansion of the Church building will blend in with the overall look of the entire block with the Church and the Town's complex.

- **Staff Commentary:** The proposed variance and church expansion intends to conform with the existing structure and surrounding character on the block.

CONSIDERATIONS:

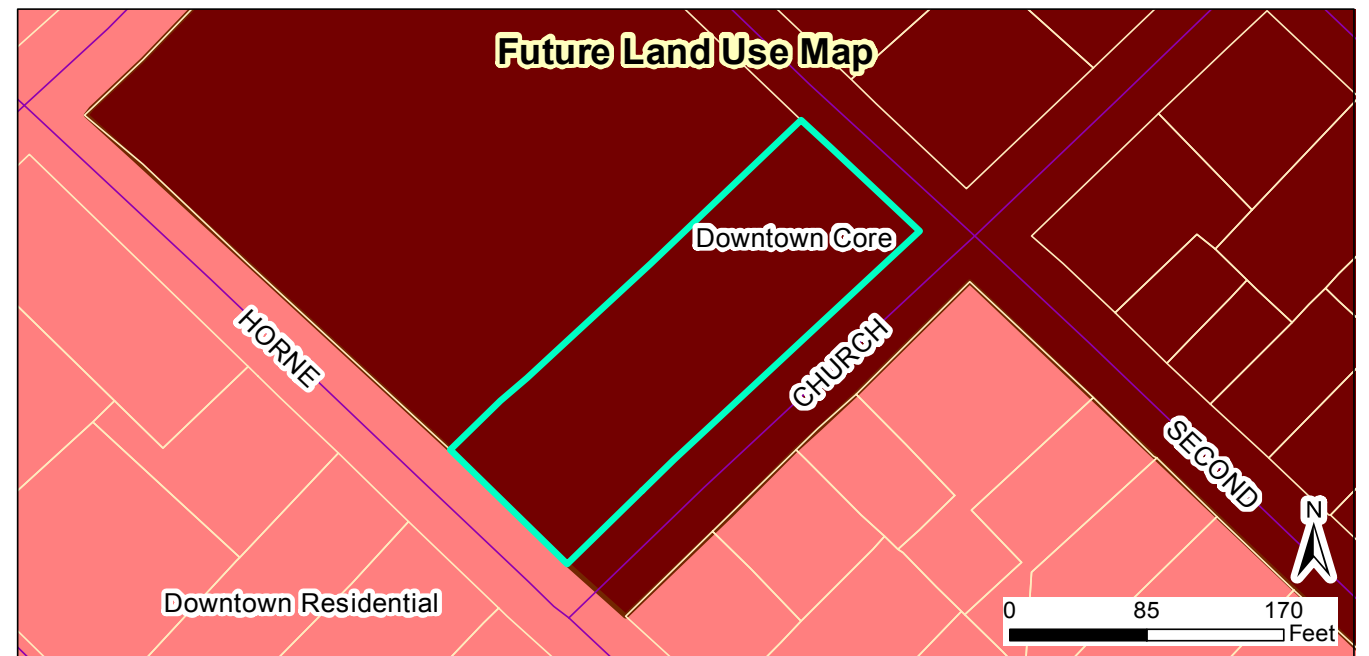
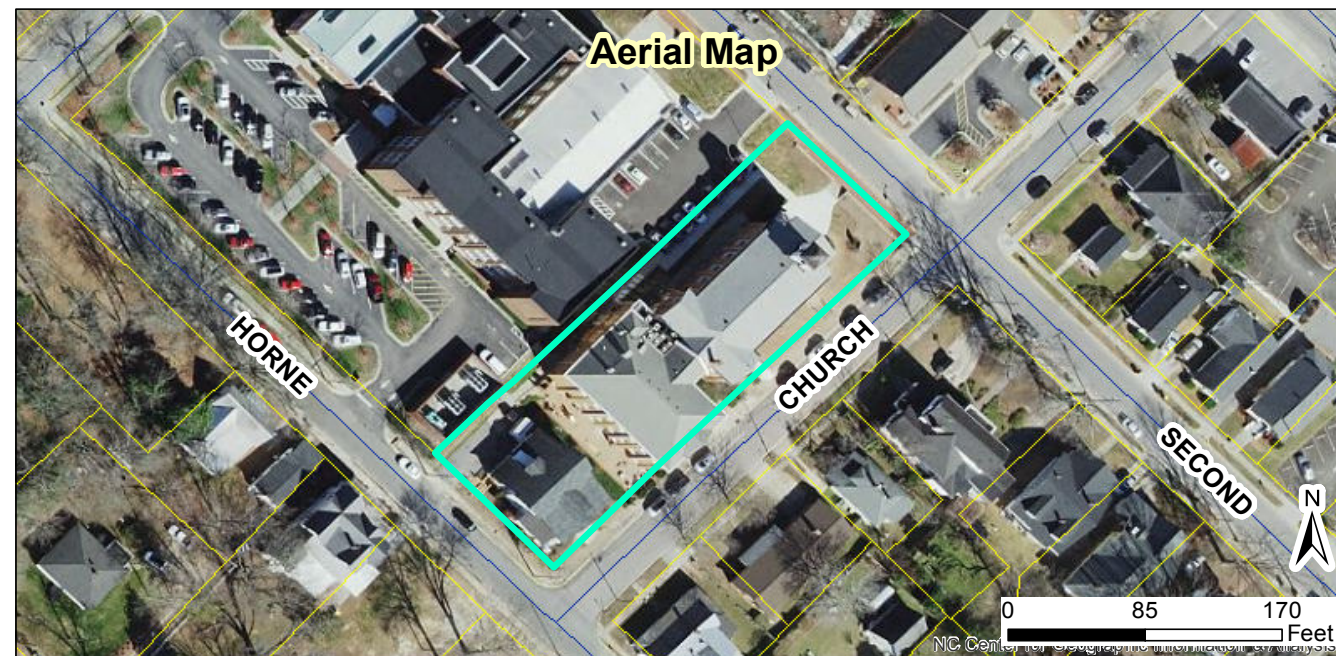
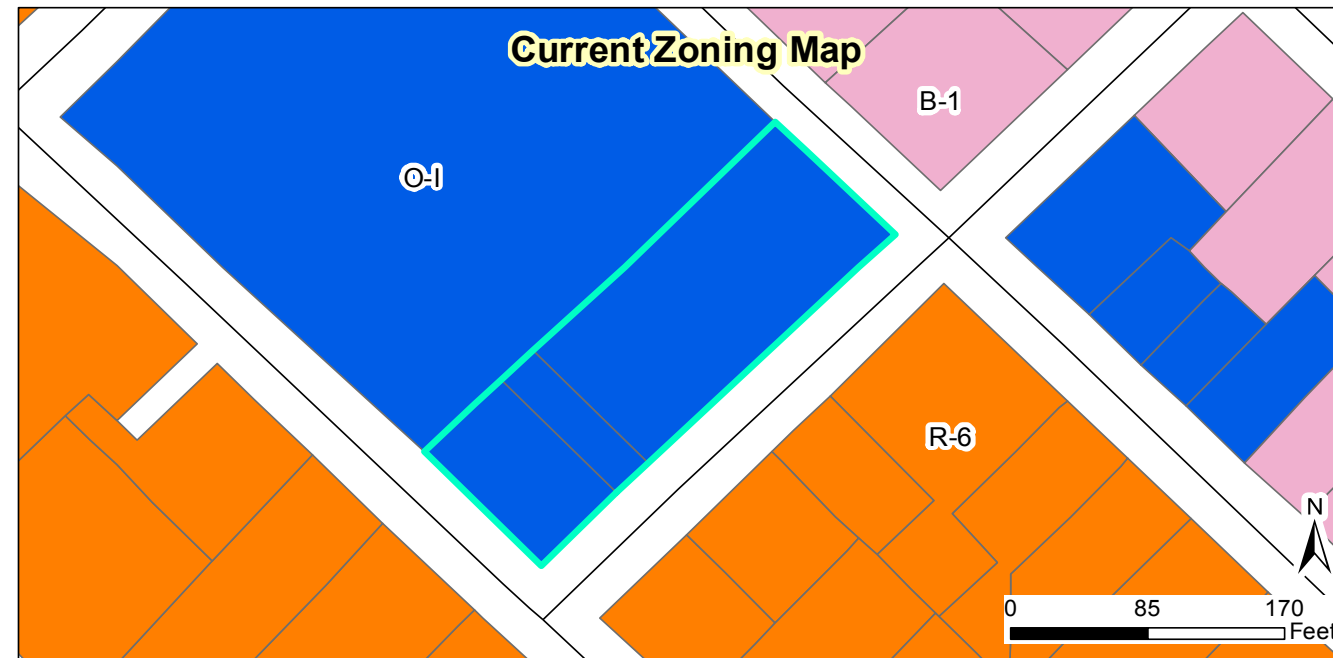
- The Planning Board shall review and make a final decision regarding Variance applications.
- Per UDC requirements, no variance shall be approved unless all of the Findings of Fact are made.

FINDINGS OF FACT:

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

ATTACHMENTS:

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



2019-41-VAR Horne Memorial UMC Expansion Variance

Request: Variance from specific code requirements outlined in application

Applicant: Don Curry, The Curry Engineering Group, PLLC
 Property Owners: Horne Memorial Methodist Church / Bryan Blake: Building Program Lead
 Parcel ID: 166913-02-4512
 Tag #: 05015059

Staff Report Map



Legend

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

03/06/2019

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

Document Path: O:\PLANNING\VARIANCE\2019\2019-41-VAR - Horne Memorial UMC Expansion\Map\Staff Report Maps - 2019-41-VAR - Horne Memorial UMC Expansion.mxd



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

CONDITIONAL USE PERMIT APPLICATION COVER SHEET

Name of Project: Game Day Marketing **Date:** 12/3/18

Applicant Name: Dalton Engineering and Associates, P.A.

The following checklist to be completed by applicant:

- ☒ Pre-Application Meeting on: 11/21/18
- ☒ Review fee
- ☒ Advertisement Fee
- ☒ Associated site plan (separate application required for major site plans, must be submitted concurrently)

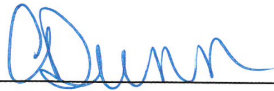
11 copies of the following:

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

If required following Pre-Application Meeting:

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

DEC 07 2018

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: Game Day Marketing
Acreage of Property: 0.52 acre (total) Zoning District: B-3
County Tag #: 05G02048U and 05G02048T NC Pin #: 165806-48-1449 and 165806-48-2662
Address/Location: Lots 15 and 16 within the existing M.C.W. Subdivision, adjacent to State Avenue
Existing Use: Vacant Proposed Use: Service, 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: unknown
Is a site plan being concurrently submitted? ☒ Yes ☐ No

APPLICANT INFORMATION

Applicant: Dalton Engineering and Associates, P.A.
Mailing Address: P.O. Box 426 Clayton, NC 27528
Phone Number: (919) 550 - 4740 Fax: (919) 550 - 4741
Contact Person: Jonathan Barnes
Email Address: jbarnes@daltonengineering.com

OFFICE USE ONLY

Date Received: DEC 07 2018 Amount Paid: \$600 File Number: 2018-242-CUP

PROPERTY OWNER INFORMATION

Name: Scot and Shellie Cron

Mailing Address: 2004 Coxwoods Drive Clayton, NC 27520

Phone Number: (919) 243 - 2105

Fax: N/A

Email Address: kaitmik@hotmail.com

EXPLANATION OF PROJECT

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

Game Day Marketing, a commercial site plan, is proposed to be constructed on Lots 15 and 16 within the existing M.C.W. Subdivision. The project site is adjacent to State Avenue. The Owner / Developer is requesting Site Plan approval from the Town of Clayton in order to construct a 4,400 square foot, one-story building which would be utilized for service, office and warehouse space. The Owner / Developer is requesting Conditional Use Permit approval from the Town of Clayton due to the 1,000 square foot area reserved for warehouse space inside the proposed building.

REQUIRED FINDINGS OF FACT

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

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

The site layout for subject project includes one driveway connection to access State Avenue. No additional driveway connections are required or requested. The site's stormwater runoff will be collected by a curb and gutter system and diverted to an existing catch basin located on State Avenue. The site layout would not pose endangerment to the environment or public.

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 Conditional Use Permit Application for the proposed project has been submitted to the Town of Clayton Planning Department for review and comment. The properties are currently zoned B-3 and the proposed uses (service, office and warehouse) are allowable for the B-3 zoning district per the Town of Clayton Unified Development Ordinance.

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

The subject project would be developed as a 4,400 square foot, single story commercial building. Currently, there are similar uses (single story commercial buildings) located to the North, South and East of the project site within the M.C.W. Subdivision. The undeveloped lots located directly adjacent to the proposed project on the East and West sides are currently zoned B-3.

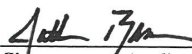
4. That the application will not adversely affect the adopted plans and policies of the Town, or violate the character of existing standards for development of the adjacent properties.

The Conditional Use Permit Application for the proposed project has been submitted to the Town of Clayton Planning Department for review and comment. The properties are currently zoned B-3 and the proposed uses (service, office and warehouse) are allowable for the B-3 zoning district per the Town of Clayton Unified Development Ordinance.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Board of Adjustment of the Town of Clayton to approve the subject 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.

Jonathan Barnes
Print Name


Signature of Applicant

12/3/18
Date

Public Notice

In accordance with NC GS 160A-364, the Clayton Planning Board will conduct the following evidentiary hearing on Monday, March 25th, 2019, at 6:00PM in the Town Council Chambers in Town Hall located at 111 East Second Street to consider 2018-242-CUP Game Day Marketing – Request for a Conditional Use Permit to operate the use of warehousing at parcel numbers 165806-48-1449 & 165806-48-2662 off of State Avenue, Clayton, NC. Per Town of Clayton UDC, a Conditional Use Permit is required to operate a warehouse in the B-3 Zoning District.

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

Damiere Powell, Planner
919-553-5002

The Johnstonian Newspaper

Please advertise on the following dates:

March 13, 2019

March 20, 2019

Dates are the two Wednesdays prior to the hearing

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

March 5, 2019

NOTICE

SUBJECT: **Project:** 2018-242-CUP Game Day Marketing
Address: Lots 15 and 16 within the existing M.C.W Subdivision adjacent to State Avenue, Clayton, North Carolina, 27520
PIN #: 165806-48-1449 & 165806-48-2662
Applicant: Dalton Engineering and Associates, P.A.

Dear Clayton Area Property Owner:

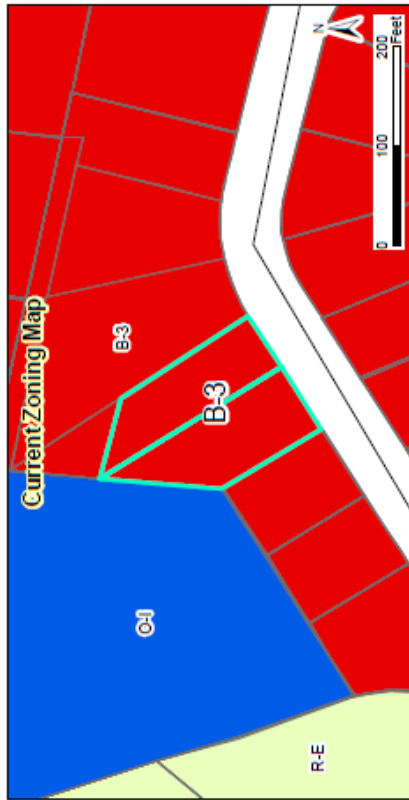
Notice is hereby given that the Clayton Planning Board will hold an evidentiary hearing on **Monday, March, 25, 2019 at 6:00 PM** at Town Hall, 111 E Second Street, to consider the above referenced Conditional Use Permit application. The applicant is requesting issuance of a Conditional Use Permit to operate the use of a warehouse on the subject property. Per the Unified Development Code, the use of a warehouse is only permitted in the Highway-Business (B-3) zoning district through the issuance of a Conditional Use Permit. Please see the map on the back of this letter.

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

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

Sincerely,

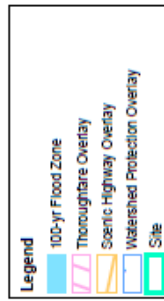
Damiere Powell
Planner



2018-242-CUP Game Day Marketing Conditional Use Permit
Request: Operate the use of a warehouse on the property

Applicant: Dalton Engineering and Associates, P.A.
 Property Owners: Scott and Shellie Cron
 Parcel ID: 166806-48-1449 & 166806-48-2862
 Tag #: 05G02048U & 05G02048T

Staff Report Map



2017/2019
 Prepared by: TDC Planning
 Date: 10/10/2019
 Disclaimer: Town of Dalton does not assume any responsibility for the quality of the data represented here.

Document Path: G:\PLANNING\CONDITIONAL USE\2018-242-CUP Game Day Marketing\Map\StaffReportMap-2018-242-CUP GameDayMarketing.mxd

ADJACENT PROPERTY OWNERS LIST

Project Name: Game Day Marketing

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
165806-48-0484	Benedict Eledah	1635 Snowmass Way Durham, NC 27713-4514
165806-48-4617	Homes By Thadd, Inc.	8305 Six Forks Rd Suite 203 Raleigh, NC 27615
165806-48-0717	Crossroads Church of Clayton	PO Box 1677 Clayton, NC 27520-1677
165806-48-1449	Scot & Shellie Cron	2004 Coxwoods Rd Clayton, NC 27520-9339
165806-48-1380	Jackalope Development, LLC	PO Box 10766 Wilmington, NC 28404-0000
165806-48-1224	Jackalope Development, LLC	PO Box 10766 Wilmington, NC 28404-0000
165806-48-2354	Jackalope Development, LLC	PO Box 10766 Wilmington, NC 28404-0000
165806-48-0410	Benedict Eledah	1635 Snowmass Way Durham, NC 27713-4514
165806-48-2662	Scot & Shellie Cron	2004 Coxwoods Rd Clayton, NC 27520-9339
165806-48-3317	James & Linda Crocker	378 Wilson Jones Rd Clayton, NC 27520-0000
165806-48-3399	James & Linda Crocker	378 Wilson Jones Rd Clayton, NC 27520-0000

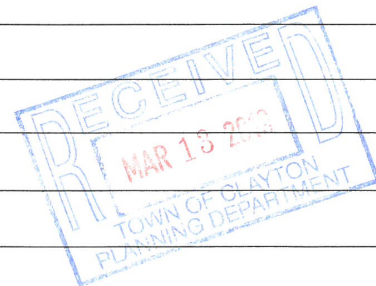
NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Game Day Marketing

Application: Major Site Plan Application and Conditional Use Permit Application

Location/Date: Dalton Engineering and Associates, P.A. 446 East Main Street Clayton, NC / 3/12/19

	NAME	ADDRESS
1	Jonathan Barnes	446 East Main Street Clayton, NC 27520
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NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Game Day Marketing Date of Mailing: 2/25/19
Date of Meeting: 3/12/19 Time of Meeting: 6:30 p.m.
Location of Meeting: Dalton Engineering and Associates, P.A. 446 East Main Street 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: Jonathan Barnes Signature: 

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

The Neighborhood Meeting for Game Day Marketing was held on 3/12/19. The
Neighborhood Meeting was started at 6:30 p.m. and ended at 7:30 p.m. During
that time, the only attendee / participant was the Representative of the Applicant.

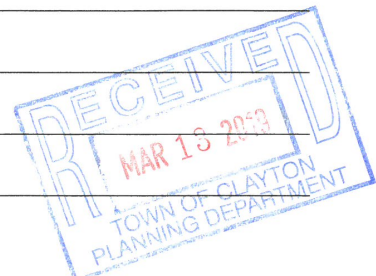
There were no changes made to the Applications as a result of the Meeting.

As of 3/13/19, the Applicant has not received any inquiries, comments or
concerns from the public in regards to the Game Day Marketing Major Site Plan
and Conditional Use Permit Applications.

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

January 2019

14 of 15



Received By:
Town of Clayton
3/18/19

Dalton Engineering
and Associates, P. A.



LETTER OF TRANSMITTAL

TO: Town of Clayton ATTENTION: Damiere Powell
DATE: 2/25/2019 REFERENCE: Game Day Marketing
We are sending You:

☐ PLANS	☐ CHECK
☐ SPECIFICATIONS	☐ COPY OF LETTER
☐ REVISED PLANS	☐ APPLICATIONS
☐ PERMITS	☒ OTHER

Copies	Date	Dwg. #	Description
1			Neighborhood Meeting Notification Letter

These are transmitted as checked below:

☐ For Approval	☐ Revisions As Requested
☐ As Requested	☐ Return Corrected Copies
☐ Review & Comment	☐ Make Corrections Needed
☒ For Your Use	☐ Other :

COMMENTS

THANK YOU



Jonathan Barnes
Dalton Engineering and Associates, P.A.

Dalton Engineering

and Associates, P.A.



February 25, 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: **Tuesday, March 12, 2019**

Meeting Time: **6:30 PM**

Meeting Location: **Dalton Engineering and Associates, P.A.
446 East Main Street
Clayton, NC 27520**

Type of Application: **Major Site Plan Application and Conditional Use Permit Application**

Project/proposal property location: **Game Day Marketing, a commercial site plan, is proposed to be constructed on Lots 15 and 16 within the existing M.C.W. Subdivision. The project site is located adjacent to State Avenue.**

Description of project/proposal: **The Owner / Developer is requesting Site Plan approval from the Town of Clayton in order to construct a single, one-story building which would be utilized for service, office and warehouse space**

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

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

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

If you have any questions prior to or after this meeting, you may contact our office at (919) 550-4740. You may also contact the Town of Clayton Planning Department at (919) 553-5002.

Sincerely,

Jonathan Barnes
Dalton Engineering and Associates, P.A.

Cc: Town of Clayton Planning Department

446 East Main Street ▲ P.O. Box 426 ▲ Clayton, NC 27528 ▲ (919) 550-4740/Fax (919) 550-4741





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: Game Day Marketing Address or PIN #: 165806-48-2662/165806-48-1449

AGENT/APPLICANT INFORMATION:

Dalton Engineering and Associates, P.A.
(Name - type, print clearly)

PO Box 426 / 446 East Main Street
(Address)
Clayton, NC 27528
(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

Wastewater Allocation Request

Conditional Use Permit 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:

Scot or Shellie Cron
(Name - type, print clearly)

2004 Coxwoods Drive
(Address)

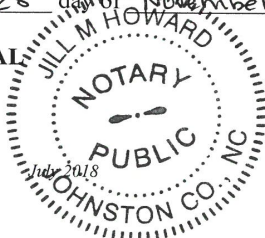

(Owner's Signature)

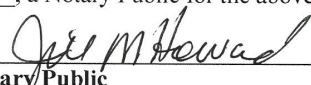
Clayton, NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Jill M Howard, a Notary Public for the above State and County, this
the 28 day of November, 20 18.

SEAL




Notary Public

My Commission
Expires:

November 12, 2022
15 of 15



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

*Planning Board
March 25, 2019*

STAFF REPORT

Application Number: 2018-242-CUP
Project Name: Game Day Marketing

NC PIN/Tag #: 165806-48-1449 and 165806-48-2662

Town Limits/ETJ: Clayton Town Limits

Overlay: None

Applicant: Dalton Engineering and Associates, P.A.

Owner: Scot and Shellie Cron

Location: Lots 15 and 16 within the existing M.C.W. Subdivision, adjacent to State Avenue

Public Noticing:

- Neighborhood meeting held on February 19, 2019 and March 12, 2019
- Sign posted February 15, 2019
- Letters mailed February 15, 2019
- Newspaper Ad published March 13, 2019 and March 20, 2019

REQUEST: The applicant is requesting a Conditional Use Permit to operate a church on the subject property, which is zoned Highway-Business (B-3).



SITE DATA:

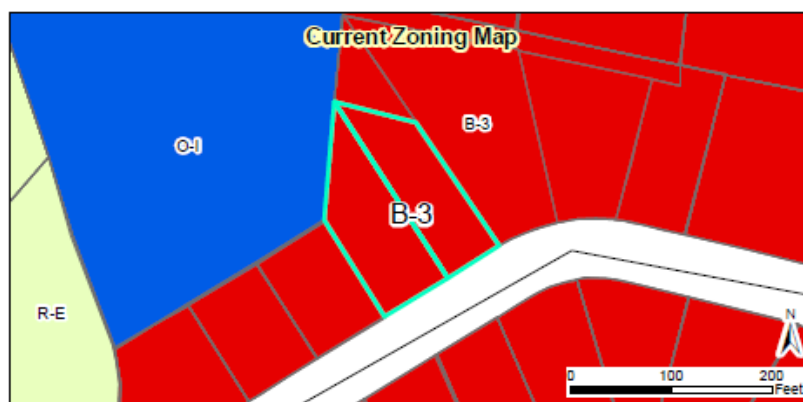
Acreage: 0.52 Acres
Present Zoning: Highway-Business (B-3)
Existing Use: Vacant

DEVELOPMENT DATA:

Proposed Uses: Service, General (2,600 SF) / Warehouse (1,000 SF) / Office (600 SF)
Square footage: 4,400 SF
Proposed Parking: 10 Spaces
Required Parking: 18 Spaces
Service = 13 spaces, Office = 3 spaces, Warehouse = 1 space, Handicap = 1 space
Access/Streets: One access point off of State Avenue

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Office-Institutional (O-I), Highway-Business (B-3)	Commercial
South	Highway-Business (B-3)	Commercial
East	Highway-Business (B-3)	Commercial, Vacant
West	Office-Institutional (O-I)	Church



STAFF ANALYSIS AND COMMENTARY:

Overview

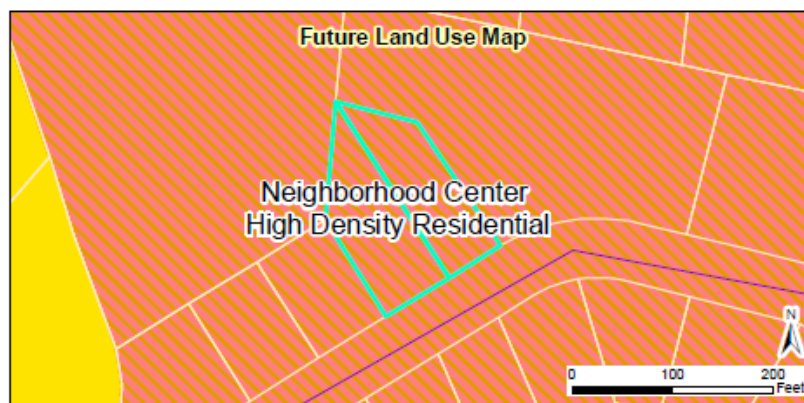
The applicant is requesting a Conditional Use Permit to construct a 4,400 square foot, one-story building which would be utilized for service, office and warehouse space. The Conditional Use Permit is required due to the 1,000 square foot area reserved for warehouse space inside the proposed building. This use is only permitted via a Conditional Use Permit in the Highway-Business (B-3) zoning district. The applicant plans on moving the existing Game Day Marketing business into the “service” portion of the building, and have the other two sections be open to be leased by future tenants.

Consistency with the Unified Development Code

The proposed use and associated site plan is consistent with and meets the applicable requirements of the Unified Development Code (UDC).

Compatibility with Surrounding Land Uses

The proposed use is compatible with the surrounding land uses, which are primarily commercial.



CONSIDERATIONS:

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

FINDINGS:

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

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

- **Applicant Response:** “The site layout for subject project includes on driveway connection to access State Avenue. No additional driveway connections are required or requested. The site’s stormwater runoff will be collected by a curb and gutter system and diverted to an existing catch basin located on State Avenue. The site layout would not pose endangerment to the environment or public.”
 - **Staff Commentary:** The site is located in the Highway-Business (B-3) zoning district and is surrounded by other commercial uses. The proposed layout provides no endangerment to public health or safety.
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 Conditional Use Permit Application for the proposed project has been submitted to the Town of Clayton Planning Department for review and comment. The properties are currently zoned B-3 and the proposed uses (service, office and warehouse) are allowable for the B-3 zoning district per the Town of Clayton Unified Development Ordinance.”
 - **Staff Commentary:** The proposed uses are compatible with the existing zoning district. However, the site does not meet the required minimum parking requirement for the proposed service use.
3. That the application will not substantially injure the value of adjoining or abutting property, and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.
- **Applicant Response:** “The subject project would be developed as a 4,400 square foot, single story commercial building. Currently, there are similar uses (single story commercial buildings) located to the North, South and East of the project site within the M.C.W. subdivision. The undeveloped lots located directly adjacent to the proposed project on the East and West sides are currently zoned B-3.”
 - **Staff Commentary:** The proposed uses and site layout are similar to surrounding development.
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 Conditional Use Permit Application for the proposed project has been submitted to the Town of Clayton Planning Department for review and comment. The properties are currently zoned B-3 and the proposed uses (service, office and warehouse) are allowable for B-3 zoning district per the Town of Clayton Unified Development Ordinance.”
 - **Staff Commentary:** Staff does not feel that the proposed use would adversely affect the adopted plans and policies of the Town.
-

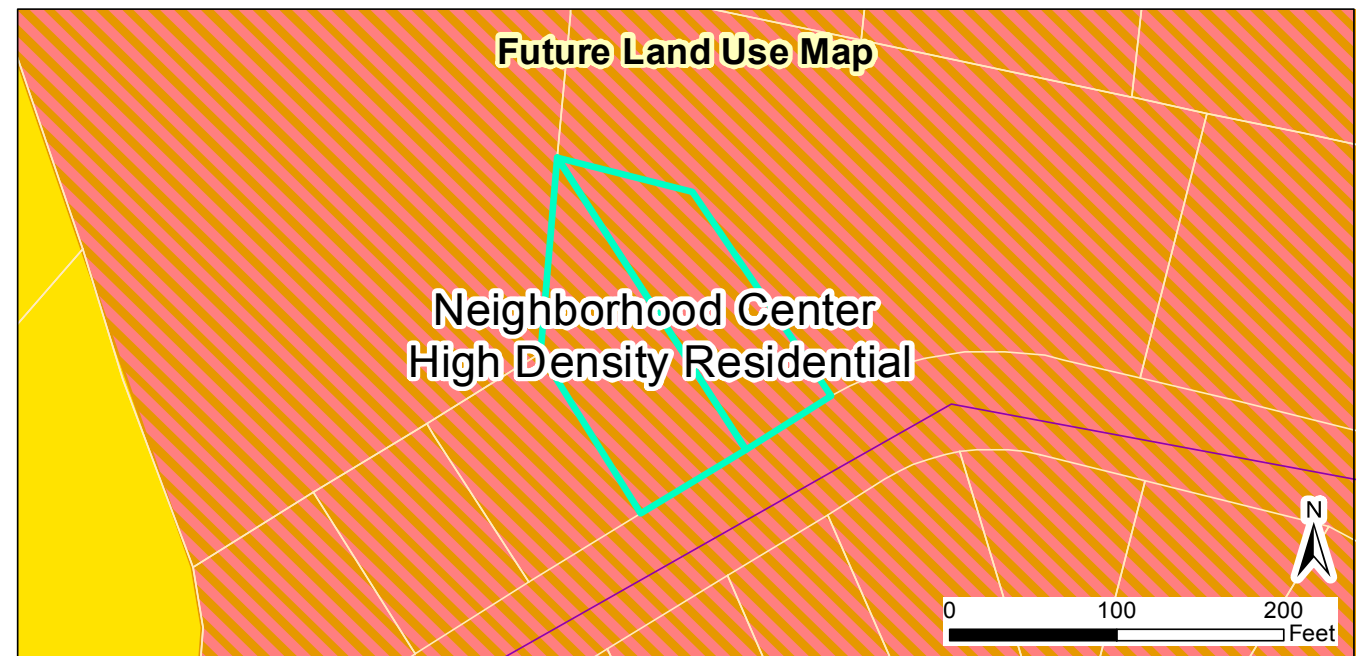
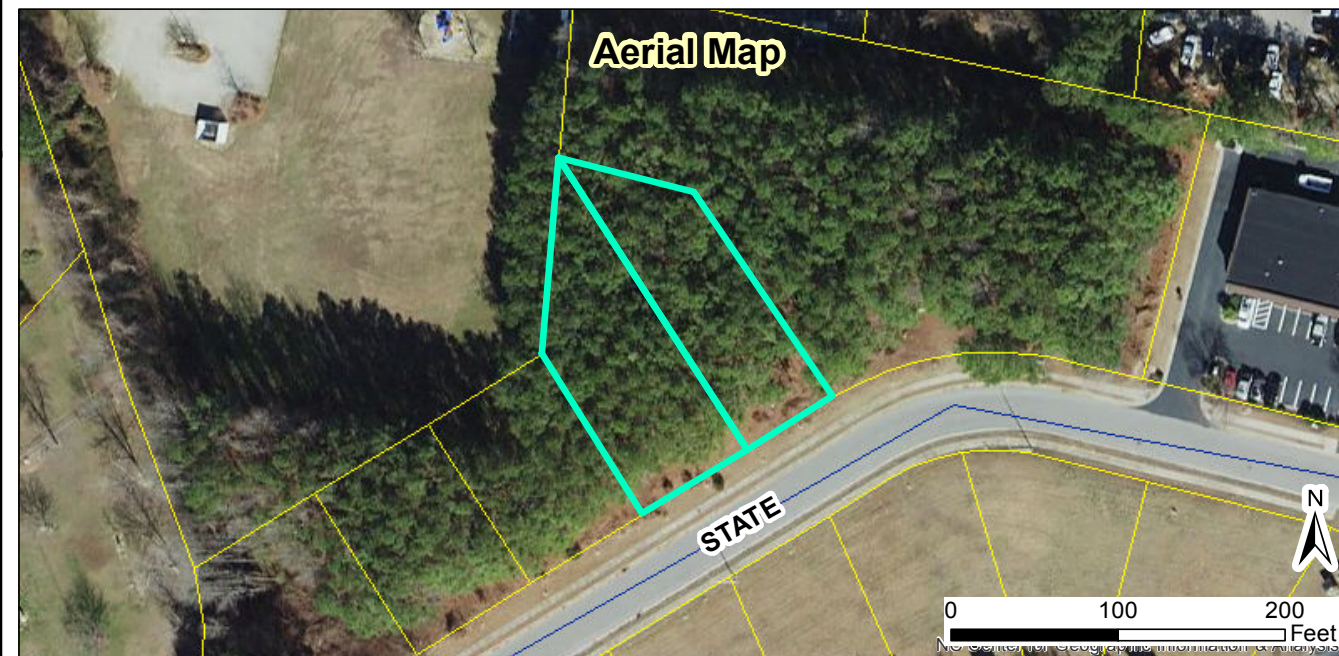
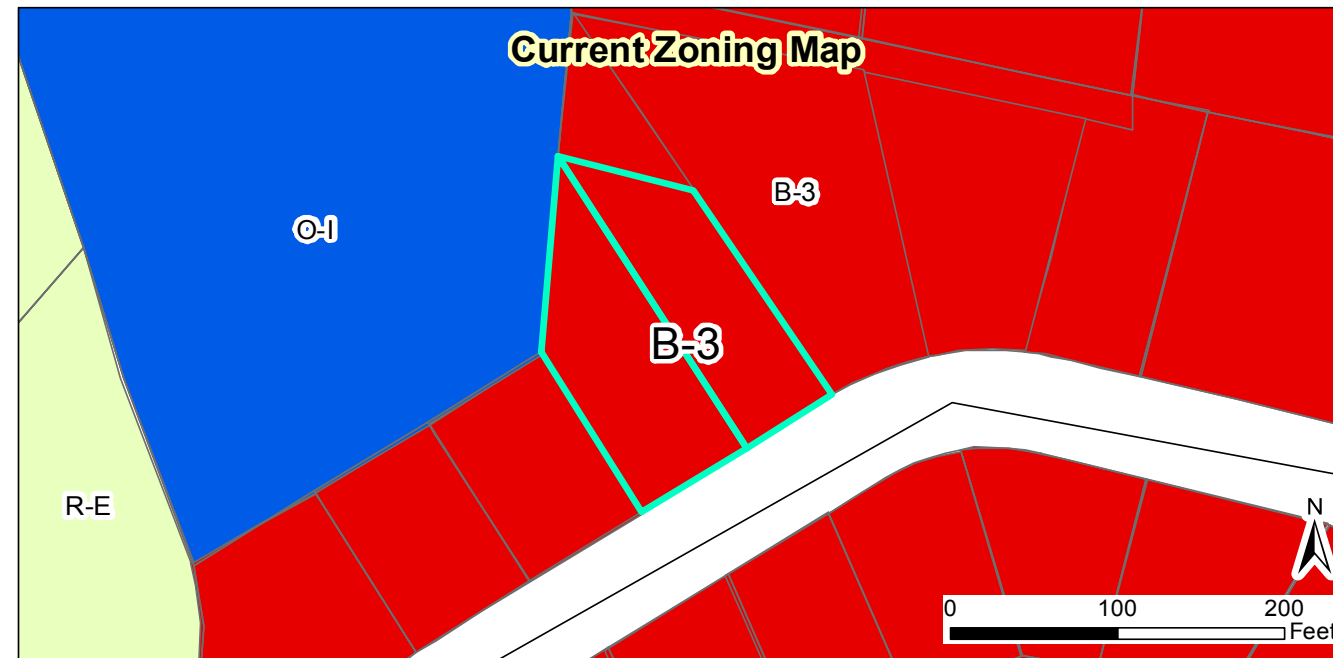
RECOMMENDED CONDITIONS:

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

1. Three copies of the final site plan, meeting these conditions of approval, shall be submitted to the Planning Department for final review and approval. These conditions of approval shall be recorded on the final plan sets.
 2. The final development of the site shall be consistent with the specifications of this application and its associated site plan. Modifications may require additional approvals pursuant to the requirements of the Unified Development Code section 155.710.
-

ATTACHMENTS:

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



2018-242-CUP Game Day Marketing Conditional Use Permit
Request: Operate the use of a warehouse on the property

Applicant: Dalton Engineering and Associates, P.A.
 Property Owners: Scot and Shellie Cron
 Parcel ID: 165806-48-1449 & 165806-48-2662
 Tag #: 05G02048U & 05G02048T

Staff Report Map



2/07/2019

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

Document Path: O:\PLANNING\CONDITIONAL USE\2018\2018-242-CUP Game Day Marketing\Maps\StaffReportMaps-2018-242-CUP-GameDayMarketing.mxd

Legend

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



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: Game Day Marketing **Date:** 12/3/18

Applicant Name: Dalton Engineering and Associates, P.A.

The following checklist to be completed by applicant:

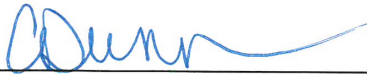
- ☒ Pre-Application Meeting on: 11/21/18
- ☒ Review fee
- ☒ Copy of plan sets in PDF on USB

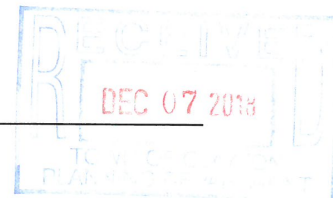
11 copies of the following:

- ☒ 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

☒ New Major Site Plan

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

SITE INFORMATION

Name of Project: Game Day Marketing
Acreage of Property: 0.52 acre (total) Zoning District: B-3
County Tag #: 05G02048U and 05G02048T NC Pin #: 165806-48-1449 and 165806-48-2662
Address/Location: Lots 15 and 16 within the existing M.C.W. Subdivision and adjacent to State Avenue
Existing Use: Vacant Proposed Use: Service, 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: unknown
Is a site plan being concurrently submitted? ☒ Yes ☐ No

APPLICANT INFORMATION

Applicant: Dalton Engineering and Associates, P.A.
Mailing Address: P.O. Box 426 Clayton, NC 27528
Phone Number: (919) 550 - 4740 Fax: (919) 550 - 4741
Contact Person: Jonathan Barnes
Email Address: jbarnes@daltonengineering.com

OFFICE USE ONLY

Date Received: DEC 07 2018 Amount Paid: \$500 File Number: 2018-243-SP

July 2018

2 of 15

PROPERTY OWNER INFORMATION

Name: Scot and Shellie Cron

Mailing Address: 2004 Coxwoods Drive Clayton, NC 27520

Phone Number: (919) 243 - 2105

Fax: N/A

Email Address: kaitmik@hotmail.com

EXPLANATION OF PROJECT

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

Game Day Marketing, a commercial site plan, is proposed to be constructed on Lots 15 and 16 within the existing M.C.W. Subdivision. The project site is adjacent to State Avenue. The Owner / Developer is requesting Site Plan approval from the Town of Clayton in order to construct a single, one-story building which would be utilized for service, office and warehouse space. The site improvements include a paved access drive and parking area along the front and side of the building. Both water and sanitary sewer service would be provided by the Town of Clayton.

MAJOR SITE PLAN REQUIREMENT CHECKLIST

PLAN FORMAT

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

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

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

PLAN ELEMENTS AND GRAPHIC DATA

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

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

SURVEY

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

EXISTING CONDITIONS SHEET

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

SITE PLAN

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

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

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

Other site plan elements:

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

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

CONCEPTUAL ENGINEERING PLANS

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

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

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

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

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

LANDSCAPE PLAN

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

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

LIGHTING PLAN

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

ARCHITECTURAL ELEVATIONS AND FLOORPLAN

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

APPLICANT AFFIDAVIT

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

Jonathan Barnes

 Print Name



 Signature of Applicant

12/3/18

 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: Game Day Marketing **Address or PIN #:** 165806-48-2662/165806-48-1449

AGENT/APPLICANT INFORMATION:

Dalton Engineering and Associates, P.A.
(Name - type, print clearly)

PO Box 426 / 446 East Main Street
(Address)
Clayton, NC 27528
(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

Wastewater Allocation Request

Conditional Use Permit Application

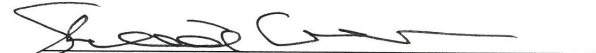
Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

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:

Scot or Shellie Cron
(Name - type, print clearly)

2004 Coxwoods Drive
(Address)

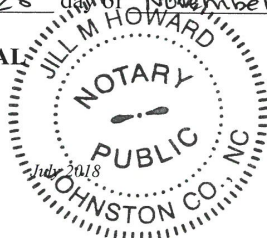

(Owner's Signature)

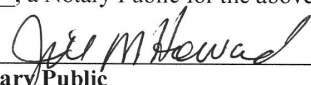
Clayton, NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Jill M Howard, a Notary Public for the above State and County, this the 28 day of November, 20 18.

SEAL




Notary Public

My Commission Expires:

November 12, 2022
15 of 15



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

OWNER'S CONSENT FORM

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Dalton Engineering and Associates, P.A.
(Name - type, print clearly)

PO Box 426 / 446 East Main Street
(Address)
Clayton, NC 27528
(City, State, Zip)

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OWNER AUTHORIZATION:

Scot or Shellie Cron
(Name - type, print clearly)

2004 Coxwoods Drive
(Address)

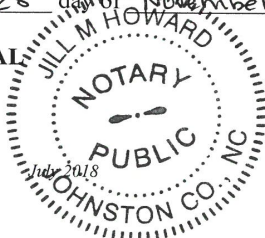

(Owner's Signature)

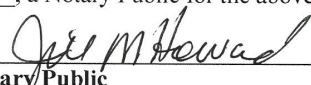
Clayton, NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Jill M Howard, a Notary Public for the above State and County, this the 28 day of November, 2018.

SEAL




Notary Public

My Commission
Expires:

November 12, 2022
15 of 15

ADJACENT PROPERTY OWNERS LIST

Project Name: Game Day Marketing

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
165806-48-0484	Benedict Eledah	1635 Snowmass Way Durham, NC 27713-4514
165806-48-4617	Homes By Thadd, Inc.	8305 Six Forks Rd Suite 203 Raleigh, NC 27615
165806-48-0717	Crossroads Church of Clayton	PO Box 1677 Clayton, NC 27520-1677
165806-48-1449	Scot & Shellie Cron	2004 Coxwoods Rd Clayton, NC 27520-9339
165806-48-1380	Jackalope Development, LLC	PO Box 10766 Wilmington, NC 28404-0000
165806-48-1224	Jackalope Development, LLC	PO Box 10766 Wilmington, NC 28404-0000
165806-48-2354	Jackalope Development, LLC	PO Box 10766 Wilmington, NC 28404-0000
165806-48-0410	Benedict Eledah	1635 Snowmass Way Durham, NC 27713-4514
165806-48-2662	Scot & Shellie Cron	2004 Coxwoods Rd Clayton, NC 27520-9339
165806-48-3317	James & Linda Crocker	378 Wilson Jones Rd Clayton, NC 27520-0000
165806-48-3399	James & Linda Crocker	378 Wilson Jones Rd Clayton, NC 27520-0000

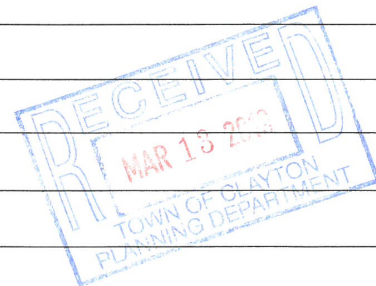
NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Game Day Marketing

Application: Major Site Plan Application and Conditional Use Permit Application

Location/Date: Dalton Engineering and Associates, P.A. 446 East Main Street Clayton, NC / 3/12/19

	NAME	ADDRESS
1	Jonathan Barnes	446 East Main Street Clayton, NC 27520
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NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Game Day Marketing Date of Mailing: 2/25/19
Date of Meeting: 3/12/19 Time of Meeting: 6:30 p.m.
Location of Meeting: Dalton Engineering and Associates, P.A. 446 East Main Street 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: Jonathan Barnes Signature: 

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

The Neighborhood Meeting for Game Day Marketing was held on 3/12/19. The
Neighborhood Meeting was started at 6:30 p.m. and ended at 7:30 p.m. During
that time, the only attendee / participant was the Representative of the Applicant.

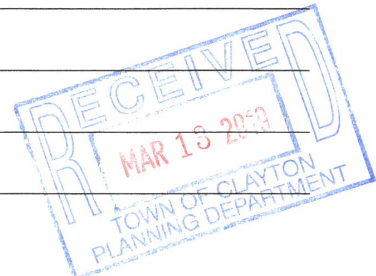
There were no changes made to the Applications as a result of the Meeting.

As of 3/13/19, the Applicant has not received any inquiries, comments or
concerns from the public in regards to the Game Day Marketing Major Site Plan
and Conditional Use Permit Applications.

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

January 2019

14 of 15



Received By:
Town of Clayton
3/18/19

Dalton Engineering
and Associates, P. A.



LETTER OF TRANSMITTAL

TO: Town of Clayton ATTENTION: Damiere Powell
DATE: 2/25/2019 REFERENCE: Game Day Marketing
We are sending You:

☐ PLANS	☐ CHECK
☐ SPECIFICATIONS	☐ COPY OF LETTER
☐ REVISED PLANS	☐ APPLICATIONS
☐ PERMITS	☒ OTHER

Copies	Date	Dwg. #	Description
1			Neighborhood Meeting Notification Letter

These are transmitted as checked below:

☐ For Approval	☐ Revisions As Requested
☐ As Requested	☐ Return Corrected Copies
☐ Review & Comment	☐ Make Corrections Needed
☒ For Your Use	☐ Other :

COMMENTS

THANK YOU



Jonathan Barnes
Dalton Engineering and Associates, P.A.

Dalton Engineering

and Associates, P.A.



February 25, 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: **Tuesday, March 12, 2019**

Meeting Time: **6:30 PM**

Meeting Location: **Dalton Engineering and Associates, P.A.
446 East Main Street
Clayton, NC 27520**

Type of Application: **Major Site Plan Application and Conditional Use Permit Application**

Project/proposal property location: **Game Day Marketing, a commercial site plan, is proposed to be constructed on Lots 15 and 16 within the existing M.C.W. Subdivision. The project site is located adjacent to State Avenue.**

Description of project/proposal: **The Owner / Developer is requesting Site Plan approval from the Town of Clayton in order to construct a single, one-story building which would be utilized for service, office and warehouse space**

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

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

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

If you have any questions prior to or after this meeting, you may contact our office at (919) 550-4740. You may also contact the Town of Clayton Planning Department at (919) 553-5002.

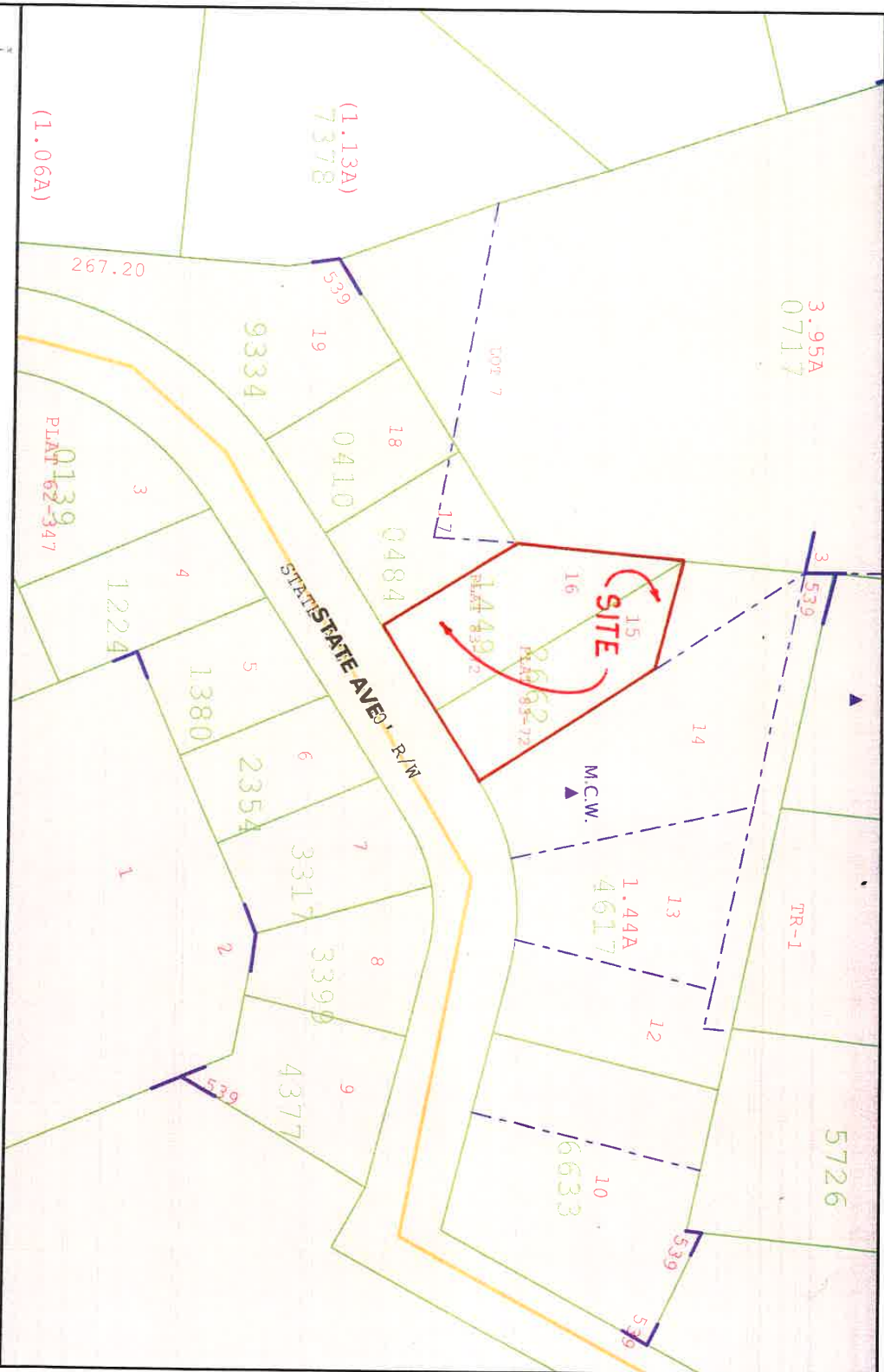
Sincerely,

Jonathan Barnes
Dalton Engineering and Associates, P.A.

Cc: Town of Clayton Planning Department

446 East Main Street ▲ P.O. Box 426 ▲ Clayton, NC 27528 ▲ (919) 550-4740/Fax (919) 550-4741

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



Scale: 1:1200 - 1 in. = 100 feet
(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

Dalton Engineering

and Associates, PA.



2/1/19

To: Town of Clayton
Planning Department
111 East Second Street
P.O. Box 879
Clayton, North Carolina 27528

Sub: Game Day Marketing
Alternate Parking Plan

On behalf of Scot and Shellie Cron, Game Day Marketing, the following is a request to reduce the number of required parking spaces for the 'service' use portion of the proposed commercial site plan. Based on the use of a portion of the building ('Service' use) and the area that is designated / reserved for the use (2,600 square feet), the parking requirements for the Game Day Marketing portion of the project totals 13 parking spaces.

There are two other uses (Office and Warehouse) within the proposed building, as outlined below :

1. Use : Office
Size : 600 square feet
Parking rate : 1 parking space per 200 square feet
Parking required for Office use : 3 spaces
Parking provided for Office use : 3 spaces
2. Use : Warehouse
Size : 1,000 square feet
Parking rate : 1 parking space per 1,000 square feet
Parking required for Warehouse use : 1 space
Parking provided for Warehouse use : 1 space

Currently, Game Day Marketing employs three individuals. Following construction of the proposed building, the Owners would like to add one additional employee (four employees, total). Based on conversations with the Owners, a majority of their orders are either phoned in or taken on-line. A majority of their products are either shipped or delivered by an employee. Please see Attachment 1, as provided by the Owner.

The site layout provides six parking spaces for the Game Day Marketing portion of the project. Four of the proposed parking spaces would be utilized by employees and two parking spaces could be utilized by customers, as noted below :

Use : Service

Size : 2,600 square feet

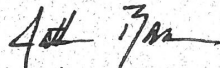
Anticipated peak parking need : 6 parking spaces

Proposed parking rate : 1 parking space per 433 square feet

Two other apparel decoration and embellishment businesses located in Clayton have been reviewed in regards to site parking. The businesses are :

1. If Tees Could Talk, located at 549 East Main Street. This business shares space with a florist within a +/- 4,500 square foot building. If Tees Could Talk utilizes +/- 1,500 square feet of the building and would require 8 parking spaces, based on the Town of Clayton Unified Development Code. There are a total of 14 parking spaces on the site that are shared by both businesses. Based on current Town of Clayton requirements, 23 parking spaces would be required to meet the Town's minimum parking standards (4,500 s.f. / 1 space per 200 s.f.).
2. Classy Stitches, located at 227 East Main Street. This site does not offer any off-street parking spaces. Customers park on the side of a street.

Based on the number of employees and the limited amount of customer volume on-site, please consider this request to reduce the amount of parking required for Game Day Marketing.



Jonathan Barnes

To Whom It May Concern:

At the request of the town of Clayton, here is an overview of all the operations that will occur in a new building for GameDay Marketing at 133/137 State Avenue. We are currently operating our screen-printing and embroidery business in a 1500 square foot leased space about 200 yards from the proposed lot that the building will go on. The new building would allow us more room for our current operation (2600) as well as provide an additional area (1600) to lease or for possible expansion of our space if needed in the future. In the description of what type of business that will be performed, the term "manufacturing" was used. This is most likely not the best term to describe the operations or services that we perform.

Our business is an apparel decoration or embellishment facility that would operate in the 2600 square foot portion of the building. We order apparel and other substrates from distributors and have them delivered to our shop. Once the items arrive, we decorate them by 1 of 3 means.

The first is screen-printing which involves creating a stencil on a screen using a photopolymer emulsion and bright light. Once the image is exposed, plastisol ink is then pushed thru the screen creating an image on the garment. This is done on either a manual press or an automatic press depending on the size of the order. Once printed the garments are then placed in a conveyor dryer to cure the ink.

The second version of decoration is by heat press. This involves one of 2 methods. One method is by cutting shapes and designs out of rolls of vinyl on a digital cutter. The other is thru a sublimation printer, which prints an image on a poster page. In both methods the vinyl or sublimation paper is then transferred to the substrate or garment by means of heat and pressure using a press.

The third means of decoration is embroidery. This is a process that "stitches" or sews images on garments and other substrates.

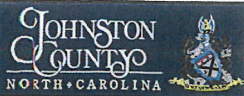
After the garments or substrates are completed they are either shipped via shipping services or delivered in person. Only about 10% of our customers pick up orders at our shop. Most of our sales are generated thru off site sales calls, on-line website ordering and phone orders.

As for the future lease portion of the building (1600) we are looking for a contracting type business that may need a few offices for staff or to meet clients and also an area to house equipment and materials for jobs.

Hopefully this will answer any questions you may have in terms of the scope of operations and use of the building. Please feel free to call us directly at 919-243-2105 with any other questions or concerns.

Thanks,

Scot & Shellie Cron



*** DISCLAIMER ***

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



Result 1

id: 05009008
Tag: 05009008
NCPin: 166917-20-4725
Mapsheet No: 166917
Owner Name 1: THORPE, MELODY JOHNSON
Owner Name 2: THORPE, RICHARD F
Mail Address 1: 2360 TWIN ACRES RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 549 E MAIN ST
Site Address 2: CLAYTON, NC 27520-
Book: 03447
Page: 0381
Market Value: 252450
Assessed Acreage: 1
Calc. Acreage: 0.277
Sales Price: 0
Sale Date: 2008-05-19



Scale: 1:600 - 1 in. = 50 feet

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

Johnston County GIS
December 6, 2018



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

*Planning Board
March 25, 2019*

STAFF REPORT

Application Number: 2018-243-SP
Project Name: Game Day Marketing

NC PIN/Tag #: 165806-48-1449 and 165806-48-2662

Town Limits/ETJ: Clayton Town Limits
Overlay: None
Applicant: Dalton Engineering and Associates, P.A.
Owner: Scot and Shellie Cron
Location: Lots 15 and 16 within the existing M.C.W. Subdivision, adjacent to State Avenue

Public Noticing:

- Neighborhood meetings held on February 19, 2019 and March 12, 2019
- Sign posted February 15, 2019
- Letters mailed March 5, 2019
- Newspaper Ad published March 13, 2019 and March 20, 2019

REQUEST: The applicant is requesting site plan approval in order to construct a single, one-story building which would be utilized for service, office, and warehouse space.



SITE DATA:

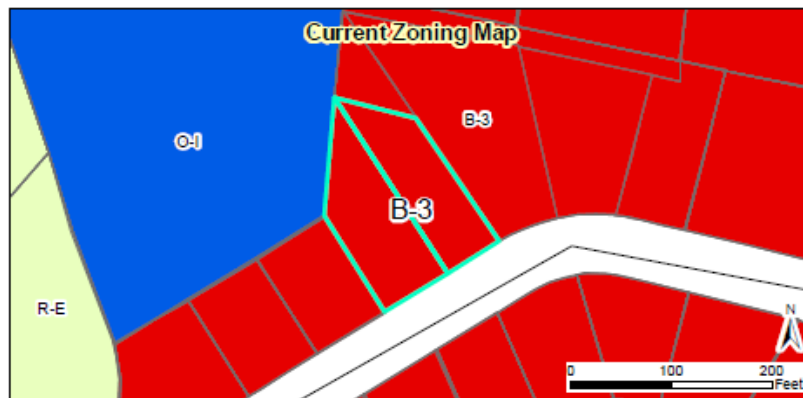
Acreage: 0.52 Acres
Present Zoning: Highway-Business (B-3)
Existing Use: Vacant

DEVELOPMENT DATA:

Proposed Uses: Service, General (2,600 SF) / Warehouse (1,000 SF) / Office (600 SF)
Buildings: 1 Building
Number of Stories: 1 Story
Impervious Surface: 74.8% proposed
Square footage: 4,400 SF
Proposed Parking: 14 Spaces
Required Parking: 18 Spaces
Service = 13 spaces, Office = 3 spaces, Warehouse = 1 space, Handicap = 1 space
Access/Streets: One access point off of State Avenue

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Office-Institutional (O-I), Highway-Business (B-3)	Commercial
South	Highway-Business (B-3)	Commercial
East	Highway-Business (B-3)	Commercial, Vacant
West	Office-Institutional (O-I)	Church



STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting site plan approval to construct a 4,400 square foot, one-story building which would be utilized for service, office and warehouse space. The applicant is also requesting a Conditional Use Permit, project 2018-242-CUP, which is required for the 1,000 square foot area reserved for warehouse space inside the proposed building. The applicant plans on moving the existing Game Day Marketing business into the “service” portion of the building, and have the other two sections be open to be leased by future tenants. The site improvements include a paved access drive and parking area along the front, side, and rear of the building. Both water and sanitary sewer service would be provided by the Town of Clayton.

Parking

Due to the limited area for parking, the applicant had only provided 10 of the total 18 spaces that would be required for the site. The applicant has provided an alternative parking plan to address the reduction in provided parking spaces. In the alternative parking plan, the applicant stated that Game Day Marketing will only have 4 employees in the building. Additionally, the business only has about 10% of their customers come to the business to pick up their items. 6 parking spaces has been determined as their peak parking need. Therefore, they propose reducing the service use parking requirement from 13 to 6 spaces.

The applicant has since resubmitted another revision of the plan with the rear of the lot being paved and including 4 additional parking spaces. However, this update is not reflected in the latest version of the alternative parking plan. Staff is comfortable with the proposed number of parking spaces.

Loading Area

A loading area for trucks is being proposed behind the building in the rear of the lot. This loading area shall be paved with asphalt.

Access

There is one proposed access point for the site off of State Avenue.

Landscaping/Screening

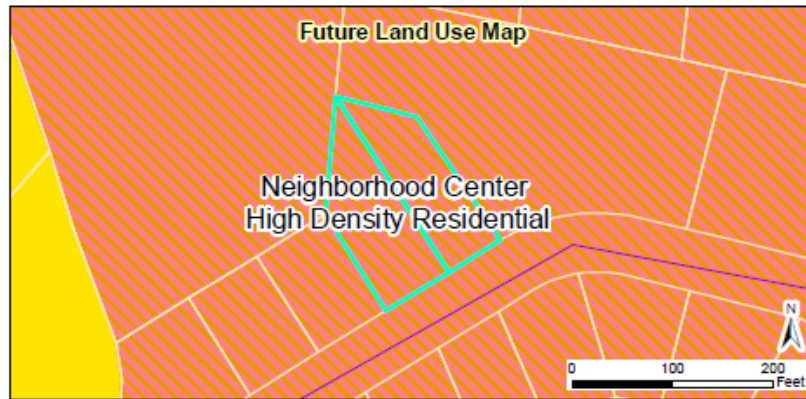
A compatibility landscape buffer, as required by section §155.402 of the UDC, is being proposed along the perimeter of the site. A 10 foot “Class B” buffer is being proposed along the rear of the property against the adjacent property that is zoned Office-Institutional. Additionally, a 10 foot “Class A” buffer is being proposed along the front of the site adjacent to State Avenue.

Consistency with the Unified Development Code

The proposed use and associated site plan is consistent with and meets the applicable requirements of the Unified Development Code (UDC).

Compatibility with Surrounding Land Uses

The proposed use is compatible with the surrounding land uses, which are primarily commercial.



CONSIDERATIONS:

- The Planning Board reviews and makes a final decision regarding Major Site Plans.

APPROVAL CRITERIA:

The applicant has addressed the Major Site Plan Approval Criteria outlined in the Unified Development Code. The applicant's responses are incorporated into the record as an attachment to the Staff Report.

ATTACHMENTS:

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

**SITE PLANS
FOR
GAMEDAY MARKETING
CLAYTON TOWNSHIP - JOHNSTON COUNTY, NC**

INDEX TO DRAWINGS

SHEET 1..... COVER SHEET
SHEET 2..... BOUNDARY SURVEY LOTS 15 & 16 (PROVIDED BY OTHERS)
SHEET 3..... EXISTING CONDITIONS SHEET
SHEET 4..... SITE LAYOUT SHEET
SHEET 5..... UTILITY PLAN
SHEET 6..... STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL PLAN
SHEET 7..... LANDSCAPING PLAN (PROVIDED BY OTHERS)
SHEET A1.0.. FLOOR PLAN
SHEET A2.0.. BUILDING ELEVATION
SHEET L1..... LIGHTING PROPOSAL (PROVIDED BY OTHERS)

ENGINEER

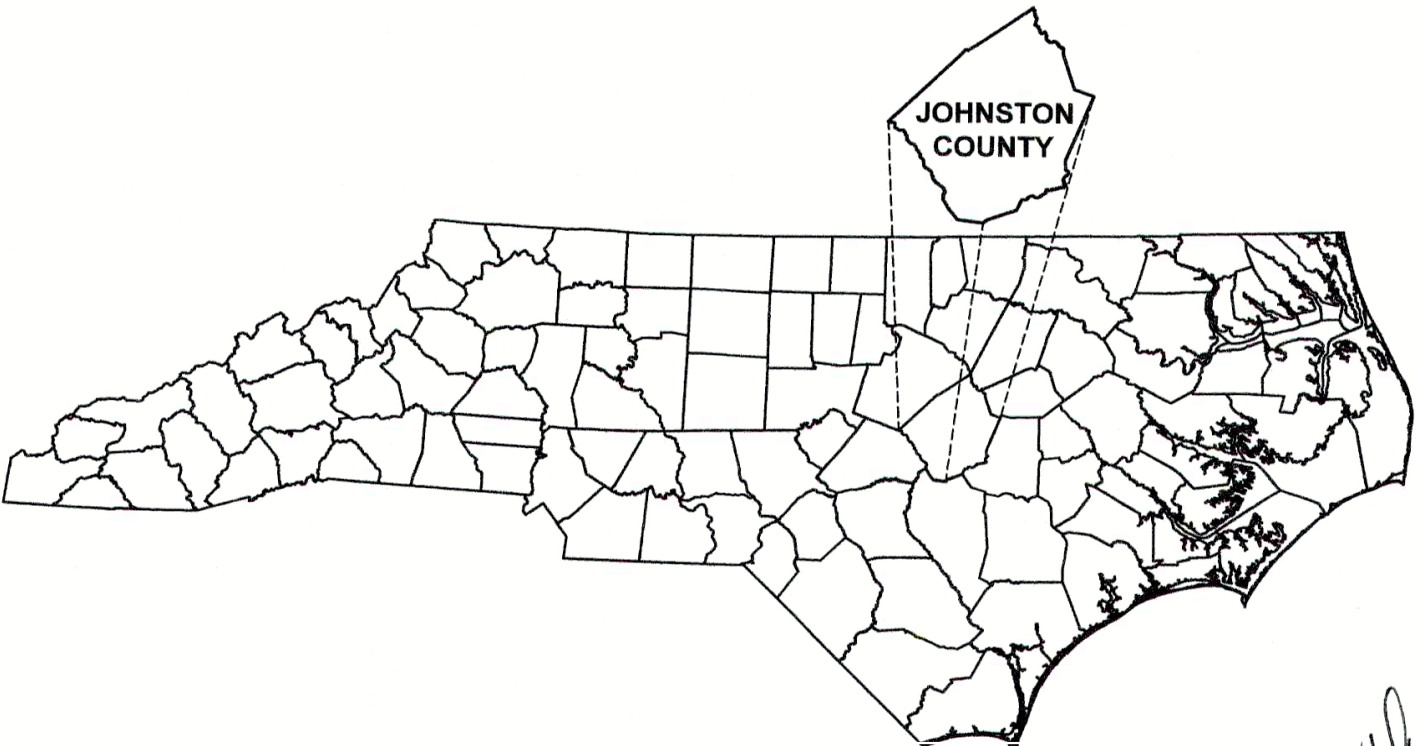
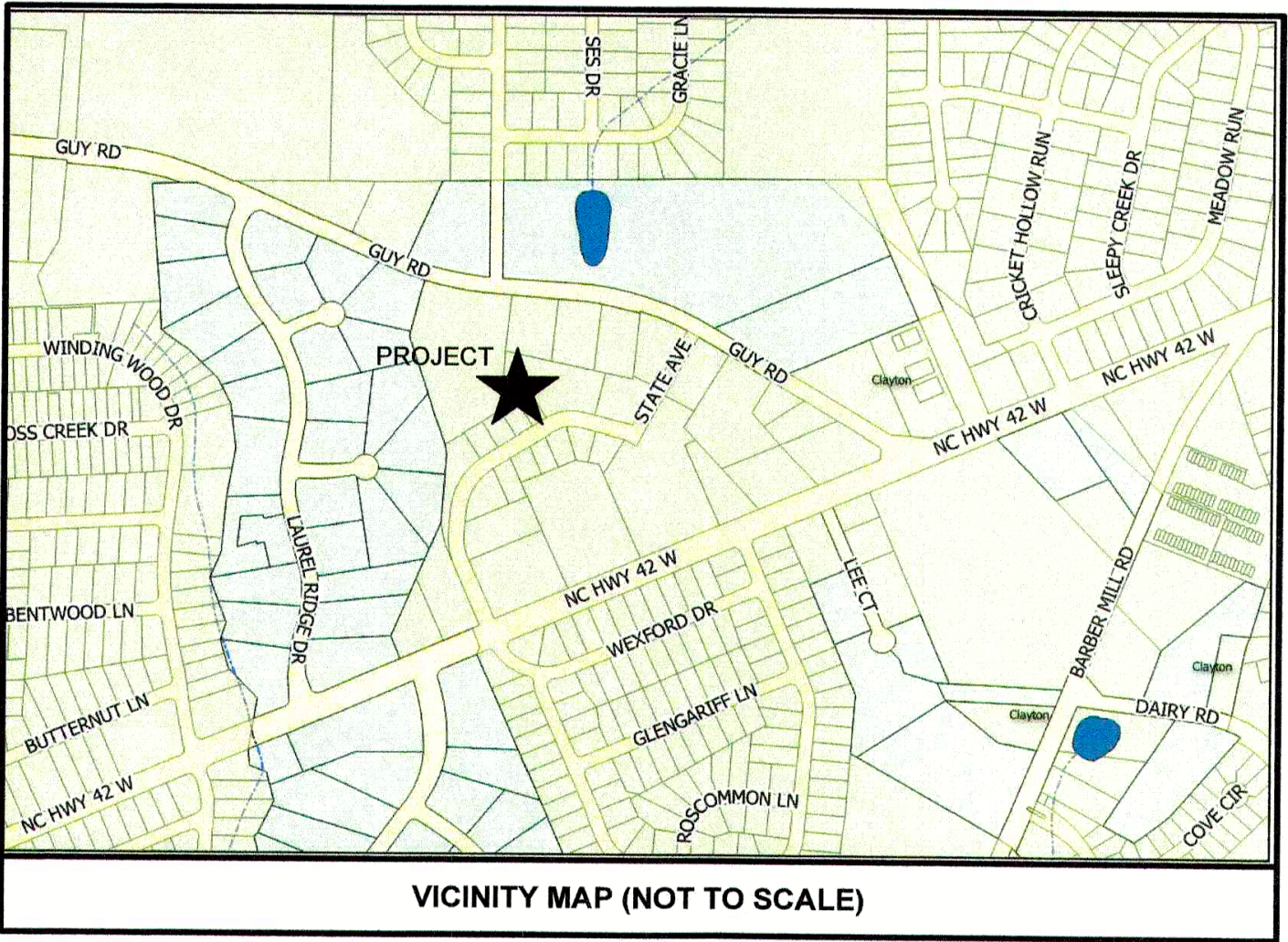
DALTON ENGINEERING AND ASSOCIATES, P. A.
446 EAST MAIN STREET P. O. BOX 426
CLAYTON, NC 27520 CLAYTON, NC 27528
(919) 550-4740 - FAX (919) 550-4741

SURVEYOR

TRUE LINE SURVEYING, P. C.
205 WEST MAIN STREET
CLAYTON, NC 27520
(919) 359-0427

OWNER / DEVELOPER

SCOT CRON
2004 COXWOODS DR.
CLAYTON, NC 27520
(919) 243-2105



**PRELIMINARY
NOT FOR CONSTRUCTION**

**Dalton Engineering
and Associates, P. A.**



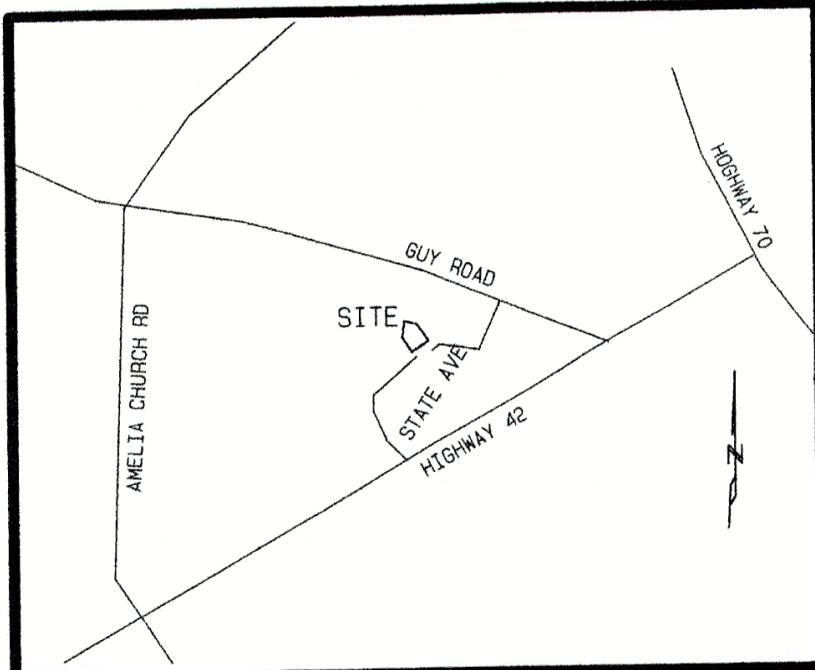
- NOTES:
1. ALL SURVEY INFORMATION/DATA SHOWN, AND/OR REPRESENTED, IN THE CONSTRUCTION DRAWINGS HAS BEEN PROVIDED BY A PROFESSIONAL LAND SURVEYOR AND IS NOT THE WORK OF DALTON ENGINEERING AND ASSOCIATES, P.A.
 2. AERIAL PHOTO FROM NC ONEMAP
 3. IT'S THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO PROVIDE DRAWINGS TO THE VARIOUS UTILITY PROVIDERS, SUCH AS DUKE PROGRESS, CENTURYLINK, SPECTRUM, PIEDMONT GAS, ETC.
 9. THE FINAL PLAT WILL BE REQUIRED TO SHOW ALL DRAINAGE EASEMENTS, RIPARIAN BUFFERS, JURISDICTIONAL WETLANDS AND FLOOD HAZARD AREAS.

NOTES:
DALTON ENGINEERING AND ASSOCIATES, P.A. OWNS, AND HAS THE RIGHT TO, ALL DIGITAL INFORMATION (DWGs) CONTAINED IN THESE CONSTRUCTION DRAWINGS. THAT INFORMATION MAY BE SHARED WITH THE OWNER, SURVEYOR, CONTRACTOR OR OTHER DIRECTLY INVOLVED WITH THIS PROJECT, FOR THE PURPOSE OF WORK RELATED TO ONLY THIS PROJECT. THAT INFORMATION SHALL NOT BE SHARED WITH ANY OTHER PERSON AND/OR FIRM, WITHOUT THE WRITTEN CONSENT OF DALTON ENGINEERING AND ASSOCIATES, P.A.

Job: 18031	Date: 12/3/18	Revision: 001
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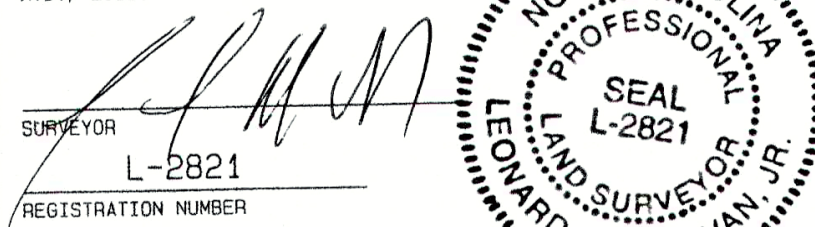
REVISION 001: ADDRESSED TOWN OF CLAYTON TRC FIRST REVIEW COMMENTS - 2/1/19

GAMEDAY MARKETING



VICINITY MAP NOT TO SCALE

I, LEONARD H. SULLIVAN, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 21ST DAY OF MAY, A.D., 2016.



ALSO, I CERTIFY:

A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND

B. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCEL OF LAND

C. ANY ONE OF THE FOLLOWING:

1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.

3. THAT THE SURVEY IS A CONTROL SURVEY.

D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

JOHNSTON COUNTY REGISTER OF DEEDS

STATE OF NORTH CAROLINA, JOHNSTON COUNTY
THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING
THIS 21ST DAY OF MAY, 2016, AT
4:25:04 PM

Craig Olew BY Christine M. Ponder
REG. OF DEEDS ASST. REG. OF DEEDS
Deputy

Book 83 Page 72

REFERENCES:

DB 4068 Pg 460

PB 69 Pg 279

PB 68 Pg 371

PB 62 Pg 347

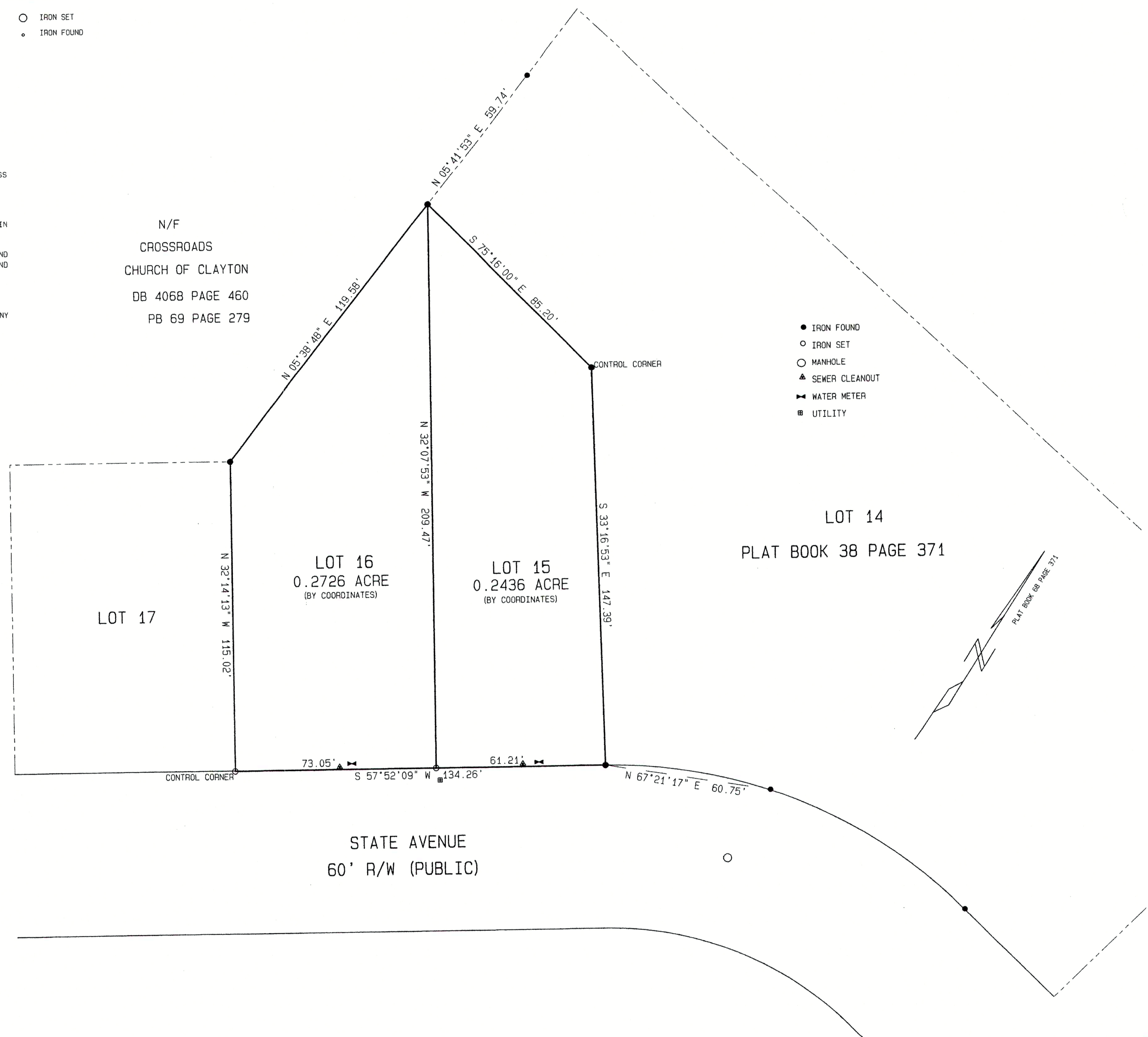
PB 58 Pg 287

LEGEND:

- IRON SET
- IRON FOUND

NOTES:

1. ALL EASEMENTS ARE CENTERED ON EXISTING STRUCTURES UNLESS OTHERWISE NOTED.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.
4. THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
5. NOT ALL IMPROVEMENTS TO LOT SHOWN HEREON.
6. ANY POINT NOTED AS "CONTROL CORNER" SHALL NOT BE DEEMED ANY MORE OR LESS RELIABLE THAN ANY OTHER POINT SHOWN HEREON.
7. NO NCGS MONUMENT FOUND WITHIN 2000 FEET OF SITE.



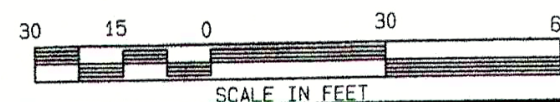
SULLIVAN SURVEYING

1143-D EXECUTIVE CIRCLE CARY, NC 27511
(919) 469-4738 FAX: (919) 469-8447

OWNERS:

CHRIS CALAVITO
2881 JACK ROAD
CLAYTON, N.C. 27520
DB 3858 Pg 257

REVISION DATE



BOUNDARY SURVEY

LOTS 15 & 16

CLAYTON TOWNSHIP

JOHNSTON COUNTY

SCALE: 1" = 30'

DRAWN BY : LYNNIE

02 MAY 2016

S:/PACSOFT/2016/1516MCW/1516MCW

NORTH CAROLINA

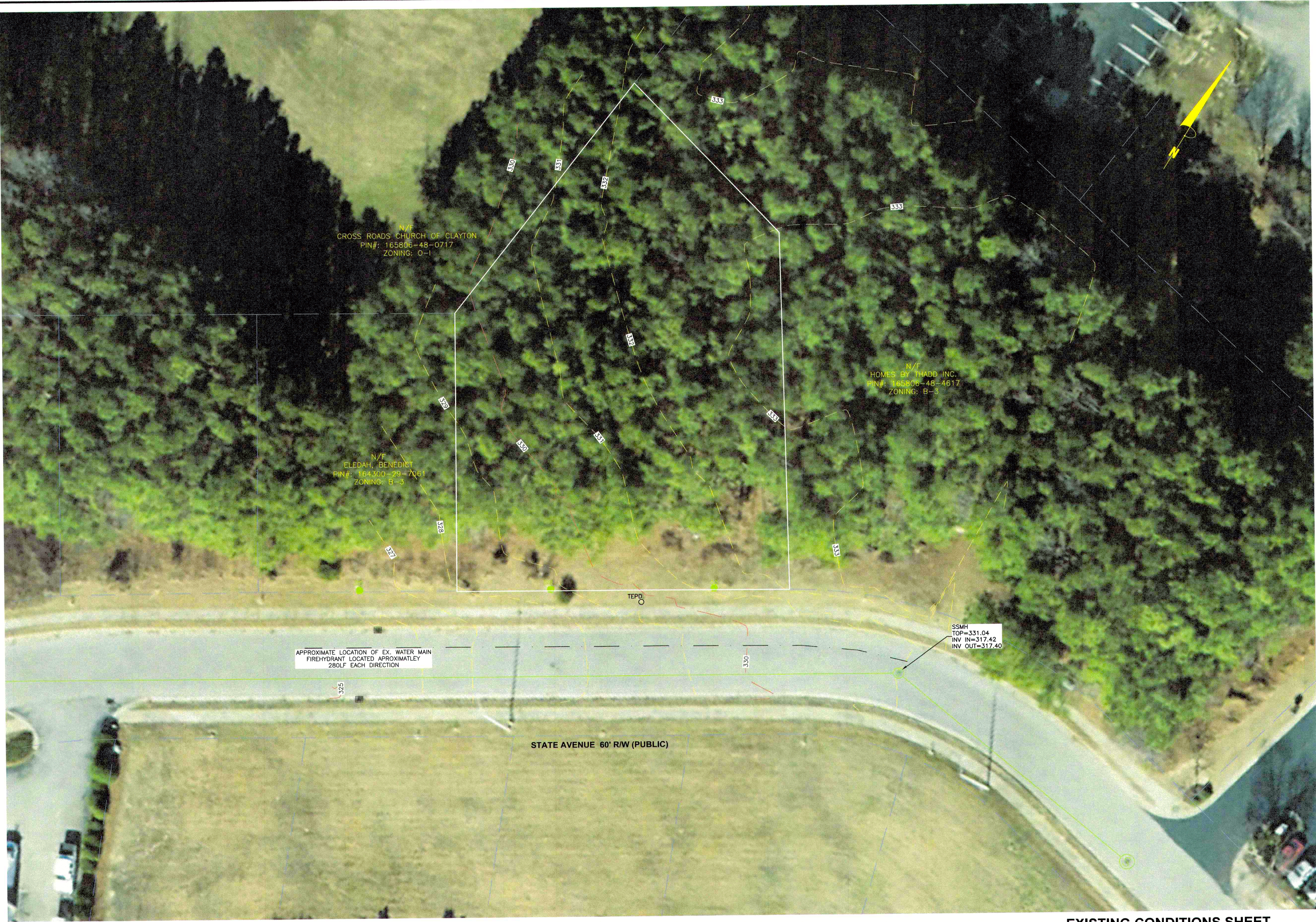
LOT 15 05600204 BT

LOT 16 0560204 BT

SURVEYED BY : TREY

NOTES:

PARCELS LOT 1 (PIN # 165806-48-2662) AND LOT 2 (PIN # 165806-48-1449)
TO BE RECOMBINED SUBJECT TO APPROVAL OF SITE PLAN.



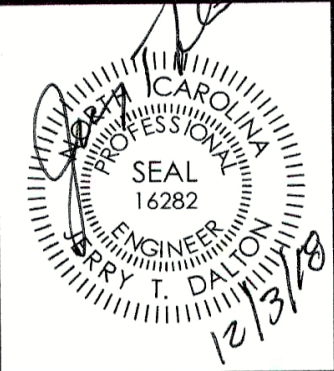
SCALE: 1" = 20'
0 10 20 40

EXISTING CONDITIONS SHEET
FOR
GAMEDAY MARKETING
CLAYTON TOWNSHIP - JOHNSTON COUNTY, N.C.

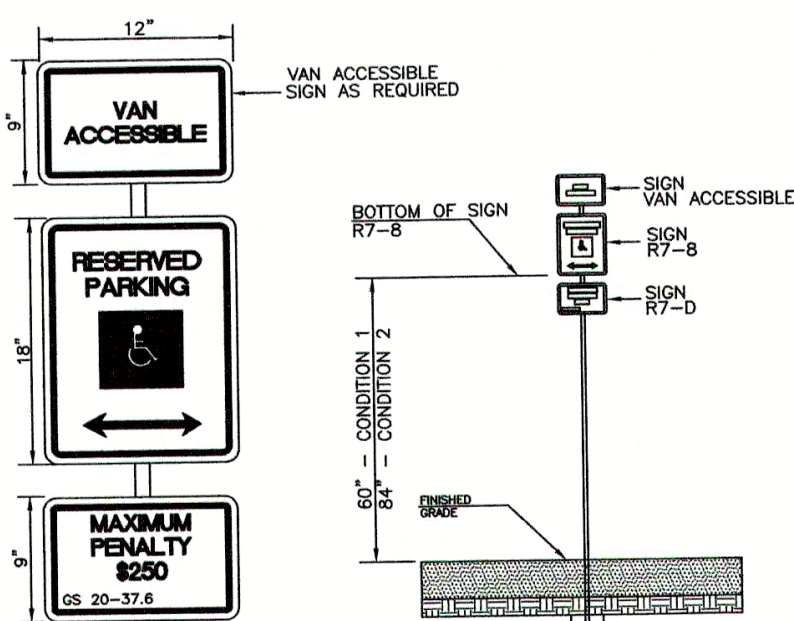
PRELIMINARY
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CALL BEFORE YOU DIG!
NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION

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1-800-632-4949


Dalton Engineering and Associates, P. A.
446 East Main Street
P.O. Box 426
Clayton, NC 27520
(919) 550-4740
Fax (919) 550-4741
Job: 18031 Date: 12/3/18 Revision:
File: 18031-Master Drawn: DBL/RVM Sheet: 3 OF 10

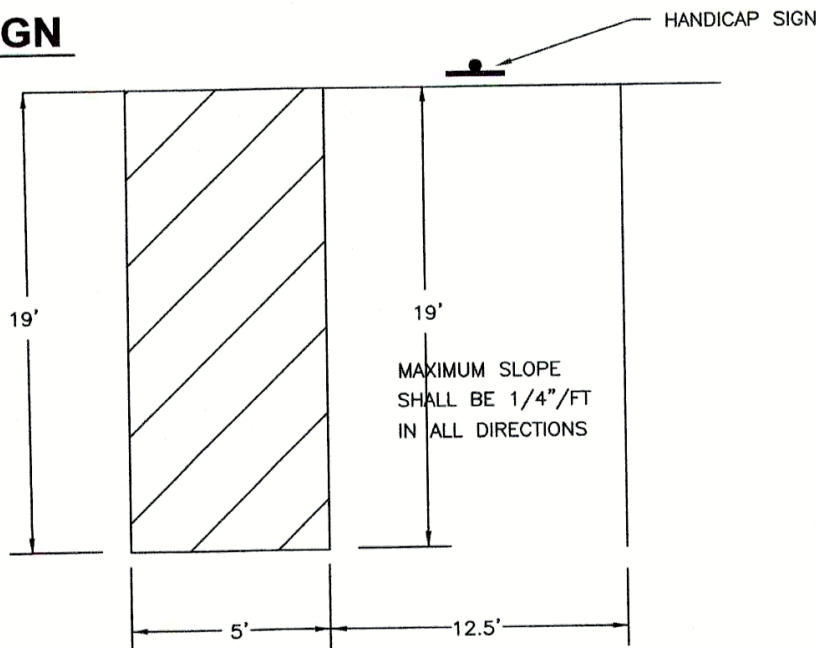
SITE DATA TABLE:	
DEVELOPMENT NAME:	GAMEDAY MARKETING
OWNER:	SCOT CRON
OWNER ADDRESS:	2004 COXWOODS ROAD CLAYTON, N.C. 27520-9339
NCPIN:	165806-48-2662 / 165806-48-1449
TOWNSHIP:	TOWN OF CLAYTON
INSIDE CITY LIMITS:	YES
ETC.:	TOWN OF CLAYTON
ZONING:	B-3
SITE ACREAGE:	0.51 AC. (22,459 S.F.)
EXISTING USE:	WOODED
PROPOSED USE:	SERVICE (GENERAL), WAREHOUSE AND OFFICE
NO FLOOD PLAIN ON SITE:	PANEL 1658
ENVIRONMENTALLY SENSITIVE DISTRICT:	NO
EXISTING IMPERVIOUS:	NONE
PROPOSED IMPERVIOUS:	16,819 S.F. (0.386 AC.)
PERCENT IMPERVIOUS:	74.8%
EXISTING PERVIOUS:	22,459 S.F.
PROPOSED PERVIOUS:	5,640 S.F. (0.129 AC.)
PERCENT PERVIOUS:	25.2%
BUILDING INFORMATION	
EXISTING BUILDING AREA:	NONE
BUILDING AREA:	4,200 SF.
BUILDING COVERAGE:	18.70%
FLOOR RATIO:	0.1870
BUILDING HEIGHT:	15'-4" SINGLE STORY
BUILDING SETBACKS	
STREET YARD:	25'
SIDE YARD:	15'
REAR YARD:	30'
UTILITIES	
WATER SYSTEM OWNER:	TOWN OF CLAYTON
SEWER SYSTEM OWNER:	TOWN OF CLAYTON
ELECTRIC PROVIDER:	DUKE ENERGY
PARKING REQUIREMENTS	
SERVICE: 1 SPACE / 200 SF.; WAREHOUSE: 1 SPACE / 1,000 SF.; OFFICE: 1 SPACE / 200 SF.	
SERVICE:	2,600/200 X 1 = 13 SPACES
OFFICE:	600/200 X 1 = 3 SPACES
WAREHOUSE:	1,000/1,000 X 1 = 1 SPACE
HANDICAP:	1 SPACE FOR EVERY 25 SPACES = 1
TOTAL PARKING REQUIRED:	18
TOTAL PARKING PROVIDED:	14
BIKE RACK REQUIRED:	1
BIKE RACK PROVIDED:	1



GENERAL NOTES:
1. REGARDLESS OF AGE, ALL ACCESSIBLE SPACES SHALL BE IDENTIFIED BY ABOVE - GROUND SIGNS ONLY.
2. NEW SPACES SHALL NOT USE GROUND PAINTED SYMBOLS.
3. ACCESSIBLE SPACES ARE REQUIRED TO BE STRIPED OFF ONLY. BLUE COLORING IS NEITHER NECESSARY NOR REQUIRED.
4. STRIPING COLOR IS WHITE ON DARK PAVEMENT AND BLACK ON LIGHT PAVEMENT (NCDOT).

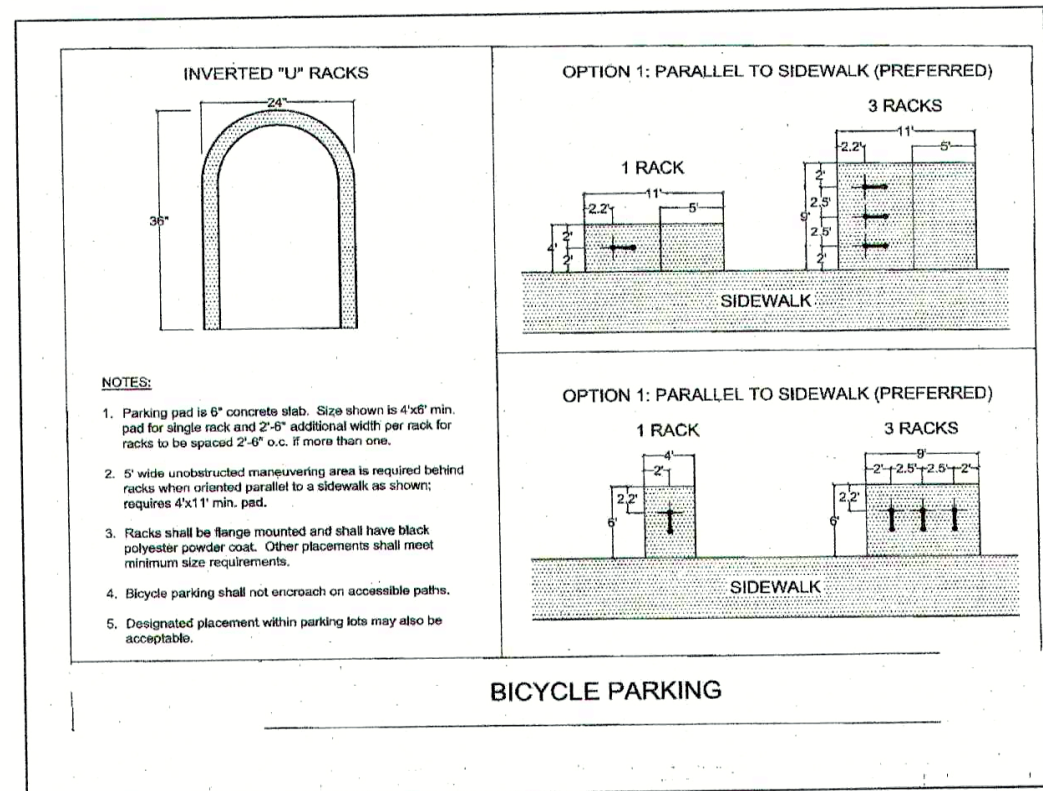
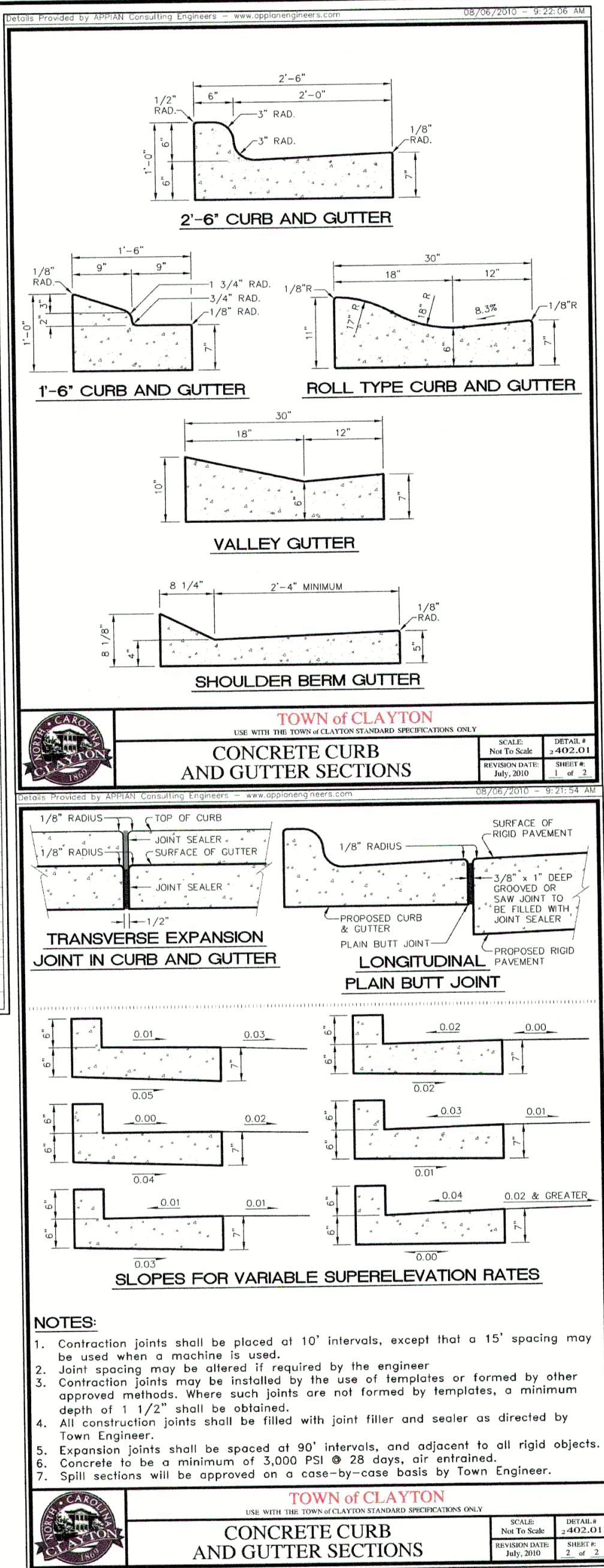
HANDICAP SIGN

NOT TO SCALE



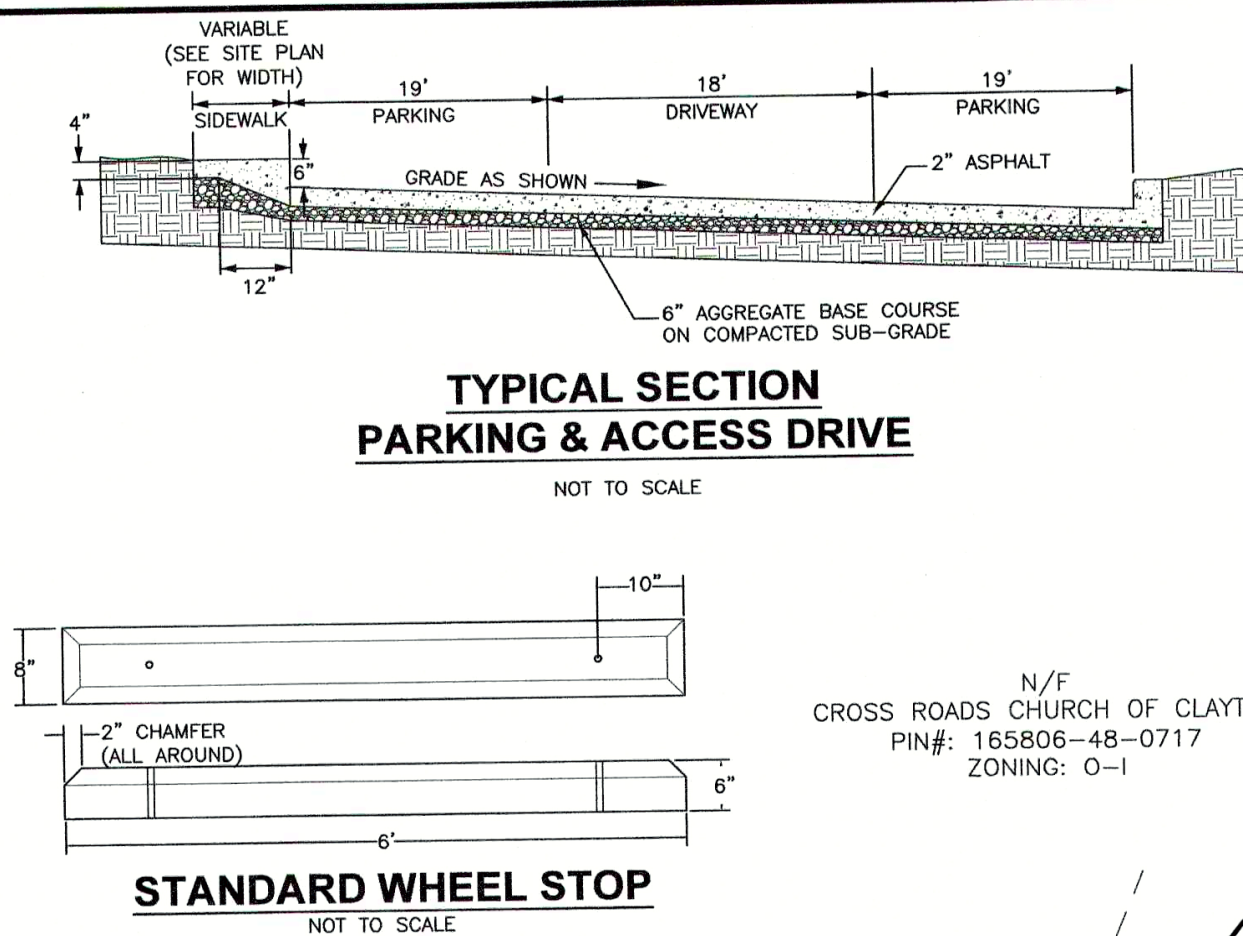
HANDICAP PARKING DETAIL

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POST AND RING BICYCLE RACK

NOT TO SCALE



NOTES:

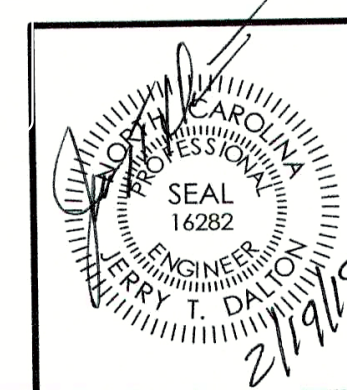
- THE 10'x70' SIGHT TRIANGLES SHALL TAKE PRECEDENCE OVER ANY SIGN EASEMENTS.
- THE FINAL PLAT WILL ENSURE THAT ALL DRAINAGE EASEMENTS INTERSECT THE PUBLIC RIGHT-OF-WAY ALONG A LOT LINE. DRAINAGE EASEMENTS WITHIN THE INTERIOR OF THE PROJECT MAY OR MAY NOT COMPLETELY CENTER ALONG A LOT LINE.
- OWNER HAS OPTED TO USE ROLL OUT CONTAINERS

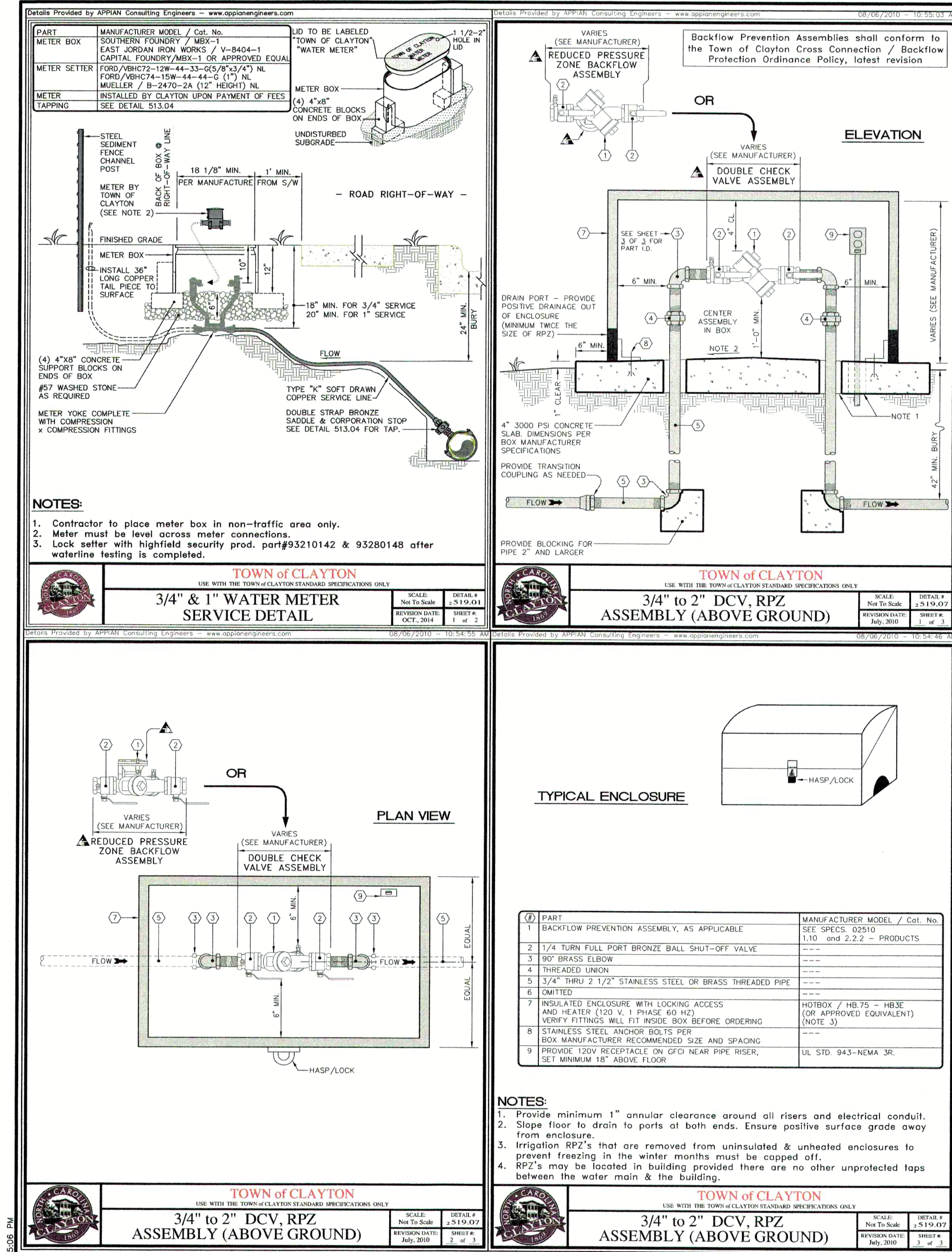
**PRELIMINARY
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REVISION 002: ADDRESSED TOWN OF CLAYTON TRC SECOND REVIEW COMMENTS - 2/19/19
REVISION 001: ADDRESSED TOWN OF CLAYTON TRC FIRST REVIEW COMMENTS - 2/1/19

SITE LAYOUT SHEET FOR GAMEDAY MARKETING CLAYTON TOWNSHIP - JOHNSTON COUNTY, N.C.

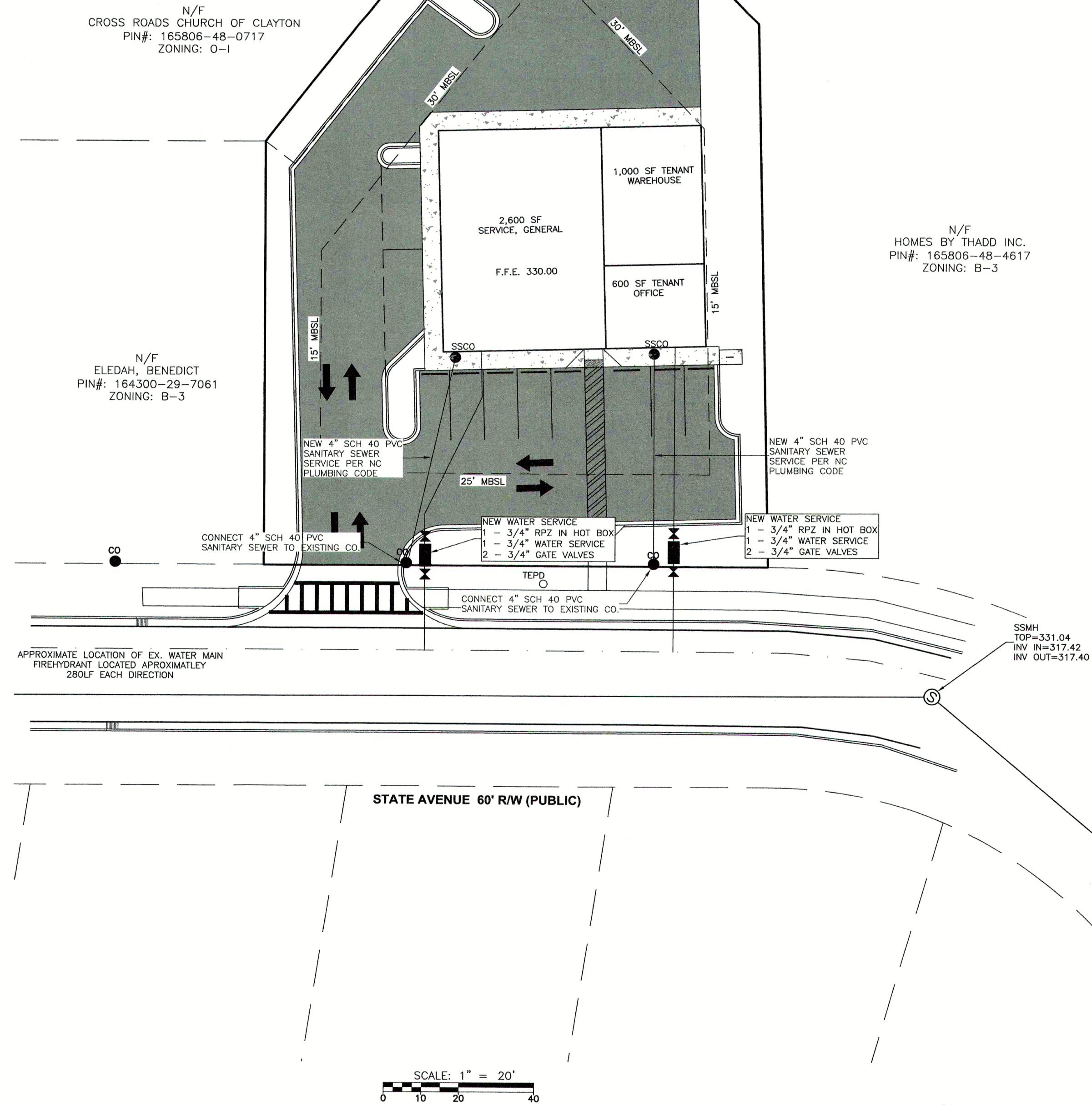
Dalton Engineering and Associates, P. A.		
446 East Main Street P.O. Box 426 Clayton, NC 27520		
(919)550-4740 Fax (919) 550-4741		
Job: 18031	Date: 12/3/18	Revision: 002
File: 18031-Master	Drawn: DBL/RVM	Sheet: 4 OF 10





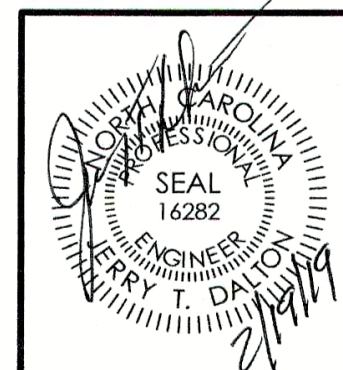
NOTES:

1. OWNER HAS OPTED TO USE ROLL OUT CONTAINERS.
2. TIE 4" SCH 40 PVC SANITARY SEWER SERVICE TO EXISTING SANITARY SEWER SERVICES.
3. TIE 3/4" WATER SERVICE TO EXISTING WATER SERVICES.



UTILITY PLAN
FOR
GAMEDAY MARKETING
CLAYTON TOWNSHIP - JOHNSTON COUNTY, N.C.

PRELIMINARY
NOT FOR CONSTRUCTION

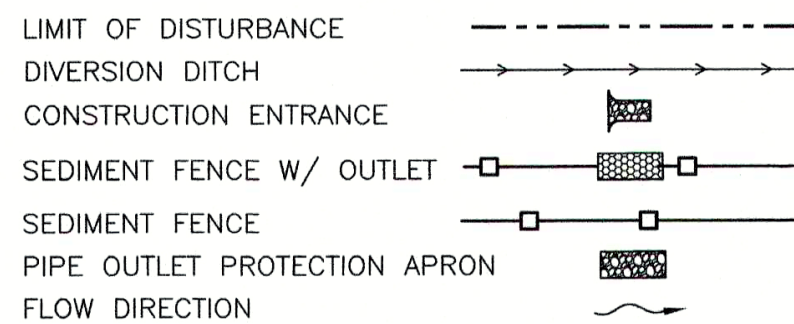


Dalton Engineering and Associates, P. A.		
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REVISION 002: ADDRESSED TOWN OF CLAYTON TRC SECOND REVIEW COMMENTS - 2/19/19
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LEGEND



SOME WATER, SANITARY SEWER, ELECTRIC, TELEPHONE AND CABLE SERVICES COULD EXIST ALONG THE CONSTRUCTION ROUTE THAT MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROPER UTILITY IN ADVANCE TO LOCATE THESE SERVICES.

NOTES:

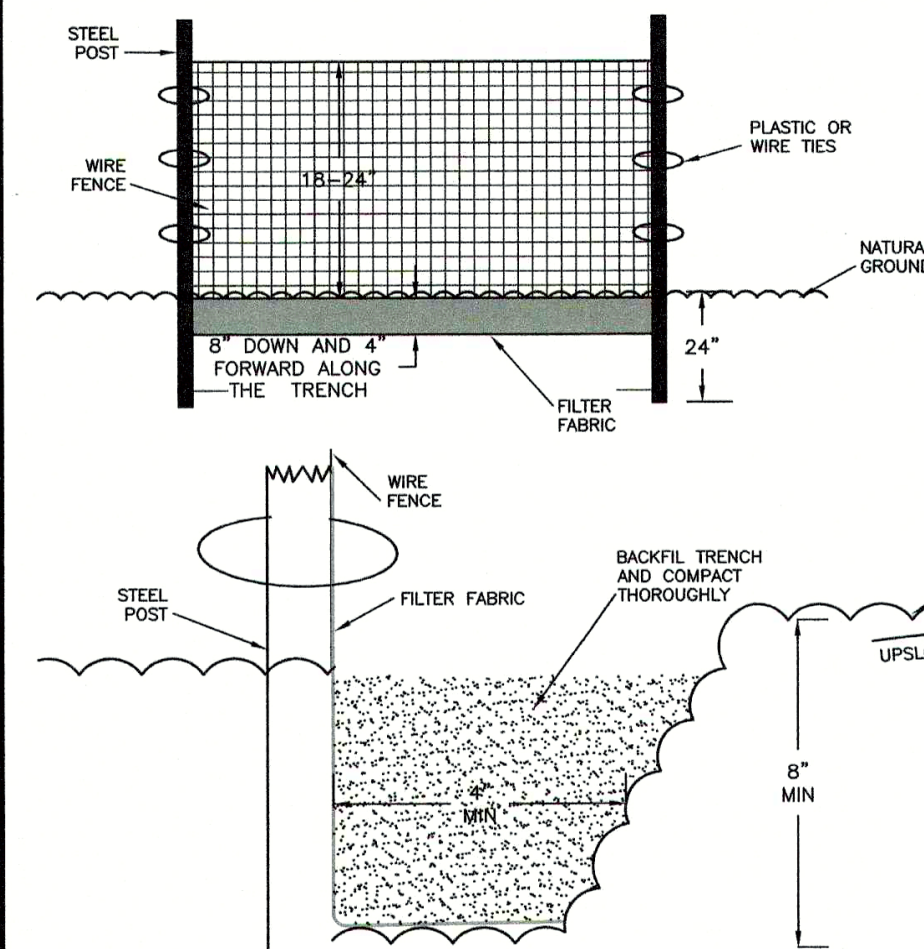
CONSULT JOHNSTON COUNTY ENVIRONMENTAL AND STORMWATER MANAGER, THE JOHNSTON COUNTY SOIL AND WATER CONSERVATION SERVICE, OR THE COOPERATIVE EXTENSION SERVICE FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF DENuded AREAS. THE ABOVE VEGETATION RATES ARE THOSE WHICH DO WELL UNDER LOCAL CONDITIONS; OTHER SEEDING RATE COMBINATIONS MAY BE POSSIBLE, BUT MUST BE APPROVED BY THE ENVIRONMENTAL AND STORMWATER MANAGER.

***TEMPORARY - RESEED ACCORDING TO OPTIMUM SEASON FOR DESIRED PERMANENT VEGETATION. DO NOT ALLOW TEMPORARY COVER TO GROW OVER 12 INCHES IN HEIGHT BEFORE MOWING TO KEEP FESCUE FROM BEING SHADED OUT.

FERTILIZE - APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 2,000 LB/ACRE GROUND AGRICULTURE LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.

MULCH - APPLY 4,000 LB/ACRE GRAIN STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCH. ANCHOR STRAW BY TACKING WITH ASPHALT. APPLY ASPHALT AT 0.10 GALLONS PER SQUARE YARD (10 GAL / 10,000 SF).

MAINTENANCE - IF GROWTH IS LESS THAN FULLY ADEQUATE, RE-FERTILIZE IN THE SECOND YEAR, ACCORDING TO SOIL TESTS OR TOPDRESS WITH 500 LB/ACRE 10-10-10 FERTILIZER. RESEED, FERTILIZE, AND MULCH DAMAGED AREAS IMMEDIATELY.



INSTALL SEDIMENT FENCE IMMEDIATELY FOLLOWING THE COMPLETION OF CLEARING ON THE LOT.

INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.

SHOULD THE FABRIC OF THE SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.

REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.

LAND QUALITY MUST BE CONTACTED FOR AN INSPECTION PRIOR TO REMOVING ANY TEMPORARY DEVICES.

AFTER LAND QUALITY INSPECTION AND APPROVAL, REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENTS DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

INSTALLATION, MAINTENANCE, AND REMOVAL SCHEDULE FOR SEDIMENT FENCE

NOT TO SCALE

GROUND STABILIZATION

SITE AREA DESCRIPTION	STABILIZATION TIME FRAME	STABILIZATION TIME FRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES, AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HOW) ZONES	7 DAYS	HIGH QUALITY WATER (HOW) ZONES
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED.
SLOPES FLATTER THAN 3:1	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 50 FEET IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE (EXCEPT FOR PERIMETERS AND HOW ZONES)

* EXTENSIONS OF TIME MAY BE APPROVED BY THE PERMITTING AUTHORITY BASED ON WEATHER OR OTHER SITE SPECIFIC CONDITIONS THAT MAKE COMPLIANCE IMPRACTICABLE." (SECTION 11.8(2)(b))

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NOTES

EFFECTIVE EROSION CONTROL MEASURES SHALL BE INITIATED PRIOR TO THE COMMENCEMENT OF GRADING, EXCAVATION OR OTHER OPERATIONS THAT WILL DISTURB THE NATURAL PROTECTION. THE EROSION CONTROL DETAILS SHOWN HEREIN ARE FOR THE CONTRACTOR'S REFERENCE. THE DETERMINATION OF WHICH DETAIL IS APPLICABLE AS THE WORK PROGRESSES SHALL BE AS SHOWN ON THE PLANS OR MADE BY THE ENGINEER.

ALL DITCHES, CHANNELS, ETC. SHALL BE STABILIZED ACCORDING TO THE GROUND STABILIZATION SCHEDULE.

THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO AVOID THE SILTING OF ADJACENT STREAMS OR OTHER WATER COURSES DUE TO THE CONSTRUCTION OF THIS PROJECT.

THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES IN A GOOD WORKING STATE OF REPAIR UNTIL THEIR USE IS NO LONGER WARRANTED. ALL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT. PRIOR TO THE REMOVAL OF ANY DEVICE, THE CONTRACTOR SHALL CONTACT JOHNSTON COUNTY PUBLIC UTILITIES FOR AN INSPECTION.

THE CONTRACTOR IS REFERRED TO THE DETAILED SPECIFICATIONS FOR A DESCRIPTION OF ADDITIONAL EROSION CONTROL MEASURES TO BE APPLIED.

SILT FENCE AND/OR ALTERNATE TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED BELOW DISTURBED AREAS AS NEEDED TO PREVENT SEDIMENT LOSS.

IT IS RECOMMENDED THE CONTRACTOR CONSTRUCT THE SEDIMENT TRAPS IN LOCATIONS THAT ALLOW FOR THE CONSTRUCTION OF THE ROADSIDE DITCHES. THE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND CAN BE SLIGHTLY ADJUSTED TO BETTER FACILITATE CONSTRUCTION OF OTHER STRUCTURES. CARE SHOULD BE TAKEN TO PROVIDE TEMPORARY RUNOFF INTO THE BASINS UNTIL CONSTRUCTION IS COMPLETE AND SITE IS STABILIZED.

THE DRIVEWAY PIPES WILL NOT BE INSTALLED AT THIS TIME. IF THE SITE CONDITIONS CHANGE DURING CONSTRUCTION RELATIVE TO SITE DRAINAGE PATTERNS, IT WILL BE NECESSARY TO RECHECK RECOMMENDED PIPE SIZES.

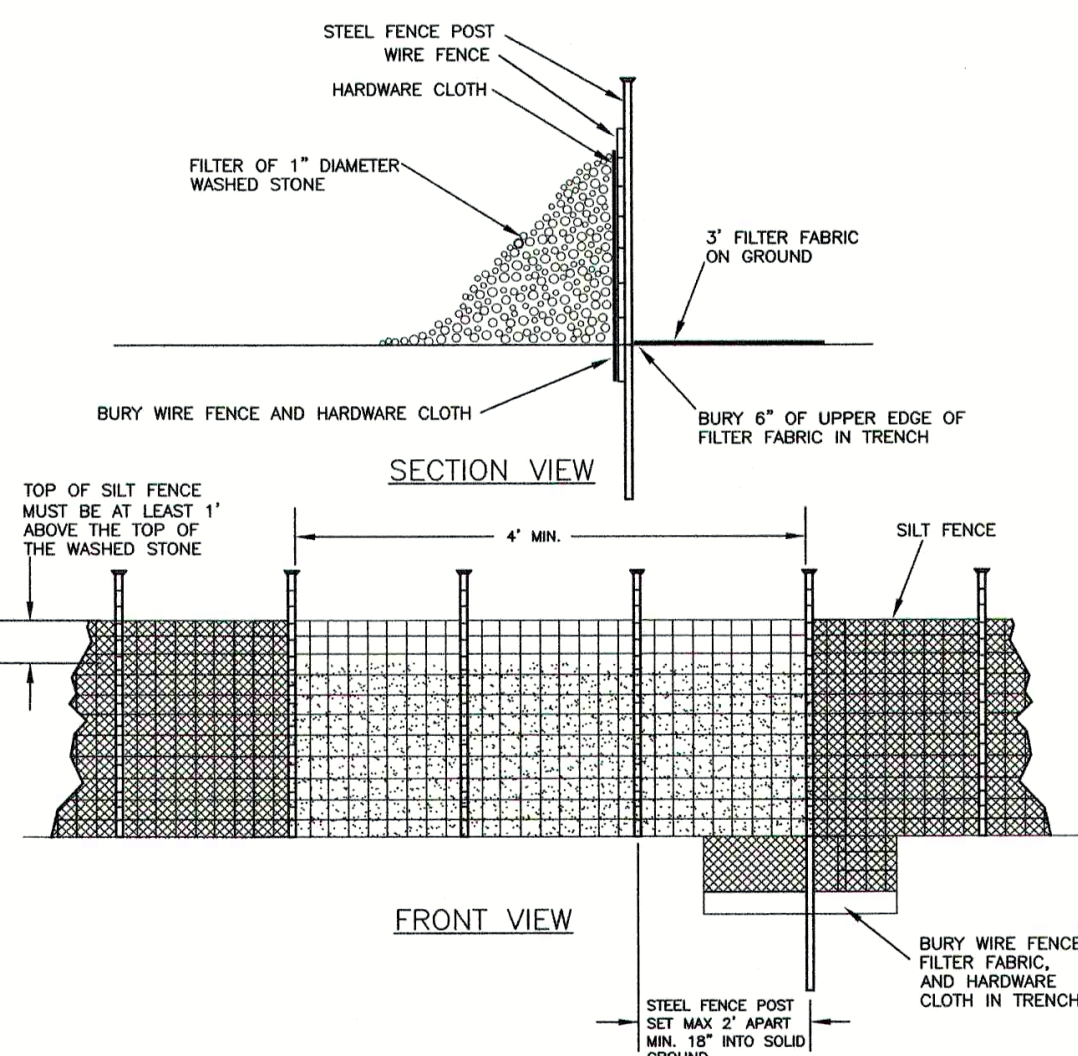
NOTIFICATION OF COMBINED SELF-MONITORING AND SELF-INSPECTION FORM:

THE SEDIMENTATION POLLUTION ACT WAS AMENDED IN 2006 TO REQUIRE PERSONS RESPONSIBLE FOR LAND-DISTURBING ACTIVITIES INSPECT A PROJECT AFTER EACH PHASE OF THE PROJECT TO MAKE SURE THAT THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN IS BEING FOLLOWED. RULES DETAILING THE DOCUMENTATION OF THESE INSPECTIONS TOOK EFFECT OCTOBER 1, 2010.

THE INSPECTIONS SHOULD BE CONDUCTED AFTER EACH PHASE OF THE PROJECT, AND CONTINUED UNTIL PERMANENT GROUND COVER IS ESTABLISHED. THE FORM CAN BE ACCESSED AT: [HTTP://PORTAL.NCDENR.ORG/WEB/LR/EROSION](http://portal.ncdenr.org/web/LR/EROSION) PLEASE CONTACT JESSICA BATTEN WITH JOHNSTON COUNTY PUBLIC UTILITIES WITH QUESTIONS AT (919) 209-8333

NC PIN # 165806-48-2662 / 165806-48-1449

DISTURBED AREA = 0.50 ACRES



SEDIMENT FENCE WITH STABILIZED OUTLET

NOT TO SCALE

TEMPORARY SEEDING SPECIFICATIONS

BETWEEN MAY 1 AND AUGUST 15, ADD 40 LB/ACRE GERMAN MILLET. PRIOR TO MAY 1 OR AFTER AUGUST 15, ADD 120 LB/ACRE RYE (GRAIN).

FALL IS BEST FOR TALL FESCUE AND LATE WINTER FOR LESPEDEZAS. OVERSEEDING OF KOBE LESPEDEZAS OVER THE FALL SEEDED TALL FESCUE IS VERY EFFECTIVE. USE UNHULLED BERMUADGRASS SEED IN FALL.

SOIL AMENDMENTS
APPLY LIME AND FERTILIZER ACCORDING TO TESTS, OR APPLY 2,000 LB/ACRE GROUND AGRICULTURE LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.

MULCH
APPLY 4,000 LB/ACRE GRAIN STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCH. ANCHOR STRAW BY TACKING WITH ASPHALT. APPLY ASPHALT AT 0.10 GALLONS PER SQUARE YARD (10 GAL/10,000 SF).

MAINTENANCE
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

PERMANENT SEEDING SPECIFICATIONS

SEEDING MIXTURE

TALL FESCUE	RATE (LB/ACRE)	USE
SERICEA LESPEDEZA	110	200-250 LB/ACRE
KOBE LESPEDEZA	40	
PENSACOLA BAHIA GRASS	10	
	50	

SEEDING NOTES

1. FROM SEPT. 1 - MAR. 1, USE UNSCARIFIED SERICEA SEED.
2. ON POORLY DRAINED SITES OMIT SERICEA AND INCREASE KOBE TO 30 LB/ACRE.
3. WHERE A NEAT APPEARANCE IS DESIRED, OMIT SERICEA AND INCREASE KOBE TO 40 LB/ACRE.

NURSE PLANTS

BETWEEN APR. 15 AND AUG. 15, ADD 10LB/ACRE GERMAN MILLET OR 15 LB/ACRE SUDANGRASS. PRIOR TO MAY 1 OR AFTER AUG. 15, ADD 25 LB/ACRE RYE (GRAIN).

SEEDING DATES

EARLY SPRING: FEB. 15-MAR. 20
FALL: SEPT. 1-SEPT. 30

BEST: FEB. 15-APR. 30
POSSIBLE: SEPT. 1-OCT. 31

SOIL AMENDMENTS

APPLY LIME AND FERTILIZER ACCORDING TO SOIL TEST, OR APPLY 3,000-5,000 LB/ACRE SUDANGRASS. PRIOR TO MAY 1 OR AFTER AUG. 15, ADD 25 LB/ACRE RYE (GRAIN).

MULCH

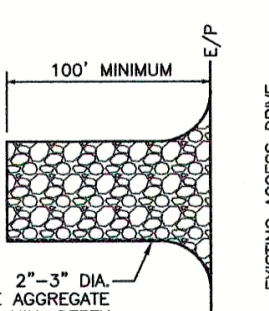
APPLY 4,000 LB/ACRE GRAIN STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCH. ANCHOR STRAW BY TACKING WITH ASPHALT. APPLY ASPHALT AT 0.10 GALLONS PER SQUARE YARD (10 GAL/10,000 SF).

MAINTENANCE

IF GROWTH IS LESS THAN FULLY ADEQUATE, REFERTILIZE IN THE SECOND YEAR, ACCORDING TO SOIL TESTS OR TOPDRESS WITH 500 LB/ACRE 10-10-10 FERTILIZER. MOW AS NEEDED WHEN SERICEA IS OMITTED FROM THE MIXTURE. RESEED, FERTILIZE, AND MULCH DAMAGED AREAS IMMEDIATELY.

CONSTRUCTION SEQUENCE

1. PRIOR TO THE START OF LAND DISTURBING ACTIVITIES, CONTACT JESSICA BATTEN WITH JOHNSTON COUNTY PUBLIC UTILITIES AT (919) 209-8333 FOR A PRE-CONSTRUCTION MEETING.
2. INSTALL RAIN GAUGE ON SITE.
3. INSTALL THE CONSTRUCTION ENTRANCE PRIOR TO THE START OF CONSTRUCTION.
4. INSTALL SEDIMENT FENCE.
5. CLEAR THE AREAS NECESSARY TO INSTALL SEDIMENT TRAPS AND THE TEMPORARY DIVERSIONS.
6. TRAPS AND DIVERSIONS SHOULD BE SEEDED, MULCHED, AND ANCHORED IMMEDIATELY UPON CONSTRUCTION.
7. STRIP AND STOCKPILE TOPSOIL. INSTALL SEDIMENT FENCE AROUND THE LOWER HALF OF ALL STOCKPILED STRIPPINGS.
8. ROUGH GRADE THE ROADWAY AND INSTALL STORM DRAIN.
9. FINE GRADE AND PAVE THE STREET.
10. FERTILIZE, SEED, STRAW, AND TACK ROADSIDE SHOULDERS AND DITCHES.
11. INSTALL ROADSIDE DITCH LINING MATERIAL.
12. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY SIGNIFICANT RAINFALL EVENT DURING THE CONSTRUCTION PROCESS.
13. DEVELOPER SHALL CONTACT ENGINEER PRIOR TO REMOVAL OF THE SEDIMENT TRAPS.



CONSTRUCTION ENTRANCE

NOT TO SCALE

INSTALLATION, MAINTENANCE, AND REMOVAL SCHEDULE FOR CONSTRUCTION ENTRANCE

INSTALL THE CONSTRUCTION ENTRANCE BEFORE CLEARING/STRIPPING BEGINS ON THE SITE.

MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2-INCH STONE. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS.

REMOVE THE CONSTRUCTION ENTRANCE AT THE TIME THAT GRADING ON THE SITE IS COMPLETED AND THE SITE HAS AN ESTABLISHED, VEGETATIVE COVER.

SEEDBED PREPARATION

CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS IF PRESENT.

RIP THE ENTIRE AREA TO A 6 INCH DEPTH.

REMOVE ALL LOOSE ROCK, ROOTS AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.

APPLY AGRICULTURAL LIME, FERTILIZER AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL.

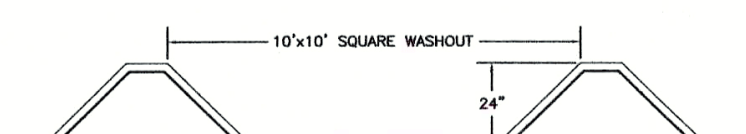
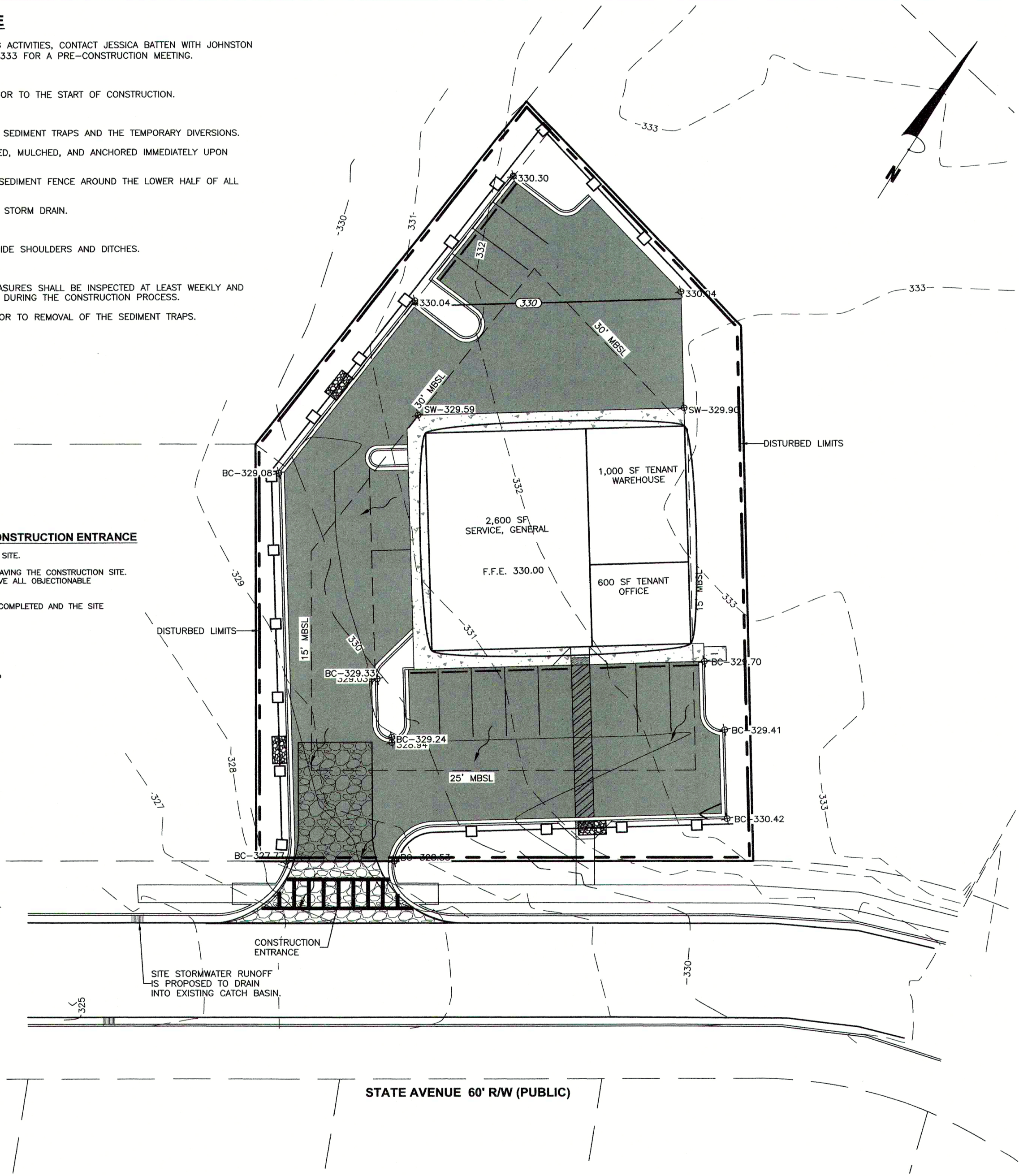
CONTINUE TILLAGE UNTIL WELL-PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED, 4 TO 6 INCHES DEEP.

SEED ON A FRESHLY PREPARED SEEDBED AND COVER LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.

MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.

INSPECT ALL AREAS AND MAKE NECESSARY REPAIRS OR RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER 60% DAMAGED, RE-ESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER AND SEEDING RATES.

CONSULT CONSERVATION INSPECTOR ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.



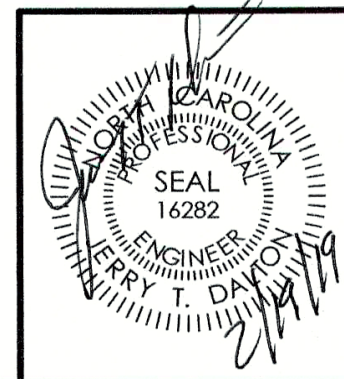
1. LINE PIT WITH IMPERVIOUS FABRIC OR POLYETHYLENE SHEET. ANCHOR FABRIC INTO GROUND OUTSIDE PIT AS SHOWN.
2. MAXIMUM WATER AND SEDIMENT DEPTH IS 12". PIT MUST BE EXCAVATED AND RE-LINED WHEN THE DEPTH OF SEDIMENT REACHES 12" OR COMBINED WATER/SEDIMENT DEPTH EXCEEDS 12" FOLLOWING WASHOUT OF A CONCRETE TRUCK.
3. ALLOW WATER TO EVAPORATE COMPLETELY PRIOR TO EXCAVATING THE PIT.
4. WASHOUT PIT MAY BE LOCATED NO CLOSER THAN 50' TO DRAINS, INLETS, OR SURFACE WATERS.

CONCRETE WASHOUT PIT

NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL PLAN FOR GAMEDAY MARKETING CLAYTON TOWNSHIP - JOHNSTON COUNTY, N.C.



Dalton Engineering and Associates, P. A.

446 East Main Street
P.O. Box 426
Clayton, NC 27520

(919)550-4740
Fax (919) 550-4741

Job: 18031	Date: 12/3/18	Revision: 002
File: 18031-Master	Drawn: DBL/RVM	Sheet: 6 OF 10

REVISION 002: ADDRESSED TOWN OF CLAYTON TRC SECOND REVIEW COMMENTS - 2/19/19
REVISION 001: ADDRESSED TOWN OF CLAYTON TRC FIRST REVIEW COMMENTS - 2/1/19

Planting Schedule

Plant Type	Code Name	Quantity	Common Name	Scientific Name	Planting Size
CANOPY TREES	FrpeM	5	Urbanite Red Ash	Fraxinus pennsylvanica 'Urbanite'	2 1/2"-Cal/ min 8 ft. ht.
	Ulam	4	Lacebark Chinese Elm	Ulmus parvifolia	2 1/2"-Cal/ min 8 ft. ht.
UNDERSTORY TREES	THJ	3	Emerald Arborvitae, specimen	Thuja occidentalis 'Emerald'	6-7 ft. ht. min./B&B
	CMTU	3	Single trunk, Red Crepe Myrtle	Lagerstroemia 'Tuscarora', single trunk only	2" cal./6 ft. ht. min./B&B
	NSH	8	Nellie Stevens Holly	Ilex x 'Nellie Stevens'	2" cal./6 ft. ht. min./B&B
SHRUBS	DBH	19	Dwarf Burford holly	Ilex cornuta 'Burfordii nana'	24" ht./18" spd. min./Cont.
	IlvaN	9	Dwarf youpon	Ilex vomitoria 'Nana'	12-16" ht./ 18" spd.
	NPH	16	Needle point Holly	Ilex cornuta 'Needle Point'	24" ht. min./Cont.
	NPL	7	Needle point Holly	Ilex cornuta 'Needle Point'	36" ht. min./Cont.
	Mupa	11	White Cloud Muhly Grass	Muhlenbergia capillaris 'White Cloud'	3-Gal
	PGH	10	Limelight Hydrangea	Hydrangea paniculata 'Limelight'	24" ht. min./Cont.
	Muor	9	Pink Muhly Grass	Muhlenbergia capillaris	3-Gal
	LIG	5	Wavy Leaf Ligustrum	Ligustrum japonicum 'Recurvifolium'	24" ht. min./Cont.
	VLR	57	Variegated Liriope	Liriope muscari 'Variegata'	1-Gal

LANDSCAPE SUMMARY

- General Planting Notes:
- Mulch all new plant beds with 2" designer brown hardwood mulch.
 - Warranty plantings for 1 year period following completion of project.
 - Prepare plant beds by removing grass, add 4" of 90% topsoil blend soil to beds, till and rake smooth. Remove large clods, roots, etc..
 - New lawn areas to be Zeon Zoysia sod.
 - All landscaped areas that are provided with an automatically operated irrigation system should 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.
 - Plant quantities shall be checked for accuracy by the Landscape Contractor prior to construction. Notify LA if discrepancies are found.

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, pulverizer 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: Zeon Zoysia Apply fertilizer, etc. according to growers recommendations.

SITE DATA
PROPOSED USE: Office & Warehouse
TOTAL LOT ACREAGE: .52 AC. (22,455.21 SF)
ZONING DISTRICT: B - 3

SITE INTERIOR LANDSCAPE DATA

% OF SITE LANDSCAPED:
% REQ. = 20%
20% LANDSCAPED AREA: 4,491 SF
CANOPY TREE REQ. AND PROVIDED 4
UNDERSTORY TREE REQ. AND PROVIDED 4
SHRUBS REQ. AND PROVIDED 9

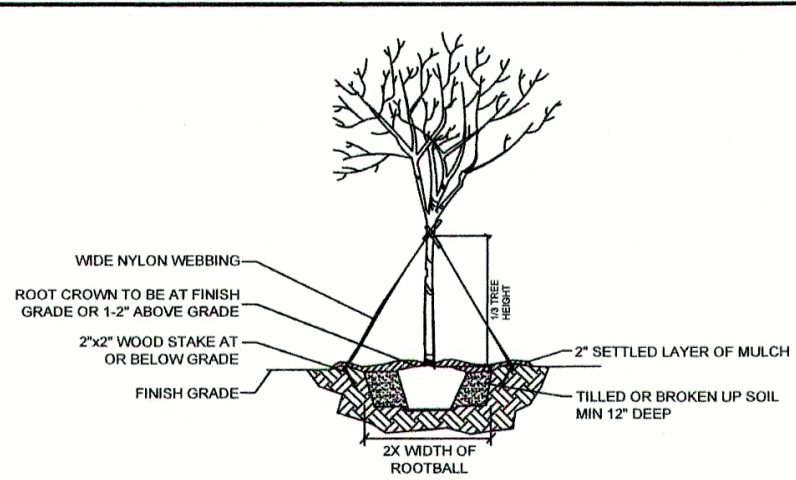
STREET TREES: STATE AVENUE 135 If
1 Canopy tree/40 If req. 3 Canopy trees provided

TYPE A BUFFER:

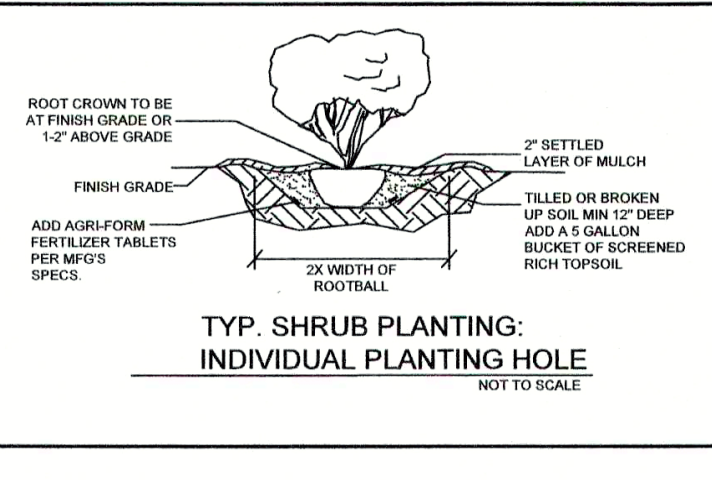
State Avenue Type A 10' Buffer 135 If
2 canopy trees req./100ft 3 canopy trees provided
2 understory trees req./100ft 3 understory trees provided
12 shrubs req./100ft 16 shrubs provided

TYPE B BUFFER:

North West Property Line Type B 10' Buffer 120 If
2 canopy trees req./100ft Note: Existing trees to be used for credit.
3 understory trees req./100ft 2 canopy trees provided
20 shrubs req./100ft 4 understory trees provided
24 shrubs provided



PLAN VIEW



TYP. SHRUB PLANTING:
INDIVIDUAL PLANTING HOLE

BUFFER REQUIREMENTS

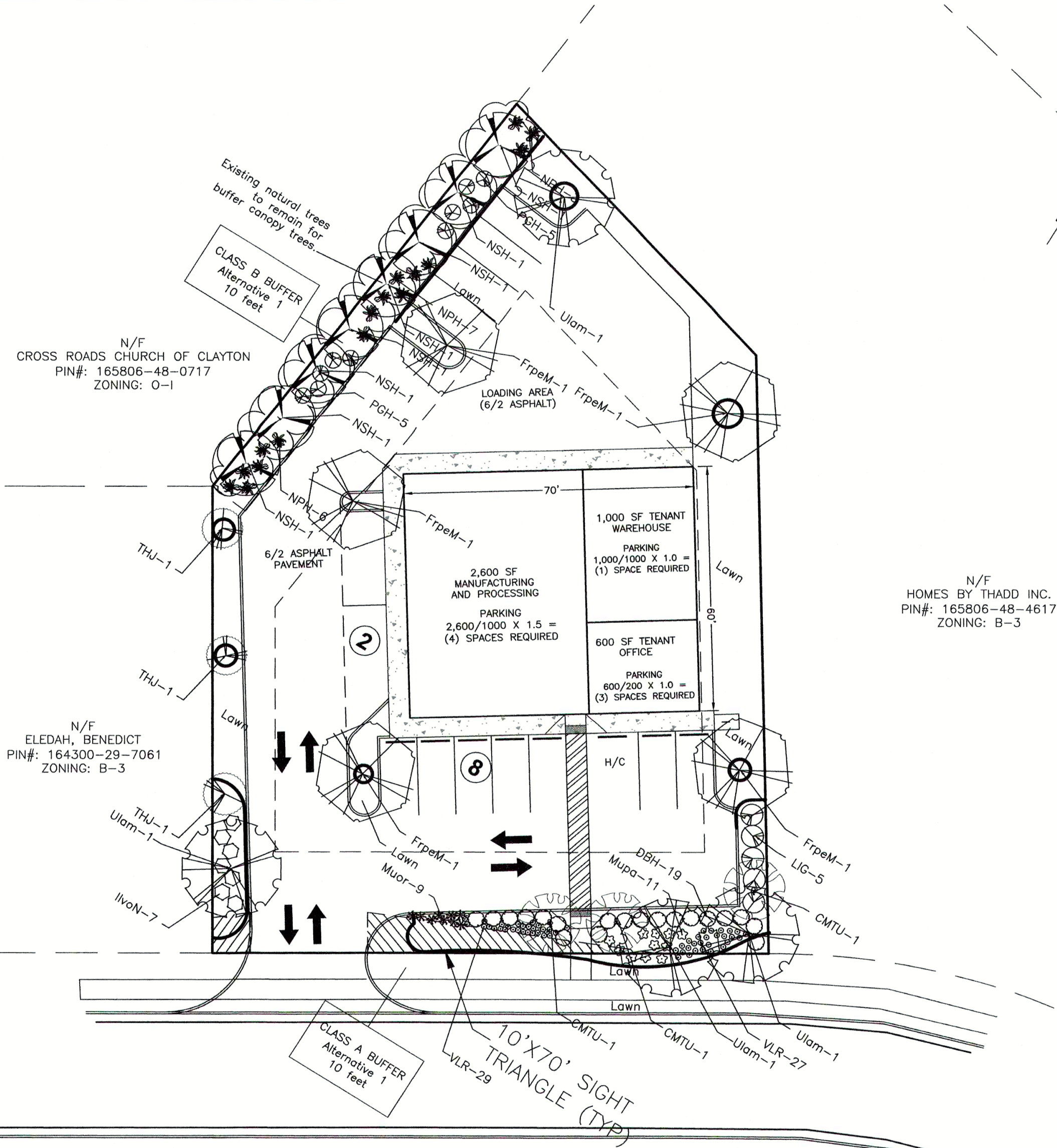
CLASS A BUFFER
per 100 linear feet

Alternative 1
10 feet
2 canopy trees
3 understory trees
12 shrubs

CLASS B BUFFER
per 100 linear feet

Alternative 1
10 feet
2 canopy trees
3 understory trees
20 shrubs

CALL BEFORE YOU DIG!
NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION
North Carolina One-Call Center, Inc.
www.ncocss.org
1-800-632-4949



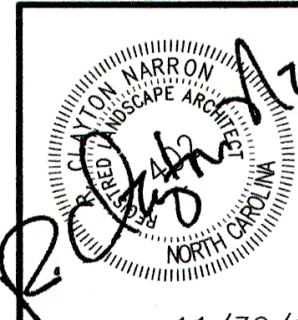
STATE AVENUE 60' R/W (PUBLIC)

SCALE: 1" = 20'

PRELIMINARY
NOT FOR CONSTRUCTION

LANDSCAPE PLAN
FOR
GAMEDAY MARKETING
CLAYTON TOWNSHIP - JOHNSTON COUNTY, N.C.

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



Dalton Engineering
and Associates, P. A.

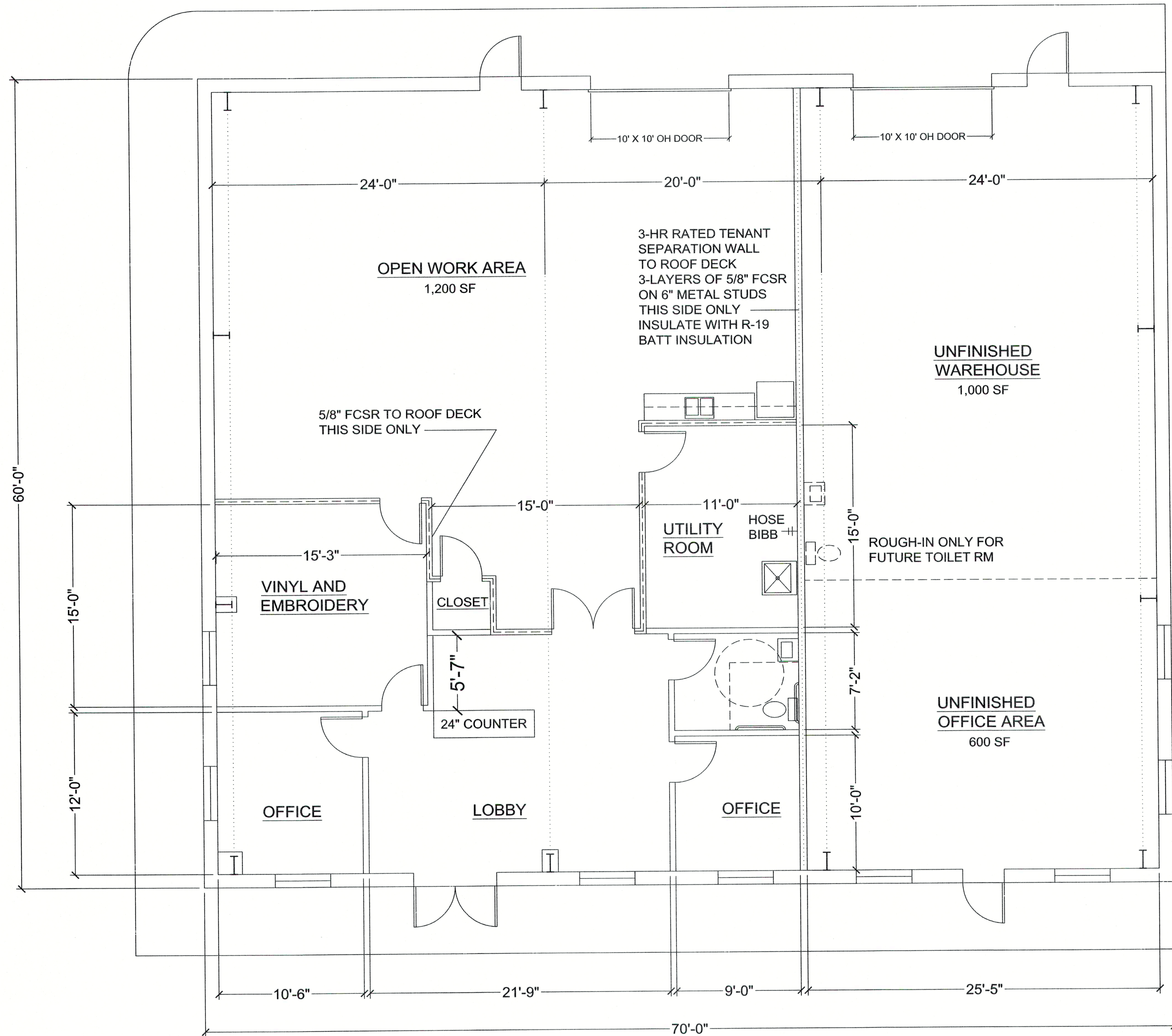
446 East Main Street
P.O. Box 426
Clayton, NC 27520

(919)550-4740
Fax (919) 550-4741

Job: 18031 Date: 11/30/18 Revision: 002
File: 18031-LANDSCAPE Drawn: Sheet: 7 OF 10

REVISION 002: ADDRESSED TOWN OF CLAYTON TRC SECOND REVIEW COMMENTS - 2/19/19
REVISION 001: ADDRESSED TOWN OF CLAYTON TRC FIRST REVIEW COMMENTS - 2/1/19

11/30/18



NOTES:
EXTERIOR AND INTERIOR DIMENSIONS ARE
MEASURED TO THE FINISHED WALLS.
INTERIOR FINISHED WALLS ARE APPROXIMATELY 5" THICK
SEE SITE PLAN FOR BUILDING ACCESSIBILITY
INCLUDING SIDEWALKS, PARKING AND DRIVEWAYS

FLOOR PLAN
SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

FLOOR PLAN

TRUMAN L. NEWBERRY, JR.
ARCHITECT
1821 FALLS CHURCH ROAD RALEIGH, N.C. 27609

GAMEDAY
MARKETING

STATE AVENUE
CLAYTON, NC 27520

Dalton Engineering
and Associates, P.A.
446 East Main Street
P.O. Box 426
Clayton, NC 27520
License No. C-1420
(919) 550-4740
Fax (919) 550-4741

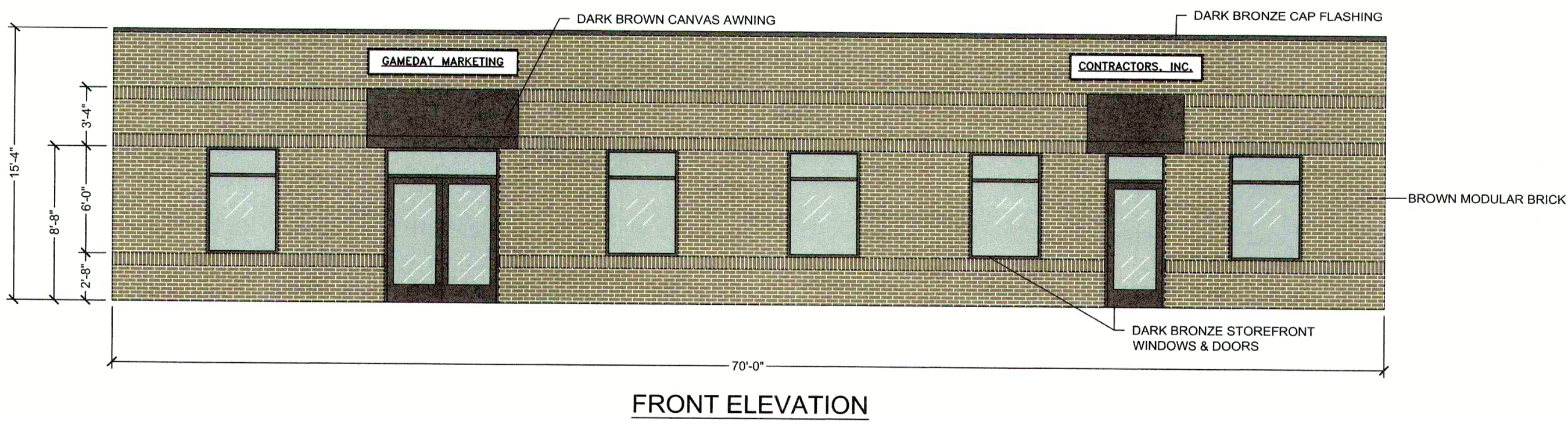
NOVEMBER 07, 2018

REVISIONS

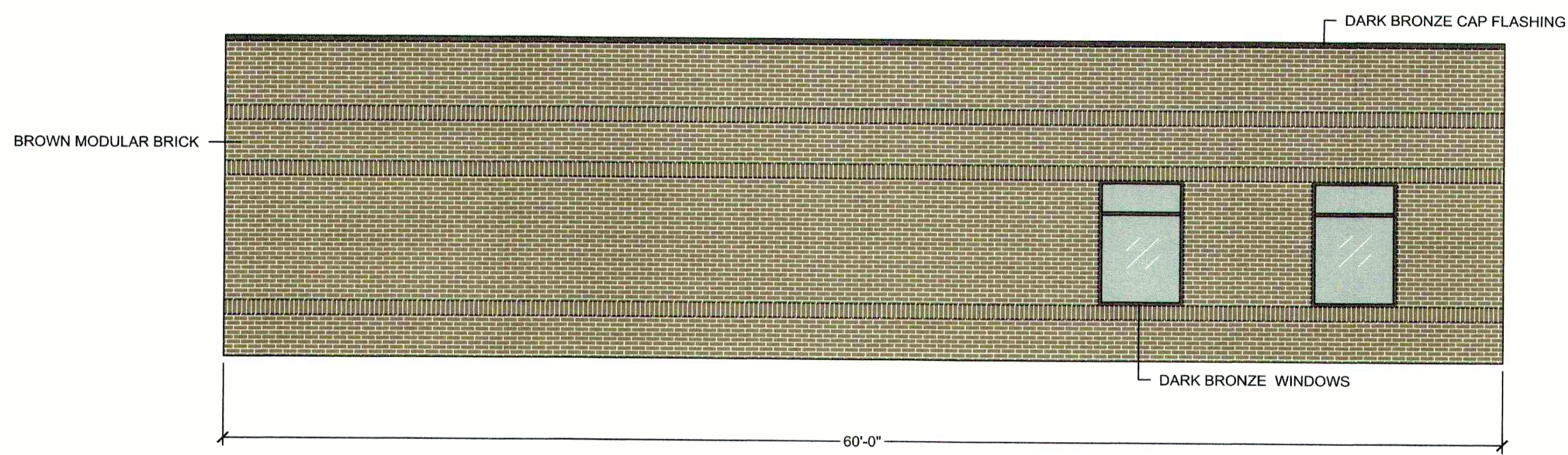
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SHEET NO.

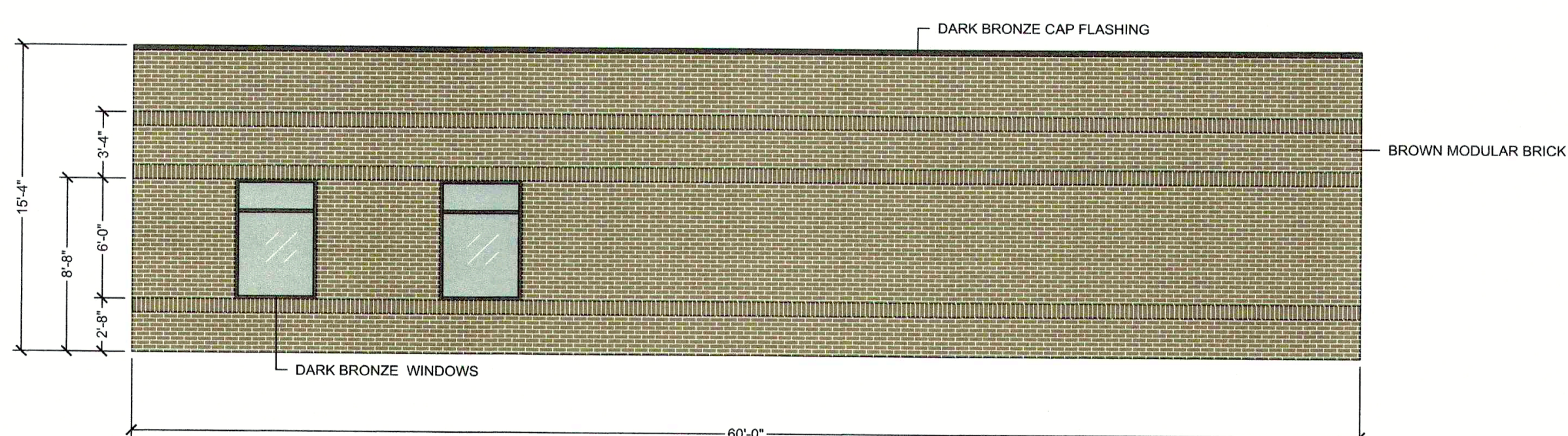
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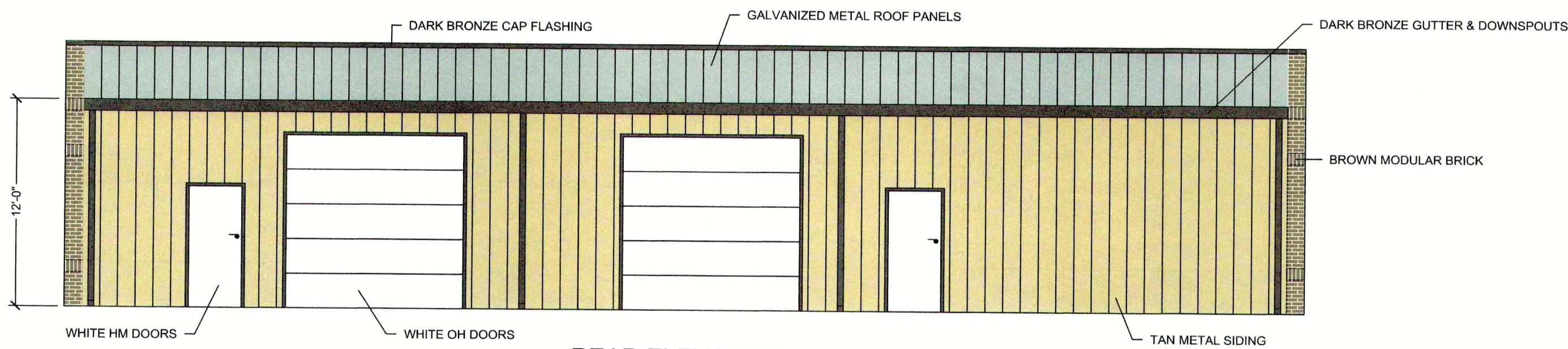
FRONT ELEVATION



LEFT-SIDE ELEVATION



RIGHT-SIDE ELEVATION



REAR ELEVATION

BUILDING ELEVATIONS
SCALE: 3/16" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

**BUILDING
ELEVATIONS**

TRUMAN L. NEWBERRY, JR.
ARCHITECT
1821 FALLS CHURCH ROAD RALEIGH, N.C. 27609

GAMEDAY
MARKETING

STATE AVENUE
CLAYTON, NC 27520

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446 East Main Street
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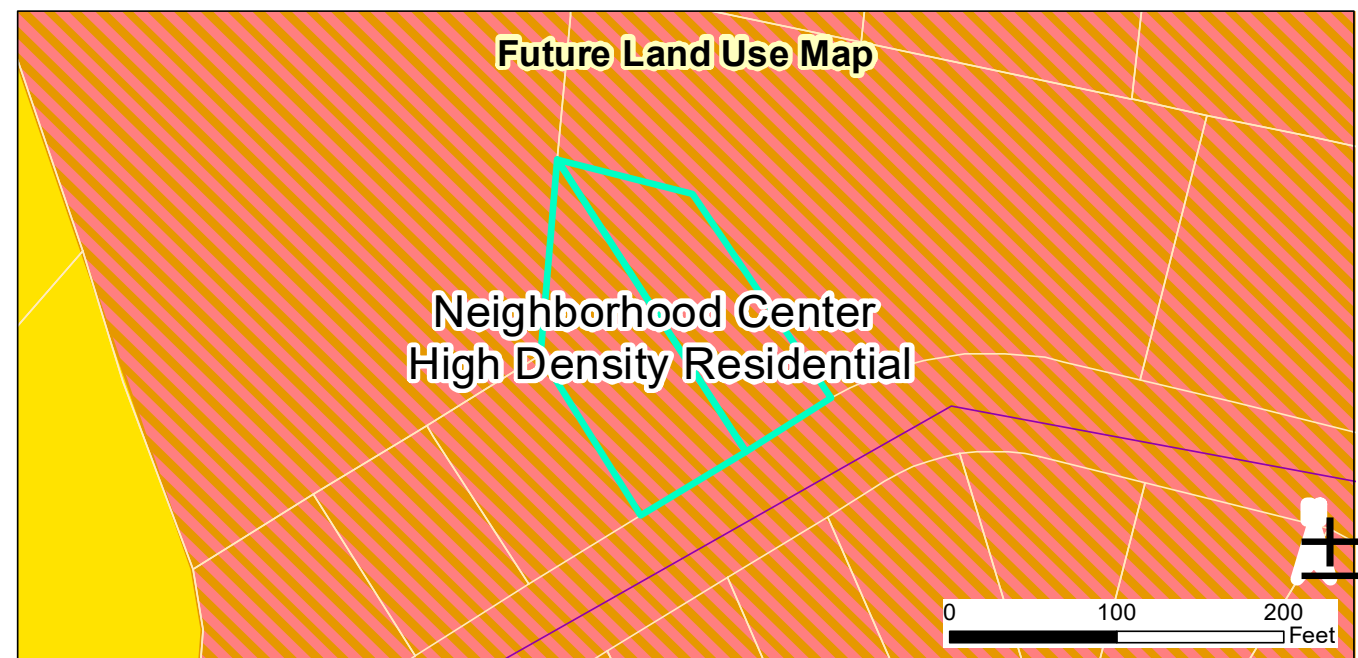
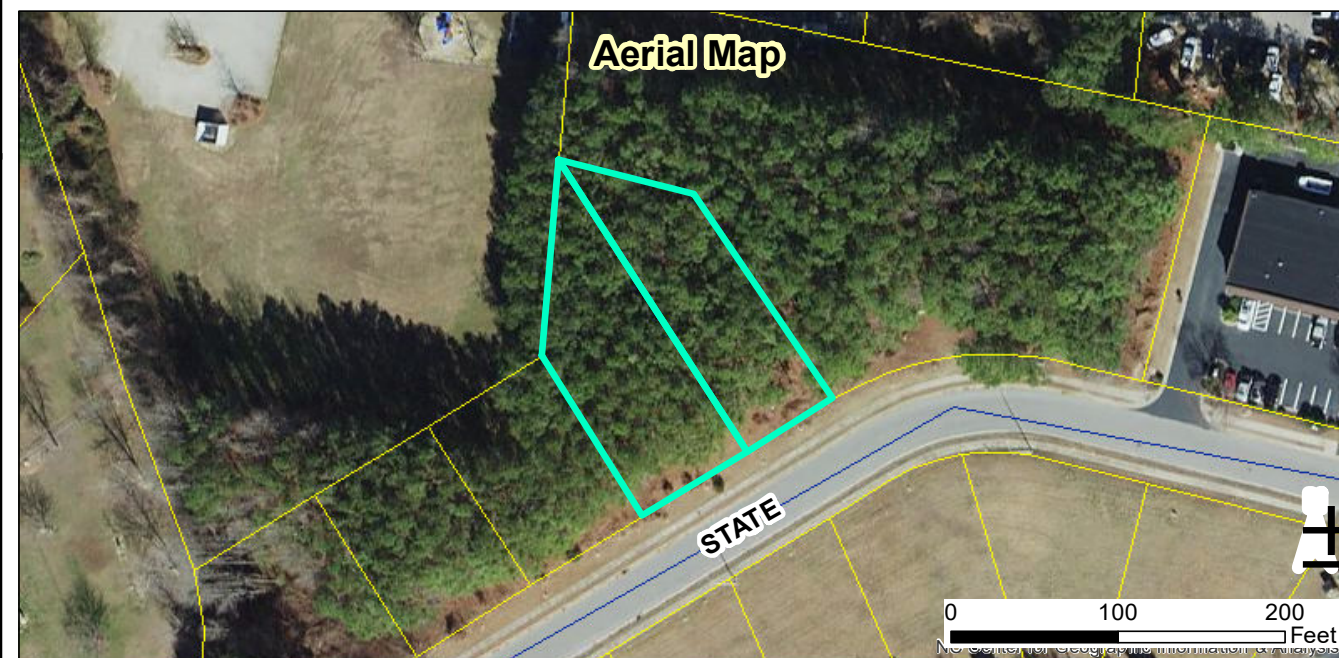
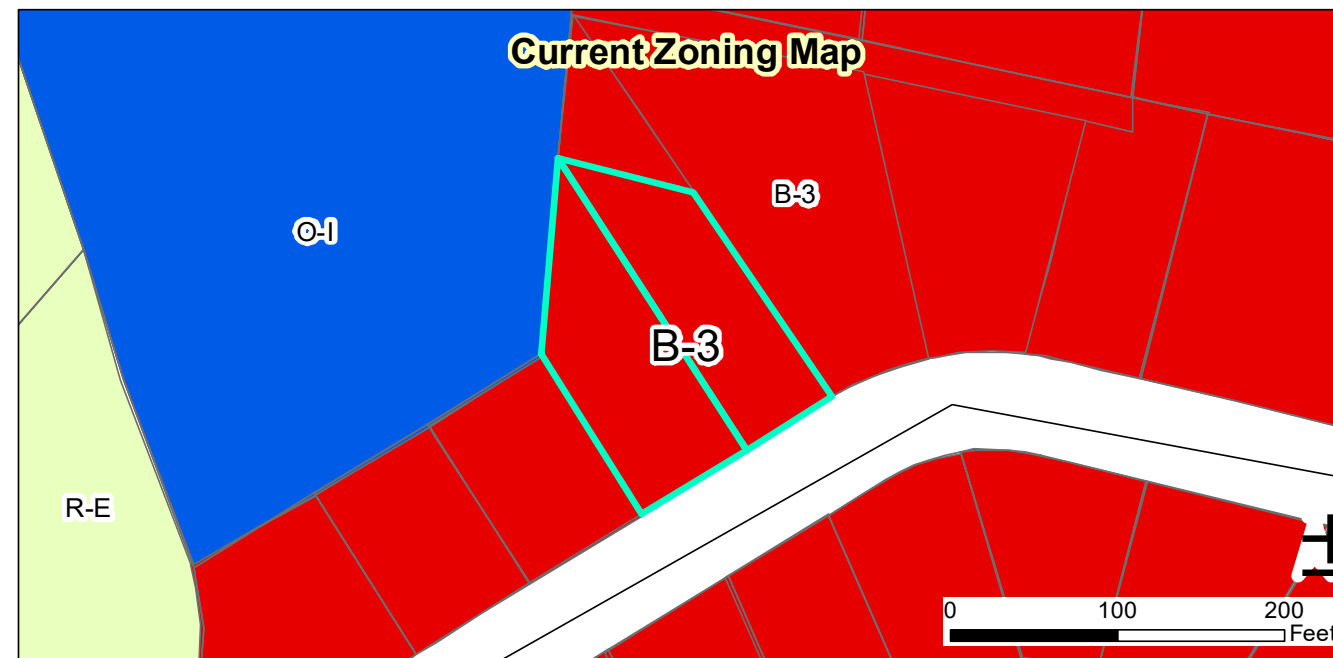
NOVEMBER 7, 2018

REVISIONS

1	
2	
3	

SHEET NO.

A2.0



2018-243-SP Game Day Marketing
Request: Construct a single, one-story building to be utilized for service, office, and warehouse uses.

Applicant: Dalton Engineering and Associates, P.A.
 Property Owners: Scot and Shellie Cron
 Parcel ID: 165806-48-1449 & 165806-48-2662
 Tag #: 05G02048U & 05G02048T

Staff Report Map



3/8/2019

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

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2018\2018-243-SP Game Day Marketing\Maps\Staff Report\Maps-2018-243-SP-GameDayMarketing.mxd

Legend

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



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

ORDINANCE AMENDMENT APPLICATION

Pursuant to Article 7, Section 155.703 of the Unified Development Code, the Town Council, Board of Adjustment, Planning Board, Planning Director, or the general public may petition the Town Council to amend the Code of Ordinances.

Application Fee: TBD

Advertisement Fee: \$100.00

All fees are due when the application is submitted.

AMENDMENT INFORMATION

Project Name: Subdivision Standards Ordinance Amendment

Existing title of Code Section(s): Subdivision Standards

Code Section Number(s): Title XV, Article 6: 155.600 & 155.604(D)

APPLICANT/CONTACT INFORMATION

Applicant: Planning Department, Town of Clayton

Mailing Address: PO Box 879 Clayton, NC 27528

Phone Number: 919-553-5002

Fax: _____

Contact Person: Samantha Wullenwaber, Planning Director / Haley Hogg, Planner / Damiere Powell, Planner

Email Address: swullenwaber@townofclaytonnc.org / hhogg@townofclaytonnc.org / dpowell@townofclaytonnc.org

DESCRIPTION OF REQUESTED CHANGES

Please provide a general justification of the requested ordinance amendment. Attach additional sheets if necessary.

Revise the existing subdivision standards to conform with updates to North Carolina's General Statutes. Changes include the elimination of language referring to "Acreage" and "Capacity" Fees and the inclusion of language consistent with Session Law 2017-138 (HB 436) related to "Water and Sewer System Development Fees."

RECEIVED

FOR OFFICE USE ONLY

Date Received: _____

FEB 05 2019

Amount Paid: _____

File Number: _____

2019-22-0A

July 2018

TOWN OF CLAYTON
PLANNING DEPARTMENT

Page 1 of 2

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany this application for it to be deemed complete.

To be completed by the applicant:			For staff use only:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: _____	☒				
2. Review Fee and Advertisement Fee	☒				
3. Completed application	☒				
4. A bound strikethrough/underline copy of the Code section(s) proposed for revision	☒				
5. A bound "clean" copy of the Code section(s) proposed for revision	☒				

APPROVAL CRITERIA

All applications for Ordinance Amendment must address the following criteria:

1. The extent to which the proposed text amendment is consistent with the remainder of the chapter, including specifically, any purpose and intent statements.
The revisions are consistent with the remainder of the chapter.

2. The extent to which the proposed text amendment represents a new idea not considered in the existing chapter, or represents a revision necessitated by changing circumstances over time.
The proposed text amendment is a revision necessitated by an update to North Carolina General Statutes.

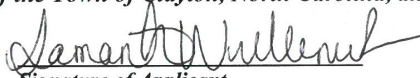
3. Whether or not the proposed text amendment corrects an error in the chapter.
The proposed text amendment does not correct errors within the chapter.

4. Whether or not the proposed text amendment revises the chapter to comply with state or federal statutes or case law.
The proposed text amendment revises the chapter to comply with Chapter 162A of the North Carolina General Statutes.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Clayton to amend the Code of Ordinances 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.

Samantha Wullenwaber
Print Name


Signature of Applicant

2/4/2019
Date

ARTICLE 6: SUBDIVISION STANDARDS

CONTENTS:

§ 155.600 APPLICABILITY	1
§ 155.601 SEQUENCE OF IMPROVEMENTS	2
§ 155.602 STREETS	3
§ 155.603 LOTS AND BLOCKS	11
§ 155.604 UTILITIES	12
§ 155.605 PUBLIC FACILITIES	15
§ 155.606 PERMANENT REFERENCE POINTS	16
§ 155.607 GUARANTEE OF IMPROVEMENTS	17

§ 155.600 APPLICABILITY

- (A) This subchapter shall apply to all development within the town's planning jurisdiction, unless expressly exempted by the language of the sections below.
- (B) Prior to approval of a final plat for the subdivision of land, the applicant shall have installed improvements specified in this subchapter or guaranteed their installation as provided.
- (C) In accordance with section §51.03 (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 an 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.
 - 3. The Town Council may negotiate terms for voluntary annexation of major industrial or commercial tracts which require water and/or sewer system extensions.
- (D) The appropriate water and sewer System Development fees in accordance with § 50.02 of the Town Code of Ordinances, which addresses the water and sewer extension policy, shall be collected by the town prior to permission being granted to connect lines serving the property to the town's facilities.

(Ord. 2005-11-02, passed 11-21-05)

§ 155.601 SEQUENCE OF IMPROVEMENTS

Subdivision improvements shall be installed on the site in the following sequence:

- (A) Street grading and installation of water distribution lines, sanitary sewers, storm sewers, gas, telephone, cable television, and electric service lines, with connections for each system extended beyond the curb line to preclude subsequent cutting of pavement.
- (B) Street base material.
- (C) Curb and gutter and sidewalks.
- (D) Street paving.

(Ord. 2005-11-02, passed 11-21-05)

§ 155.602 STREETS

(A) GENERAL

- (1) Streets within the town are intended for multi-purpose use, as follows:
 - (a) To carry motor vehicle traffic, and, in some cases, allow on-street parking;
 - (b) To provide a safe and convenient passageway for pedestrian traffic; and
 - (c) To serve as an important link in the town's drainage system.
- (2) All public streets which serve properties connected to the town's utility system shall be constructed in conformance with town standards and specifications; however, if the roadway is maintained by NCDOT, then the roadway shall be constructed in conformance with either town or NCDOT standards and specifications, whichever is more stringent.
- (3) If the final plat for a residential subdivision outside the town limits but within the town's extraterritorial jurisdiction has been approved and improvements have been guaranteed by the developer in accordance with § 155.607, the applicant shall provide the town and purchasers of land in the subdivision with an agreement providing for adequate maintenance of the newly constructed streets until such time that the streets are taken over by the NCDOT, as required by G.S. § 136-102.6.

(B) STREET IMPROVEMENTS

- (1) Required Improvements
 - (1) The applicant shall be responsible for the cost and installation of the applicable standard residential, residential collector, collector, or commercial street width and pavement design requirements. Paving shall be installed for roadways through and adjoining the development in accordance with town standards and specifications (or NCDOT standards if applicable). The applicant shall also provide additional pavement surfaces for turning lanes in accordance with the town's Engineering Design Manual.
 - (a) The applicant shall be responsible for making improvements to thoroughfare rights-of-way, as designated on the town's Transportation Plan. The improvements to be installed are as follows: the thoroughfare sub-base and surface paving materials, thoroughfare grading, and the remaining standards of applicable minimum residential, residential collector, collector, or commercial streets shall be made to extend to the outer perimeter boundaries of a development for any development where any of the following conditions occur:
 1. The thoroughfare improvements would provide necessary access to the development or adjoining properties.
 2. The improvement would be an extension of an already existing section of thoroughfare roadway.

3. The traffic from the development is predominantly from nonresidential activities and the development would otherwise gain access through a residential area.

(2) **Fee-In-Lieu**

- (a) The town may require a fee-in-lieu of installation payment to the town for minimum residential, residential collector, collector, or commercial streets for the length of the thoroughfare if any of the following criteria are met:
 1. No direct access to the thoroughfare is proposed.
 2. The minimum street improvement is one-half of an existing unimproved right-of-way, and improvements, if constructed, would not be used for traffic circulation.
 3. Where the new thoroughfare right-of-way is only partially contained on the development site and therefore, construction of only a portion of the new street cross-section is possible.
- (b) The Town Council may allow fee-in-lieu of minimum street construction payments to the town for residential, residential collector, collector, or commercial streets if any of the following criteria and their conditions are satisfied:
 1. Where existing unimproved streets have:
 - A. Insufficient lineal footage to serve overall traffic circulation purposes or interrupts an existing swale/ditch storm drainage system with curb and gutter, which would disrupt the drainage system operation;
 - B. Curb and gutter improvements would not connect to existing curb and gutter, or there are no similar improvements on the same block;
 - C. There are no plans for town improvements on the same block; and
 - D. The area is sufficiently developed (75% of the block) such that few future subdivision or site plan submittals are anticipated.
 2. Where construction of the streets by the town or other party is imminent.
 3. Where construction of only a sidewalk is required without street improvements, and the new sidewalk is less than one block in length and would not connect to an existing sidewalk.
 4. Where approved by the Town Council for a new street that traverses a site when:
 - A. Street construction will not connect to an existing improved street;
 - B. There are no plans to construct an adjoining street in the near future; and
 - C. A letter of credit is not an appropriate financial security.

5. Where approved by the Town Council, when for reasons of topography, street construction is impractical due to:
 - A. The need for off-site construction or slope encroachment;
 - B. Proper street alignment should be determined with off-site development; or
 - C. Design of bridges or culverts are required and only a portion of the structure is on the development's property.
- (c) Developments will not be responsible for the cost and installation of any paving construction requirements along existing or planned roadways, if any of the following conditions exist:
 1. The roadway is a freeway, expressway or any other fully controlled access facility.
 2. The roadway is in the town's Capital Improvement Program, final design plans have been initiated, and the project will fall under the assessment policy of the town.
 3. The roadway is on NCDOT's Transportation Improvement Program, final design plans have been initiated, and there will be no town contribution or participation in funding the project. If the town funds a portion of the project, then a fee-in-lieu of installation will be required as a contribution towards town-funded improvements.

(C) **STREET CLASSIFICATION**

In all new subdivisions, streets that are dedicated to public use shall be classified as provided in (D) of this section.

- (1) The classification shall be based upon the projected volume of traffic to be carried by the street, stated in terms of the number of trips per day or during the peak hour of the day;
- (2) The number of dwelling units to be served by the street may be used as a useful indicator of the number of trips but is not conclusive; and
- (3) Whenever a subdivision street continues on an existing street or it is expected that a subdivision street will be continued beyond the subdivision at some future time, the classification of the street will be based upon the street in its entirety, both within and outside of the subdivision.

(D) **STREET TYPES**

See Defined Terms (§155.802) for description of each Street Type.

- (1) Residences should not front on a major thoroughfare.

- (2) Where a parcel of land to be subdivided adjoins a major thoroughfare, the Planning Board or Town Council may require that such lots be provided access by a frontage road.

(E) **THOROUGHFARE DEDICATION**

- (1) Whenever a parcel of land included within any proposed development plan embraces any part of a thoroughfare system roadway and is so designated in the town's Transportation Plan, after such part of it has been adopted by the proper authority, such part of such proposed public way shall be platted and dedicated in the location and width indicated on the plans. This requirement shall not require the applicant to dedicate rights-of-way unless indicated on the town's Transportation Plan. It is the responsibility of the applicant to take future roadway plans of the town and the NCDOT into account when laying out a development plan.
- (2) Developments which embrace only one side of an existing or planned thoroughfare right-of-way will only be required to plat and dedicate additional right-of-way for that portion of roadway with which the development has frontage. Such improvements shall be in conformance with town standards and shall be measured from the right-of-way centerline.

(F) **CROSS-SECTIONS**

- (1) Appropriate street cross-sections shall be approved by the town or NCDOT. Appendix A contains approved street cross-sections for the town. Alternative cross-sections may be approved by the Town Council as a waiver (see § 155.706(l)(7)), and when necessary in conjunction with NCDOT.
- (2) Cul-de-sacs shall be used only when it is determined by the Town Council that extension of the street to an adjacent property is impractical or unnecessary. Alternative turnaround designs on residential streets serving six dwelling units or less may be considered on a case-by-case basis. Alternative designs must readily accommodate emergency vehicles and sanitation trucks. Medians may be permitted where the cul-de-sac radius is increased and it can be demonstrated that emergency vehicles and sanitation trucks can be accommodated. Unless specifically agreed upon with the town, landscaped medians are not to be maintained by the town, and a private maintenance agreement for the median shall be required to be approved by the Town Attorney.
- (3) Subdivisions along existing streets of inadequate right-of-way shall provide additional right-of-way to meet the minimum widths specified in Appendix A. The entire right-of-way shall be provided where any part of a new subdivision is on both sides of an existing street, and one-half the required right-of-way, measured from the center line of the existing street, shall be provided where a new subdivision is located on one side of an existing street.
- (4) A slope easement of 20 feet in width may be required adjoining each side of a street right-of-way. The town may reduce or increase the slope easement width, if due to terrain. If the applicant submits to the town sufficient information to show that improvements to be located in the slope easement do not interfere with the right of the public to construct within

the adjoining right-of-way streets, sidewalks, or both, then the town shall allow the proposed improvement.

(G) **CUL-DE-SAC LENGTH**

- (1) No residential street cul-de-sac serving lots of 20,000 square feet or greater in size shall exceed 1,000 feet in length. No residential street cul-de-sac serving lots less than 20,000 square feet in size shall exceed 700 feet in length.
- (2) No commercial street cul-de-sac shall exceed 400 feet in length.

(H) **SIDEWALKS**

- (1) In order to enhance pedestrian safety and mobility, except as set forth below, sidewalks shall be required on both sides of all streets (see Appendix A for approved street cross-sections).
 - (a) Sidewalks shall not be required on the following roadways:
 1. In residential developments with minimum lot sizes one acre or greater, except where an existing school, park, open space, trail or greenway lies within one-quarter-mile of the boundaries of the proposed subdivision, in which case a safe pedestrian connection between the subdivision and the off-site facility is required.
 2. Residential streets serving less than or equal to ten dwelling units. Corner lots that have frontage on both a connective or loop street shall not be included in determining the number of dwelling units served by the street. Street stubs temporarily serving ten lots or less shall provide sidewalks on both sides of the street.
 3. Commercial street cul-de-sacs that are less than 150 feet in length.
 - (b) Sidewalks shall be required on only one side of a frontage road.
- (2) Sidewalk access ramps, also commonly referred to as wheelchair ramps for the physically handicapped, shall be provided at all intersections where curb and gutter are provided (see (I) of this section), and where sidewalks and/or greenway trails intersect any street.
- (3) Pedestrian crosswalks are required on any residential street at each intersection and at any mid-block pedestrian or bicycle connections.
- (4) The Town Council may allow a fee-in-lieu for sidewalk construction as set forth in (B)(2)(b) of this section.

(I) **CURB AND GUTTER**

Unless granted a waiver (see § 155.706(l)(7)) by the Town Council, all public streets, inside the corporate limits of the town and outside the town when water or sewer is connected to the town utility system, shall be constructed with curb and gutter (see Appendix A for approved street cross-sections). Curb and gutter shall be a combination curb and gutter or such other construction approved in the town's Engineering Design Manual. Rolled or valley-type curbs are permitted for new collector, residential collector, and residential streets.

(J) **RELATIONSHIP OF STREETS TO TOPOGRAPHY**

- (1) Streets shall be designed to relate appropriately to the topography of a site. In particular, streets shall be designed to facilitate the storm drainage requirements specified in § 155.604(E) and, subject to the design requirements relating to maximum grades set forth in (J)(2) of this section, street grades shall conform as closely as practicable to the original topography.
- (2) The maximum grade for street construction shall meet design requirements of the town or NCDOT. However, in no case may streets be constructed with grades that, in the professional opinion of the Public Works Director, create a substantial danger to the public safety or cause any substantial degradation to the street or drainage system.

(K) **STREET LAYOUT**

- (1) The street layout of any development should be in conformity with the town's Transportation Plan and all other applicable adopted plans and policies of the town. Public streets shall be constructed to the boundary lines of the development submitted for approval when required to provide for efficient circulation of traffic within the community.
- (2) Each side of a collector street, commercial street or residential street shall, within every 1,500 foot length of the street, be intersected by at least one connective street. The 1,500 foot length shall be measured from the origination point, if established, of the collector, commercial, residential or residential street.
- (3) A waiver (see § 155.706(l)(7)) may be granted by the Town Council for developments that do not meet the above layout or creates a violation of this layout if:
 - (a) Existing surrounding development prevents extending a street to any adjoining developments to meet this regulation.
 - (b) The adjoining existing street pattern or a planned "stub" street provides for an appropriate intersecting street beyond the 1,500-foot point, that would provide equivalent benefits as an intersecting street within 1,500 feet.
 - (c) Severe topography or other physical features warrant making a connection of an intersecting street at another location either inside or outside the development to provide equivalent benefits as an intersecting street within a distance of 1,500 feet, and this other alternate specific location is provided for at the time the development making the request for an alternate location is approved.

- (4) Existing adjoining public streets, public platted streets, and publicly planned streets shall be continued and extended as public streets as part of the development. Streets that are not to be extended, as determined by the Town Council, shall be terminated in a permanent cul-de-sac.
- (5) Where a proposed development will extend a public street that is already stubbed out to the property line, such extension as a public street shall be required.
- (6) Wherever there exists a dedicated or platted half street adjacent to the parcel to be developed, the other half shall be platted and, where required, constructed.
- (7) Where a through street or a series of streets establishes a connection between two public streets and the connection is greater than 1,200 feet in length, or the connection may encourage through traffic not generated by the development, the street shall be a public street, except in instances where the Town Council determines that requiring such connection to be a public street will serve no purpose, due to the existing or proposed street pattern, traffic flow or traffic volumes.
- (8) Where a proposed development utilizing private streets has an area of 20 or more acres, at least one public through street must be provided in a location determined by the Town Council to assure continuity of the public street system, except in instances where the Town Council determines that such public through street will serve no purpose due to the existing or proposed street pattern, traffic flow or traffic volume. The Town Council may also require additional public through streets for the provision of emergency services, such as police and fire protection, or to provide alternate circulation at congested or critical intersections.

(L) **CONSTRUCTION STANDARDS AND SPECIFICATIONS**

All streets and sidewalks required by this section shall be constructed according to the specifications of the town's Engineering Design Manual, except that the Town Council may permit sidewalks to be constructed with other materials when they conclude that:

- (1) Such sidewalks would serve the residents of the development as adequately as concrete sidewalks;
- (2) Such sidewalks would be more environmentally desirable or more in keeping with the overall design of the development; or
- (3) Such sidewalks could be maintained as adequately as concrete sidewalks.

(M) **PRIVATE STREETS**

- (1) All private streets shall be constructed according to the town's public street construction standards. Unless the recorded plat of a subdivision clearly indicates a street to be private, the recording of such plat shall constitute an offer of dedication of such streets. The town shall have the discretion to require a public street connection for safety or access purposes.

- (2) The recorded plat of any subdivision that includes a private street shall clearly state that such street is a private street. Further, the initial purchasers of a newly-created lot served by a private road shall be furnished by the seller with a disclosure statement outlining the maintenance responsibilities for the street, in accordance with the requirements set forth in G.S. § 136-102.6.
- (3) All private streets shall be maintained by a designated responsible party in accordance with town standards.
- (4) Where private streets are later made public through dedication to the town, such streets shall be brought up to public construction and maintenance standards, prior to their acceptance by the town.

(N) **STREET NAMES AND SIGNS**

- (1) Street names shall be subject to the approval of the Town Council. New street names shall not duplicate or be similar to existing street names in Johnston County. Existing street names, however, shall be projected where appropriate.
- (2) Street name signs shall be in place prior to approval of any certificate of occupancy for structures to be located on the street.

(Ord. 2005-11-02, passed 11-21-05; (Ord. 2016-04-04, adopted 2016-04-04)

§ 155.603 LOTS AND BLOCKS

(A) LOTS

- (1) Every lot shall abut or front on a public street.
- (2) Lot sites, shapes, and locations shall be made with due regard to topographic conditions, contemplated uses, and the surrounding areas. All lots approved after January 6, 1997 shall contain the minimum required lot width of the applicable zoning district within 50 feet of the street right-of-way adjoining the front yard.
- (3) Double frontage lots shall be avoided, except when lots adjoin a thoroughfare and access is desirable by a street of residential scale, and discouraged or prohibited on the thoroughfare.
- (4) Side lot lines shall be substantially at right angles or radial to street lines.

(B) BLOCKS

- (1) Blocks shall be laid out with special consideration given to the type of land use proposed within the block.
- (2) Blocks shall not exceed 1,500 feet in length.
- (3) Blocks shall have sufficient width to provide for two tiers of lots of appropriate depth, except where otherwise required to separate residential development from through traffic.
- (4) A pedestrian connection not less than ten feet in width may be required near the center and entirely across any block in excess of 900 feet in length to provide adequate access to schools, shopping centers, churches, or transportation facilities.
- (5) A pedestrian connection through a cul-de-sac not less than ten feet in width may be required when the cul-de-sac helps provide adequate access to schools, shopping centers, churches, or transportation facilities.

(Ord. 2005-11-02, passed 11-21-05)

§ 155.604 UTILITIES

(A) EASEMENTS

- (1) Utility easements shall be at least 20 feet wide, and shall run along side or rear lot lines. Wider easements may be required if the topography along the proposed right-of-way is such that maintenance equipment cannot reasonably operate within the minimum 20-foot wide easement.
- (2) Where a subdivision is traversed by a water-course, drainageway, channel, or stream, there shall be provided a stormwater easement or drainage right-of-way, conforming substantially with the lines of such watercourses, and of such further width or construction, or both, as will be adequate for the purpose. Lakes, ponds, watercourses, and the land immediately adjacent thereto shall be considered for maintenance by the town only if sufficient land is dedicated as a public recreation area or park, or if such area constitutes a necessary part of the drainage control system. The town reserves the right to reject any intended dedications.

(B) OWNERSHIP OF UTILITIES

All water, sanitary sewerage, electrical (when in town's service area) and storm drainage facilities installed under the requirements of this chapter shall become the sole property of the town upon acceptance. A deed to the town for such facilities, including easements pertaining to right-of-way entrance for maintenance, shall be executed prior to connections to the respective municipal systems.

(C) REQUIRED ADDITIONAL CAPACITY

Where the Town Council deems it necessary, in the interest of the health, safety and general welfare of the residents of the town and its extraterritorial jurisdiction, the applicant shall make certain improvements at sizes in excess of those which would normally be required to serve only the applicant's subdivision. Where oversized improvements are required, the town shall reimburse the applicant for the cost of materials incurred over and above those required to serve the applicant's subdivision. Such reimbursement shall be mutually agreed upon.

(D) WATER DISTRIBUTION LINES AND SANITARY SEWERS

- (1) Each lot in all subdivisions within the town's corporate limits, and each lot in all subdivisions in the extraterritorial jurisdiction within 300 feet of the town's water and/or sanitary sewer system shall be connected at the applicant's expense to the town's water and/or sewer system. In accordance with § 51.03 (A) of the Town Code of Ordinances, 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. In accordance with § 50.02 of the Town Code of Ordinances, the applicant shall pay water and sewer System Development fees for all property to be served by a connection to the town's water and/or sanitary sewer system.

- (2) Where a subdivision, in the extraterritorial jurisdiction lies more than 300 feet from the municipal water and/or sewer system, the applicant may, at the applicant's expense, connect the subdivision lots to the town's water and/or sanitary sewer system. In accordance with section § 51.20 (A) of the Town Code of Ordinances, any property owner or developer desiring to have water or sanitary sewer services extended to and along any public street or other area where no water or sanitary sewer main exists shall apply to the Town Manager, or designee, in writing requesting a specific daily allocation for such services. If the applicant provides a community water and/or sewer system, rather than connecting to the municipal system, or provides individual wells and/or septic tanks, the materials, design, and installation shall be made in accordance with all applicable state and Johnston County specifications and standards.
 - (3) In accordance with section § 51.03(D) of the Town Code of Ordinances, the minimum diameter of 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. Water distribution lines shall be no smaller in size than six inches nominal diameter, with the following exception: On cul-de-sacs which are served by fire hydrants at their intersection with a local street, and the hydrant is connected to a water line of six inches nominal diameter, or larger, water service may be provided with lines smaller than six inches if a blow-off valve is established at the end of such line, or the line is connected to another line within the subdivision to form a loop. This exception shall not apply where such line represents the interconnection between the subdivision and the municipal system. On streets which are "stubbed out" at property lines to permit future development, service must be provided by lines of at least six inches nominal diameter.
 - (4) In accordance with section § 155.301(F)(6)(a) of the Town Code of Ordinances, an accessible, adequate, safe supply of water shall be provided in each manufactured home park. When a municipal water supply is not available, a community water supply shall be developed and its supply used exclusively in accordance with the standards of the Sanitary Engineering Division of the North Carolina Division of Health Services and the County Health Department. This provision will require that the main lines be a minimum six inches in diameter, and that a hydrant tee and valve be provided within 500 feet of each lot.
 - (5) For the purpose of this section, the term "water system" shall include all appurtenances and fixtures normally associated with such facilities, including fire hydrants, gate valves, blow-offs, manholes, and pumping apparatus, but shall not include individual service meters, which shall be installed by the town; the aforementioned appurtenances and fixtures shall comply with the specifications and standards of the town.
- (E) **STORM DRAINAGE**
- (1) The applicant shall provide an adequate drainage system for the proper drainage of all surface water in order to protect the proposed development from water damage. The design of such system shall be subject to the approval of the Town Council.
 - (2) No surface water shall be channeled or directed into a sanitary sewer.

- (3) Where feasible, the applicant shall connect to the municipal storm drainage system.
- (4) Where the municipal storm drainage system cannot feasibly be extended to the subdivision, a surface drainage system shall be designed to complement surface drainage systems to surrounding properties.
- (5) Cross pipes under streets and driveways shall be concrete, reinforced concrete, or other pipe, as approved by the Town Manager. All such cross pipes shall be a minimum of 15 inches in diameter.
- (6) Surface drainage courses shall have side slopes of at least one foot of horizontal distance for each foot of vertical distance.
- (7) The minimum grade along the bottom of a surface drainage course shall be a vertical fall of approximately one foot in each 300 feet of horizontal distance.

(F) **ELECTRICAL UTILITIES**

Electrical improvements in accordance with town or progress energy standards, whichever is applicable, shall be required in all subdivisions.

(Ord. 2005-11-02, passed 11-21-05)

§ 155.605 PUBLIC FACILITIES

(A) SCHOOL SITES

- (1) When a subdivision plat is submitted for approval, in which, according to the land use or land development plan, a school site should be reserved, the Planning Director shall notify the County Board of Education that the subdivision has been submitted for approval, and that under this chapter, a school site may be reserved therein.
- (2) In reviewing the subdivision and giving approval the Planning Director shall consult the Board of Education in determining the exact size and location of any school site to be reserved therein.
- (3) Before the final plat of the subdivision is approved, the Board of Education shall determine whether or not it wishes to have a school site reserved in the subdivision. If the Board of Education does wish to have a school site reserved in the subdivision, the subdivision as finally approved shall reserve a school site of a size and location agreeable to the Board of Education and to the Planning Board. The Board of Education shall then have 18 months, beginning on the date of the final approval of the subdivision, within which to acquire the site. If the Board of Education has not purchased or begun proceedings to acquire the site within 18 months after the subdivision is finally approved, the applicant may proceed to dispose of it in accordance with the subdivision procedure and provisions of this chapter.

(B) RECREATION AND OPEN SPACE

The minimum recreation and open space requirements for conventional and open space residential subdivisions are set forth in § 155.203(h).

(Ord. 2005-11-02, passed 11-21-05)

§ 155.606 PERMANENT REFERENCE POINTS

Prior to the approval of the final plat, iron stakes shall be installed on all corners of the subdivision and at additional points in the subdivision, so that no point within the subdivision lies more than 500 feet from a monument. In addition, two or more control points shall be designated on the final plat.

(Ord. 2005-11-02, passed 11-21-05)

§ 155.607 GUARANTEE OF IMPROVEMENTS

(A) GENERAL

- (1) No final plat will be accepted for review by the Technical Review Committee unless accompanied by written notice by the Planning Director, acknowledging compliance with (B) and (C) of this section.
- (2) If the subdivision is to be phased or developed in sections, the Planning Director shall withhold final plat approval for the most recent phase until improvements in prior stages have been completed or guaranteed.

(B) PERFORMANCE GUARANTEES

In lieu of prior construction of the improvements required by this subchapter, the town shall, for the purpose of approving a final plat, accept a guarantee from the applicant that such improvements will be carried out according to the town's specifications at the applicant's expense. Such guarantee may be in the form of a performance bond, letter of credit, or certified check drawn in favor of the town or cash deposited with the town. Such guarantee shall be in an amount of not less than 125% or more than 150% of the estimated cost of the construction of the required improvements. This amount shall be determined by the Town Public Works Director. Performance guarantees shall run for a period of one year upon written approval of the Town Council.

(C) PERFORMANCE BOND

The town shall require a bond guaranteeing: street improvements, curbs, gutters, drainage facilities, sidewalks, electrical facilities, water and sewer lines and taps and all other improvements against defects for one year from the date of final acceptance by the town. This bond shall be in the amount determined by the Town Public Works Director or designee, and shall be in cash, certified check, or be made by a bonding/insurance company authorized to do business in North Carolina.

(D) TOWN'S RIGHT OF INSPECTION AND ACCEPTANCE

- (1) Whether the required improvements are performed prior to or following approval of the final plat, the applicant shall grant to the town and its assignees authority to inspect all construction of the required improvements, and moreover, shall advise the town at least two days in advance of beginning work on any of the various improvements. However, such right of inspection shall not constitute duty to inspect, nor shall it guarantee final acceptance by the town of any required improvements.
- (2) If improvements are guaranteed by a bond or cash deposit, failure by the applicant to perform the work to the town's standards shall free the town, at the discretion of the Town Council, to liquidate the bond or cash deposit, in order to finance the necessary repairs. This provision shall extend through the one-year warranty period. The town will provide the applicant with a written notice of its intent to carry out this provision at least two weeks prior to such liquidations, and shall also provide the applicant during this period a hearing at a regularly scheduled meeting of the Town Council.

- (3) The town's final acceptance of required improvements in the event of their construction following final plat approval shall be evidenced by a written letter from the Town Manager as specifically authorized by the Town Council.

(Ord. 2005-11-02, passed 11-21-05; Am. Ord. 2007-04-05, passed 4-2-07)

ARTICLE 6: SUBDIVISION STANDARDS

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§ 155.600 APPLICABILITY

- (A) This subchapter shall apply to all development within the town's planning jurisdiction, unless expressly exempted by the language of the sections below.
- (B) Prior to approval of a final plat for the subdivision of land, the applicant shall have installed improvements specified in this subchapter or guaranteed their installation as provided.
- (C) ~~No municipal services or utilities shall be extended or furnished to any subdivision either within or outside the town until the applicant shall have installed the improvements specified in this subchapter or guaranteed their installation as provided.~~ In accordance with section §51.03 (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 an 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.
 3. The Town Council may negotiate terms for voluntary annexation of major industrial or commercial tracts which require water and/or sewer system extensions.
- (D) The appropriate ~~acreage~~ water and sewer System Development fees in accordance with § 50.02 of the ~~town~~ Town ~~code~~ Code of ~~ordinances~~ Ordinances, which addresses the water and sewer extension policy, shall be collected by the town prior to permission being granted to connect lines serving the property to the town's facilities.

(Ord. 2005-11-02, passed 11-21-05)

§ 155.601 SEQUENCE OF IMPROVEMENTS

Subdivision improvements shall be installed on the site in the following sequence:

- (A) Street grading and installation of water distribution lines, sanitary sewers, storm sewers, gas, telephone, cable television, and electric service lines, with connections for each system extended beyond the curb line to preclude subsequent cutting of pavement.
- (B) Street base material.
- (C) Curb and gutter and sidewalks.
- (D) Street paving.

(Ord. 2005-11-02, passed 11-21-05)

§ 155.602 STREETS

(A) GENERAL

- (1) Streets within the town are intended for multi-purpose use, as follows:
 - (a) To carry motor vehicle traffic, and, in some cases, allow on-street parking;
 - (b) To provide a safe and convenient passageway for pedestrian traffic; and
 - (c) To serve as an important link in the town's drainage system.
- (2) All public streets which serve properties connected to the town's utility system shall be constructed in conformance with town standards and specifications; however, if the roadway is maintained by NCDOT, then the roadway shall be constructed in conformance with either town or NCDOT standards and specifications, whichever is more stringent.
- (3) If the final plat for a residential subdivision outside the town limits but within the town's extraterritorial jurisdiction has been approved and improvements have been guaranteed by the developer in accordance with § 155.607, the applicant shall provide the town and purchasers of land in the subdivision with an agreement providing for adequate maintenance of the newly constructed streets until such time that the streets are taken over by the NCDOT, as required by G.S. § 136-102.6.

(B) STREET IMPROVEMENTS

- (1) Required Improvements
- (1) The applicant shall be responsible for the cost and installation of the applicable standard residential, residential collector, collector, or commercial street width and pavement design requirements. Paving shall be installed for roadways through and adjoining the development in accordance with town standards and specifications (or NCDOT standards if applicable). The applicant shall also provide additional pavement surfaces for turning lanes in accordance with the town's Engineering Design Manual.
 - (a) The applicant shall be responsible for making improvements to thoroughfare rights-of-way, as designated on the town's Transportation Plan. The improvements to be installed are as follows: the thoroughfare sub-base and surface paving materials, thoroughfare grading, and the remaining standards of applicable minimum residential, residential collector, collector, or commercial streets shall be made to extend to the outer perimeter boundaries of a development for any development where any of the following conditions occur:
 1. The thoroughfare improvements would provide necessary access to the development or adjoining properties.
 2. The improvement would be an extension of an already existing section of thoroughfare roadway.

3. The traffic from the development is predominantly from nonresidential activities and the development would otherwise gain access through a residential area.

(2) **Fee-In-Lieu**

- (a) The town may require a fee-in-lieu of installation payment to the town for minimum residential, residential collector, collector, or commercial streets for the length of the thoroughfare if any of the following criteria are met:
 1. No direct access to the thoroughfare is proposed.
 2. The minimum street improvement is one-half of an existing unimproved right-of-way, and improvements, if constructed, would not be used for traffic circulation.
 3. Where the new thoroughfare right-of-way is only partially contained on the development site and therefore, construction of only a portion of the new street cross-section is possible.
- (b) The Town Council may allow fee-in-lieu of minimum street construction payments to the town for residential, residential collector, collector, or commercial streets if any of the following criteria and their conditions are satisfied:
 1. Where existing unimproved streets have:
 - A. Insufficient lineal footage to serve overall traffic circulation purposes or interrupts an existing swale/ditch storm drainage system with curb and gutter, which would disrupt the drainage system operation;
 - B. Curb and gutter improvements would not connect to existing curb and gutter, or there are no similar improvements on the same block;
 - C. There are no plans for town improvements on the same block; and
 - D. The area is sufficiently developed (75% of the block) such that few future subdivision or site plan submittals are anticipated.
 2. Where construction of the streets by the town or other party is imminent.
 3. Where construction of only a sidewalk is required without street improvements, and the new sidewalk is less than one block in length and would not connect to an existing sidewalk.
 4. Where approved by the Town Council for a new street that traverses a site when:
 - A. Street construction will not connect to an existing improved street;
 - B. There are no plans to construct an adjoining street in the near future; and
 - C. A letter of credit is not an appropriate financial security.

5. Where approved by the Town Council, when for reasons of topography, street construction is impractical due to:
 - A. The need for off-site construction or slope encroachment;
 - B. Proper street alignment should be determined with off-site development; or
 - C. Design of bridges or culverts are required and only a portion of the structure is on the development's property.
- (c) Developments will not be responsible for the cost and installation of any paving construction requirements along existing or planned roadways, if any of the following conditions exist:
 1. The roadway is a freeway, expressway or any other fully controlled access facility.
 2. The roadway is in the town's Capital Improvement Program, final design plans have been initiated, and the project will fall under the assessment policy of the town.
 3. The roadway is on NCDOT's Transportation Improvement Program, final design plans have been initiated, and there will be no town contribution or participation in funding the project. If the town funds a portion of the project, then a fee-in-lieu of installation will be required as a contribution towards town-funded improvements.

(C) **STREET CLASSIFICATION**

In all new subdivisions, streets that are dedicated to public use shall be classified as provided in (D) of this section.

- (1) The classification shall be based upon the projected volume of traffic to be carried by the street, stated in terms of the number of trips per day or during the peak hour of the day;
- (2) The number of dwelling units to be served by the street may be used as a useful indicator of the number of trips but is not conclusive; and
- (3) Whenever a subdivision street continues on an existing street or it is expected that a subdivision street will be continued beyond the subdivision at some future time, the classification of the street will be based upon the street in its entirety, both within and outside of the subdivision.

(D) **STREET TYPES**

See Defined Terms (§155.802) for description of each Street Type.

- (1) Residences should not front on a major thoroughfare.

- (2) Where a parcel of land to be subdivided adjoins a major thoroughfare, the Planning Board or Town Council may require that such lots be provided access by a frontage road.

(E) **THOROUGHFARE DEDICATION**

- (1) Whenever a parcel of land included within any proposed development plan embraces any part of a thoroughfare system roadway and is so designated in the town's Transportation Plan, after such part of it has been adopted by the proper authority, such part of such proposed public way shall be platted and dedicated in the location and width indicated on the plans. This requirement shall not require the applicant to dedicate rights-of-way unless indicated on the town's Transportation Plan. It is the responsibility of the applicant to take future roadway plans of the town and the NCDOT into account when laying out a development plan.
- (2) Developments which embrace only one side of an existing or planned thoroughfare right-of-way will only be required to plat and dedicate additional right-of-way for that portion of roadway with which the development has frontage. Such improvements shall be in conformance with town standards and shall be measured from the right-of-way centerline.

(F) **CROSS-SECTIONS**

- (1) Appropriate street cross-sections shall be approved by the town or NCDOT. Appendix A contains approved street cross-sections for the town. Alternative cross-sections may be approved by the Town Council as a waiver (see § 155.706(l)(7)), and when necessary in conjunction with NCDOT.
- (2) Cul-de-sacs shall be used only when it is determined by the Town Council that extension of the street to an adjacent property is impractical or unnecessary. Alternative turnaround designs on residential streets serving six dwelling units or less may be considered on a case-by-case basis. Alternative designs must readily accommodate emergency vehicles and sanitation trucks. Medians may be permitted where the cul-de-sac radius is increased and it can be demonstrated that emergency vehicles and sanitation trucks can be accommodated. Unless specifically agreed upon with the town, landscaped medians are not to be maintained by the town, and a private maintenance agreement for the median shall be required to be approved by the Town Attorney.
- (3) Subdivisions along existing streets of inadequate right-of-way shall provide additional right-of-way to meet the minimum widths specified in Appendix A. The entire right-of-way shall be provided where any part of a new subdivision is on both sides of an existing street, and one-half the required right-of-way, measured from the center line of the existing street, shall be provided where a new subdivision is located on one side of an existing street.
- (4) A slope easement of 20 feet in width may be required adjoining each side of a street right-of-way. The town may reduce or increase the slope easement width, if due to terrain. If the applicant submits to the town sufficient information to show that improvements to be located in the slope easement do not interfere with the right of the public to construct within

the adjoining right-of-way streets, sidewalks, or both, then the town shall allow the proposed improvement.

(G) **CUL-DE-SAC LENGTH**

- (1) No residential street cul-de-sac serving lots of 20,000 square feet or greater in size shall exceed 1,000 feet in length. No residential street cul-de-sac serving lots less than 20,000 square feet in size shall exceed 700 feet in length.
- (2) No commercial street cul-de-sac shall exceed 400 feet in length.

(H) **SIDEWALKS**

- (1) In order to enhance pedestrian safety and mobility, except as set forth below, sidewalks shall be required on both sides of all streets (see Appendix A for approved street cross-sections).
 - (a) Sidewalks shall not be required on the following roadways:
 1. In residential developments with minimum lot sizes one acre or greater, except where an existing school, park, open space, trail or greenway lies within one-quarter-mile of the boundaries of the proposed subdivision, in which case a safe pedestrian connection between the subdivision and the off-site facility is required.
 2. Residential streets serving less than or equal to ten dwelling units. Corner lots that have frontage on both a connective or loop street shall not be included in determining the number of dwelling units served by the street. Street stubs temporarily serving ten lots or less shall provide sidewalks on both sides of the street.
 3. Commercial street cul-de-sacs that are less than 150 feet in length.
 - (b) Sidewalks shall be required on only one side of a frontage road.
- (2) Sidewalk access ramps, also commonly referred to as wheelchair ramps for the physically handicapped, shall be provided at all intersections where curb and gutter are provided (see (I) of this section), and where sidewalks and/or greenway trails intersect any street.
- (3) Pedestrian crosswalks are required on any residential street at each intersection and at any mid-block pedestrian or bicycle connections.
- (4) The Town Council may allow a fee-in-lieu for sidewalk construction as set forth in (B)(2)(b) of this section.

(I) **CURB AND GUTTER**

Unless granted a waiver (see § 155.706(l)(7)) by the Town Council, all public streets, inside the corporate limits of the town and outside the town when water or sewer is connected to the town utility system, shall be constructed with curb and gutter (see Appendix A for approved street cross-sections). Curb and gutter shall be a combination curb and gutter or such other construction approved in the town's Engineering Design Manual. Rolled or valley-type curbs are permitted for new collector, residential collector, and residential streets.

(J) **RELATIONSHIP OF STREETS TO TOPOGRAPHY**

- (1) Streets shall be designed to relate appropriately to the topography of a site. In particular, streets shall be designed to facilitate the storm drainage requirements specified in § 155.604(E) and, subject to the design requirements relating to maximum grades set forth in (J)(2) of this section, street grades shall conform as closely as practicable to the original topography.
- (2) The maximum grade for street construction shall meet design requirements of the town or NCDOT. However, in no case may streets be constructed with grades that, in the professional opinion of the Public Works Director, create a substantial danger to the public safety or cause any substantial degradation to the street or drainage system.

(K) **STREET LAYOUT**

- (1) The street layout of any development should be in conformity with the town's Transportation Plan and all other applicable adopted plans and policies of the town. Public streets shall be constructed to the boundary lines of the development submitted for approval when required to provide for efficient circulation of traffic within the community.
- (2) Each side of a collector street, commercial street or residential street shall, within every 1,500 foot length of the street, be intersected by at least one connective street. The 1,500 foot length shall be measured from the origination point, if established, of the collector, commercial, residential or residential street.
- (3) A waiver (see § 155.706(l)(7)) may be granted by the Town Council for developments that do not meet the above layout or creates a violation of this layout if:
 - (a) Existing surrounding development prevents extending a street to any adjoining developments to meet this regulation.
 - (b) The adjoining existing street pattern or a planned "stub" street provides for an appropriate intersecting street beyond the 1,500-foot point, that would provide equivalent benefits as an intersecting street within 1,500 feet.
 - (c) Severe topography or other physical features warrant making a connection of an intersecting street at another location either inside or outside the development to provide equivalent benefits as an intersecting street within a distance of 1,500 feet, and this other alternate specific location is provided for at the time the development making the request for an alternate location is approved.

- (4) Existing adjoining public streets, public platted streets, and publicly planned streets shall be continued and extended as public streets as part of the development. Streets that are not to be extended, as determined by the Town Council, shall be terminated in a permanent cul-de-sac.
- (5) Where a proposed development will extend a public street that is already stubbed out to the property line, such extension as a public street shall be required.
- (6) Wherever there exists a dedicated or platted half street adjacent to the parcel to be developed, the other half shall be platted and, where required, constructed.
- (7) Where a through street or a series of streets establishes a connection between two public streets and the connection is greater than 1,200 feet in length, or the connection may encourage through traffic not generated by the development, the street shall be a public street, except in instances where the Town Council determines that requiring such connection to be a public street will serve no purpose, due to the existing or proposed street pattern, traffic flow or traffic volumes.
- (8) Where a proposed development utilizing private streets has an area of 20 or more acres, at least one public through street must be provided in a location determined by the Town Council to assure continuity of the public street system, except in instances where the Town Council determines that such public through street will serve no purpose due to the existing or proposed street pattern, traffic flow or traffic volume. The Town Council may also require additional public through streets for the provision of emergency services, such as police and fire protection, or to provide alternate circulation at congested or critical intersections.

(L) **CONSTRUCTION STANDARDS AND SPECIFICATIONS**

All streets and sidewalks required by this section shall be constructed according to the specifications of the town's Engineering Design Manual, except that the Town Council may permit sidewalks to be constructed with other materials when they conclude that:

- (1) Such sidewalks would serve the residents of the development as adequately as concrete sidewalks;
- (2) Such sidewalks would be more environmentally desirable or more in keeping with the overall design of the development; or
- (3) Such sidewalks could be maintained as adequately as concrete sidewalks.

(M) **PRIVATE STREETS**

- (1) All private streets shall be constructed according to the town's public street construction standards. Unless the recorded plat of a subdivision clearly indicates a street to be private, the recording of such plat shall constitute an offer of dedication of such streets. The town shall have the discretion to require a public street connection for safety or access purposes.

- (2) The recorded plat of any subdivision that includes a private street shall clearly state that such street is a private street. Further, the initial purchasers of a newly-created lot served by a private road shall be furnished by the seller with a disclosure statement outlining the maintenance responsibilities for the street, in accordance with the requirements set forth in G.S. § 136-102.6.
- (3) All private streets shall be maintained by a designated responsible party in accordance with town standards.
- (4) Where private streets are later made public through dedication to the town, such streets shall be brought up to public construction and maintenance standards, prior to their acceptance by the town.

(N) **STREET NAMES AND SIGNS**

- (1) Street names shall be subject to the approval of the Town Council. New street names shall not duplicate or be similar to existing street names in Johnston County. Existing street names, however, shall be projected where appropriate.
- (2) Street name signs shall be in place prior to approval of any certificate of occupancy for structures to be located on the street.

(Ord. 2005-11-02, passed 11-21-05; (Ord. 2016-04-04, adopted 2016-04-04)

§ 155.603 LOTS AND BLOCKS

(A) LOTS

- (1) Every lot shall abut or front on a public street.
- (2) Lot sites, shapes, and locations shall be made with due regard to topographic conditions, contemplated uses, and the surrounding areas. All lots approved after January 6, 1997 shall contain the minimum required lot width of the applicable zoning district within 50 feet of the street right-of-way adjoining the front yard.
- (3) Double frontage lots shall be avoided, except when lots adjoin a thoroughfare and access is desirable by a street of residential scale, and discouraged or prohibited on the thoroughfare.
- (4) Side lot lines shall be substantially at right angles or radial to street lines.

(B) BLOCKS

- (1) Blocks shall be laid out with special consideration given to the type of land use proposed within the block.
- (2) Blocks shall not exceed 1,500 feet in length.
- (3) Blocks shall have sufficient width to provide for two tiers of lots of appropriate depth, except where otherwise required to separate residential development from through traffic.
- (4) A pedestrian connection not less than ten feet in width may be required near the center and entirely across any block in excess of 900 feet in length to provide adequate access to schools, shopping centers, churches, or transportation facilities.
- (5) A pedestrian connection through a cul-de-sac not less than ten feet in width may be required when the cul-de-sac helps provide adequate access to schools, shopping centers, churches, or transportation facilities.

(Ord. 2005-11-02, passed 11-21-05)

§ 155.604 UTILITIES

(A) EASEMENTS

- (1) Utility easements shall be at least 20 feet wide, and shall run along side or rear lot lines. Wider easements may be required if the topography along the proposed right-of-way is such that maintenance equipment cannot reasonably operate within the minimum 20-foot wide easement.
- (2) Where a subdivision is traversed by a water-course, drainageway, channel, or stream, there shall be provided a stormwater easement or drainage right-of-way, conforming substantially with the lines of such watercourses, and of such further width or construction, or both, as will be adequate for the purpose. Lakes, ponds, watercourses, and the land immediately adjacent thereto shall be considered for maintenance by the town only if sufficient land is dedicated as a public recreation area or park, or if such area constitutes a necessary part of the drainage control system. The town reserves the right to reject any intended dedications.

(B) OWNERSHIP OF UTILITIES

All water, sanitary sewerage, electrical (when in town's service area) and storm drainage facilities installed under the requirements of this chapter shall become the sole property of the town upon acceptance. A deed to the town for such facilities, including easements pertaining to right-of-way entrance for maintenance, shall be executed prior to connections to the respective municipal systems.

(C) REQUIRED ADDITIONAL CAPACITY

Where the Town Council deems it necessary, in the interest of the health, safety and general welfare of the residents of the town and its extraterritorial jurisdiction, the applicant shall make certain improvements at sizes in excess of those which would normally be required to serve only the applicant's subdivision. Where oversized improvements are required, the town shall reimburse the applicant for the cost of materials incurred over and above those required to serve the applicant's subdivision. Such reimbursement shall be mutually agreed upon.

(D) WATER DISTRIBUTION LINES AND SANITARY SEWERS

- (1) Each lot in all subdivisions within the town's corporate limits, and each lot in all subdivisions in the extraterritorial jurisdiction within ~~500~~300 feet of the town's water and/or sanitary sewer system shall be connected at the applicant's expense to the town's water and/or sewer system. In accordance with § 51.03 (A) of the Town Code of Ordinances, 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. In accordance with § 50.02 of the Town Code of Ordinances, the applicant shall pay ~~an acreage~~ water and sewer System Development fees for all property to be served by a connection to the town's water and/or sanitary sewer system.

- (2) Where a subdivision, in the extraterritorial jurisdiction lies more than ~~500~~300 feet from the municipal water and/or sewer system, the applicant may, at the applicant's expense, connect the subdivision lots to the town's water and/or sanitary sewer system. In accordance with section § 51.20 (A) of the Town Code of Ordinances, any property owner or developer desiring to have water or sanitary sewer services extended to and along any public street or other area where no water or sanitary sewer main exists shall apply to the Town Manager, or designee, in writing requesting a specific daily allocation for such services. If the applicant provides a community water and/or sewer system, rather than connecting to the municipal system, or provides individual wells and/or septic tanks, the materials, design, and installation shall be made in accordance with all applicable state and Johnston County specifications and standards.
- (3) ~~Sanitary sewers shall be no smaller in size than eight inches nominal diameter. In accordance with section § 51.03(D) of the Town Code of Ordinances, the minimum diameter of 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.~~ Water distribution lines shall be no smaller in size than six inches nominal diameter, with the following exception: On cul-de-sacs which are served by fire hydrants at their intersection with a local street, and the hydrant is connected to a water line of six inches nominal diameter, or larger, water service may be provided with lines smaller than six inches if a blow-off valve is established at the end of such line, or the line is connected to another line within the subdivision to form a loop. This exception shall not apply where such line represents the interconnection between the subdivision and the municipal system. On streets which are "stubbed out" at property lines to permit future development, service must be provided by lines of at least six inches nominal diameter.
- (4) ~~Water systems in the extraterritorial jurisdiction not connected to the town water system need not provide fire hydrants. However, such systems shall be designed for future fire flows so that when tied in with the town system in the future, adequate flow for fire fighting will be available to every lot in the subdivision.~~ In accordance with section § 155.301(F)(6)(a) of the Town Code of Ordinances, an accessible, adequate, safe supply of water shall be provided in each manufactured home park. When a municipal water supply is not available, a community water supply shall be developed and its supply used exclusively in accordance with the standards of the Sanitary Engineering Division of the North Carolina Division of Health Services and the County Health Department. This provision will require that the main lines be a minimum six inches in diameter, and that a hydrant tee and valve be provided within 500 feet of each lot.
- (5) For the purpose of this section, the term "water system" shall include all appurtenances and fixtures normally associated with such facilities, including fire hydrants, gate valves, blow-offs, manholes, and pumping apparatus, but shall not include individual service meters, which shall be installed by the town; the aforementioned appurtenances and fixtures shall comply with the specifications and standards of the town.

(E) **STORM DRAINAGE**

- (1) The applicant shall provide an adequate drainage system for the proper drainage of all surface water in order to protect the proposed development from water damage. The design of such system shall be subject to the approval of the Town Council.
- (2) No surface water shall be channeled or directed into a sanitary sewer.
- (3) Where feasible, the applicant shall connect to the municipal storm drainage system.
- (4) Where the municipal storm drainage system cannot feasibly be extended to the subdivision, a surface drainage system shall be designed to complement surface drainage systems to surrounding properties.
- (5) Cross pipes under streets and driveways shall be concrete, reinforced concrete, or other pipe, as approved by the Town Manager. All such cross pipes shall be a minimum of 15 inches in diameter.
- (6) Surface drainage courses shall have side slopes of at least one foot of horizontal distance for each foot of vertical distance.
- (7) The minimum grade along the bottom of a surface drainage course shall be a vertical fall of approximately one foot in each 300 feet of horizontal distance.

(F) **ELECTRICAL UTILITIES**

Electrical improvements in accordance with town or progress energy standards, whichever is applicable, shall be required in all subdivisions.

(Ord. 2005-11-02, passed 11-21-05)

§ 155.605 PUBLIC FACILITIES

(A) SCHOOL SITES

- (1) When a subdivision plat is submitted for approval, in which, according to the land use or land development plan, a school site should be reserved, the Planning Director shall notify the County Board of Education that the subdivision has been submitted for approval, and that under this chapter, a school site may be reserved therein.
- (2) In reviewing the subdivision and giving approval the Planning Director shall consult the Board of Education in determining the exact size and location of any school site to be reserved therein.
- (3) Before the final plat of the subdivision is approved, the Board of Education shall determine whether or not it wishes to have a school site reserved in the subdivision. If the Board of Education does wish to have a school site reserved in the subdivision, the subdivision as finally approved shall reserve a school site of a size and location agreeable to the Board of Education and to the Planning Board. The Board of Education shall then have 18 months, beginning on the date of the final approval of the subdivision, within which to acquire the site. If the Board of Education has not purchased or begun proceedings to acquire the site within 18 months after the subdivision is finally approved, the applicant may proceed to dispose of it in accordance with the subdivision procedure and provisions of this chapter.

(B) RECREATION AND OPEN SPACE

The minimum recreation and open space requirements for conventional and open space residential subdivisions are set forth in § 155.203(h).

(Ord. 2005-11-02, passed 11-21-05)

§ 155.606 PERMANENT REFERENCE POINTS

Prior to the approval of the final plat, iron stakes shall be installed on all corners of the subdivision and at additional points in the subdivision, so that no point within the subdivision lies more than 500 feet from a monument. In addition, two or more control points shall be designated on the final plat.

(Ord. 2005-11-02, passed 11-21-05)

§ 155.607 GUARANTEE OF IMPROVEMENTS

(A) GENERAL

- (1) No final plat will be accepted for review by the Technical Review Committee unless accompanied by written notice by the Planning Director, acknowledging compliance with (B) and (C) of this section.
- (2) If the subdivision is to be phased or developed in sections, the Planning Director shall withhold final plat approval for the most recent phase until improvements in prior stages have been completed or guaranteed.

(B) PERFORMANCE GUARANTEES

In lieu of prior construction of the improvements required by this subchapter, the town shall, for the purpose of approving a final plat, accept a guarantee from the applicant that such improvements will be carried out according to the town's specifications at the applicant's expense. Such guarantee may be in the form of a performance bond, letter of credit, or certified check drawn in favor of the town or cash deposited with the town. Such guarantee shall be in an amount of not less than 125% or more than 150% of the estimated cost of the construction of the required improvements. This amount shall be determined by the Town Public Works Director. Performance guarantees shall run for a period of one year upon written approval of the Town Council.

(C) PERFORMANCE BOND

The town shall require a bond guaranteeing: street improvements, curbs, gutters, drainage facilities, sidewalks, electrical facilities, water and sewer lines and taps and all other improvements against defects for one year from the date of final acceptance by the town. This bond shall be in the amount determined by the Town Public Works Director or designee, and shall be in cash, certified check, or be made by a bonding/insurance company authorized to do business in North Carolina.

(D) TOWN'S RIGHT OF INSPECTION AND ACCEPTANCE

- (1) Whether the required improvements are performed prior to or following approval of the final plat, the applicant shall grant to the town and its assignees authority to inspect all construction of the required improvements, and moreover, shall advise the town at least two days in advance of beginning work on any of the various improvements. However, such right of inspection shall not constitute duty to inspect, nor shall it guarantee final acceptance by the town of any required improvements.
- (2) If improvements are guaranteed by a bond or cash deposit, failure by the applicant to perform the work to the town's standards shall free the town, at the discretion of the Town Council, to liquidate the bond or cash deposit, in order to finance the necessary repairs. This provision shall extend through the one-year warranty period. The town will provide the applicant with a written notice of its intent to carry out this provision at least two weeks prior to such liquidations, and shall also provide the applicant during this period a hearing at a regularly scheduled meeting of the Town Council.

- (3) The town's final acceptance of required improvements in the event of their construction following final plat approval shall be evidenced by a written letter from the Town Manager as specifically authorized by the Town Council.

(Ord. 2005-11-02, passed 11-21-05; Am. Ord. 2007-04-05, passed 4-2-07)



Town of Clayton
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Planning Board
March 25, 2019

STAFF REPORT

Application Number: 2019-22-OA
Project Name: Subdivision Standards
Ordinance Amendment

Applicant: Town of Clayton

REQUEST: Request to make amendments to the text of the Unified Development Code, Title XV, Article 6: Subdivision Standards §155.600 and §155.604(D). This amendment seeks to amend the requirements in the Subdivision Standards section of the Unified Development Code. The proposed change is minor in scope.

SECTIONS PROPOSED FOR AMENDMENT:

The following sections of Title XV, Chapter 155, Article 6: Subdivision Standards and their general description are proposed for amendment:

- 600 - Applicability
 - 604 - Utilities
-

STAFF ANALYSIS AND COMMENTARY:

Overview

This amendment seeks to amend the requirements outlined in the Subdivision Standards section of the Unified Development Code. The Town of Clayton's Code of Ordinances requires an update to conform with changes to North Carolina's State Statutes. The update primarily consists of the elimination of language referring to "Acreage" and "Capacity" Fees, as well as the inclusion of language that is consistent with Session Law 2017-138 (HB 436) related to "Water and Sewer System Development Fees." An additional change will require any property within Town limits that develops within 300 linear feet of Town water and/or sewer to be required to extend the mains to their property and connect to service. This will ensure the Town's infrastructure continues to expand serviceability area and meet density and intensities proposed by the Future Land Use Map. These changes are in accordance with updates to Chapters 50 (General Utility Regulations), 51 (Water and Sewer System Extension Policy), and 52 (Sewer Use) of the Town of Clayton's Code of Ordinances.

Approval Criteria:

- **Consistency with remainder of the Chapter**
The request is consistent with the remainder of Chapter 155.
 - **Novelty of the request**
The request does not represent novel changes to the Code.
-

CONSIDERATIONS

- The Planning Board shall make a recommendation to Town Council. The Town Council shall make a final decision regarding the proposed ordinance amendment.
-

STAFF RECOMMENDATION:

Staff is recommending approval of changes to the Subdivision Standards.

ATTACHMENTS:

- 1) Application
- 2) Draft Ordinance Amendment, in strikethrough/underline
- 3) Draft Ordinance- Clean Copy