



Town of Clayton
Town of Clayton Planning Board Agenda
Monday, July 22, 2019 @ 6:00 PM
Town Council Chambers

1. CALL TO ORDER

2. ADJUSTMENT OF THE AGENDA

3. APPROVAL OF MINUTES

- a. [Clayton Planning Board 24 Jun 2019 Draft Minutes](#)

POTENTIAL ACTION: Approve/Deny June 24, 2019 Planning Board Minutes

4. PUBLIC HEARINGS

- a. 2019-138-VAR 110 W. Front Street Variance **(Quasi-Judicial)**

NC PIN: 166913-03-5562

Tag #: 05031012

Location: 110 West Front Street

[Application - 2019-138-VAR - 110 W. Front St](#)

[Owner's Consent Form - 2019-138-VAR - 110 W. Front St](#)

[Newspaper Ad - 2019-138-VAR, 2019-59-CUP, 2019-58-VAR](#)

[Adjacent Neighbor List - 2019-138-VAR - 110 W. Front St](#)

[Adjacent Property Letter - 2019-138-VAR - 110 W. Front St](#)

[Site Plan - 2019-138-VAR - 110 W. Front St](#)

[Staff Report - 2019-138-VAR - 110 W. Front St](#)

[Staff Report Map - 2019-138-VAR - 110 W Front St](#)

POTENTIAL ACTION: Approve or deny 2019-138-VAR 110 W. Front Street Variance

- b. 2019-59-CUP New Trinity Missionary Baptist Church Conditional Use Permit **(Quasi-Judicial)**

NC PIN: 165916-93-7641

Tag #: 05019025

Location: 115 Robertson Street

[Application - 2019-59-CUP - New Trinity Missionary Baptist Church](#)

[Owner's Consent Form - 2019-59-CUP - New Trinity Missionary Baptist Church](#)

[Newspaper Ad - 2019-138-VAR, 2019-59-CUP, 2019-58-VAR](#)

[Adjacent Property Letter - 2019-57-SP, 2019-58-VAR, & 2019-59-CUP - New Trinity Missionary Baptist Church](#)

[Neighborhood Meeting Materials - 2019-59-CUP](#)

[Associated Site Plan - 2019-57-SP - New Trinity Missionary Baptist Church](#)

[Staff Report - 2019-59-CUP - New Trinity Missionary Baptist Church](#)

[Staff Report Map - 2019-59-CUP - New Trinity Missionary Baptist Church](#)

POTENTIAL ACTION: Approve or deny 2019-59-CUP New Trinity Missionary Baptist Church Conditional Use Permit

- c. 2019-58-VAR New Trinity Missionary Baptist Church Variance (**Quasi-Judicial**)
NC PIN: 165916-93-7641
Tag #: 05019025
Location: 115 Robertson Street
[Application - 2019-58-VAR - New Trinity Missionary Baptist Church](#)
[Owner's Consent Forms - 2019-58-VAR - New Trinity Missionary Baptist Church](#)
[Newspaper Ad - 2019-138-VAR, 2019-59-CUP, 2019-58-VAR](#)
[Adjacent Property Letter - 2019-57-SP, 2019-58-VAR, & 2019-59-CUP - New Trinity Missionary Baptist Church](#)
[Neighborhood Meeting Materials - 2019-58-VAR - New Trinity Missionary Baptist Church](#)
[Site Plan - 2019-57-SP - New Trinity Missionary Baptist Church](#)
[Staff Report - 2019-58-VAR - New Trinity Missionary Baptist Church](#)
[Staff Report Map - 2019-58-VAR - New Trinity Missionary Baptist Church](#)

POTENTIAL ACTION: Approve or deny 2019-58-VAR New Trinity Missionary Baptist Church Variance

5. NEW BUSINESS

- a. 2019-57-SP New Trinity Missionary Baptist Church Major Site Plan
NC PIN: 165916-93-7641
Tag #: 05019025
Location: 115 Robertson Street
[Application - 2019-57-SP - New Trinity Missionary Baptist Church](#)
[Owner's Consent Forms - 2019-57-SP - New Trinity Missionary Baptist Church](#)
[Neighborhood Meeting Materials - 2019-57-SP - New Trinity Missionary Baptist Church](#)
[Alternative Parking Plan & Shared Parking Agreement - 2019-57-SP - New Trinity Missionary Baptist Church](#)
[Site Plan - 2019-57-SP - New Trinity Missionary Baptist Church](#)
[Stormwater Statement - 2019-57-SP - New Trinity Missionary Baptist Church](#)
[Wastewater Allocation - 2019-57-SP - New Trinity Missionary Baptist Church](#)
[Staff Report - 2019-57-SP - New Trinity Missionary Baptist Church](#)
[Staff Report Map - 2019-57-SP New Trinity Missionary Baptist Church](#)

POTENTIAL ACTION: Approve or deny 2019-57-SP New Trinity Missionary Baptist Church Major Site Plan

- b. 2019-89-SP Shoppes at Glen Laurel Major Site Plan
NC PIN: 167900-20-7014
Tag #: 05104004
Location: Lot 6 of NC Hwy 42 Mixed Use Master Plan; located adjacent to Pine at Glen Laurel Apartments

[Application-2019-89-SP-Shoppes at Glen Laurel Lot 6](#)

[Owner's Consent Form-2019-89-SP-Shoppes at Glen Laurel](#)
[Site Plan - 2019-89-SP - Shoppes at Glen Laurel Major Site Plan](#)
[Stormwater Statement-2019-89-SP-Shoppes at Glen Laurel](#)
[Staff Report - 2019-89-SP - Shoppes at Glen Laurel Major Site Plan](#)
[Staff Report Map - 2019-89-SP - Shoppes at Glen Laurel Major Site Plan](#)

POTENTIAL ACTION: Approve or deny 2019-89-SP Shoppes at Glen Laurel Major Site Plan

- c. 2019-142-RZ Lots 8 & 9 Southern Regional Rezoning
NC PIN: 167800-03-3444 / 167800-03-5248
Tag #: 05I05001G / 05I05001H
Location: 8801 Us Hwy 70 Bus
Neighborhood Meeting materials to be distributed at Planning Board
[Application - 2019-142-RZ - Lots 8 & 9 Southern Regional](#)
[Neighborhood Meeting Materials - 2019-142-RZ - Lots 8 9 Southern Regional Rezoning](#)
[Site Plan - 2019-142-RZ - Lot 8 & 9 Southern Regional](#)
[Staff Report - 2019-142-RZ - Lots 8 & 9 Southern Regional](#)
[Staff Report Map - 2019-142-RZ - Lot 8 & 9 Southern Regional](#)

POTENTIAL ACTION: Approve/deny recommendation to Town Council

- d. 2019-143-RZ Rose Street Commercial Development Rezoning
NC PIN: 166811-56-3724 / 166811-56-5964 / 166811-57-4090 / 166811-57-3084
Tag #: 05001024 / 05001048B / 05001049 / 05001050
Location: 9811 Us Hwy 70 Bus
Neighborhood Meeting materials to be distributed at Planning Board
[Application - 2019-143-RZ - Rose Street Com. Development](#)
[Owner's Consent - 2019-143-RZ - Rose St. Com. Develop.](#)
[Neighborhood Meeting Materials - 2019-143-RZ - Rose Street Com. Development](#)
[Staff Report - 2019-143-RZ - Rose Street Com Development](#)
[Staff Report Map - 2019-143-RZ - Rose Street Com Development](#)

6. INFORMAL DISCUSSION AND PUBLIC COMMENT

7. ADJOURN



**Town of Clayton
Planning Board Minutes
Monday June 24, 2019 @ 6:00 PM
Town Council Chambers**

BOARD MEMBERS PRESENT:

Ross Benson
Steven Powers
James Lipscomb
Marty Bizzell
Bob Ahlert
Frank Price
James Moore
George "Bucky" Coats

STAFF PRESENT:

Samantha Wullenwaber, Planning Director
Haley Hogg, Planner
Damiere Powell, Planner
Bob Satterfield, Council Member
Chrissy Freeman, Clerk to the Board

MEMBERS ABSENT:

Andria Merritt

1 CALL TO ORDER

a)

Bob Ahlert called the meeting to order at 6:00 P.M.

Board Member Andria Merritt was absent.

2 ADJUSTMENT OF THE AGENDA

a)

There were no adjustments to the agenda.

3 APPROVAL OF MINUTES

a) Approval of May 28, 2019 Planning Board Minutes

The minutes from the May 28, 2019 Planning Board meeting were approved.

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

4 PUBLIC HEARINGS

5 NEW BUSINESS

a) 2019-118-RZ 412 W. Stallings Rezoning

NC PIN: 165916-94-9681
Tag # 05030011
Location: 412 W. Stallings Street

Board Member James Lipscomb recused himself from this project.

Planner Damiere Powell presented this project. The applicant is requesting to rezone the property from Residential-8 (R-8) to Residential-6 (R-6). The existing use is Single Family Residential and is primarily surrounded by other Single Family Residential uses. The request is consistent with the Comprehensive Plan 2040 and Surrounding Land Uses. The property is located in the Downtown Residential land use designation. The proposed rezoning is considered "spot zoning" which isolates a small tract with different zoning regulations than the surrounding uniformly zoned area.

The applicant Paul Parker with Hometown Realty was present. Mr. Parker handed out a copy of the plans of what is being proposed (Attached to end of minutes). At the neighborhood meeting there were some residents that spoke in concern of the parking. The applicant has addressed the concern and explained how the parking will be handled. There is a landscape plan and driveway plan provided to the residents. Parking would be off the side of the street. Board Member Bob Ahlert asked about the rezoning is due to the additional house? The applicant explained yes and the house will be removed and build up to date houses similar to the recently constructed houses on Stallings Street. There were no further questions for the applicant.

Resident James Baltzer, 218 W. Barnes Street stated his concern of the parcel that two doors down from the location that it was recently torn down and it was split into 3 parcels and stated what was proposed was built. The parking of the resident there, the vehicle sticks out into the sidewalk. He stated he would like the new house be pushed back so there is more parking as the previous house that was built does not have sufficient parking. He stated kids walk and ride bikes there and if the Board can take his comments into consideration. He asked to consider the setbacks for this new house. The applicant stated the driveway will be very long and will have parking for two cars around back and have enough room for 3-4 cars on the size going down the driveway. As far as the encroachment by the trucks, they follow the NC DOT rules. As far as the setbacks and moving the house back, they will meet the minimum setbacks that are set by the Planning Board. Once the house is sold, it is out of their control of how people try to park. Board Member Bob Ahlert stated this is a Rezoning request and not a Site Plan request. There were no further questions.

Board Member James Moore asked staff what is the purpose to have neighborhood zoned R-8, and have a house on a third of an acre to split to less than a fifth of an acre for two lots? With the lot size this house meets the R-8 zoning and he is looking for consistency in our zoning for staff approval. This is a conforming lot for the R-8 and having a hard time approving this request. He feels this is out of character for the neighborhood. Planning Director Samantha Wullenwaber stated this is something to consider and that staff

recommends approval because this request is more consistent with the R-6 zoning. The lot is 14, 000 square feet and would not meet the minimum requirements with R-8 zoning. Damiere Powell stated that this request is also consistent with the Comprehensive Plan 2040 and with the density downtown, staff would rather see two houses here instead of one. There were no further questions.

Board Member Bizzell stated there is a difference in the two plans of the houses on Stallings Street from the previous houses built and for the current request. The Comprehensive Plan encourages this in the downtown area. Bob Ahlert said if you look at the existing property, there is a house on the left side and open space to the right and with zoning R-8 would not be meet the standards.

ACTION: Recommendation to approve the request to Town Council.

In favor: Ross Benson, Stephen Powers, James Lipscomb, Marty Bizzell, Bob Ahlert, Frank Price, George "Bucky" Coats

Opposed: James Moore

Motion: Board Member Bizzell

Second: Board Member Price

Vote: Vote 7-1

- b) 2019-90-SP Hardee's at Spring Branch Major Site Plan
NC PIN: 164800-73-1926
Tag #: 05F02035F
Location: Lot 1 of Spring Branch Medical Park

Planner Haley Hogg presented this project. The applicant is requesting a major site plan approval for development of a 3200 square foot drive-thru restaurant. The property is zoned Planned Development Mixed-Use and is part of the Spring Branch Master Plan. On that approved master plan, this property was designated for restaurant use. The restaurant will be accessed through an existing private access drive to the north. There will be two driveways off this access drive, one will be the entrance and second will be the exit. There will be 42 parking spaces which exceeds the required spaces and will be a one way around the building. The proposed driveway widths and aisle widths do exceed the requirements of the UDC. The restaurant is proposing larger widths in these areas to accommodate future delivery trucks. Per the UDC, widths larger than the standard are permitted per Planning Director approval. No traffic study was required, however NCDOT may require a traffic signal light at NC Hwy 42 and Springbrook and being reviewed at this time.

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

Board Member Frank Price commented that this will give an additional lunch and dinner places in the area of the hospital and medical buildings, this looks like this meets all requirements and recommended approval.

ACTION: Approve the request as presented by staff.

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

- c) 2019-91-SP GCF Donation Center and Store
NC PIN: 167800-29-7804
Tag #: 05I04004A
Location: Lot 7 - The Shoppes at Glen Laurel

Board Member Mary Bizzell recused himself from this project.

Planner Damiere Powell presented this project. The applicant is requesting site plan approval to develop an 11,920 square foot Goodwill Industries Store on lot 7 of the Glen Laurel Mixed Use subdivision. This project is associated with the originally approved NC 42 East Mixed Use Planned Development project. The applicant meets the 1 space per 200 square feet parking requirement and will have 51 parking spaces including 3 handicap parking spaces. The proposed use is consistent with and meets the requirements of the UDC and is also consistent with Surrounding Land Uses and Comprehensive Plan 2040. Staff recommends approval.

Board Member Steven Powers asked about the high density residential and isn't that labeled in the Glen Laurel. Mr. Powell explained the mixed use map, and that it is a combination of commercial and residential.

The applicant David Blevins with Bass, Nixon and Kennedy was present and available for questions. Board member Bucky Coats asked if tractor trailers would have a separate entrance for unloading and space for turning around. Applicant yes, there will be plenty of space. He stated they could come through front entrance and back in around the site, but there is room for two trucks which is typical for Goodwill facility. There were no further questions.

ACTION: Approve the request as presented by staff.

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

- d) 2019-106-OA Accessory Uses Ordinance Amendment

Planner Haley Hogg presented. This amendment seeks to modify the UDC to add accessory uses to the Use Table, and to modify and relocate accessory use definitions within 155.311. An accessory use is a use that occurs on the same property as the principal use, but is secondary in nature. The Town does not currently outline any accessory uses with the Use Table but instead lists

them in 155.308. This is a way to relocate some of the definitions and make easier to find. Two new accessory uses will be added. One request to be added is a day care facility. Currently it does not specify if they are permitted for other uses. For example if an office building would like to add a daycare for the company or a dance business wanted to add a day camp, these can be permitted. And the second would be Park, which is the primary use and a pocket park wanted to be added on, community gardens and playground can be added. Staff recommends approval.

Staff recommends approval. There were no questions for staff.

After the motions, James asked about outdoor dining. He wanted some information on that. Haley explained that there were no changes to the outdoor seating.

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

Motion: Board Member Benson

Second: Board Member Price

Vote: Unanimous

6 INFORMAL DISCUSSION AND PUBLIC COMMENT

a)

Planning Director Samantha Wullenwaber announced that as of July 1, Haley Hogg has been promoted from Planner I to Planner II and obtained her AICP certification.

Board Member Bucky Coats asked about the parking on Stallings and how the citizen brought up how sidewalks are blocked by cars both on Stallings and Whitaker Streets. This needs to be looked into. Mr. Coats stated that is not just one car, its multiple stacked cars blocking the sidewalk. Ms. Wullenwaber stated this is usually a police power but will still look into this. We have not had a Code Enforcement Officer but a new employee is starting July 8 and will look into having him talk to the residents. Mr. Moore said the truck was encroaching 2 1/2 feet on the sidewalk and an average car take the setback would have to be at least 16 feet from the sidewalk edge and this was a large truck, so he was wondering on the setback requirements should be? Ms. Wullenwaber said this is something to look into increasing the front setback in a code re-write. Ms. Wullenwaber said she will look into the other cars Mr. Coats mentioned blocking the sidewalk and ask police to go over there.

Mr. Moore, this was brought to his attention by looking at the Hardee's Site Plan, but he asked if we have any type of incentive for builders in reference to use pervious instead of impervious types of asphalt levels? Ms. Wullenwaber stated no, but this would be a good opportunity to create a type of lead incentive. Mr. Moore stated that with new asphalt the run off causes temporary flooding and he knows there are complaints about the flooding. He was just thinking of a way to look into this. There was nothing further.

7 ADJOURN

a)

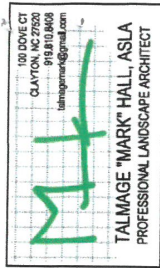
With there being nothing further, the meeting was adjourned at 6:41 p.m.

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

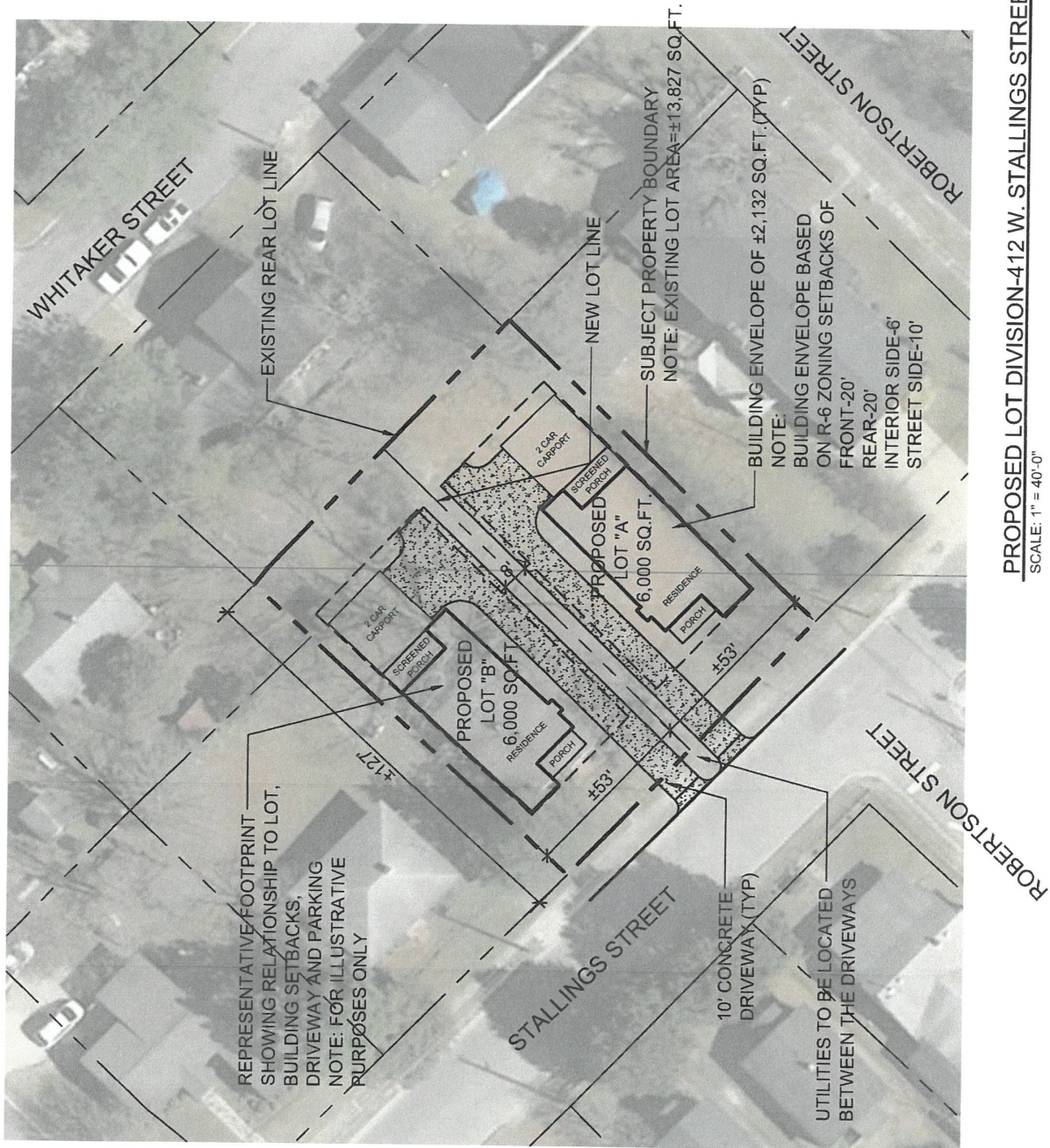
Robert J. Ahlert, Chair

ATTEST:

Chrissy Freeman, Clerk to the Board



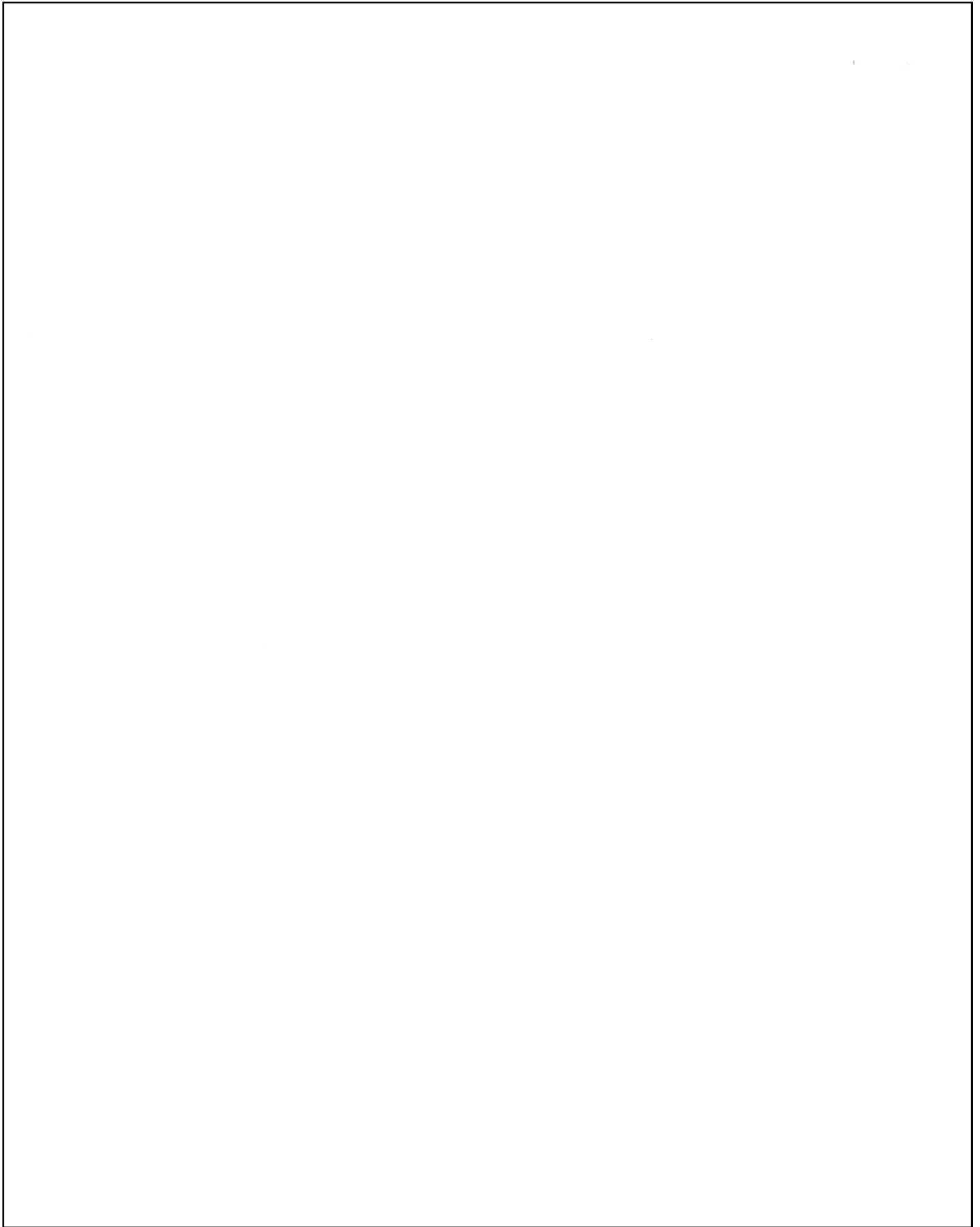
FOR REVIEW AND
COMMENT ONLY

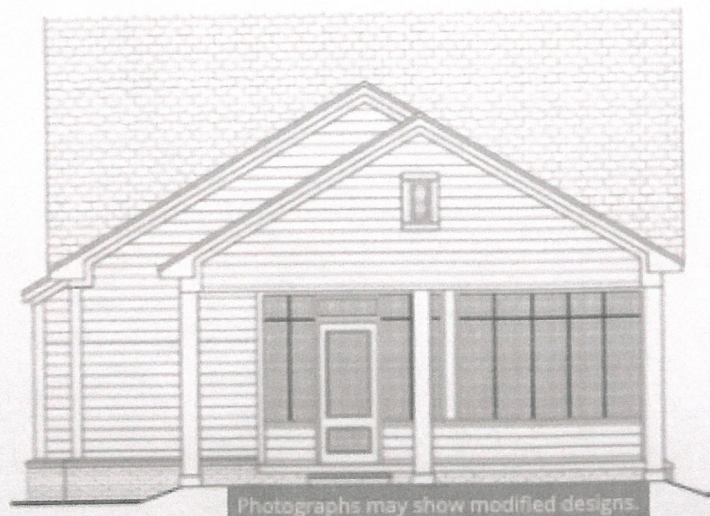
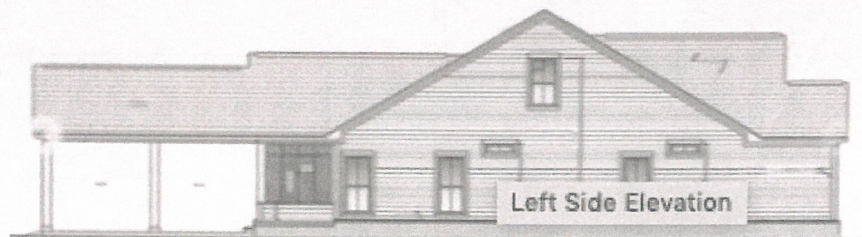


PROPOSED LOT DIVISION 412 W. STALLINGS STREET

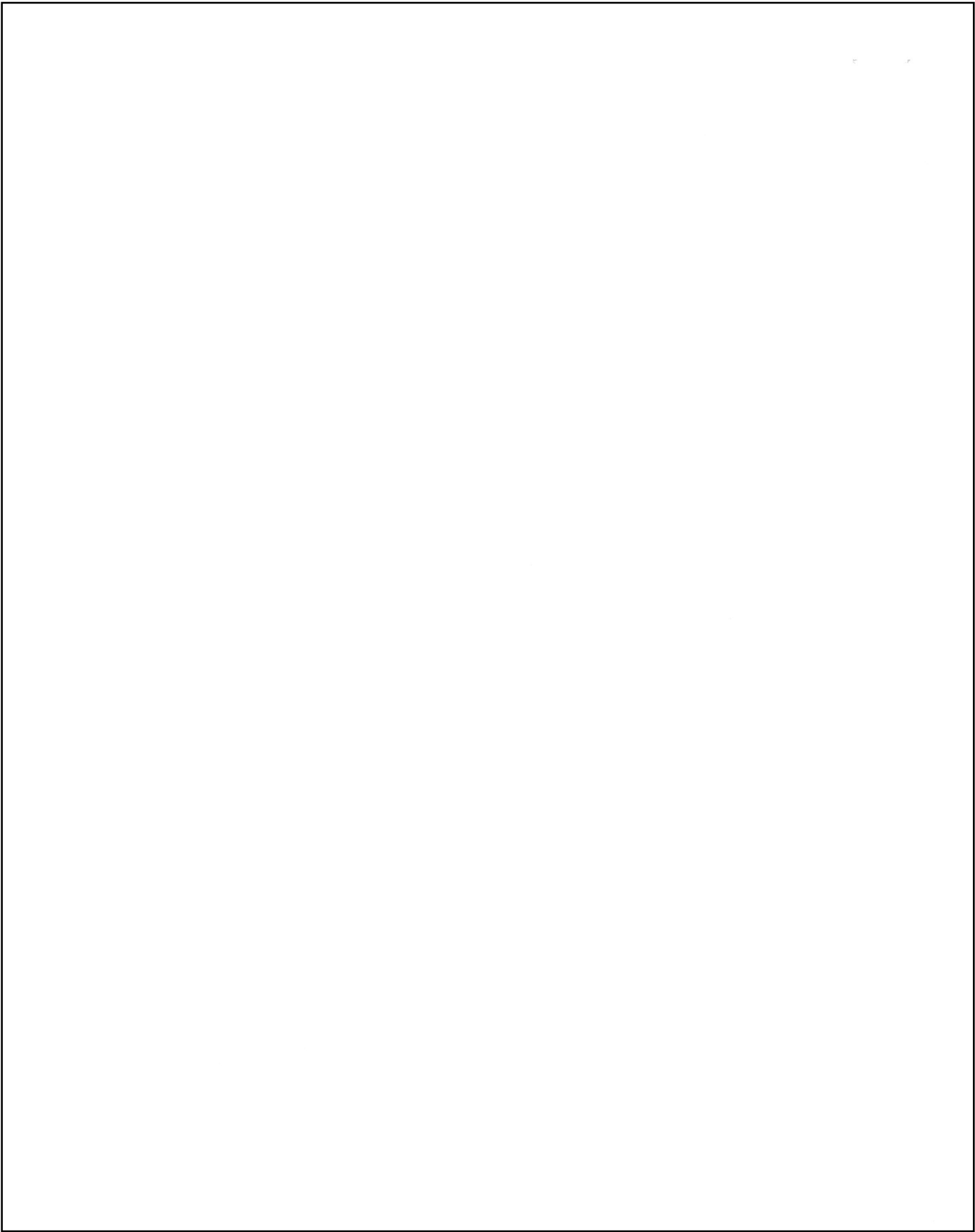
JUNE 24, 2019

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Photographs may show modified designs.





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: 110 WEST FRONT STREET **Date:** 7/1/2019

Applicant Name: Tony Johnson, Architect

The following checklist to be completed by applicant:

- [☒] Pre-Application Meeting on: 6/20/2019
- [☒] 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

JUL - 1 2019

TOWN OF CLAYTON
PLANNING DEPARTMENT

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

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: 110 WEST FRONT STREET
Acreage of Property: 0.13 **Zoning District:** B-1
County Tag #: 05031012 **NC Pin #:** 166913.03.5562
Address/Location: 110 West Front Street, Clayton, NC 27520
Existing Use: Vacant **Proposed Use:** Pending
Is project within a Planned Development? ☐ Yes ☒ No **If yes, which:** _____
Is project within an Overlay District? ☒ Yes ☐ No **If yes, which:** Downtown Overlay District

APPLICANT INFORMATION

Applicant: Tony Johnson, Architect
Mailing Address: 104 North Lombard Street, Clayton, NC 27520
Phone Number: 919-550-7717 **Fax:** N/A
Contact Person: Tony Johnson
Email Address: tony@tonyjohnsonarchitect.com

RECEIVED

FOR OFFICE USE ONLY

Date Received: JUL - 1 2019 **Amount Paid:** \$450 **Permit Number:** 2019-138-VAR

TOWN OF CLAYTON
PLANNING DEPARTMENT

January 2019

2 of 5

PROPERTY OWNER INFORMATION

Name: River Wild, LLC

Mailing Address: 114 W. Main St., Ste 102, Clayton, NC 27520

Phone Number: 919-422-6815

Fax: N/A

Email Address: reid@theriverwildteam.com

BURDEN OF PROOF / EXPLANATION OF REQUEST

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

Code Section: 155.203 Part 2 (K) (2) (a) Table 2-5

Code Requirement: 30' side and rear setback from adjacent residential property

Variance Sought (describe specific request): allow 0' setback from adjacent residential property

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.

Allow development to occur on the property without the requirement to have a 30' setback from the adjacent residential properties.

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.

Though it is not necessary to demonstrate that no reasonable use can be made of the property. In this case it is true.

The 30' setback from adjacent residential properties reduces the buildable area to a maximum width of 20'.

In addition, only 30% of the total lot would be buildable.

Clearly, no reasonably code compliant construction can take place within such a narrow space.

Relief must be given in order to have a buildable lot.

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

The property is an isolated section of B-1 completely surrounded by R-6 residential uses. It is also in the Downtown Overlay District.

It is only 50' wide for a majority of its length.

The 30' setback leaves only 20' of buildable area which renders the property unusable.

Other properties on the block are R-6 residential and are not required to comply with such a substantial setback requirement.

This hardship is singular to this property.

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 Owner has not created or contributed to this hardship. This hardship is solely derived from the

setback requirements of the Town of Clayton UDO, the unique zoning of the adjacent properties,

and the configuration of the subject property.

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

The requested variance would allow the reasonable development of the property.

With a zero setback requirement, the property can be used in a consistent manner similar to almost every other

B-1 property in the Downtown Overlay District.

In addition, the previous development of the property (Red and White Grocery) had almost a 100% property coverage.

It also had no setback from the adjacent residential properties.

Granting the variance would result in a condition where the property can be reasonably developed

and substantial justice would be achieved.

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.

Tony Johnson Architect

Print Name

Signature of Applicant

7/1/2019

Date



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

OWNER'S CONSENT FORM

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

Project Name: 110 WEST FRONT ST **Address or PIN #:** 166913.03.5562

AGENT/APPLICANT INFORMATION:

Tony Johnson, Architect
(Name - type, print clearly)

104 North Lombard Street
(Address)
Clayton, NC 27520
(City, State, Zip)

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

Variance Application

Special 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:

Red Smith
(Name - type, print clearly)

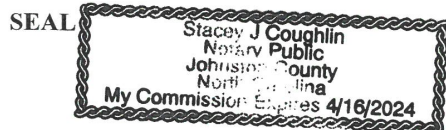
114 west Main st
(Address)

[Signature]
(Owner's Signature)

Clayton NC 27520
(City, State, Zip)

STATE OF NC
COUNTY OF Johnston

Sworn and subscribed before me Stacey J. Coughlin, a Notary Public for the above State and County, this the 1st day of July, 2019.



January 2019

[Signature]
Notary Public

My Commission Expires: 4-16-2024

5 of 5

Public Notice

In accordance with NC GS 160A-364, the Clayton Planning Board will conduct the following evidentiary hearing on Monday, July 22nd, 2019, at 6 PM in the Town Council Chambers in Town Hall located at 111 East Second Street to consider the following:

- 2019-138-VAR 110 W. Front St. Variance; variance request from section 155.203 Part 2 (K)(2)(a) of the Unified Development Code from the 30 foot side and rear setback requirement from adjacent residential property. The 0.13 acre property is zoned Central-Business (B-1); TAG # 05031012.
- 2019-58-VAR New Trinity Missionary Baptist Church Variance; variance request from section 155.203 Part 2 (K)(2)(a) of the Unified Development Code from the 30 foot rear setback requirement from adjacent residential property. The 1.81 acre property is zoned Central-Business (B-1) and Neighborhood-Business (B-2); TAG # 05019025.
- 2019-59-CUP New Trinity Missionary Baptist Church; request for a Conditional Use Permit to demolish an existing church building and build a 12,685 square foot building for church use. Per Town of Clayton UDC, a Conditional Use Permit is required to operate a church in the Neighborhood-Business (B-2) zoning district. The property is zoned Central-Business (B-1) and Neighborhood-Business (B-2); TAG # 05019025.

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 News

Please advertise on the following dates:

July 10, 2019

July 17, 2019

Dates are the two Wednesdays prior to the hearing

Affidavit of publication required.



*** DISCLAIMER ***

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

Result 1

id: 05031012
Tag: 05031012
Owner Name 1: RIVER WILD, LLC
Owner Name 2:
Mail Address 1: 114 W MAIN ST STE 102
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2397
Book: 05127
Page: 0335

Result 2

id: 05031013
Tag: 05031013
Owner Name 1: LEE, CHARLES FRED
Owner Name 2: LEE, TEXIE C
Mail Address 1: 2130 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8221
Book: 04532
Page: 0176

Result 3

id: 05031007
Tag: 05031007
Owner Name 1: STONE, ZACHARY THOMAS
Owner Name 2: STONE, MEAGAN HUNTER
Mail Address 1: 303 N ONEIL ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1923
Book: 04770
Page: 0521

Result 4

id: 05031010
Tag: 05031010
Owner Name 1: PACE, JERRY G JR
Owner Name 2: PACE, DEBORAH C
Mail Address 1: 13388 BUFFALO RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-6997
Book: 04502
Page: 0171

Result 5

id: 05031059
Tag: 05031059
Owner Name 1: PARRISH, KEITH B
Owner Name 2: PARRISH, VIRGINIA L
Mail Address 1: 210 N FAYETTEVILLE STREET
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03772
Page: 0630

Result 6

id: 05031008
Tag: 05031008
Owner Name 1: GILLESPIE, FRANK ALLEN JR.
Owner Name 2:
Mail Address 1: 214 N FAYETTEVILLE ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1908
Book: 05154
Page: 0690

Result 7

id: 05031014
Tag: 05031014
Owner Name 1: ORTIZ, ESTHER BETTY
Owner Name 2:
Mail Address 1: 1104 BELHAVEN RD
Mail Address 2:
Mail Address 3: CARY, NC 27513-4034
Book: 04969
Page: 0389

Result 8

id: 05031009
Tag: 05031009
Owner Name 1: GUNTER, ROBERT
Owner Name 2: GUNTER, CYNTHIA
Mail Address 1: 106 W FRONT ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 01462
Page: 0735



*** DISCLAIMER ***

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

Result 9

id: 05031060

Tag: 05031060

Owner Name 1: LEE, CHARLES FRED

Owner Name 2: LEE, TEXIE C

Mail Address 1: 2130 SHOTWELL RD

Mail Address 2:

Mail Address 3: CLAYTON, NC 27520-8221

Book: 04532

Page: 0176

Result 10

North Carolina Railroad Company

2809 Highwoods Blvd

Raleigh, NC 27604

Attn: Amy Sandidge



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

July 11, 2019

NOTICE

SUBJECT: **Project:** 2019-138-VAR – Request for a variance from side and rear building setback requirements outlined in section 155.203 of the Unified Development Code

Address: 110 W. Front St, Clayton, NC

Tag: 05031012

Applicant: Tony Johnson

Dear Clayton Area Property Owner:

Notice is hereby given that the Clayton Planning Board will hold an evidentiary hearing on **Monday, July 22, 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.

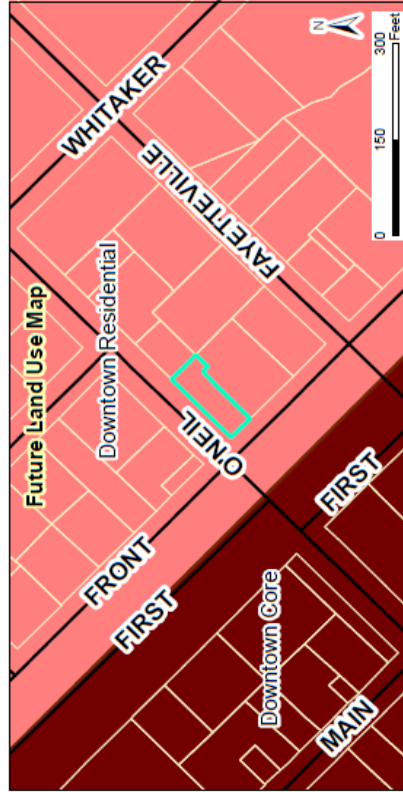
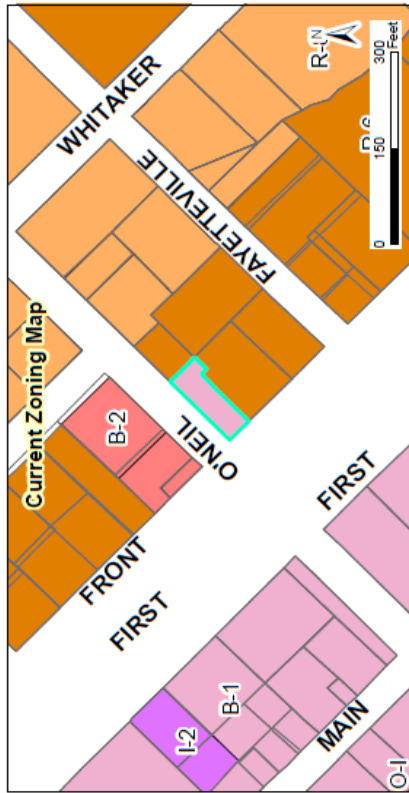
According to Section 155.719(C)(1) of the Town of Clayton Unified Development Code, the Planning Board is authorized to approve a variance to certain standards of the Unified Development Code if they will not be contrary to the public interest.

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



Staff Report Map

Request:
2019-138-VAR - 110 W. Front St
Request for a variance from side and rear setback requirements.

Applicant: Tony Johnson
 Property Owners: River Wild, LLC
 Parcel ID: 106613-03-5582
 Tag #: 05031012

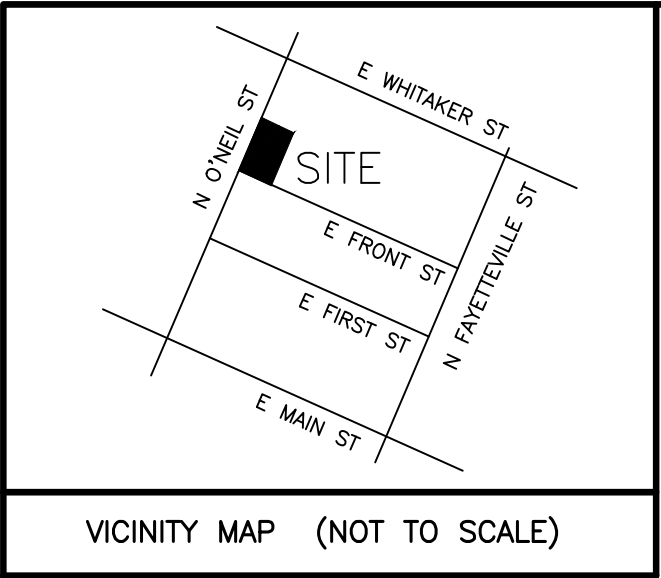


Legend

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

07/05/2019
 Produced by: TCC Planning
 Disclaimer: Town of O'Neals assumes no legal
 responsibility for the accuracy of the information
 represented here.

Document Path: G:\PLANNING\2019-138-VAR - 110 W. Front St\MapStaff Report Map - 2019-138-VAR - 110 W. Front St.sxd



VICINITY MAP (NOT TO SCALE)

THIS SURVEY:

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

06/28/2019
DATE

SURVEYOR

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

06/28/2019
DATE

SURVEYOR

STATE OF NORTH CAROLINA, JOHNSTON COUNTY
I, CURK T. LANE, DO HEREBY CERTIFY THAT
THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN
ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED
DESCRIPTION RECORDED IN BOOK 5127, PAGE 335,
ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY
INDICATED AS DRAWN FROM INFORMATION FOUND IN
BOOK 5127, PAGE 335, 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 28 DAY OF JUNE, A.D., 2019



SURVEYOR

L - 3990
LICENSE NUMBER

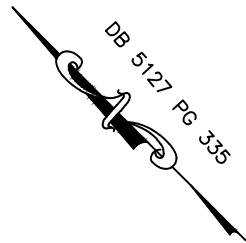
PROPERTY SHOWN HEREON IS NOT
LOCATED IN A FEMA DESIGNATED FLOOD ZONE.
FEMA FLOOD HAZARD PANEL NO. 3720166900 K
EFFECTIVE DATE: JUNE 20, 2018

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

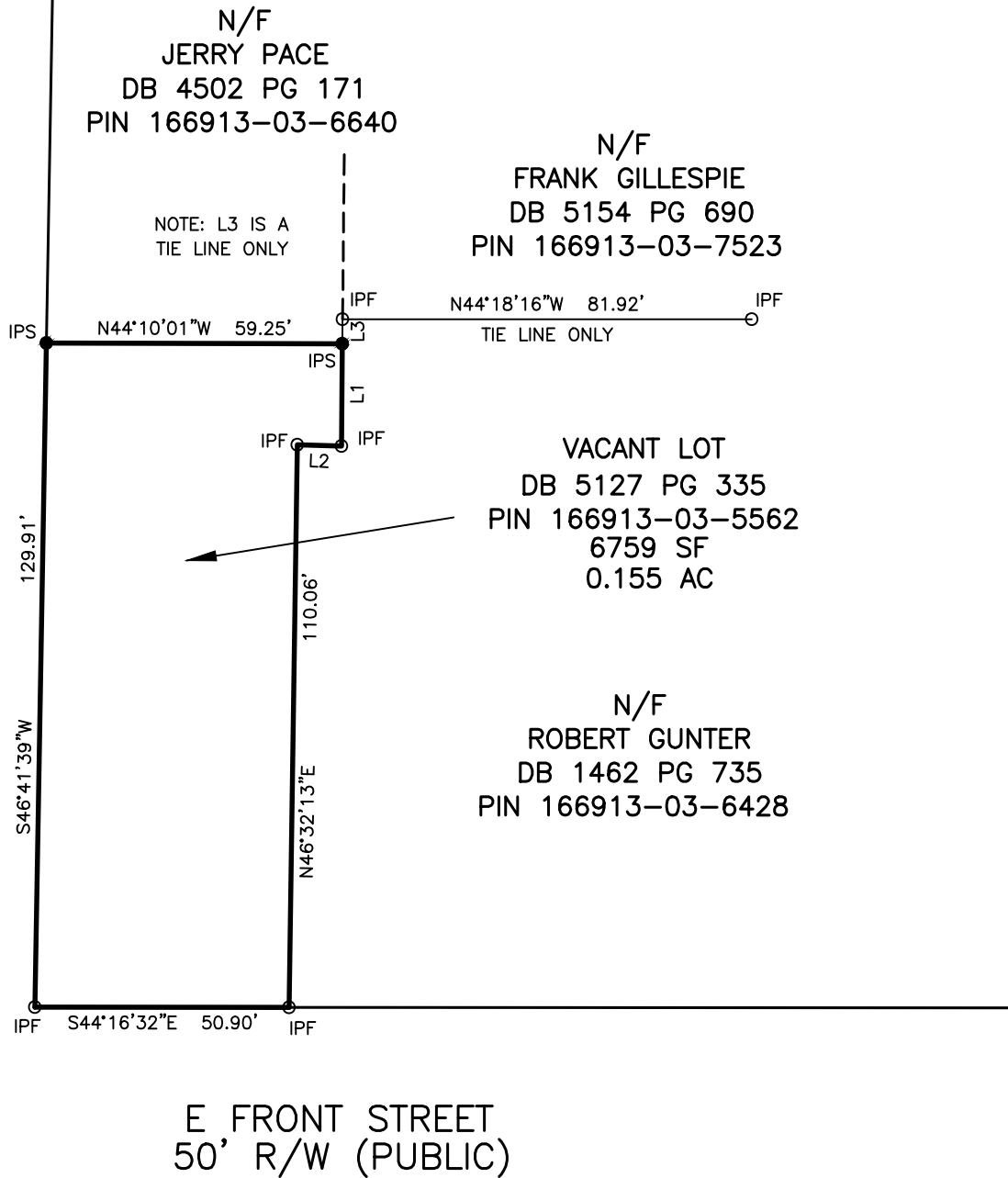
THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND
RECORDING THIS 28 DAY OF JUNE,
2019 AT CLAYTON, NC.

CRAIG OLIVE BY ASST. REG. OF DEEDS
REGISTER OF DEEDS

RECORDED IN PB 100 PG 1



N O'NEIL STREET
60' 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 WITH CAPS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
- 5) ZONING B-1
- 6) NO HORIZONTAL CONTROL FOUND WITHIN 2000 FEET OF SURVEY
- 7) PARENT TRACT PN: 05031012
- 8) PARENT TRACT DB 5127 PG 335
- 9) PARENT TRACT PIN 166913-03-5562

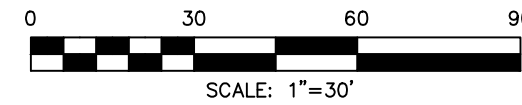
REFERENCES:

DB 5127 PG 335 DB 5154 PG 690
DB 1462 PG 735 DB 4502 PG 171

LINE	BEARING	DISTANCE
L1	N46°14'14\"E	20.00'
L2	S42°29'16\"E	8.81'
L3	N46°14'14\"E	4.82'

MINIMUM BUILDING SETBACKS
ZONING: B-1

FRONT (MIN).....0 FEET
FRONT (MAX).....10 FEET
SIDE (COMMERCIAL).....0 FEET
SIDE (RESIDENTIAL).....30 FEET
SIDE (STREE).....0 FEET
REAR (RESIDENTIAL).....30 FEET
REAR (COMMERCIAL).....0 FEET
MAX BUILDING COVERAGE.70%



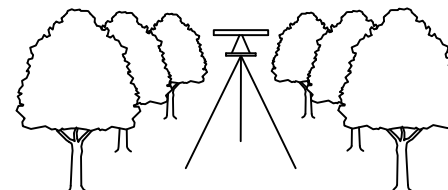
OWNER: RIVER WILD, LLC
114 W MAIN ST STE 102
CLAYTON, NC 27520-2397

LEGEND

- IPF IRON PIPE FOUND
● IPF IRON PIPE SET
□ CMF CONCRETE MONUMENT FOUND
PKNF PARKER-KALON NAIL FOUND
PKNS PARKER-KALON NAIL SET
● RRS RAILROAD SPIKE
● CSF COTTON SPIKE FOUND
● CSS COTTON SPIKE SET
● CC CONTROL CORNER
△ CP COMPUTED POINT
P/P POWER POLE
OPW OVERHEAD POWER LINE
R/W RIGHT OF WAY
AC ACRE
DB DEED BOOK
PB PLAT BOOK
BOM BOOK OF MAPS
PG PAGE
LF LINEAR FEET
1SS LOT HAS OFFSITE SEWER
1SSL OFFSITE SEWER LOT
1SR RECOMBINATION LOT
[100] STREET ADDRESS
— — — LINES NOT SURVEYED

SURVEYED BY:	TLS
DRAWN BY:	YASIR
CHECKED BY:	CURK
DRAWING NAME:	BOUNDARY.DWG
SURVEY DATE:	6/28/2019
JOB NO.	2834.002

TRUE LINE SURVEYING, P.C.



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

C-1859



Town of Clayton
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
July 22, 2019

STAFF REPORT

Application Number: 2019-138-VAR
Project Name: 110 W. Front Street Variance

Tag #: 05031012
Overlay: Downtown Overlay District
Applicant: Tony Johnson, Architect
Owner: River Wild, LLC
Location: 110 West Front Street, Clayton, NC
Project Planner: Damiere Powell, Planner

Public Noticing:

- Letters mailed July 11, 2019
- Sign posted prior to July 3, 2019
- Newspaper Ad advertised July 10, 2019 and July 17, 2019

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

UDC Section	Requirement	Variance Request
155.203(K)(2)(a) Minimum Setbacks	Central-Business (B-1) Zoning District Minimum Setback Requirements: - Side: 30 feet (Abutting Residential) - Rear: 30 feet (Abutting Residential)	The variance request is from the side and rear setback requirements from abutting properties, which contain residential uses. This would allow the property to be developed with the standard 0-foot side and rear setback for the B-1 Zoning District.



SITE DATA:**Acreage:** 0.155 acres**Existing Use:** Vacant**STAFF ANALYSIS AND COMMENTARY:**

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

Building Setbacks

The applicant is requesting a variance from nonresidential building setback requirements outlined in 155.203(K)(2)(a). The Unified Development Code sets dimensional standards for the setbacks of nonresidential buildings in each zoning district. The subject property is currently zoned Central-Business (B-1), and the required minimum setback dimensions are shown below.

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
B-1 ⁽¹⁾	None	None	Required	0 ⁽²⁾	0 ⁽³⁰⁾	0	0 ⁽³⁰⁾	50	--	--

The side and rear setback requirement as established by the UDC requires a minimum 30-foot setback distance for property lines abutting residential districts/uses. The properties to the northeast and south (166913-03-6640 and 166913-03-5562) both contain residential uses, and would require a 30-foot minimum setback distance. To the northwest of the property is existing non-residential uses (barber shop), and to the west of the property is downtown Clayton, which includes a variety of commercial uses.

The applicant is requesting a variance from this requirement, so that the property may be developed with the standard 0-foot side and rear setback requirement. With the existing setback requirements, the property is not buildable due to the 30' setback requirement from the northeast and southern property lines in conjunction with the size of the parcel.

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:** "Though it is not necessary to demonstrate that no reasonable use can be made of the property, in this case it is true. The 30' setback from adjacent residential properties reduces the buildable area to a maximum width of 20'. In addition, only 30% of the total lot would be buildable. Clearly, no reasonably code compliant construction can take place within such a narrow space. Relief must be given in order to have a buildable lot."

- **Staff Commentary:** The 30-foot minimum side and rear setback requirement from abutting residential properties restricts the total buildable area on the property. The lot is approximately 40 feet wide for a large portion of the site, and expands to a 50 foot width in a smaller portion of the site towards the North. This would only allow approximately 10 to 20 feet of width for a building.
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 property is an isolated section of B-1 completely surrounded by R-6 residential uses. It is also in the Downtown Overlay District. It is only 50’ wide for a majority of its length. The 30’ setback leaves only 20’ of buildable area which renders the property unusable. Other properties on the block are R-6 residential and are not required to comply with such substantial setback requirement. This hardship is singular to this property.”
 - **Staff Commentary:** The property is the only nonresidential-zoned district on the block, and has a width ranging from 40-50 feet. The abutting residential properties necessitates a 30-foot side and rear setback as required by the Unified Development Code.
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 Owner has not created or contributed to this hardship. This hardship is solely derived from the setback requirements of the Town of Clayton UDO, the unique zoning of the adjacent properties, and the configuration of the subject property.”
 - **Staff Commentary:** The preexisting zoning designation of the lot is Central-Business (B-1), and is subject to setback requirements of the Unified Development Code.
4. The requested variances are consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.
- **Applicant Response:** “The requested variance would allow the reasonable development of the property. With a zero setback requirement, the property can be used in a consistent manner similar to almost every other B-1 property in the Downtown Overlay District. In addition, the previous development of the property (Red and White Grocery) had almost a 100% property coverage. It also had no setback from the adjacent residential properties. Granting the variance would result in a condition where the property can be reasonably developed and substantial justice would be achieved.”
 - **Staff Commentary:** The subject property is located in the Downtown Overlay District, which is established to foster the economic vitality of the area. A variance from the side and rear setback

requirement would allow the property to be developed in manner consistent with the Downtown Overlay District area.

CONSIDERATIONS:

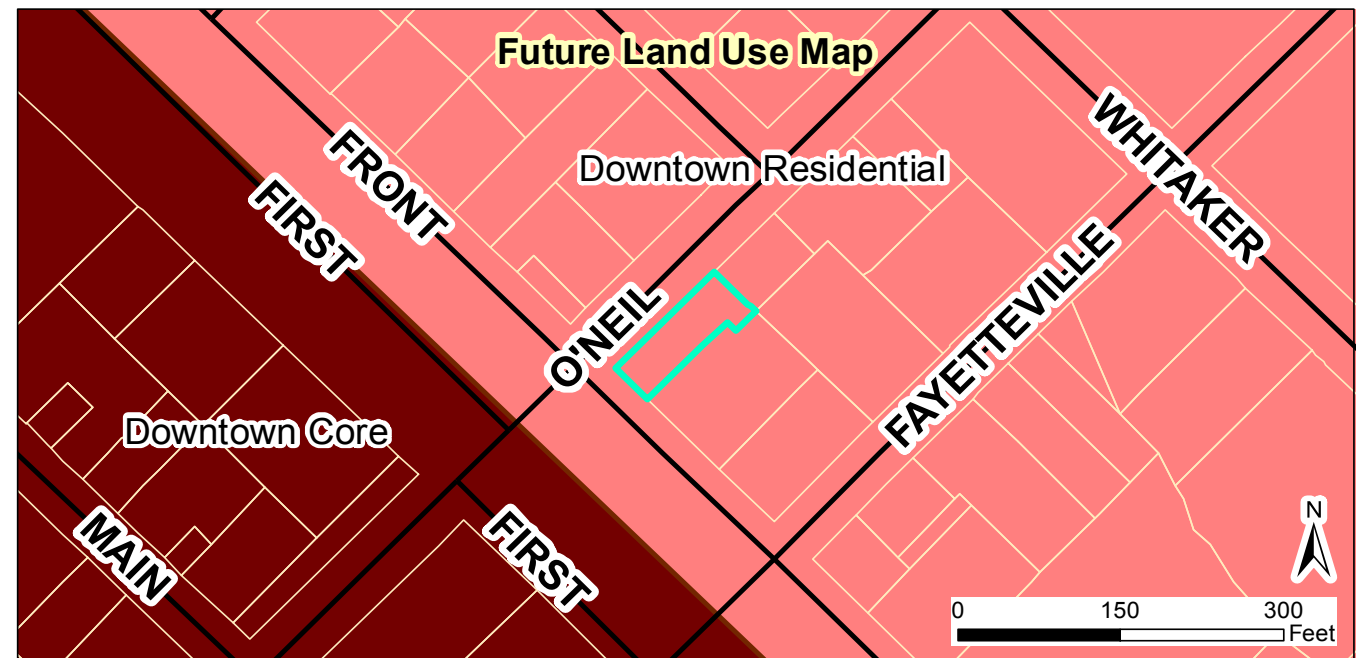
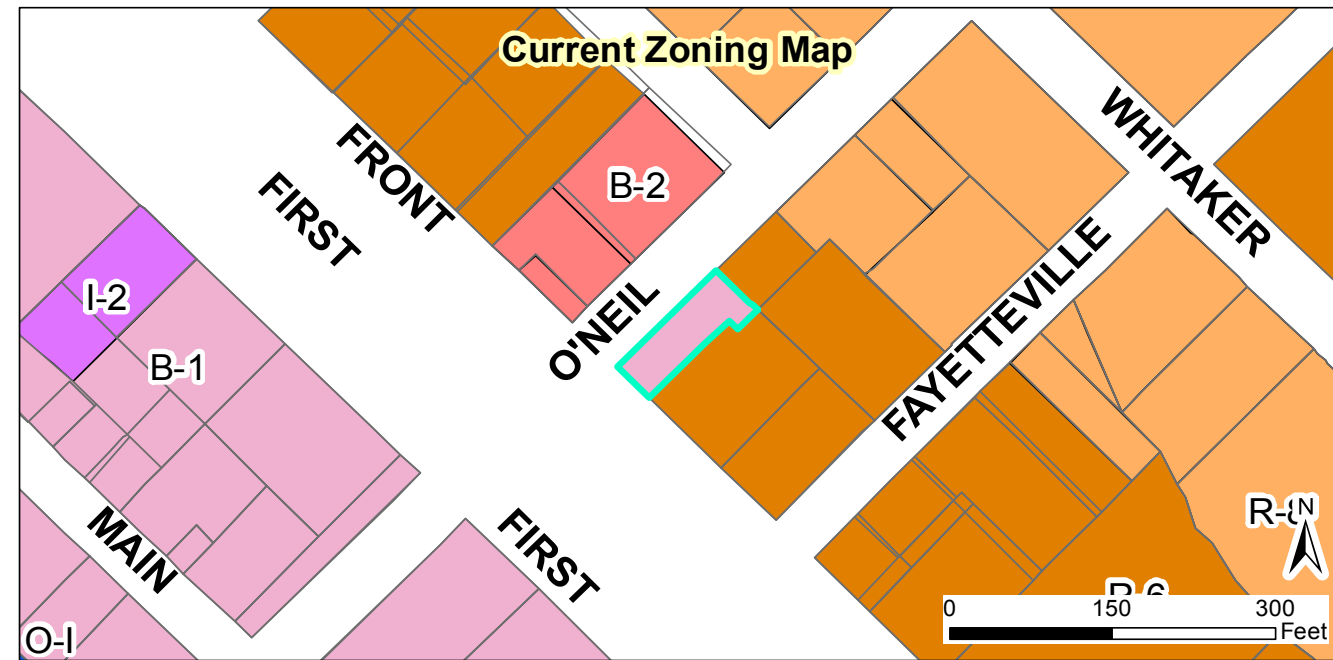
- The Planning Board shall review and make a final decision regarding Variance applications.
 - Per UDC requirements, no variance shall be approved unless all of the Findings of Fact are made.
-

FINDINGS OF FACT:

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

ATTACHMENTS:

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



Request:
2019-138-VAR - 110 W. Front St
Request for a variance from side and rear setback requirements.

Applicant: Tony Johnson
 Property Owners: River Wild, LLC
 Parcel ID: 166913-03-5562
 Tag #: 05031012

Staff Report Map



Document Path: O:\PLANNING\VARANCE\2019\2019-138-VAR - 110 W. Front St\Map\Staff Report Map - 2019-138-VAR - 110 W. Front St.mxd

Legend

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

07/05/2019

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



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

CONDITIONAL USE PERMIT APPLICATION COVER SHEET

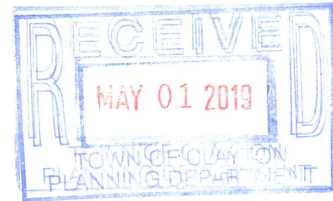
Name of Project: New Trinity Missionary Baptist Church **Date:** 3-11-2019
Applicant Name: MICHAEL SIMS 919-606-5012 ssmsbgd@ttcreativegroup.com

The following checklist to be completed by applicant:

- ✓ [] Pre-Application Meeting on: _____
- ✓ [] Review fee
- ✓ [] Advertisement Fee
- ✓ [] Associated site plan (separate application required for major site plans, must be submitted concurrently)

11 copies of the following:

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



If required following Pre-Application Meeting:

- ✓ [] Wastewater Allocation Request Form
- ✓ [] Signed/sealed Traffic Impact Analysis (2 copies)

Reviewed by: Damere Powell

July 2018

1 of 10



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

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: New Trinity Missionary Baptist Church

Acreage of Property: 1.992 ACRES Zoning District: B-1 & B-2

County Tag #: 05019025,05019022,05019020A,05019020,05019019A,05023028 NC Pin #: 165916-93-3763, 165916-93-5752

Address/Location: 115 Robertson Street 165916-93-5686

Existing Use: CHURCH Proposed Use: CHURCH 165916-93-7608

Is project within a Planned Development? ☐ Yes ☒ No If yes, which: 165916-93-7577

Is project within an Overlay District? ☐ Yes ☐ No If yes, which: 165916-93-2835

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

APPLICANT INFORMATION

Applicant: New Trinity Missionary Baptist Church/MICHAEL SIMS

Mailing Address: P.O. BOX 827, CLAYTON, N.C. 27528

Phone Number: 919-606-5012 Fax: _____

Contact Person: MICHAEL SIMS

Email Address: ssmsbdg@ttcreativegroup.com

ssms bge

OFFICE USE ONLY

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

PROPERTY OWNER INFORMATION

Name: New Trinity Missionary Baptist Church

Mailing Address: 115 Robertson Street, Clayton, N.C. 27520

Phone Number: 919-606-5012

Fax:

Email Address: ssmsbdg@ttcreativegroup.com

EXPLANATION OF PROJECT

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

DEMO EXISTING CHURCH BUILDING AND BUILD NEW CHURCH BUILDING AND PARKING.

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.

There would be no public health or safety concern with proposed development.

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.

This development conforms to the standard and practices of sound
land use planning and the Town Code of Ordinances.

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

These plans will not affect the value of adjoining or abutting
property. It will also not be a detriment to the use or development
of adjacent properties or the neighborhood use.

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

These plans will not adversely affect the plans and policies of the
Town.

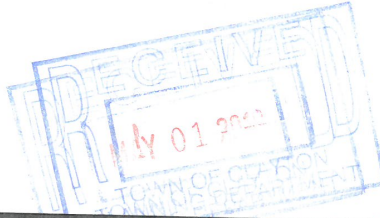
APPLICANT AFFIDAVIT

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.

MICHAEL SIMS
Print Name

Michael Sims
Signature of Applicant

April 24 2019
Date



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

OWNER'S CONSENT FORM

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

Project Name: New Trinity Missionary Baptist Church **Address or PIN #:** 165916-93-2835

AGENT/APPLICANT INFORMATION:

MICHAEL SIMS

(Name - type, print clearly)

P.O. BOX 827

(Address)

CLAYTON, N.C. 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*):

CONDITIONAL USE APPLICATION

MAJOR SITE PLAN 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:

New Trinity Missionary Baptist Church/MICHAEL SIMS

(Name - type, print clearly)

[Signature]

(Owner's Signature)

P.O. BOX 827

(Address)

CLAYTON, N.C. 27528

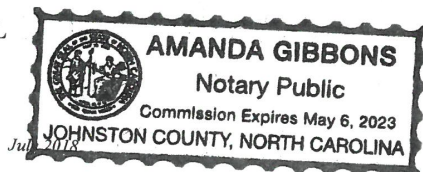
(City, State, Zip)

STATE OF NC

COUNTY OF Johnston

Sworn and subscribed before me Amanda Gibbons, a Notary Public for the above State and County, this the 24 day of April, 2019.

SEAL



[Signature]
Notary Public

My Commission
Expires:

May 6, 2023

10 of 10



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

OWNER'S CONSENT FORM

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

Project Name: New Trinity Missionary Baptist Church **Address or PIN #:** 165916-93-7608

AGENT/APPLICANT INFORMATION:

MICHAEL SIMS

(Name - type, print clearly)

P.O. BOX 827

(Address)

CLAYTON, N.C. 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*):

CONDITIONAL USE APPLICATION

MAJOR SITE PLAN 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:

New Trinity Missionary Baptist Church/MICHAEL SIMS

(Name - type, print clearly)

[Signature]

(Owner's Signature)

P.O. BOX 827

(Address)

CLAYTON, N.C. 27528

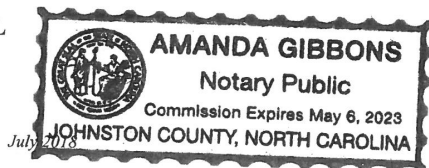
(City, State, Zip)

STATE OF NC

COUNTY OF Johnston

Sworn and subscribed before me Amanda Gibbons, a Notary Public for the above State and County, this the 24 day of April, 2019.

SEAL



[Signature]
Notary Public

My Commission
Expires:

May 6, 2023

10 of 10



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

OWNER'S CONSENT FORM

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

Project Name: New Trinity Missionary Baptist Church **Address or PIN #:** 165916-93-7577

AGENT/APPLICANT INFORMATION:

MICHAEL SIMS

(Name - type, print clearly)

P.O. BOX 827

(Address)

CLAYTON, N.C. 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*):

Conditional Use Application
Mobile Plan 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:

New Trinity Missionary Baptist Church/MICHAEL SIMS

(Name - type, print clearly)

Michael Sims

(Owner's Signature)

P.O. BOX 827

(Address)

CLAYTON, N.C. 27528

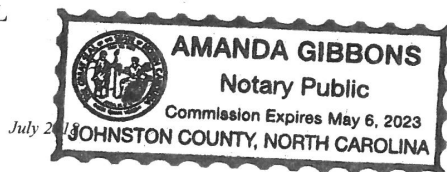
(City, State, Zip)

STATE OF NC

COUNTY OF Johnston

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SEAL



Amanda Gibbons
Notary Public

My Commission
Expires:

May 6, 2023

10 of 10



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

OWNER'S CONSENT FORM

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

Project Name: New Trinity Missionary Baptist Church **Address or PIN #:** 165916-93-5752

AGENT/APPLICANT INFORMATION:

MICHAEL SIMS

(Name - type, print clearly)

P.O. BOX 827

(Address)

CLAYTON, N.C. 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*):

CONDITIONAL USE APPLICATION

MAJOR SITE PLAN 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:

New Trinity Missionary Baptist Church/MICHAEL SIMS

(Name - type, print clearly)

[Signature]

(Owner's Signature)

P.O. BOX 827

(Address)

CLAYTON, N.C. 27528

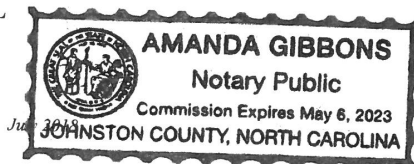
(City, State, Zip)

STATE OF NC

COUNTY OF Johnston

Sworn and subscribed before me Amanda Gibbons, a Notary Public for the above State and County, this the 24 day of April, 2019.

SEAL



Amanda Gibbons
Notary Public

My Commission
Expires:

May 6, 2023
10 of 10



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

OWNER'S CONSENT FORM

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

Project Name: New Trinity Missionary Baptist Church **Address or PIN #:** 165916-93-5686

AGENT/APPLICANT INFORMATION:

MICHAEL SIMS

(Name - type, print clearly)

P.O. BOX 827

(Address)

CLAYTON, N.C. 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*):

Conditional Use Application

Major Site Plan 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:

New Trinity Missionary Baptist Church/MICHAEL SIMS

(Name - type, print clearly)

[Signature]

(Owner's Signature)

P.O. BOX 827

(Address)

CLAYTON, N.C. 27528

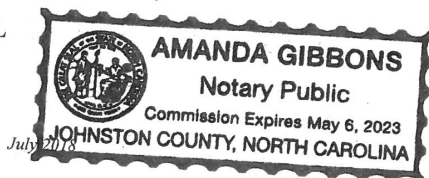
(City, State, Zip)

STATE OF NC

COUNTY OF Johnston

Sworn and subscribed before me Amanda Gibbons, a Notary Public for the above State and County, this the 24 day of April, 2019.

SEAL



[Signature]
Notary Public

My Commission
Expires:

May 6, 2023

10 of 10



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

OWNER'S CONSENT FORM

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

Project Name: New Trinity Missionary Baptist Church **Address or PIN #:** 165916-93-3763

AGENT/APPLICANT INFORMATION:

MICHAEL SIMS

(Name - type, print clearly)

P.O. BOX 827

(Address)

CLAYTON, N.C. 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*):

CONDITIONAL USE APPLICATION

MAJOR SITE PLAN APPLICATION

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OWNER AUTHORIZATION:

New Trinity Missionary Baptist Church/MICHAEL SIMS

(Name - type, print clearly)

Michael Sims

(Owner's Signature)

P.O. BOX 827

(Address)

CLAYTON, N.C. 27528

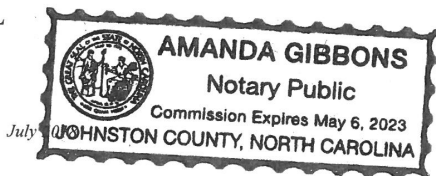
(City, State, Zip)

STATE OF NC

COUNTY OF Johnston

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SEAL



Amanda Gibbons
Notary Public

My Commission
Expires:

May 6, 2023

10 of 10

Public Notice

In accordance with NC GS 160A-364, the Clayton Planning Board will conduct the following evidentiary hearing on Monday, July 22nd, 2019, at 6 PM in the Town Council Chambers in Town Hall located at 111 East Second Street to consider the following:

- 2019-138-VAR 110 W. Front St. Variance; variance request from section 155.203 Part 2 (K)(2)(a) of the Unified Development Code from the 30 foot side and rear setback requirement from adjacent residential property. The 0.13 acre property is zoned Central-Business (B-1); TAG # 05031012.
- 2019-58-VAR New Trinity Missionary Baptist Church Variance; variance request from section 155.203 Part 2 (K)(2)(a) of the Unified Development Code from the 30 foot rear setback requirement from adjacent residential property. The 1.81 acre property is zoned Central-Business (B-1) and Neighborhood-Business (B-2); TAG # 05019025.
- 2019-59-CUP New Trinity Missionary Baptist Church; request for a Conditional Use Permit to demolish an existing church building and build a 12,685 square foot building for church use. Per Town of Clayton UDC, a Conditional Use Permit is required to operate a church in the Neighborhood-Business (B-2) zoning district. The property is zoned Central-Business (B-1) and Neighborhood-Business (B-2); TAG # 05019025.

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 News

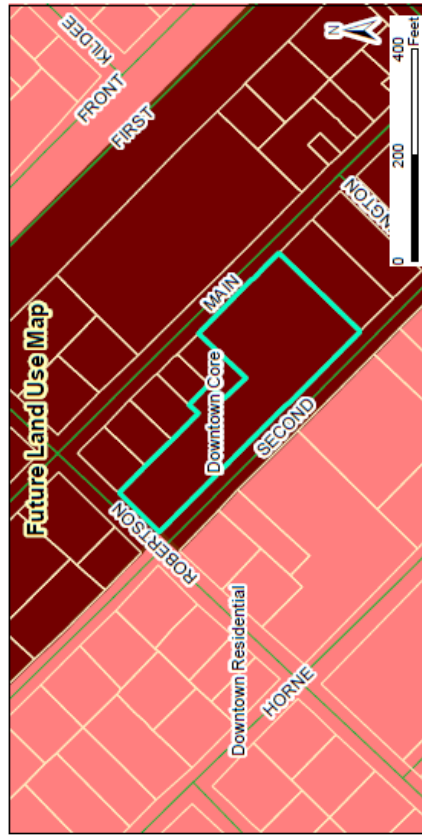
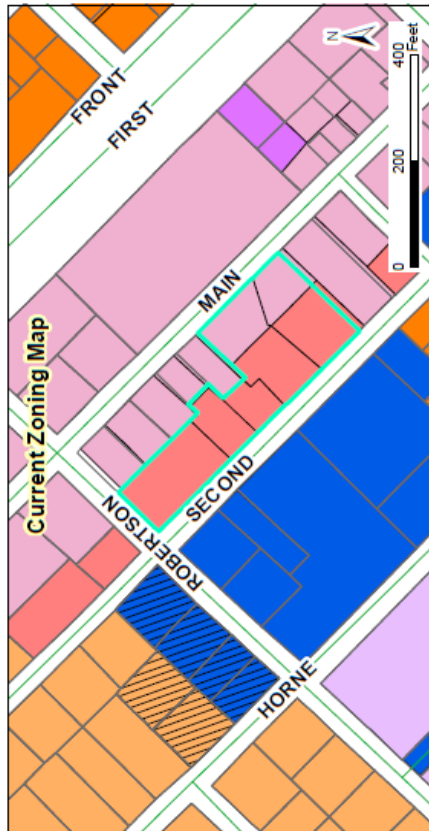
Please advertise on the following dates:

July 10, 2019

July 17, 2019

Dates are the two Wednesdays prior to the hearing

Affidavit of publication required.



Request:

2019-57-SP - New Trinity Missionary Baptist Church

Applicant: New Trinity Missionary Baptist Church / Michael Sims

Property Owners: New Trinity Missionary Baptist Church

Tag #s: 05019025

Staff Report Map



Legend

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

07/08/2019

Prepared by: TMC Planning

Disclaimer: Town of Charlotte assumes no liability for the quality of the data represented here.

Document Path: G:\PLANNING\GISITE PLANS\Major Site Plans\2019\2019-57-SP-New Trinity Missionary Baptist Church Major Site Plan\Map\Staff Report Map Update - 2019-57-SP New Trinity Missionary Baptist Church.mxd

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Conditional Use/Site Plan Date of Mailing: April 23 2019
Date of Meeting: May 3 2019 Time of Meeting: 7:00 pm
Location of Meeting: 115 s Robertstone st Clayton, NC 27520/ May 3 2019

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: Michael Sims 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.*

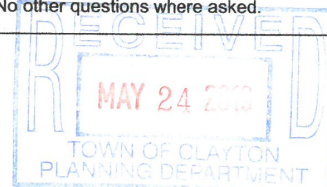
Michael Sims started by explaining what would be reviewed. Michael talked about the history of the property. He then explain why the Conditional use permit is needed and how it would have no impact on the surrounding area. The proposed Church building is in a B-2 zoning district there for requiring the permit . At his time Michael ask the floor for questions. No questions where asked. Michael then began to speak on the site plan.

He broke it up into phases. The first phase was to be the building. I t would sit on the lots directly behind the current church. The building is a purposed 12,000 sq ft. with fellowship hall connected to the building. The sancutary would seat an estimated 325. The second phase would be a combanation of the tearing down of the current church and construction and paving of parking lots.

The current parking lot behind TR Lee's would also be paved. There would also be paved parking at the 317 building.

At this time Michael ask for questions. Kelly Sanders from 315 w. Main st asked if JD Spirinker co would still be allowed to park there Vehicles at the property next to them. Michael told them that would not be a problem. No other questions where asked.

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



NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: New Trinity Missionary Baptist Church

Application: Variance

Location/Date: 115 s Robertsons st Clayton, NC 27520

	NAME	ADDRESS
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April 23, 2019

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of the applications 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: May 3, 2019

Meeting Time: 7:00PM

Meeting Location: 115 S. Robertson st,
Clayton, NC 27520

Type of Application: Conditional use, Site Plan

Project/proposal property address: 115 S. Robertson st, Clayton, NC 27520

Description of project/proposal: Building new Church

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

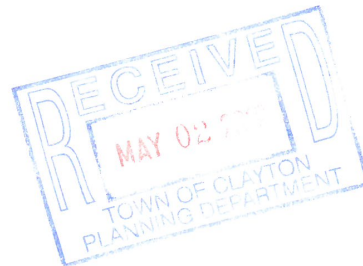
1. A copy of the project applications.
2. A map at a scale that is appropriate to the project and shows neighboring properties and roads.
3. A map, drawing, or other depiction of the proposed land use change or development proposal.

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

If you have any questions prior to or after this meeting, you may contact us at 919-606 5012. You may also contact the Planning Department at 919-553-5002.

Sincerely,

Michael Sims
New Trinity Missionary Baptist Church



NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Conditional Use/Site Plan Date of Mailing: March 29 2019
Date of Meeting: April 8 2019 Time of Meeting: 7:00 pm
Location of Meeting: 115 s Robertstone st Clayton, NC 27520/ May 3 2019

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: Michael Sims

Signature: 

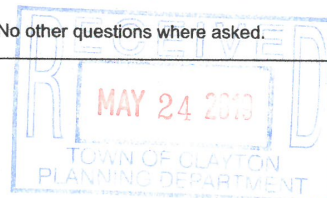
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Please write clearly (or submit a typed summary). Use additional sheets if necessary.



NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: New Trinity Missionary Baptist Church

Application: SITE PLAN

Location/Date: _____

	NAME	ADDRESS
1	Diane Sims	1271 Averasboro Dr. Clayton
2	Smith, Robin	2005 Olive Tree Ln Clayton NC.
3	NORMAN DOVE	705 Page St., Clayton, N.C.
4	Kelly & Tony Sanders	315 W. main St Clayton NC
5	Betty Richardson	601 Brook St. Clayton, NC
6	Mr. Richardson	601 Brook St Clayton NC
7	Jessie Claggett	56 Streamwood Way Clayton NC 27527
8	John Claggett	56 Streamwood Way Clayton NC 27527
9	Javari McNeil	410 Randolph Dr. Clayton N.
10	Alvin Thompson	3309 La Gish Way Raleigh NC 27616
11	Shelah Robertson	7000 Greenwood Drive Clayton NC 27520
12	John R. Supps	940 Hood Farm R. 27520
13	Major Best	7008 Spangler's Spring Raleigh NC
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NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: New Trinity Missionary Baptist Church

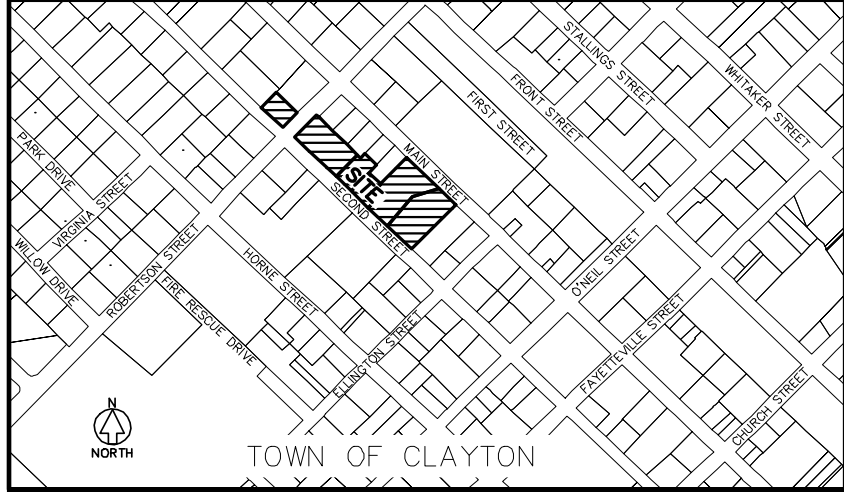
Application: CONDITIONAL USE

Location/Date: _____

	NAME	ADDRESS
1	Diane Sims	671 Averasboro Dr. Clayton
2	Smith, Robin	2005 Olive Tree Ln Clayton NC
3	NORMAN DAVE	705 Page St, Clayton, N.C.
4	Tony & Kelly Sanders	315 W. Main St Clayton NC
5	Betty Richardson	601 Brook St. Clayton NC
6	Chris Richardson	601 Brook St Clayton NC
7	Jessie Claggett	56 Streamwood Way Clayton NC 27527
8	John Claggett	56 Streamwood Way Clayton NC 27527
9	Javeri McNear	410 Randolph Dr Clayton NC
10	Alvin Thompson	3307 Le Costa Way Raleigh, NC 27610
11	Shelch Robert	7006 Greenwood Drive Clayton NC 27520
12	John R. Siegan	440 Hood Farm Rd NC-27520
13	Major Best	7008 Spanglers Spring Raleigh NC
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July 2018

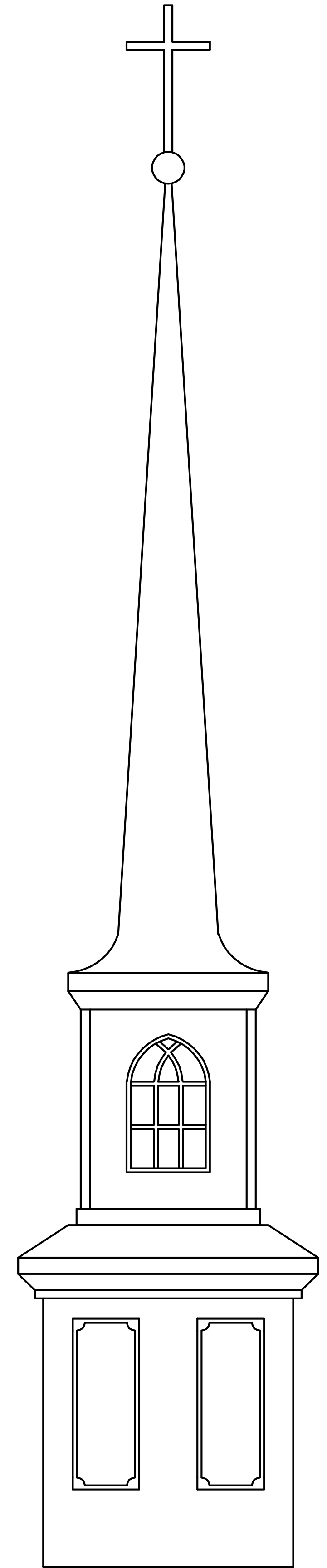
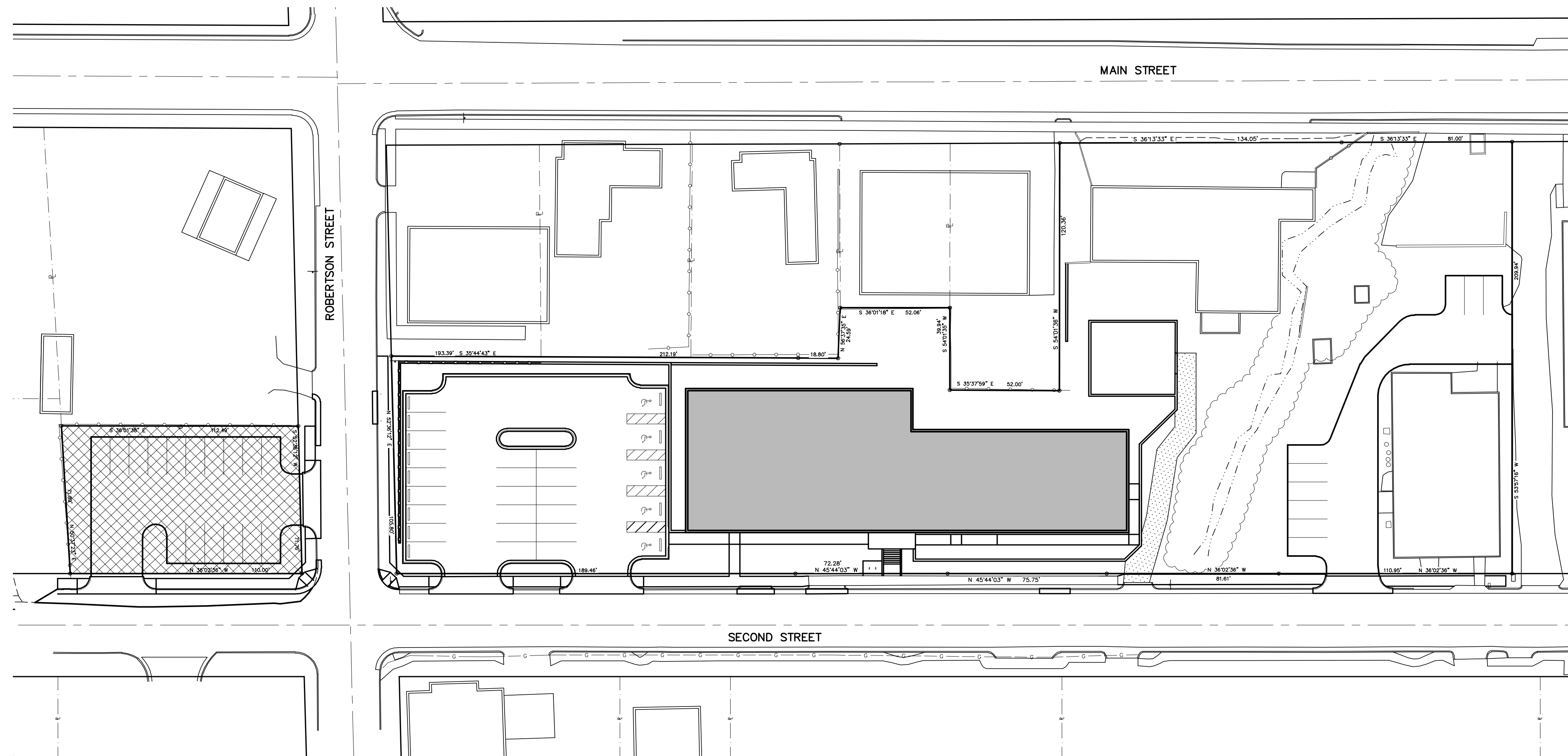
8 of 10



DRAWING INDEX

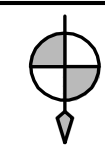
- C1.0 COVER SHEET
- C1.1 EXISTING SITE
- C1.2 ZONING, SETBACKS & BUFFERS
- C1.3 SITE PLAN
- C1.4 LANDSCAPE PLAN
- C1.5 EROSION CONTROL—PHASE 1
- C1.51 EROSION CONTROL—PHASE 2
- C1.6 GRADING PLAN
- C1.7 UTILITY PLAN
- C5.1 DETAILS—SITE
- C5.2 DETAILS—EROSION CONTROL

NEW TRINITY MISSIONARY BAPTIST CHURCH 115 SOUTH ROBERTSON STREET CLAYTON, N.C. 27520



FOR REVIEW ONLY
NOT FOR CONSTRUCTION.

NO.	REVISION	DATE
1	TOWN OF CLAYTON REVIEW COMMENTS 1st	5-29-2019
2	TOWN OF CLAYTON REVIEW COMMENTS 2nd	6-18-2019
3	TOWN OF CLAYTON REVIEW COMMENTS 3rd	7-1-2019



B. R. KORNEGAY, INC.
LAND SURVEYING • ENGINEERING • PLANNING
License Number: P-1054
300 East Walnut Street
Goldsboro, N.C. 27530
www.kornegayseep.com (919) 735-5886 Fax: (919) 580-9053

TOWN OF CLAYTON
PROJECT NUMBERS:
2019-57-SP
2019-58-VAR
2019-59-CUP

TITLE SHEET

DRAWN BY: TSB
DESIGNED BY: JLK
DATE: 3-11-2019
SCALE: 1" = 30'

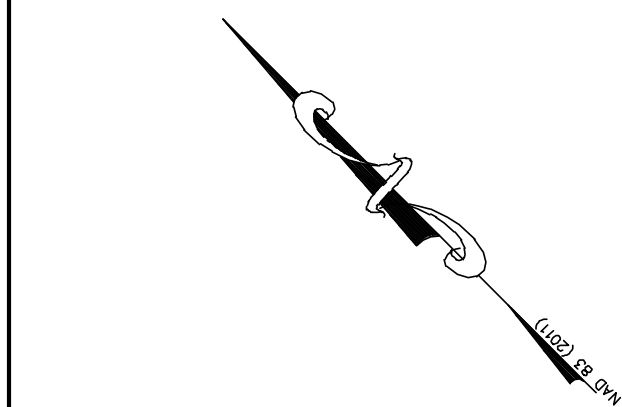
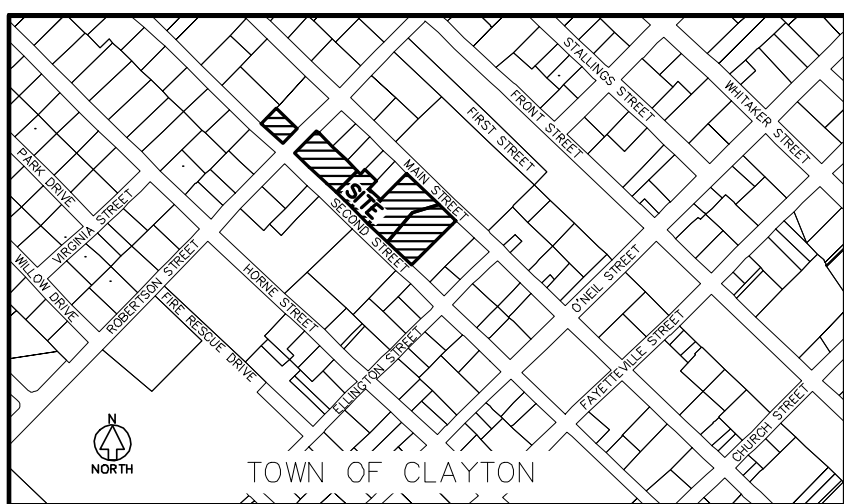
NEW TRINITY MISSIONARY BAPTIST CHURCH

115 SOUTH ROBERTSON STREET, CLAYTON, N.C. 27520
CONTACT: MICHAEL SIMS 919-606-5012 ssmsbgd@ttcreativegroup.com

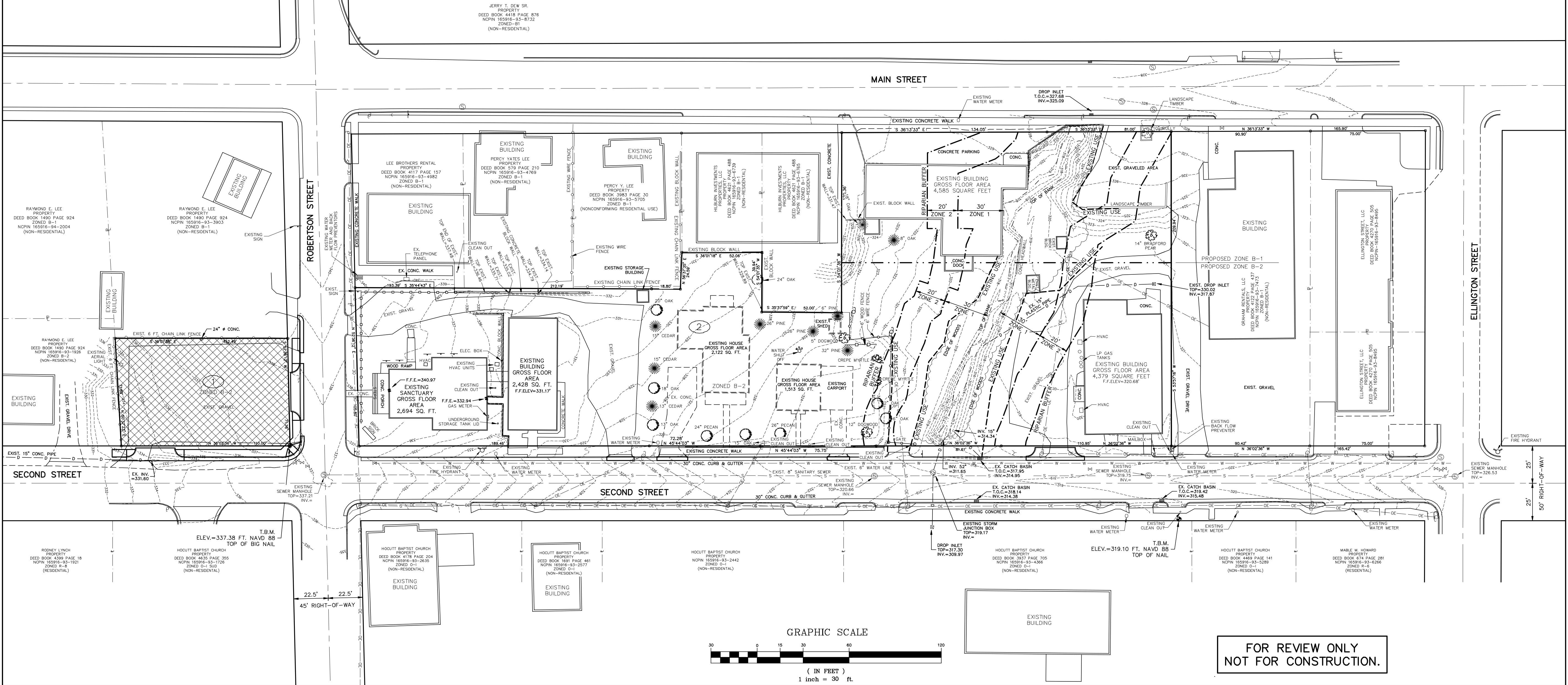
SHEET: C1.0
OF:
WORK ORDER: 160283
CADD DWG: 160283

NEW TRINITY MISSIONARY BAPTIST CHURCH D214 F32

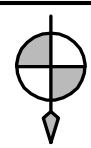
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LEGEND	
EDGE OF PAVEMENT	EXISTING
CONCRETE CURB & GUTTER	---
UNDERGROUND COMMUNICATION LINE	---
SANITARY SEWER	---
SANITARY SEWER SERVICE	---
WATER LINE	---
WATER SERVICE LINE	---
FIRE PROTECTION LINE	---
STORM DRAINAGE PIPE	---
NATURAL GAS LINE	---
ROOF DRAIN	---
OVERHEAD ELECTRICAL LINE	---
SANITARY SEWER MANHOLE	⊙
SANITARY SEWER CLEAN OUT	⊙
DROP INLET	⊙
UTILITY POLE	⊙
LIGHT POLE	⊙
GUY WIRE	---
HYDRANT	⊙
VALVE	⊙
CONTOUR	---
ELEVATION	+ 100.00



NO.	REVISION	DATE
1	TOWN OF CLAYTON REVIEW COMMENTS 1st	5-29-2019
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3	TOWN OF CLAYTON REVIEW COMMENTS 3rd	7-1-2019



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TOWN OF CLAYTON
PROJECT NUMBERS:
2019-57-SP
2019-58-VAR
2019-59-CUP

EXISTING SITE

DRAWN BY:
TSB
DESIGNED BY:
JLK
DATE:
3-11-2019
SCALE:
1" = 30'

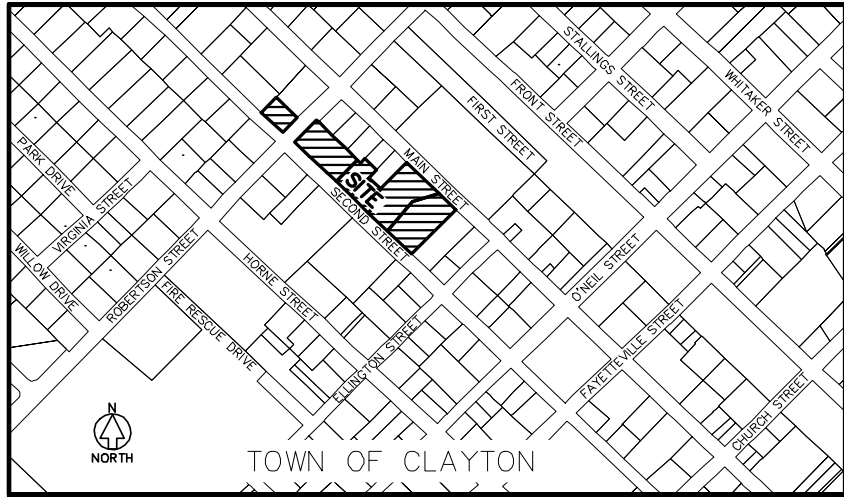
NEW TRINITY MISSIONARY BAPTIST CHURCH

115 SOUTH ROBERTSON STREET, CLAYTON, N.C. 27520

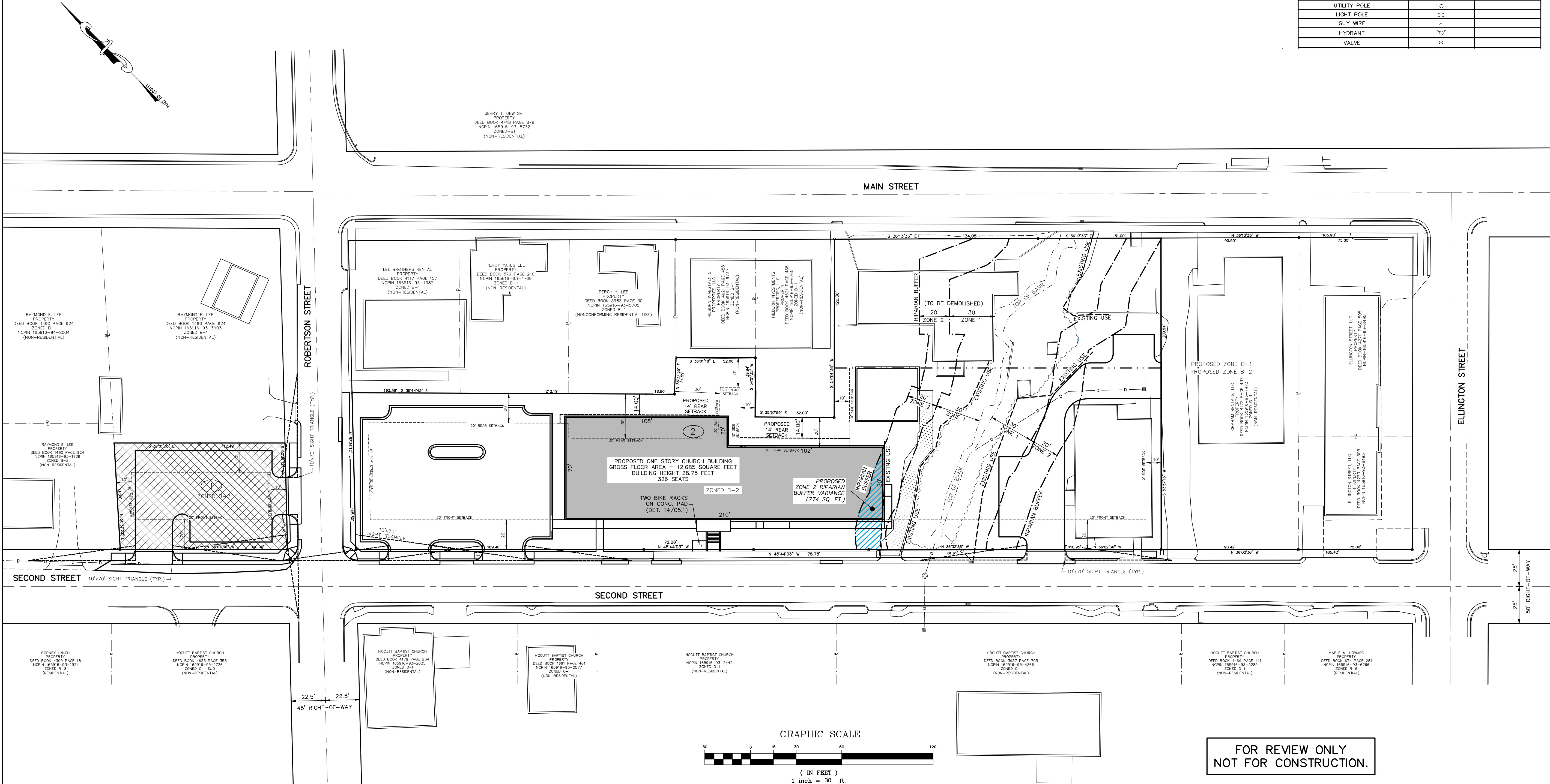
CONTACT: MICHAEL SIMS 919-606-5012 smsbgd@tcreativegroup.com

SHEET:
C11
OF:
WORK ORDER:
160283
CADD DWG:
160283

NEW TRINITY MISSIONARY BAPTIST CHURCH D214 F32



LEGEND		
	EXISTING	PROPOSED
EDGE OF PAVEMENT	---	---
CONCRETE CURB & GUTTER	---	---
UNDERGROUND COMMUNICATION LINE	---	---
SANITARY SEWER	---	---
SANITARY SEWER SERVICE	---	SS
WATER LINE	---	---
WATER SERVICE LINE	---	WS
FIRE PROTECTION LINE	---	F
STORM DRAINAGE PIPE	---	---
NATURAL GAS LINE	---	---
ROOF DRAIN	---	RD
OVERHEAD ELECTRICAL LINE	---	---
SANITARY SEWER MANHOLE	---	---
SANITARY SEWER CLEAN OUT	---	---
DROP INLET	---	---
UTILITY POLE	---	---
LIGHT POLE	---	---
GUY WIRE	---	---
HYDRANT	---	---
VALVE	---	---



NO.	REVISION	DATE
1	TOWN OF CLAYTON REVIEW COMMENTS 1st	5-29-2019
2	TOWN OF CLAYTON REVIEW COMMENTS 2nd	6-18-2019
3	TOWN OF CLAYTON REVIEW COMMENTS 3rd	7-1-2019

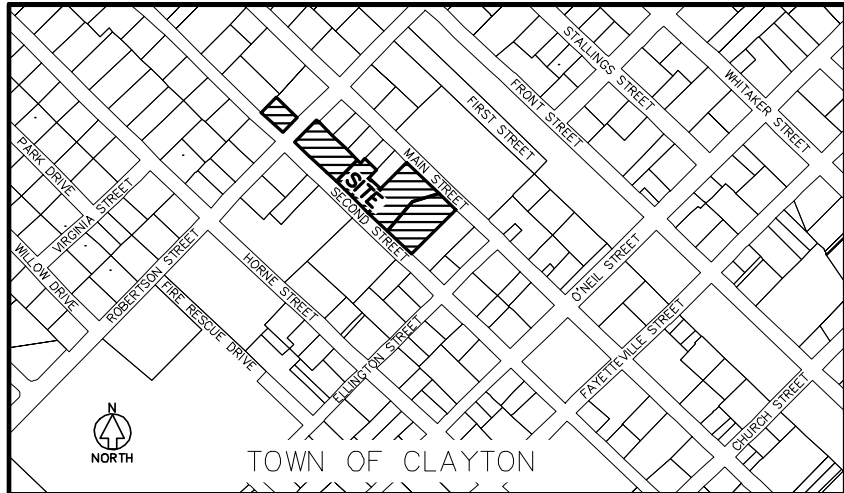
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300 East Walnut Street
Goldensboro, N.C. 27530
www.kornegaysep.com (919) 735-5886 Fax: (919) 580-9053

TOWN OF CLAYTON
PROJECT NUMBERS:
2019-57-SP
2019-58-VAR
2019-59-CUP
ZONING, SETBACKS AND BUFFERS

DRAWN BY:
TSB
DESIGNED BY:
JLK
DATE:
3-11-2019
SCALE:
1" = 30'

NEW TRINITY MISSIONARY BAPTIST CHURCH
115 SOUTH ROBERTSON STREET, CLAYTON, N.C. 27520
CONTACT: MICHAEL SIMS 919-606-5012 smsbgd@tcreativegroup.com

SHEET:
C1.2
OF:
WORK ORDER:
160283
CADD DWG:
160283



REQUIRED PARKING
CHURCH OR PLACE OF WORSHIP
1 SPACE PER 3 SEATS OR 200 SQ. FT. FOR THE PRINCIPAL PLACE
OF WORSHIP, WHICHEVER IS GREATER.
326 SEATS/3 SEATS = 108.67 (109 PARKING SPACES)
PROPOSED PARKING
47 SPACES + 5 HANDICAP SPACES = 52 TOTAL SPACES

SITE DATA
PROPERTY ZONED B-1 (TOWN OF CLAYTON)
67,986 SQ. FT. OR 1.56 ACRES
MINIMUM SETBACK REQUIREMENTS
FRONT = 0 FEET
SIDE INTERIOR = 0 FEET
SIDE STREET = 0 FEET
REAR = 0 FEET
MAXIMUM BUILDING HEIGHT = 50 FEET

PROPERTY ZONED B-2 (TOWN OF CLAYTON)
18,775.00 SQ. FT. OR 0.43 ACRES
MINIMUM SETBACK REQUIREMENTS
FRONT = 20 FEET
SIDE INTERIOR = 10 FEET
SIDE STREET = 10 FEET
SIDE INTERIOR ABUTTING RESIDENTIAL = 30 FEET
REAR = 20 FEET
REAR ABUTTING RESIDENTIAL = 30 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET
BUILDING COVERAGE = 50%
IMPERVIOUS SURFACE = 75%

TOTAL AREA = 78,799 SQUARE FEET OR 1.809 ACRES
BUILDING GROSS FLOOR AREA PRE-CONSTRUCTION = 17,676 SQ. FT.
BUILDING GROSS FLOOR AREA POST CONSTRUCTION:
12,685 SQ. FT. (PROPOSED SANCTUARY)
5,884 SQ. FT. (EXISTING BUILDINGS)
21,649 SQ. FT. (TOTAL)
BUILDING COVERAGE = 21,649 SQ. FT./86,761 SQ. FT. = 24.95%

FLOOR AREA RATIO
GROSS FLOOR AREA=21,649 SQ. FT.
TOTAL BUILDABLE LOT AREA=29,955 SQ. FT.
(21,649/29,955) x 100% = 72.3%

NEW TRINITY MISSIONARY BAPTIST CHURCH
P.O. BOX 827
CLAYTON, NORTH CAROLINA 27528
TAG NUMBER: 05019025
NCPN: 165916-93-7641

EXISTING USES:
CHURCH SANCTUARY
SINGLE FAMILY DWELLING
BUILDING AND LOT
COMMUNITY BUILDING (PARTIALLY WITHIN THE DOWNTOWN OVERLAY)
PROPOSED USES:
ASPHALT PARKING LOT
CHURCH SANCTUARY
BUILDING TO BE DEMOLISHED (CHURCH SANCTUARY FRONTING SECOND STREET)
COMMUNITY BUILDING (PARTIALLY WITHIN THE DOWNTOWN OVERLAY)

REFERENCE:
DEED BOOK 1917 PAGE 676
DEED BOOK 3099 PAGE 172
DEED BOOK 3653 PAGE 412
DEED BOOK 5060 PAGE 530
PLAT BOOK 73 PAGE 322
PLAT BOOK 89 PAGE 57

UTILITY PROVIDERS:
ELECTRIC: TOWN OF CLAYTON
WATER: TOWN OF CLAYTON
SEWER: TOWN OF CLAYTON

ONE BIKE RACK IS REQUIRED PER UDC SECTION 155.40(C)(2)

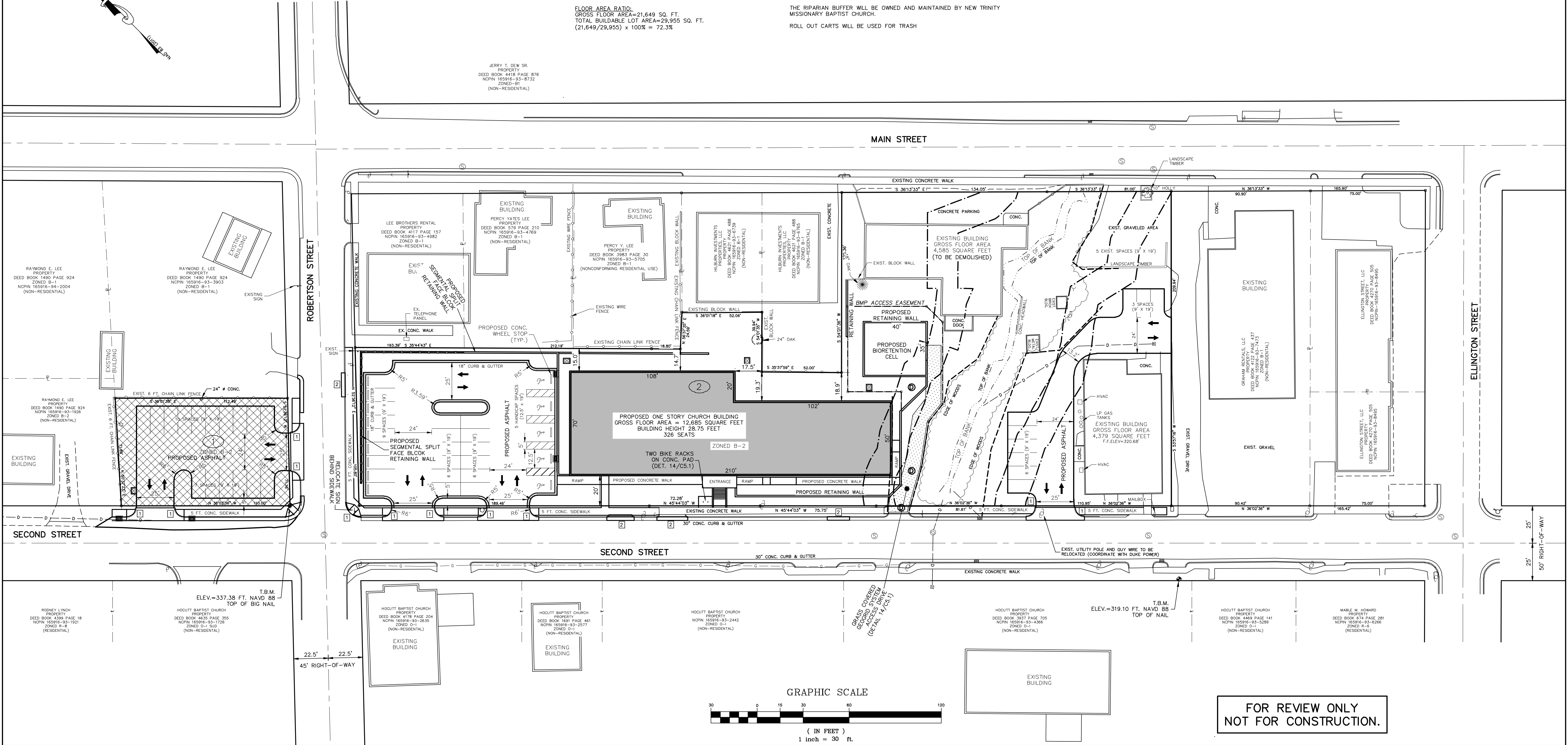
THE RIPARIAN BUFFER WILL BE OWNED AND MAINTAINED BY NEW TRINITY MISSIONARY BAPTIST CHURCH.

ROLL OUT CARTS WILL BE USED FOR TRASH

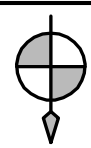
GENERAL SITE NOTES
1 HANDICAP RAMP
2 REMOVE EXISTING DRIVEWAY AND REPLACE WITH CURB & GUTTER

IMPERVIOUS SURFACES
42,209.93 S.F. = EXISTING IMPERVIOUS
42,209.93 S.F./86,761 S.F. = 48.65%
46,756.78 S.F. = PROPOSED IMPERVIOUS
46,756.78 S.F./86,761 S.F. = 53.89%
(MAXIMUM PERMITTED AMOUNT = 75%)
46,756.78 - 42,209.93 = 4,546.85 S.F. ADDITIONAL
PROPOSED IMPERVIOUS (LESS THAN 17,000 S.F.)

LEGEND		
	EXISTING	PROPOSED
EDGE OF PAVEMENT	---	---
CONCRETE CURB & GUTTER	---	---
UNDERGROUND COMMUNICATION LINE	---	---
SANITARY SEWER	---	---
SANITARY SEWER SERVICE	---	SS
WATER LINE	---	---
WATER SERVICE LINE	---	WS
FIRE PROTECTION LINE	---	F
STORM DRAINAGE PIPE	---	---
NATURAL GAS LINE	---	G
ROOF DRAIN	---	RD
OVERHEAD ELECTRICAL LINE	---	OE
SANITARY SEWER MANHOLE	---	9 C.O.
SANITARY SEWER CLEAN OUT	---	9
DROP INLET	---	9
UTILITY POLE	---	---
LIGHT POLE	---	---
GUY WIRE	---	---
HYDRANT	---	---
VALVE	---	---



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TOWN OF CLAYTON
PROJECT NUMBERS:
2019-57-SP
2019-58-VAR
2019-59-CUP

SITE PLAN

DRAWN BY:
TSB
DESIGNED BY:
JLK
DATE:
3-11-2019
SCALE:
1" = 30'

NEW TRINITY MISSIONARY BAPTIST CHURCH

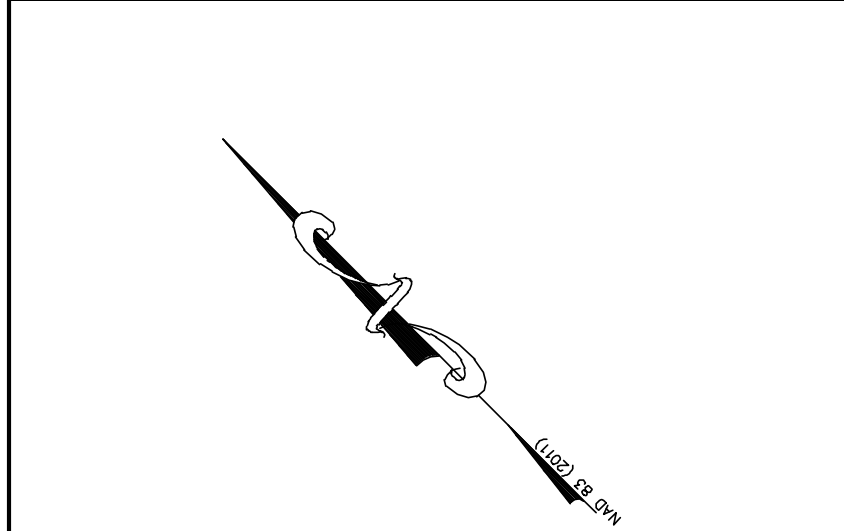
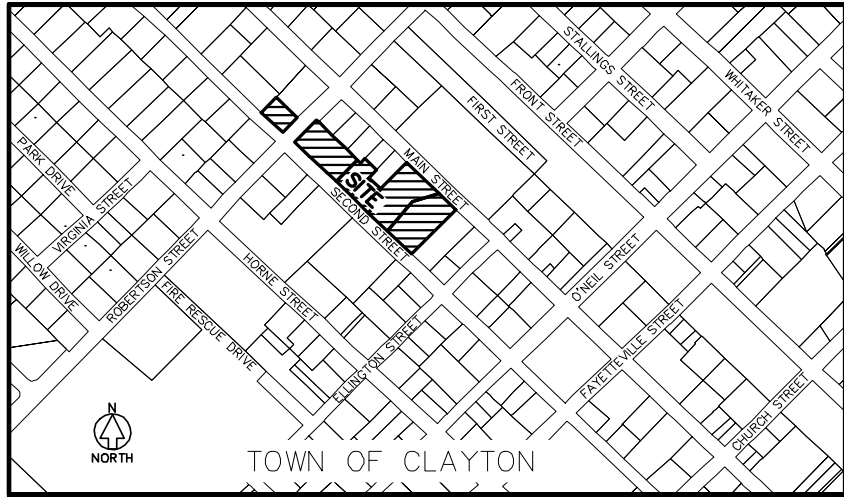
115 SOUTH ROBERTSON STREET, CLAYTON, N.C. 27520
CONTACT: MICHAEL SIMS 919-606-5012 smsbgd@tcreativegroup.com

SHEET:
OF:
WORK ORDER:
CADD DWG:
160283

NEW TRINITY MISSIONARY BAPTIST CHURCH D214 F32

1287

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IMPERVIOUS SURFACES
42,209.93 S.F. = EXISTING IMPERVIOUS
42,209.93 S.F. / 86,761 S.F. = 48.65%
46,756.78 S.F. = PROPOSED IMPERVIOUS
46,756.78 S.F. / 86,761 S.F. = 53.80%
(MAXIMUM PERMITTED AMOUNT = 75%)
46,756.78 - 42,209.93 = 4,546.85 S.F. ADDITIONAL
PROPOSED IMPERVIOUS (LESS THAN 17,000 S.F.)

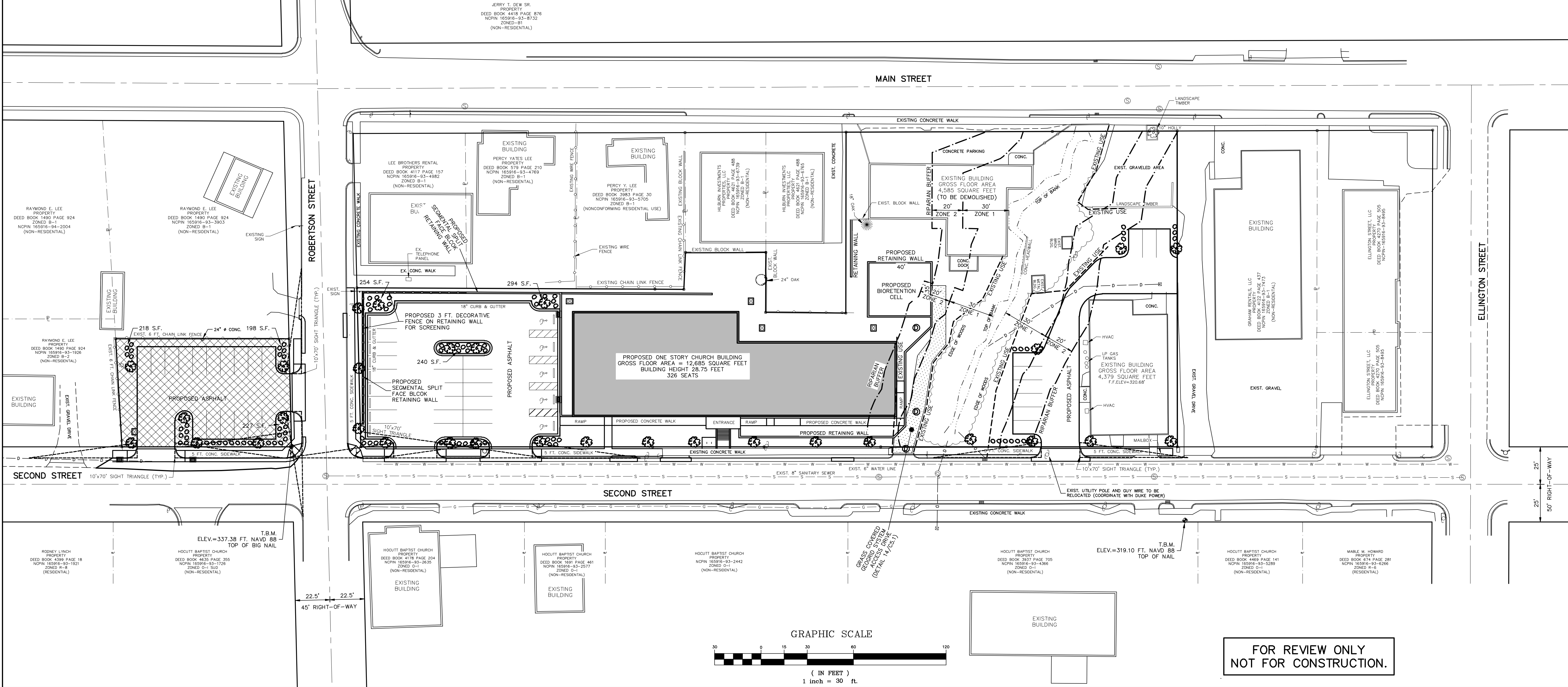
LANDSCAPE MAINTENANCE NOTE:
ALL LANDSCAPED AREAS SHALL BE
MAINTAINED IN AN ATTRACTIVE AND HEALTHY
CONDITION. DEAD OR DISEASED PLANTINGS
SHALL BE REMOVED AND REPLACED IN A
TIMELY FASHION.

PROPOSED TREES
22 AUTUMN FANTASY MAPLE
MINIMUM HEIGHT AT PLANTING 10 FEET
MINIMUM 2.5" CALIPER
MATURE HEIGHT
MINIMUM 2.5" CALIPER

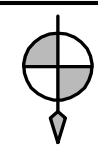
PROPOSED SHRUBS
60 CARISSA HOLLY
MINIMUM HEIGHT AT PLANTING 18 INCHES

EXISTING TREES (TO REMAIN)
24" OAK
6" PINE
18" OAK
18" OAK

LEGEND		
	EXISTING	PROPOSED
EDGE OF PAVEMENT	---	---
CONCRETE CURB & GUTTER	---	---
UNDERGROUND COMMUNICATION LINE	---	---
SANITARY SEWER	---	---
SANITARY SEWER SERVICE	---	SS
WATER LINE	---	---
WATER SERVICE LINE	---	WS
FIRE PROTECTION LINE	---	F
STORM DRAINAGE PIPE	---	---
NATURAL GAS LINE	---	---
ROOF DRAIN	---	RD
OVERHEAD ELECTRICAL LINE	---	---
SANITARY SEWER MANHOLE	---	o.c.o.
SANITARY SEWER CLEAN OUT	---	o.c.o.
DROP INLET	---	---
UTILITY POLE	---	---
LIGHT POLE	---	---
GUY WIRE	---	---
HYDRANT	---	---
VALVE	---	---



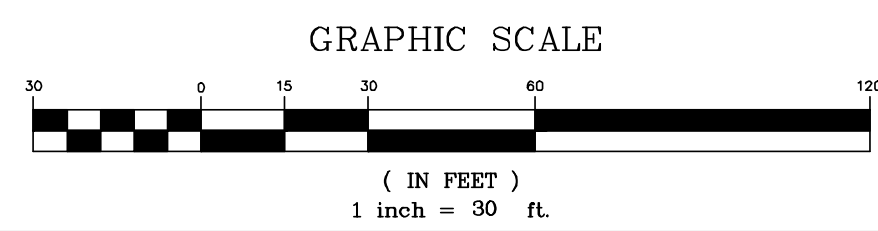
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LANDSCAPE PLAN



DRAWN BY:
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1" = 30'

NEW TRINITY MISSIONARY BAPTIST CHURCH C14

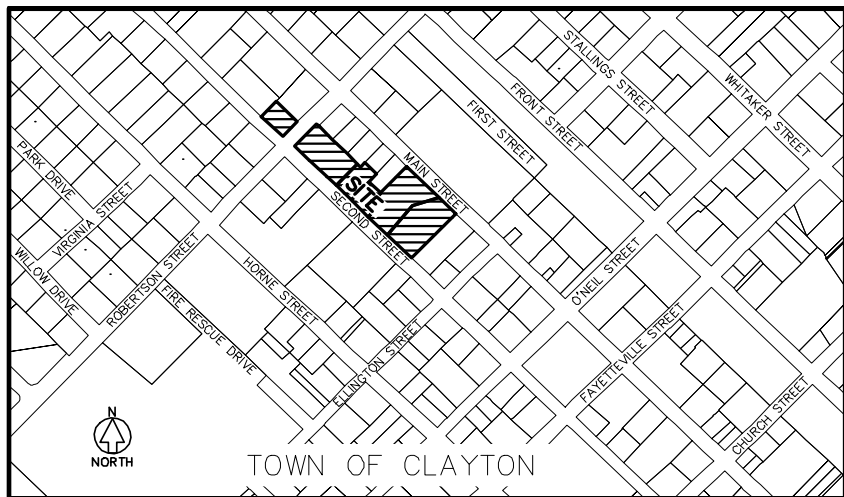
115 SOUTH ROBERTSON STREET, CLAYTON, N.C. 27520
CONTACT: MICHAEL SIMS 919-606-5012 smsbgd@tcreativegroup.com

SHEET:
OF:
WORK ORDER:
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CADD DWG:
160283

NEW TRINITY MISSIONARY BAPTIST CHURCH D214 F32

1287

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IMPERVIOUS SURFACES
42,209.93 S.F. = EXISTING IMPERVIOUS
42,209.93 S.F./86,761 S.F. = 48.65%
46,756.78 S.F. = PROPOSED IMPERVIOUS
46,756.78 S.F./86,761 S.F. = 53.89%
(MAXIMUM PERMITTED AMOUNT = 73%)
46,756.78 - 42,209.93 = 4,546.85 S.F. ADDITIONAL
PROPOSED IMPERVIOUS (LESS THAN 17,000 S.F.)

PRE-DEVELOPMENT RUNOFF:
0.1-yr = 17.0 cfs
POST-DEVELOPMENT RUNOFF:
0.1-yr = 66.9 cfs
PEAK RUNOFF TO BE DETAINED:
66.9 cfs = 17.0 cfs = 49.9 cfs
PEAK RUNOFF FLOWING TO DETENTION PONDS:
21.6 cfs
PEAK RUNOFF FLOWING TO SAND FILTERS:
36.8 + 3.5 = 40.3 cfs
PEAK OUTFLOW LEAVING DETENTION PONDS:
0.2 cfs
PEAK OUTFLOW LEAVING SAND FILTERS:
0 cfs
PEAK RUNOFF LEAVING SITE:
66.9 - (21.6 - 40.3 + 0.2) = 5.2 cfs
(less than pre-development runoff)

PRE-DEVELOPMENT
FROM RESIDENTIAL/INDUSTRIAL/COMMERCIAL DEVELOPMENTS
WHEN FOOTPRINTS OF ALL IMPERVIOUS SURFACES ARE SHOWN
NITROGEN EXPORT CALCULATIONS

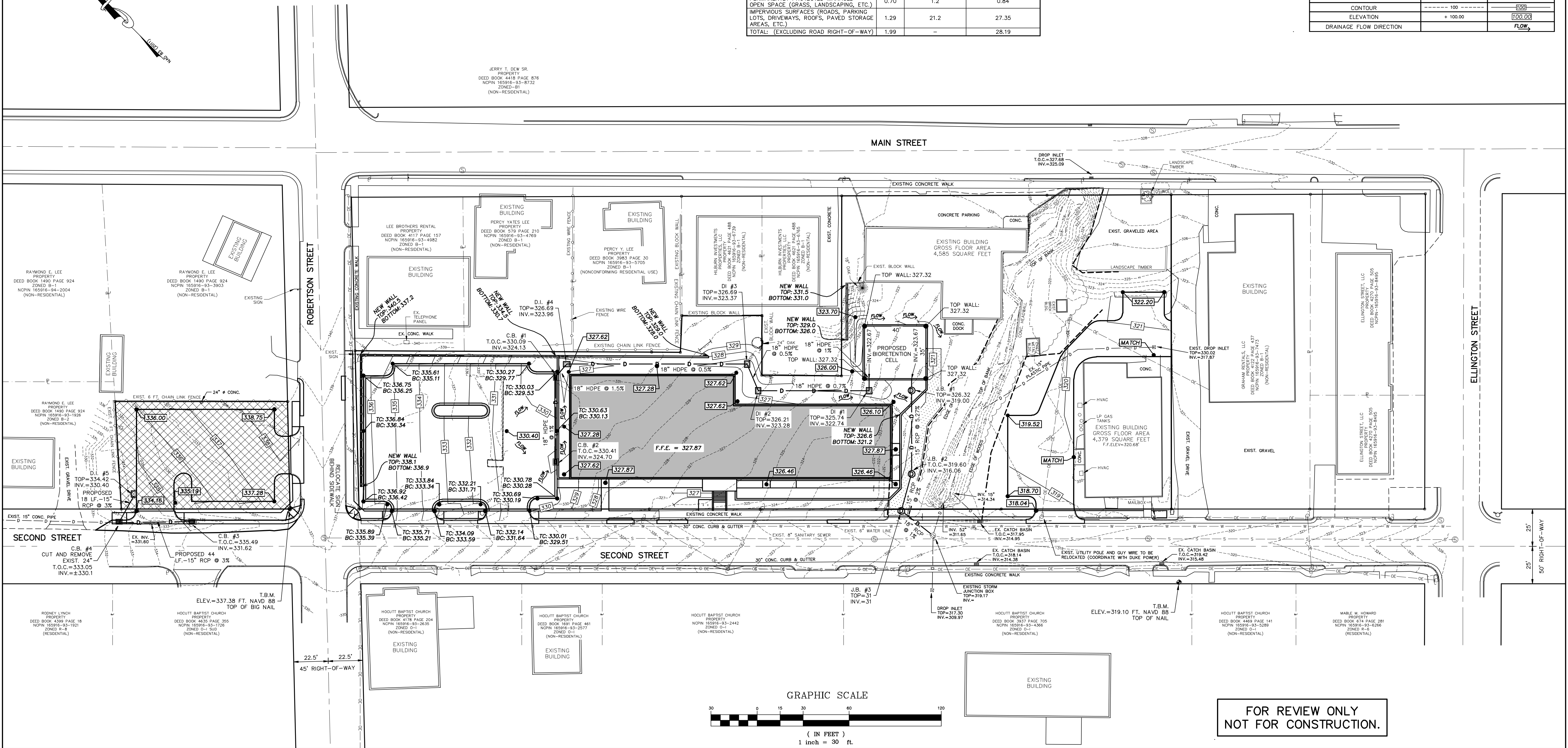
(1) TYPE OF LAND COVER	(2) AREA (ACRES)	(3) TN EXPORT COEFF. (LBS/AC/YR)	(4) TN EXPORT FROM USE (LBS/YR)
PERMANENTLY PROTECTED UNDISTURBED OPEN SPACE (FOREST, UNMOWN MEADOW)	0	0.6	0
PERMANENTLY PROTECTED MANAGED OPEN SPACE (GRASS, LANDSCAPING, ETC.)	1.02	1.2	1.22
IMPERVIOUS SURFACES (ROADS, PARKING LOTS, DRIVEWAYS, ROOFS, PAVED STORAGE AREAS, ETC.)	0.97	21.2	20.56
TOTAL: (EXCLUDING ROAD RIGHT-OF-WAY)	1.99	-	21.78

EXISTING SITE:
21.78 lb/yr $\pm$ 1.99 acre = 10.94 lb/oc/yr
70% of existing TN export = $0.7 \times 10.94 = 7.66$ lb/oc/yr
Existing impervious = 0.97 acres
 $0.97 \text{ ac.} \times 1.99 \text{ ac.} \times 100\% = 48.74\%$
PROPOSED SITE:
28.19 lb/yr $\pm$ 1.99 acre = 14.17 lb/oc/yr
Proposed impervious = 1.29 acres
 $1.29 \text{ ac.} \times 1.99 \text{ ac.} \times 100\% = 64.82\%$

POST-DEVELOPMENT
FROM RESIDENTIAL/INDUSTRIAL/COMMERCIAL DEVELOPMENTS
WHEN FOOTPRINTS OF ALL IMPERVIOUS SURFACES ARE SHOWN
NITROGEN EXPORT CALCULATIONS

(1) TYPE OF LAND COVER	(2) AREA (ACRES)	(3) TN EXPORT COEFF. (LBS/AC/YR)	(4) TN EXPORT FROM USE (LBS/YR)
PERMANENTLY PROTECTED UNDISTURBED OPEN SPACE (FOREST, UNMOWN MEADOW)	0	0.6	0
PERMANENTLY PROTECTED MANAGED OPEN SPACE (GRASS, LANDSCAPING, ETC.)	0.70	1.2	0.84
IMPERVIOUS SURFACES (ROADS, PARKING LOTS, DRIVEWAYS, ROOFS, PAVED STORAGE AREAS, ETC.)	1.29	21.2	27.35
TOTAL: (EXCLUDING ROAD RIGHT-OF-WAY)	1.99	-	28.19

LEGEND		
	EXISTING	PROPOSED
EDGE OF PAVEMENT	---	---
CONCRETE CURB & GUTTER	---	---
UNDERGROUND COMMUNICATION LINE	---	---
SANITARY SEWER	---	---
SANITARY SEWER SERVICE	---	SS
WATER LINE	---	---
WATER SERVICE LINE	---	WS
FIRE PROTECTION LINE	---	F
STORM DRAINAGE PIPE	---	---
NATURAL GAS LINE	---	---
ROOF DRAIN	---	RD
OVERHEAD ELECTRICAL LINE	---	---
SANITARY SEWER MANHOLE	---	o c.o.
SANITARY SEWER CLEAN OUT	---	o
DROP INLET	---	o
UTILITY POLE	---	---
LIGHT POLE	---	---
GUY WIRE	---	---
HYDRANT	---	---
VALVE	---	---
CONTOUR	---	---
ELEVATION	+ 100.00	100.00
DRAINAGE FLOW DIRECTION	---	FLOW



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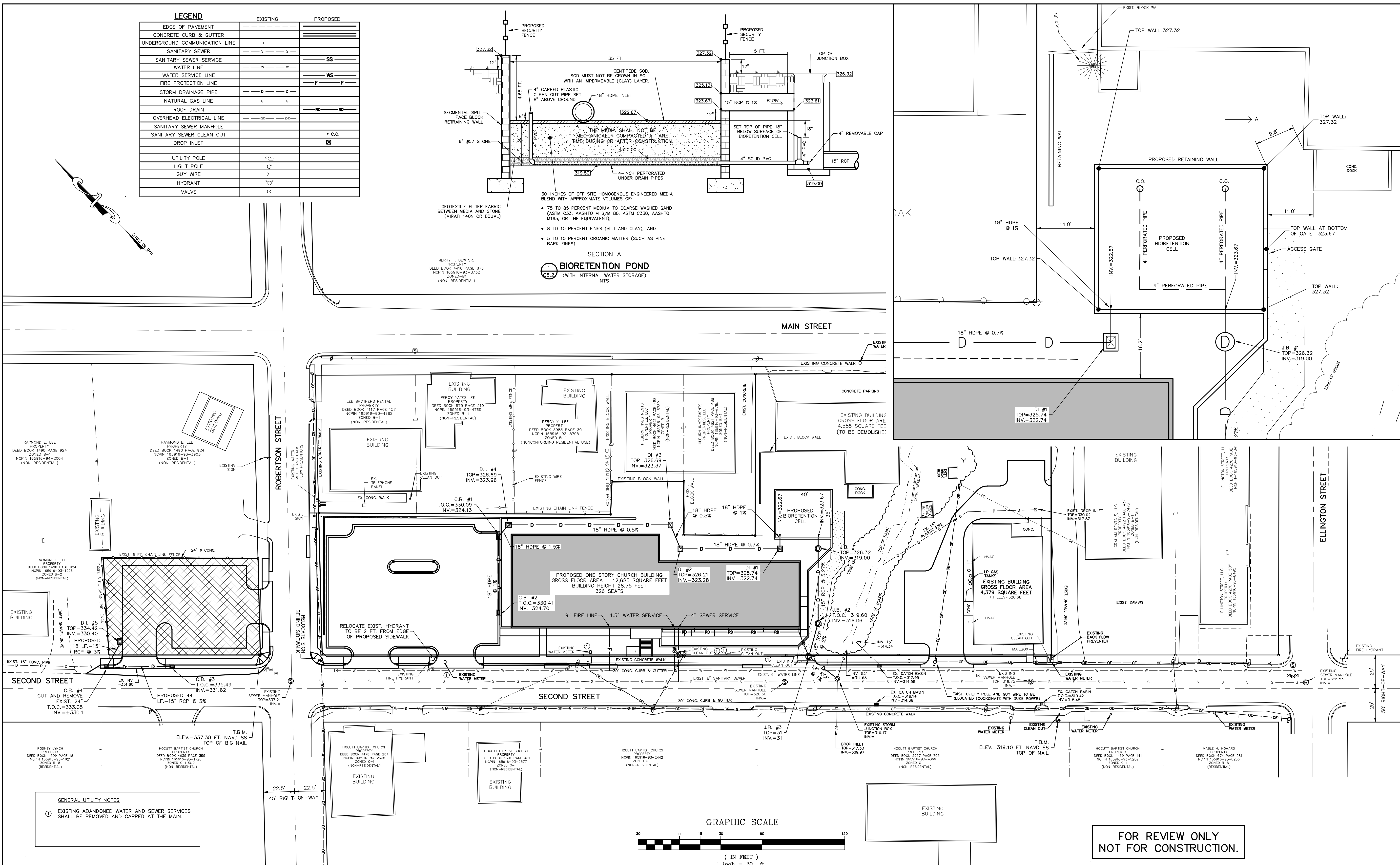
TOWN OF CLAYTON
PROJECT NUMBERS:
2019-57-SP
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2019-59-CUP

GRADING PLAN

DRAWN BY:
TSB
DESIGNED BY:
JLK
DATE:
3-11-2019
SCALE:
1" = 30'

NEW TRINITY MISSIONARY BAPTIST CHURCH
115 SOUTH ROBERTSON STREET, CLAYTON, N.C. 27520
CONTACT: MICHAEL SIMS 919-606-5012 smsbgd@tcreativegroup.com

SHEET:
C1.6
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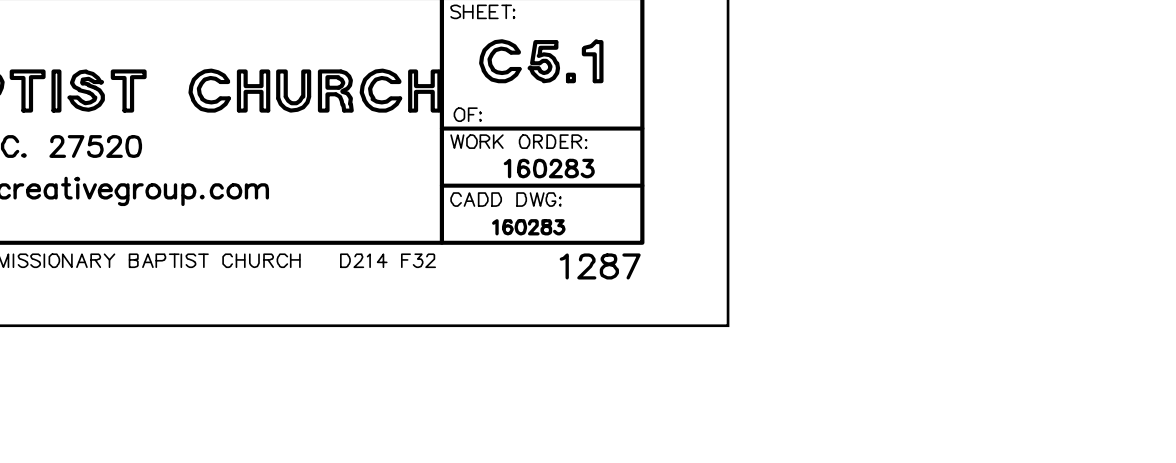
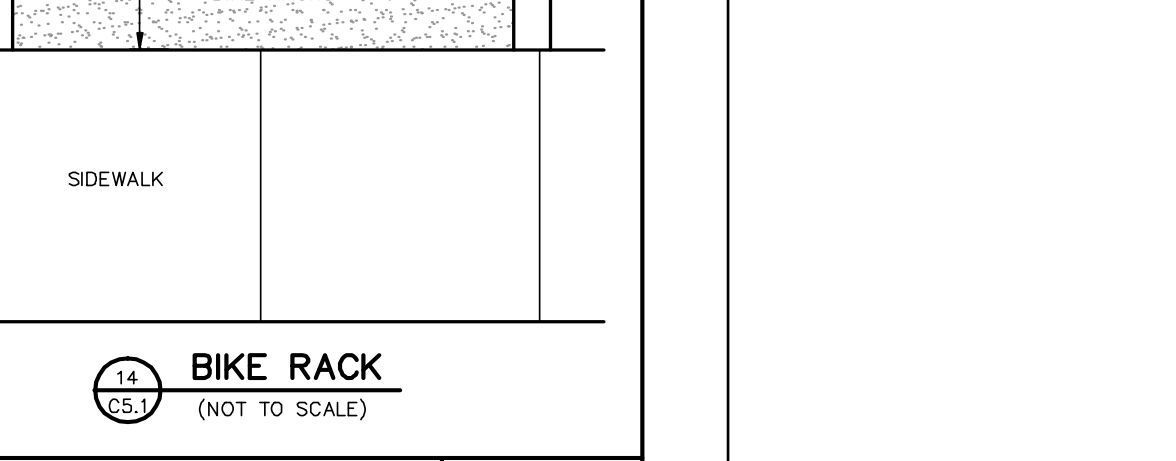
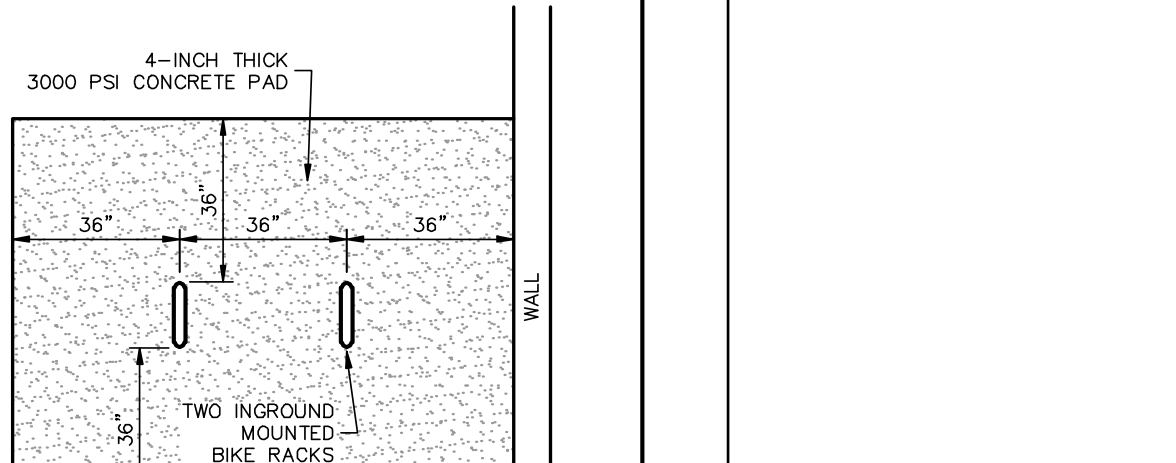
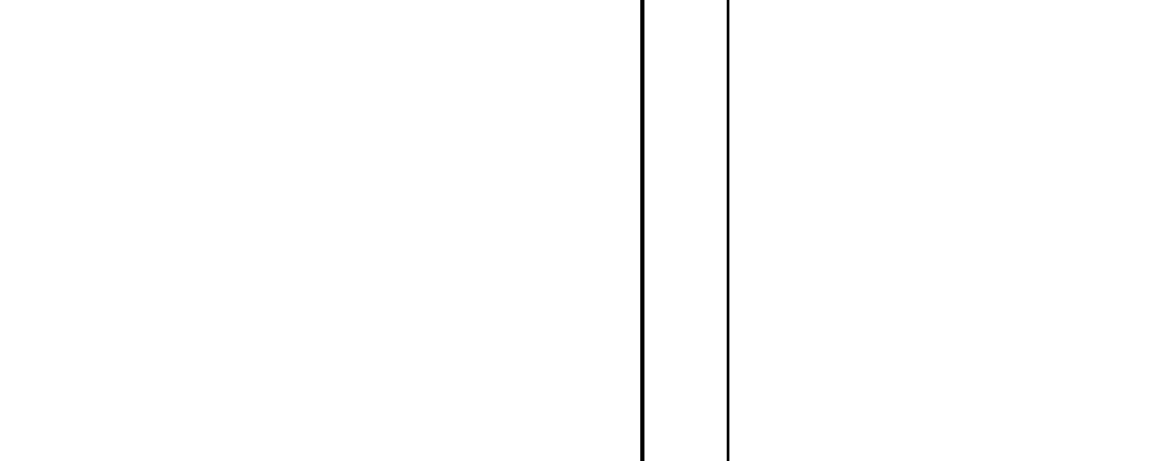
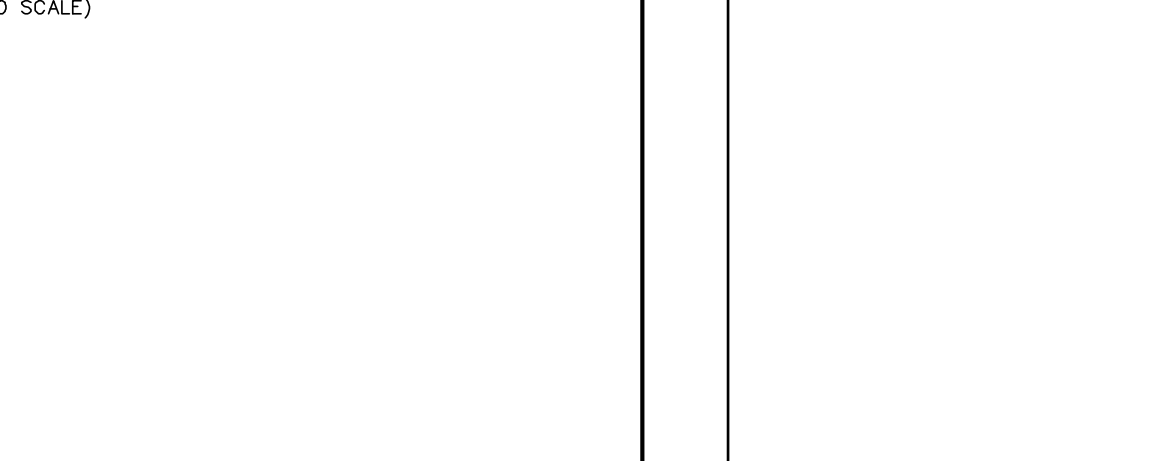
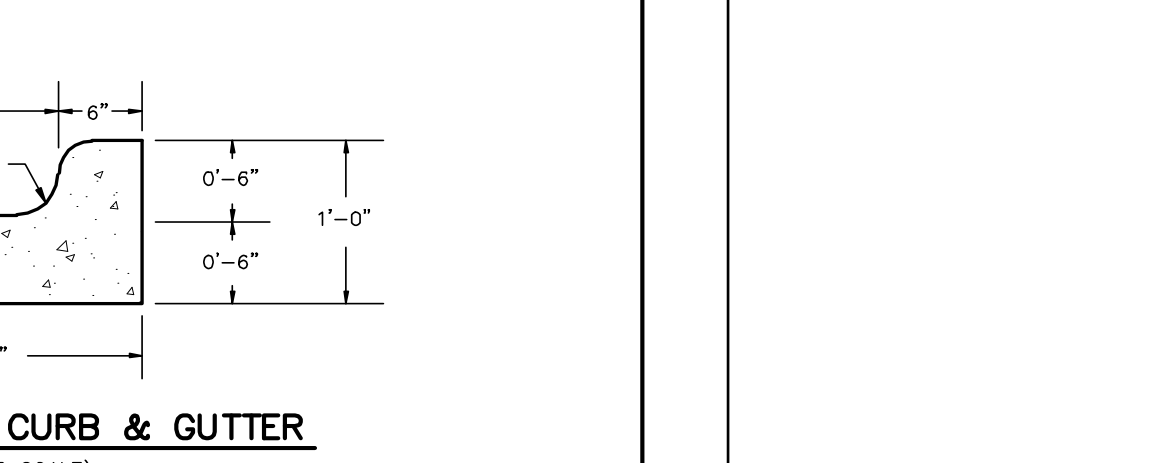
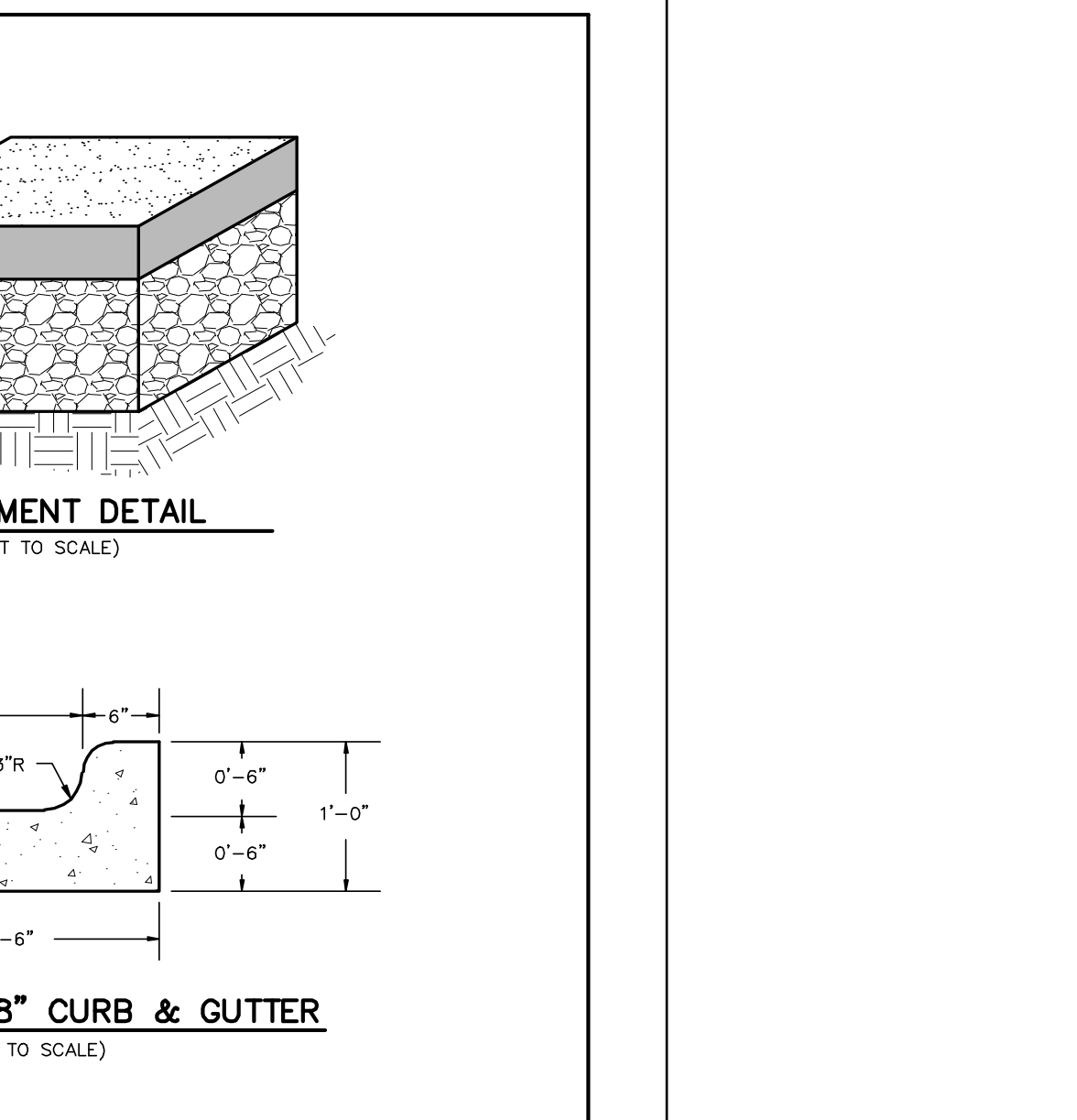
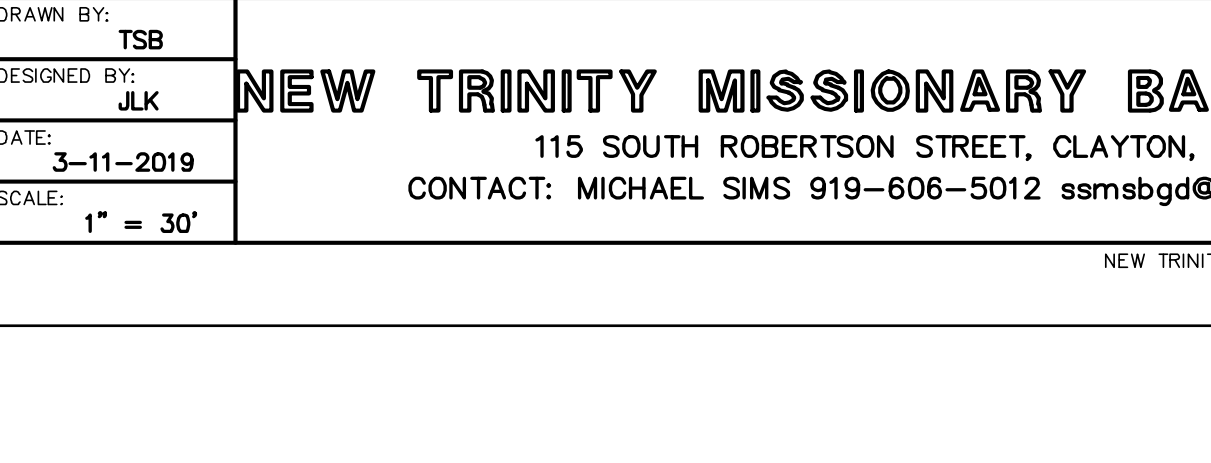
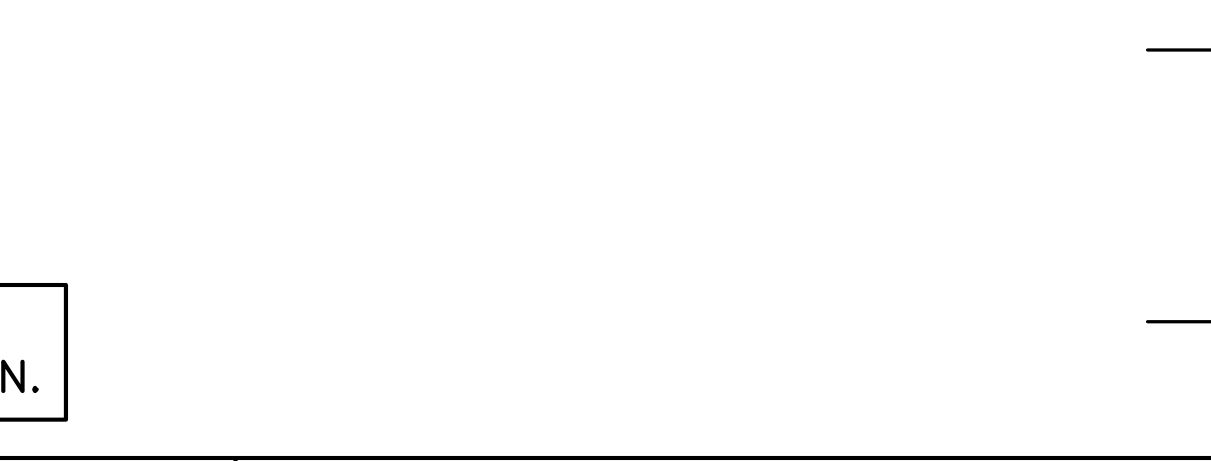
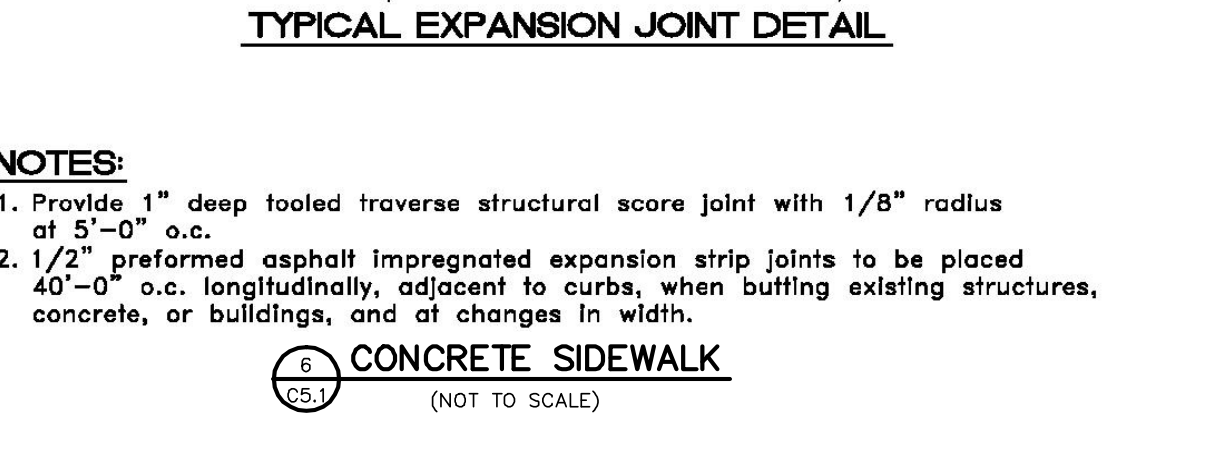
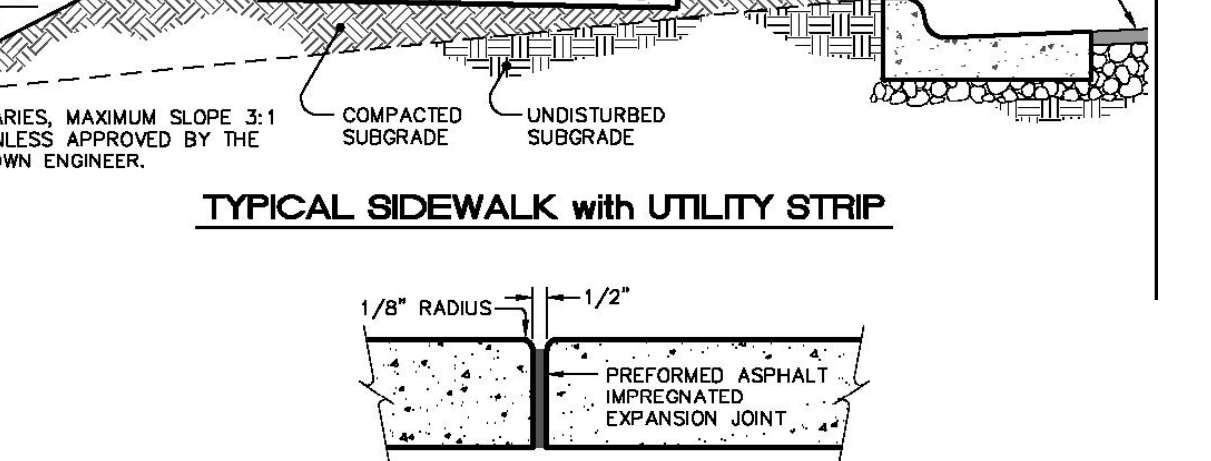
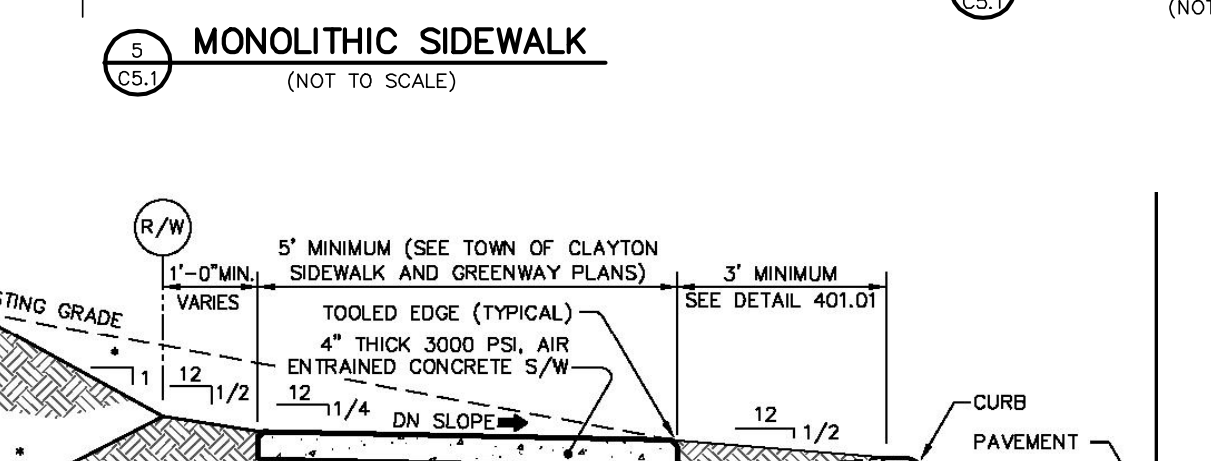
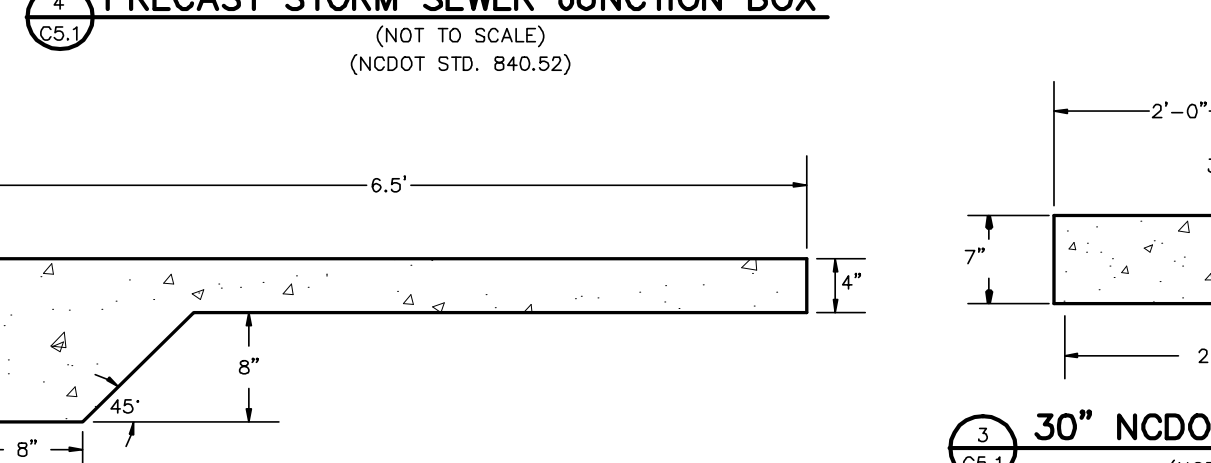
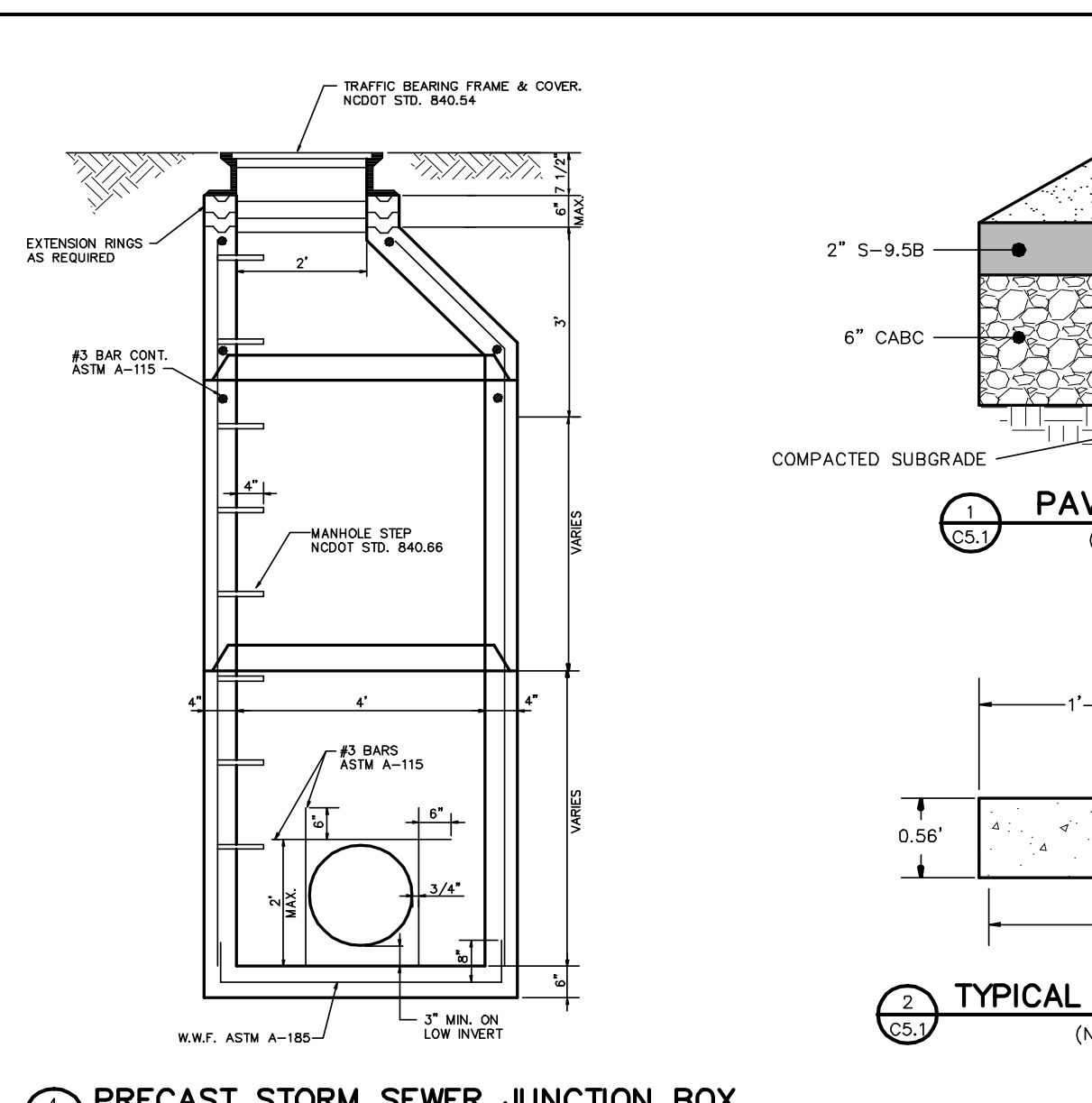
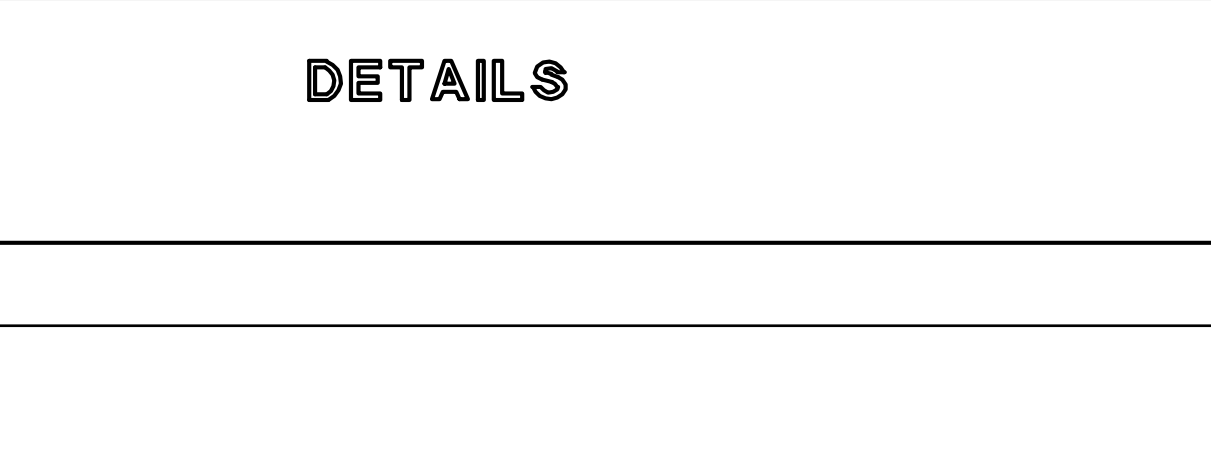
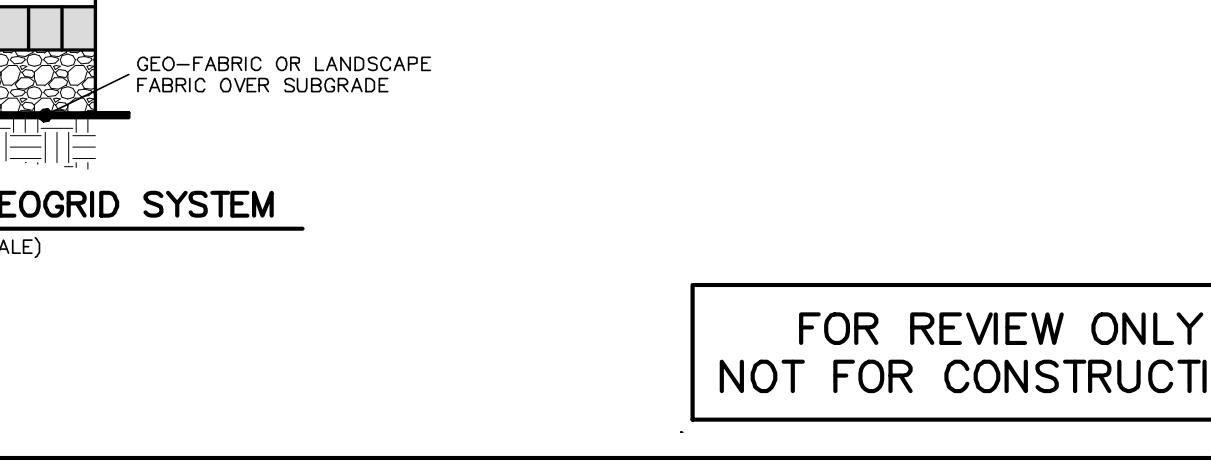
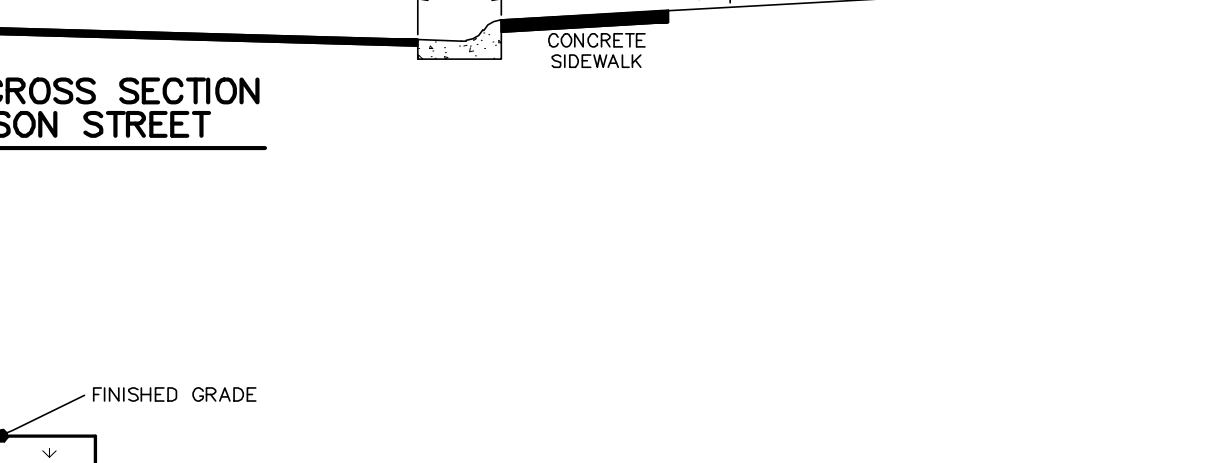
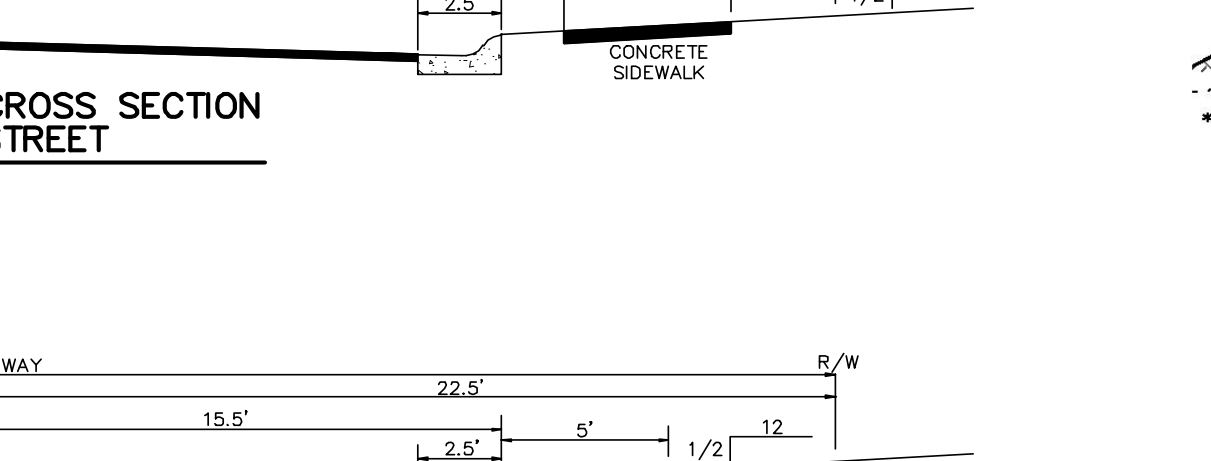
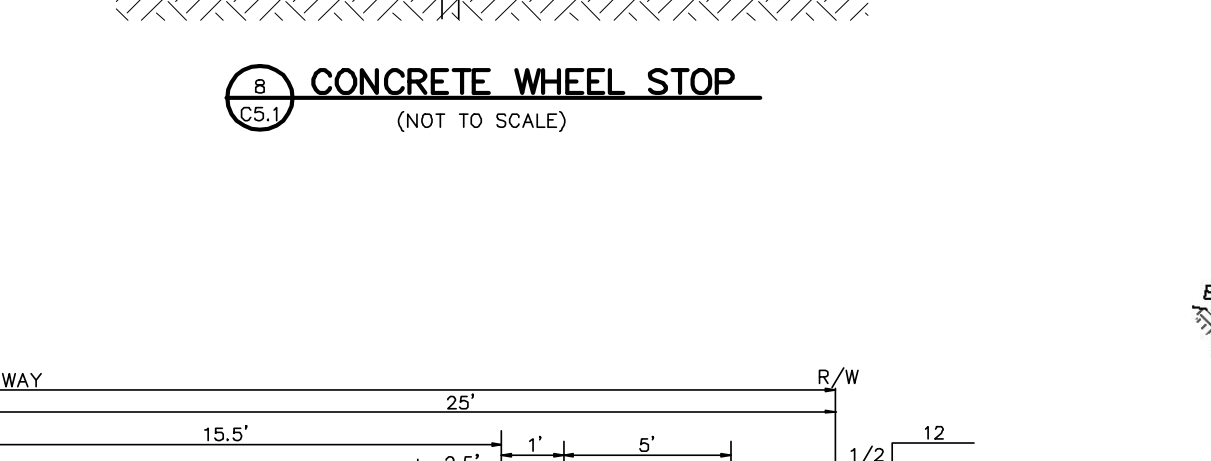
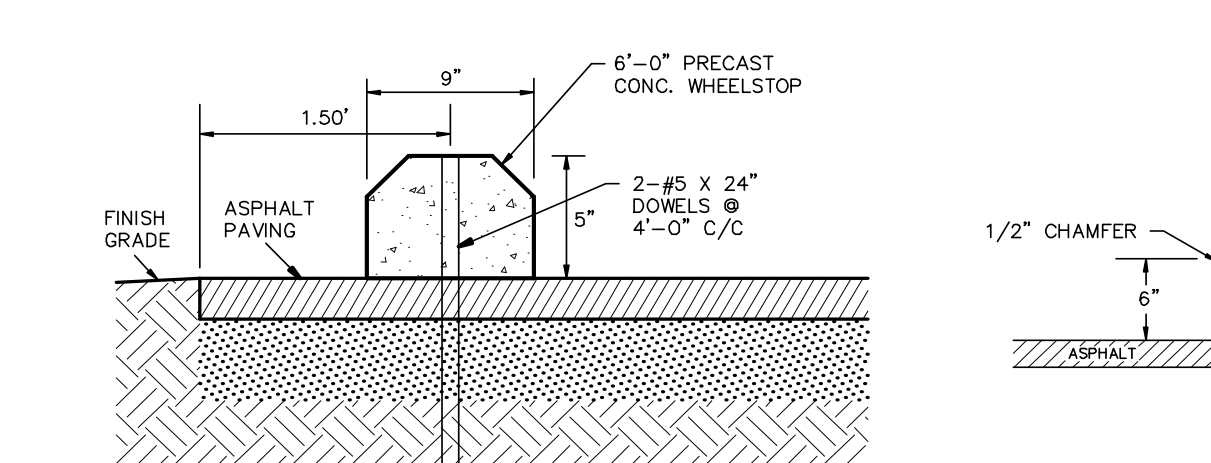
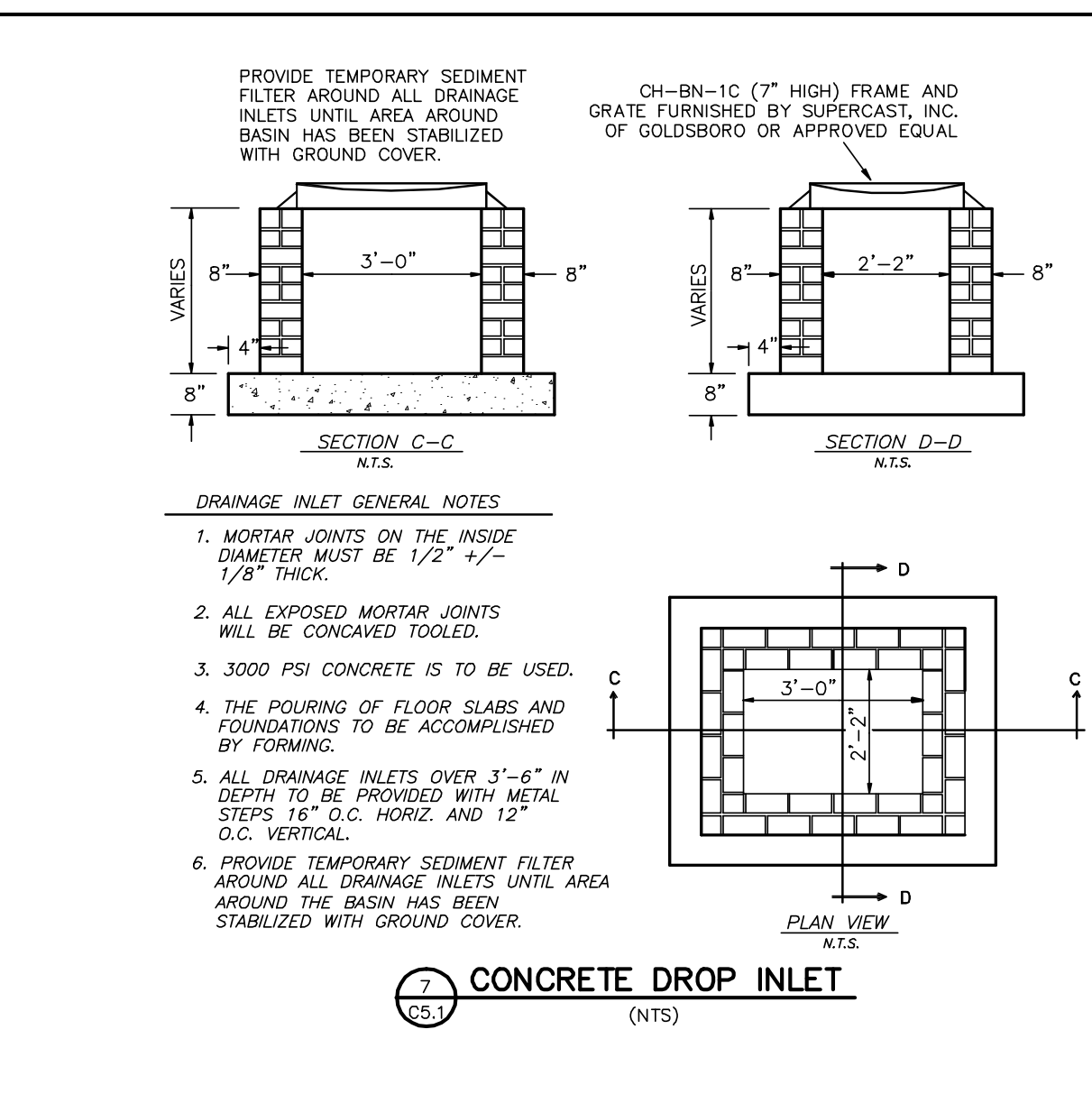
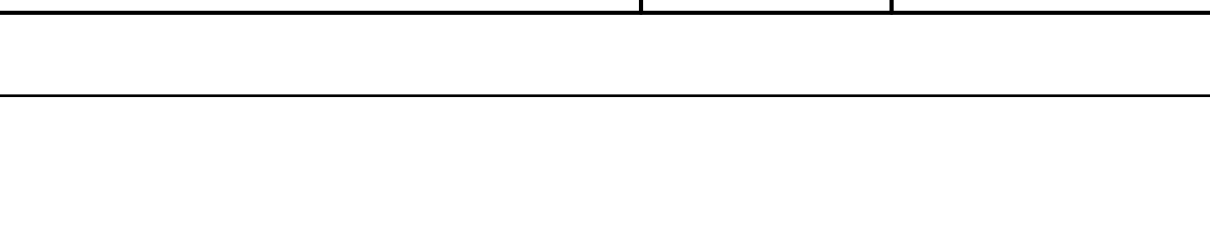
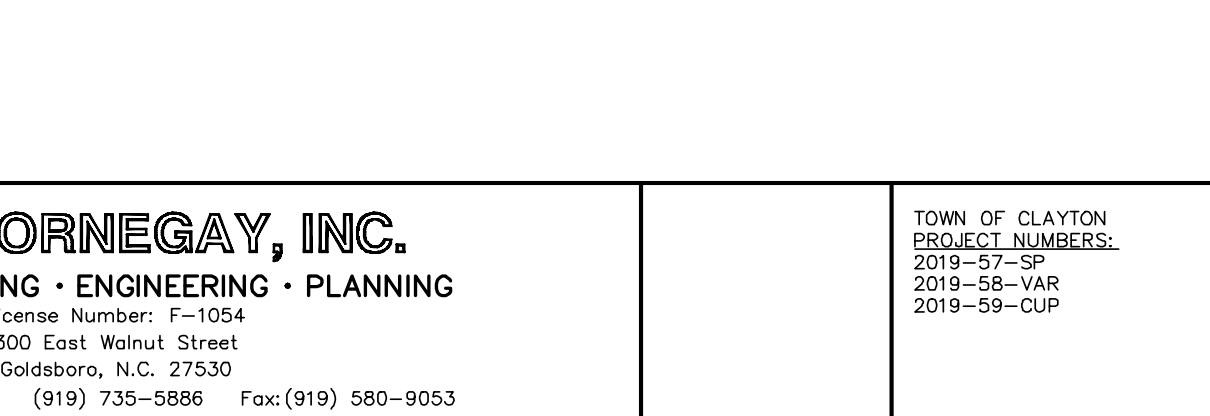
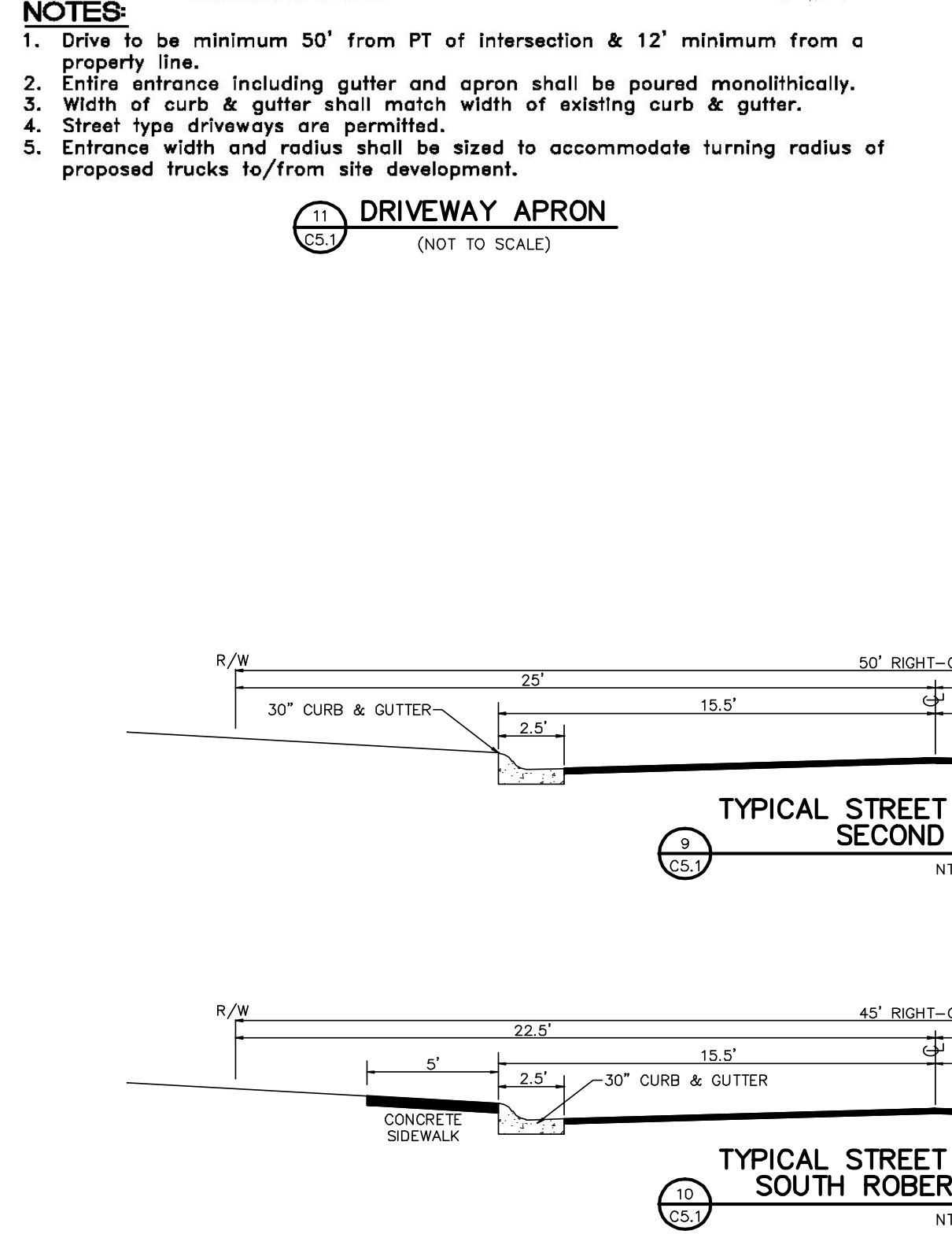
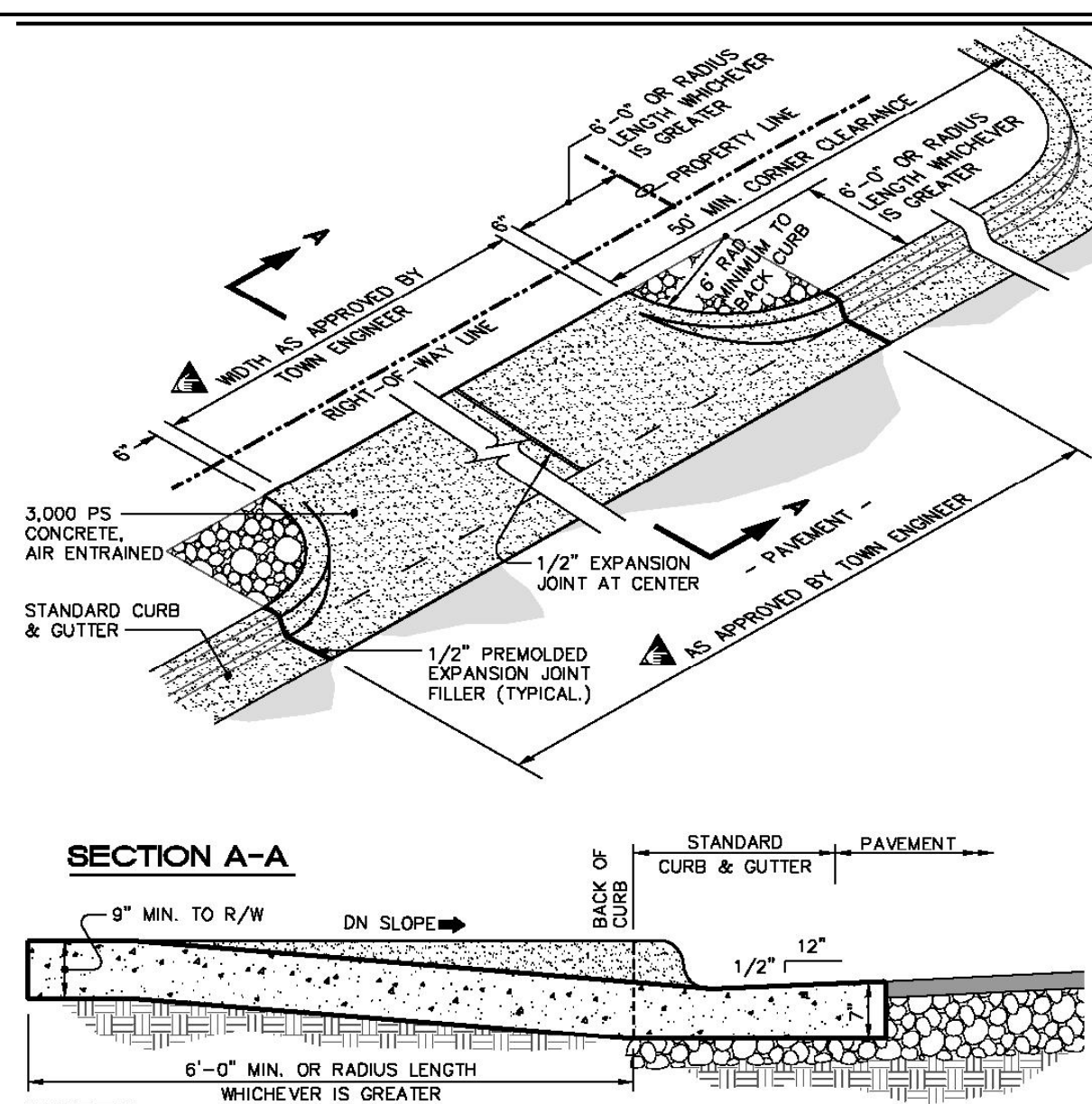
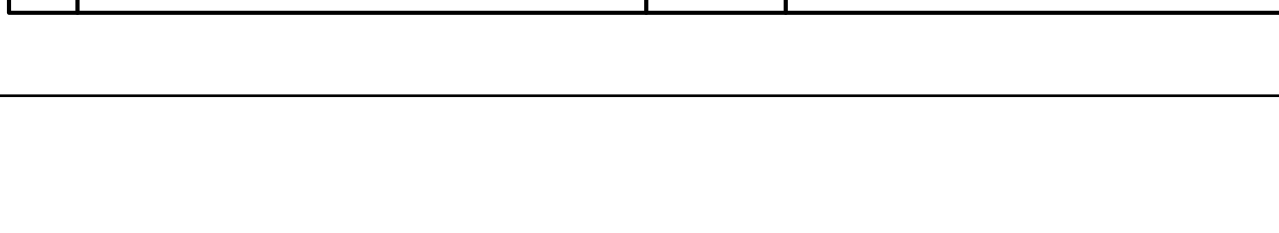
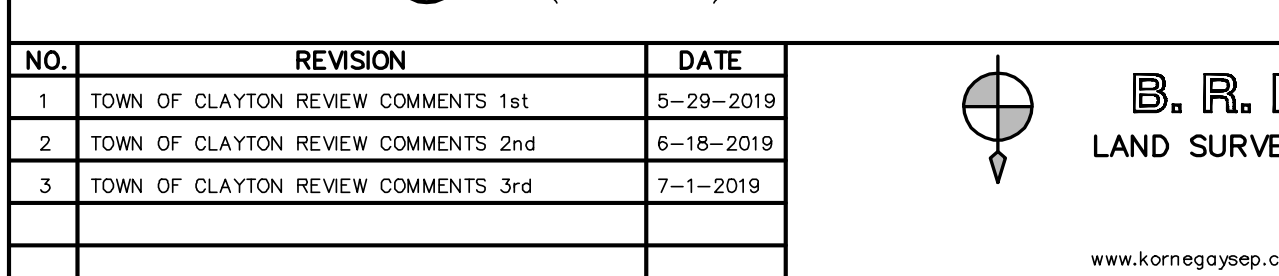
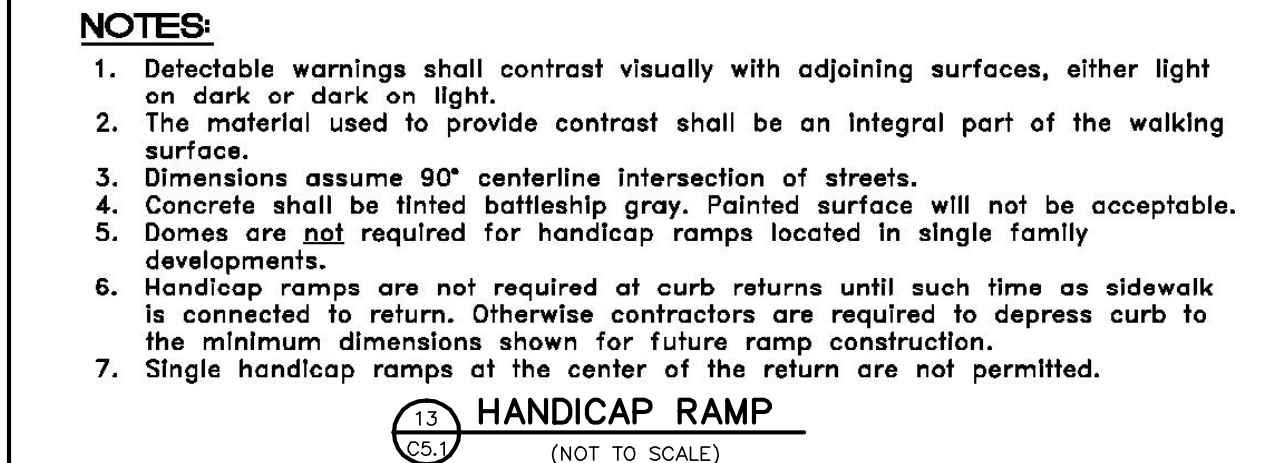
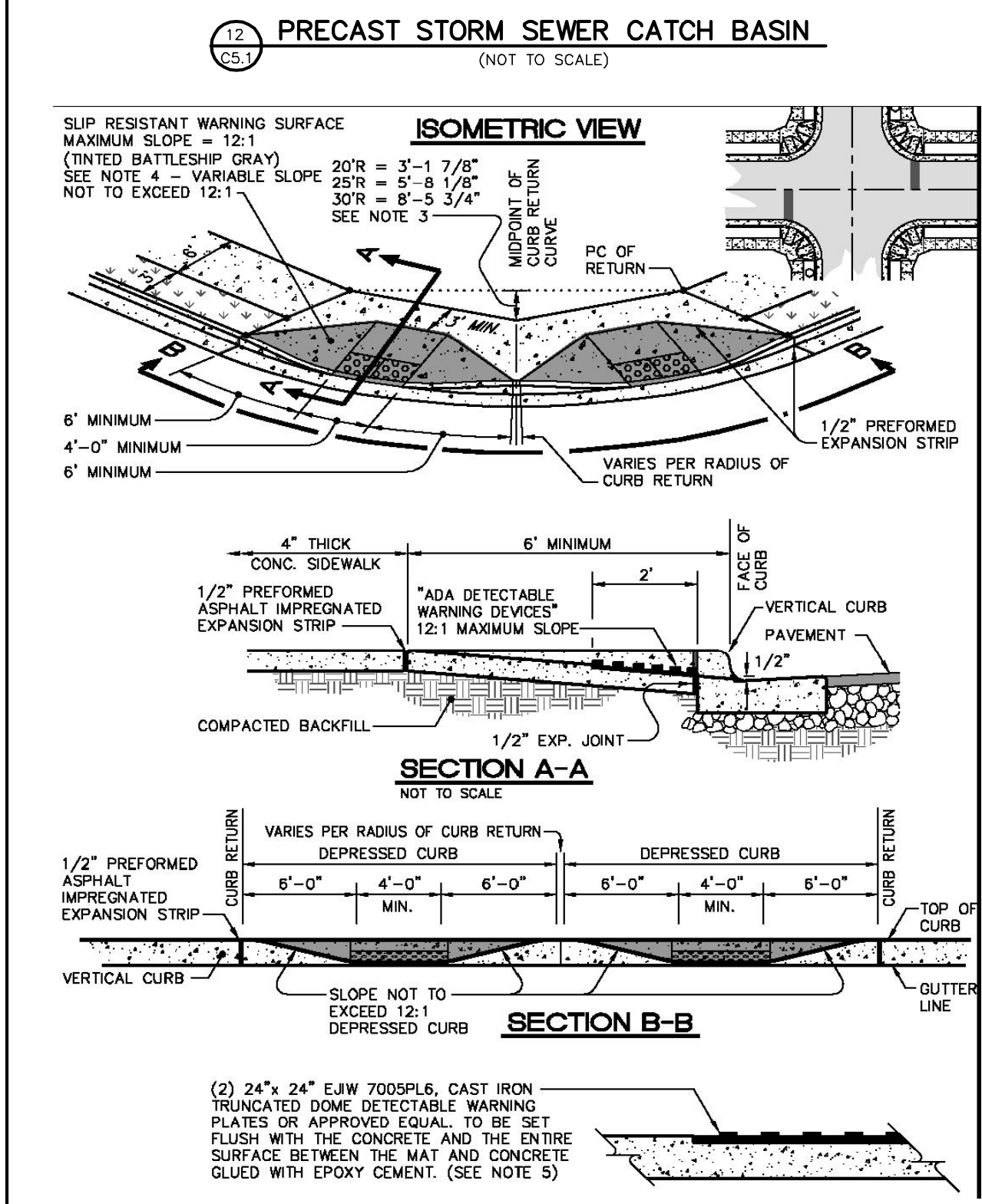
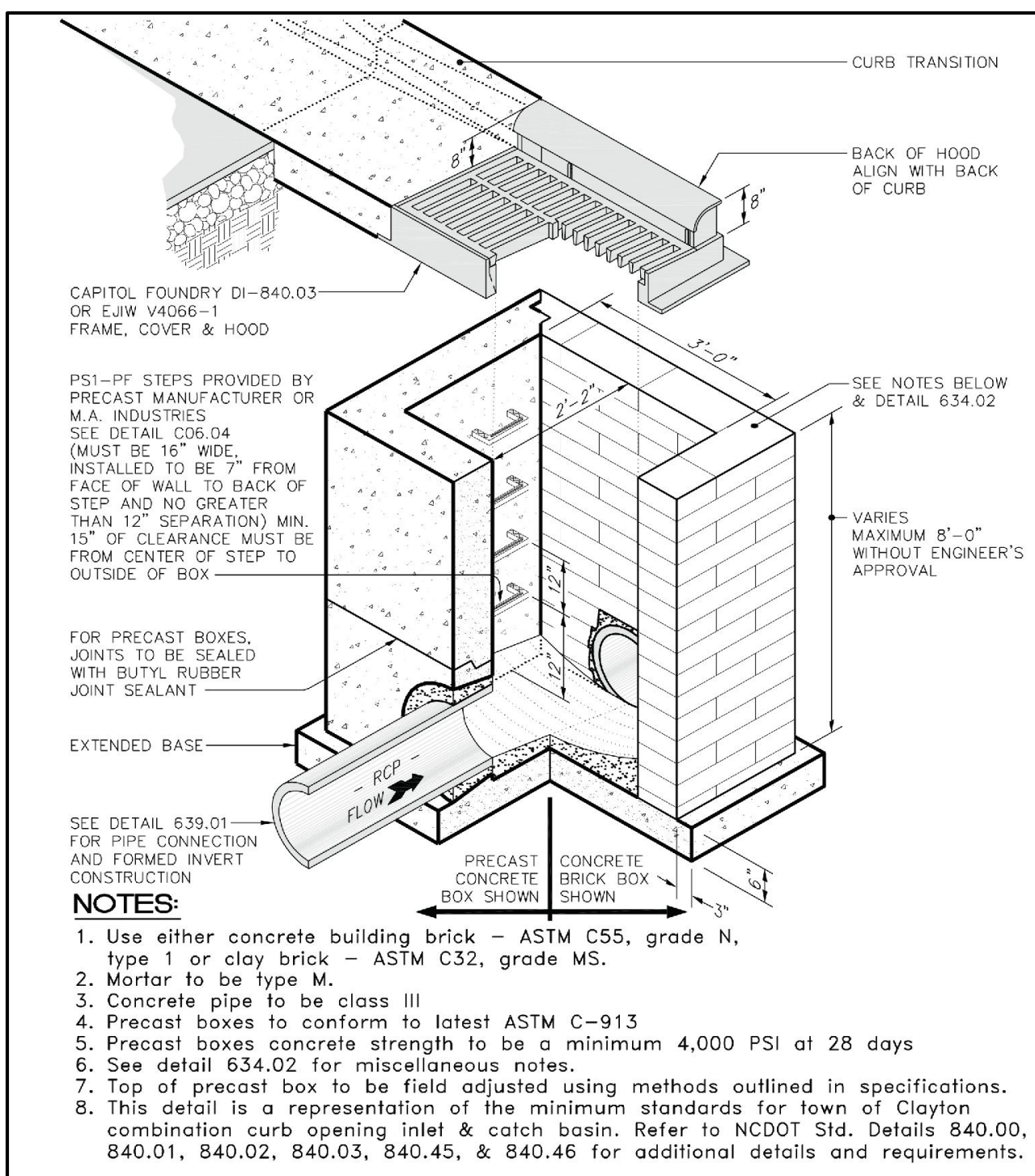
UTILITY PLAN

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

DRAWN BY: TSB	NEW TRINITY MISSIONARY BAPTIST CHURCH C17 115 SOUTH ROBERTSON STREET, CLAYTON, N.C. 27520 CONTACT: MICHAEL SIMS 919-606-5012 smsbgd@tcreativegroup.com
DESIGNED BY: JLK	
DATE: 3-11-2019	
SCALE: 1" = 30'	

SHEET:
OF:
WORK ORDER:
160283
CADD DWG:
160283

NEW TRINITY MISSIONARY BAPTIST CHURCH D214 F32 1287



FOR REVIEW ONLY
NOT FOR CONSTRUCTION.

NO.	REVISION	DATE
1	TOWN OF CLAYTON REVIEW COMMENTS 1st	5-29-2019
2	TOWN OF CLAYTON REVIEW COMMENTS 2nd	6-18-2019
3	TOWN OF CLAYTON REVIEW COMMENTS 3rd	7-1-2019

B. R. KORNEGAY, INC.
LAND SURVEYING • ENGINEERING • PLANNING
License Number: F-1054
300 East Walnut Street
Goldensboro, N.C. 27530
www.kornegayseep.com (919) 735-5886 Fax: (919) 580-9053

TOWN OF CLAYTON
PROJECT NUMBERS:
2019-57-SP
2019-58-VAR
2019-59-CUP

DETAILS

DRAWN BY:
TSB
DESIGNED BY:
JLK
DATE:
3-11-2019
SCALE:
1" = 30'

NEW TRINITY MISSIONARY BAPTIST CHURCH
115 SOUTH ROBERTSON STREET, CLAYTON, N.C. 27520
CONTACT: MICHAEL SIMS 919-606-5012 ssmbsgd@tcreativegroup.com

SHEET:
OF:
WORK ORDER:
160283
CADD DWG:
160283



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
July 22, 2019

STAFF REPORT

Application Number: 2019-59-CUP
Project Name: New Trinity Missionary Baptist Church

Tag #s: 05019025
Town Limits/ETJ: Clayton Town Limits
Overlay: Partially Within Downtown Overlay District
Applicant: New Trinity Missionary Baptist Church / Michael Sims
Owner: New Trinity Missionary Baptist Church
Location: 115 Robertson Street, Clayton, NC
Project Planner: Damiere Powell, Planner

Public Noticing:

- Neighborhood meeting held on May 3, 2019
- Sign posted prior to July 12, 2019
- Letters mailed July 8, 2019
- Newspaper Ad published July 10, 2019 and July 17, 2019

REQUEST: The applicant is requesting a Conditional Use Permit to demolish an existing church building and build a new church building with parking.



SITE DATA:

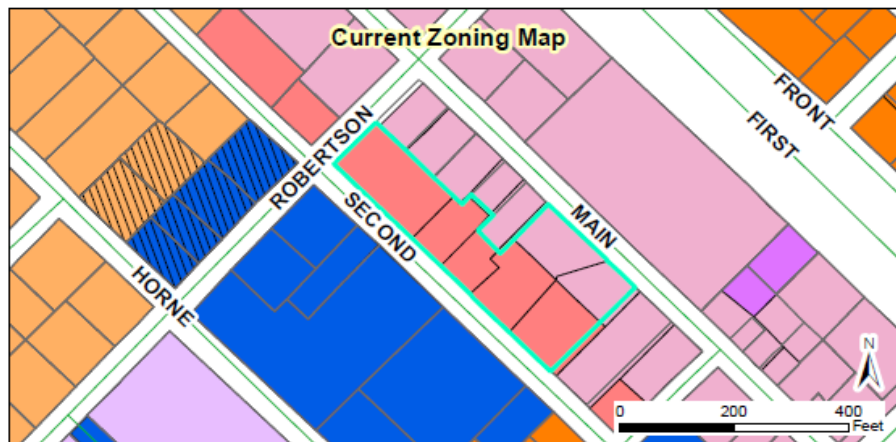
Acreage: 1.56 Acres
Present Zoning: Neighborhood-Business (B-2) & Central-Business (B-1)
Existing Use: Church, Vacant

DEVELOPMENT DATA:

Proposed Uses: Church / Place of Worship
Square Footage: Proposed Church Building - 12,685 SF
Proposed Parking: On Site – 35 Spaces
Off Site – 16 Spaces
Shared Parking Agreement with Mount Vernon Church– 40 Spaces
Required Parking: 1 Space per 3 Seats or 200 SF, Whichever is Greater
326 Seats
109 Parking Spaces Required
Access/Streets: Three Access Points off Second Street

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Central-Business (B-1)	Commercial, Residential, Office
South	Office-Institutional (O-I)	Church, Office
East	Central-Business (B-1)	Residential, Commercial, Office
West	Office-Institutional (O-I) & Residential-6 (R-6)	Church, Office, Residential



STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting a Conditional Use Permit for the demolition of the existing New Trinity Missionary Baptist Church building and the construction of a new church building. The property has been split zoned, with a portion of the property which fronts on Main Street being zoned Central-Business (B-1) and the other portion zoned Neighborhood-Business (B-2). The Central-Business portion of the site is located within the Downtown Overlay District, which does not permit the use of churches. As such, the proposed church use shall only be located along the portion of the property that is zoned Neighborhood-Business (B-2). As per section 155.202(2) of the Unified Development Code, the use of a church or place of worship requires issuance of a Conditional Use Permit in the Neighborhood-Business (B-2) district. Given this requirement, the proposed building demolition and reconstruction is subject to the approval of a Conditional Use Permit, as the church use is being expanded when rebuilt.

This Conditional Use Permit application is running concurrently with a Major Site Plan application, 2019-57-SP, and is also associated with Variance request 2019-58-VAR. A Special Use Permit 2019-108-SUP was approved by Town Council July 15, 2019 to allow for the development of a stand-alone parking lot across Robertson Street. This off-site parking will serve the church use.

Riparian Buffer

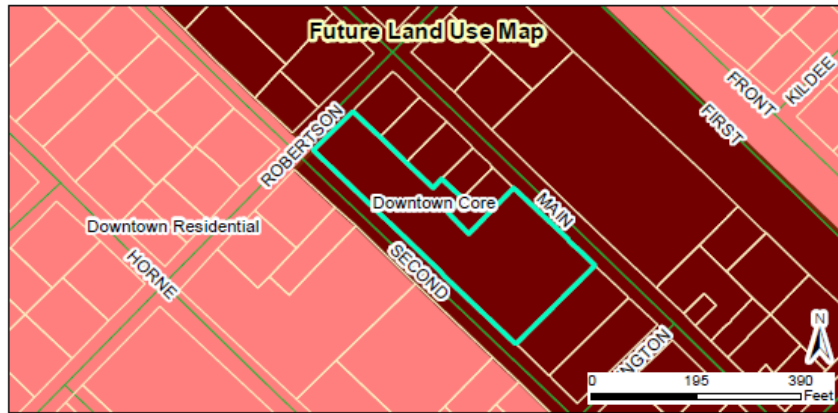
The eastern portion of the site contains a stream and 50 foot riparian buffer on both sides. A portion of the building, a concrete walkway, and a portion of the asphalt parking lots encroach upon zones 1 and 2 of the riparian buffer. The North Carolina Department of Environmental Quality permits the encroachment of zones 1 and 2 of a riparian buffer with impervious surfaces via issuance of a Variance from the DEQ. Staff proposes that the applicant be required to obtain this Variance prior to final approval of the associated Major Site Plan by the Planning Department (see condition #3 in the Conditions of Approval section below). This condition will ensure that the Town does not sign off on a site plan that would violate North Carolina State Administrative Code.

Consistency with the Unified Development Code

The proposed use and associated site plan are consistent with and meets the applicable requirements of the Unified Development Code (UDC), with the exception of the variances requested in 2019-58-VAR.

Compatibility with Surrounding Land Uses

The proposed use is compatible with the surrounding land uses, which are primarily commercial, civic, office, and residential uses in the area. A church is also located to the South of this property (Hocutt).



CONSIDERATIONS:

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

FINDINGS:

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

1. That the application will not materially endanger the public health or safety if located where proposed an ultimately developed according to the plans as submitted.
 - **Applicant Response:** "There would be no public health or safety concern with the proposed development."
 - **Staff Commentary:** The applicant is requesting issuance of a Conditional Use Permit to construct a new church building after the existing building is demolished. The proposed building will have a larger footprint of 12,685 SF and partially encroach upon zones 1 and 2 of a riparian buffer with a portion of the building, a concrete walkway, and asphalt parking lot. A variance from the North Carolina Department of Environmental Quality has been requested for this encroachment.
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:** "This development conforms to the standard and practices of sound land use planning and the Town Code of Ordinances."

- **Staff Commentary:** As per section 155.202(2) of the Unified Development Code, the use of a church is permissible in the Neighborhood-Business (B-2) zoning district via the issuance of a Conditional Use Permit.
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:** “These plans will not affect the value of adjoining or abutting properties. It will also not be a detriment to the use or development of adjacent properties or the neighborhood use.”
 - **Staff Commentary:** If granted a Conditional Use Permit, the associated site plan proposes a larger church building to replace an existing building. The site plan also includes numerous site improvements, including the installation of new sidewalk to connect to existing sidewalk, landscaping, and paved parking in accordance with standards outlined in the Unified Development Code.
- Adjacent land uses include office, church, commercial, and residential uses. Given the location of the property and the proximity to Downtown Clayton, a mix of residential, civic, and commercial uses is appropriate.
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:** “These plans will not adversely affect the plans and policies of the Town.”
 - **Staff Commentary:** The Conditional Use Application is in accordance with the Unified Development Code, as the use of a church in the Neighborhood-Business zoning district is permitted upon issuance of a Conditional Use Permit. The church will not be developed upon the portion of the property zoned Central Business, as this is not permitted per the UDC.

RECOMMENDED CONDITIONS:

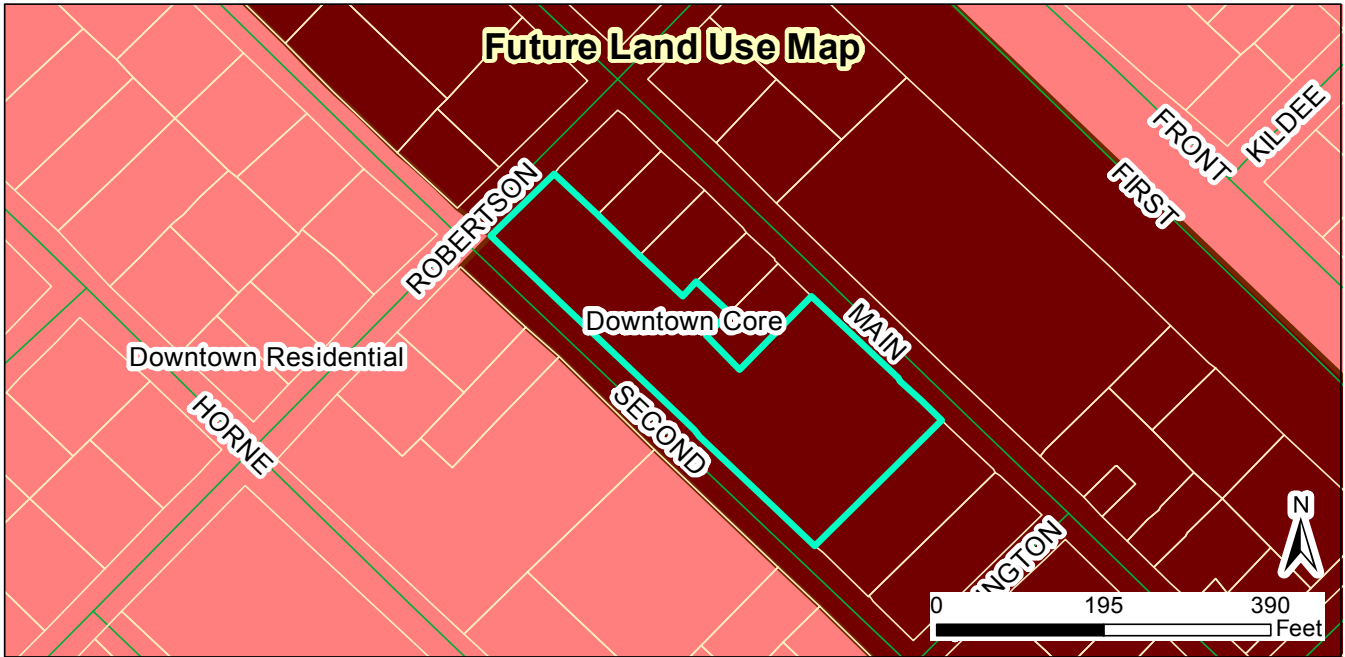
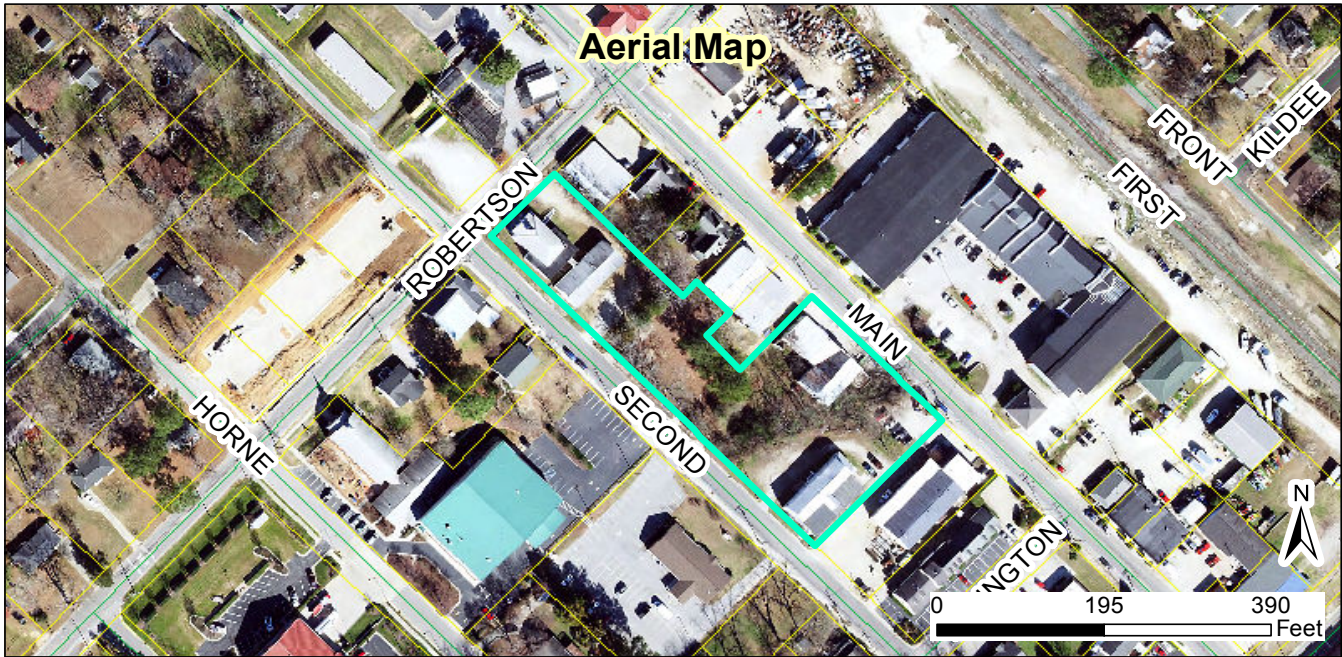
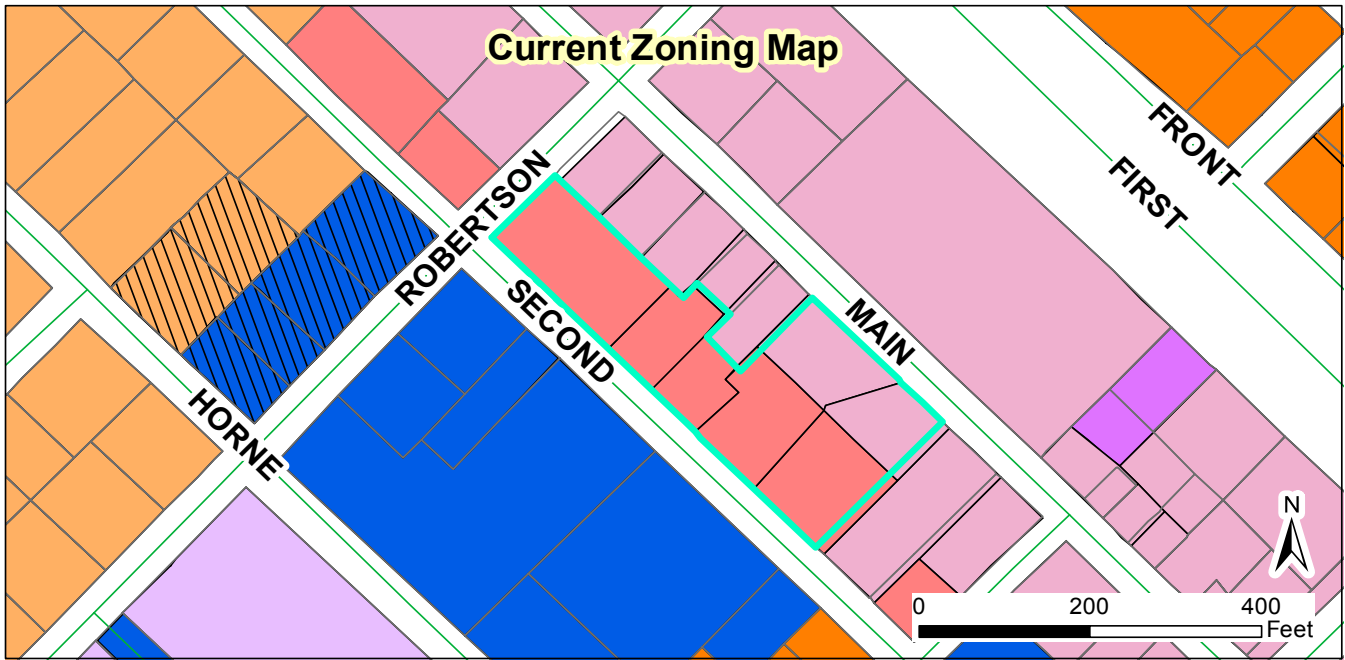
Staff recommends that if the Planning Board reaches positive conclusions on the required Findings of Fact, the approval of the petition be subject to the following conditions:

1. Three copies of the final associated major site plan, 2019-57-SP, 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.
3. Final approval by the Planning Department of the associated major site plan, 2019-57-SP, shall be contingent upon documentation of a Variance approved by the North Carolina Department of Environmental Quality for the proposed development in the Riparian Buffer area. This shall be submitted

to the Planning Department prior to staff signing off on the final sets of plans and issuing the official notice of approval.

ATTACHMENTS:

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



Request:
2019-59-CUP - New Trinity Missionary Baptist Church

Applicant: New Trinity Missionary Baptist Church / Michael Sims
 Property Owners: New Trinity Missionary Baptist Church
 Tag #s: 05019025

Staff Report Map



Document Path: O:\PLANNING\CONDITIONAL USE\2019\2019-59-CUP - New Trinity Missionary Baptist Church\Map\Staff Report Map - 2019-59-CUP New Trinity Missionary Baptist Church.mxd

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

07/08/2019

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



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

VARIANCE APPLICATION COVER SHEET

Name of Project: New Trinity Missionary Baptist Church **Date:** 3-11-2019

Applicant Name: MICHAEL SIMS 919-606-5012 ssmsbgd@ttcreativegroup.com

The following checklist to be completed by applicant:

- ✓[] Pre-Application Meeting on: 3/7/2018
- ✓[] Application Review fee
- ✓[] Advertisement Fee
- ✓[] Completed Application
- ✓[] Owner's Consent Form
- ✓[] Adjacent Property Owner's List
- ✓[] Set of stamped, addressed, empty envelopes for adjacent property owner notification
- ✓[] Copy of plan sets in PDF on USB

11 plan sets of the following:

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



Reviewed by: Daniere Powell 



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: New Trinity Missionary Baptist Church

Acreage of Property: 1.992 ACRES Zoning District: B-1 & B-2

County Tag #: 05019025,05019022,05019020A NC Pin #: 165916-93-3763

Address/Location: 115 Robertson Street 165916-93-5752

Existing Use: CHURCH Proposed Use: CHURCH 165916-93-5686

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

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

APPLICANT INFORMATION

Applicant: New Trinity Missionary Baptist Church/MICHAEL SIMS

Mailing Address: P.O. BOX 827, CLAYTON, N.C. 27528

Phone Number: 919-606-5012 Fax: _____

Contact Person: MICHAEL SIMS

Email Address: ssmsbdg@ttcreativegroup.com

FOR OFFICE USE ONLY

Date Received: _____ Amount Paid: _____ Permit Number: 2019-58-VAR

PROPERTY OWNER INFORMATION

Name: New Trinity Missionary Baptist Church/MICHAEL SIMS

Mailing Address: 115 Robertson Street, Clayton, N.C. 27520

Phone Number: 919-606-5012

Fax: _____

Email Address: ssmsbdg@ttcreativegroup.com

BURDEN OF PROOF / EXPLANATION OF REQUEST

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

Code Section: 155.203 Part 2- Nonresidential District (K)(2)(a)

Code Requirement: B2 ZONE 30 FOOT REAR SETBACK ABUTTING A RESIDENTIAL USE

Variance Sought (*describe specific request*): A REDUCTION OF THE MINIMUM 30 FOOT REAR SETBACK TO 14 FEET

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

The proposed building does not meet the required setbacks for the B-2 Zoning District.

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.

THIS ORDINANCE WOULD RESULT IN A HARDSHIP OF THE EXCEED SPACE
FOR CONSTRUCTION OF THE CHURCH TO CONTINUE ITS WORK WITH AND IN
THE TOWN OF CLAYTON

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

The Topography of the AREA results in the need of a Variance.
Property and surrounding properties ARE narrow with property lines
also being usually structured.

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 topography of the AREA results in the need of a VARIANCE.
PROPERTY AND surrounding properties ARE narrow with property
lines also being usually structured. The property was not purchased
with knowledge knowing that these circumstances existed.

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.

This request is consistent with the spirit, purpose, and intent
of the ordinance, such that public safety is secured and
substantial justice is achieved. Use of this property will not
change the spirit of the neighborhood nor interfere with
a neighboring property owner's rights, use, or enjoyment of their
own land.

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.

MICHAEL SIMS

Print Name


Signature of Applicant

APR 23 2019
Date



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

OWNER'S CONSENT FORM

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

Project Name: New Trinity Missionary Baptist Church **Address or PIN #:** 165916-93-3763

AGENT/APPLICANT INFORMATION:

MICHAEL SIMS

(Name - type, print clearly)

P.O. BOX 827

(Address)

CLAYTON, N.C. 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*):

VARIANCE 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:

New Trinity Missionary Baptist Church/MICHAEL SIMS

(Name - type, print clearly)

Michael Sims

(Owner's Signature)

P.O. BOX 827

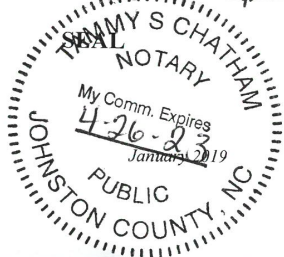
(Address)

CLAYTON, N.C. 27528

(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Sammy S. Chatham Notary Public for the above State and County, this the 23 day of April, 2019.



Sammy S. Chatham
Notary Public

My Commission Expires:

4-26-23

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

OWNER'S CONSENT FORM

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Project Name: New Trinity Missionary Baptist Church **Address or PIN #:** 165916-93-5686

AGENT/APPLICANT INFORMATION:

MICHAEL SIMS
(Name - type, print clearly)

P.O. BOX 827
(Address)
CLAYTON, N.C. 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*):

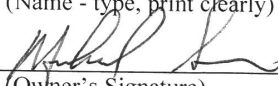
VARIANCE APPLICATION

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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:

New Trinity Missionary Baptist Church/MICHAEL SIMS
(Name - type, print clearly)

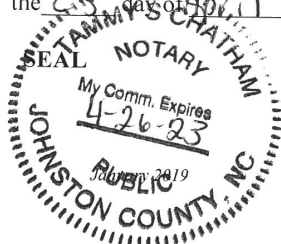

(Owner's Signature)

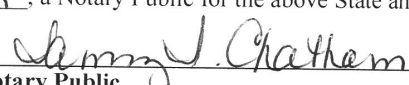
P.O. BOX 827
(Address)

CLAYTON, N.C. 27528
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Jammy J. Chatham, a Notary Public for the above State and County, this the 23 day of April, 2019.




Notary Public

My Commission Expires: 4-26-23



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: New Trinity Missionary Baptist Church **Address or PIN #:** 165916-93-5752

AGENT/APPLICANT INFORMATION:

MICHAEL SIMS

(Name - type, print clearly)

P.O. BOX 827

(Address)

CLAYTON, N.C. 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*):

VARIANCE 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:

New Trinity Missionary Baptist Church/MICHAEL SIMS

(Name - type, print clearly)

Michael Sims

(Owner's Signature)

P.O. BOX 827

(Address)

CLAYTON, N.C. 27528

(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

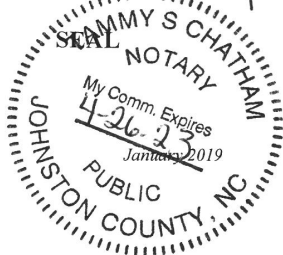
Sworn and subscribed before me Tammy S. Chatham, a Notary Public for the above State and County, this the 23 day of April, 2019.

Tammy S. Chatham
Notary Public

My Commission Expires:

4-26-23

5 of 5



Public Notice

In accordance with NC GS 160A-364, the Clayton Planning Board will conduct the following evidentiary hearing on Monday, July 22nd, 2019, at 6 PM in the Town Council Chambers in Town Hall located at 111 East Second Street to consider the following:

- 2019-138-VAR 110 W. Front St. Variance; variance request from section 155.203 Part 2 (K)(2)(a) of the Unified Development Code from the 30 foot side and rear setback requirement from adjacent residential property. The 0.13 acre property is zoned Central-Business (B-1); TAG # 05031012.
- 2019-58-VAR New Trinity Missionary Baptist Church Variance; variance request from section 155.203 Part 2 (K)(2)(a) of the Unified Development Code from the 30 foot rear setback requirement from adjacent residential property. The 1.81 acre property is zoned Central-Business (B-1) and Neighborhood-Business (B-2); TAG # 05019025.
- 2019-59-CUP New Trinity Missionary Baptist Church; request for a Conditional Use Permit to demolish an existing church building and build a 12,685 square foot building for church use. Per Town of Clayton UDC, a Conditional Use Permit is required to operate a church in the Neighborhood-Business (B-2) zoning district. The property is zoned Central-Business (B-1) and Neighborhood-Business (B-2); TAG # 05019025.

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 News

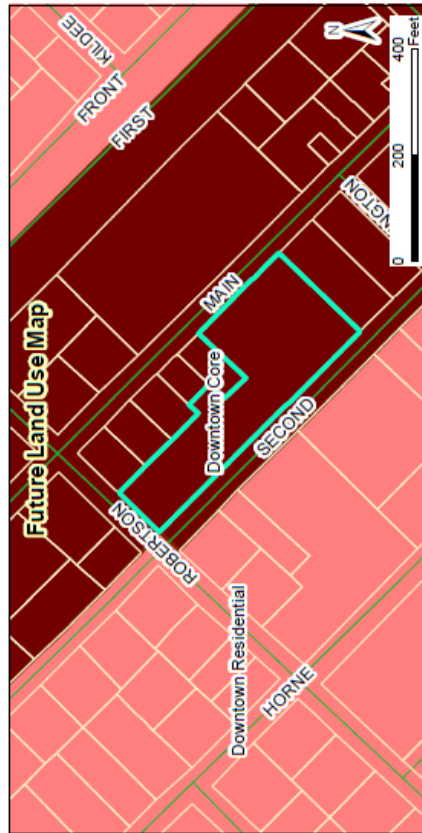
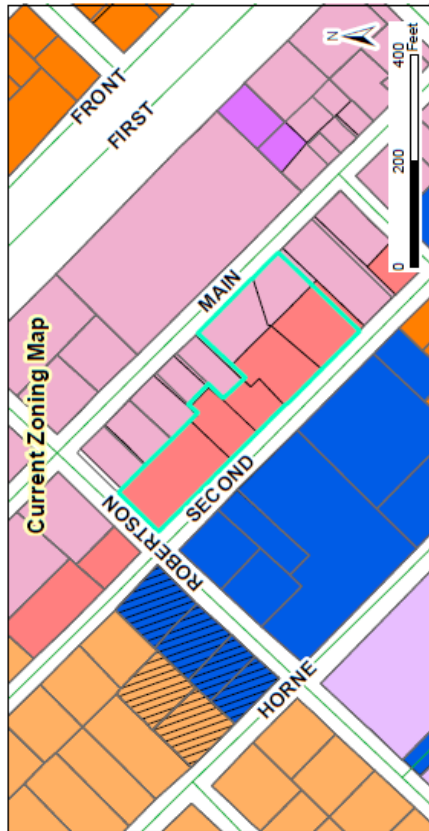
Please advertise on the following dates:

July 10, 2019

July 17, 2019

Dates are the two Wednesdays prior to the hearing

Affidavit of publication required.



Request:

2019-57-SP - New Trinity Missionary Baptist Church

Applicant: New Trinity Missionary Baptist Church / Michael Sims

Property Owners: New Trinity Missionary Baptist Church

Tag #s: 05019025

Staff Report Map



Legend

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

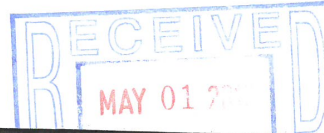
07/08/2019

Prepared by: Michael Sims

Checked by: Michael Sims

Disclaimer: Town of Cape Fear assumes no liability for the quality of the data represented here.

Document Path: G:\PLANNING\GISITE PLANS\Major Site Plans\2019\2019-57-SP-New Trinity Missionary Baptist Church Major Site Plan\Map\Staff Report Map Update - 2019-57-SP-New Trinity Missionary Baptist Church.mxd



ADJACENT PROPERTY OWNERS LIST

Project Name: New Trinity Missionary Baptist Church

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
165916-93-1926	RAYMOND E. LEE	2117 SHOTWELL ROAD
165916-93-3903	RAYNOND E. LEE	2117 SHOTWELL ROAD
165916-93-4982	PERCY Y. LEE	2149 SHOTWELL ROAD
1651916-93-4769	PERCY YATES LEE	2149 SHOTWELL ROAD
1651916-93-5705	PERCY L. LEE	2149 SHOTWELL ROAD
1651916-93-6739	HILBURN INVESTMENT PROERETIES LLC	111 Neuse Ridge Drive
165916-93-6765	HILBURN INVESTMENT PROERETIES LLC	111 Neuse Ridge Drive
165916-93-7473	GRAHAM RENTALS LLC	315 MAIN STREET
165916-93-8495	THE MS INVESTMENTS GROUP LLC	2008 RIDGE COURT
165916-93-6266	MABLE M. HOWARD	303 WEST 2ND STREET
165916-93-5289	HOCUTT BAPTIST CHURCH	314 WEST HORNE STREET
165916-93-4366	HOCUTT BAPTIST CHURCH	314 WEST HORNE STREET
165916-93-2442	HOCUTT BAPTIST CHURCH	314 WEST HORNE STREET
165916-93-2577	HOCUTT BAPTIST CHURCH	314 WEST HORNE STREET
165916-93-2635	HOCUTT BAPTIST CHURCH	314 WEST HORNE STREET
165916-93-1726	HOCUTT BAPTIST CHURCH	314 WEST HORNE STREET
16519-93-1921	RODNEY LYNCH	411 WEST 2ND STREET

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: variance Date of Mailing: April 23 2019
Date of Meeting: May 3 2019 Time of Meeting: 7:00 pm
Location of Meeting: 115 s Robertsons st Clayton, NC 27520/ May 3 2019

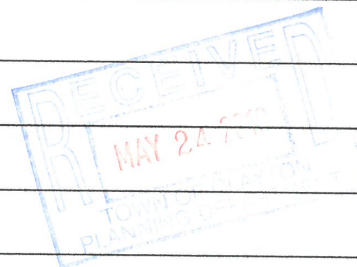
I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) ten days prior to the Neighborhood Meeting, and that all required information was presented at the Meeting:

Printed Name: Michael Sims 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.*

Michael Sims started by explaining what would be reviewed. Michael talked about the history of the property. He then explain why the variance is needed and how it would have no impact on the surrounding area. The proposed building does not meet the required setbacks for B-2 zoning district. He is requesting a reduction of the minimum 30ft rear setback to 14 ft in one Area. The other area .7 ft and 1.1 ftis being requested.

At this time Michael the floor for questions. No questions where asked.



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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: New Trinity Missionary Baptist Church

Application: Variance

Location/Date: 115 s Robertstone st Clayton, NC 27520

	NAME	ADDRESS
1		
2		
3		
4		
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12		
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20		

April 23, 2019

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of the applications 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: May 3, 2019

Meeting Time: 7:00PM

Meeting Location: 115 S. Robertson st,
Clayton, NC 27520

Type of Application: Variance.

Project/proposal property address: 115 S. Robertson st, Clayton, NC 27520

Description of project/proposal: Building new Church

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

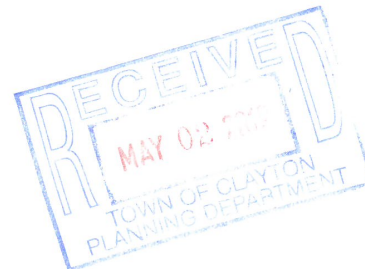
1. A copy of the project applications.
2. A map at a scale that is appropriate to the project and shows neighboring properties and roads.
3. A map, drawing, or other depiction of the proposed land use change or development proposal.

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

If you have any questions prior to or after this meeting, you may contact us at 919-606 5012. You may also contact the Planning Department at 919-553-5002.

Sincerely,

Michael Sims
New Trinity Missionary Baptist Church



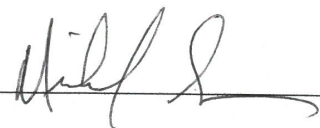
NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: variance Date of Mailing: March 29 2019
Date of Meeting: April 8 2019 Time of Meeting: 7:00 pm
Location of Meeting: 115 s Robertsons st Clayton, NC 27520/ May 3 2019

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: Michael Sims

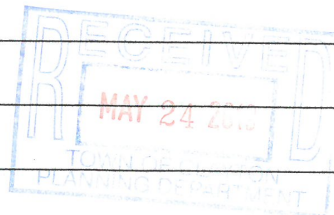
Signature: 

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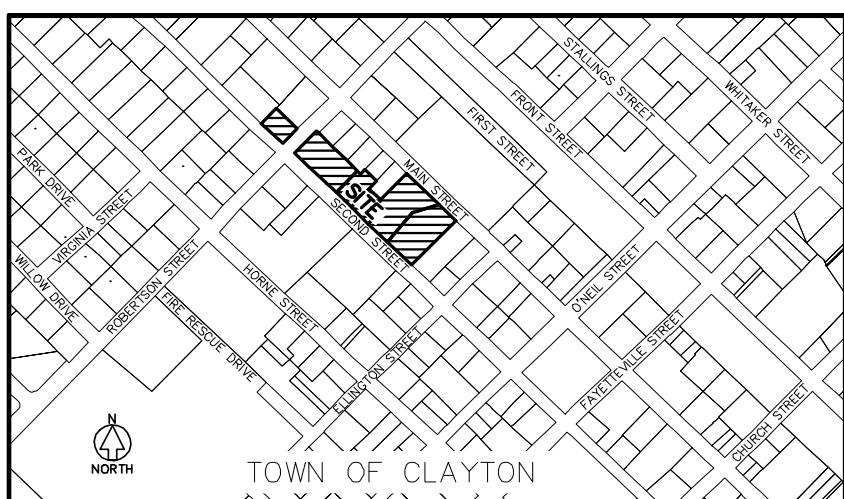
NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: New Trinity Missionary Baptist Church

Application: VARIANCE

Location/Date: 115 S ROBERTSON ST CLAYTON NC / APRIL 8 2019

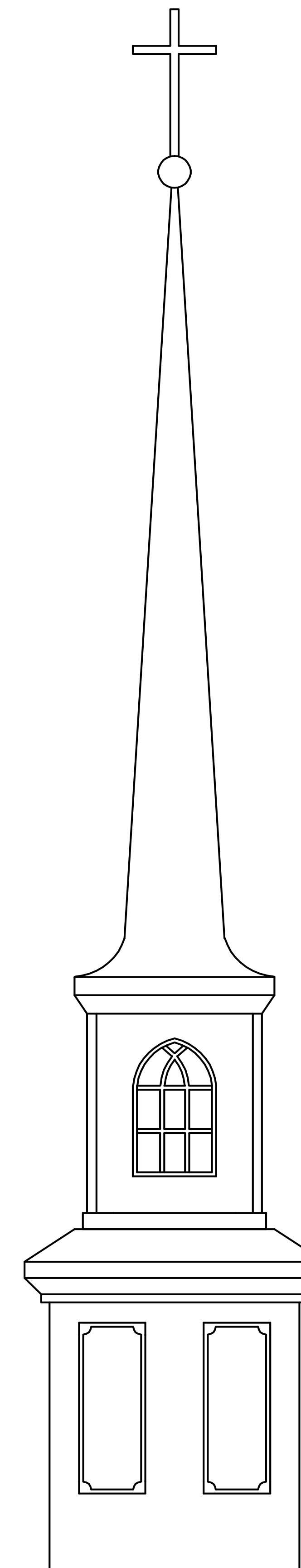
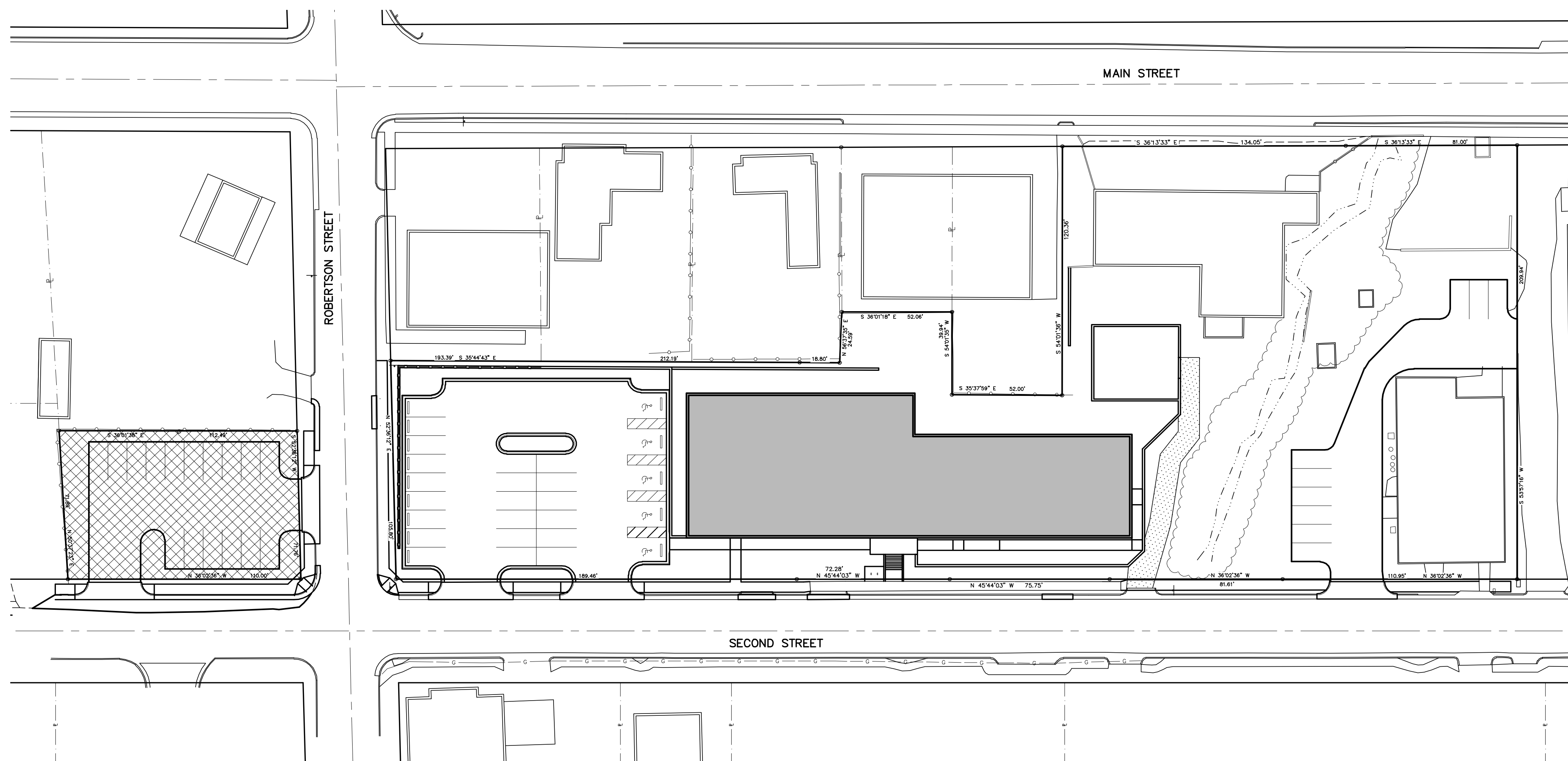
	NAME	ADDRESS
1	Diane Sims	471 Averadale Dr. Clayton
2	Smith, Rob	2005 Olive Tree Ln Clayton NC
3	NORMAN DOVE	705 Page ST, Clayton, N.C.
4	Kelly & Tony Sanders	315 W. Main St Clayton NC
5	Javeri McNeely	410 Randolph Dr. Clayton NC
6	Betty Richardson	601 Brook St. Clayton, N.C. 27520
7	Otis Richardson	601 Brook St Clayton NC 27520
8	Jessie Claggett	56 Streamwood Way Clayton NC 27529
9	John Claggett	56 Streamwood Way Clayton NC 27527
10	Alvin Thompson	3309 L. Costa Way Raleigh NC 27610
11	Shack Roberts	706 Greenwood Drive Clayton (C 27520)
12	John R Sargent	940 Hood Farm Rd - Clayton
13	Major Best	7008 Spanglers Spring Raleigh NC
14		
15		
16		
17		
18		
19		
20		



DRAWING INDEX

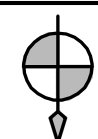
- C1.0 COVER SHEET
- C1.1 EXISTING SITE
- C1.2 ZONING, SETBACKS & BUFFERS
- C1.3 SITE PLAN
- C1.4 LANDSCAPE PLAN
- C1.5 EROSION CONTROL—PHASE 1
- C1.51 EROSION CONTROL—PHASE 2
- C1.6 GRADING PLAN
- C1.7 UTILITY PLAN
- C5.1 DETAILS—SITE
- C5.2 DETAILS—EROSION CONTROL

NEW TRINITY MISSIONARY BAPTIST CHURCH 115 SOUTH ROBERTSON STREET CLAYTON, N.C. 27520



FOR REVIEW ONLY
NOT FOR CONSTRUCTION.

NO.	REVISION	DATE
1	TOWN OF CLAYTON REVIEW COMMENTS 1st	5-29-2019
2	TOWN OF CLAYTON REVIEW COMMENTS 2nd	6-18-2019
3	TOWN OF CLAYTON REVIEW COMMENTS 3rd	7-1-2019



B. R. KORNEGAY, INC.
LAND SURVEYING • ENGINEERING • PLANNING
License Number: P-1054
300 East Walnut Street
Goldsboro, N.C. 27530
www.kornegayseep.com (919) 735-5886 Fax: (919) 580-9053

TOWN OF CLAYTON
PROJECT NUMBERS:
2019-57-SP
2019-58-VAR
2019-59-CUP

TITLE SHEET

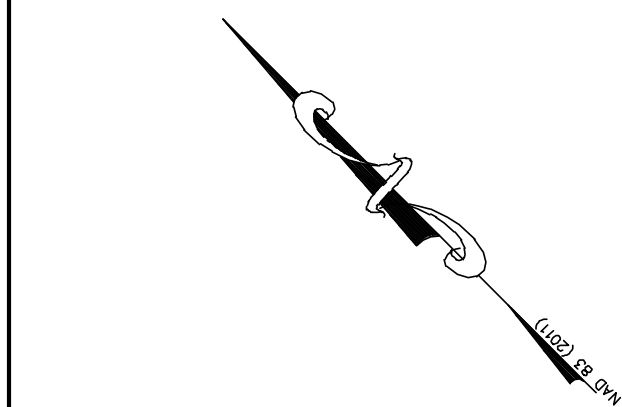
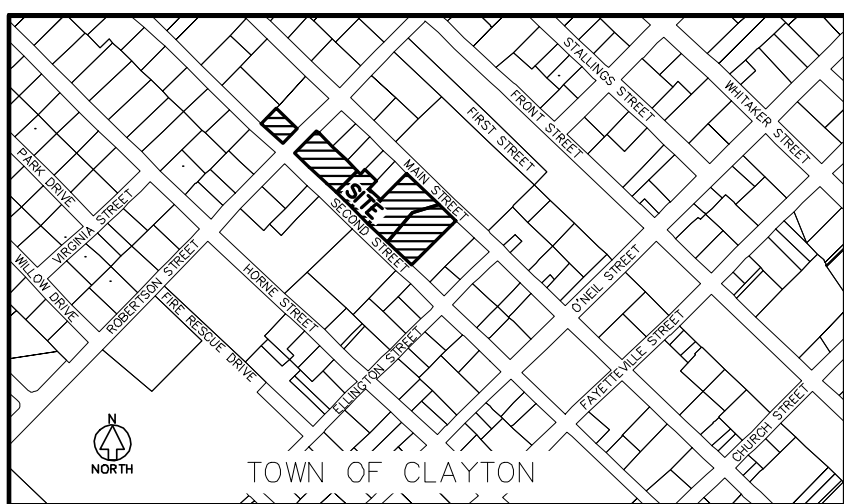
DRAWN BY: TSB
DESIGNED BY: JLK
DATE: 3-11-2019
SCALE: 1" = 30'

NEW TRINITY MISSIONARY BAPTIST CHURCH

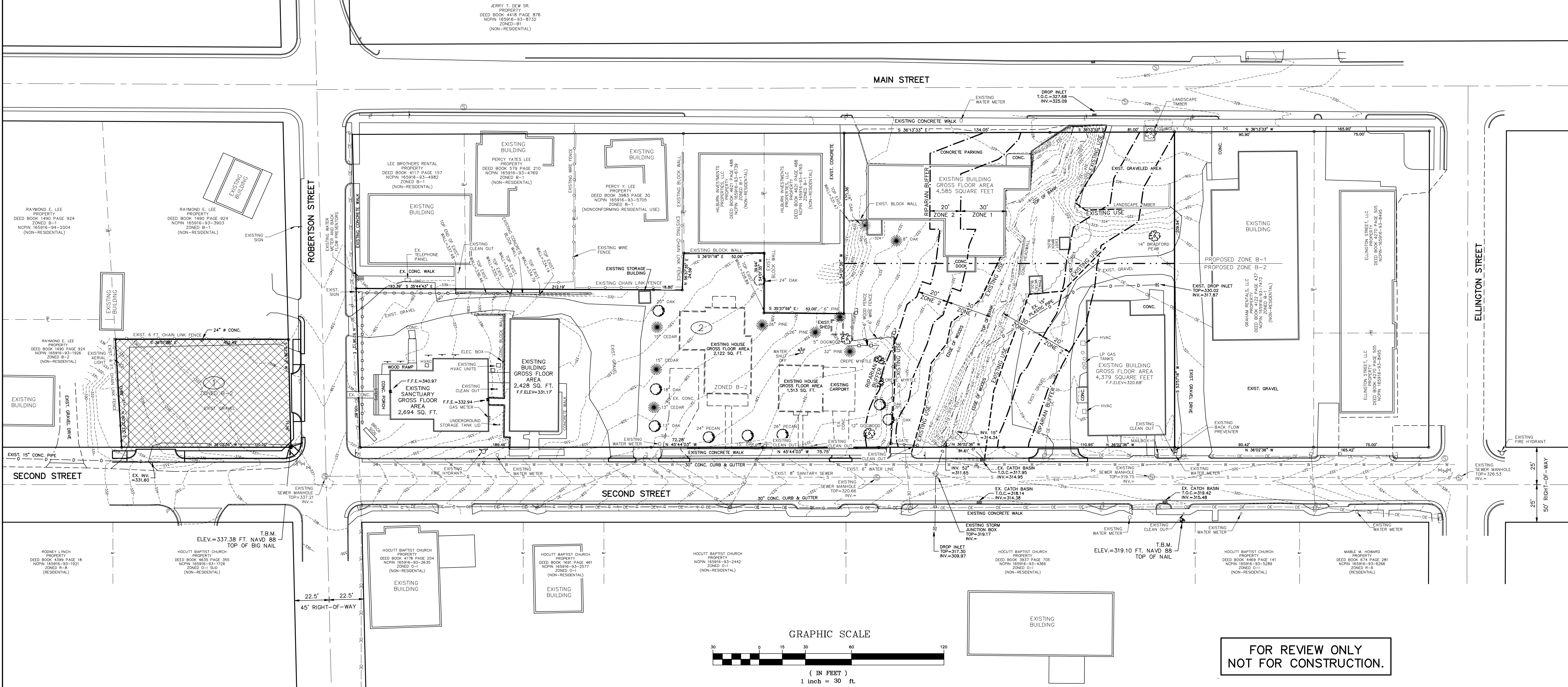
115 SOUTH ROBERTSON STREET, CLAYTON, N.C. 27520
CONTACT: MICHAEL SIMS 919-606-5012 ssmsbgd@ttcreativegroup.com

SHEET: C1.0
OF:
WORK ORDER: 160283
CADD DWG: 160283

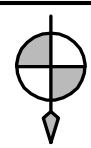
NEW TRINITY MISSIONARY BAPTIST CHURCH D214 F32



LEGEND	
EDGE OF PAVEMENT	EXISTING
CONCRETE CURB & GUTTER	---
UNDERGROUND COMMUNICATION LINE	---
SANITARY SEWER	---
SANITARY SEWER SERVICE	---
WATER LINE	---
WATER SERVICE LINE	---
FIRE PROTECTION LINE	---
STORM DRAINAGE PIPE	---
NATURAL GAS LINE	---
ROOF DRAIN	---
OVERHEAD ELECTRICAL LINE	---
SANITARY SEWER MANHOLE	⊙
SANITARY SEWER CLEAN OUT	⊙
DROP INLET	⊙
UTILITY POLE	⊙
LIGHT POLE	⊙
GUY WIRE	---
HYDRANT	⊙
VALVE	⊙
CONTOUR	---
ELEVATION	+ 100.00



NO.	REVISION	DATE
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TOWN OF CLAYTON
PROJECT NUMBERS:
2019-57-SP
2019-58-VAR
2019-59-CUP

EXISTING SITE

DRAWN BY:
TSB
DESIGNED BY:
JLK
DATE:
3-11-2019
SCALE:
1" = 30'

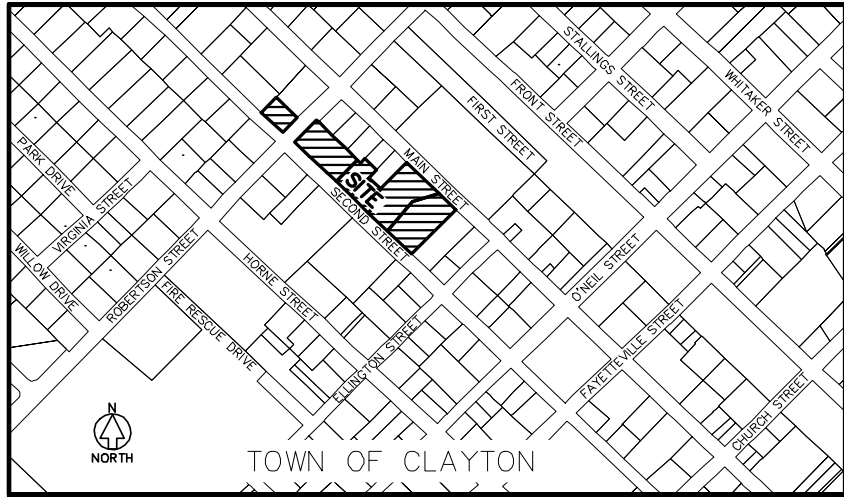
NEW TRINITY MISSIONARY BAPTIST CHURCH

115 SOUTH ROBERTSON STREET, CLAYTON, N.C. 27520
CONTACT: MICHAEL SIMS 919-606-5012 smsbgd@tcreativegroup.com

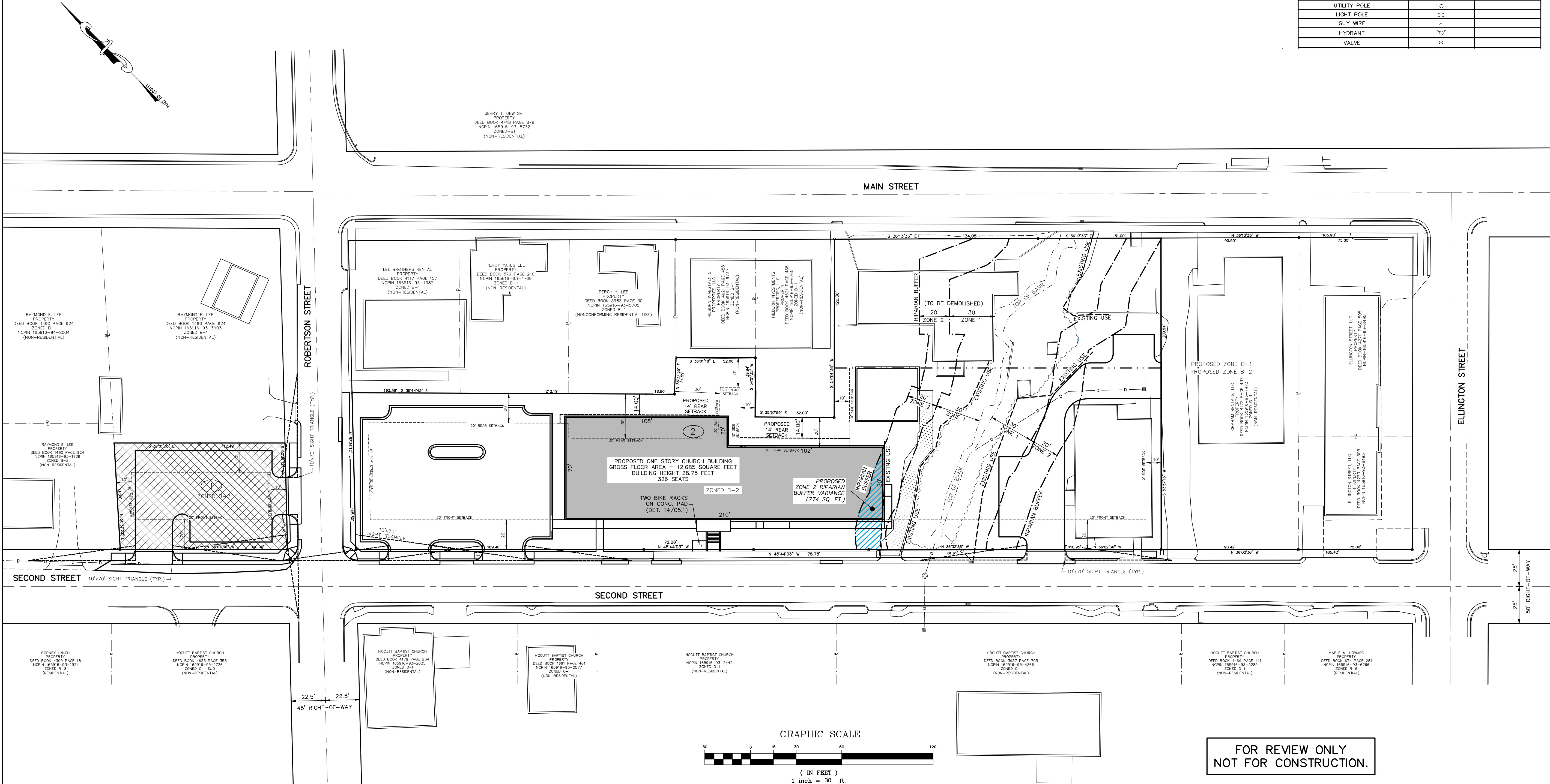
SHEET:
C11
OF:
WORK ORDER:
160283
CADD DWG:
160283

NEW TRINITY MISSIONARY BAPTIST CHURCH D214 F32

1287



LEGEND		
	EXISTING	PROPOSED
EDGE OF PAVEMENT	---	---
CONCRETE CURB & GUTTER	---	---
UNDERGROUND COMMUNICATION LINE	---	---
SANITARY SEWER	---	---
SANITARY SEWER SERVICE	---	SS
WATER LINE	---	---
WATER SERVICE LINE	---	WS
FIRE PROTECTION LINE	---	F
STORM DRAINAGE PIPE	---	D
NATURAL GAS LINE	---	G
ROOF DRAIN	---	RD
OVERHEAD ELECTRICAL LINE	---	OE
SANITARY SEWER MANHOLE	---	S.C.O.
SANITARY SEWER CLEAN OUT	---	---
DROP INLET	---	---
UTILITY POLE	---	---
LIGHT POLE	---	---
GUY WIRE	---	---
HYDRANT	---	---
VALVE	---	---



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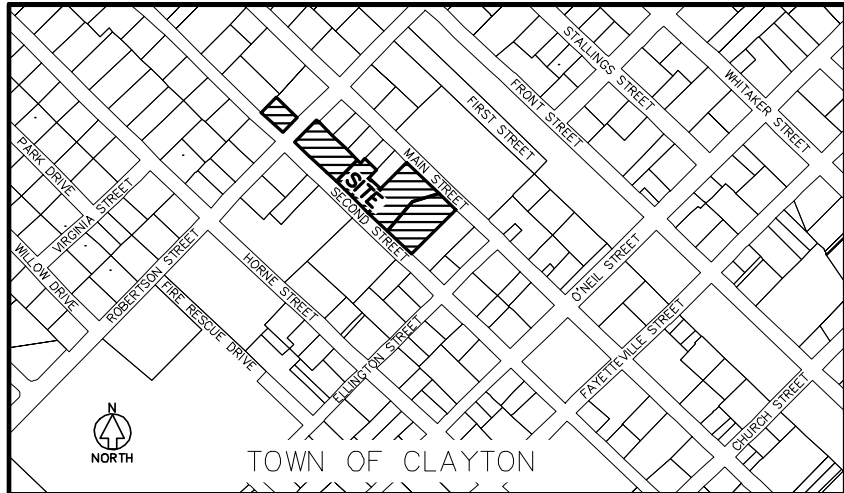
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TOWN OF CLAYTON
PROJECT NUMBERS:
2019-57-SP
2019-58-VAR
2019-59-CUP
ZONING, SETBACKS AND BUFFERS

DRAWN BY:
TSB
DESIGNED BY:
JLK
DATE:
3-11-2019
SCALE:
1" = 30'

NEW TRINITY MISSIONARY BAPTIST CHURCH
115 SOUTH ROBERTSON STREET, CLAYTON, N.C. 27520
CONTACT: MICHAEL SIMS 919-606-5012 smsbgd@tcreativegroup.com

SHEET:
C1.2
OF:
WORK ORDER:
160283
CADD DWG:
160283



REQUIRED PARKING
CHURCH OR PLACE OF WORSHIP
1 SPACE PER 3 SEATS OR 200 SQ. FT. FOR THE PRINCIPAL PLACE
OF WORSHIP, WHICHEVER IS GREATER.
326 SEATS/3 SEATS = 108.67 (109 PARKING SPACES)
PROPOSED PARKING
47 SPACES + 5 HANDICAP SPACES = 52 TOTAL SPACES

SITE DATA
PROPERTY ZONED B-1 (TOWN OF CLAYTON)
67,986 SQ. FT. OR 1.56 ACRES
MINIMUM SETBACK REQUIREMENTS
FRONT = 0 FEET
SIDE INTERIOR = 0 FEET
SIDE STREET = 0 FEET
REAR = 0 FEET
MAXIMUM BUILDING HEIGHT = 50 FEET

PROPERTY ZONED B-2 (TOWN OF CLAYTON)
18,775.00 SQ. FT. OR 0.43 ACRES
MINIMUM SETBACK REQUIREMENTS
FRONT = 20 FEET
SIDE INTERIOR = 10 FEET
SIDE STREET = 10 FEET
SIDE INTERIOR ABUTTING RESIDENTIAL = 30 FEET
REAR = 20 FEET
REAR ABUTTING RESIDENTIAL = 30 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET
BUILDING COVERAGE = 50%
IMPERVIOUS SURFACE = 75%
TOTAL AREA = 78,799 SQUARE FEET OR 1.809 ACRES

BUILDING GROSS FLOOR AREA PRE-CONSTRUCTION = 17,676 SQ. FT.
BUILDING GROSS FLOOR AREA POST CONSTRUCTION:
12,685 SQ. FT. (PROPOSED SANCTUARY)
5,884 SQ. FT. (EXISTING BUILDINGS)
21,649 SQ. FT. (TOTAL)
BUILDING COVERAGE = 21,649 SQ. FT./86,761 SQ. FT. = 24.95%
FLOOR AREA RATIO
GROSS FLOOR AREA=21,649 SQ. FT.
TOTAL BUILDABLE LOT AREA=29,955 SQ. FT.
(21,649/29,955) x 100% = 72.3%

NEW TRINITY MISSIONARY BAPTIST CHURCH
P.O. BOX 827
CLAYTON, NORTH CAROLINA 27528
TAG NUMBER: 05019025
NCPN: 165916-93-7641

EXISTING USES:
CHURCH SANCTUARY
SINGLE FAMILY DWELLING
BUILDING AND LOT
COMMUNITY BUILDING (PARTIALLY WITHIN THE DOWNTOWN OVERLAY)
PROPOSED USES:
ASPHALT PARKING LOT
CHURCH SANCTUARY
BUILDING TO BE DEMOLISHED (CHURCH SANCTUARY FRONTING SECOND
STREET)
COMMUNITY BUILDING (PARTIALLY WITHIN THE DOWNTOWN OVERLAY)

REFERENCE:
DEED BOOK 1917 PAGE 676
DEED BOOK 3099 PAGE 172
DEED BOOK 3653 PAGE 412
DEED BOOK 5060 PAGE 530
PLAT BOOK 73 PAGE 322
PLAT BOOK 89 PAGE 57

UTILITY PROVIDERS:
ELECTRIC: TOWN OF CLAYTON
WATER: TOWN OF CLAYTON
SEWER: TOWN OF CLAYTON

ONE BIKE RACK IS REQUIRED PER UDC SECTION 155.40(C)(2)

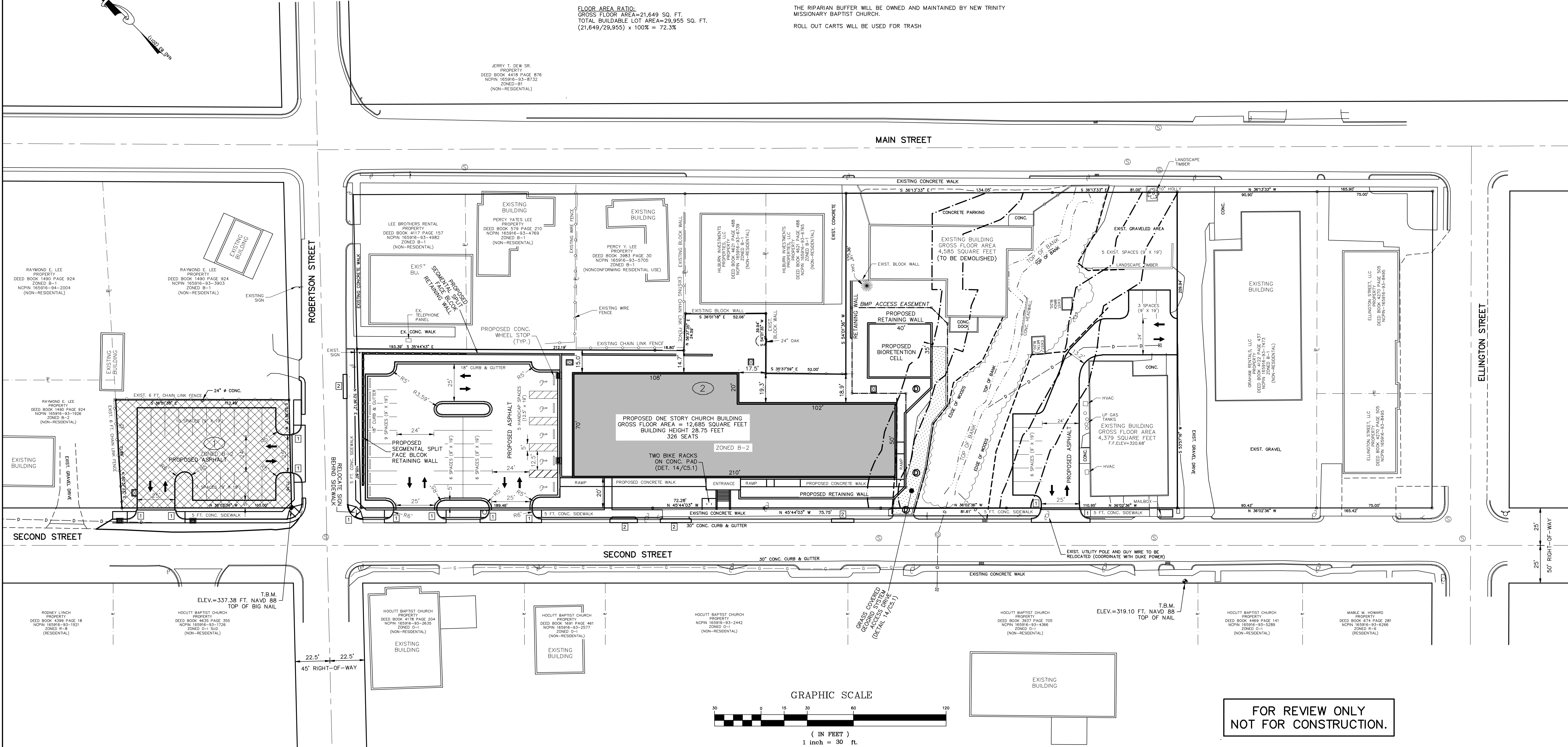
THE RIPARIAN BUFFER WILL BE OWNED AND MAINTAINED BY NEW TRINITY
MISSIONARY BAPTIST CHURCH.

ROLL OUT CARTS WILL BE USED FOR TRASH

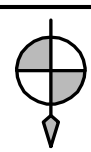
GENERAL SITE NOTES
1 HANDICAP RAMP
2 REMOVE EXISTING DRIVEWAY AND REPLACE WITH
CURB & GUTTER

IMPERVIOUS SURFACES
42,209.93 S.F. = EXISTING IMPERVIOUS
42,209.93 S.F./86,761 S.F. = 48.65%
46,756.78 S.F. = PROPOSED IMPERVIOUS
46,756.78 S.F./86,761 S.F. = 53.89%
(MAXIMUM PERMITTED AMOUNT = 75%)
46,756.78 - 42,209.93 = 4,546.85 S.F. ADDITIONAL
PROPOSED IMPERVIOUS (LESS THAN 17,000 S.F.)

LEGEND		
	EXISTING	PROPOSED
EDGE OF PAVEMENT	---	---
CONCRETE CURB & GUTTER	---	---
UNDERGROUND COMMUNICATION LINE	---	---
SANITARY SEWER	---	---
SANITARY SEWER SERVICE	---	SS
WATER LINE	---	---
WATER SERVICE LINE	---	WS
FIRE PROTECTION LINE	---	F
STORM DRAINAGE PIPE	---	D
NATURAL GAS LINE	---	G
ROOF DRAIN	---	RD
OVERHEAD ELECTRICAL LINE	---	OE
SANITARY SEWER MANHOLE	---	9 C.O.
SANITARY SEWER CLEAN OUT	---	9
DROP INLET	---	9
UTILITY POLE	---	9
LIGHT POLE	---	9
GUY WIRE	---	---
HYDRANT	---	---
VALVE	---	---



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TOWN OF CLAYTON
PROJECT NUMBERS:
2019-57-SP
2019-58-VAR
2019-59-CUP

SITE PLAN

DRAWN BY:
TSB
DESIGNED BY:
JLK
DATE:
3-11-2019
SCALE:
1" = 30'

NEW TRINITY MISSIONARY BAPTIST CHURCH

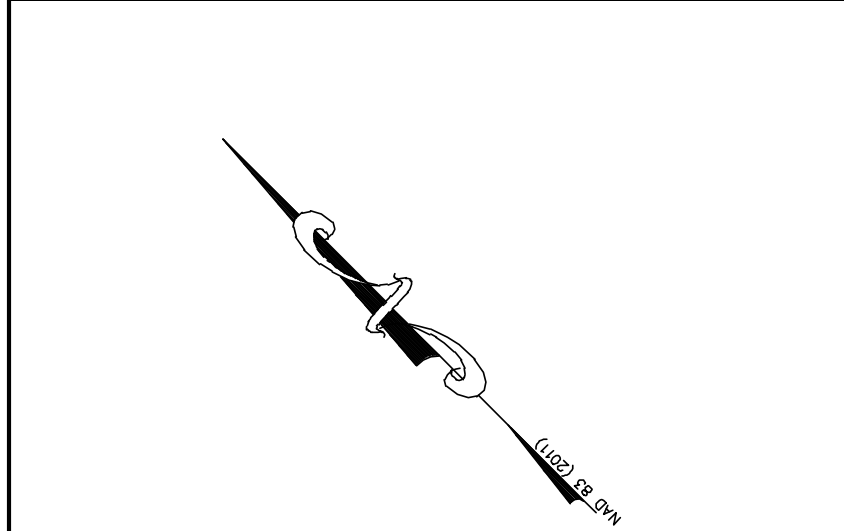
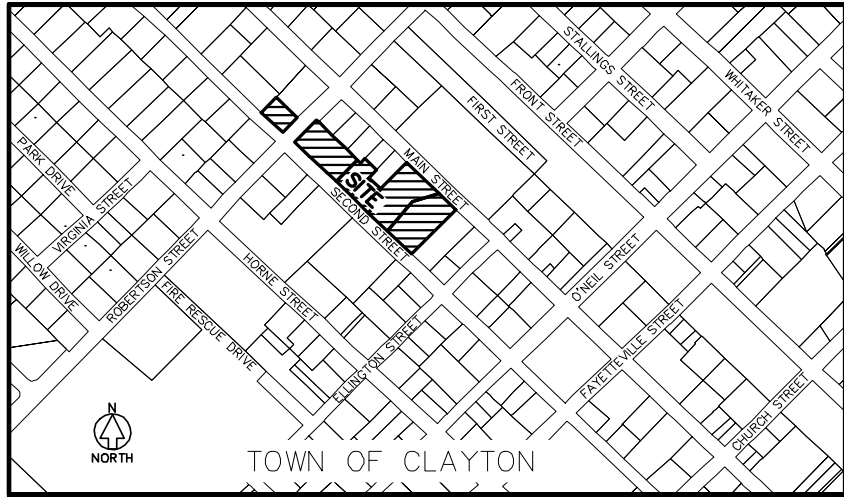
115 SOUTH ROBERTSON STREET, CLAYTON, N.C. 27520
CONTACT: MICHAEL SIMS 919-606-5012 smsbgd@tcreativegroup.com

SHEET:
OF:
WORK ORDER:
160283
CADD DWG:
160283

NEW TRINITY MISSIONARY BAPTIST CHURCH D214 F32

1287

FOR REVIEW ONLY
NOT FOR CONSTRUCTION.



IMPERVIOUS SURFACES
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42,209.93 S.F. / 86,761 S.F. = 48.65%
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(MAXIMUM PERMITTED AMOUNT = 75%)
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PROPOSED IMPERVIOUS (LESS THAN 17,000 S.F.)

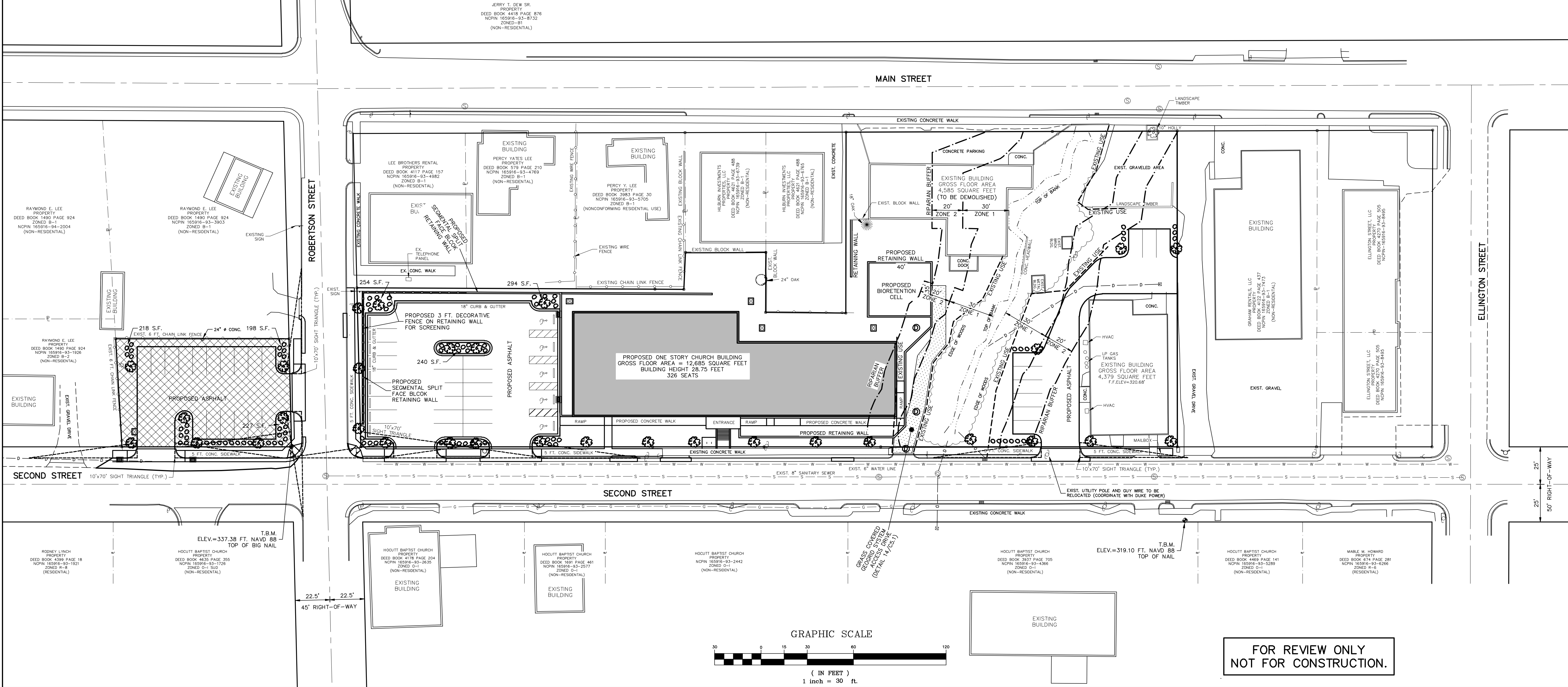
LANDSCAPE MAINTENANCE NOTE:
ALL LANDSCAPED AREAS SHALL BE
MAINTAINED IN AN ATTRACTIVE AND HEALTHY
CONDITION. DEAD OR DISEASED PLANTINGS
SHALL BE REMOVED AND REPLACED IN A
TIMELY FASHION.

PROPOSED TREES
22 AUTUMN FANTASY MAPLE
MINIMUM HEIGHT AT PLANTING 10 FEET
MINIMUM 2.5" CALIPER
MATURE HEIGHT
MINIMUM 2.5" CALIPER

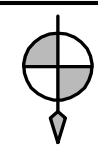
PROPOSED SHRUBS
60 CARISSA HOLLY
MINIMUM HEIGHT AT PLANTING 18 INCHES

EXISTING TREES (TO REMAIN)
24" OAK
6" PINE
18" OAK
18" OAK

LEGEND		
	EXISTING	PROPOSED
EDGE OF PAVEMENT	---	---
CONCRETE CURB & GUTTER	---	---
UNDERGROUND COMMUNICATION LINE	---	---
SANITARY SEWER	---	---
SANITARY SEWER SERVICE	---	SS
WATER LINE	---	---
WATER SERVICE LINE	---	WS
FIRE PROTECTION LINE	---	F
STORM DRAINAGE PIPE	---	---
NATURAL GAS LINE	---	---
ROOF DRAIN	---	RD
OVERHEAD ELECTRICAL LINE	---	---
SANITARY SEWER MANHOLE	---	o.c.o.
SANITARY SEWER CLEAN OUT	---	o.c.o.
DROP INLET	---	---
UTILITY POLE	---	---
LIGHT POLE	---	---
GUY WIRE	---	---
HYDRANT	---	---
VALVE	---	---



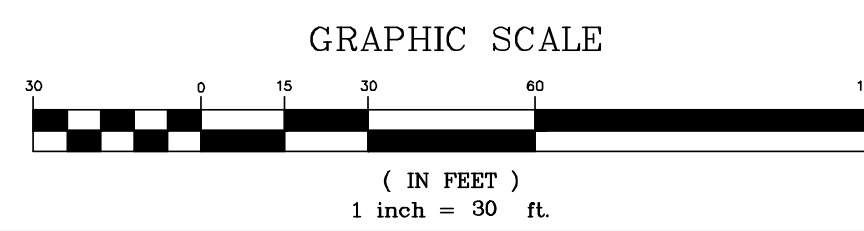
NO.	REVISION	DATE
1	TOWN OF CLAYTON REVIEW COMMENTS 1st	5-29-2019
2	TOWN OF CLAYTON REVIEW COMMENTS 2nd	6-18-2019
3	TOWN OF CLAYTON REVIEW COMMENTS 3rd	7-1-2019



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TOWN OF CLAYTON
PROJECT NUMBERS:
2019-57-SP
2019-58-VAR
2019-59-CUP

LANDSCAPE PLAN



DRAWN BY:
TSB
DESIGNED BY:
JLK
DATE:
3-11-2019
SCALE:
1" = 30'

NEW TRINITY MISSIONARY BAPTIST CHURCH C14

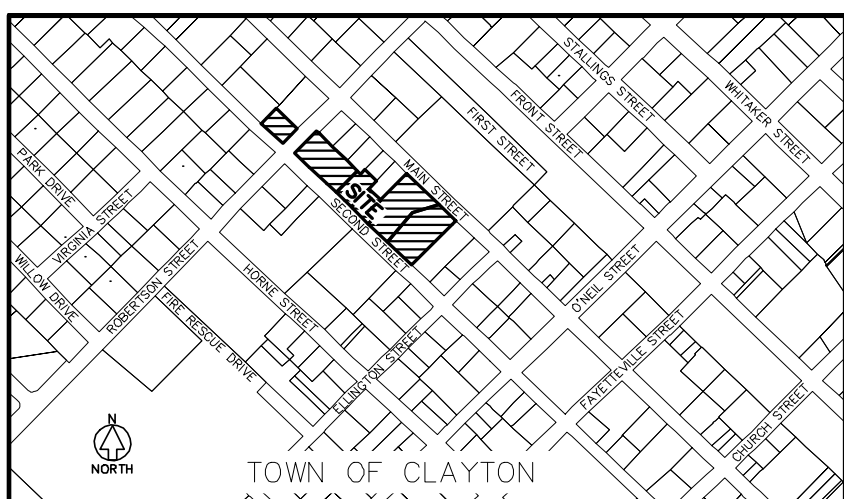
115 SOUTH ROBERTSON STREET, CLAYTON, N.C. 27520
CONTACT: MICHAEL SIMS 919-606-5012 smsbgd@tcreativegroup.com

SHEET:
OF:
WORK ORDER:
160283
CADD DWG:
160283

NEW TRINITY MISSIONARY BAPTIST CHURCH D214 F32

1287

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IMPERVIOUS SURFACES
42,209.93 S.F. = EXISTING IMPERVIOUS
42,209.93 S.F./86,761 S.F. = 48.65%
46,756.78 S.F. = PROPOSED IMPERVIOUS
46,756.78 S.F./86,761 S.F. = 53.89%
(MAXIMUM PERMITTED AMOUNT = 73%)
46,756.78 - 42,209.93 = 4,546.85 S.F. ADDITIONAL
PROPOSED IMPERVIOUS (LESS THAN 17,000 S.F.)

PRE-DEVELOPMENT RUNOFF:
0.1-yr = 17.0 cfs
POST-DEVELOPMENT RUNOFF:
0.1-yr = 66.9 cfs
PEAK RUNOFF TO BE DETAINED:
66.9 cfs = 17.0 cfs = 49.9 cfs
PEAK RUNOFF FLOWING TO DETENTION PONDS:
21.6 cfs
PEAK RUNOFF FLOWING TO SAND FILTERS:
36.8 + 3.5 = 40.3 cfs
PEAK OUTFLOW LEAVING DETENTION PONDS:
0.2 cfs
PEAK OUTFLOW LEAVING SAND FILTERS:
0 cfs
PEAK RUNOFF LEAVING SITE:
66.9 - (21.6 - 40.3 + 0.2) = 5.2 cfs
(less than pre-development runoff)

PRE-DEVELOPMENT
FROM RESIDENTIAL/INDUSTRIAL/COMMERCIAL DEVELOPMENTS
WHEN FOOTPRINTS OF ALL IMPERVIOUS SURFACES ARE SHOWN

NITROGEN EXPORT CALCULATIONS

(1) TYPE OF LAND COVER	(2) AREA (ACRES)	(3) TN EXPORT COEFF. (LBS/AC/YR)	(4) TN EXPORT FROM USE (LBS/YR)
PERMANENTLY PROTECTED UNDISTURBED OPEN SPACE (FOREST, UNMOWN MEADOW)	0	0.6	0
PERMANENTLY PROTECTED MANAGED OPEN SPACE (GRASS, LANDSCAPING, ETC.)	1.02	1.2	1.22
IMPERVIOUS SURFACES (ROADS, PARKING LOTS, DRIVEWAYS, ROOFS, PAVED STORAGE AREAS, ETC.)	0.97	21.2	20.56
TOTAL: (EXCLUDING ROAD RIGHT-OF-WAY)	1.99	-	21.78

EXISTING SITE:
21.78 lb/yr ± 1.99 acre = 10.94 lb/oc/yr
70% of existing TN export = 0.7 x 10.94 = 7.66 lb/oc/yr

Existing impervious = 0.97 acres
0.97 ac. x 1.99 ac. x 100% = 48.74%

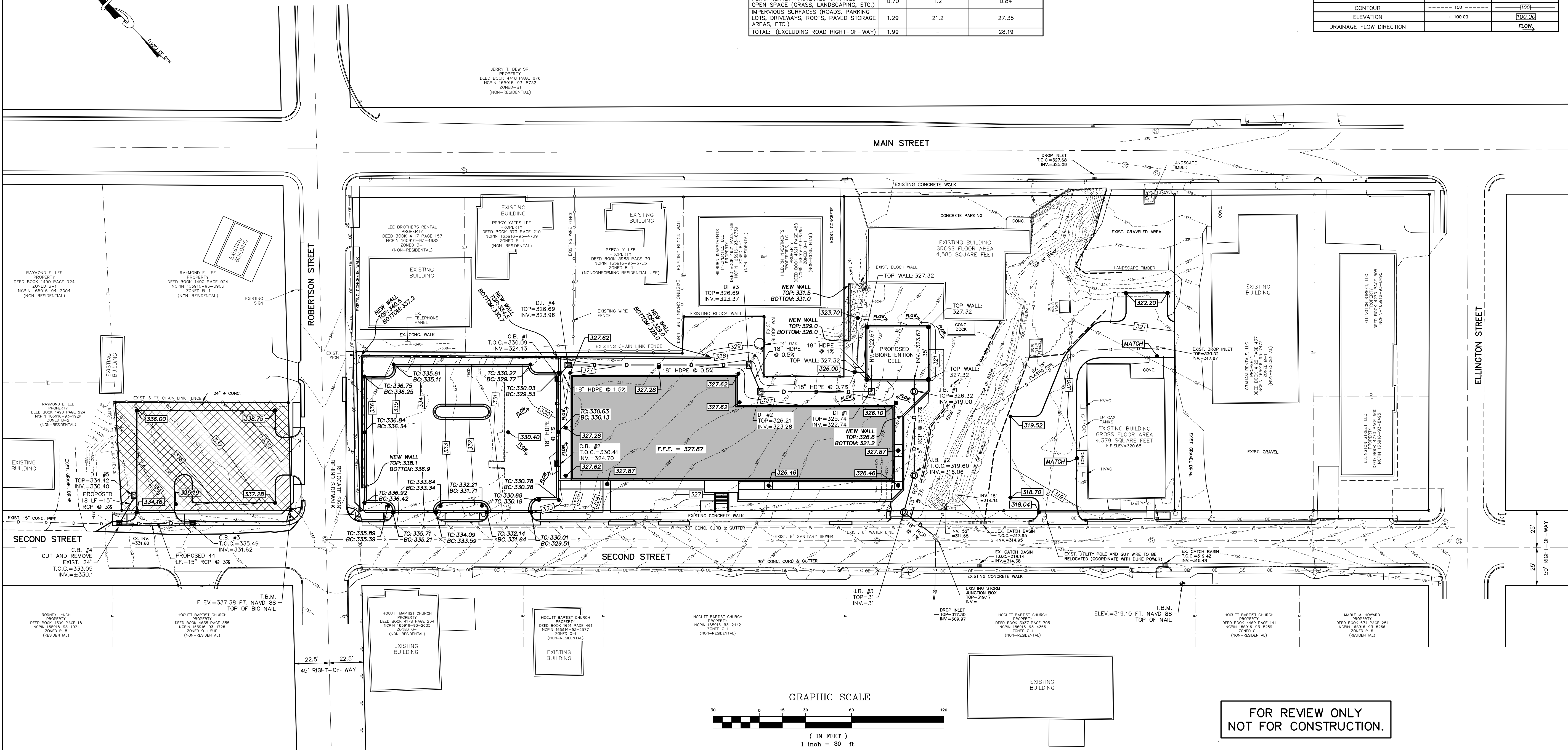
PROPOSED SITE:
28.19 lb/yr ± 1.99 acre = 14.17 lb/oc/yr
Proposed impervious = 1.29 acres
1.29 ac. x 1.99 ac. x 100% = 64.82%

POST-DEVELOPMENT
FROM RESIDENTIAL/INDUSTRIAL/COMMERCIAL DEVELOPMENTS
WHEN FOOTPRINTS OF ALL IMPERVIOUS SURFACES ARE SHOWN

NITROGEN EXPORT CALCULATIONS

(1) TYPE OF LAND COVER	(2) AREA (ACRES)	(3) TN EXPORT COEFF. (LBS/AC/YR)	(4) TN EXPORT FROM USE (LBS/YR)
PERMANENTLY PROTECTED UNDISTURBED OPEN SPACE (FOREST, UNMOWN MEADOW)	0	0.6	0
PERMANENTLY PROTECTED MANAGED OPEN SPACE (GRASS, LANDSCAPING, ETC.)	0.70	1.2	0.84
IMPERVIOUS SURFACES (ROADS, PARKING LOTS, DRIVEWAYS, ROOFS, PAVED STORAGE AREAS, ETC.)	1.29	21.2	27.35
TOTAL: (EXCLUDING ROAD RIGHT-OF-WAY)	1.99	-	28.19

LEGEND		
	EXISTING	PROPOSED
EDGE OF PAVEMENT	---	---
CONCRETE CURB & GUTTER	---	---
UNDERGROUND COMMUNICATION LINE	---	---
SANITARY SEWER	---	---
SANITARY SEWER SERVICE	---	SS
WATER LINE	---	---
WATER SERVICE LINE	---	WS
FIRE PROTECTION LINE	---	F
STORM DRAINAGE PIPE	---	---
NATURAL GAS LINE	---	---
ROOF DRAIN	---	RD
OVERHEAD ELECTRICAL LINE	---	---
SANITARY SEWER MANHOLE	---	o c.o.
SANITARY SEWER CLEAN OUT	---	o
DROP INLET	---	o
UTILITY POLE	---	---
LIGHT POLE	---	---
GUY WIRE	---	---
HYDRANT	---	---
VALVE	---	---
CONTOUR	---	---
ELEVATION	---	---
DRAINAGE FLOW DIRECTION	---	---



NO.	REVISION	DATE
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TOWN OF CLAYTON
PROJECT NUMBERS:
2019-57-SP
2019-58-VAR
2019-59-CUP

GRADING PLAN

DRAWN BY:
TSB
DESIGNED BY:
JLK
DATE:
3-11-2019
SCALE:
1" = 30'

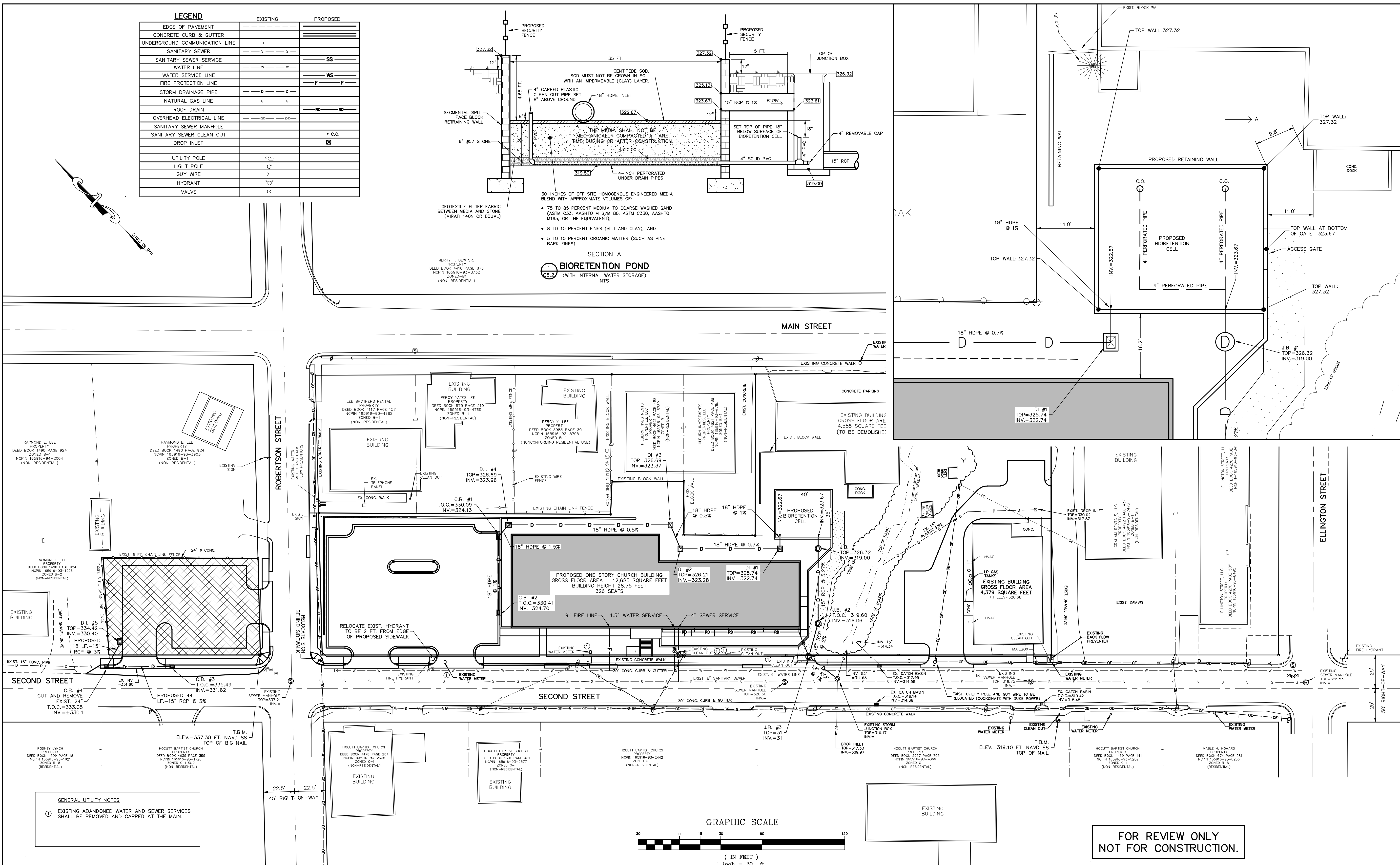
NEW TRINITY MISSIONARY BAPTIST CHURCH

115 SOUTH ROBERTSON STREET, CLAYTON, N.C. 27520
CONTACT: MICHAEL SIMS 919-606-5012 smsbgd@tcreativegroup.com

SHEET:
C1.6
OF:
WORK ORDER:
160283
CADD DWG:
160283

NEW TRINITY MISSIONARY BAPTIST CHURCH D214 F32

1287



NO.	REVISION	DATE
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2	TOWN OF CLAYTON REVIEW COMMENTS 2nd	6-18-2019
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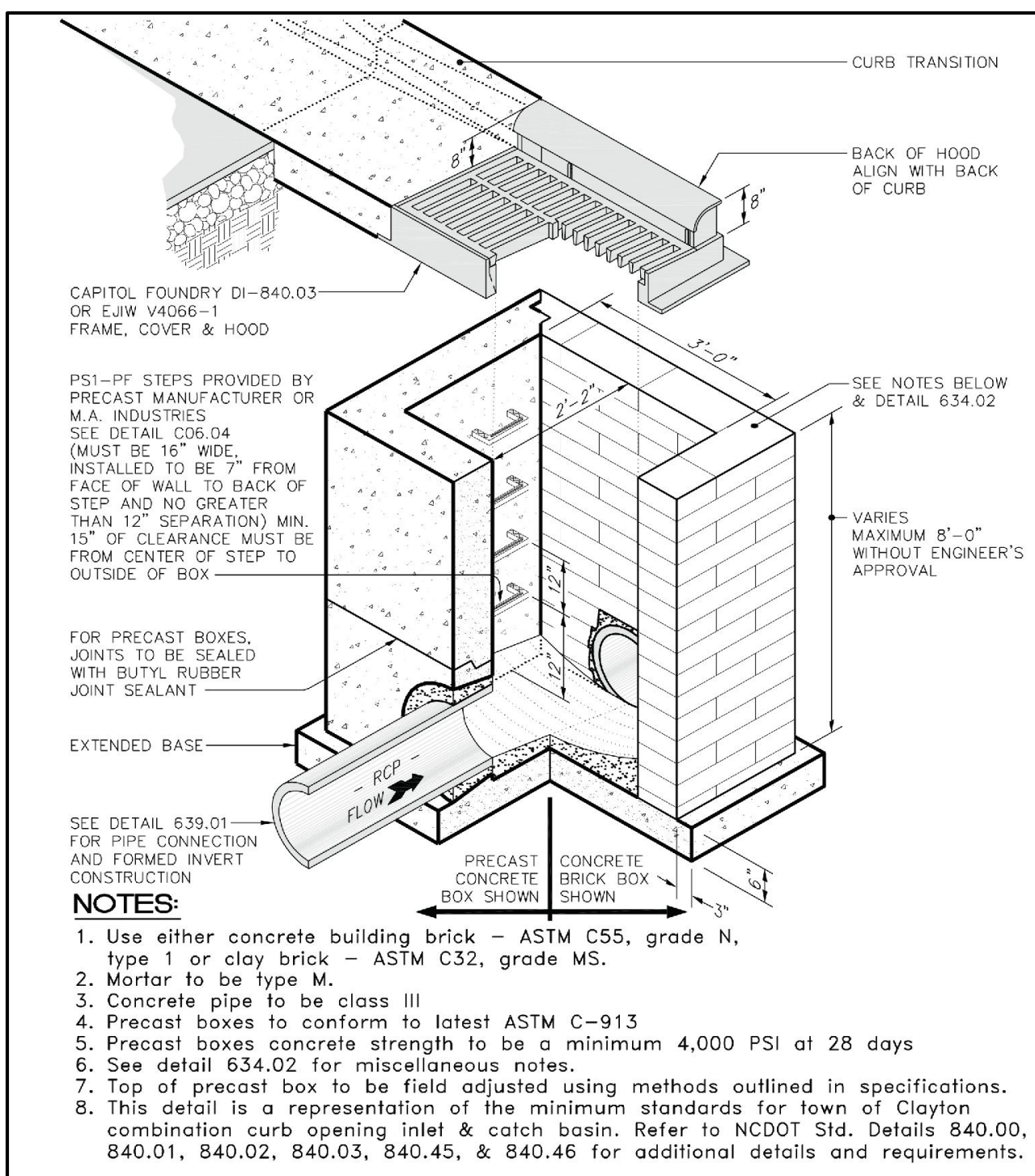
TOWN OF CLAYTON
PROJECT NUMBERS:
2019-57-SP
2019-58-VAR
2019-59-CUP

UTILITY PLAN

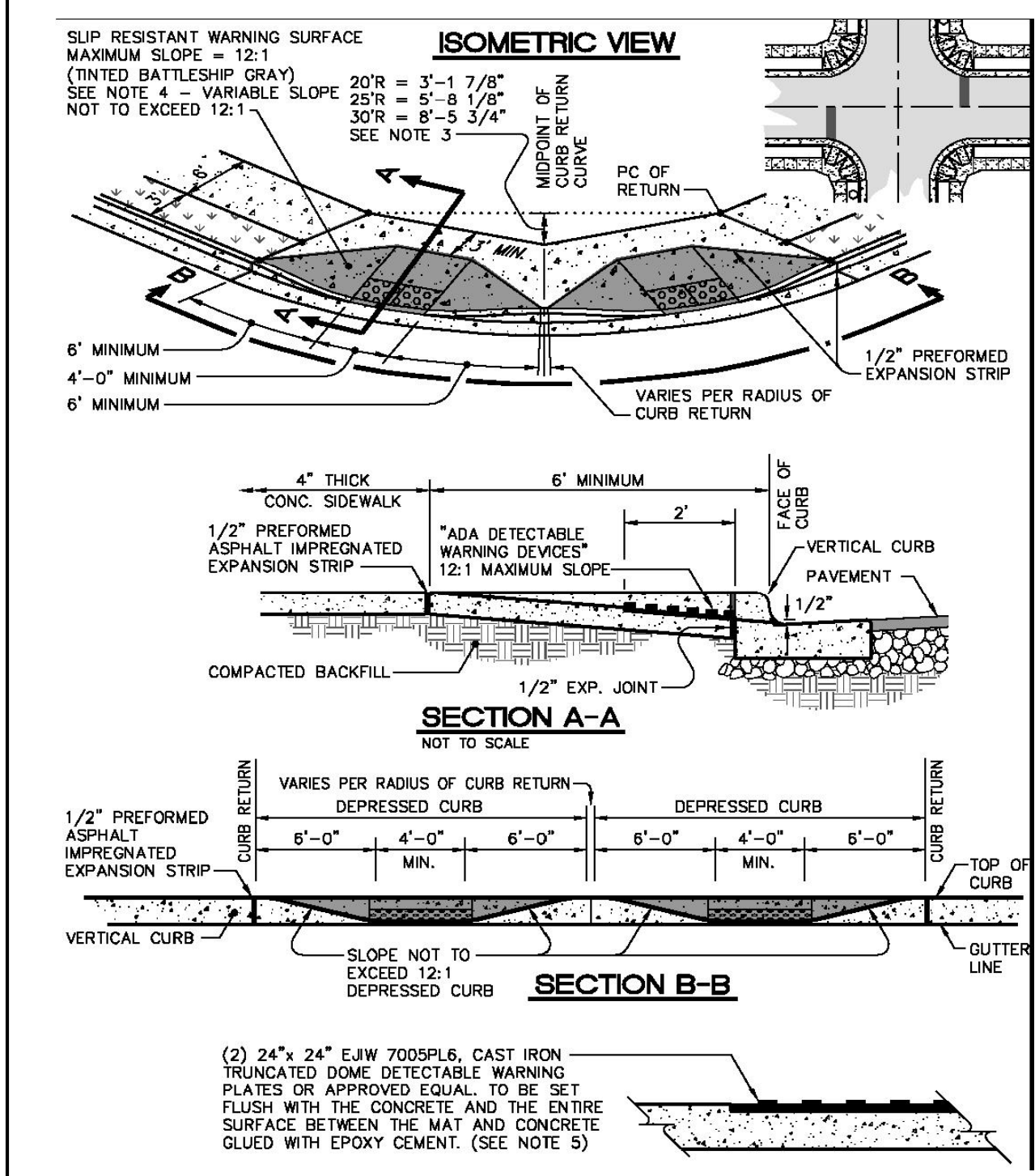
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TSB
DESIGNED BY:
JLK
DATE:
3-11-2019
SCALE:
1" = 30'

NEW TRINITY MISSIONARY BAPTIST CHURCH C1.7
115 SOUTH ROBERTSON STREET, CLAYTON, N.C. 27520
CONTACT: MICHAEL SIMS 919-606-5012 smsbgd@tcreativegroup.com

SHEET:
OF:
WORK ORDER:
160283
CADD DWG:
160283

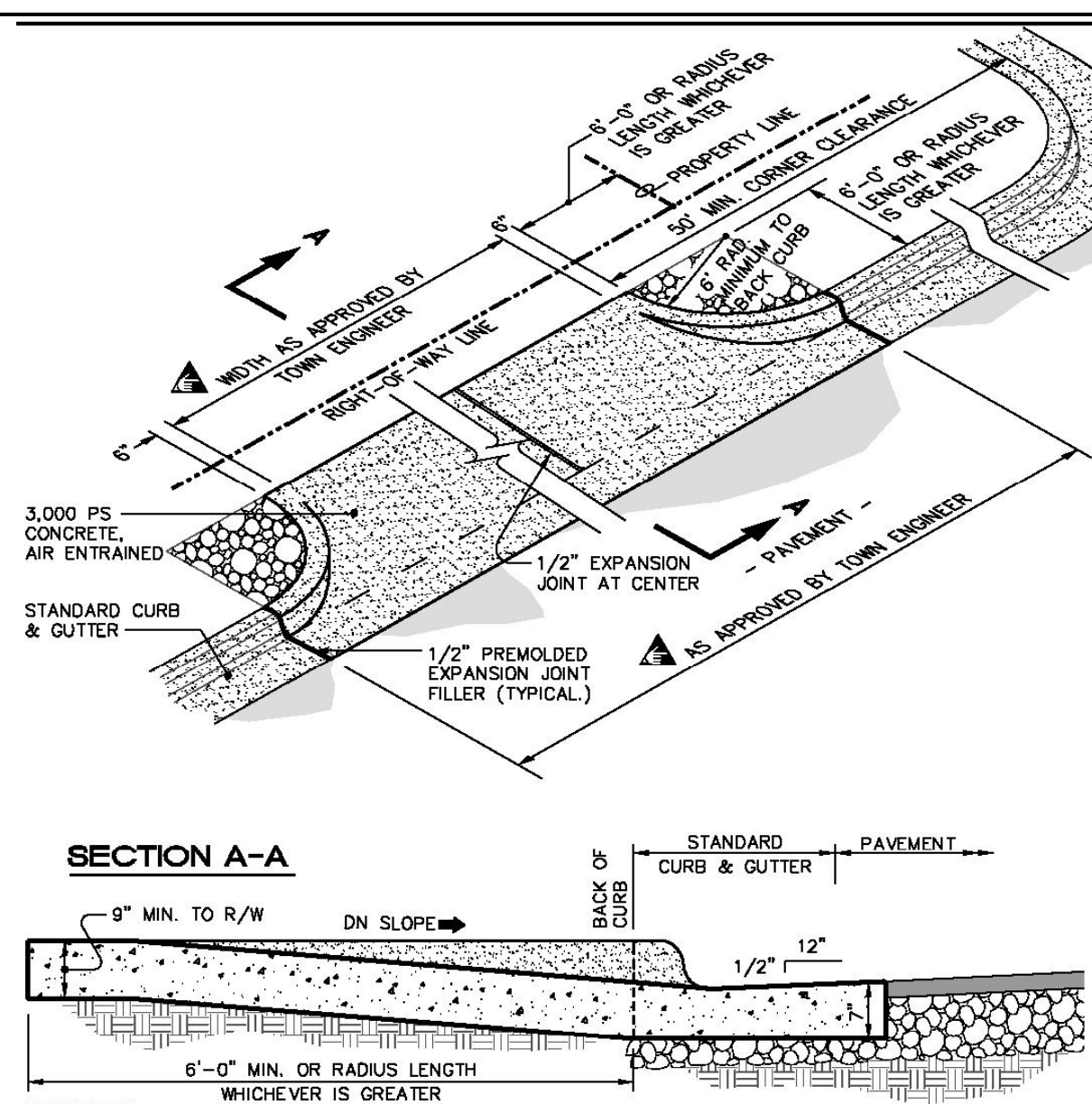


12 PRECAST STORM SEWER CATCH BASIN
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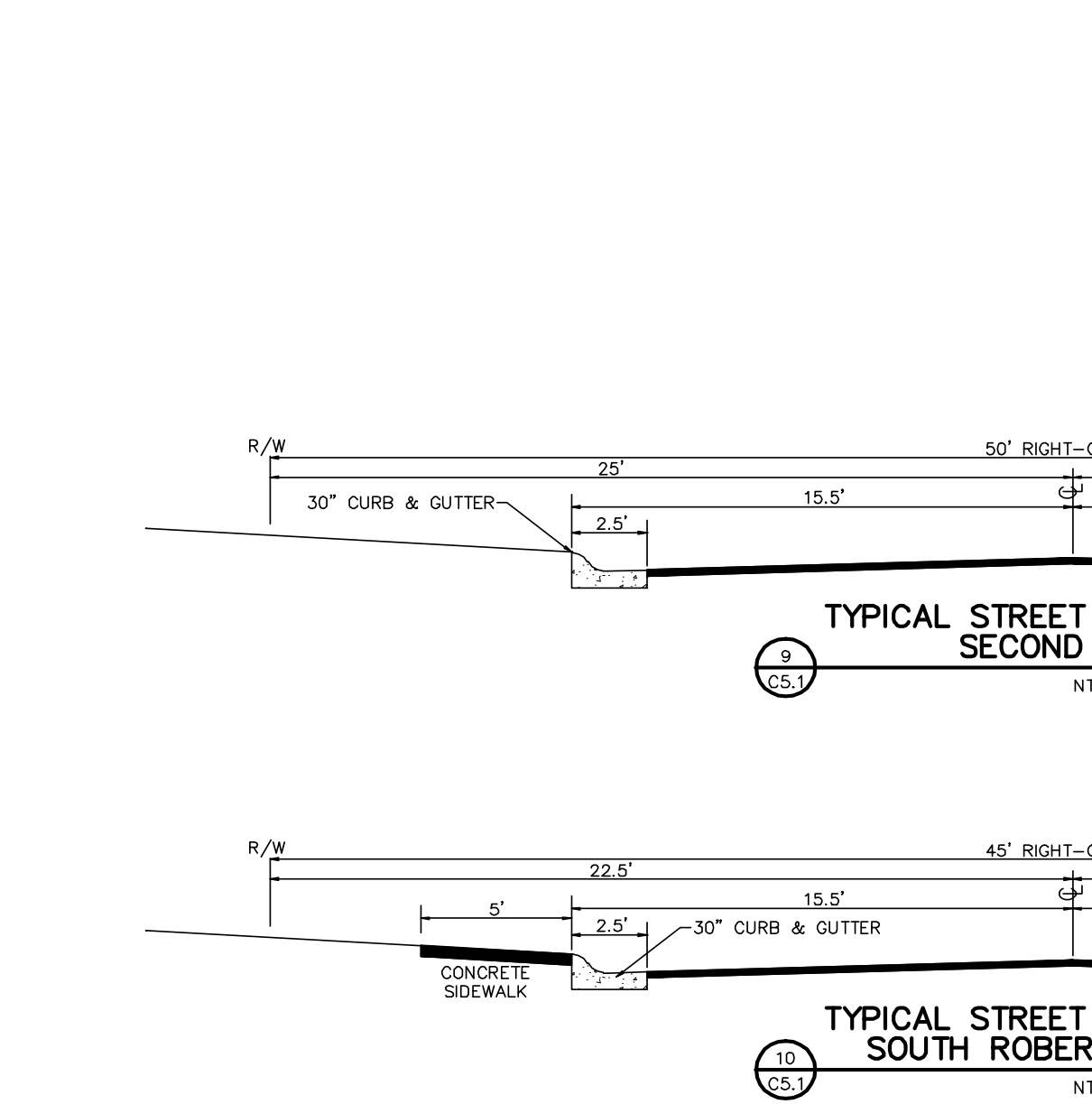


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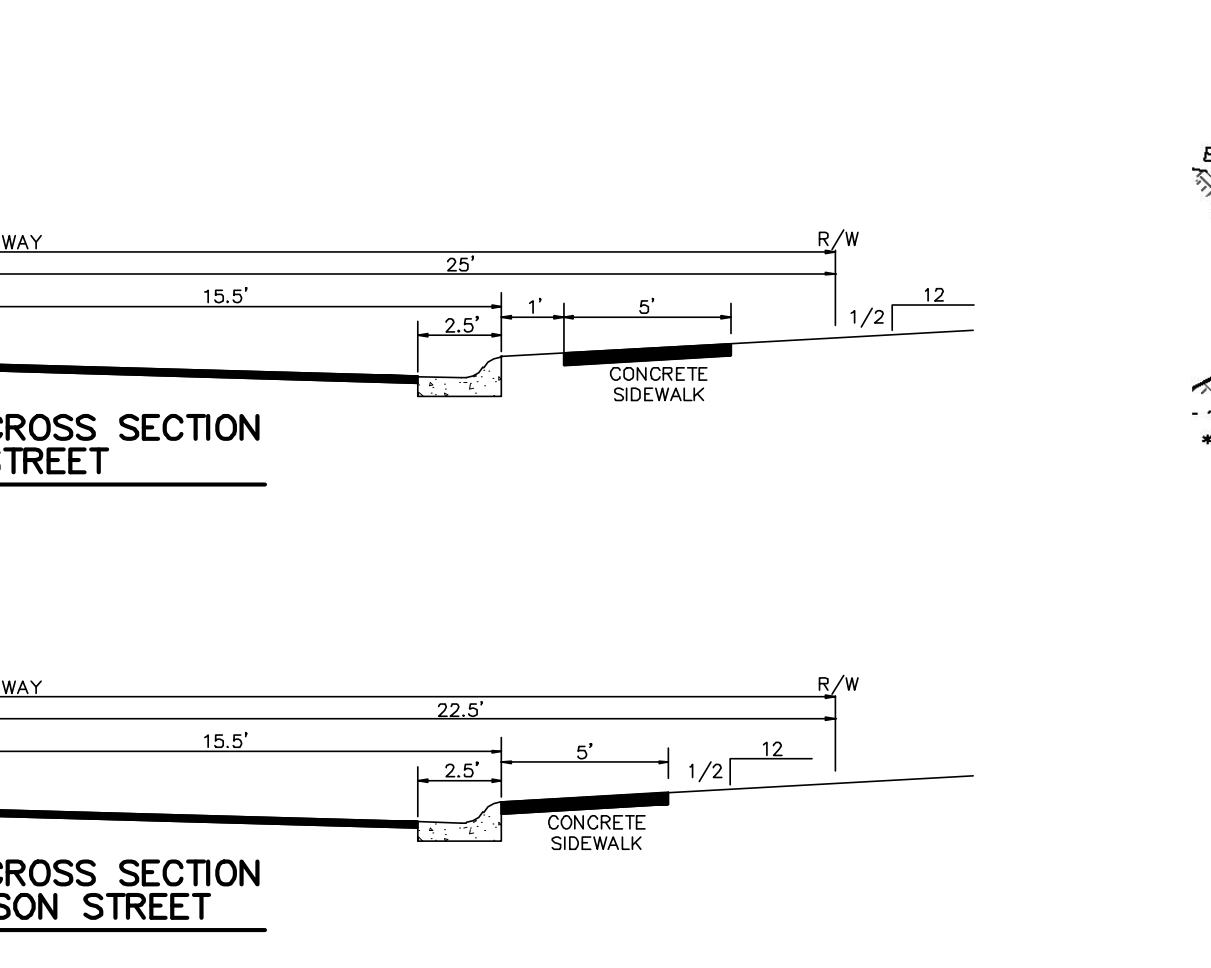
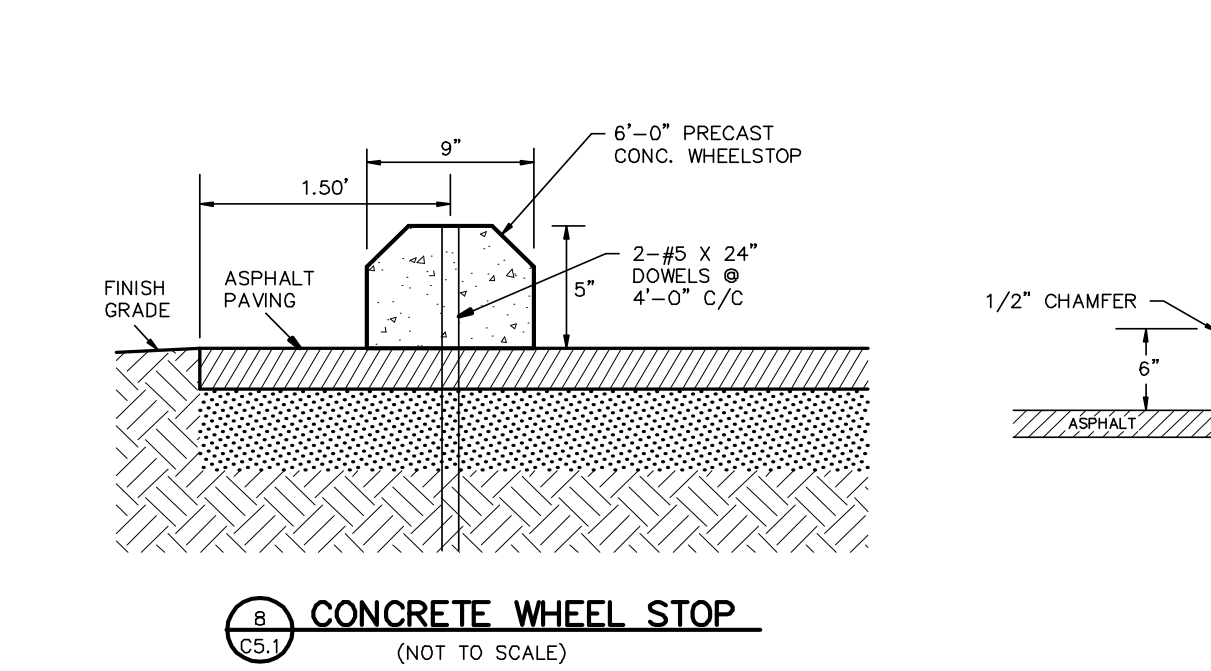
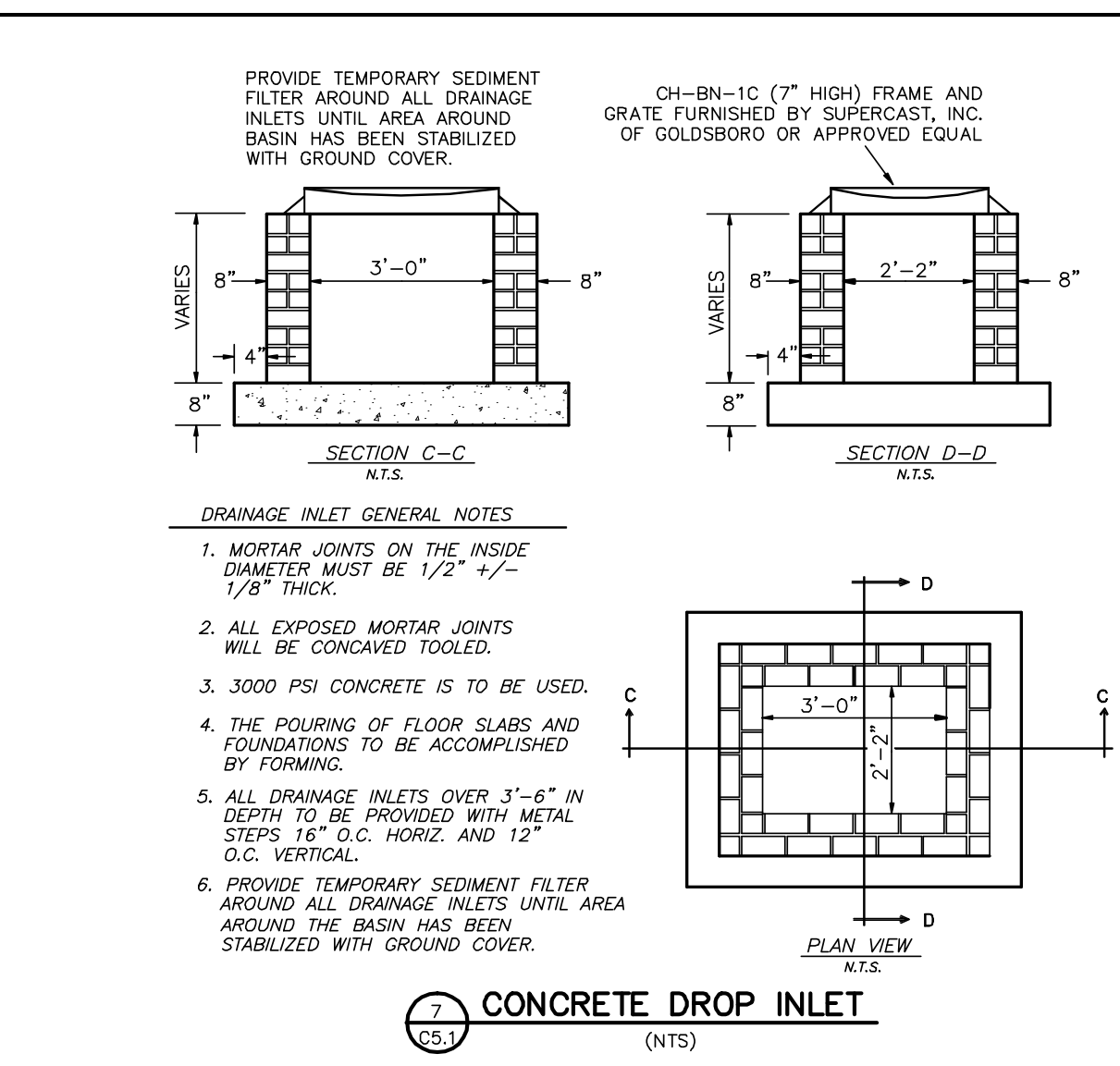
NO.	REVISION	DATE
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3	TOWN OF CLAYTON REVIEW COMMENTS 3rd	7-1-2019



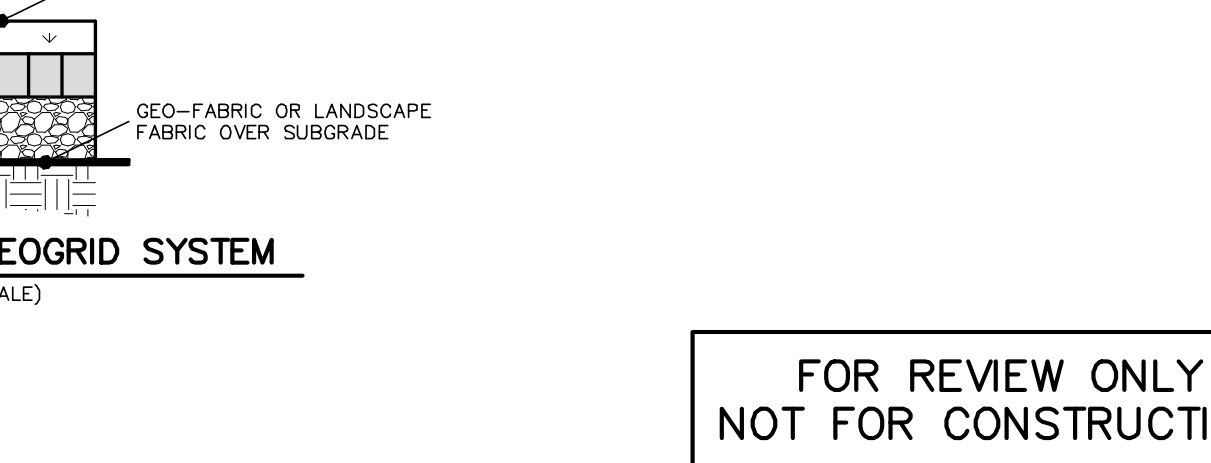
11 DRIVEWAY APRON
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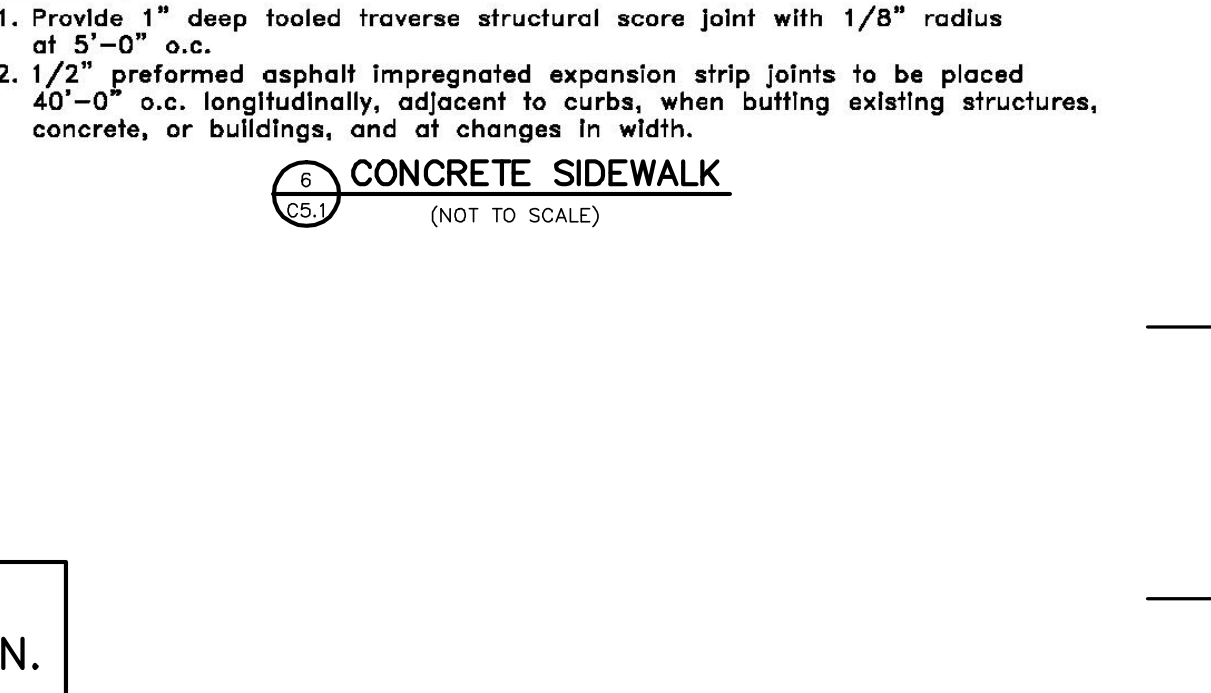
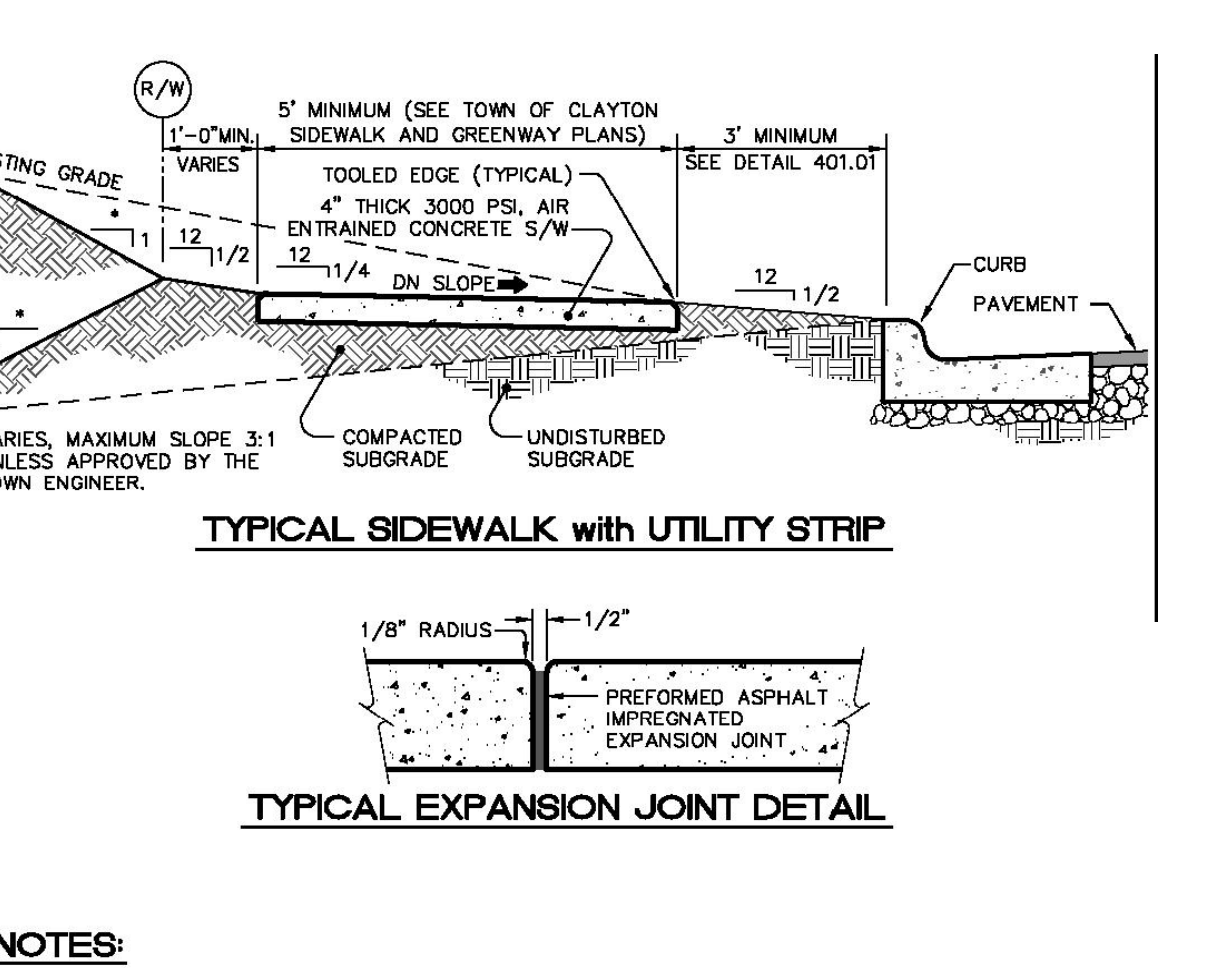
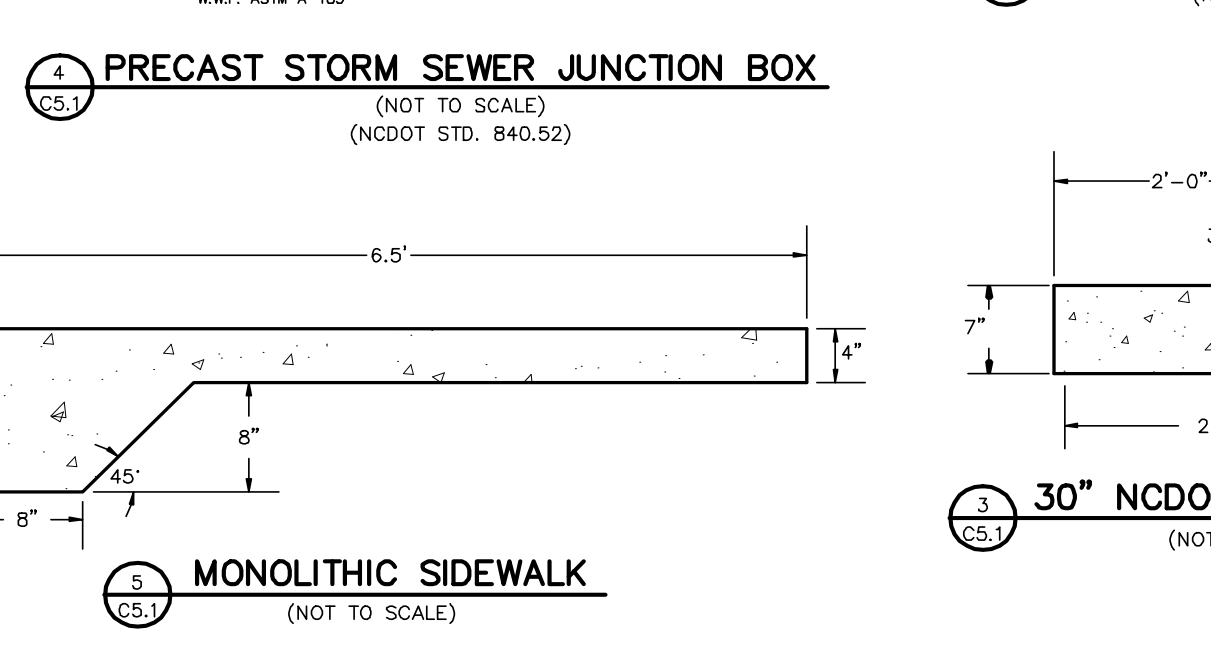
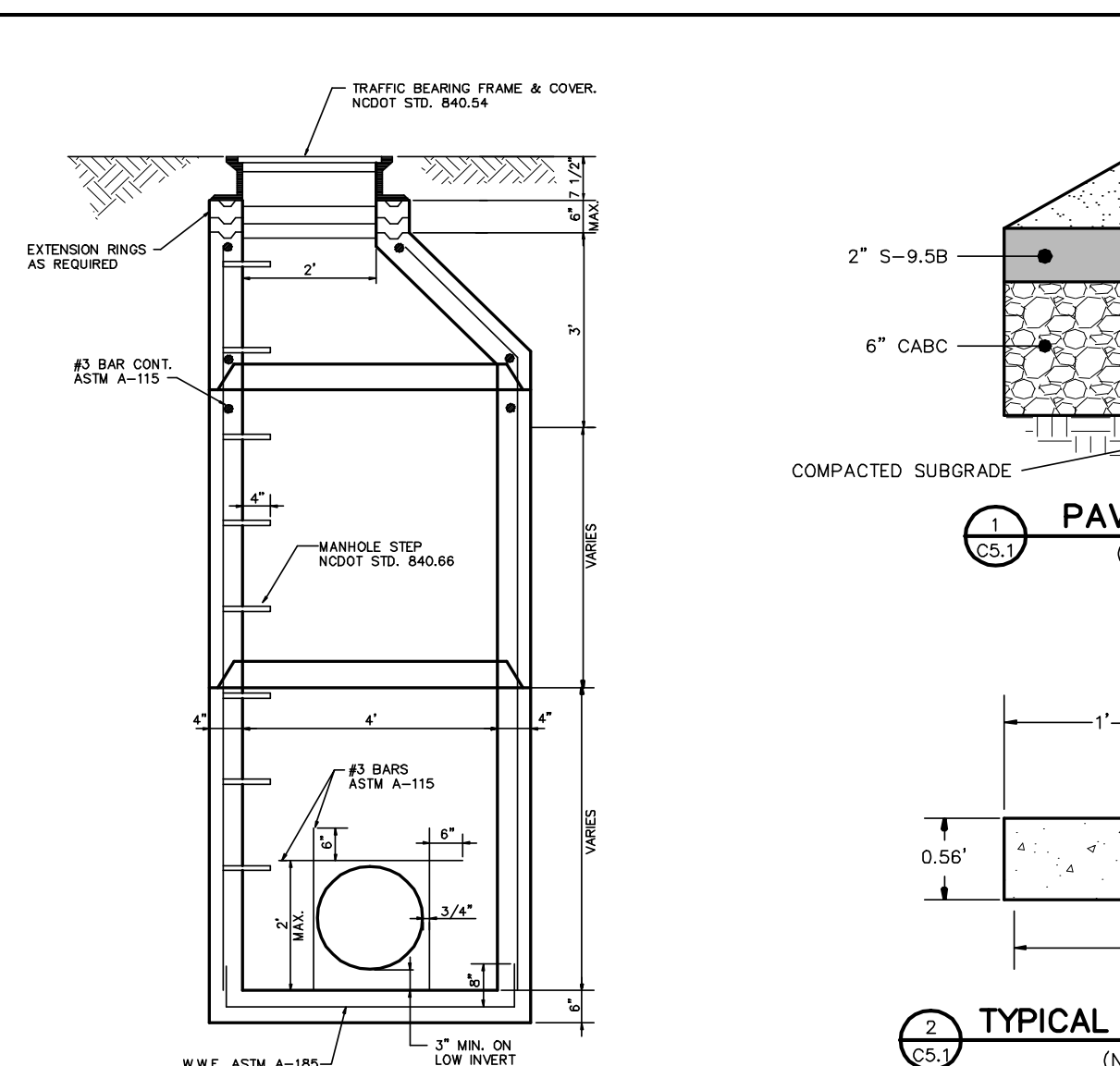
14 ACCESS DRIVE GEOGRID SYSTEM
(NOT TO SCALE)



5 CONCRETE SIDEWALK
(NOT TO SCALE)

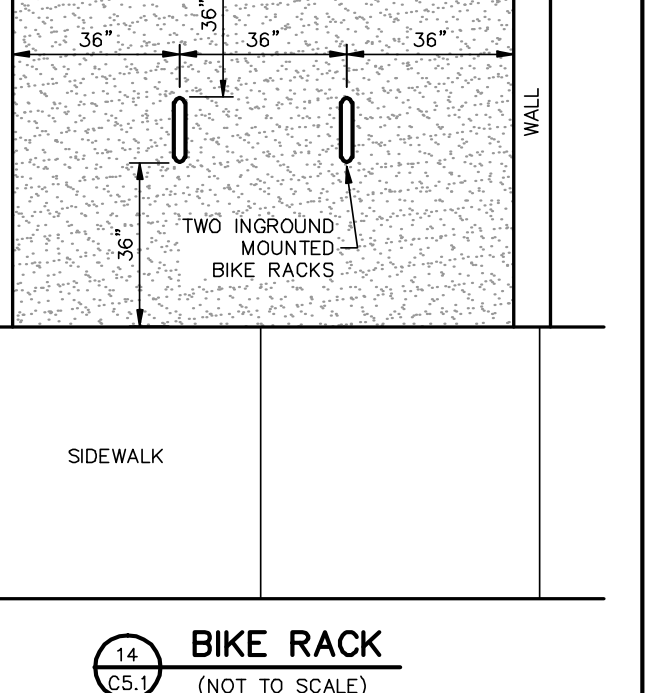
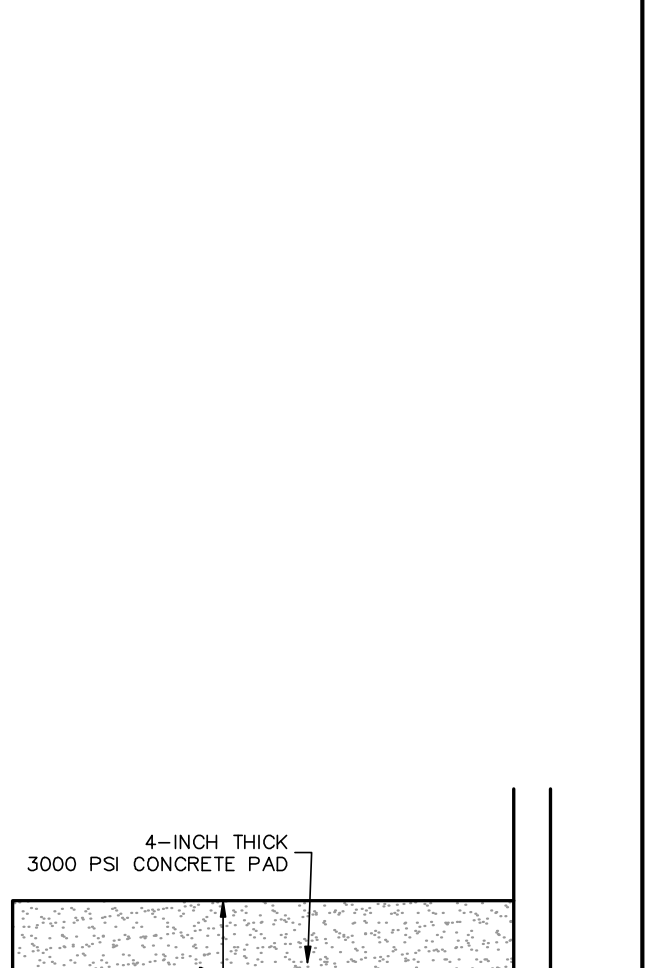
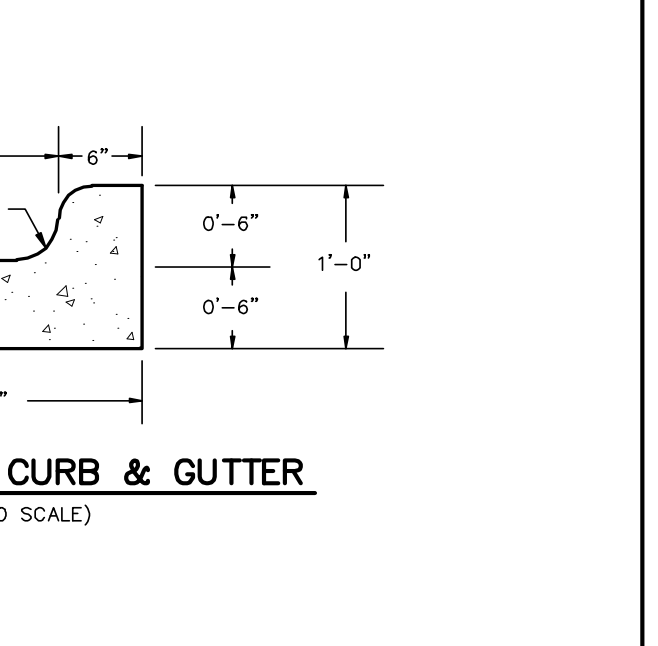
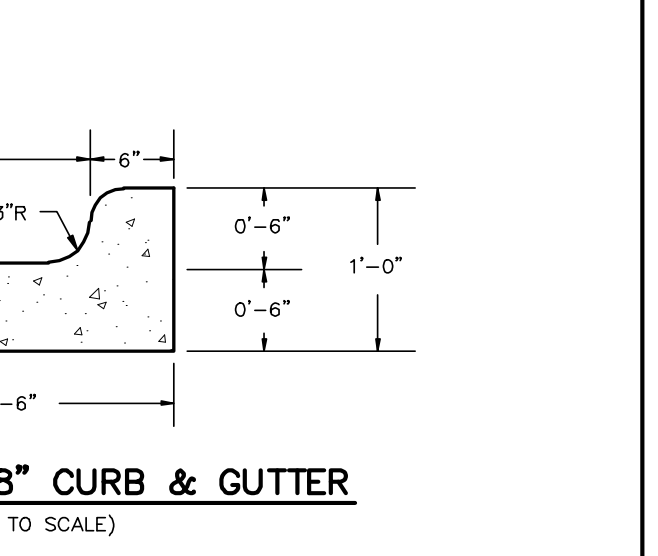
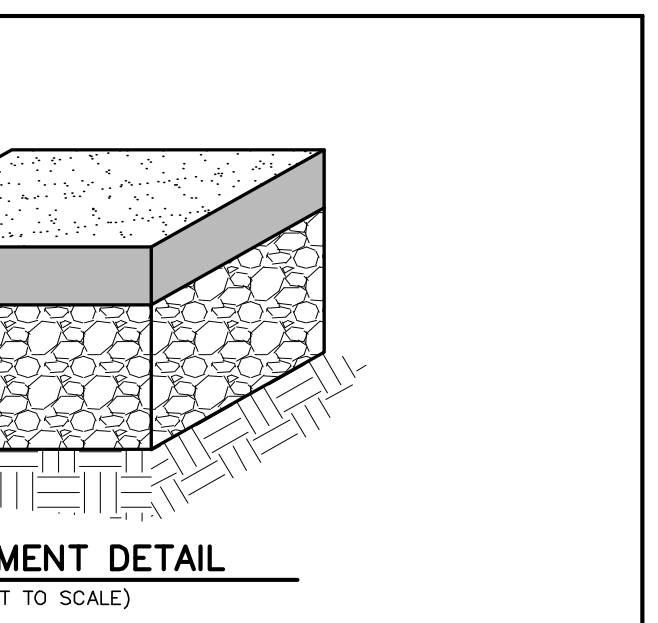


6 CONCRETE SIDEWALK
(NOT TO SCALE)



5 CONCRETE SIDEWALK
(NOT TO SCALE)

14 BIKE RACK
(NOT TO SCALE)



5 CONCRETE SIDEWALK
(NOT TO SCALE)

14 BIKE RACK
(NOT TO SCALE)

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DETAILS

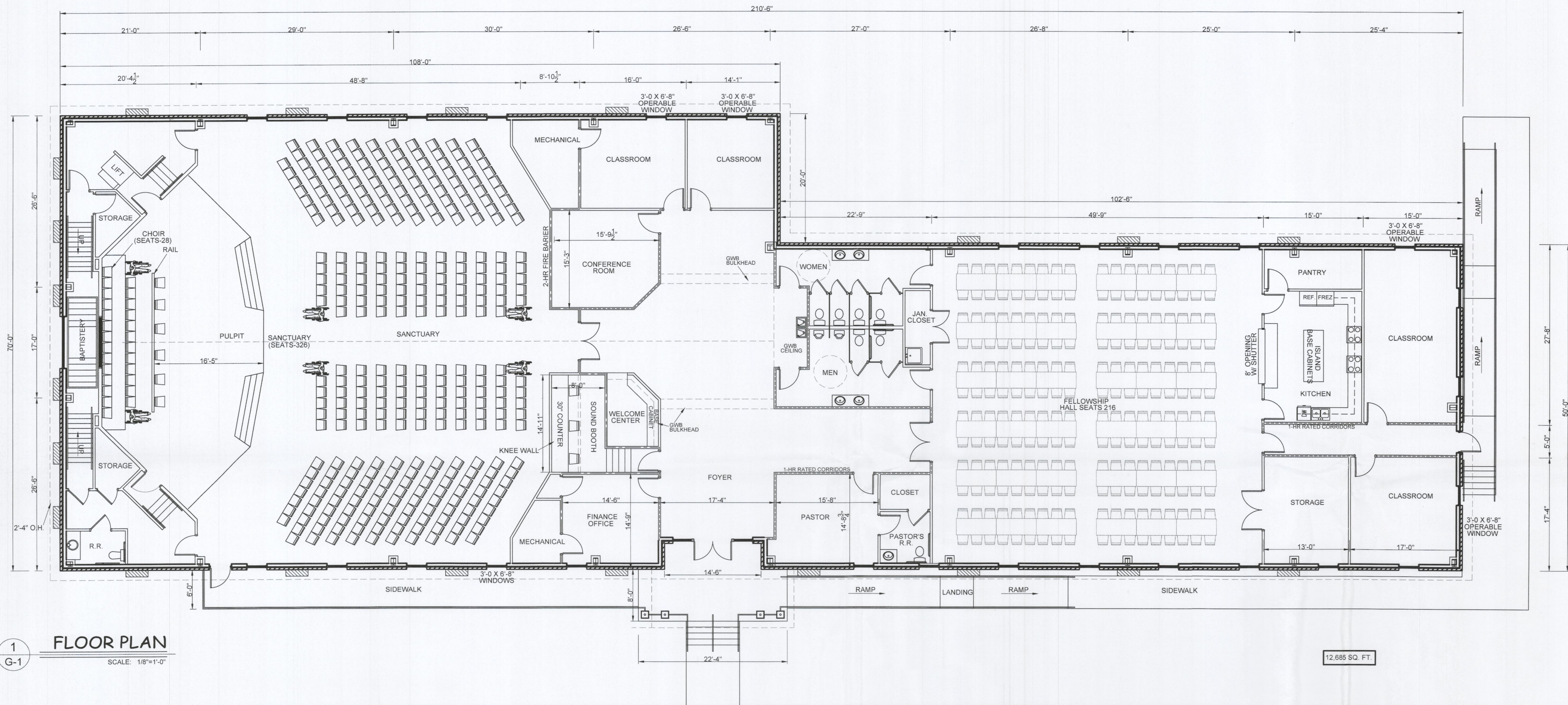
NEW TRINITY MISSIONARY BAPTIST CHURCH
115 SOUTH ROBERTSON STREET, CLAYTON, N.C. 27520
CONTACT: MICHAEL SIMS 919-606-5012 ssmbsgd@tcreativegroup.com

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TOWN OF CLAYTON
PROJECT NUMBERS:
2019-57-SP
2019-58-VAR
2019-59-CUP

DRAWN BY:
TSB
DESIGNED BY:
JLK
DATE:
3-11-2019
SCALE:
1" = 30'

SHEET:
OF:
C5.1
WORK ORDER:
160283
CADD DWG:
160283



1
G-1
FLOOR PLAN
SCALE: 1/8"=1'-0"

12,685 SQ. FT.

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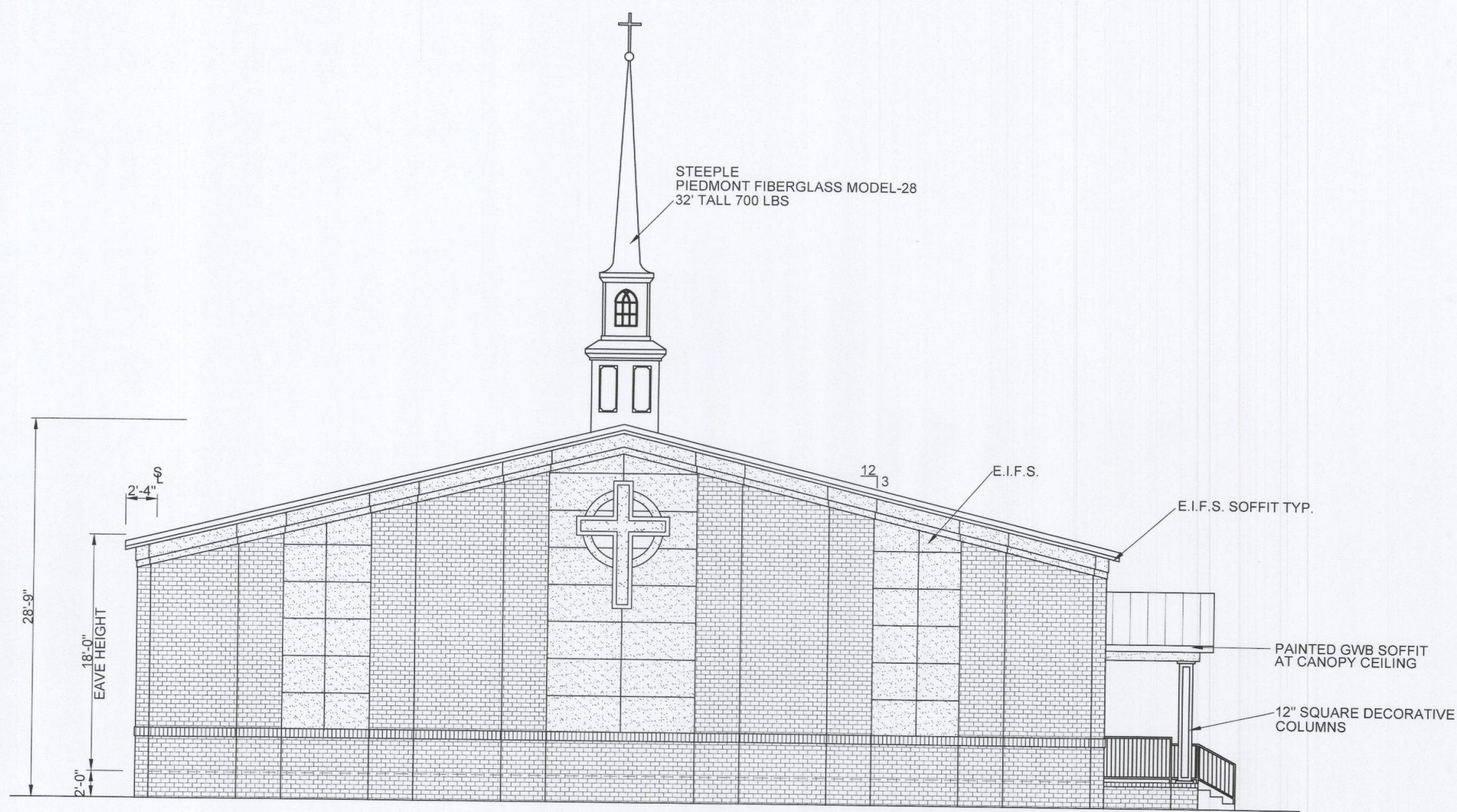
1608 HWY 70 W.
GOLDSBORO, NC
PH: (919) 734-5428
FAX: (919) 736-1064
URL: www.jacksonbuilders.com

REV	DATE	DESCRIPTION

New Trinity Missionary
Baptist Church
115 South Roberson Street
Clayton, NC

DATE: 4-17-18
DRAWN BY: BH
SCALE: 1/8"=1'-0"

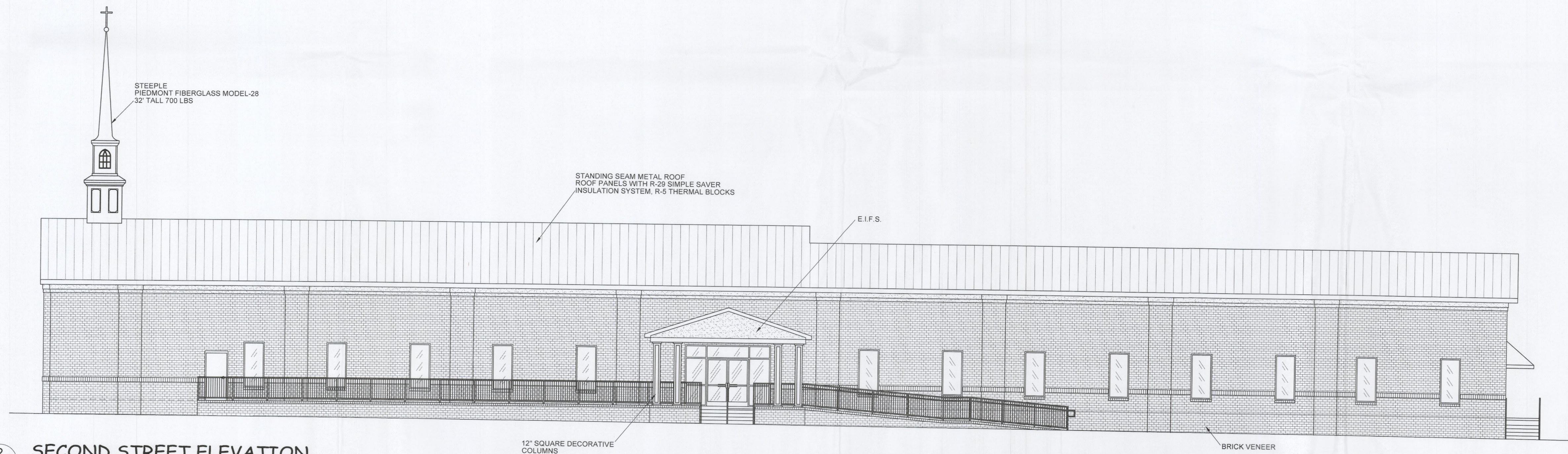
G-1



1
G-2

ROBERTSON STREET ELEVATION

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



2
G-2

SECOND STREET ELEVATION

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

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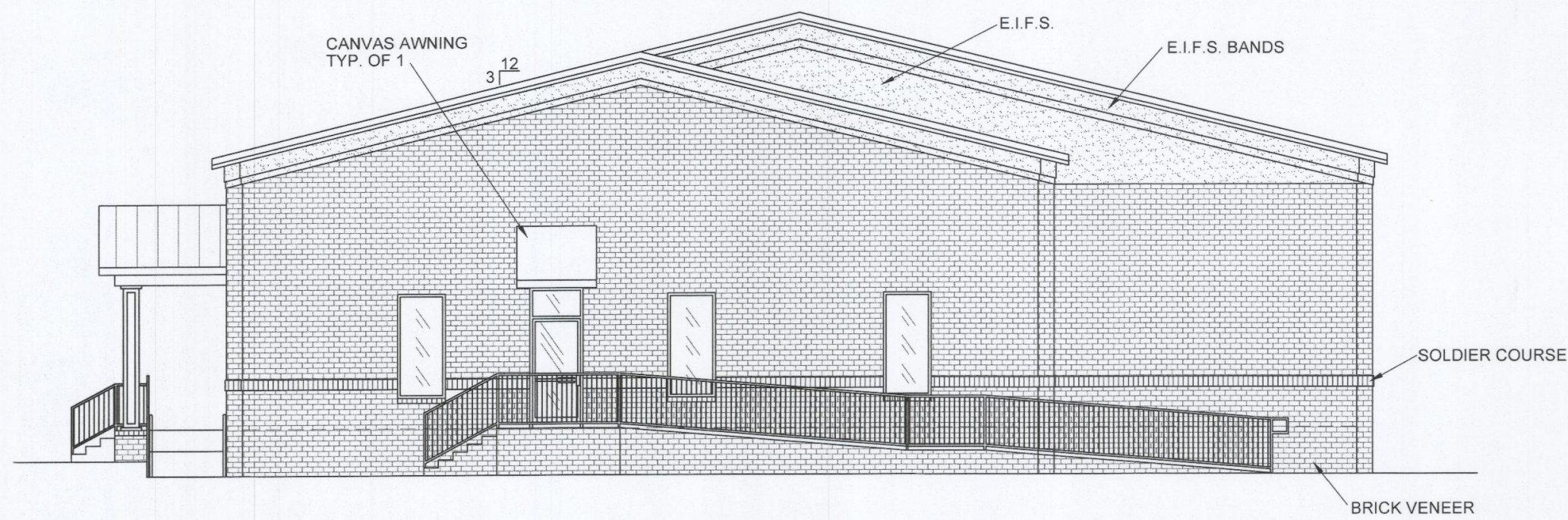
1838 HWY 70 W.
CLAYTON, NC 27020
PH (919) 724-5428
FAX (919) 726-1084
URL www.JacksonBuilders.com

CONTRACTED BY
J
JACKSON BUILDERS INC.
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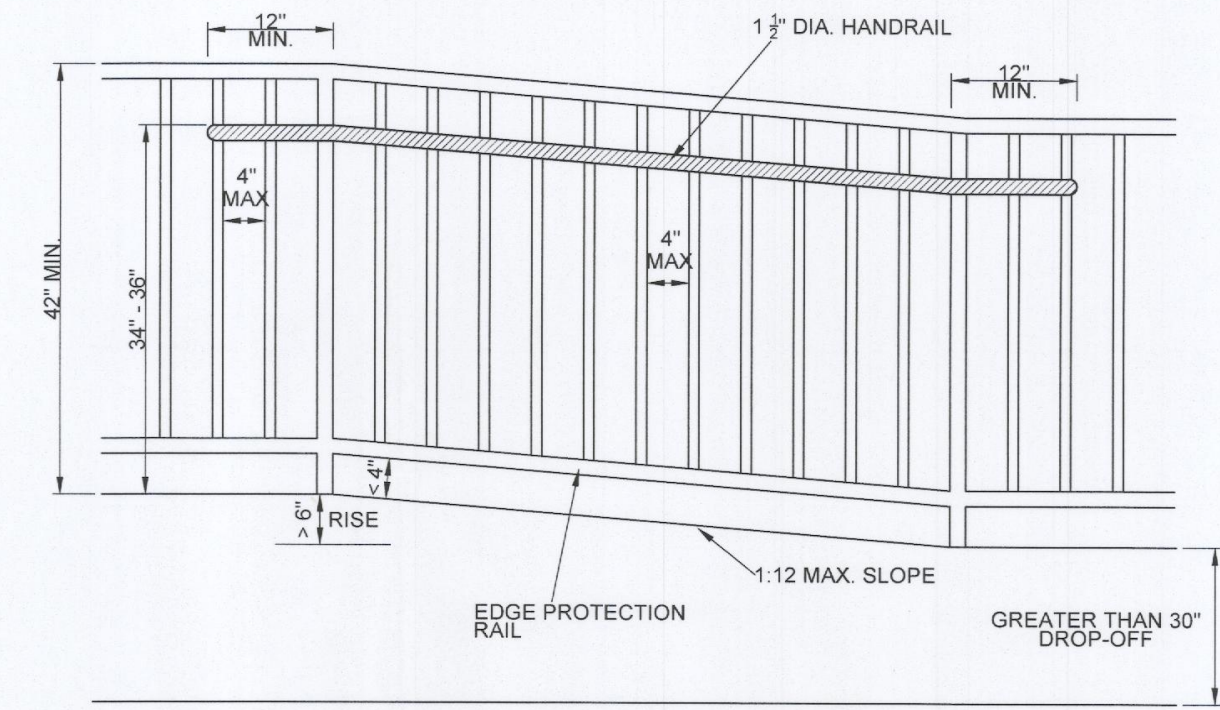
REVISIONS	
REV	DESCRIPTION

**New Trinity Missionary
Baptist Church**
115 South Robertson Street
Clayton, NC

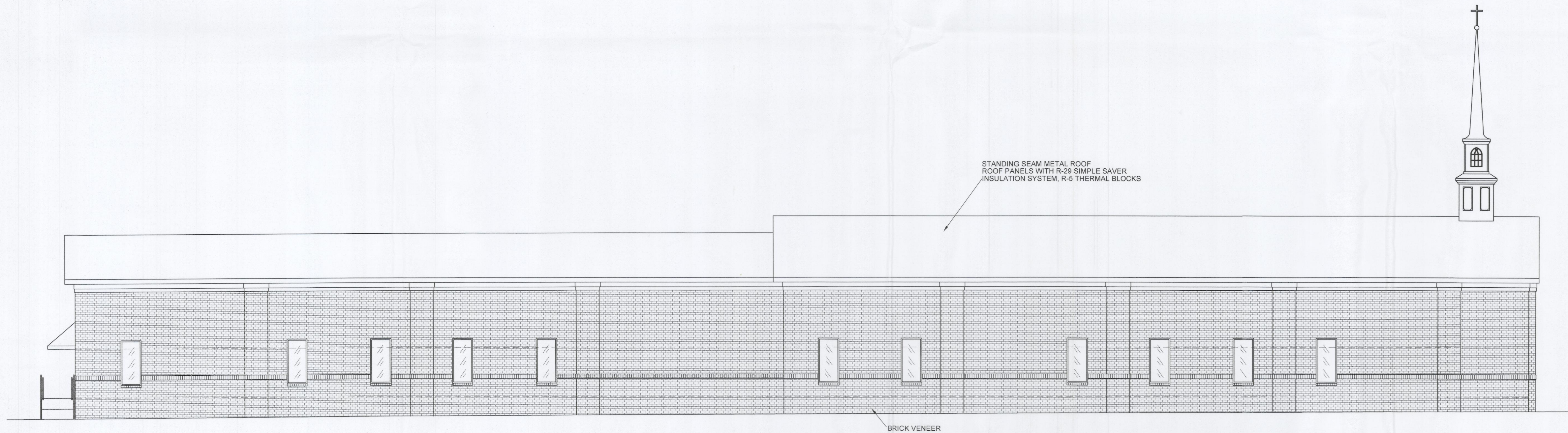
DATE: 4-30-18
DRAWN BY: BH
SCALE: 1/8"=1'-0"
G-2



1
G-3
ELEVATION TOWARD DRAINAGE DITCH
SCALE: 1/8"=1'-0"



3
G-3
HANDICAP RAMP DETAIL WITH GUARD RAIL
SCALE: N.T.S.



2
G-3
REAR ELEVATION
SCALE: 1/8"=1'-0"

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FAX: (819) 734-9429
URL: www.jacksonbuilders.com

CONSTRUCTED BY
JACKSON BUILDERS INC.
AN UNLIMITED GENERAL CONTRACTOR

REVISIONS	
REV	DESCRIPTION

New Trinity Missionary
Baptist Church
115 South Roberson Street
Clayton, NC

DATE	4-30-18
DRAWN BY	BH
SCALE	1/8"=1'-0"

G-3



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
July 22, 2019

STAFF REPORT

Application Number: 2019-58-VAR
Project Name: New Trinity Missionary Baptist Variance

Tag #: 05019025
Overlay: Partially within Downtown Overlay District
Applicant: New Trinity Missionary Baptist Church / Michael Sims
Owner: New Trinity Missionary Baptist Church
Location: 115 Robertson Street, Clayton, NC
Project Planner: Damiere Powell, Planner

Public Noticing:

- Letters mailed July 8, 2019
- Sign posted prior to July 12, 2019
- Newspaper Ad advertised July 10, 2019 and July 17, 2019

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

UDC Section	Requirement	Variance Request
155.203(K)(2)(a) Minimum Setbacks	Neighborhood-Business Zoning District Minimum Setback Requirements: - Rear: 20 feet - Rear: 30 feet (Abutting Residential)	The variance request is for a reduction of the minimum rear setback distance from the abutting residential property to 14 feet.



SITE DATA:

Acreage: 1.56 acres
Existing Use: Church / Vacant

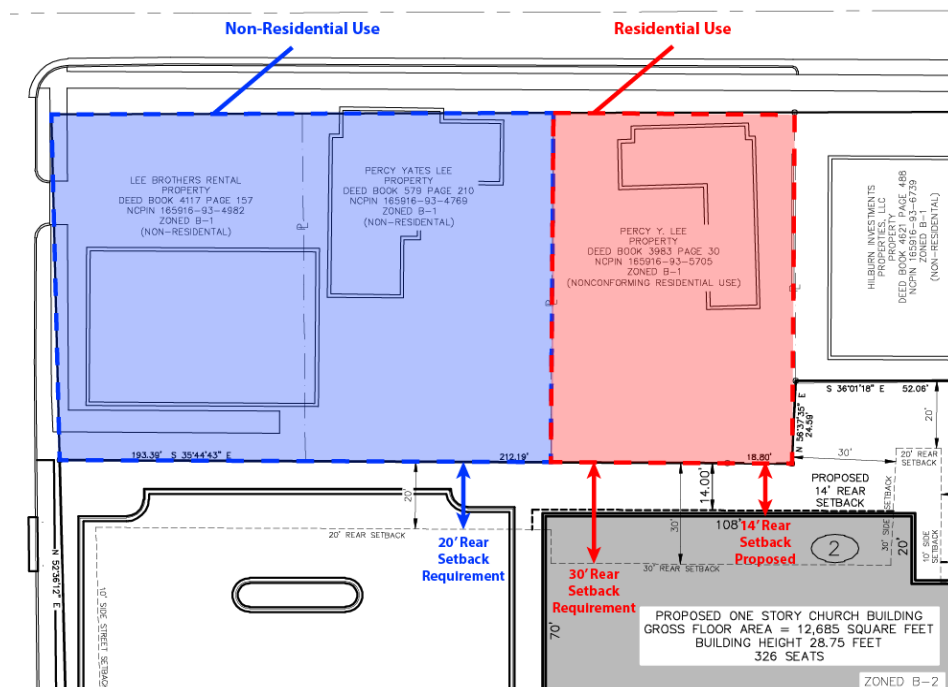
STAFF ANALYSIS AND COMMENTARY:

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

Building Setbacks

The applicant is requesting a variance from nonresidential building setback requirements outlined in 155.203(K)(2)(a). The Unified Development Code sets dimensional standards for the setbacks of nonresidential buildings in each zoning district. The subject property is currently zoned Neighborhood-Business (B-2), and the required minimum setback dimensions are shown below.

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
B-2	6,000	50	Required	20	10 ⁽³⁰⁾	10	20 ⁽³⁰⁾	35	50%	75%



The rear setback requirement as established by the UDC requires a minimum 20-foot setback distance from the rear property line of adjacent non-residential uses and a minimum 30-foot setback distance for residential uses. Two of the properties to the northeast (165916-93-4982 and 165916-93-4769) are non-residential uses, and only necessitate a 20-foot setback distance. A third property to the northeast (165916-93-5705) contains an existing residential use, and would require a 30-foot setback distance. Please see the plan image above for reference.

The applicant is requesting to have the minimum rear setback requirement from the abutting residential property reduced to 14 feet from all adjacent rear properties to allow for development of the proposed building. As the setbacks are currently required, the proposed building would not fit on the property unless a variance is granted to reduce the required setbacks

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:** "This ordinance would result in a hardship of the needed space for construction of the church to continue its work with and in the Town of Clayton."
 - **Staff Commentary:** There is an existing church building located on the subject property. The rear of the existing church does not currently meet the required 30' setback requirement. It appears to be roughly 17' from the property line of the residential use. The application of the ordinance limits the size and placement capacity for a building on this site. The church would not be able to expand as outlined in their associated major site plan without the variance request to reduce the setback requirement to 14'.
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 topography of the area results in the need of a variance. Property and surrounding properties are narrow with property lines, also being unusually structured.
 - **Staff Commentary:** A 50-foot Riparian Buffer is located on the southeastern portion of the site, which limits the amount of the site that can be developed. Additionally, the eastern portion of the site along Main Street is zoned Central-Business (B-1), which does not allow the use of a church. Therefore, the applicant is confined to the northern and western portion of the property for development.
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 topography of the area results in the need of a variance property and surrounding properties are narrow with property lines, also being unusually structured. The property was not purchased with knowledge knowing that these circumstances existed."

- **Staff Commentary:** This site contains an existing church building and vacant land. A portion of the vacant land contains a riparian buffer, which is partially occupied by existing buildings in other areas of the buffer.
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:** “This request is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secure and substantial justice is achieved. Use of this property will not change the spirit of the neighborhood nor infringe on a neighboring property owner’s rights, use or enjoyment of their own land.”
 - **Staff Commentary:** The requested variance would reduce the setback distance from adjacent property owners. The variance would allow the applicant adequate space to expand their civic use, provide paved parking, and enhance pedestrian access along the right-of-way with new sidewalk and street trees on Second Street and Robertson Street.
-

CONSIDERATIONS:

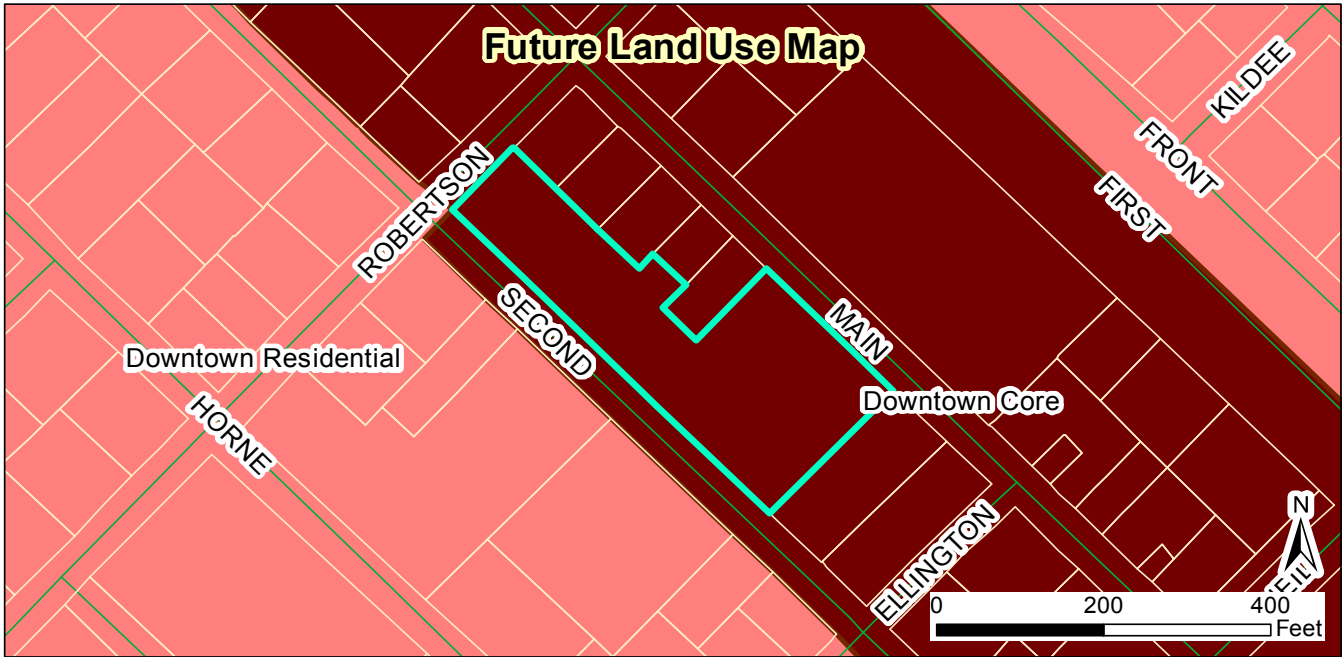
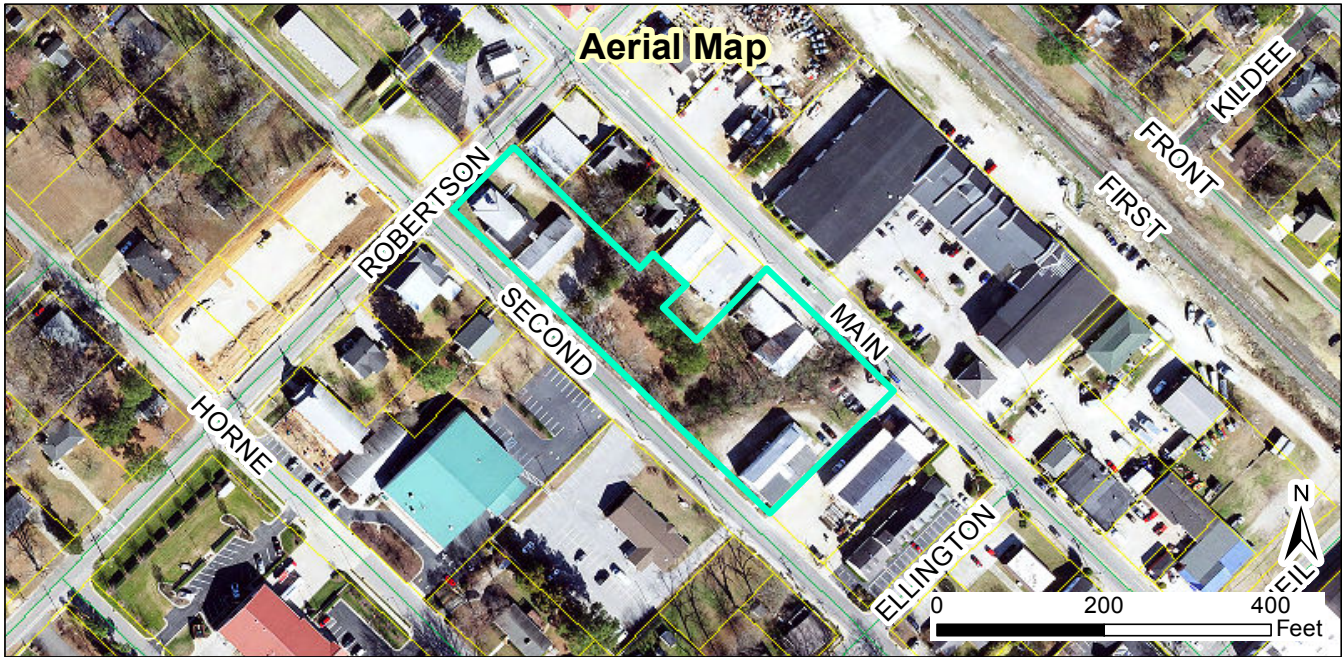
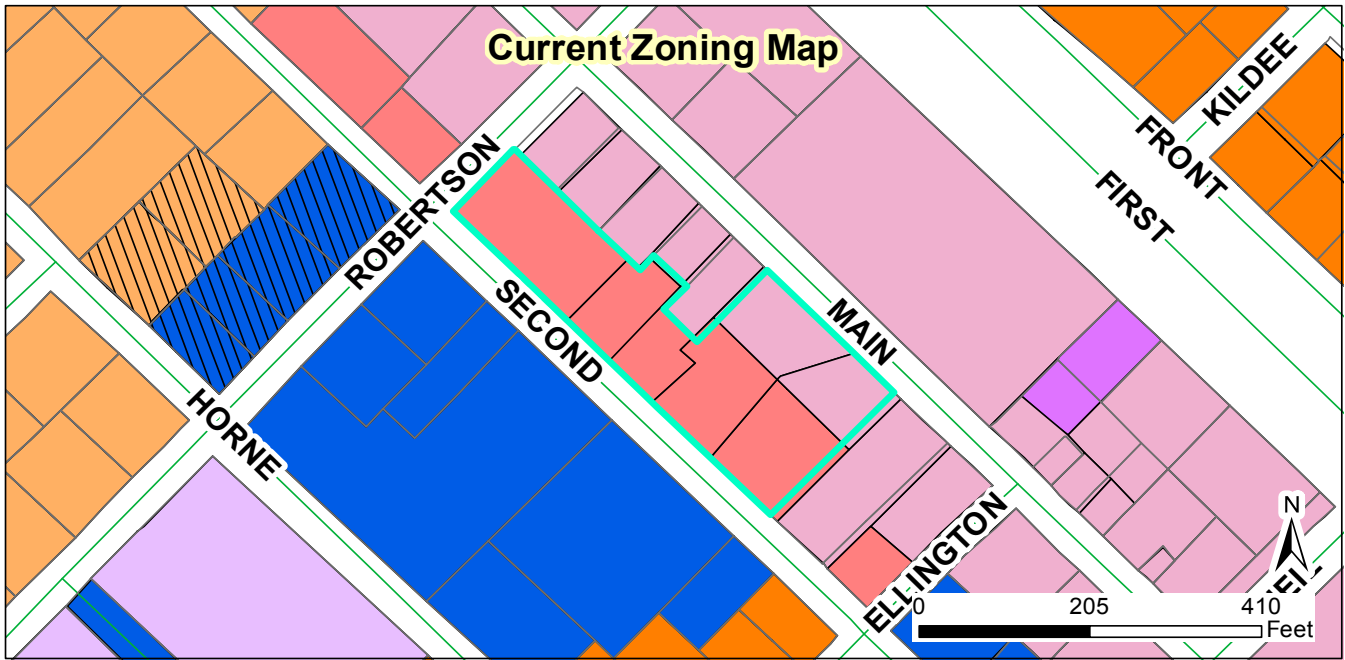
- The Planning Board shall review and make a final decision regarding Variance applications.
 - Per UDC requirements, no variance shall be approved unless all of the Findings of Fact are made.
-

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



Request:
2019-58-VAR - New Trinity Missionary Baptist Church - Request
for a Variance from B-2 Minimum Setback Requirements.

Applicant: New Trinity Missionary Baptist Church / Michael Sims
 Property Owners: New Trinity Missionary Baptist Church
 Tag #s: 05019025

Staff Report Map



Document Path: O:\PLANNING\VARIANCE\2019\2019-58-VAR - New Trinity Missionary Baptist Church\Map\Staff Report Map - 2019-58-VAR New Trinity Missionary Baptist Church.mxd

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

07/08/2019
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal
 responsibility for the quality of the data
 represented here.



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

MAJOR SITE PLAN APPLICATION COVER SHEET

Name of Project: New Trinity Missionary Baptist Church **Date:** 3-11-2019

Applicant Name: MICHAEL SIMS 919-606-5012 ssmsbgd@ttcreativegroup.com

The following checklist to be completed by applicant:

- ✓ [] Pre-Application Meeting on: _____
- ✓ [] Review fee
- ✓ [] Copy of plan sets in PDF on USB

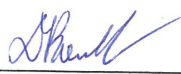
11 copies of the following:

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



11 copies of the plan set which includes the following:

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

Reviewed by: Damiera Powell 



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MAJOR SITE PLAN APPLICATION

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

☒ New Major Site Plan

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

SITE INFORMATION

Name of Project: New Trinity Missionary Baptist Church

Acreage of Property: 1.992 ACRES Zoning District: B-1 & B-2

County Tag #: 05019025,05019022,05019020A,05019020,05019019A,05023028 NC Pin #: 165916-93-3763, 165916-93-5752

Address/Location: 115 Robertson Street 165916-93-5686

Existing Use: CHURCH Proposed Use: CHURCH 165916-93-7608

Is project within a Planned Development? ☐ Yes ☒ No If yes, which: 165916-93-7577

Is project within an Overlay District? ☐ Yes ☐ No If yes, which: 165916-93-2835

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

APPLICANT INFORMATION

Applicant: MICHAEL SIMS

Mailing Address: P.O. BOX 827, CLAYTON, N.C. 27528

Phone Number: 919-606-5012

Fax: _____

Contact Person: MICHAEL SIMS

Email Address: ssmsbdg@ttcreativegroup.com

OFFICE USE ONLY

Date Received: _____

Amount Paid: _____

File Number: 2019-57-5P

January 2019

2 of 15

PROPERTY OWNER INFORMATION

Name: New Trinity Missionary Baptist Church

Mailing Address: 115 Robertson Street, Clayton, N.C. 27520

Phone Number: 919-606-5012

Fax:

Email Address: ssmsbdg@ttcreativegroup.com

EXPLANATION OF PROJECT

Please provide detailed information concerning all requests. Attach additional sheets if necessary.
DEMO EXISTING CHURCH BUILDING AND BUILD NEW CHURCH BUILDING AND PARKING.

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

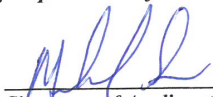
Provided		
Yes	N/A	
☒		Provide floor plans, elevations, construction materials, finishes and colors, along with type of construction of all buildings per North Carolina Building Code prepared by a professional architect registered in North Carolina.
☒		Indicate the height and number of stories for each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

MICHAEL SIMS

Print Name


Signature of Applicant

Apr 24 2019
Date



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

OWNER'S CONSENT FORM

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

Project Name: New Trinity Missionary Baptist Church **Address or PIN #:** 165916-93-2835

AGENT/APPLICANT INFORMATION:

MICHAEL SIMS

(Name - type, print clearly)

P.O. BOX 827

(Address)

CLAYTON, N.C. 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*):

CONDITIONAL USE APPLICATION

MAJOR SITE PLAN 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:

New Trinity Missionary Baptist Church/MICHAEL SIMS

(Name - type, print clearly)



(Owner's Signature)

P.O. BOX 827

(Address)

CLAYTON, N.C. 27528

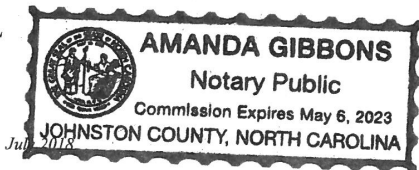
(City, State, Zip)

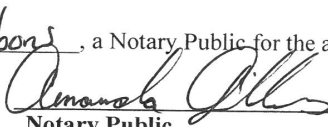
STATE OF NC

COUNTY OF Johnston

Sworn and subscribed before me Amanda Gibbons, a Notary Public for the above State and County, this the 24 day of April, 2019.

SEAL




Notary Public

My Commission
Expires:

May 6, 2023

10 of 10



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

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Project Name: New Trinity Missionary Baptist Church **Address or PIN #:** 165916-93-7608

AGENT/APPLICANT INFORMATION:

MICHAEL SIMS

(Name - type, print clearly)

P.O. BOX 827

(Address)

CLAYTON, N.C. 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*):

CONDITIONAL USE APPLICATION

MAJOR SITE PLAN APPLICATION

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OWNER AUTHORIZATION:

New Trinity Missionary Baptist Church/MICHAEL SIMS

(Name - type, print clearly)

[Signature]

(Owner's Signature)

P.O. BOX 827

(Address)

CLAYTON, N.C. 27528

(City, State, Zip)

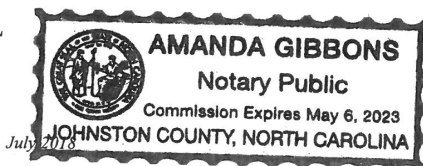
STATE OF NC

COUNTY OF Johnston

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[Signature]
Notary Public

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Expires: May 6, 2023

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Project Name: New Trinity Missionary Baptist Church **Address or PIN #:** 165916-93-7577

AGENT/APPLICANT INFORMATION:

MICHAEL SIMS

(Name - type, print clearly)

P.O. BOX 827

(Address)

CLAYTON, N.C. 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*):

Conditional Use Application
Mobile Plan 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:

New Trinity Missionary Baptist Church/MICHAEL SIMS

(Name - type, print clearly)

[Signature]

(Owner's Signature)

P.O. BOX 827

(Address)

CLAYTON, N.C. 27528

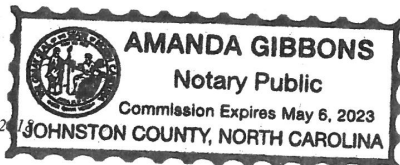
(City, State, Zip)

STATE OF NC

COUNTY OF Johnston

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SEAL



[Signature]
Notary Public

My Commission
Expires:

May 6, 2023

10 of 10



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OWNER'S CONSENT FORM

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Project Name: New Trinity Missionary Baptist Church **Address or PIN #:** 165916-93-5752

AGENT/APPLICANT INFORMATION:

MICHAEL SIMS

(Name - type, print clearly)

P.O. BOX 827

(Address)

CLAYTON, N.C. 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*):

CONDITIONAL USE APPLICATION

MAJOR SITE PLAN 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:

New Trinity Missionary Baptist Church/MICHAEL SIMS

(Name - type, print clearly)

[Signature]

(Owner's Signature)

P.O. BOX 827

(Address)

CLAYTON, N.C. 27528

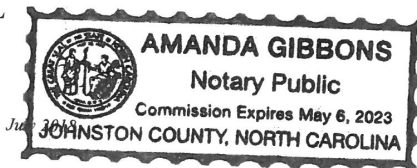
(City, State, Zip)

STATE OF NC

COUNTY OF Johnston

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SEAL



Amanda Gibbons
Notary Public

My Commission Expires:

May 6, 2023
10 of 10



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Project Name: New Trinity Missionary Baptist Church **Address or PIN #:** 165916-93-5686

AGENT/APPLICANT INFORMATION:

MICHAEL SIMS

(Name - type, print clearly)

P.O. BOX 827

(Address)

CLAYTON, N.C. 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*):

Conditional Use Application

Major Gate Plan 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:

New Trinity Missionary Baptist Church/MICHAEL SIMS

(Name - type, print clearly)

[Signature]

(Owner's Signature)

P.O. BOX 827

(Address)

CLAYTON, N.C. 27528

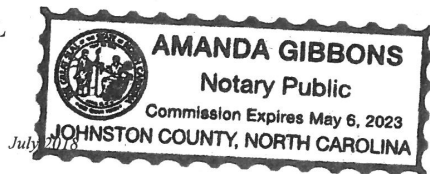
(City, State, Zip)

STATE OF NC

COUNTY OF Johnston

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SEAL



[Signature]
Notary Public

My Commission
Expires:

May 6, 2023

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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: New Trinity Missionary Baptist Church **Address or PIN #:** 165916-93-3763

AGENT/APPLICANT INFORMATION:

MICHAEL SIMS

(Name - type, print clearly)

P.O. BOX 827

(Address)

CLAYTON, N.C. 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*):

CONDITIONAL USE APPLICATION

MAJOR SITE PLAN 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:

New Trinity Missionary Baptist Church/MICHAEL SIMS

(Name - type, print clearly)

Michael Sims

(Owner's Signature)

P.O. BOX 827

(Address)

CLAYTON, N.C. 27528

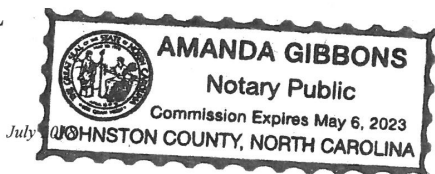
(City, State, Zip)

STATE OF NC

COUNTY OF Johnston

Sworn and subscribed before me Amanda Gibbons, a Notary Public for the above State and County, this the 24 day of April, 2019.

SEAL



Amanda Gibbons
Notary Public

My Commission
Expires:

May 6, 2023

10 of 10

RECEIVED

ADJACENT PROPERTY OWNERS LIST

TOWN OF CLAYTON
PLANNING DEPARTMENT

Project Name: **New Trinity Missionary Baptist Church**

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
165916-93-1926	RAYMOND E. LEE	2117 SHOTWELL ROAD, CLAYTON 27520
165916-93-2004	RAYMOND E. LEE	2117 SHOTWELL ROAD, CLAYTON 27520
165916-93-3903	RAYMOND E. LEE	2117 SHOTWELL ROAD, CLAYTON 27520
1651916-93-4982	PERCY Y. LEE	2149 SHOTWELL ROAD, CLAYTON 27520
1651916-93-4769	PERCY YATES LEE	2149 SHOTWELL ROAD, CLAYTON 27520
1651916-93-5705	PERCY Y. LEE	2149 SHOTWELL ROAD, CLAYTON 27520
165916-93-6739	HILBURN INVESTMENT PROPERTIES LLC	111 Neuse Ridge Drive, CLAYTON 27527
165916-93-6765	HILBURN INVESTMENT PROPERTIES LLC	111 Neuse Ridge Drive, CLAYTON 27527
165916-93-8732	JERRY T. DEW, SR.	702 BIRKDALE DRIVE, CLAYTON 27527
165916-93-7473	GRAHAN RENTALS, LLC	315 MAIN STREET, CLAYTON 27520
165916-93-8495	THE M5 INVESTMENTS GROUP, LLC	2008 RIDGE CT., CLAYTON 27520
165916-93-6266	MABLE M. HOWARD	303 WEST 2ND STREET, CLAYTON 27520
165916-93-5289	HOCUTT BAPTIST CHURCH	314 WEST HORNE STREET, CLAYTON 27520
165916-93-4366	HOCUTT BAPTIST CHURCH	314 WEST HORNE STREET, CLAYTON 27520
165916-93-2442	HOCUTT BAPTIST CHURCH	314 WEST HORNE STREET, CLAYTON 27520
165916-93-2577	HOCUTT BAPTIST CHURCH	314 WEST HORNE STREET, CLAYTON 27520
16519-93-2635	HOCUTT BAPTIST CHURCH	314 WEST HORNE STREET, CLAYTON 27520

RECEIVED
MAY 01 2019
TOWN OF CLAYTON
PLANNING DEPARTMENT

January 2019

11 of 15

ADJACENT PROPERTY OWNERS LIST

Project Name: New Trinity Missionary Baptist Church

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

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

[illegible]

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Conditional Use/Site Plan Date of Mailing: April 23 2019
Date of Meeting: May 3 2019 Time of Meeting: 7:00 pm
Location of Meeting: 115 s Robertstone st Clayton, NC 27520/ May 3 2019

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: Michael Sims

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.*

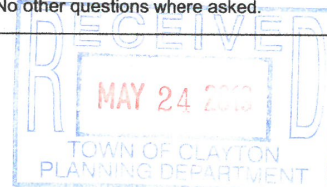
Michael Sims started by explaining what would be reviewed. Michael talked about the history of the property. He then explain why the Conditional use permit is needed and how it would have no impact on the surrounding area. The proposed Church building is in a B-2 zoning district there for requiring the permit . At his time Michael ask the floor for questions. No questions where asked. Michael then began to speak on the site plan.

He broke it up into phases. The first phase was to be the building. I t would sit on the lots directly behind the current church. The building is a purposed 12,000 sq ft. with fellowship hall connected to the building. The sancutary would seat an estimated 325. The second phase would be a combanation of the tearing down of the current church and construction and paving of parking lots.

The current parking lot behind TR Lee's would also be paved. There would also be paved parking at the 317 building.

At this time Michael ask for questions. Kelly Sanders from 315 w. Main st asked if JD Spirinker co would still be allowed to park there Vehicles at the property next to them. Michael told them that would not be a problem. No other questions where asked.

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



NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: New Trinity Missionary Baptist Church

Application: Variance

Location/Date: 115 s Robertsons st Clayton, NC 27520

	NAME	ADDRESS
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April 23, 2019

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of the applications 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: May 3, 2019

Meeting Time: 7:00PM

Meeting Location: 115 S. Robertson st,
Clayton, NC 27520

Type of Application: Conditional use, Site Plan

Project/proposal property address: 115 S. Robertson st, Clayton, NC 27520

Description of project/proposal: Building new Church

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

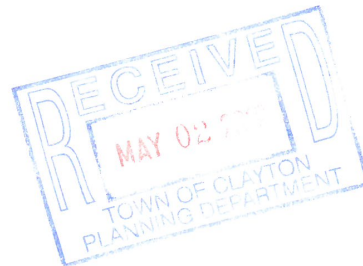
1. A copy of the project applications.
2. A map at a scale that is appropriate to the project and shows neighboring properties and roads.
3. A map, drawing, or other depiction of the proposed land use change or development proposal.

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

If you have any questions prior to or after this meeting, you may contact us at 919-606 5012. You may also contact the Planning Department at 919-553-5002.

Sincerely,

Michael Sims
New Trinity Missionary Baptist Church



NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Conditional Use/Site Plan Date of Mailing: March 29 2019
Date of Meeting: April 8 2019 Time of Meeting: 7:00 pm
Location of Meeting: 115 s Robertstone st Clayton, NC 27520/ May 3 2019

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: Michael Sims

Signature: 

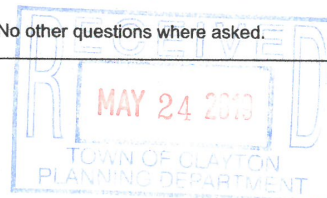
Meeting Summary/Minutes: *provide a summary of the discussion held at the meeting, including issues raised and any resolution discussed, and any changes made to the application as a result of the meeting.*

Michael Sims started by explaining what would be reviewed. Michael talked about the history of the property. He then explain why the Conditional use permit is needed and how it would have no impact on the surrounding area. The proposed Church building is in a B-2 zoning district there for requiring the permit . At his time Michael ask the floor for questions. No questions where asked. Michael then began to speak on the site plan. He broke it up into phases. The first phase was to be the building. I t would sit on the lots directly behind the current church. The building is a purposed 12,000 sq ft. with fellowship hall connected to the building. The sancutary would seat an estimated 325. The second phase would be a combanation of the tearing down of the current church and construction and paving of parking lots.

The current parking lot behind TR Lee's would also be paved. There would also be paved parking at the 317 building.

At this time Michael ask for questions. Kelly Sanders from 315 w. Main st asked if JD Spirinker co would still be allowed to park there Vehicles at the property next to them. Michael told them that would not be a problem. No other questions where asked.

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



NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: New Trinity Missionary Baptist Church

Application: SITE PLAN

Location/Date: _____

	NAME	ADDRESS
1	Diane Sims	1271 Averasboro Dr. Clayton
2	Smith, Robin	2005 Olive Tree Ln Clayton NC.
3	NORMAN DOVE	705 Page St., Clayton, N.C.
4	Kelly & Tony Sanders	315 W. main St Clayton NC
5	Betty Richardson	601 Brook St. Clayton, NC
6	Mr. Richardson	601 Brook St Clayton NC
7	Jessie Claggett	56 Streamwood Way Clayton NC 27527
8	John Claggett	56 Streamwood Way Clayton NC 27527
9	Javari McNeil	410 Randolph Dr. Clayton N.
10	Alvin Thompson	3309 La Gish Way Raleigh NC 27616
11	Shelah Robertson	7000 Greenwood Drive Clayton NC 27520
12	John R. Supps	940 Hood Farm R. 27520
13	Major Best	7008 Spangler's Spring Raleigh NC
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NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: New Trinity Missionary Baptist Church

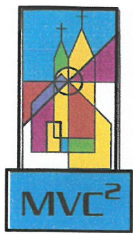
Application: CONDITIONAL LSE

Location/Date: _____

	NAME	ADDRESS
1	Diane Sims	671 Averasboro Dr. Clayton
2	Smith, Robin	2005 Olive Tree Ln Clayton NC
3	NORMAN DAVE	705 Page St, Clayton, N.C.
4	Tony & Kelly Sanders	315 W. Main St Clayton NC
5	Betty Richardson	601 Brook St. Clayton NC
6	Chris Richardson	601 Brook St Clayton NC
7	Jessie Claggett	56 Streamwood Way Clayton NC 27527
8	John Claggett	56 Streamwood Way Clayton NC 27527
9	Javeri McNeer	410 Randolph Dr Clayton NC
10	Alvin Thompson	3307 Le Costa Way Raleigh, NC 27610
11	Shelch Robert	7006 Greenwood Drive Clayton NC 27520
12	John R. Siegan	440 Hood Farm Rd NC-27520
13	Major Best	7008 Spanglers Spring Raleigh NC
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July 2018

8 of 10



May 28, 2019

To: Town of Clayton

This letter is to inform you of a partnership between New Trinity Missionary Baptist Church (located at 115 S. Robertson Street, Clayton NC) and Mount Vernon Christian Church (located at 301 N Lombard Street, Clayton NC). Mount Vernon agrees to share 40 parking spaces on our property with New Trinity MBC. New Trinity will provide shuttle service for its members from Mount Vernon to New Trinity as needed.

Partnering between these two churches is nothing new. Both have been pillars in the Clayton community for years. Our relationship has allowed us to worship together, participate in joint ministries and outreach, and share resources over the years. We believe there is one God and it is vital that we continue to work together to meet the vast array of needs of the people we serve. We believe in and value the great work that New Trinity has done under the leadership of Dr. Alvin Thompson, Sr. such as

- Opening and operating one of the largest food ministries in the state.
- Establishing and fulfilling the role of the Clayton Police Department's first chaplain.
- Opening and operating the Kid's Cafe' afterschool program for Cooper Elementary students, to name a few.

For this reason, we support their endeavors and this agreement without reservation.

Thank you,

Terence Leathers

Pastor, Dr. Terence Leathers
& the Mount Vernon Church Family

Mount Vernon Christian Church

Dr. Terence K. Leathers, Pastor

301 N. Lombard Street/P.O. Box 556 | Clayton, NC 27528 | 919/553/8539
mvc556@raleigh.twcbc.com | mvc2.org

Shared Parking Agreement

May 28, 2019

To: Town of Clayton

This letter is to inform you of a partnership between New Trinity Missionary Baptist Church (located at 115 S. Robertson Street, Clayton NC) and Mount Vernon Christian Church (located at 300 N Lombard Street, Clayton NC). Mount Vernon agrees to share 40 parking spaces on our property with New Trinity MBC. New Trinity will provide shuttle service for its members from Mount Vernon to New Trinity as needed.

Partnering between these two churches is nothing new. Both have been pillars in the Clayton community for years. Our relationship has allowed us to worship together, participate in joint ministries and outreach, and share resources over the years. We believe there is one God and it is vital that we continue to work together to meet the vast array of needs of the people we serve. We believe in and value the great work that New Trinity has done under the leadership of Dr. Alvin Thompson, Sr. such as

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- establishing and fulfilling the role of the Clayton Police Department's first chaplain
- opening and operating the Kid's Cafe' afterschool program for Cooper Elementary students, to name a few

For this reason, we support their endeavors and this agreement without reservation.

Thank you,

Pastor, Dr. Terence Leathers & the Mount Vernon Church Family

Alvin D. Thompson

Alvin D. Thompson

Applicant
New Trinity Missionary
Baptist Church

June 16, 2019
Date

TERENCE K Leathers

Terence K Leathers
Mount Vernon Church

June 16, 2019
Date

**Shared Parking Agreement
Addendum**

Mount Vernon Church – Off-site parking location to accommodate parking spaces for New Trinity Missionary Baptist Church.

Parcel / TAG #: 166913-22-1604 / 05036041 & 166913-22-1784 / 05036001

Existing Use: Church/Place of Worship

Hours of Operation: WED-7pm-9pm (Please fill in for Monday-Friday and the weekend) SUNDAY-9am-2pm

Anticipated Peak Parking (# of spaces): _____ (Please enter the number of spaces. You can separate by day if they vary throughout the week.) WED-15-20
SUNDAY-20-30

Total # of Parking Spaces Available: 35 (All parking spaces on site)

Size of Existing Use / Number of Seats: 4500 SF / 200 Seats

New Trinity Missionary Baptist Church – Utilizing shared parking agreement to meet parking demand.

Parcel / TAG #: 165916-93-3763 / 05019025; 165916-93-5752 / 05019022; 165916-93-5686 / 05019020A; 165916-93-7608 / 05019020; & 165916-93-7577 / 05019019A

Existing/Proposed Use: Church/Place of Worship

Hours of Operation: WED-7pm-9pm (Please fill in for Monday-Friday and the weekend) SUNDAY-9am-2pm

Anticipated Peak Parking (# of spaces): _____ (Please enter the number of spaces. You can separate by day if they vary throughout the week.) WED-25-30
SUNDAY-50-65

Total # of Parking Spaces Available: 45 (All parking spaces on site)

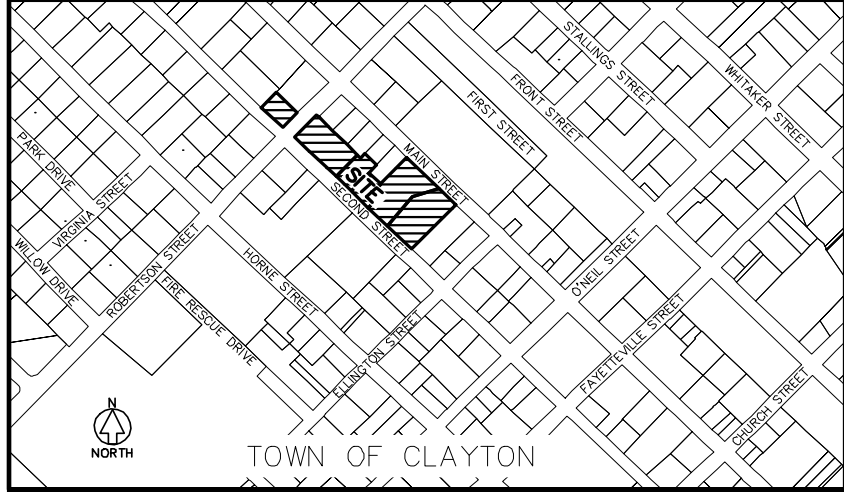
Size of Proposed Use / Number of Seats: 12,685 SF / 326 Seats



New Trinity Missionary
Baptist Church



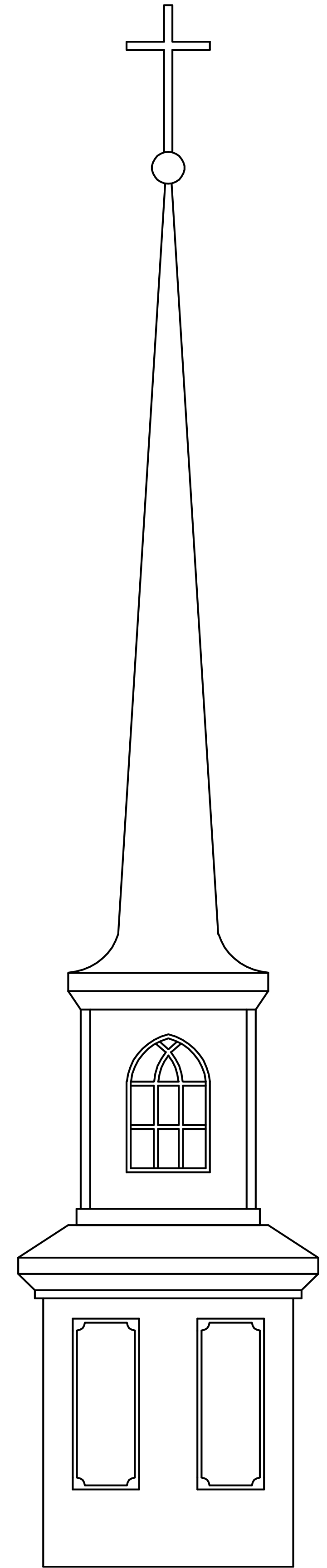
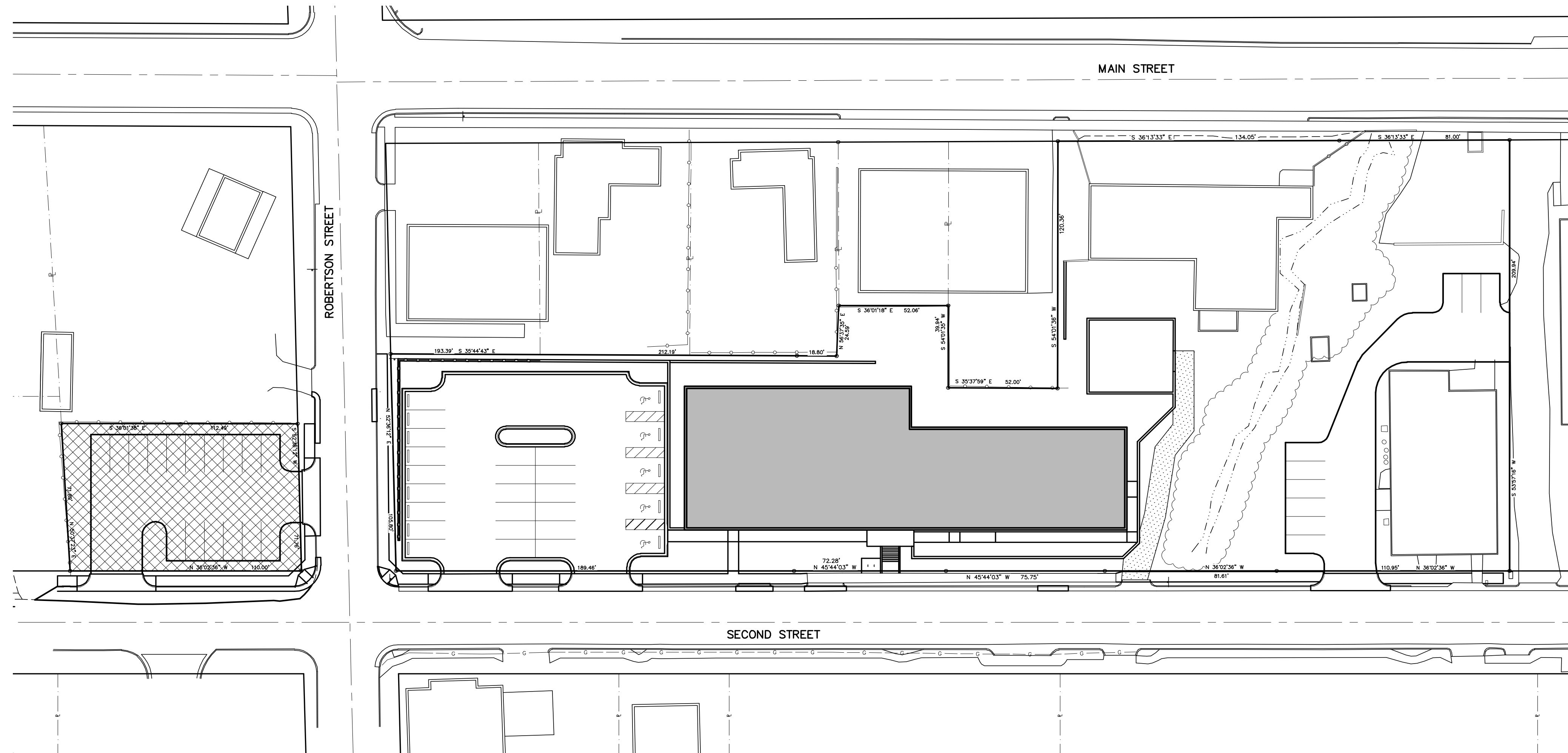
Mount Vernon Church



DRAWING INDEX

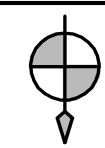
- C1.0 COVER SHEET
- C1.1 EXISTING SITE
- C1.2 ZONING, SETBACKS & BUFFERS
- C1.3 SITE PLAN
- C1.4 LANDSCAPE PLAN
- C1.5 EROSION CONTROL—PHASE 1
- C1.51 EROSION CONTROL—PHASE 2
- C1.6 GRADING PLAN
- C1.7 UTILITY PLAN
- C5.1 DETAILS—SITE
- C5.2 DETAILS—EROSION CONTROL

NEW TRINITY MISSIONARY BAPTIST CHURCH 115 SOUTH ROBERTSON STREET CLAYTON, N.C. 27520



FOR REVIEW ONLY
NOT FOR CONSTRUCTION.

NO.	REVISION	DATE
1	TOWN OF CLAYTON REVIEW COMMENTS 1st	5-29-2019
2	TOWN OF CLAYTON REVIEW COMMENTS 2nd	6-18-2019
3	TOWN OF CLAYTON REVIEW COMMENTS 3rd	7-1-2019



B. R. KORNEGAY, INC.
LAND SURVEYING • ENGINEERING • PLANNING
License Number: P-1054
300 East Walnut Street
Goldsboro, N.C. 27530
www.kornegayseep.com (919) 735-5886 Fax: (919) 580-9053

TOWN OF CLAYTON
PROJECT NUMBERS:
2019-57-SP
2019-58-VAR
2019-59-CUP

TITLE SHEET

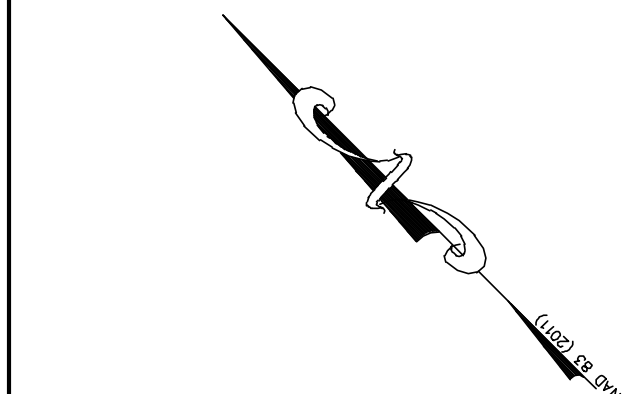
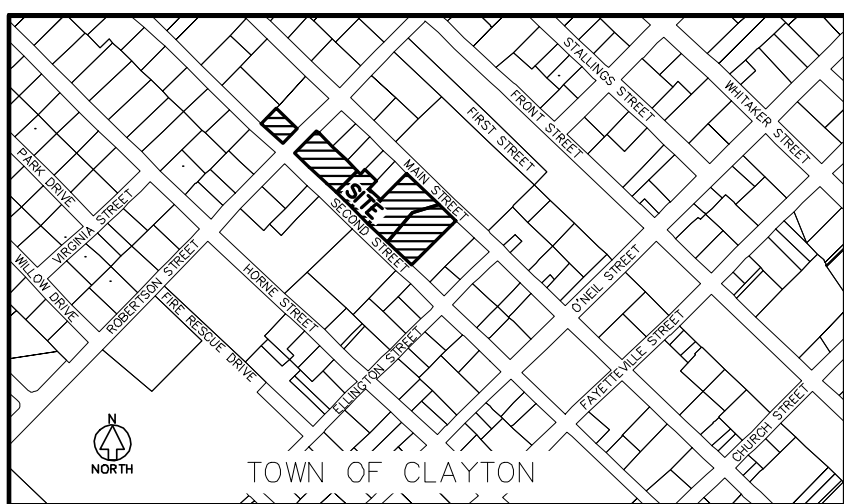
DRAWN BY: TSB
DESIGNED BY: JLK
DATE: 3-11-2019
SCALE: 1" = 30'

NEW TRINITY MISSIONARY BAPTIST CHURCH

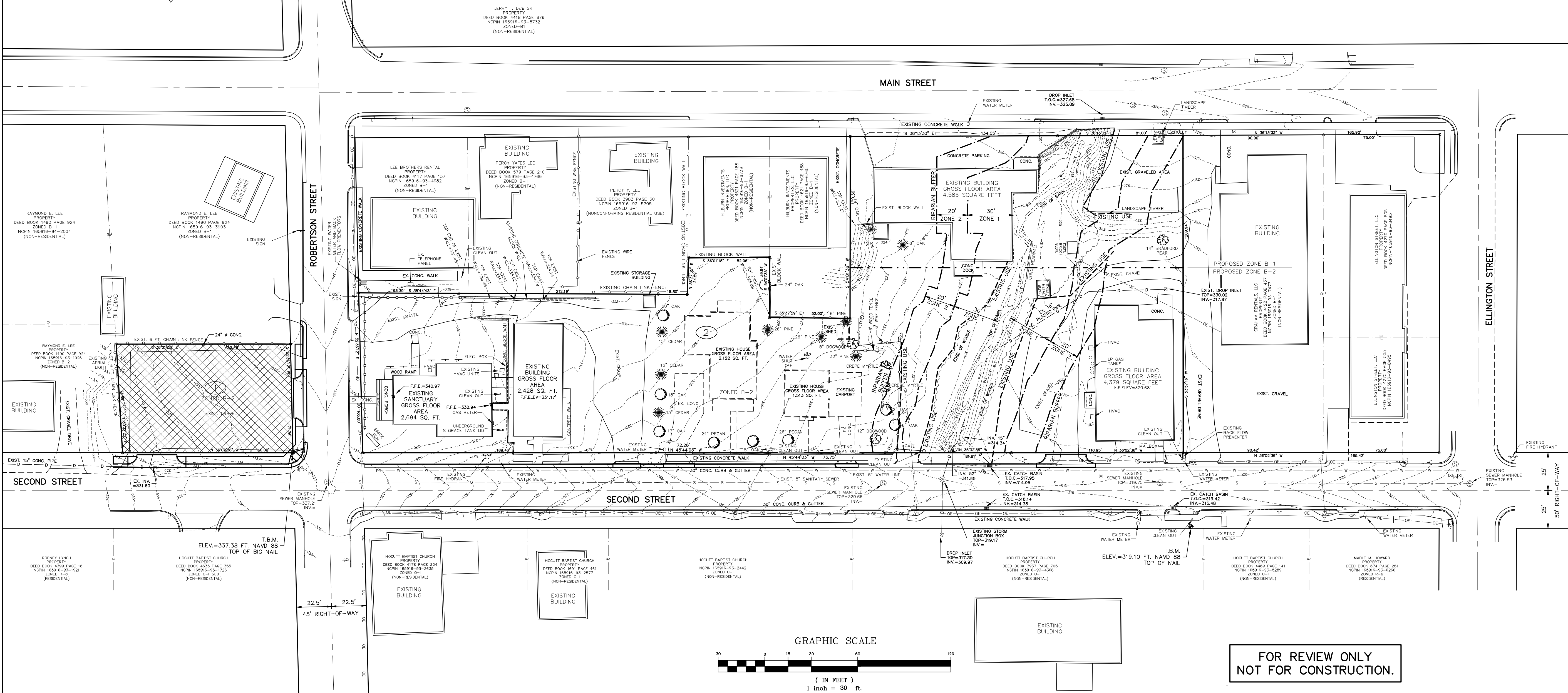
115 SOUTH ROBERTSON STREET, CLAYTON, N.C. 27520
CONTACT: MICHAEL SIMS 919-606-5012 ssmsbgd@ttcreativegroup.com

SHEET: C1.0
OF:
WORK ORDER: 160283
CADD DWG: 160283

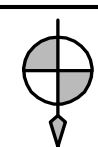
NEW TRINITY MISSIONARY BAPTIST CHURCH D214 F32



LEGEND	
EDGE OF PAVEMENT	EXISTING
CONCRETE CURB & GUTTER	---
UNDERGROUND COMMUNICATION LINE	---
SANITARY SEWER	---
SANITARY SEWER SERVICE	---
WATER LINE	---
WATER SERVICE LINE	---
FIRE PROTECTION LINE	---
STORM DRAINAGE PIPE	---
NATURAL GAS LINE	---
ROOF DRAIN	---
OVERHEAD ELECTRICAL LINE	---
SANITARY SEWER MANHOLE	⊙
SANITARY SEWER CLEAN OUT	⊙
DROP INLET	⊙
UTILITY POLE	⊙
LIGHT POLE	⊙
GUY WIRE	---
HYDRANT	⊙
VALVE	⊙
CONTOUR	---
ELEVATION	+ 100.00



NO.	REVISION	DATE
1	TOWN OF CLAYTON REVIEW COMMENTS 1st	5-29-2019
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TOWN OF CLAYTON
PROJECT NUMBERS:
2019-57-SP
2019-58-VAR
2019-59-CUP

EXISTING SITE

DRAWN BY:
TSB
DESIGNED BY:
JLK
DATE:
3-11-2019
SCALE:
1" = 30'

NEW TRINITY MISSIONARY BAPTIST CHURCH

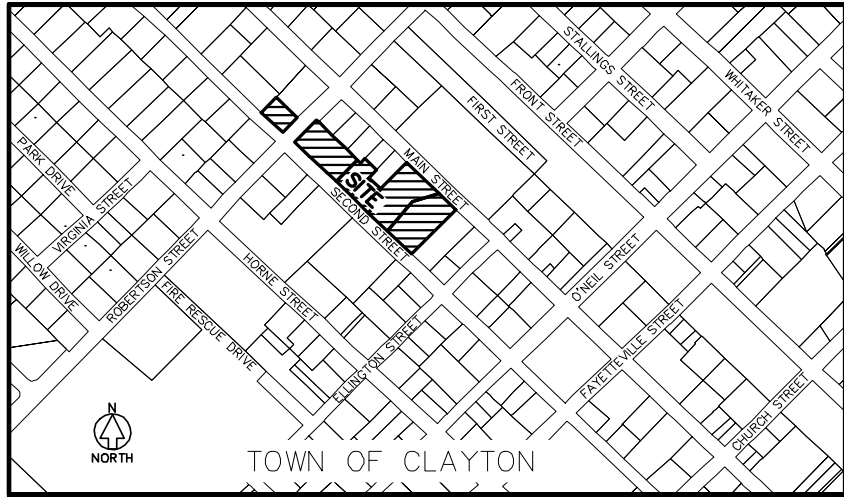
115 SOUTH ROBERTSON STREET, CLAYTON, N.C. 27520
CONTACT: MICHAEL SIMS 919-606-5012 smsbgd@tcreativegroup.com

SHEET:
C11
OF:
WORK ORDER:
160283
CADD DWG:
160283

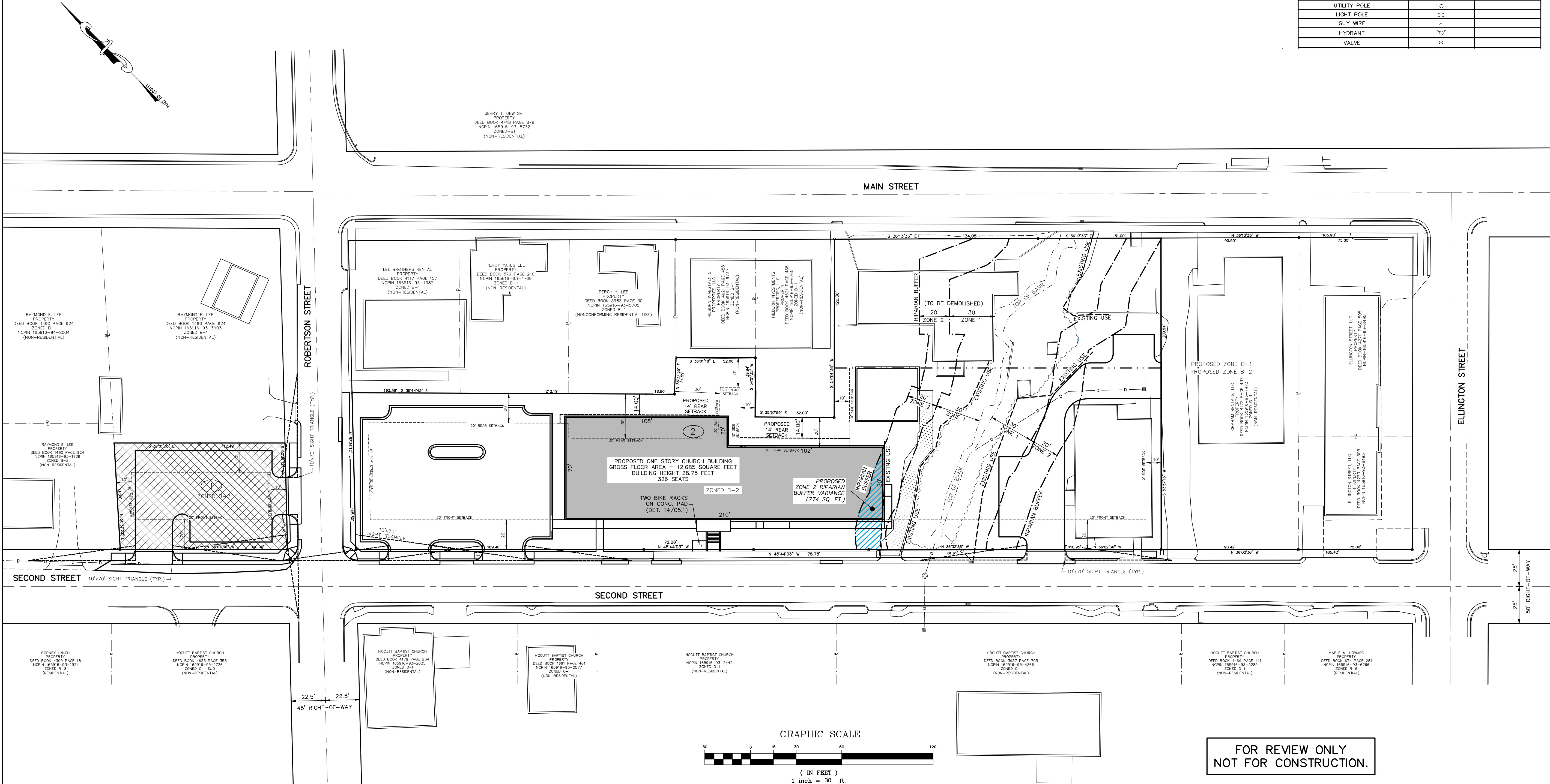
NEW TRINITY MISSIONARY BAPTIST CHURCH D214 F32

1287

FOR REVIEW ONLY
NOT FOR CONSTRUCTION.



LEGEND		
	EXISTING	PROPOSED
EDGE OF PAVEMENT	---	---
CONCRETE CURB & GUTTER	---	---
UNDERGROUND COMMUNICATION LINE	---	---
SANITARY SEWER	---	---
SANITARY SEWER SERVICE	---	SS
WATER LINE	---	---
WATER SERVICE LINE	---	WS
FIRE PROTECTION LINE	---	F
STORM DRAINAGE PIPE	---	D
NATURAL GAS LINE	---	G
ROOF DRAIN	---	RD
OVERHEAD ELECTRICAL LINE	---	OE
SANITARY SEWER MANHOLE	---	---
SANITARY SEWER CLEAN OUT	---	S.C.O.
DROP INLET	---	DI
UTILITY POLE	---	---
LIGHT POLE	---	---
GUY WIRE	---	---
HYDRANT	---	---
VALVE	---	---



NO.	REVISION	DATE
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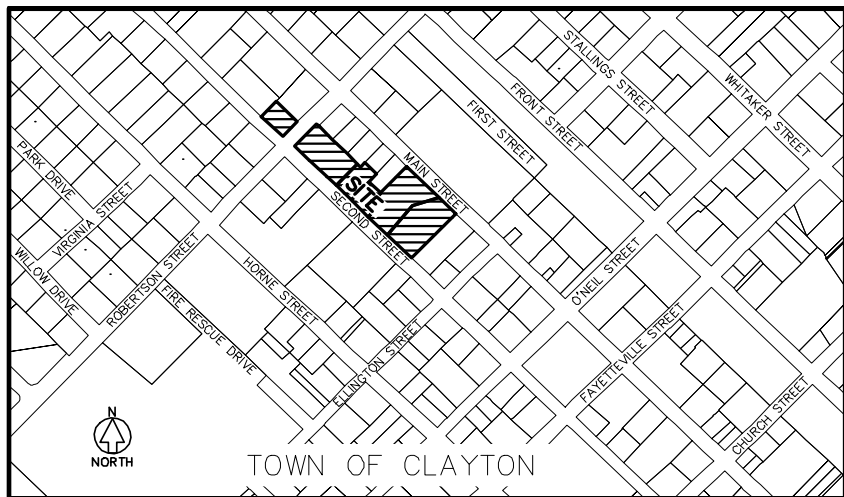
ZONING, SETBACKS AND BUFFERS

DRAWN BY:
TSB
DESIGNED BY:
JLK
DATE:
3-11-2019
SCALE:
1" = 30'

NEW TRINITY MISSIONARY BAPTIST CHURCH
115 SOUTH ROBERTSON STREET, CLAYTON, N.C. 27520
CONTACT: MICHAEL SIMS 919-606-5012 smsbgd@tcreativegroup.com

FOR REVIEW ONLY
NOT FOR CONSTRUCTION.

SHEET:	C1.2
OF:	
WORK ORDER:	160283
CADD DWG:	160283



REQUIRED PARKING
CHURCH OR PLACE OF WORSHIP
1 SPACE PER 3 SEATS OR 200 SQ. FT. FOR THE PRINCIPAL PLACE
OF WORSHIP, WHICHEVER IS GREATER.
326 SEATS/3 SEATS = 108.67 (109 PARKING SPACES)
PROPOSED PARKING
47 SPACES + 5 HANDICAP SPACES = 52 TOTAL SPACES

SITE DATA
PROPERTY ZONED B-1 (TOWN OF CLAYTON)
67,986 SQ. FT. OR 1.56 ACRES
MINIMUM SETBACK REQUIREMENTS
FRONT = 0 FEET
SIDE INTERIOR = 0 FEET
SIDE STREET = 0 FEET
REAR = 0 FEET
MAXIMUM BUILDING HEIGHT = 50 FEET

PROPERTY ZONED B-2 (TOWN OF CLAYTON)
18,775.00 SQ. FT. OR 0.43 ACRES
MINIMUM SETBACK REQUIREMENTS
FRONT = 20 FEET
SIDE INTERIOR = 10 FEET
SIDE STREET = 10 FEET
SIDE INTERIOR ABUTTING RESIDENTIAL = 30 FEET
REAR = 20 FEET
REAR ABUTTING RESIDENTIAL = 30 FEET

MAXIMUM BUILDING HEIGHT = 35 FEET
BUILDING COVERAGE = 50%
IMPERVIOUS SURFACE = 75%
TOTAL AREA = 78,799 SQUARE FEET OR 1.809 ACRES

BUILDING GROSS FLOOR AREA PRE-CONSTRUCTION = 17,676 SQ. FT.
BUILDING GROSS FLOOR AREA POST CONSTRUCTION:
12,685 SQ. FT. (PROPOSED SANCTUARY)
5,884 SQ. FT. (EXISTING BUILDINGS)
21,649 SQ. FT. (TOTAL)
BUILDING COVERAGE = 21,649 SQ. FT./86,761 SQ. FT. = 24.95%
FLOOR AREA RATIO:
GROSS FLOOR AREA=21,649 SQ. FT.
TOTAL BUILDABLE LOT AREA=29,955 SQ. FT.
(21,649/29,955) x 100% = 72.3%

NEW TRINITY MISSIONARY BAPTIST CHURCH
P.O. BOX 827
CLAYTON, NORTH CAROLINA 27528
TAG NUMBER: 05019025
NCPN: 165916-93-7641

EXISTING USES:
CHURCH SANCTUARY
SINGLE FAMILY DWELLING
BUILDING AND LOT
COMMUNITY BUILDING (PARTIALLY WITHIN THE DOWNTOWN OVERLAY)
PROPOSED USES:
ASPHALT PARKING LOT
CHURCH SANCTUARY
BUILDING TO BE DEMOLISHED (CHURCH SANCTUARY FRONTING SECOND STREET)
COMMUNITY BUILDING (PARTIALLY WITHIN THE DOWNTOWN OVERLAY)

REFERENCE:
DEED BOOK 1917 PAGE 676
DEED BOOK 3099 PAGE 172
DEED BOOK 3653 PAGE 412
DEED BOOK 5060 PAGE 530
PLAT BOOK 73 PAGE 322
PLAT BOOK 89 PAGE 57

UTILITY PROVIDERS:
ELECTRIC: TOWN OF CLAYTON
WATER: TOWN OF CLAYTON
SEWER: TOWN OF CLAYTON

ONE BIKE RACK IS REQUIRED PER UDC SECTION 155.401(C)(2)

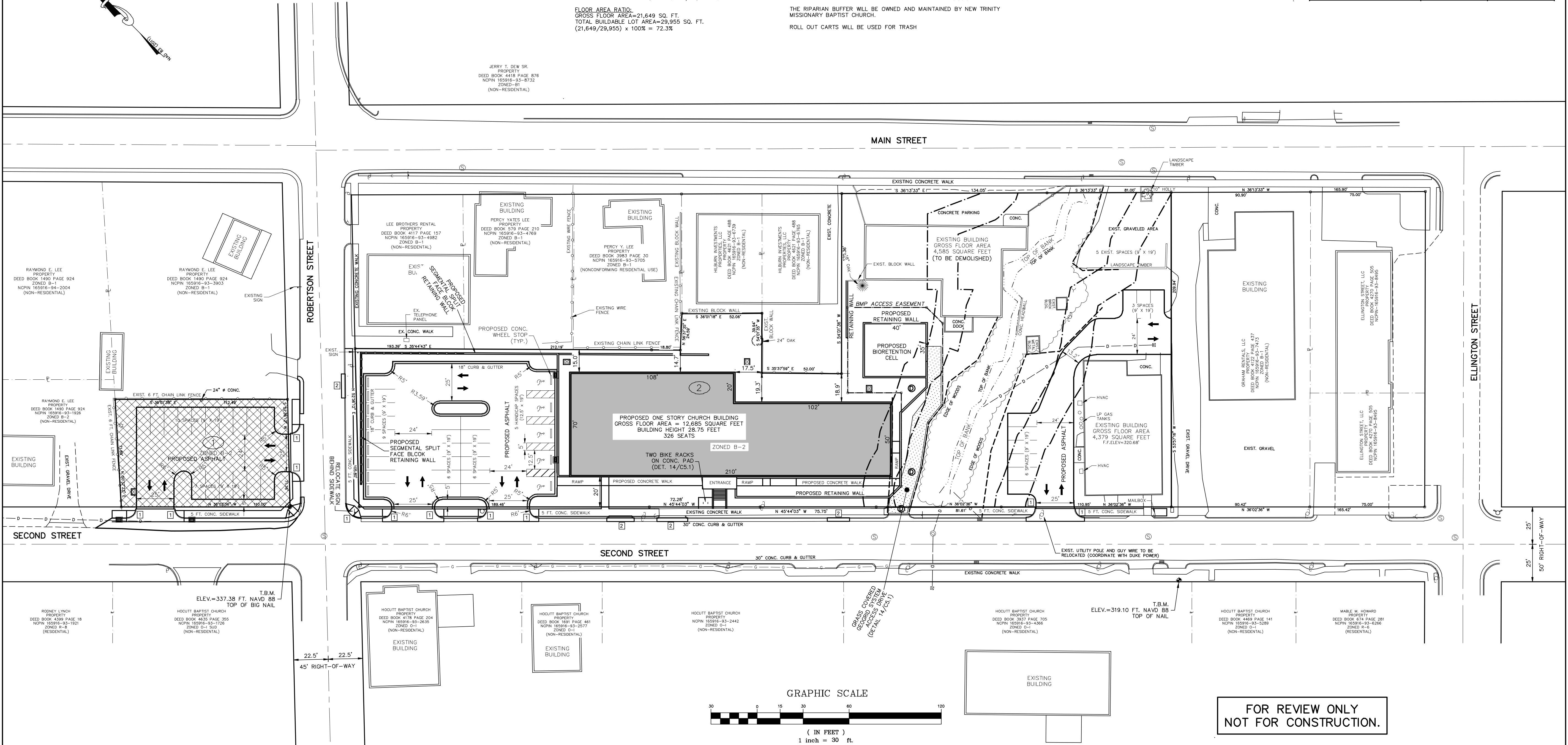
THE RIPARIAN BUFFER WILL BE OWNED AND MAINTAINED BY NEW TRINITY MISSIONARY BAPTIST CHURCH.

ROLL OUT CARTS WILL BE USED FOR TRASH

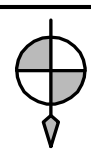
GENERAL SITE NOTES
1 HANDICAP RAMP
2 REMOVE EXISTING DRIVEWAY AND REPLACE WITH CURB & GUTTER

IMPERVIOUS SURFACES
42,209.93 S.F. = EXISTING IMPERVIOUS
42,209.93 S.F./86,761 S.F. = 48.65%
46,756.78 S.F. = PROPOSED IMPERVIOUS
46,756.78 S.F./86,761 S.F. = 53.89%
(MAXIMUM PERMITTED AMOUNT = 75%)
46,756.78 - 42,209.93 = 4,546.85 S.F. ADDITIONAL
PROPOSED IMPERVIOUS (LESS THAN 17,000 S.F.)

LEGEND		
	EXISTING	PROPOSED
EDGE OF PAVEMENT	---	---
CONCRETE CURB & GUTTER	---	---
UNDERGROUND COMMUNICATION LINE	---	---
SANITARY SEWER	---	---
SANITARY SEWER SERVICE	---	SS
WATER LINE	---	---
WATER SERVICE LINE	---	WS
FIRE PROTECTION LINE	---	F
STORM DRAINAGE PIPE	---	---
NATURAL GAS LINE	---	G
ROOF DRAIN	---	RD
OVERHEAD ELECTRICAL LINE	---	OE
SANITARY SEWER MANHOLE	---	9 C.O.
SANITARY SEWER CLEAN OUT	---	9
DROP INLET	---	9
UTILITY POLE	---	---
LIGHT POLE	---	---
GUY WIRE	---	---
HYDRANT	---	---
VALVE	---	---



NO.	REVISION	DATE
1	TOWN OF CLAYTON REVIEW COMMENTS 1st	5-29-2019
2	TOWN OF CLAYTON REVIEW COMMENTS 2nd	6-18-2019
3	TOWN OF CLAYTON REVIEW COMMENTS 3rd	7-1-2019



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Goldensboro, N.C. 27530
www.kornegaygrp.com (919) 735-5886 Fax: (919) 580-9053

TOWN OF CLAYTON
PROJECT NUMBERS:
2019-57-SP
2019-58-VAR
2019-59-CUP

SITE PLAN

DRAWN BY:
TSB
DESIGNED BY:
JLK
DATE:
3-11-2019
SCALE:
1" = 30'

NEW TRINITY MISSIONARY BAPTIST CHURCH

115 SOUTH ROBERTSON STREET, CLAYTON, N.C. 27520

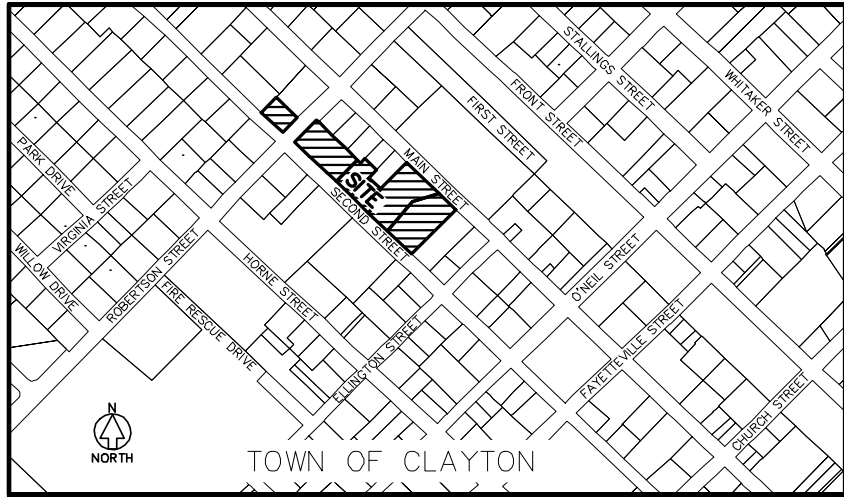
CONTACT: MICHAEL SIMS 919-606-5012 smsbgd@tcreativegroup.com

SHEET:
OF:
WORK ORDER:
CADD DWG:
160283

NEW TRINITY MISSIONARY BAPTIST CHURCH D214 F32

1287

FOR REVIEW ONLY
NOT FOR CONSTRUCTION.



IMPERVIOUS SURFACES
42,209.93 S.F. = EXISTING IMPERVIOUS
42,209.93 S.F. / 86,761 S.F. = 48.65%
46,756.78 S.F. = PROPOSED IMPERVIOUS
46,756.78 S.F. / 86,761 S.F. = 53.80%
(MAXIMUM PERMITTED AMOUNT = 75%)
46,756.78 - 42,209.93 = 4,546.85 S.F. ADDITIONAL
PROPOSED IMPERVIOUS (LESS THAN 17,000 S.F.)

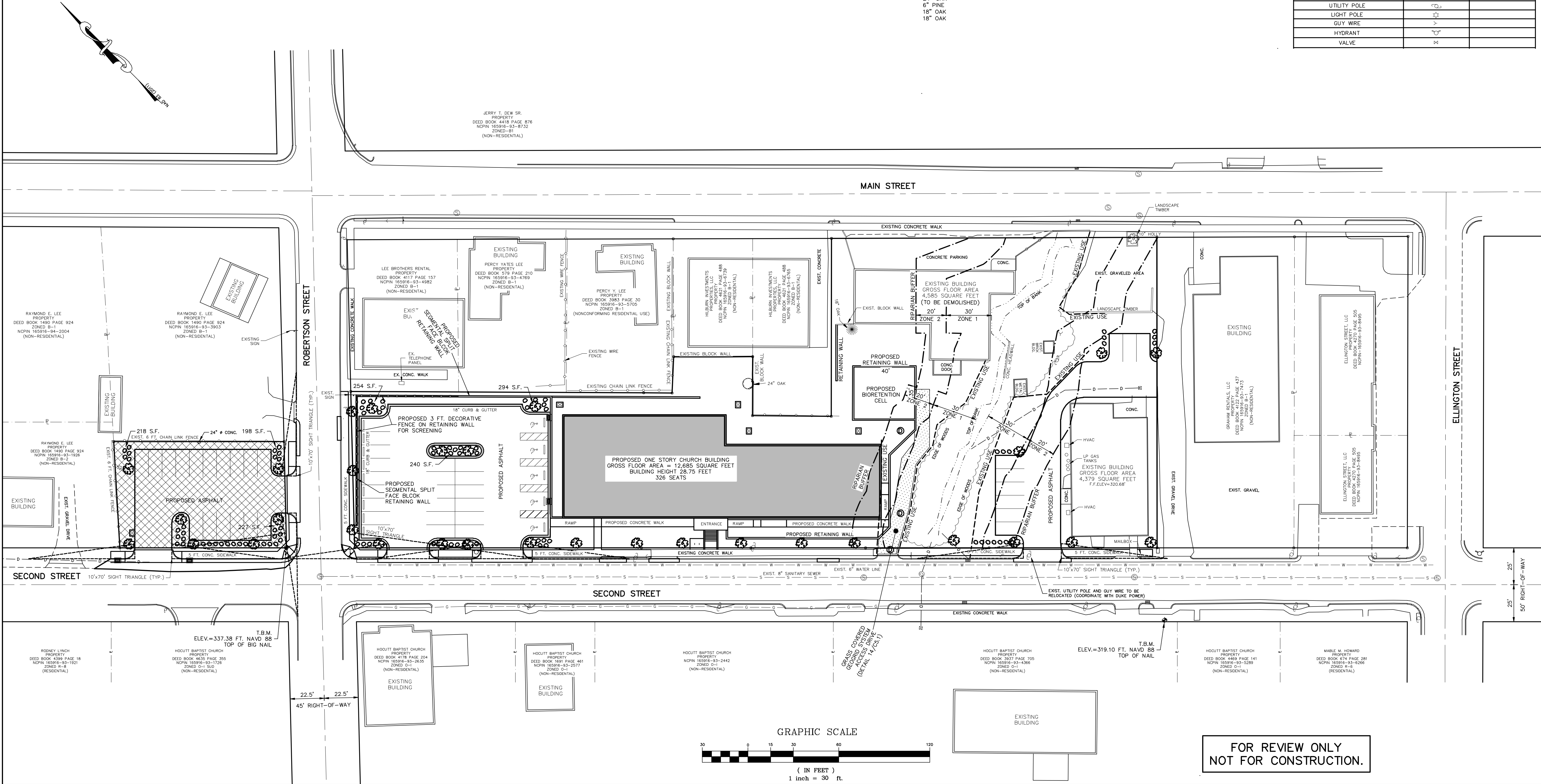
LANDSCAPE MAINTENANCE NOTE:
ALL LANDSCAPED AREAS SHALL BE
MAINTAINED IN AN ATTRACTIVE AND HEALTHY
CONDITION. DEAD OR DISEASED PLANTINGS
SHALL BE REMOVED AND REPLACED IN A
TIMELY FASHION.

PROPOSED TREES
22 AUTUMN FANTASY MAPLE
MINIMUM HEIGHT AT PLANTING 10 FEET
MINIMUM 2.5" CALIPER
MATURE HEIGHT
MINIMUM 2.5" CALIPER

PROPOSED SHRUBS
60 CARISSA HOLLY
MINIMUM HEIGHT AT PLANTING 18 INCHES

EXISTING TREES (TO REMAIN)
24" OAK
6" PINE
18" OAK
18" OAK

LEGEND		
	EXISTING	PROPOSED
EDGE OF PAVEMENT	---	---
CONCRETE CURB & GUTTER	---	---
UNDERGROUND COMMUNICATION LINE	---	---
SANITARY SEWER	---	---
SANITARY SEWER SERVICE	---	SS
WATER LINE	---	---
WATER SERVICE LINE	---	WS
FIRE PROTECTION LINE	---	F
STORM DRAINAGE PIPE	---	---
NATURAL GAS LINE	---	---
ROOF DRAIN	---	RD
OVERHEAD ELECTRICAL LINE	---	---
SANITARY SEWER MANHOLE	---	o.c.o.
SANITARY SEWER CLEAN OUT	---	o.c.o.
DROP INLET	---	---
UTILITY POLE	---	---
LIGHT POLE	---	---
GUY WIRE	---	---
HYDRANT	---	---
VALVE	---	---



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TOWN OF CLAYTON
PROJECT NUMBERS:
2019-57-SP
2019-58-VAR
2019-59-CUP

LANDSCAPE PLAN

DRAWN BY:
TSB
DESIGNED BY:
JLK
DATE:
3-11-2019
SCALE:
1" = 30'

NEW TRINITY MISSIONARY BAPTIST CHURCH C14

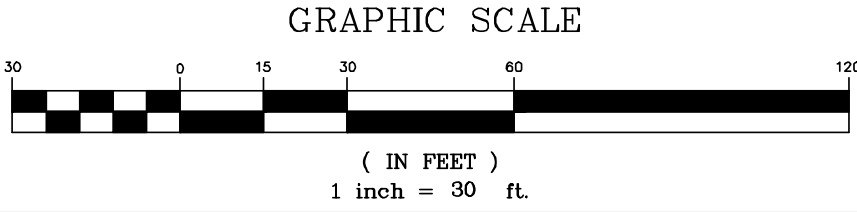
115 SOUTH ROBERTSON STREET, CLAYTON, N.C. 27520
CONTACT: MICHAEL SIMS 919-606-5012 smsbgd@tcreativegroup.com

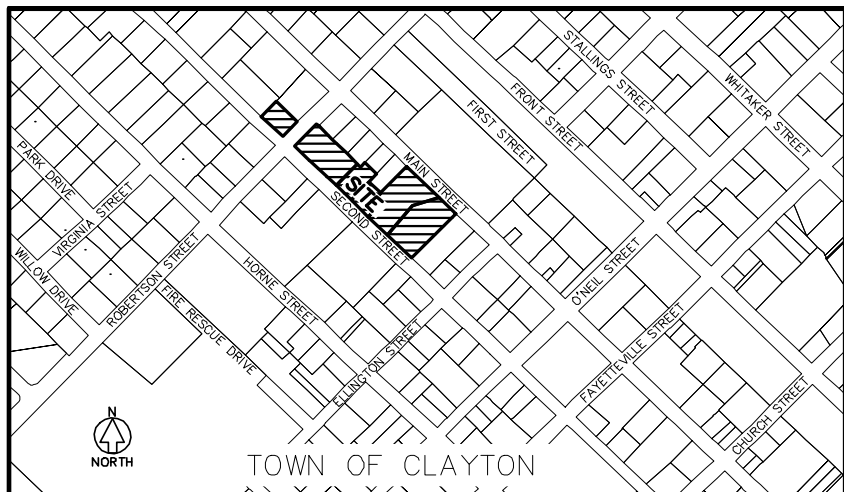
SHEET:
OF:
WORK ORDER:
160283
CADD DWG:
160283

NEW TRINITY MISSIONARY BAPTIST CHURCH D214 F32

1287

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IMPERVIOUS SURFACES
42,209.93 S.F. = EXISTING IMPERVIOUS
42,209.93 S.F./86,761 S.F. = 48.65%
46,756.78 S.F. = PROPOSED IMPERVIOUS
46,756.78 S.F./86,761 S.F. = 53.89%
(MAXIMUM PERMITTED AMOUNT = 73%)
46,756.78 - 42,209.93 = 4,546.85 S.F. ADDITIONAL
PROPOSED IMPERVIOUS (LESS THAN 17,000 S.F.)

PRE-DEVELOPMENT RUNOFF:
0.1-yr = 17.0 cfs
POST-DEVELOPMENT RUNOFF:
0.1-yr = 66.9 cfs
PEAK RUNOFF TO BE DETAINED:
66.9 cfs = 17.0 cfs = 49.9 cfs
PEAK RUNOFF FLOWING TO DETENTION PONDS:
21.6 cfs
PEAK RUNOFF FLOWING TO SAND FILTERS:
36.8 + 3.5 = 40.3 cfs
PEAK OUTFLOW LEAVING DETENTION PONDS:
0.2 cfs
PEAK OUTFLOW LEAVING SAND FILTERS:
0 cfs
PEAK RUNOFF LEAVING SITE:
66.9 - (21.6 - 40.3 + 0.2) = 5.2 cfs
(less than pre-development runoff)

PRE-DEVELOPMENT
FROM RESIDENTIAL/INDUSTRIAL/COMMERCIAL DEVELOPMENTS
WHEN FOOTPRINTS OF ALL IMPERVIOUS SURFACES ARE SHOWN

NITROGEN EXPORT CALCULATIONS

(1) TYPE OF LAND COVER	(2) AREA (ACRES)	(3) TN EXPORT COEFF. (LBS/AC/YR)	(4) TN EXPORT FROM USE (LBS/YR)
PERMANENTLY PROTECTED UNDISTURBED OPEN SPACE (FOREST, UNMOWN MEADOW)	0	0.6	0
PERMANENTLY PROTECTED MANAGED OPEN SPACE (GRASS, LANDSCAPING, ETC.)	1.02	1.2	1.22
IMPERVIOUS SURFACES (ROADS, PARKING LOTS, DRIVEWAYS, ROOFS, PAVED STORAGE AREAS, ETC.)	0.97	21.2	20.56
TOTAL: (EXCLUDING ROAD RIGHT-OF-WAY)	1.99	-	21.78

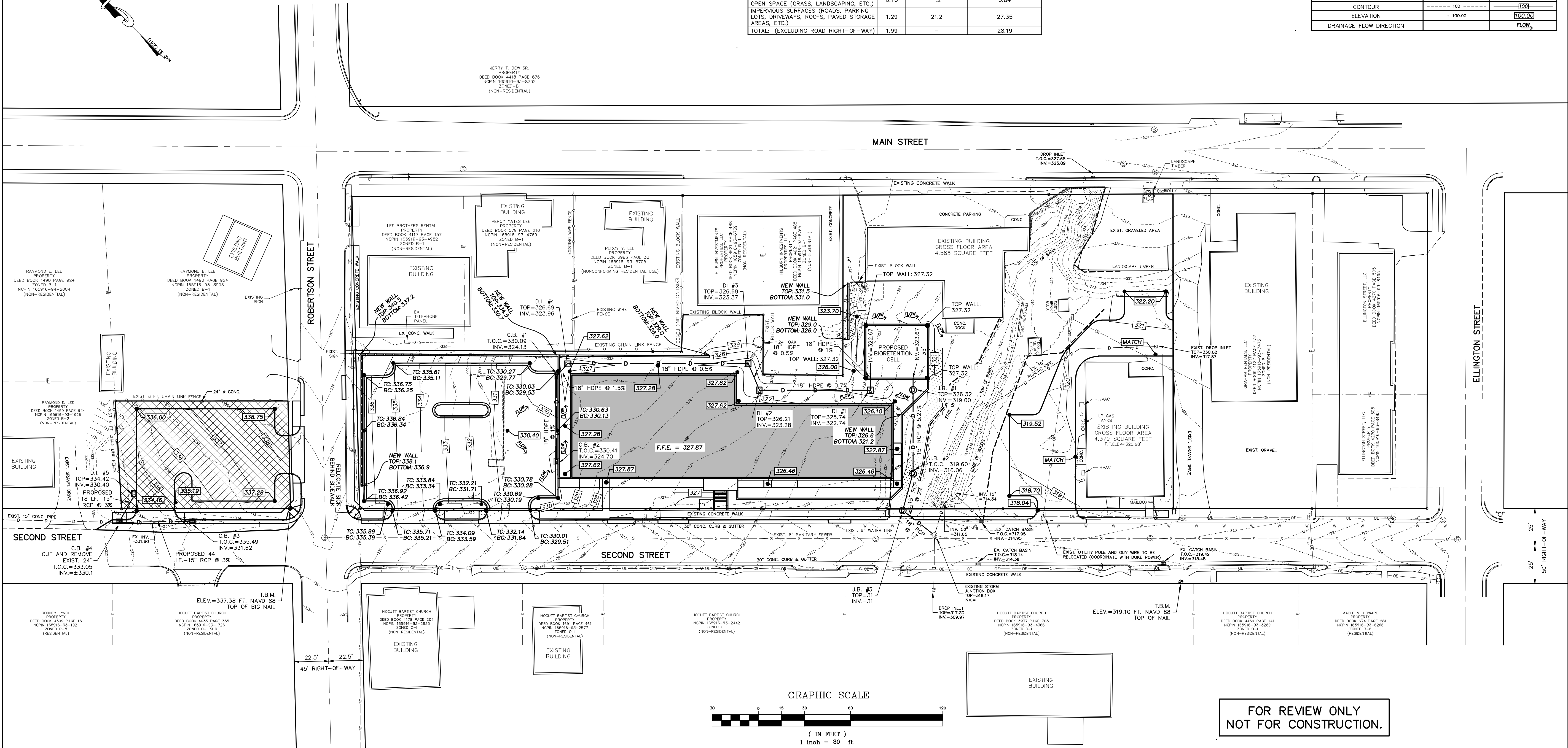
EXISTING SITE:
21.78 lb/yr ± 1.99 acre = 10.94 lb/oc/yr
70% of existing TN export = 0.7 x 10.94 = 7.66 lb/oc/yr
Existing impervious = 0.97 acre
0.97 ac. x 1.99 ac. x 100% = 48.74%
PROPOSED SITE:
28.19 lb/yr ± 1.99 acre = 14.17 lb/oc/yr
Proposed impervious = 1.29 acres
1.29 ac. x 1.99 ac. x 100% = 64.82%

POST-DEVELOPMENT
FROM RESIDENTIAL/INDUSTRIAL/COMMERCIAL DEVELOPMENTS
WHEN FOOTPRINTS OF ALL IMPERVIOUS SURFACES ARE SHOWN

NITROGEN EXPORT CALCULATIONS

(1) TYPE OF LAND COVER	(2) AREA (ACRES)	(3) TN EXPORT COEFF. (LBS/AC/YR)	(4) TN EXPORT FROM USE (LBS/YR)
PERMANENTLY PROTECTED UNDISTURBED OPEN SPACE (FOREST, UNMOWN MEADOW)	0	0.6	0
PERMANENTLY PROTECTED MANAGED OPEN SPACE (GRASS, LANDSCAPING, ETC.)	0.70	1.2	0.84
IMPERVIOUS SURFACES (ROADS, PARKING LOTS, DRIVEWAYS, ROOFS, PAVED STORAGE AREAS, ETC.)	1.29	21.2	27.35
TOTAL: (EXCLUDING ROAD RIGHT-OF-WAY)	1.99	-	28.19

LEGEND		
	EXISTING	PROPOSED
EDGE OF PAVEMENT	---	---
CONCRETE CURB & GUTTER	---	---
UNDERGROUND COMMUNICATION LINE	---	---
SANITARY SEWER	---	---
SANITARY SEWER SERVICE	---	SS
WATER LINE	---	---
WATER SERVICE LINE	---	WS
FIRE PROTECTION LINE	---	F
STORM DRAINAGE PIPE	---	---
NATURAL GAS LINE	---	---
ROOF DRAIN	---	RD
OVERHEAD ELECTRICAL LINE	---	---
SANITARY SEWER MANHOLE	---	o c.o.
SANITARY SEWER CLEAN OUT	---	o
DROP INLET	---	o
UTILITY POLE	---	---
LIGHT POLE	---	---
GUY WIRE	---	---
HYDRANT	---	---
VALVE	---	---
CONTOUR	---	---
ELEVATION	---	---
DRAINAGE FLOW DIRECTION	---	---



NO.	REVISION	DATE
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3	TOWN OF CLAYTON REVIEW COMMENTS 3rd	7-1-2019

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www.kornegaysep.com (919) 735-5886 Fax: (919) 580-9053

TOWN OF CLAYTON
PROJECT NUMBERS:
2019-57-SP
2019-58-VAR
2019-59-CUP

GRADING PLAN

DRAWN BY:
TSB
DESIGNED BY:
JLK
DATE:
3-11-2019
SCALE:
1" = 30'

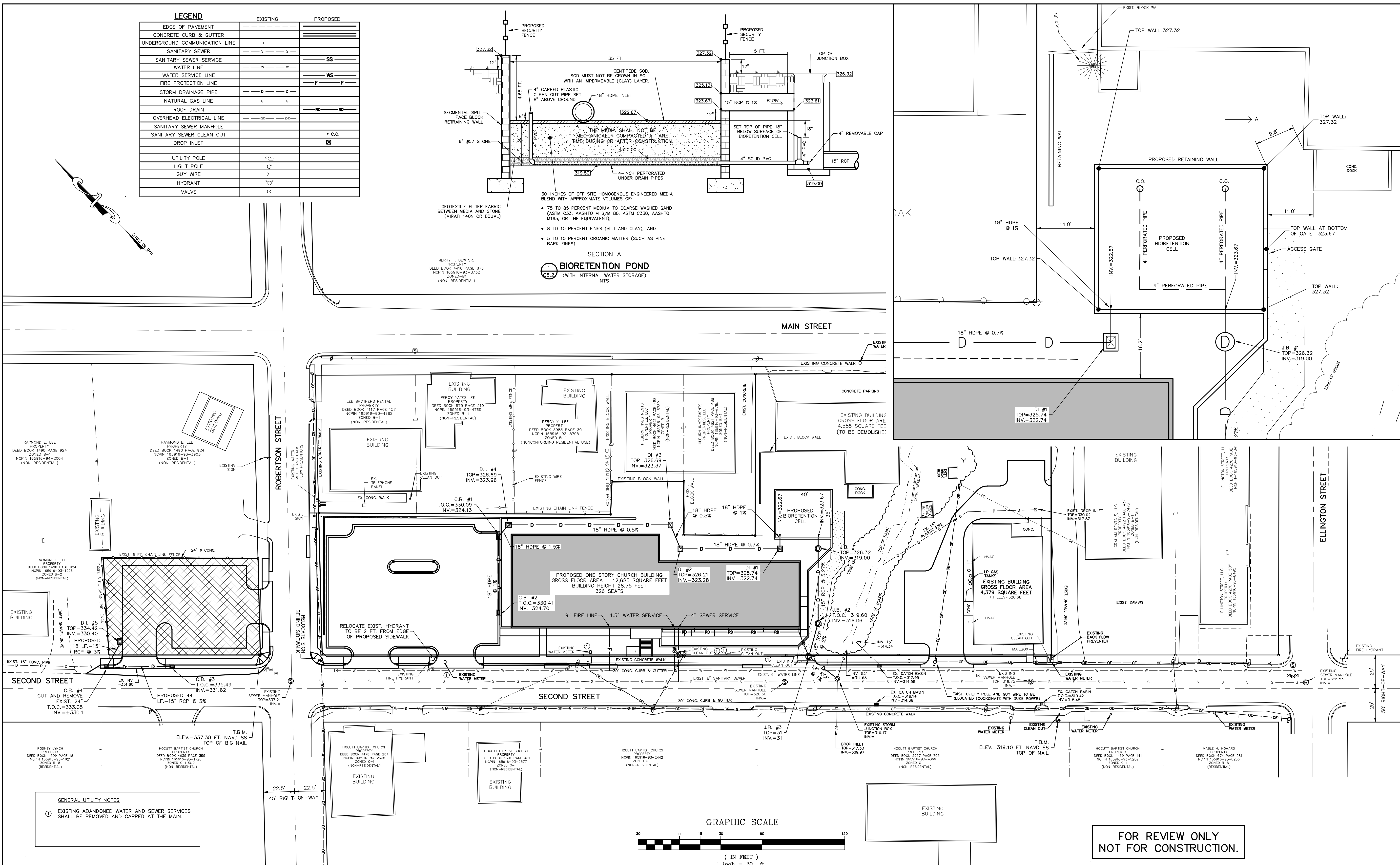
NEW TRINITY MISSIONARY BAPTIST CHURCH

115 SOUTH ROBERTSON STREET, CLAYTON, N.C. 27520
CONTACT: MICHAEL SIMS 919-606-5012 smsbgd@tcreativegroup.com

SHEET:
C1.6
OF:
WORK ORDER:
160283
CADD DWG:
160283

NEW TRINITY MISSIONARY BAPTIST CHURCH D214 F32

1287



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GENERAL UTILITY NOTES

① EXISTING ABANDONED WATER AND SEWER SERVICES SHALL BE REMOVED AND CAPPED AT THE MAIN.

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TOWN OF CLAYTON
PROJECT NUMBERS:
2019-57-SP
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UTILITY PLAN

GRAPHIC SCALE
1 inch = 30 ft.

FOR REVIEW ONLY
NOT FOR CONSTRUCTION.

DRAWN BY:
TSB

DESIGNED BY:
JLK

DATE:
3-11-2019

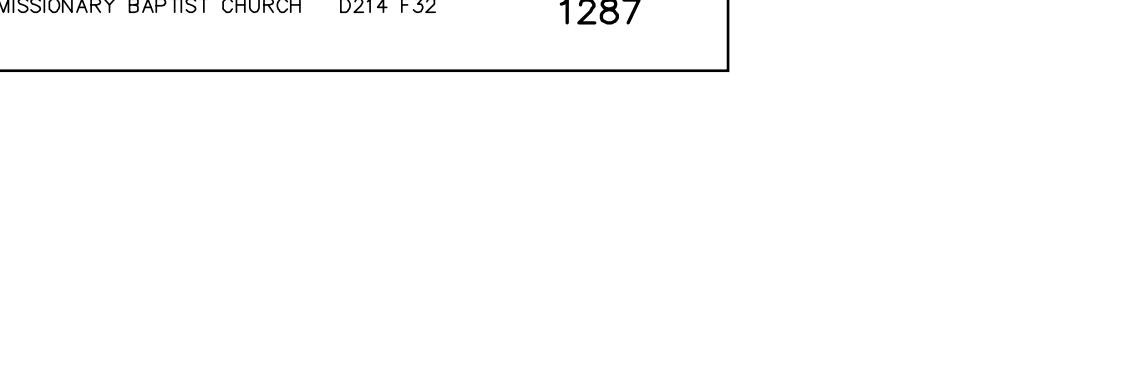
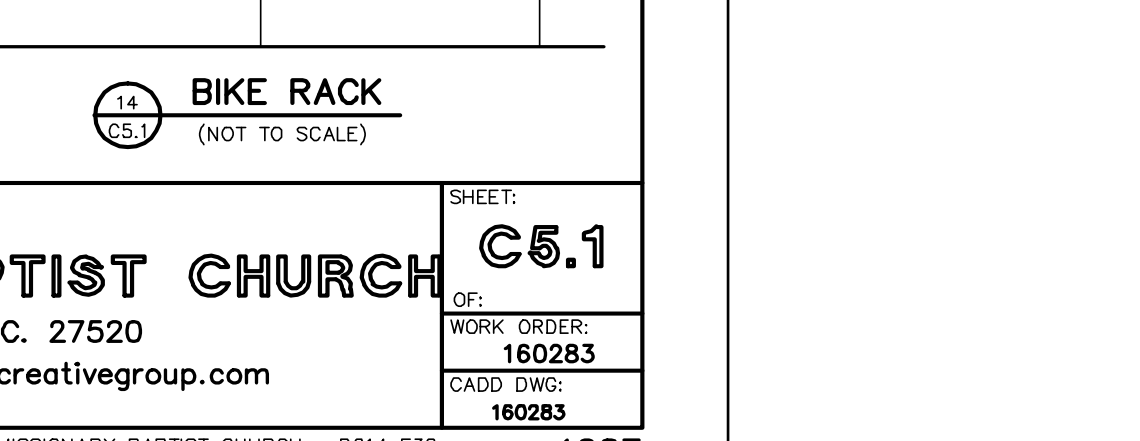
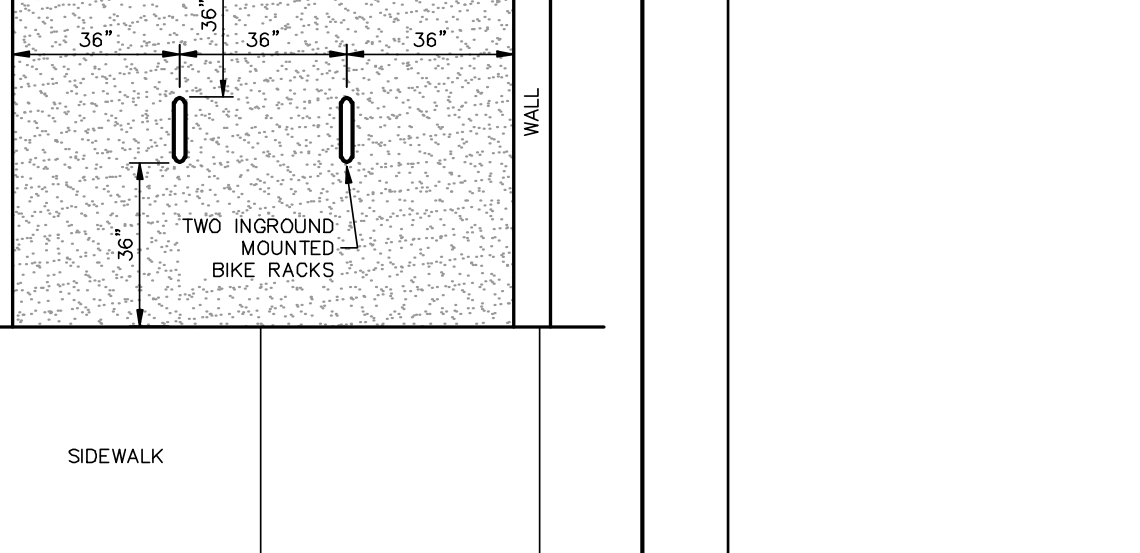
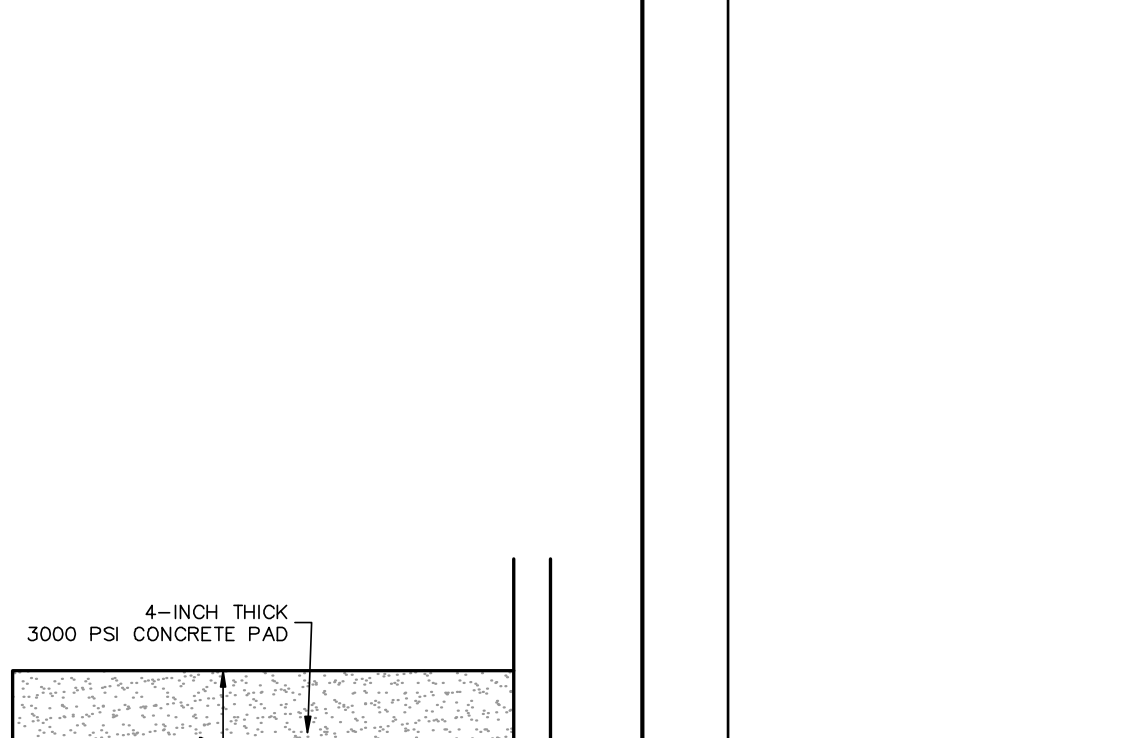
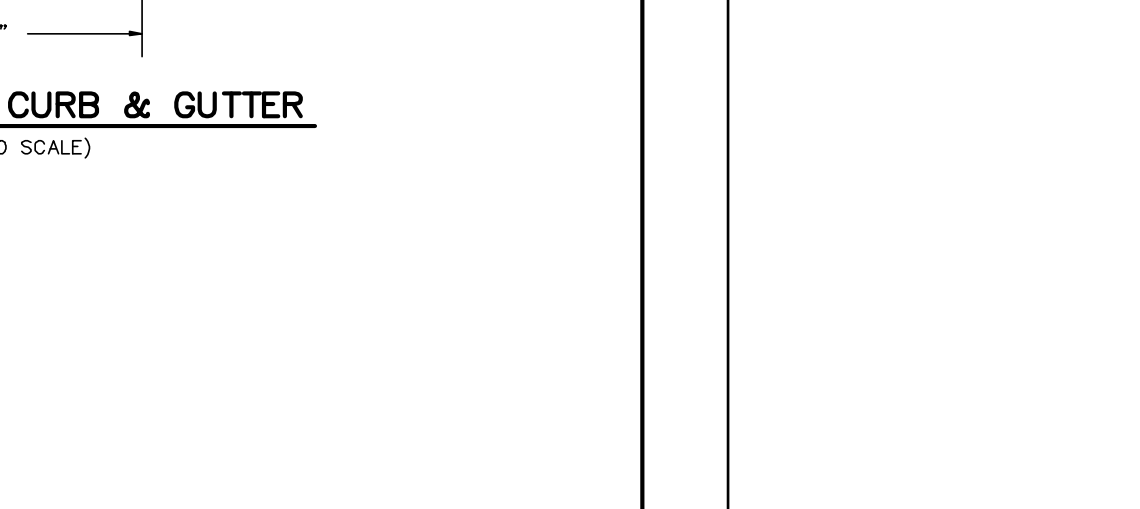
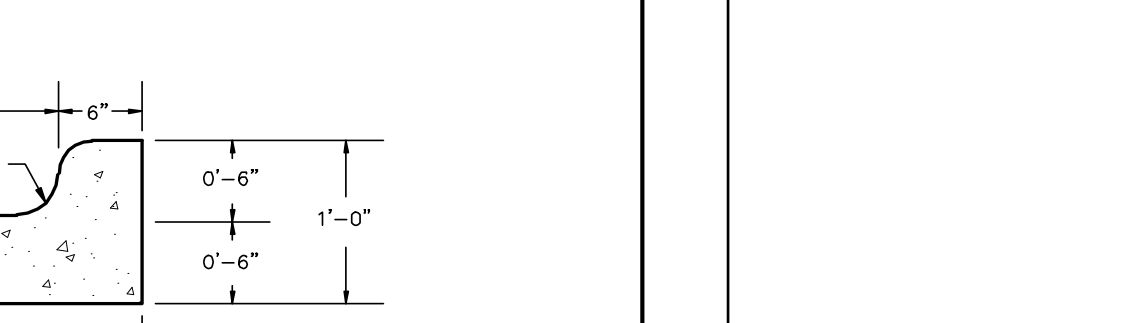
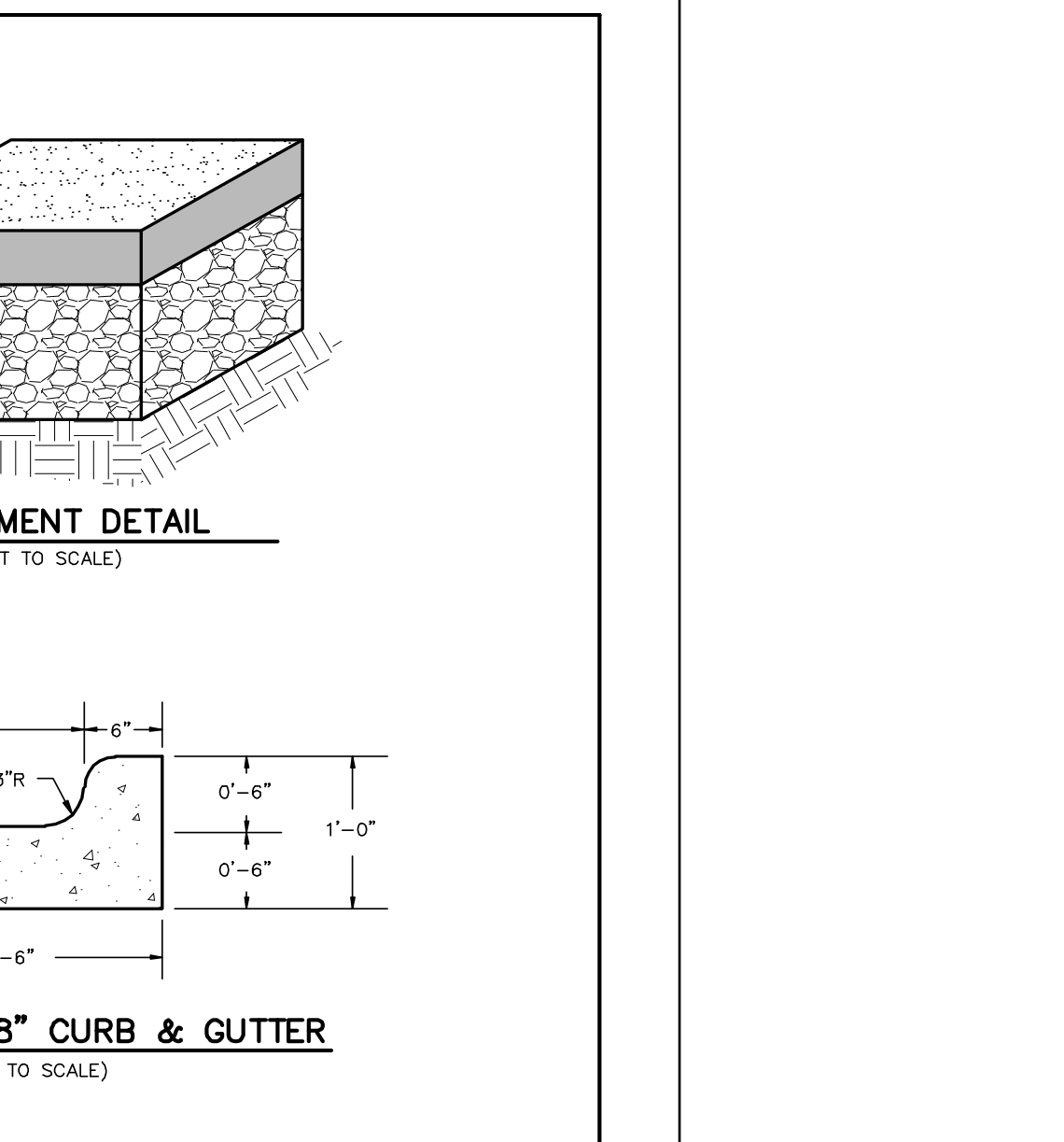
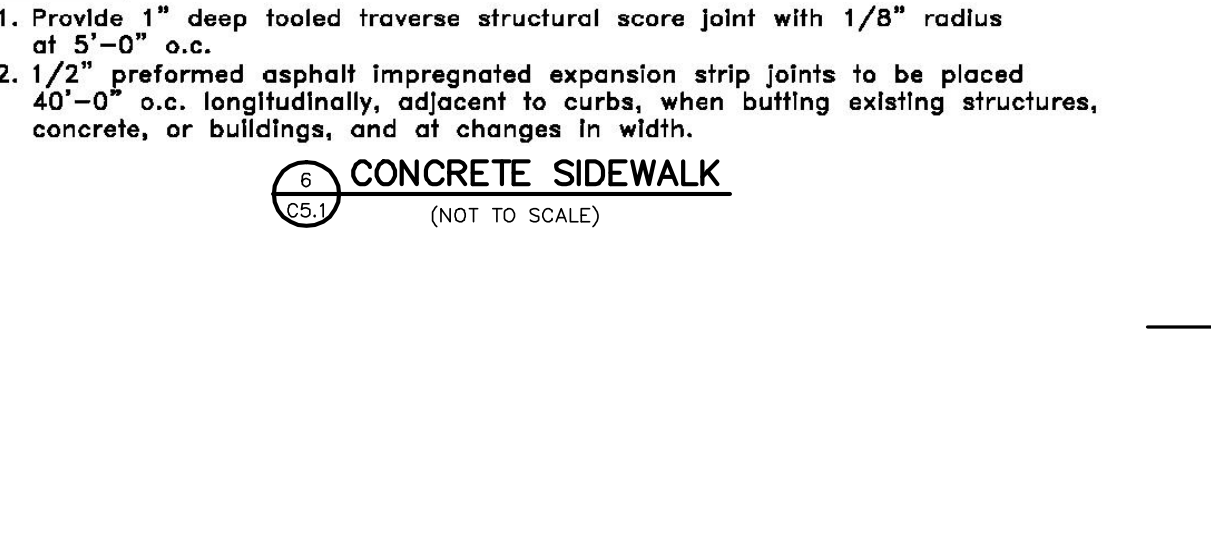
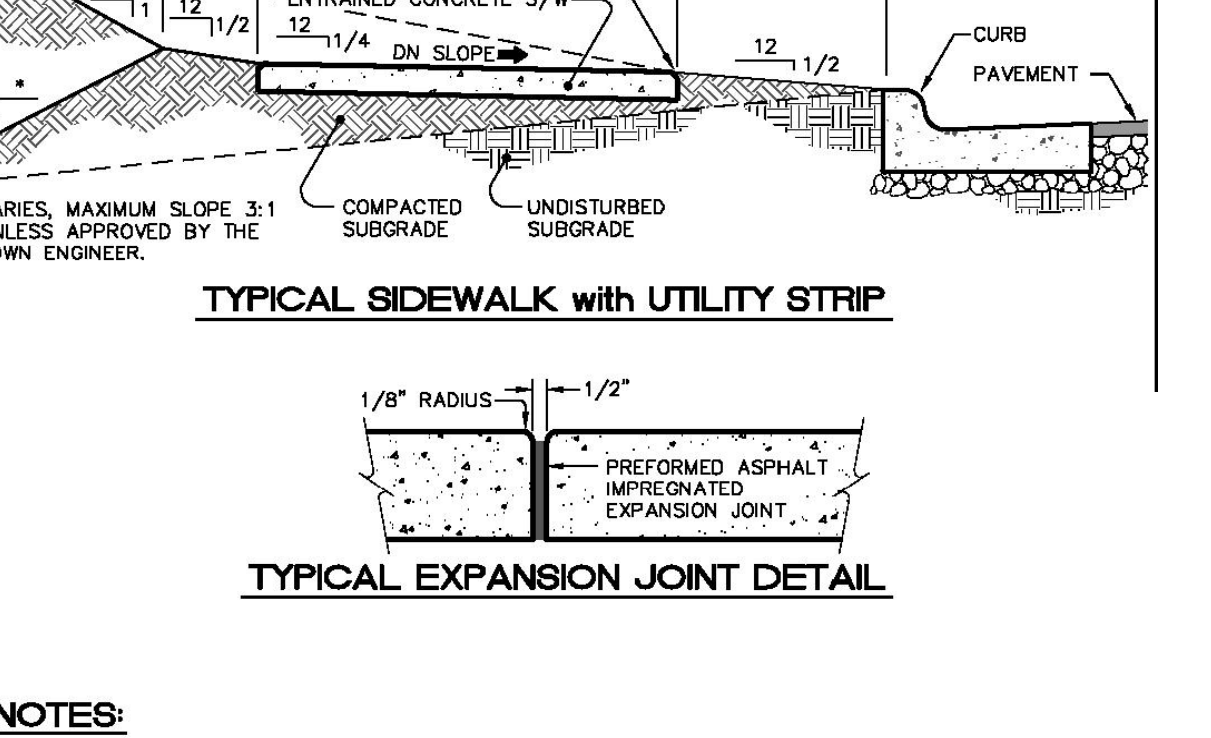
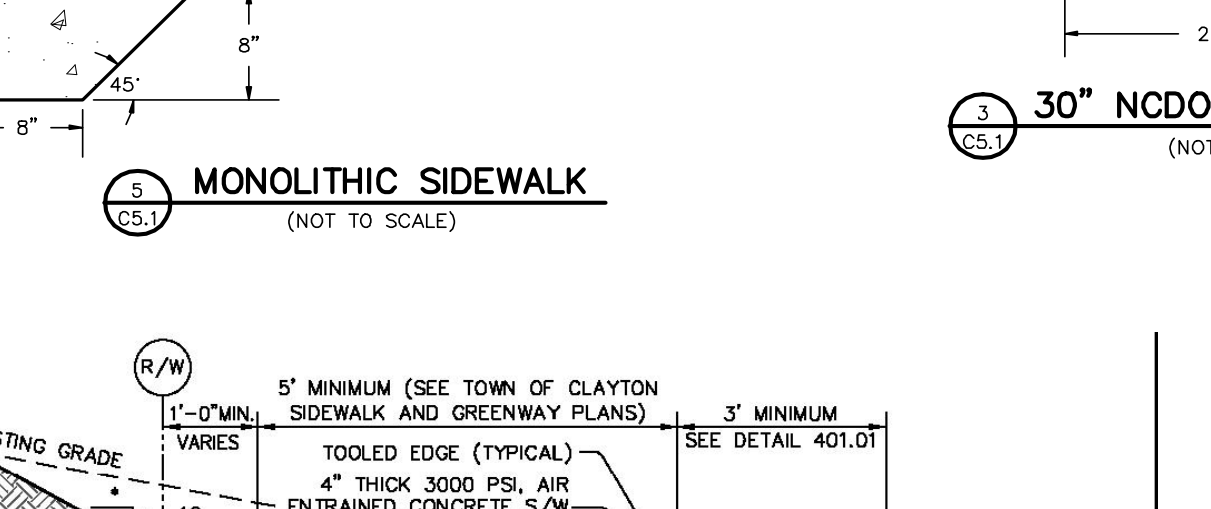
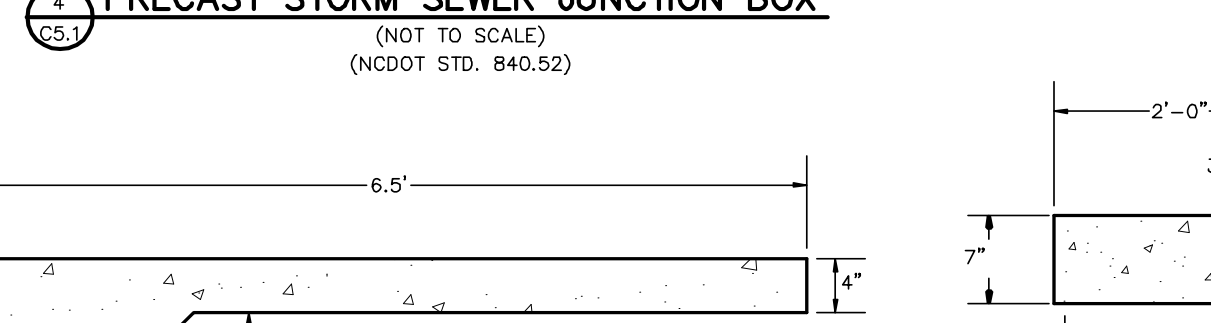
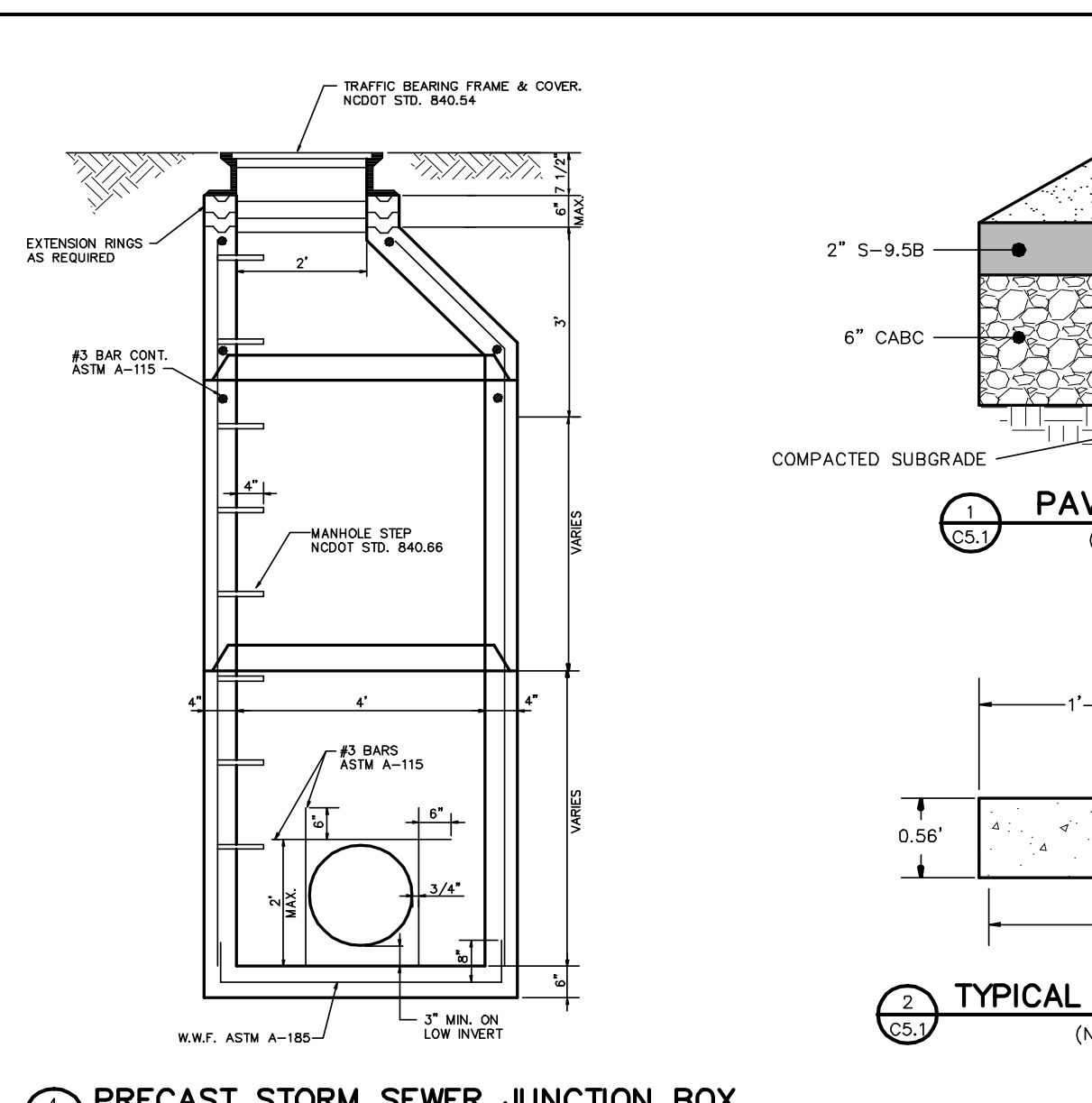
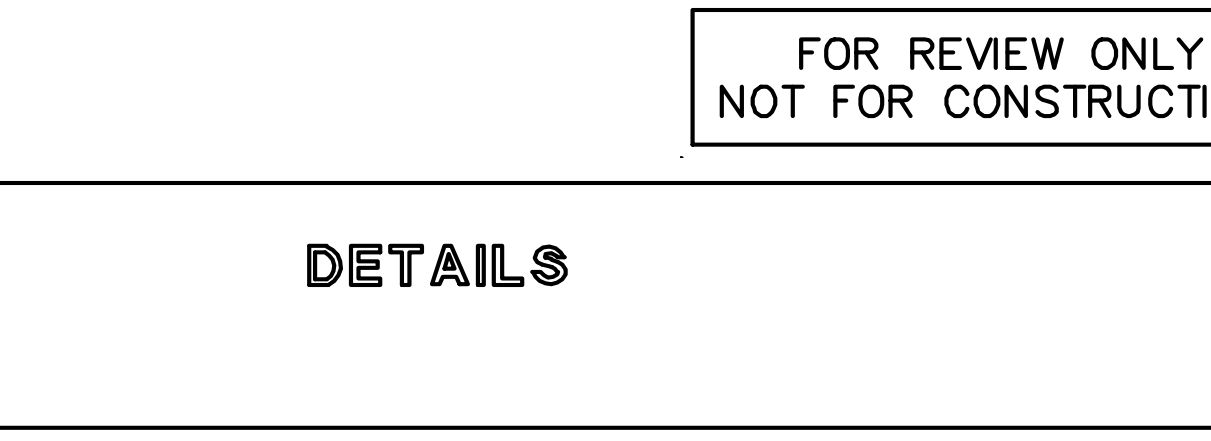
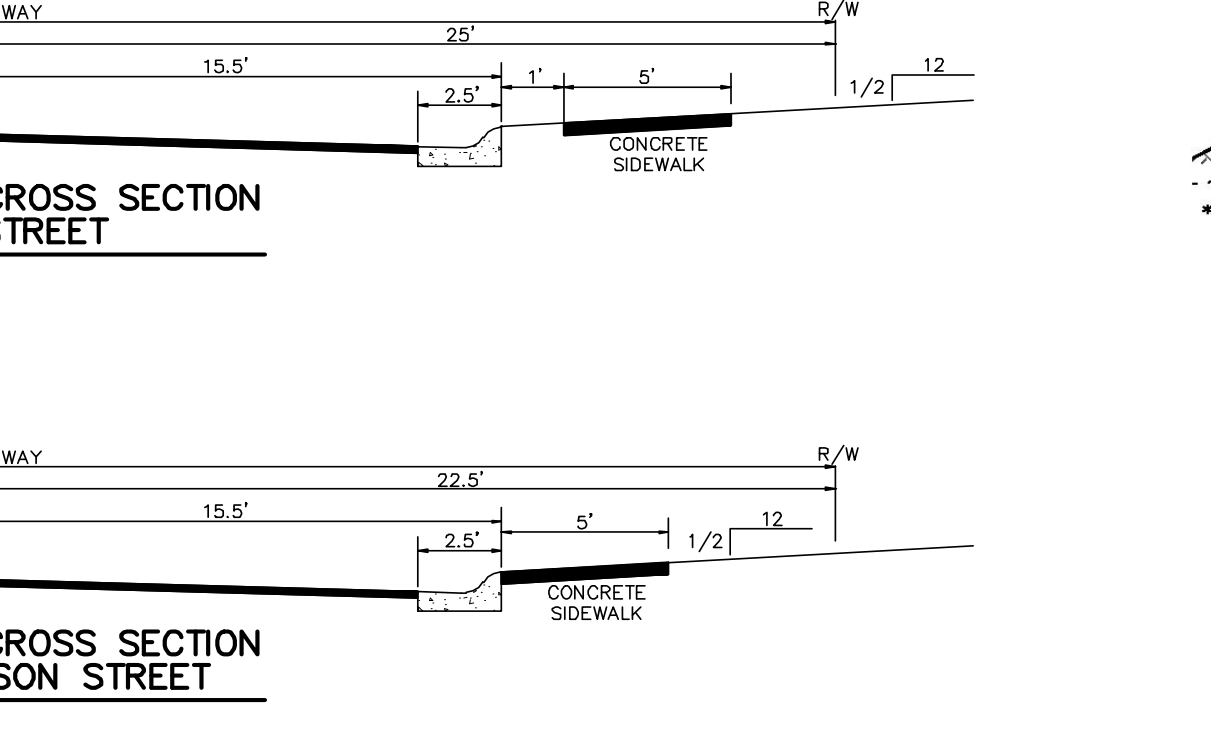
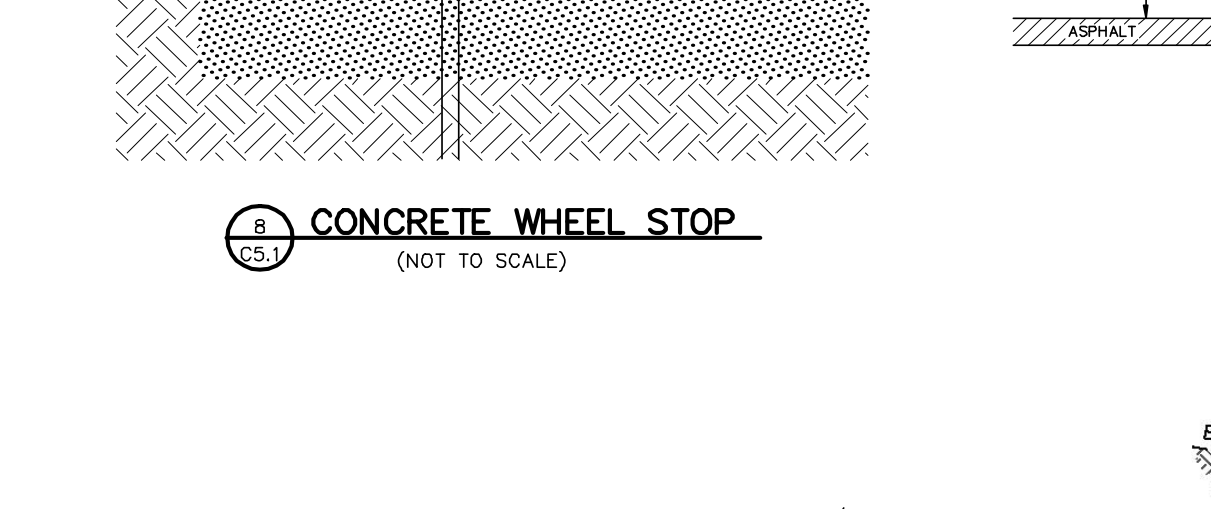
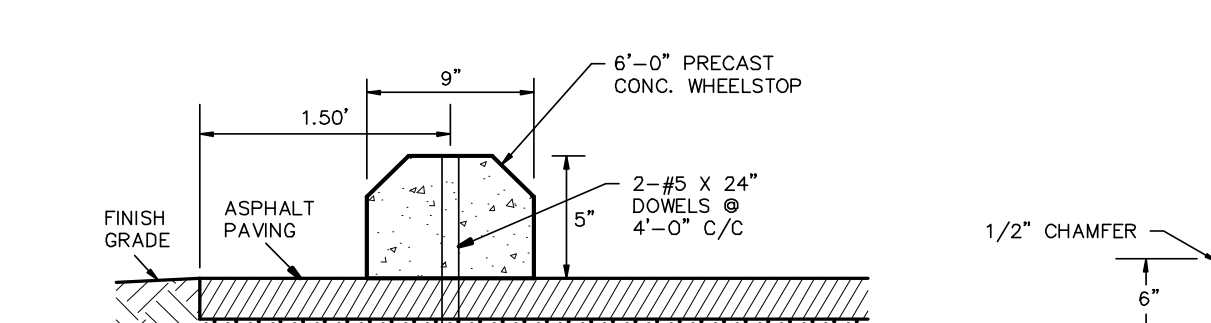
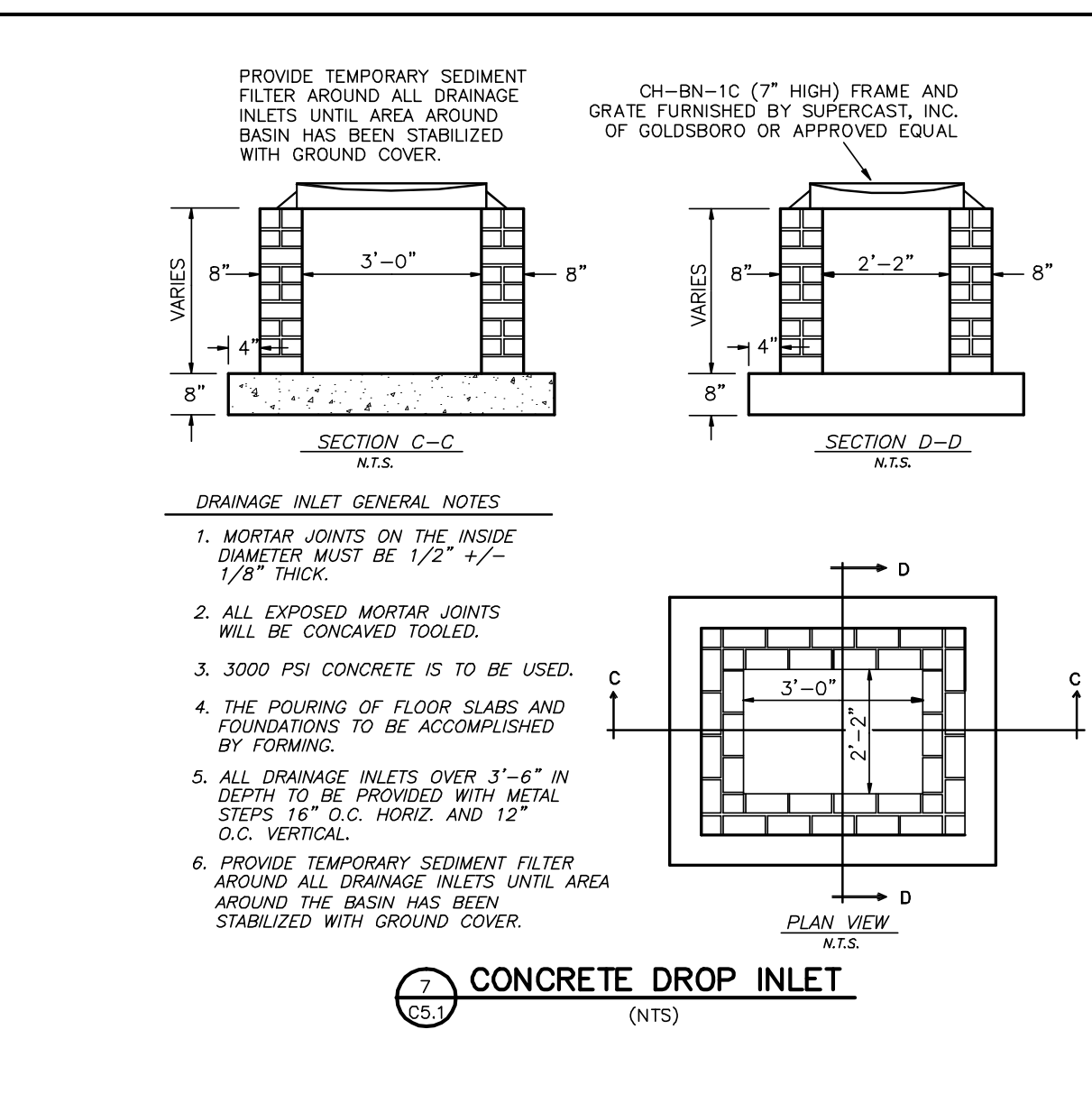
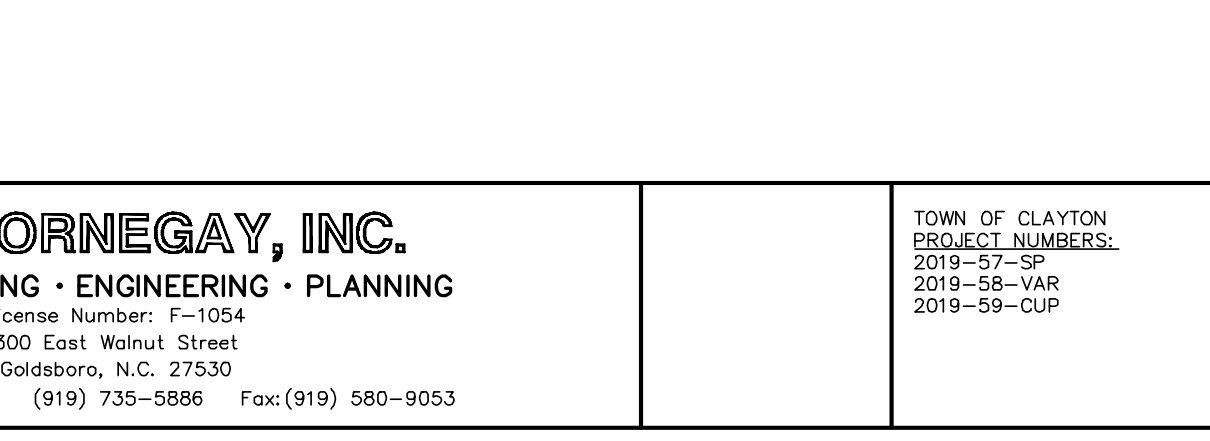
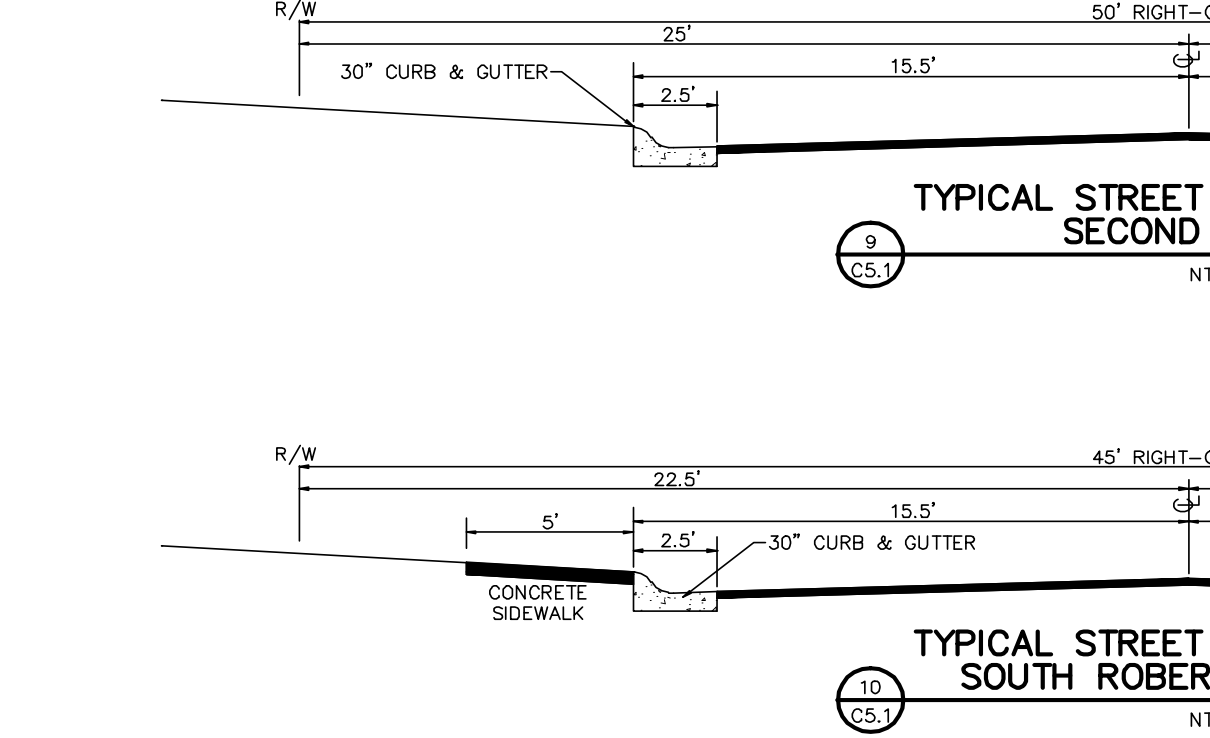
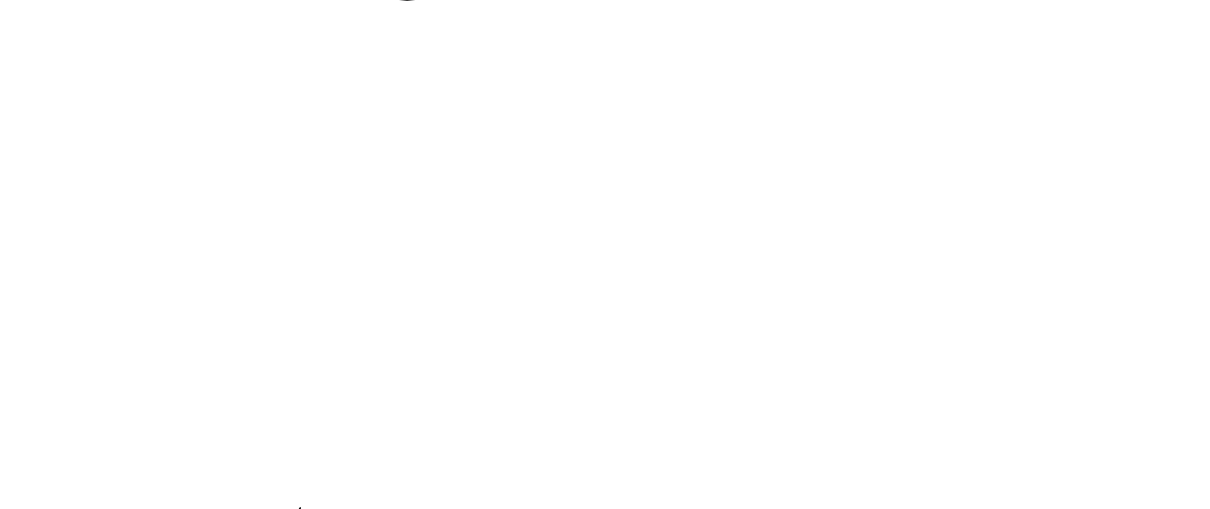
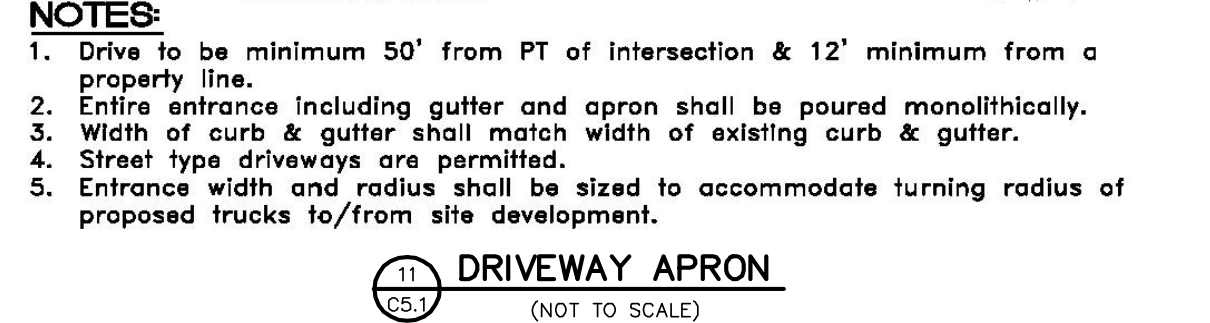
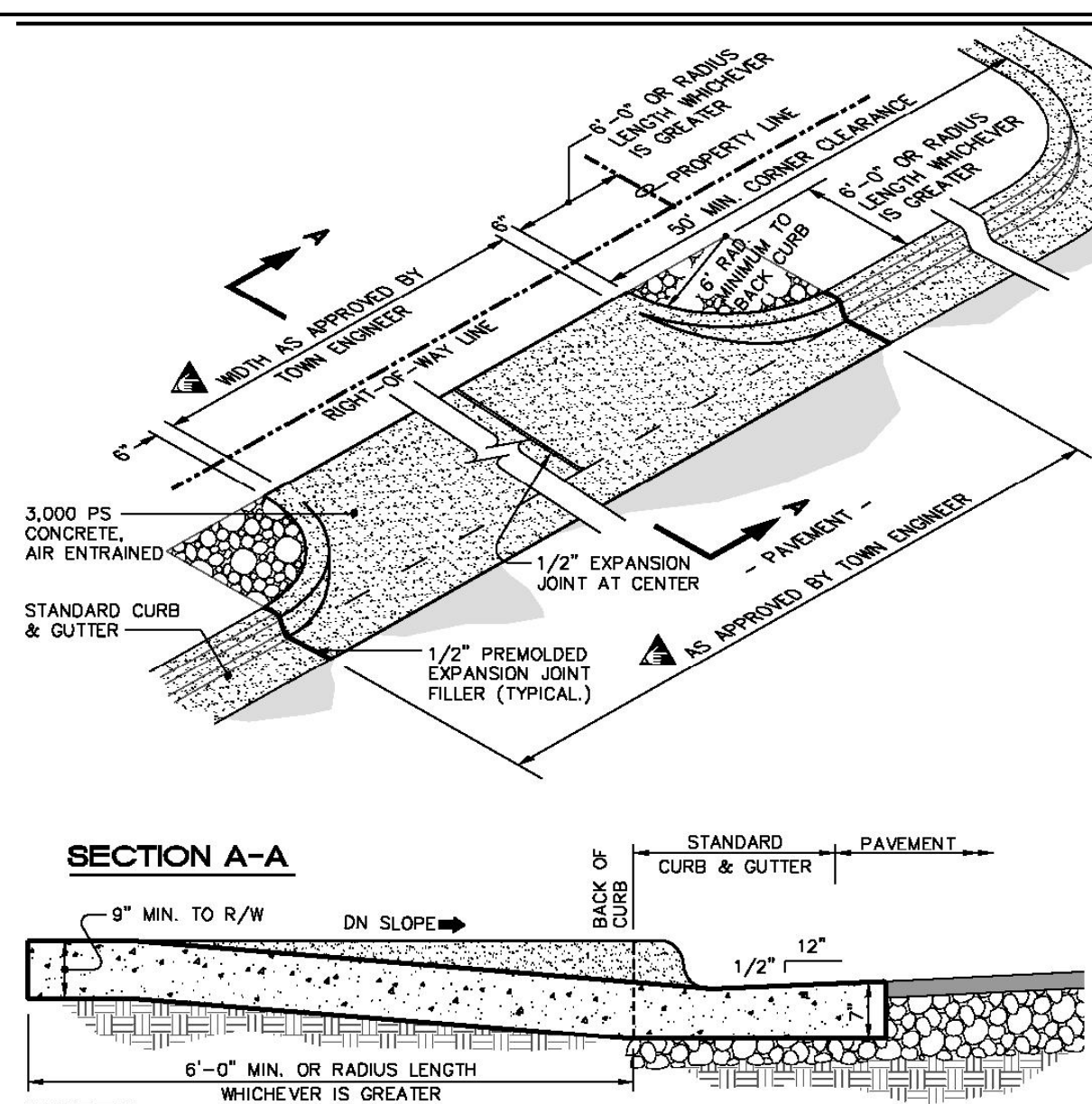
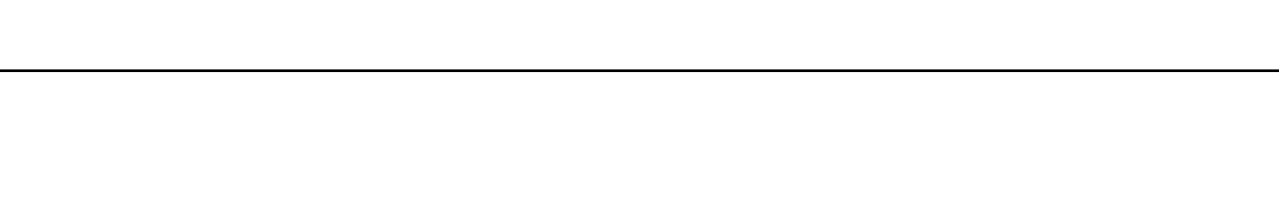
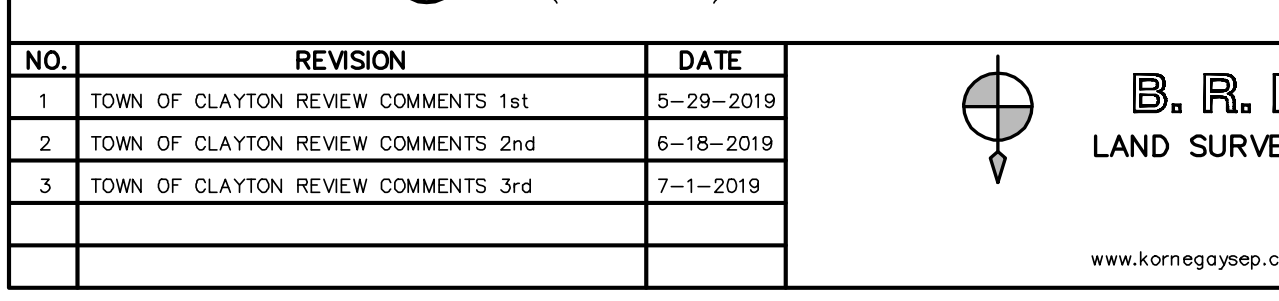
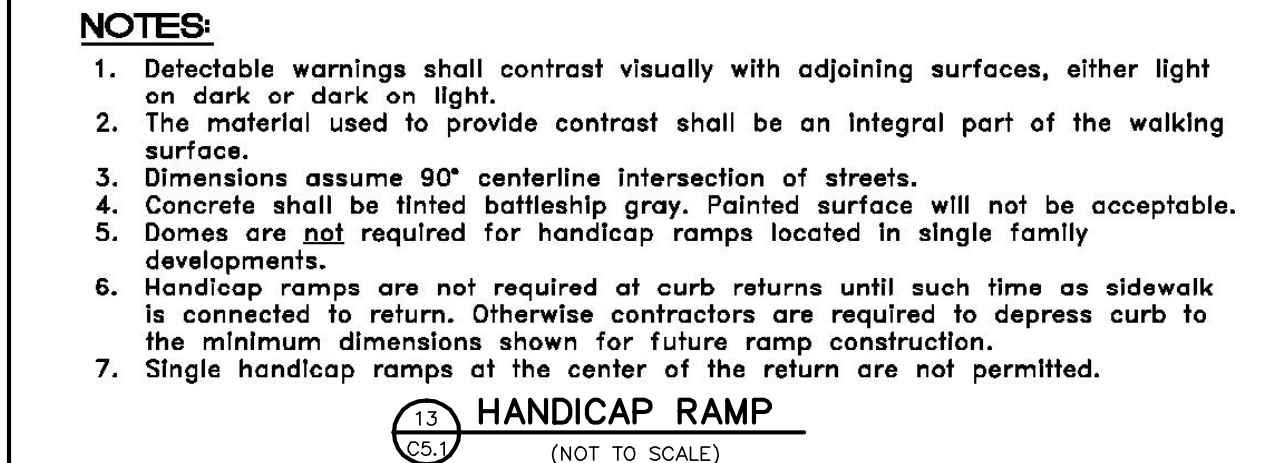
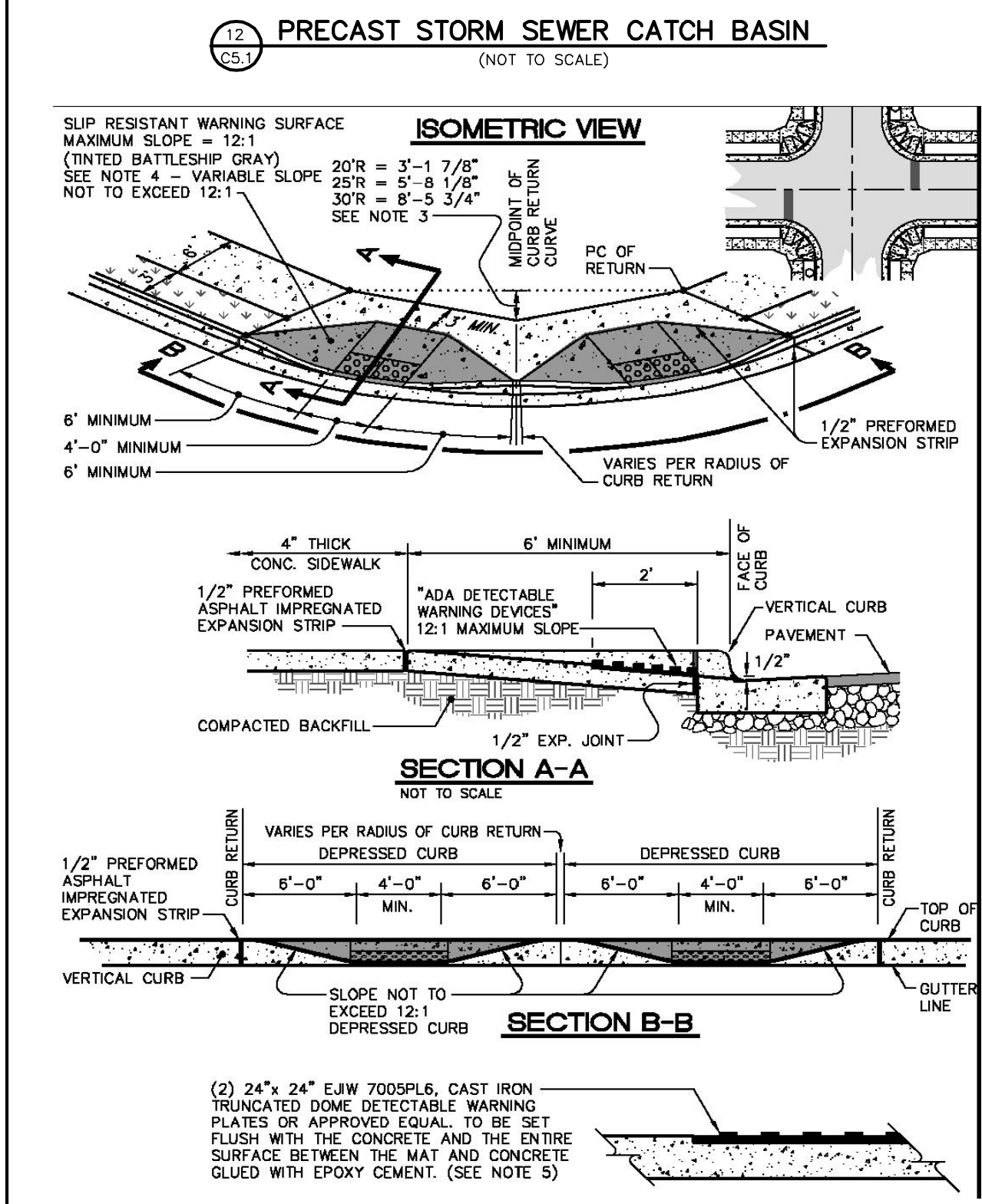
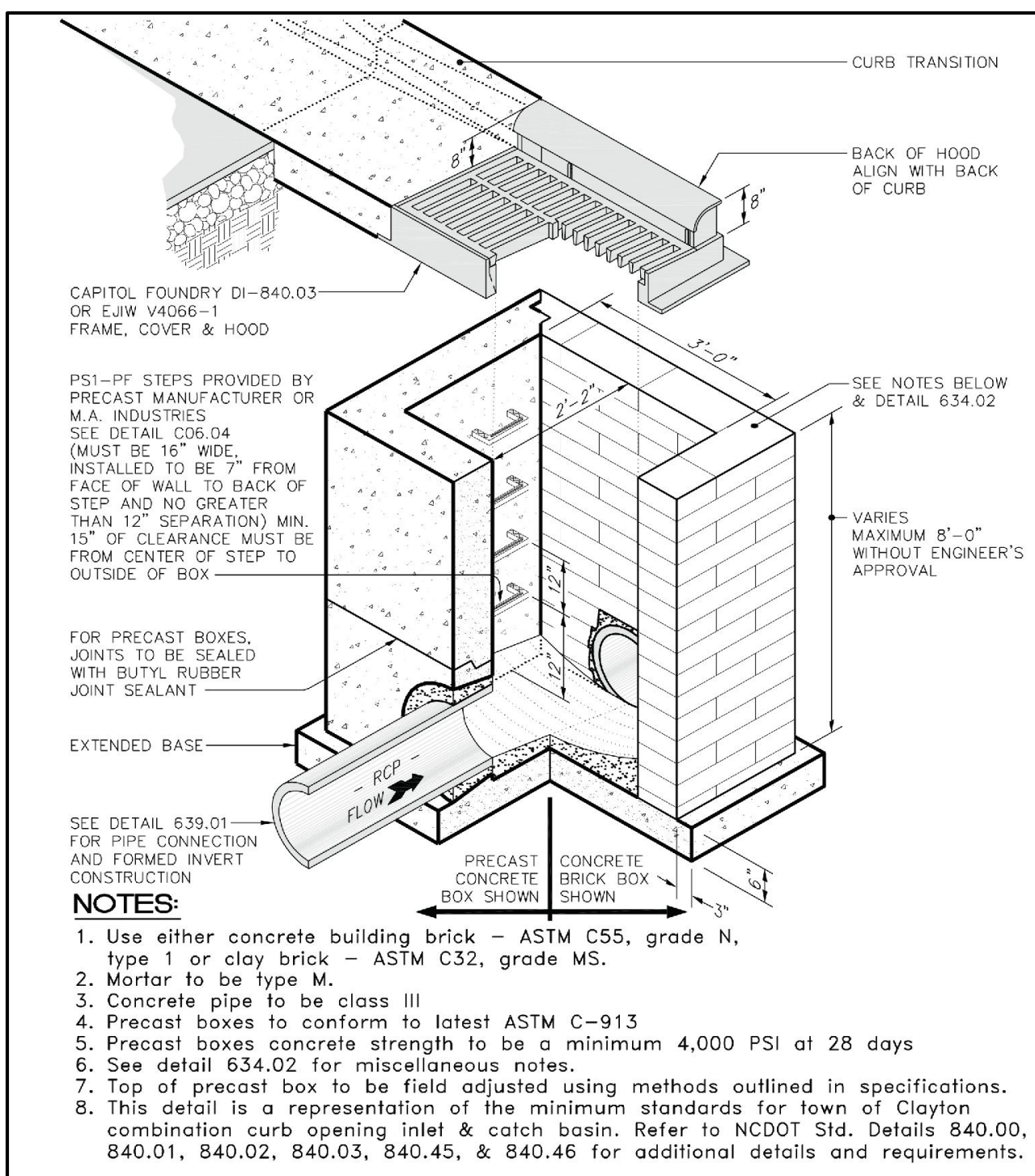
SCALE:
1" = 30'

NEW TRINITY MISSIONARY BAPTIST CHURCH C1.7
115 SOUTH ROBERTSON STREET, CLAYTON, N.C. 27520
CONTACT: MICHAEL SIMS 919-606-5012 smsbgd@tcreativegroup.com

SHEET:
OF:
WORK ORDER:
160283
CADD DWG:
160283

NEW TRINITY MISSIONARY BAPTIST CHURCH D214 F32 1287

Page 128 of 215



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2019-58-VAR
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DETAILS

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DESIGNED BY:
JLK
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1" = 30'

NEW TRINITY MISSIONARY BAPTIST CHURCH
115 SOUTH ROBERTSON STREET, CLAYTON, N.C. 27520
CONTACT: MICHAEL SIMS 919-606-5012 ssmbsgd@tcreativegroup.com

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(919) 735-5886

Fax: (919) 580-9053



April 18, 2019

Jessica Batten
Johnston County Department of Public Utilities
P.O. Box 2263
Smithfield, NC 27577

RE: Stormwater Statement
New Trinity Missionary Baptist Church



Jessica:

Please find attached the stormwater statement and one copy of plans for the proposed church site.

Sincerely,

Jeffrey L. Kornegay, PE, PLS
jeffrey@kornegaysep.com

**Stormwater Management Statement
New Trinity Missionary Baptist Church**

Location: The property is located on the north side of W. Second Street between S. Robertson Street and S. Ellington Street. The property is not in a 100 year flood zone as shown on FEMA map number 3720165900K. The existing stream running from Main Street to Second Street has a riparian buffer as determined by DWQ on December 15, 2017. This project is in the Town of Clayton.

Developer: New Trinity Missionary Baptist Church
115 S. Robertson St.
Clayton, NC 27520

Consultant: B. R. Kornegay, Inc.
300 E. Walnut St.
Goldsboro, NC 27530
(919) 735-5886
jeffrey@kornegaysep.com

Stormwater Statement

New Trinity Missionary Baptist Church

The proposed development is proposed church building and parking lot. The existing church will be demolished. The new church building will be located on undeveloped land.

Impervious Area, Peak Runoff Reduction (Attenuation), and Land Dedication

Proposed impervious area:

Site area = 86,761 S.F. or 1.992 acres

EXISTING IMPERVIOUS = 42,209.93 S.F.

$42,209.93 \text{ S.F.} / 86,761 \text{ S.F.} = 48.65\%$

PROPOSED IMPERVIOUS = 56,269.46 S.F.

$56,269.46 \text{ S.F.} / 86,761 \text{ S.F.} = 64.86\%$

ADDITIONAL PROPOSED IMPERVIOUS = $56,269.46 - 42,209.93 = 14,059.53 \text{ S.F.}$
(LESS THAN 17,000 S.F.)

This project is exempt for stormwater requirements since additional impervious area is less than 17,000 square feet. Although, The Town of Clayton requires stormwater detention to attenuate the 1-year, 24-hour storm for the proposed site. Also, a stormwater control measure is required in order to obtain a Zone 2 riparian buffer variance. A bioretention pond is proposed for the stormwater control measure.



TOWN OF CLAYTON
Engineering & Inspections Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

WASTEWATER ALLOCATION REQUEST

The Town of Clayton, in an effort to manage and maintain the sewer and water capacity for the Town, requires that this application be completed and submitted to the Town for consideration of a utility allocation. Review fee is due upon submittal of request.

Wastewater Allocation Request Review Fee: \$50

Application MUST be completed and sealed by a registered engineer unless otherwise approved by staff.

SITE INFORMATION

Name of Project: NEW TRINITY MISSIONARY BAPTIST CHURCH Acreage of Property: 1.992 ACRES
County Tag Number: 05019025,05019022,05019020A,05019020,05019019A,05023028 NC PIN: 165916-93-3763, 165916-93-5752
Address/Location: 115 ROBERTSON STREET 165916-93-5686
165916-93-7608, 165916-93-7577, 165916-93-2835

Zoning District: B-2

Town Limits / ETJ: ☒ Town Limits ☐ ETJ (Extra-Territorial Jurisdiction)

APPLICANT INFORMATION – Applicant must be a registered engineer unless otherwise approved by Town Engineer

Applicant: B.R. KORNEGAY, INC.
Mailing Address: 300 EAST WALNUT STREET, GOLDSBORO, N.C. 27530
Phone Number: 919-735-5886 Fax: 919-580-9053
Contact Person: JEFFREY L. KORNEGAY
Email Address: jeffrey@kornegaysep.com

PROPERTY OWNER INFORMATION

Name: NEW TRINITY MISSIONARY BAPTIST CHURCH
Mailing Address: 115 ROBERTSON STREET, CLAYTON, N.C. 27528
Phone Number: 919-606-5012 MICHAEL SIMS Fax: _____
Email Address: ssmsbgd@ttcreativegroup.com

FOR OFFICE USE ONLY

Date Received: _____ File Number: _____ Associated Project Number: _____

PROJECT INFORMATIONUse: ☐ New ☐ Expanded ☒ ChangeUse Type: ☐ Residential ☒ Non-ResidentialProposed Use(s): CHURCHExisting Use(s): CHURCH

Invoice shall be mailed to the following:

Developer Name: NEW TRINITY MISSIONARY BAPTIST CHURCHMailing Address: 115 ROBERTSON STREET, CLAYTON, N.C. 27528Phone Number: 919-606-5012 MICHAEL SIMS Fax Number: _____Email Address: ssmsbgd@ttcreativegroup.com**ALLOCATION REQUEST**

The following is required:

- For non-residential construction, submit a floor plan of proposed building.
- Use additional sheets if necessary.
- Provide any documentation supporting/justifying the request as an attachment (using a comparable use is recommended).
- If a phasing / take-down schedule is proposed, include as an attachment.

Residential:

Gross Acreage: _____

Single Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units			
3 Bedroom Units			
>3 Bedroom Units			
Total		-----	

Multi-Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units			
3 Bedroom Units			
>3 Bedroom Units			
Total		-----	

Non-Residential: (Design Flow Guideline provided as Appendix A)*

**If design flow deviates from the flow rates presented in Appendix A, provide supporting documentation/justification as an attachment in the form of 12 months of water bills demonstrating gallons per day utilized.*Gross Acreage: 1.992 ACRES

Use	Measurement Unit	# of Units	GPD per Unit	Total Requested GPD
CHURCH WITH KITCHEN	5 GALS PER SEAT	326 SEATS	5 GALLONS	1630 GALLONS
Total	5 GALS PER SEAT	326 SEATS	-----	1630 GALLONS

TOTAL REQUESTED GALLONS PER DAY: 1630 GALLONS

NOTE TO APPLICANT:

Invoicing:

Invoices are generated on the following schedule:

Non-Residential:

Generated with the application for a Zoning Compliance Permit.

Residential:

Multi-Family / Apartments:

Generated with the application for a Zoning Compliance Permit.

Subdivision / Subdivided Lots:

Generated at Final Plat submittal.

Fee Development:

Development Fees are calculated and invoiced based on the Town of Clayton adopted Comprehensive List of Fees and Charges. Invoiced fees include acreage fees, capacity fees, nutrient offset fees, recreation fees, fees-in-lieu, and electric department lot deposit. Please speak with Town staff with questions.

Approval:

Requests over 10,000 GPD are approved by the Town Council, by resolution. All other requests are approved by the Town Manager.

APPLICANT AFFIDAVIT

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

JEFFREY KORNEGAY
Print Name

[Signature]
Signature of Applicant

4/22/2019
Date

Engineer Seal:



TOWN OF CLAYTON OFFICE USE ONLY:

Approved by: ☐ Town Manager

☐ Town Council (*requests of 10,000 GPD or more require Council approval by resolution*)

The **Town Manager / Town Council (circle one)** has authorized the allocation of _____

gallons per day for project # _____.

Date of Approval: _____

Signed:

Town Manager

If approved by Town Council:

Attach a copy of the resolution and any associated documentation.

APPENDIX A: DESIGN FLOW RATES

The following table from the North Carolina Administrative Code 02T.0114 shall be used to determine the minimum allowable design daily flow of wastewater facilities. Alternatively, the Town in its sole and absolute discretion may calculate the customer's initial average daily wastewater flow based on data from the customer's operations (or from similarly situated customers) with a comparable sanitary sewer system, where such data are available and reasonably current.

Establishment Type	Daily Flow Rate
Barber and Beauty Shops	
Barber Shops	
Beauty Shops	50 gal/chair
	125 gal/booth or bowl
Businesses, Offices and Factories	
General business and office facilities	
Factories, excluding industrial waste	25 gal/employee/shift
Factories or businesses with showers or food preparation	25 gal/employee/shift
Warehouse	35 gal/employee/shift
Warehouse – self storage (not including caretaker residence)	100 gal/loading bay
	1 gal/unit
Churches	
Churches without kitchens, day care or camps	
Churches with kitchen	3 gal/seat
Churches providing day care or camps	5 gal/seat
	25 gal/person (child & employee)
Fire, Rescue and Emergency Response	
Fire or rescue stations without on-site staff	
Fire or rescue stations with on-site staff	25 gal/person
	50 gal/person/shift
Food and Drink Facilities	
Banquet, dining hall	
Bars, cocktail lounges	30 gal/seat
Caterers	20 gal/seat
Restaurant, full Service	50 gal/100 sq. ft. floor space
Restaurant, single service articles	40 gal/seat
Restaurant, drive-in	20 gal/seat
Restaurant, carry out only	50 gal/car space
Institutions, dining halls	50 gal/100 sq. ft. floor space
Deli	5 gal/meal
Bakery	40 gal/100 sq. ft. floor space
Meat department, butcher shop or fish market	10 gal/100 sq. ft. floor space
Specialty food stand or kiosk	75 gal/100 sq. ft. floor space
	50 gal/100 sq. ft. floor space
Hotels and Motels	
Hotels, motels and bed & breakfast facilities, without in-room cooking facilities	120 gal/room
Hotels and motels, with in-room cooking facilities	
Resort hotels	175 gal/room
Cottages, cabins	200 gal/room
Self-service laundry facilities	200 gal/unit
	500 gal/machine
Medical, Dental and Veterinary Facilities	
Medical or dental offices	
Veterinary offices (not including boarding)	250 gal/practitioner/shift
Veterinary hospitals, kennels, animal boarding facilities	250 gal/practitioner/shift
Hospitals, medical	20 gal/pen, cage, kennel or stall
Hospitals, mental	300 gal/bed
Convalescent, nursing, rest homes without laundry facilities	150 gal/bed
Convalescent, nursing, rest homes with laundry facilities	60 gal/bed
Residential care facilities	120 gal/bed
	60 gal/person
Parks, Recreation, Camp Grounds, R-V Parks and other Outdoor Activity Facilities	
Campgrounds with comfort station, without water or sewer hookups	75 gal/campsite

Establishment Type	Daily Flow Rate
Campgrounds with water and sewer hookups	100 gal/campsite
Campground dump station facility	50 gal/space
Construction, hunting or work camps with flush toilets	60 gal/person
Construction, hunting or work camps with chemical or portable toilets	40 gal/person
Parks with restroom facilities	250 gal/plumbing fixture
Summer camps without food preparation or laundry facilities	30 gal/person
Summer camps with food preparation and laundry facilities	60 gal/person
Swimming pools, bathhouses and spas	10 gal/person
Public access restrooms	325 gal/plumbing fixture
Schools, Pre-school and Day Care	
Day care and preschool facilities	25 gal/person (child & employee)
Schools with cafeteria, gym and showers	15 gal/student
Schools with cafeteria	12 gal/student
Schools without cafeteria, gym or showers	10 gal/student
Boarding schools	60 gal/person (student & employee)
Service Stations and Car Wash Facilities	
Service stations, gas stations	250 gal/plumbing fixture
Car wash facilities	1200 gal/bay
Sports Centers	
Bowling center	50 gal/lane
Fitness, exercise, karate or dance center	50 gal/100 sq. ft.
Tennis, racquet ball	50 gal/court
Gymnasium	50 gal/100 sq. ft.
Golf course with only minimal food service	250 gal/plumbing fixture
Country clubs	60 gal/member or patron
Mini golf, putt-putt	250 gal/plumbing fixture
Go-kart, motocross	250 gal/plumbing fixture
Batting cages, driving ranges	250 gal/plumbing fixture
Marinas without bathhouse	10 gal/slip
Marinas with bathhouse	30 gal/slip
Video game arcades, pool halls	250 gal/plumbing fixture
Stadiums, auditoriums, theaters, community centers	5 gal/seat
Stores, Shopping Centers, Malls and Flea Markets	
Auto, boat, recreational vehicle dealerships/showrooms with restrooms	125 gal/plumbing fixture
Convenience stores, with food preparation	60 gal/100 sq. ft.
Convenience stores, without food preparation	250 gal/plumbing fixture
Flea markets	30 gal/stall
Shopping centers and malls with food service	130 gal/1000 sq. ft.
Stores and shopping centers without food service	100 gal/1000 sq. ft.
Transportation Terminals	
Air, bus, train, ferry, port and dock	5 gal/passenger

Source: North Carolina Administrative Code 02T.0114, January 1, 2007



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
July 22, 2019

STAFF REPORT

Application Number: 2019-57-SP
Project Name: New Trinity Missionary Baptist Church

Tag #: 05019025
Town Limits/ETJ: Clayton Town Limits
Overlay: Partially within the Downtown Overlay District
Applicant: New Trinity Missionary Baptist Church
Owner: New Trinity Missionary Baptist Church
Location: 115 Robertson Street
Project Planner: Damiere Powell, Planner

Public Noticing:

- Neighborhood meeting held May 3, 2019
- Sign posted prior to July 12, 2019
- Letters mailed July 8, 2019
- Newspaper Ad published July 10, 2019 and July 17, 2019

REQUEST: The applicant is requesting site plan approval to demolish an existing church building and replace it with a new church facility and parking lots.



SITE DATA:

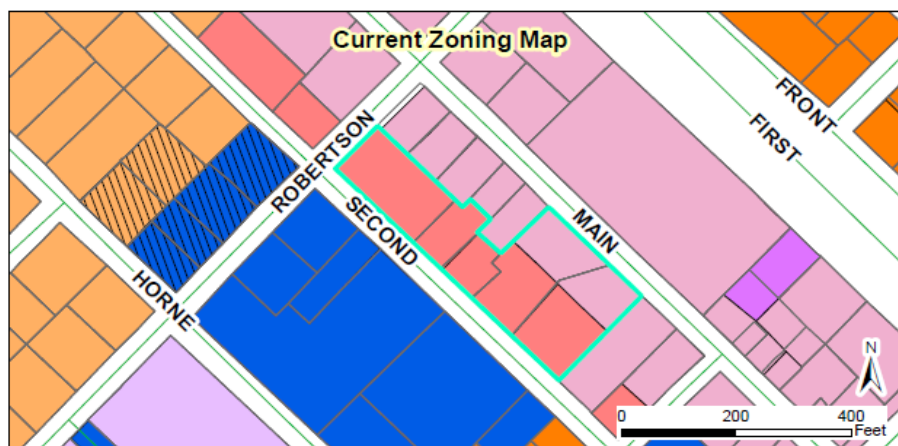
Acreage: 1.56 Acres
Present Zoning: Neighborhood-Business (B-2) / Central-Business (B-1)
Existing Use: Church / Vacant

DEVELOPMENT DATA:

Proposed Uses: Church / Place of Worship
Square Footage: Proposed Church Building – 12,685 SF
Parking Provided: On Site – 35 Spaces
Off Site – 16 Spaces
Shared Parking Agreement – 40 Spaces
Parking Required: 1 Space per 3 Seats or 200 SF, Whichever is Greater
326 Seats
109 Parking Spaces Required
Access/Streets: Three Access Points off Second Street

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Central-Business (B-1)	Commercial, Residential, Office
South	Office-Institutional (O-I)	Church, Office
East	Central-Business (B-1)	Residential, Commercial, Office
West	Office-Institutional (O-I) & Residential-6 (R-6)	Church, Office, Residential



STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting site plan approval to demolish the existing New Trinity Missionary Baptist Church building and construct a new 12,685 square foot building. The subject property was formerly five separate properties that have been recombined with recombination plat application 2018-204-PMR. The properties have also been rezoned via application 2018-206-RZ in order to split the zoning of the church properties. The portion of the property which fronts on Main Street is zoned Central-Business (B-1), which does not permit the use of a church, and the remaining portion of the property is zoned Neighborhood-Business (B-2). The B-1 portion of the property is within the Downtown Overlay District. The church use will only occur on the portion of the property that is zoned B-2. A Conditional Use Permit application, 2019-59-CUP, is running concurrently with this site plan application in order to permit the use of a church on the portion of the property zoned Neighborhood-Business. Furthermore, a Variance application, 2019-58-VAR, is also associated with this application to allow setback requirement modifications. An associated Special Use Permit, 2019-108-SUP, was approved for the parcel across Robertson Street to allow for a stand alone parking lot to serve this church use.

Setbacks

The proposed building currently does not meet setback requirements outlined in section 155.203(K)(2) of the UDC. As noted in the chart below, the minimum building setback requirement in the B-2 zoning district is 20 feet when adjacent to a property with a nonresidential use and 30 feet when adjacent to a property with a residential use. A residential use is located Northeast of the site on parcel 165916-93-5705, which prompts the 30 foot rear setback requirement. The proposed building is proposed to have a setback of 14 feet. A variance application is running concurrently with this site plan to permit the reduction of the 30' setback requirement to 14' in order to accommodate the proposed building as outlined in the major site plan.

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
B-2	6,000	50	Required	20	10(30)	10	20(30)	35	50%	75%

Nonresidential Dimensional Standards

Parking

The applicant has proposed 2 paved parking lots on the subject property, with a total of 35 parking spaces on site. The parking lots are proposed to be paved with asphalt in accordance with section 155.401(C)(3)(e) of the UDC. A shared parking agreement has also been obtained by the applicant with Mount Vernon Church, and supplementary data has been provided for an alternative parking plan. Mount Vernon Church has agreed to share 40 parking spaces with New Trinity Missionary Baptist Church in order to meet the peak parking demand. Please see the map below for reference.

Sidewalk

The applicant is proposing to provide 5-foot sidewalk along Robertson Street and Second Street in accordance with section 155.602(B).

Landscaping/Screening

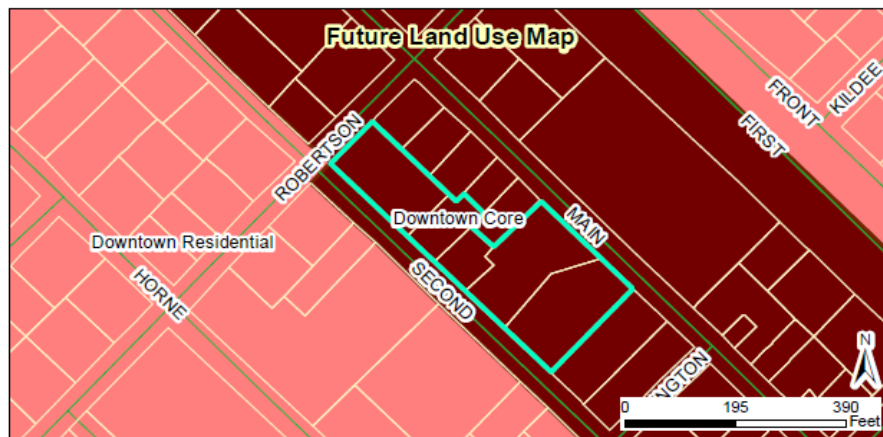
Landscaping is proposed to screen all vehicular use areas in order to meet screening requirements outlined in section 155.402(D)(2) of the UDC. Terminal landscape islands are provided at the end of each parking row in accordance with section 155.402(D)(2)(b) of the UDC. Street yard trees have been provided in the along the public right-of-way adjacent to the subject property, as per UDC section 155.402(F)(1).

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), with the exception of the variance requests in the associated variance application. This site plan shall not be approved unless the associated Variance application and Conditional Use Permit applications are approved by the Planning Board.

Compatibility with Comprehensive Plan 2040

The proposed use is generally compatible with the surrounding land uses, which primarily include commercial, civic, office, and residential uses.

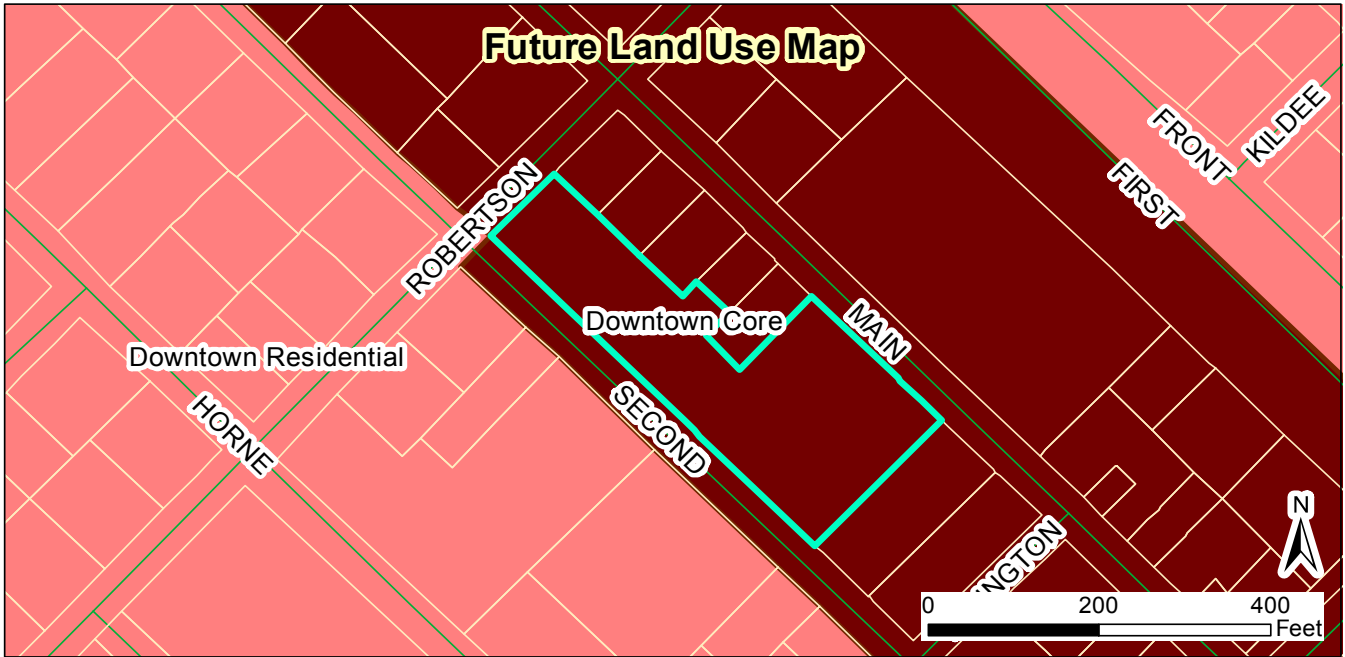
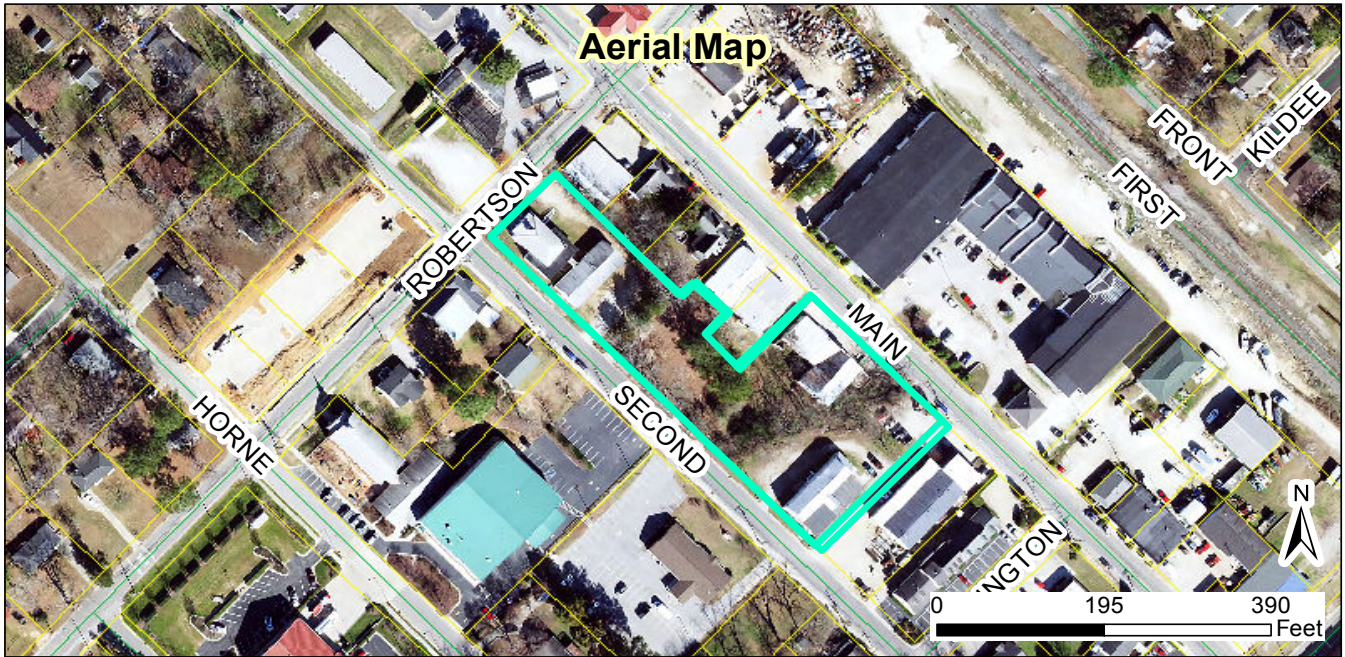
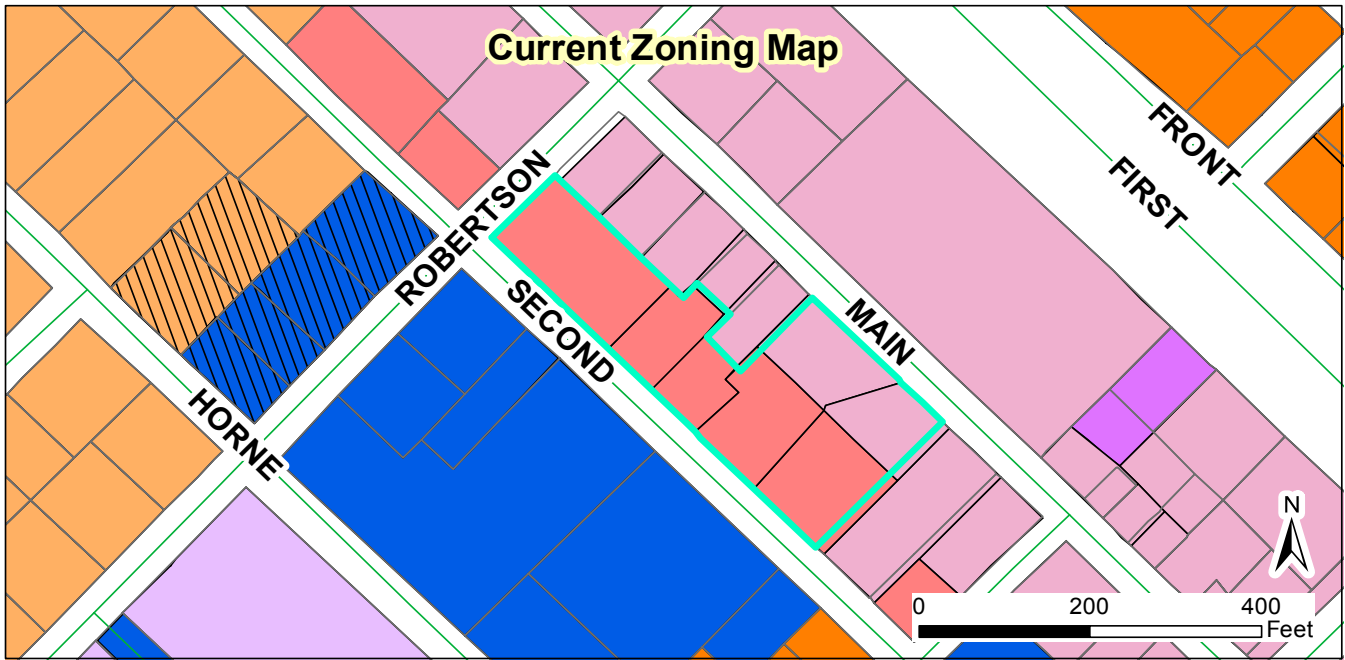
**CONSIDERATIONS:**

- The Planning Board reviews and makes a final decision regarding Major Site Plans.
- This site plan shall not approved unless the associated Conditional Use Permit and Variance applications have been approved by the Planning Board.

ATTACHMENTS:

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

- 4) Site Plan
- 5) Stormwater Statement
- 6) Wastewater Allocation
- 7) Adjacent Property Letter - Public Notice
- 8) Shared Parking Agreement



Request:
2019-57-SP - New Trinity Missionary Baptist Church

Applicant: New Trinity Missionary Baptist Church / Michael Sims
 Property Owners: New Trinity Missionary Baptist Church
 Tag #s: 05019025

Staff Report Map



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

07/08/2019
 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\2019\2019-57-SP-New Trinity Missionary Baptist Church Major Site Plan\Map\Staff Report Map Update - 2019-57-SP New Trinity Missionary Baptist Church.mxd



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

MAJOR SITE PLAN APPLICATION COVER SHEET

Name of Project: Shoppes at Glen Laurel Lot 6 **Date:** May 1, 2019

Applicant Name: VHB Engineering NC, P.C. Attn Wesley Mize, PE

The following checklist to be completed by applicant:

- [☒] Pre-Application Meeting on: 3/20/19
- [☒] Review fee
- [☒] Copy of plan sets in PDF on USB

11 copies of the following:

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

N/A - information previously submitted
as part of Glen Laurel Planned
Development Master Plan.
Neighborhood meeting held on
10/12/15

11 copies of the plan set which includes the following:

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

Reviewed by: _____



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

MAJOR SITE PLAN APPLICATION

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

☒ New Major Site Plan

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

SITE INFORMATION

Name of Project: Shoppes at Glen Laurel Lot 6

Acreage of Property: 1.934 Acres Zoning District: Planned Development - Mixed Use

County Tag #: 05104004 NC Pin #: 167900-20-7014

Address/Location: 1430 NC Hwy 42, Clayton, NC 27527

Existing Use: Vacant Proposed Use: Retail/Restaurant Building

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

Is project within an Overlay District? ☒ Yes ☐ No If yes, which: NC 42 Thoroughfare Overlay District/Watershed Protection

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

APPLICANT INFORMATION

Applicant: VHB Engineering NC, P.C.

Mailing Address: 940 Main Campus Drive, Suite 500

Phone Number: 919-439-2857 Fax: N/A

Contact Person: Wesley Mize, PE

Email Address: wmize@vhb.com

OFFICE USE ONLY

Date Received: 5/1/2019 Amount Paid: \$510.00 File Number: 2019-89-SP

PROPERTY OWNER INFORMATION

Name: Shoppes at Glen Laurel, LLC

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

Phone Number: 919-872-5702

Fax: N/A

Email Address: brantley@commprop.net

EXPLANATION OF PROJECT

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

This submittal is for the development of Lot 6 within the Shoppes at Glen Laurel master planned development.

The proposed building currently intends to have two restaurant tenants in the outer units and three retail tenants in the center of the building.

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. Entire parcel within Watershed Protection Area - listed on Site Layout Plan Table
☒	☐	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. Backflow preventers to be located inside building
☐	☒	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

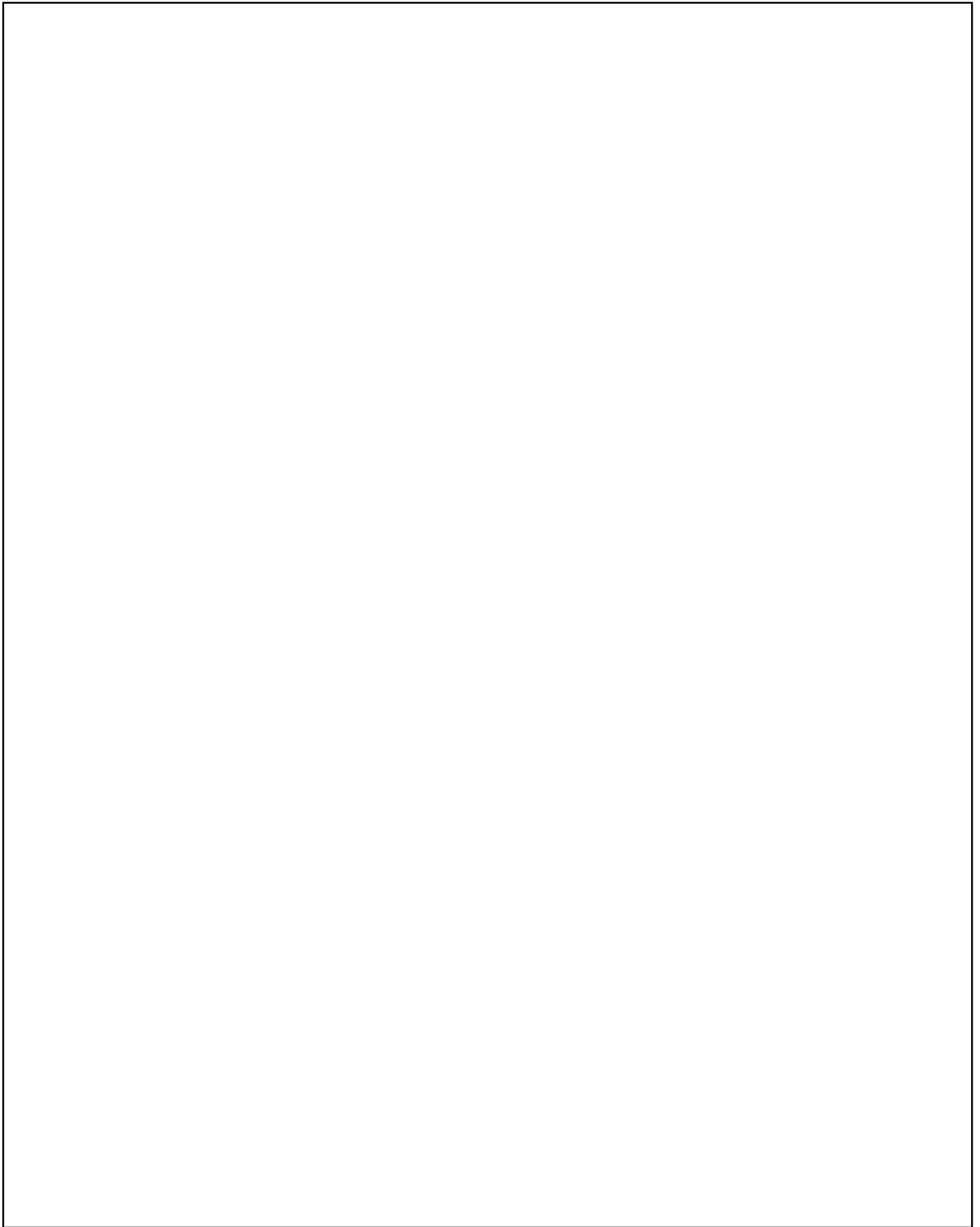
I/We, the undersigned, do hereby make application and petition to the Planning Board of the Town of Clayton to approve the subject Major Site Plan. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith 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.

Wesley Mize, PE

Print Name

Wesley Mize
Signature of Applicant

5/1/19
Date





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

OWNER'S CONSENT FORM

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

Project Name: The Shoppes at Glen Laurel Address or PIN #: 1430 NC Hwy 42, Clayton, NC 27527

AGENT/APPLICANT INFORMATION:

VHB Engineering NC, P.C. Attn. Wesley Mize, PE
(Name - type, print clearly)

940 Main Campus Drive, Suite 500
(Address)
Raleigh, NC 27606
(City, State, Zip)

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

Major Site Plan

Planning Board Hearing(s)

Construction Drawings

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:

Eric V. Browne
(Name - type, print clearly)

Eric V. Browne
(Owner's Signature)

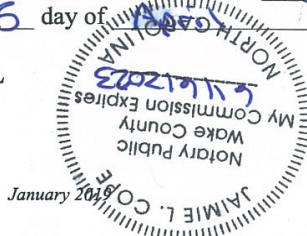
1064 N LAKESIDE DRIVE
(Address)

SMITHFIELD, NC 27577
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me Jaimie L. Cope, a Notary Public for the above State and County, this the 25 day of April, 2019.

SEAL

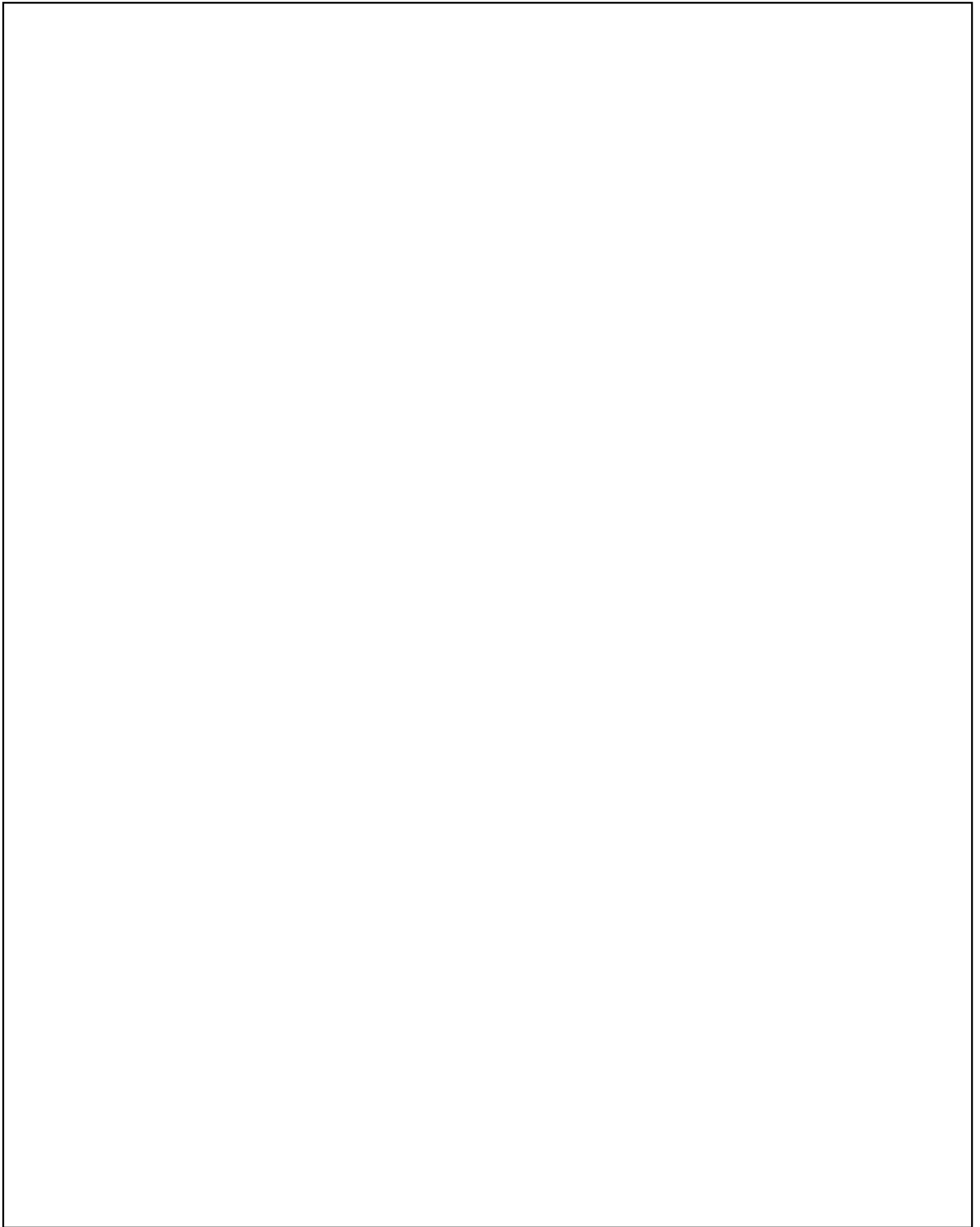


Jaimie L. Cope
Notary Public

My Commission
Expires:

6/16/2023

15 of 15





TOWN OF CLAYTON

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

Wastewater Allocation Request

The Town of Clayton, in an effort to manage and maintain the sewer and water capacity for the Town, requires that this application be completed and submitted to the Town for consideration of a utility allocation.

Application MUST be completed and sealed by a registered engineer unless otherwise approved by staff.

SITE INFORMATION

Name of Project: Shoppes at Glen Laurel Lot 6 Acreage of Property: 1.93 Acres
County Tag Number: 05104004 NC PIN: 167900-20-7014
Address/Location: 1430 NC Hwy 42, Clayton, NC 27527

Zoning District: Planned Development - Mixed Use
Town Limits / ETJ: ☒ Town Limits ☐ ETJ (Extra-Territorial Jurisdiction)

APPLICANT INFORMATION – Applicant must be a registered engineer unless otherwise approved by Town Engineer

Applicant: VHB Engineering NC, P.C.
Mailing Address: 940 Main Campus Drive, Suite 500
Phone Number: 919-439-2857 Fax: N/A
Contact Person: Wesley Mize, PE
Email Address: wmize@vhb.com

PROPERTY OWNER INFORMATION

Name: Shoppes at Glen Laurel, LLC
Mailing Address: 1004 Wake Forest Road, Raleigh, NC 27604
Phone Number: 919-872-5702 Fax: N/A
Email Address: brantley@commprop.net

FOR OFFICE USE ONLY

Date Received: _____ File Number: _____ Associated Project Number: _____

PROJECT INFORMATION

Use: ☒ New ☐ Expanded ☐ Change

Use Type: ☐ Residential ☒ Non-Residential

Proposed Use(s): Retail/Restaurant Existing Use(s): Vacant

Invoice shall be mailed to the following:

Developer Name: Shoppes at Glen Laurel, LLC

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

Phone Number: 919-872-5702 Fax Number: N/A

Email Address: brantley@commprop.net

ALLOCATION REQUEST

- Use additional sheets if necessary.
- Provide any documentation supporting/justifying the request as an attachment.
- If a phasing / take-down schedule is proposed, include as an attachment.

Residential:

Gross Acreage: --

Single Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units			
3 Bedroom Units			
>3 Bedroom Units			
Total		-----	

Multi-Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units			
3 Bedroom Units			
>3 Bedroom Units			
Total		-----	

Non-Residential: (Design Flow Guideline provided as Appendix A)*

**If design flow deviates from the flow rates presented in Appendix A, provide supporting documentation/justification as an attachment in the form of 12 months of water bills demonstrating gallons per day utilized.*

Gross Acreage: 1.93 acres

Use	Measurement Unit	# of Units	GPD per Unit	Total Requested GPD
Restaurant (full service)	Seats	340	40 gal / seat	13,600
Retail (stores & shopping centers w/out food service)	SF	3,805	100 gal / 1,000 SF	381
Total			-----	13,981

TOTAL REQUESTED GALLONS PER DAY: 13,981

Note Lot 6 is within Shoppes at Glen Laurel master planned development. See attached letter from Bass, Nixon & Kennedy on permitted flows for development.

June 2015

Page 2 of 6

NOTE TO APPLICANT:

Invoicing:

Invoices are generated on the following schedule:

Non-Residential:

Generated with the application for a Zoning Compliance Permit.

Residential:

Multi-Family / Apartments:

Generated with the application for a Zoning Compliance Permit.

Subdivision / Subdivided Lots:

Generated at Final Plat submittal.

Fee Development:

Development Fees are calculated and invoiced based on the Town of Clayton adopted [Comprehensive List of Fees and Charges](#). Invoiced fees include acreage fees, capacity fees, nutrient offset fees, recreation fees, fees-in-lieu, and electric department lot deposit. Please speak with Town staff with questions.

Approval:

Requests over 10,000 GPD are approved by the Town Council, by resolution. All other requests are approved by the Town Manager.

APPLICANT AFFIDAVIT

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

Wesley Mize, PE

Print Name

Wesley Mize
Signature of Applicant

5/1/19
Date

Engineer Seal:



June 2015

Page 3 of 6

TOWN OF CLAYTON OFFICE USE ONLY:

Approved by: ☐ Town Manager
☐ Town Council (*requests of 10,000 GPD or more require Council approval by resolution*)

The **Town Manager / Town Council (circle one)** has authorized the allocation of _____

gallons per day for project # _____.

Date of Approval: _____

Signed:

Town Manager

If approved by Town Council:
Attach a copy of the resolution and any associated documentation.

APPENDIX A: DESIGN FLOW RATES

The following table from the North Carolina Administrative Code 02T.0114 shall be used to determine the minimum allowable design daily flow of wastewater facilities. Alternatively, the Town in its sole and absolute discretion may calculate the customer's initial average daily wastewater flow based on data from the customer's operations (or from similarly situated customers) with a comparable sanitary sewer system, where such data are available and reasonably current.

Establishment Type	Daily Flow Rate
Barber and Beauty Shops	
Barber Shops	50 gal/chair
Beauty Shops	125 gal/booth or bowl
Businesses, Offices and Factories	
General business and office facilities	25 gal/employee/shift
Factories, excluding industrial waste	25 gal/employee/shift
Factories or businesses with showers or food preparation	35 gal/employee/shift
Warehouse	100 gal/loading bay
Warehouse – self storage (not including caretaker residence)	1 gal/unit
Churches	
Churches without kitchens, day care or camps	3 gal/seat
Churches with kitchen	5 gal/seat
Churches providing day care or camps	25 gal/person (child & employee)
Fire, Rescue and Emergency Response	
Fire or rescue stations without on-site staff	25 gal/person
Fire or rescue stations with on-site staff	50 gal/person/shift
Food and Drink Facilities	
Banquet, dining hall	30 gal/seat
Bars, cocktail lounges	20 gal/seat
Caterers	50 gal/100 sq. ft. floor space
Restaurant, full Service	40 gal/seat
Restaurant, single service articles	20 gal/seat
Restaurant, drive-in	50 gal/car space
Restaurant, carry out only	50 gal/100 sq. ft. floor space
Institutions, dining halls	5 gal/meal
Deli	40 gal/100 sq. ft. floor space
Bakery	10 gal/100 sq. ft. floor space
Meat department, butcher shop or fish market	75 gal/100 sq. ft. floor space
Specialty food stand or kiosk	50 gal/100 sq. ft. floor space
Hotels and Motels	
Hotels, motels and bed & breakfast facilities, without in-room cooking facilities	120 gal/room
Hotels and motels, with in-room cooking facilities	175 gal/room
Resort hotels	200 gal/room
Cottages, cabins	200 gal/unit
Self-service laundry facilities	500 gal/machine
Medical, Dental and Veterinary Facilities	
Medical or dental offices	250 gal/practitioner/shift
Veterinary offices (not including boarding)	250 gal/practitioner/shift
Veterinary hospitals, kennels, animal boarding facilities	20 gal/pen, cage, kennel or stall
Hospitals, medical	300 gal/bed
Hospitals, mental	150 gal/bed
Convalescent, nursing, rest homes without laundry facilities	60 gal/bed
Convalescent, nursing, rest homes with laundry facilities	120 gal/bed
Residential care facilities	60 gal/person

Establishment Type	Daily Flow Rate
Parks, Recreation, Camp Grounds, R-V Parks and other Outdoor Activity Facilities	
Campgrounds with comfort station, without water or sewer hookups	75 gal/campsite
Campgrounds with water and sewer hookups	100 gal/campsite
Campground dump station facility	50 gal/space
Construction, hunting or work camps with flush toilets	60 gal/person
Construction, hunting or work camps with chemical or portable toilets	40 gal/person
Parks with restroom facilities	250 gal/plumbing fixture
Summer camps without food preparation or laundry facilities	30 gal/person
Summer camps with food preparation and laundry facilities	60 gal/person
Swimming pools, bathhouses and spas	10 gal/person
Public access restrooms	325 gal/plumbing fixture
Schools, Pre-school and Day Care	
Day care and preschool facilities	25 gal/person (child & employee)
Schools with cafeteria, gym and showers	15 gal/student
Schools with cafeteria	12 gal/student
Schools without cafeteria, gym or showers	10 gal/student
Boarding schools	60 gal/person (student & employee)
Service Stations and Car Wash Facilities	
Service stations, gas stations	250 gal/plumbing fixture
Car wash facilities	1200 gal/bay
Sports Centers	
Bowling center	50 gal/lane
Fitness, exercise, karate or dance center	50 gal/100 sq. ft.
Tennis, racquet ball	50 gal/court
Gymnasium	50 gal/100 sq. ft.
Golf course with only minimal food service	250 gal/plumbing fixture
Country clubs	60 gal/member or patron
Mini golf, putt-putt	250 gal/plumbing fixture
Go-kart, motocross	250 gal/plumbing fixture
Batting cages, driving ranges	250 gal/plumbing fixture
Marinas without bathhouse	10 gal/slip
Marinas with bathhouse	30 gal/slip
Video game arcades, pool halls	250 gal/plumbing fixture
Stadiums, auditoriums, theaters, community centers	5 gal/seat
Stores, Shopping Centers, Malls and Flea Markets	
Auto, boat, recreational vehicle dealerships/showrooms with restrooms	125 gal/plumbing fixture
Convenience stores, with food preparation	60 gal/100 sq. ft.
Convenience stores, without food preparation	250 gal/plumbing fixture
Flea markets	30 gal/stall
Shopping centers and malls with food service	130 gal/1000 sq. ft.
Stores and shopping centers without food service	100 gal/1000 sq. ft.
Transportation Terminals	
Air, bus, train, ferry, port and dock	5 gal/passenger

Source: North Carolina Administrative Code 02T.0114, January 1, 2007



BNK INC., CONSULTING ENGINEERS

6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607

919/851-4422 FAX 919/851-8968

BNK@BNKinc.com

June 20, 2018

Town of Clayton Engineering
111 E. Second Street
Clayton, North Carolina 27527

Attn: Mr. Chris Rowland

REF: Glen Laurel Mixed Use Sanitary Sewer Allocation

Dear Chris:

Per your request, please find below a summary of sanitary sewer flow allocation from early studies and currently permitted and anticipated flows:

- A. From Sanitary Sewer Study performed on August 23, 2016:
(From Page 2 of attached study)

1. Apartments – 240 Units x 240 GPD.....	57,600 GPD
2. Future S/C – 180,000 SF x 0.12 GPD/SF.....	21,600 GPD
3. Self Storage	240 GPD
4. Clubhouse.....	<u>2,000 GPD</u>

TOTAL..... 81,440 GPD

- B. Actual allocation approved by Town.....**79,440 GPD**
(Looks like the Town approved the flows minus the clubhouse)

- C. Actual permitted flow and estimated future flow:

1. Apartments.....	61,920 GPD
2. Clubhouse.....	2,000 GPD
3. Self Storage.....	696 GPD
4. Future S/C area (est. based on 180,000 SF..... @0.12 GPD/SF)	<u>21,000 GPD</u>

TOTAL..... 85,616 GPD

The difference between the study and actual permits and future flow can be contributed to the fact that we had actual bedroom breakdown and storage fixture unit at the time of permitting, whereas we did not have this specific information at the time of study.

So in summary we have the following sanitary sewer flow rates:

Study on August 23, 2016	81,440 GPD
Permitted and estimated future	85,616 GPD
Allocated by the Town	79,440 GPD

Our current permitted flow with NCDEQ is 64,616 GPD when subtracted from the Town's allocation of 79,440 GPD leaves approximately 14,824 GPD to be distributed for the remaining commercial and retail development. The 14,824 GPD when using the typical flow rate of 0.12 GPD/SF will accommodate approximately 123,533 SF of commercial and retail use.

Should staff have any questions, please call.

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



Kirby R. Bell, Jr., PE, CPESC

President



May 1, 2019

Ref: 38927.00

Town of Clayton
Planning Department
111 E. Second Street
Clayton, NC 27528

Re: Shoppes at Glen Laurel Lot 6
1430 NC Hwy 42
Stormwater Management Statement

To Whom It May Concern,

The following Stormwater Management Statement has been prepared to support the above referenced Project's May 1, 2019 Major Site Plan submittal. The Project Site is located within the Shoppes at Glen Laurel master planned development southeast of the Glen Laurel Road and NC Highway 42 intersection. Within the development, Lot 6 is a 1.93 acre parcel located at the intersection of McKenzie Ridge Drive and Briarcliff Drive.

The master planned stormwater management system was designed by Bass, Nixon & Kennedy Consulting Engineers (BNK) and approved for an 80% impervious build out on this site. Lot 6 will be 60.5% impervious and will therefore meet the Town of Clayton's Stormwater Requirements.

Please let me know if you need any additional information regarding Lot 6. For additional information regarding the overall stormwater management design, please contact Robert Bell at BNK at 919-851-4422.

Sincerely,

VHB Engineering NC, P.C.

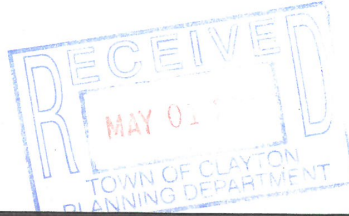
Wesley Mize, PE

Senior Project Engineer
wmize@vhb.com

Engineers | Scientists | Planners | Designers

\\vhb\gb\proj\Raleigh\38927.00 Glen_Laurel_Building\docs\letters\38927.00-Stormwater Management Statement.docx

Venture I
940 Main Campus Drive, Suite 500
Raleigh, North Carolina 27606
P 919.829.0328
F 919.833.0034
C-3705



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: The Shoppes at Glen Laurel Address or PIN #: 1430 NC Hwy 42, Clayton, NC 27527

AGENT/APPLICANT INFORMATION:

VHB Engineering NC, P.C. Attn. Wesley Mize, PE
(Name - type, print clearly)

940 Main Campus Drive, Suite 500

(Address)

Raleigh, NC 27606

(City, State, Zip)

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

Major Site Plan

Planning Board Hearing(s)

Construction Drawings

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:

Eric V. Browne
(Name - type, print clearly)

1064 N LAKESIDE DRIVE
(Address)

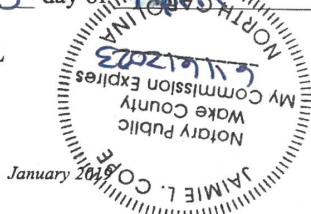
Eric V. Browne
(Owner's Signature)

SMITHFIELD, NC 27577
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me Tainie L. Cope, a Notary Public for the above State and County, this the 25 day of March, 2019.

SEAL



Tainie L. Cope
Notary Public

My Commission
Expires:

6/16/2023

15 of 15

Site Plans

Issued for	Major Site Plan Review
Date Issued	May 1, 2019
Latest Issue	June 18, 2019

2019-89-SP Shoppes at Glen Laurel Lot 6

229 Briarcliff Drive
Clayton, NC

Owner

Shoppes at Glen Laurel, LLC
1004 Wake Forest Road
Raleigh, NC 27604

Applicant

VHB Engineering NC, P.C.
940 Main Campus Drive, Suite 500
Raleigh, NC 27606
Contact: Wesley Mize, PE
Telephone: (919) 439-2857
Email: wmize@vhb.com

Received By:
Town of Clayton
6/18/19



Sheet Index

No.	Drawing Title	Latest Issue
C1.01	Existing Conditions Plan	June 18, 2019
C2.01	Site Layout Plan	June 18, 2019
C3.01	Grading and Drainage Plan	June 18, 2019
C3.02	Erosion and Sediment Control Plan	June 18, 2019
C4.01	Utility Plan	June 18, 2019
L1.01	Landscape Plan	June 18, 2019

Reference Drawings

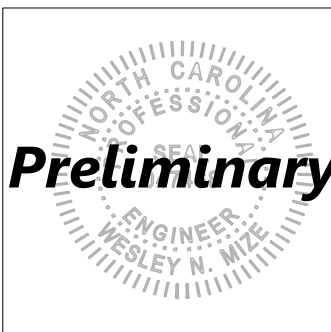
No.	Drawing Title	Latest Issue
A101	Floor Plans	June 10, 2019
A201	Exterior Elevations	June 10, 2019
A201	Exterior Elevations (Color)	June 18, 2019
19-0114A	Site Lighting Plan	April 24, 2019
	Minor Subdivision and Easement Dedication Plat	March 14, 2019
	Minor Subdivision and Easement Dedication Plat	March 14, 2019



VHB Engineering NC, P.C.
940 Main Campus Drive
Suite 500
Raleigh, NC 27606
919.829.0328
Corp. # C-3705

Architect

M2 Architecture
2310 Weymouth Court
Raleigh, NC 27612
919.889.2305



NC Highway 42
Variable Width Public Right-of-Way

SHOPPES AT GLEN LAUREL LLC
PIN: 167900-20-3003
ZONE: PLANNED DEVELOPMENT MIXED-USE
CURRENT USE: VACANT

McKenzie Ridge Drive
Private Right-of-Way

RELOCATE HYDRANT 3 FEET
BEHIND BACK OF PROPOSED
SIDEWALK. SEE UTILITY PLAN,
SHEET C4.01

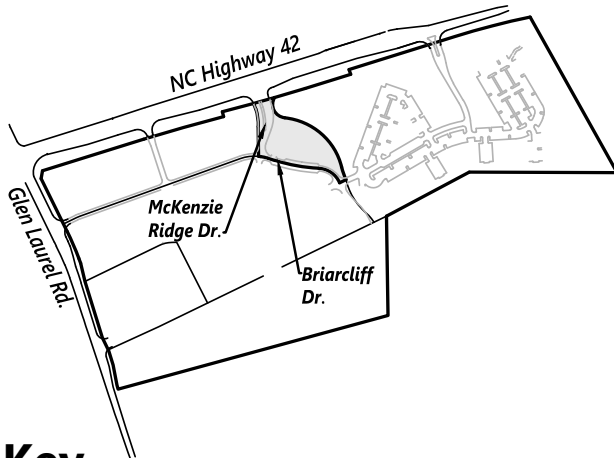
Briarcliff Drive
Private Right-of-Way

SHOPPES AT GLEN LAUREL LLC
PIN: 167800-29-4722
ZONE: PLANNED DEVELOPMENT MIXED-USE
CURRENT USE: VACANT

LWB PROPERTIES, LLC
PIN: 167800-30-4169
ZONE: PLANNED DEVELOPMENT MIXED-USE
CURRENT USE: MULTI-FAMILY APARTMENTS



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919.829.0328
Corp. # C-3705



Key
Not To Scale

General Notes

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Scale: 1"=20'
0 10 20 40 Feet

2019-89-SP Shoppes at
Glen Laurel Lot 6
229 Briarcliff Drive
Clayton, NC

No.	Revision	Date	Appr.
0	Major Site Plan Review	5/1/19	WNM
1	Response to Town Comments	5/31/19	WNM
2	Response to Town Comments	6/18/19	WNM

Designed by _____ Checked by _____
Issued for _____ Date _____
Major Site Plan Review June 18, 2019

Not Approved for Construction

Existing Conditions Plan

Drawing Number

C1.01

Preliminary

Sheet 1 of 6

Project Number
38927.00

NC Highway 42
Variable Width Public Right-of-Way

SHOPPES AT GLEN LAUREL LLC
PIN: 167900-20-3003
ZONE: PLANNED DEVELOPMENT MIXED-USE
CURRENT USE: VACANT

Notes Keyed To Plan

- 2'-6" CURB & GUTTER.
- CONCRETE SIDEWALK.
- R7-8 HCP SIGNS IN ACCORDANCE WITH ADA REQUIREMENTS. INSTALL IN CONCRETE FILLED STEEL BOLLARD PAINTED SAFETY YELLOW.
- 4" WIDE WHITE SLIP RESISTANT PAINT STRIPING.
- HANDICAP RAMP.
- SEGMENTAL BLOCK RETAINING WALL WITH 4' TALL BLACK POWDER COATED DECORATIVE ALUMINUM FENCE ON TOP. DESIGN BY OTHERS.
- STOP SIGN (STANDARD R1-1) 24"x24" MIN SIZE MOUNTED ON GALVANIZED POST IN ACCORDANCE WITH LATEST REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
- WHITE STOP BAR, 24" WIDE (MIN.) AND SHALL EXTEND ACROSS ENTIRE WIDTH OF EXIT LANE.
- 8' HIGH CMU DUMPSTER ENCLOSURE WITH SWING GATE. DETAIL TO BE PROVIDED ON CONSTRUCTION. DRAWINGS AND COORDINATED WITH ARCHITECTURAL DESIGN TO MATCH EXTERIOR OF BUILDING. SWING GATE MATERIAL TO BE METAL FRAME WITH HARDY PLANK.
- 10' x 70' SIGHT TRIANGLE.
- MONUMENT SIGN, DESIGN AND PERMITTING BY OTHERS.
- LIGHTPOLE. SEE SITE LIGHTING PLAN PREPARED BY DUKE ENERGY.
- CONCRETE STEPS WITH HANDRAIL.
- BUILDING CANOPY.
- BIKE RACK.
- RESTAURANT PATIO AREA ENCLOSED WITH 4' HIGH DECORATIVE WROUGHT IRON FENCE. FINAL PATIO LAYOUT AND FENCE SELECTION MAY VARY AND WILL DEPEND ON TENANT NEEDS.
- 24" WIDE CROSSWALK PAINTED WHITE.
- SEE NCDOT PLANS FOR PROPOSED NC HIGHWAY 42 ROADWAY AND SIGNAL IMPROVEMENTS
- DESIGN OF CURB MODIFICATIONS ON SOUTH SIDE OF BRIARCLIFF DRIVE PREPARED BY OTHERS. SEE PLANS PREPARED BY BASS, NIXON & KENNEDY FOR ADDITIONAL DETAILS.

Site Data

PROJECT NAME	SHOPPES AT GLEN LAUREL LOT 6
PARCEL TAG ID	0504004
NC PIN	167900-20-7014
PROPERTY SIZE	84,247 SF / 1.934 ACRES
PROPERTY LOCATION	229 BRIARCLIFF DRIVE
ZONING DISTRICT	PLANNED DEVELOPMENT - MIXED USE
ZONING OVERLAY DISTRICTS	NC 42 TOD, WATERSHED PROTECTION
EXISTING USE	VACANT
PROPOSED USE	RETAIL/RESTAURANT
EXISTING INTENSITY	0 GSF
PROPOSED INTENSITY	6,451 GSF
RETAIL SF	3,591 GSF
RESTAURANT SF	2,860 GSF
FLOOR AREA RATIO	0.08
BUILDING COVERAGE	7.7%
PERVIOUS SURFACE AREA	35,414 SF / 42.0%
IMPERVIOUS SURFACE AREA	48,833 SF / 58.0%
BUILDING HEIGHT	26.7'
BUILDING STORIES	1 STORY
REQUIRED NC 42 BUILDING SETBACK	40'
REQUIRED STREET YARD BUILDING SETBACK	30'
REQUIRED REAR YARD BUILDING SETBACK	20'
ELECTRIC PROVIDER	DUKE ENERGY
WATER/SEWER PROVIDER	TOWN OF CLAYTON

Parking Summary Chart

Description	Size	Spaces
STANDARD SPACES	9 x 19	33
ACCESSIBLE SPACES	12.5 x 19*	2 (2 REQUIRED)
ON-STREET SPACES	-	7
TOTAL PARKING PROVIDED		42

* CLAYTON UDC REQUIREMENT

Clayton UDC Parking Requirements:

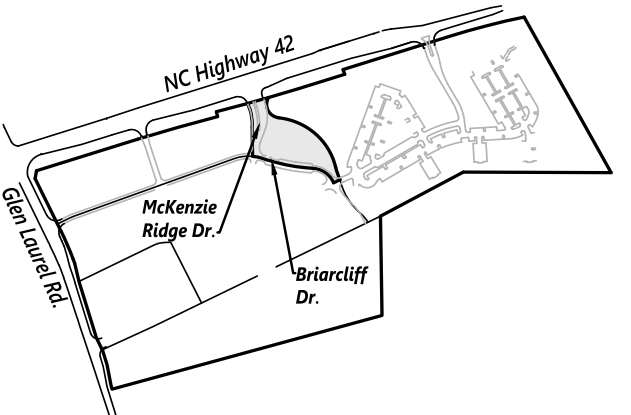
RETAIL	3,591 SF	x	1 SPACES	/	200	=	18 SPACES
RESTAURANT	56 SEATS	x	1 SPACES	/	3	=	19 SPACES
OUTDOOR SEATING	16 SEATS	x	1 SPACES	/	3	=	5 SPACES
TOTAL PARKING REQUIRED							= 42 SPACES
TOTAL PARKING PROVIDED							= 42 SPACES

NOTES:

- RETAIL/RESTAURANT SF AND NUMBER OF SEATS LISTED ARE APPROXIMATE. USE BREAKDOWN WILL DEPEND ON TENANT DEMAND AND IS SUBJECT TO CHANGE.



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Scale: 1"=20'
0 10 20 40 Feet

2019-89-SP Shoppes at
Glen Laurel Lot 6
229 Briarcliff Drive
Clayton, NC

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Designed by: _____ Checked by: _____

Issued for: _____ Date: June 18, 2019
Major Site Plan Review

Not Approved for Construction

Site Layout Plan

Drawing Number

C2.01

Preliminary

Sheet 2 of 6

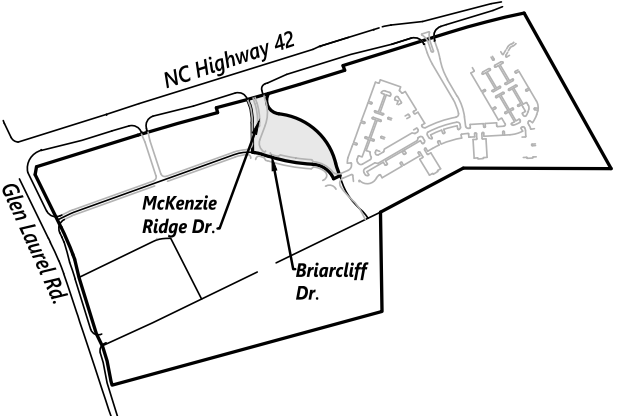
Project Number
38927.00

NC Highway 42
Variable Width Public Right-of-Way



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Scale: 1"=20'

0 10 20 40 Feet

**2019-89-SP Shoppes at
Glen Laurel Lot 6**
229 Briarcliff Drive
Clayton, NC

No.	Revision	Date	Appr'd
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Designed by: _____

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Issued for: _____

Date: June 18, 2019

Not Approved for Construction

Grading and
Drainage Plan



Preliminary

Drawing Number

C3.01

Sheet 3 of 6

Project Number
38927.00

Grading & Drainage General Notes

1. ALL OPEN STORM DRAIN PIPES SHALL BE PROTECTED WITH STONE FILTER PROTECTION AFTER STOPPAGE OF WORK EACH DAY.
2. PROVIDE SEEDING AND 4" TOPSOIL OVER ALL AREAS OF SITE WITHIN CONSTRUCTION LIMITS, UNLESS OTHERWISE NOTED.

Notes Keyed To Plan

- 1 CATCH BASIN.
- 2 JUNCTION BOX WITH MANHOLE COVER
- 3 CONCRETE STEPS WITH HANDRAIL
- 4 SEGMENTAL BLOCK RETAINING WALL WITH 4' TALL BLACK POWDER COATED DECORATIVE ALUMINUM FENCE ON TOP, DESIGN BY OTHERS.

NC Highway 42
Variable Width Public Right-of-Way

McKenzie Ridge Drive
Private Right-of-Way

Briarcliff Drive
Private Right-of-Way

RESTAURANT/RETAIL
BUILDING

Notes Keyed To Plan

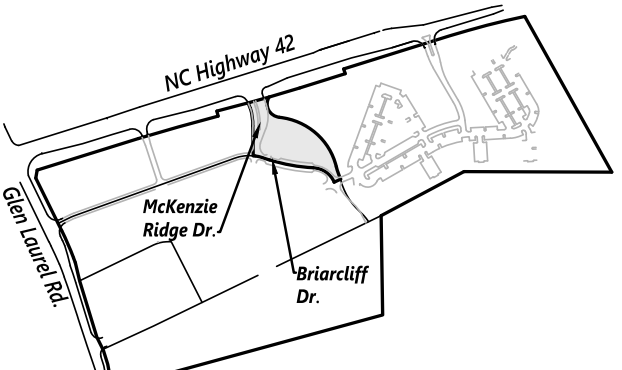
- 1 TEMPORARY CONSTRUCTION ENTRANCE.
- 2 TEMPORARY SILT FENCE.
- 3 TEMPORARY SILT FENCE OUTLET.
- 4 INLET PROTECTION.
- 5 2:1 SLOPE TO BE SEEDED WITH NO-MOW SEED MIX.

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Scale: 1"=20'

0 10 20 40 Feet

2019-89-SP Shoppes at
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229 Briarcliff Drive
Clayton, NC

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2	Response to Town Comments	6/18/19	WNM

Designed by _____ Checked by _____
Issued for _____ Date June 18, 2019

Not Approved for Construction
Erosion and
Sediment Control Plan

Drawing Number

C3.02

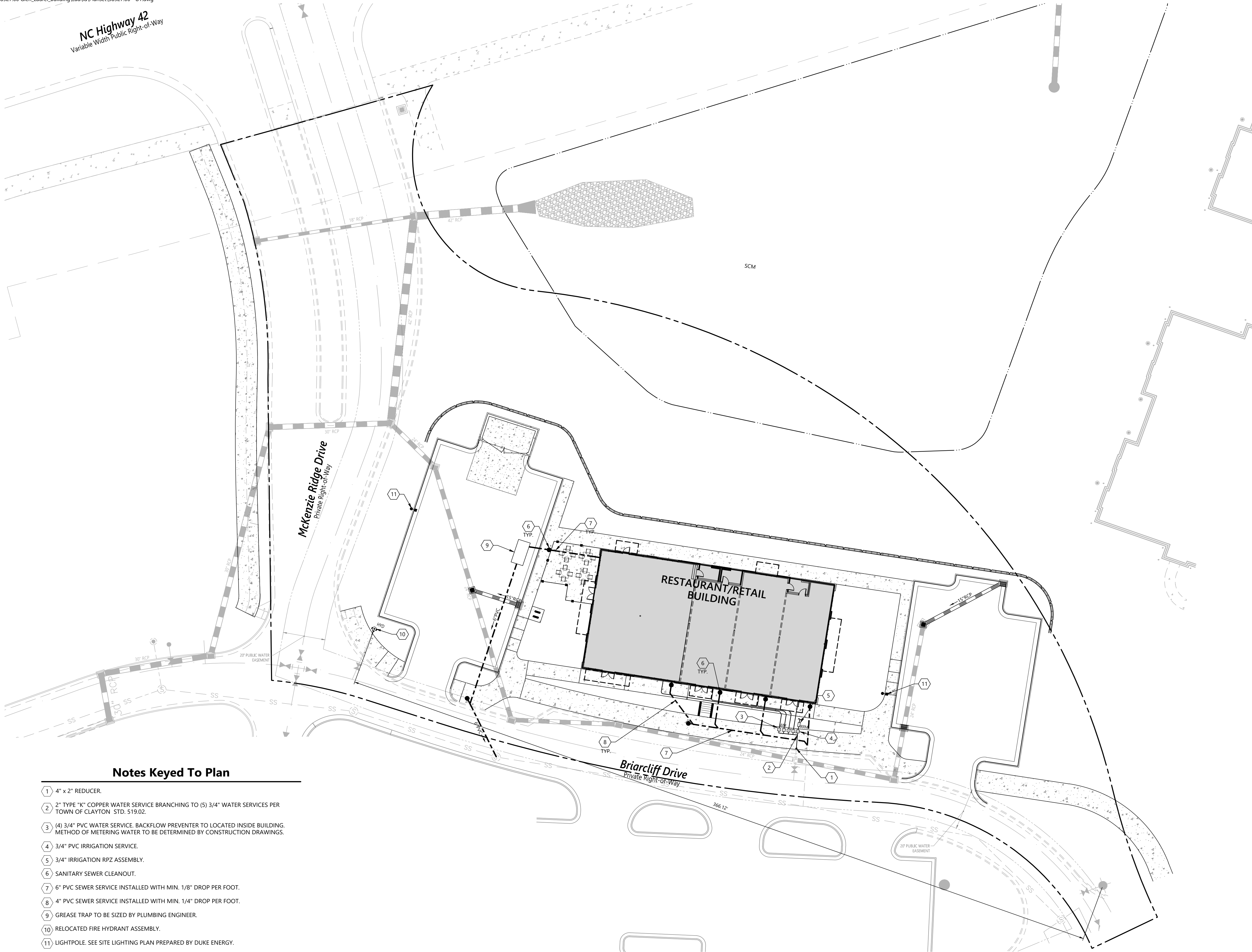
Sheet 4 of 6

Project Number
38927.00

Preliminary



NC Highway 42
Variable Width Public Right-of-Way

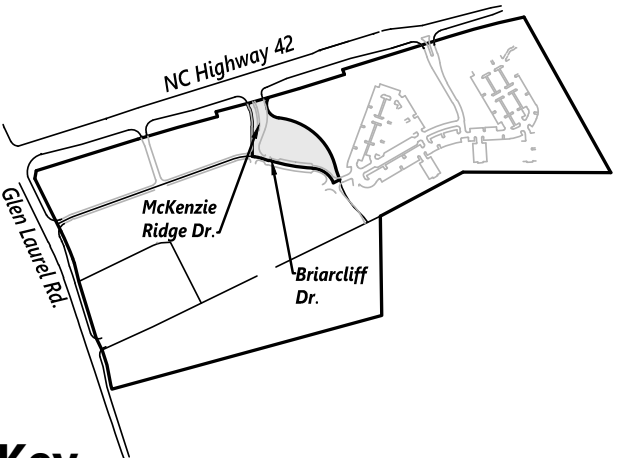


Notes Keyed To Plan

- 1 4" x 2" REDUCER.
- 2 2" TYPE "K" COPPER WATER SERVICE BRANCHING TO (5) 3/4" WATER SERVICES PER TOWN OF CLAYTON STD. S19.02.
- 3 (4) 3/4" PVC WATER SERVICE. BACKFLOW PREVENTER TO LOCATED INSIDE BUILDING. METHOD OF METERING WATER TO BE DETERMINED BY CONSTRUCTION DRAWINGS.
- 4 3/4" PVC IRRIGATION SERVICE.
- 5 3/4" IRRIGATION RPZ ASSEMBLY.
- 6 SANITARY SEWER CLEANOUT.
- 7 6" PVC SEWER SERVICE INSTALLED WITH MIN. 1/8" DROP PER FOOT.
- 8 4" PVC SEWER SERVICE INSTALLED WITH MIN. 1/4" DROP PER FOOT.
- 9 GREASE TRAP TO BE SIZED BY PLUMBING ENGINEER.
- 10 RELOCATED FIRE HYDRANT ASSEMBLY.
- 11 LIGHTPOLE. SEE SITE LIGHTING PLAN PREPARED BY DUKE ENERGY.



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0 10 20 40 Feet

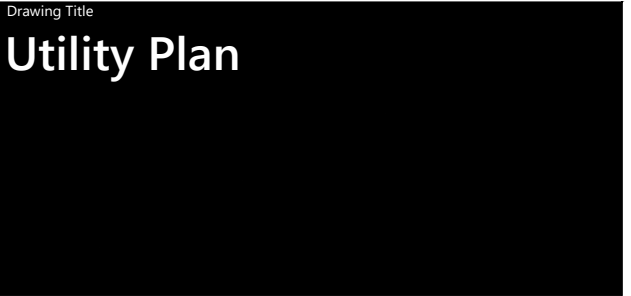
2019-89-SP Shoppes at
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Clayton, NC

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2	Response to Town Comments	6/18/19	WNM
3	Response to Town Comments	7/12/19	WNM

Designed by _____ Checked by _____

Issued for _____ Date _____
Major Site Plan Review July 12, 2019

Not Approved for Construction



Drawing Number

Preliminary

C4.01

Sheet 5 of 6

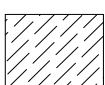
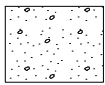
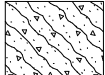
Project Number
38927.00

NC Highway 42
Variable Width Public Right-of-Way

Landscape Area Calculations

20% Landscape Area
(1 Canopy, 1 Understory, & 2 Shrubs Per 1,000 S.F.)
1.93 Acres X 43,560 = 84,071 X .20 = 16,814 S.F.
CANOPY 16,814 SF x 1 TREE / 1,000 = 17 CANOPY
UNDERSTORY 16,814 SF x 1 TREE / 1,000 = 17 UNDERSTORY
SHRUBS 16,814 SF x 2 SHRUBS / 1,000 = 34 SHRUBS

PLANT SCHEDULE

CANOPY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	AR	5	Acer rubrum 'Somerset'	Somerset Red Maple	2.5" Cal., 10' HT. Min.	
	QP	2	Quercus phellos	Willow Oak	2.5" Cal., 10' HT. Min.	
	ZS	14	Zelkova serrata 'Village Green'	Sawleaf Zelkova	2.5" Cal., 10' HT. Min.	
STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	AP	4	Acer japonicum	Amur Maple	2" Cal., 8' HT. Min.	
UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	CE	8	Cercis canadensis 'Forest Pansy' TM	Forest Pansy Redbud	2" Cal., 8' HT. Min.	
	CF	4	Cornus florida 'Kousa'	Kousa Dogwood	2" Cal., 8' HT. Min.	
	MG	5	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	2" Cal., 8' HT. Min.	
LARGE SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	#	
	HQ	48	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	#7, 18"x18", 5' o.c.	
	THU	24	Thuja occidentalis 'Emerald'	Emerald Arborvitae	#25, 6'x18", Location as Shown	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	LIR	395	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1, 8"x6"	24" o.c.
	LOR	343	Loropetalum chinensis 'Kurenai'	Jazz Hands Dwarf Loropetalum	#3, 12"x12"	30" o.c.
	ROS	31	Rosa x 'Double Knockout'	Rose	#3, 18"x18"	30" o.c.

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Key

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NC Highway 42
McKenzie Ridge Dr
Briarcliff Dr

General Notes

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0 10 20 40 Feet

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Designed by
Checked by
Issued for
Major Site Plan Review
June 18, 2019

Not Approved for Construction
Landscape Plan
Drawing Number

L1.01

Sheet 6 of 6

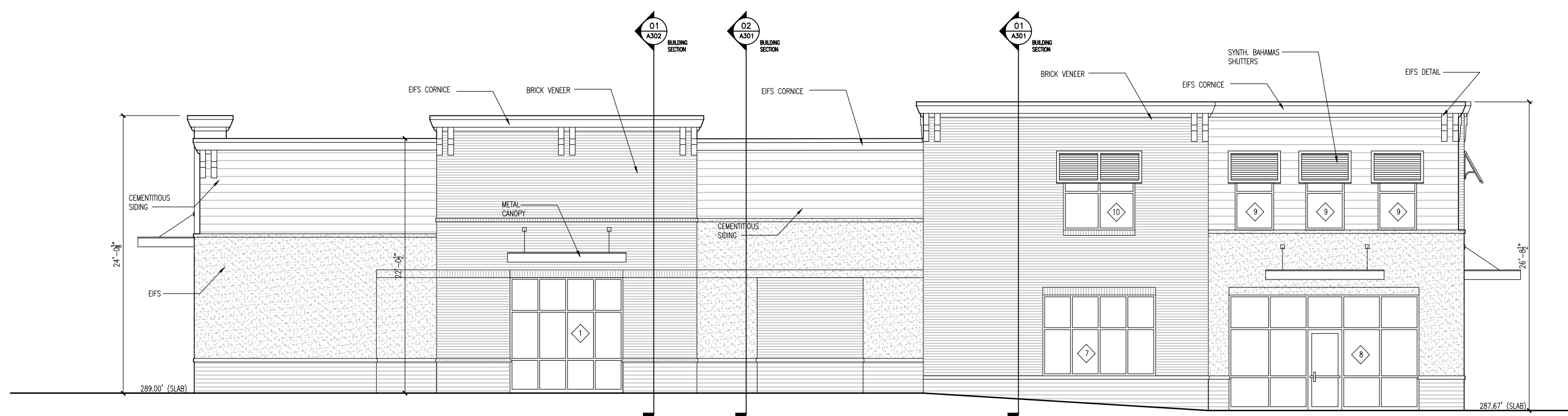
Project Number
38927.00

Town Of Clayton Landscape Notes:

- ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED SYSTEM THAT WILL ADEQUATELY COVER ALL LIVING PLANT MATERIAL. SUCH SYSTEM SHALL BE INCLUDE A RAIN SENSOR.
- ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION. DEAD OR DISEASED PLANTINGS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED ENTIRELY FROM VIEW INCLUDING GROUND AND ROOFTOP EQUIPMENT.

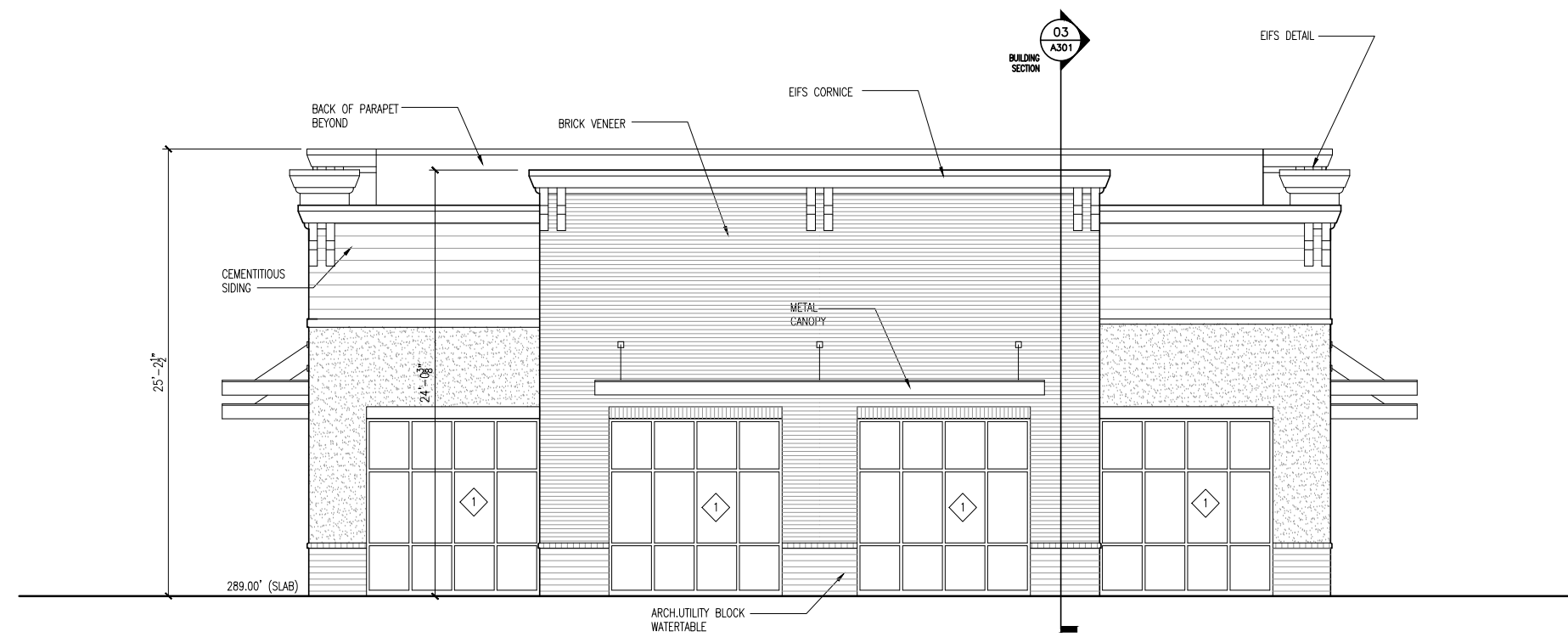
Notes Keyed To Plan

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- LIGHTPOLE. SEE SITE LIGHTING PLAN PREPARED BY DUKE ENERGY.
- 8' HIGH CMU DUMPSTER ENCLOSURE WITH SWING GATE. DETAIL TO BE PROVIDED ON CONSTRUCTION DRAWINGS AND COORDINATED WITH ARCHITECTURAL DESIGN TO MATCH EXTERIOR OF BUILDING. SWING GATE MATERIAL TO BE METAL FRAME WITH HARDY PLANK.



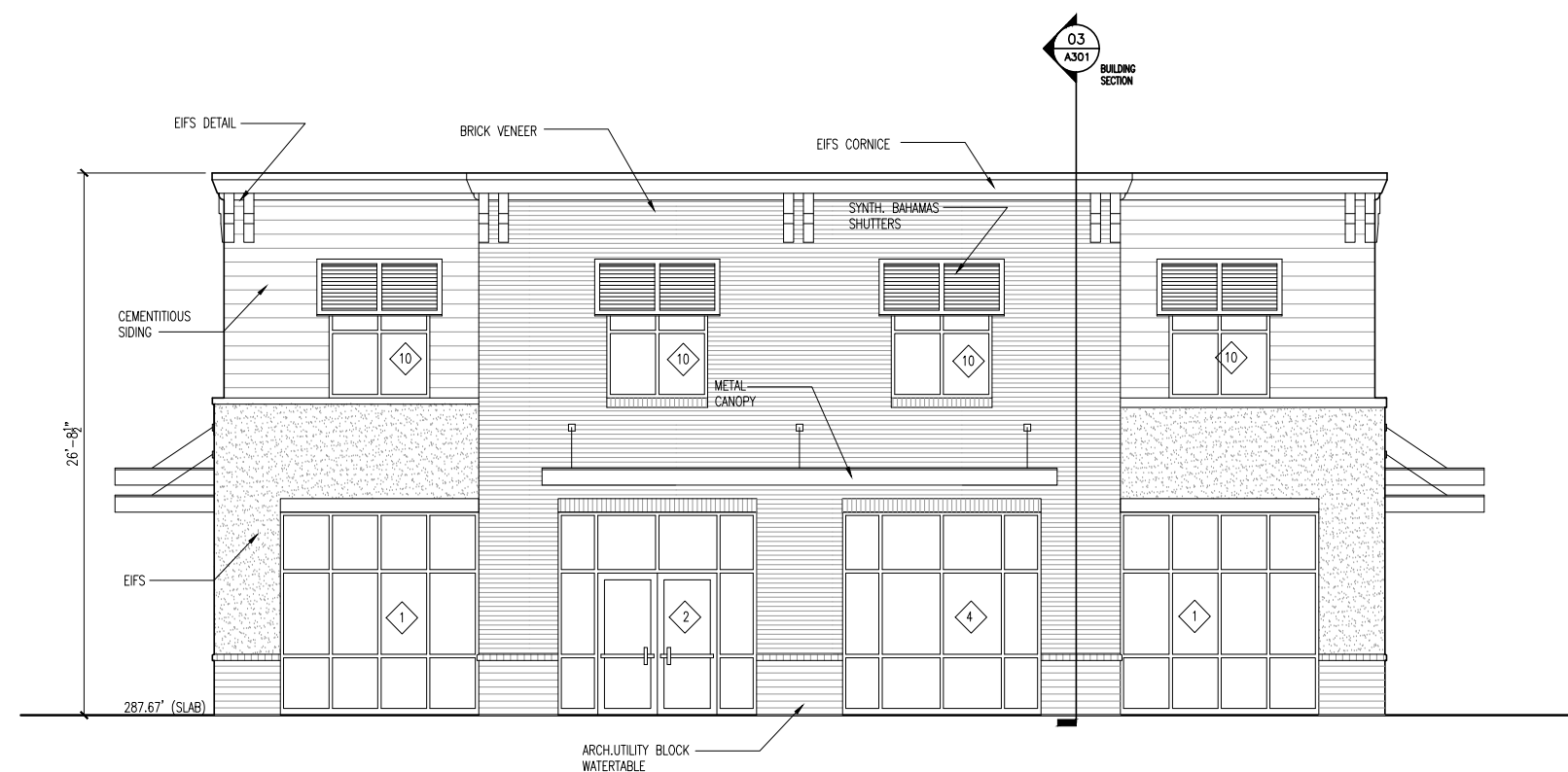
04 REAR ELEVATION – (NORTH)

1/4"=1'-0"



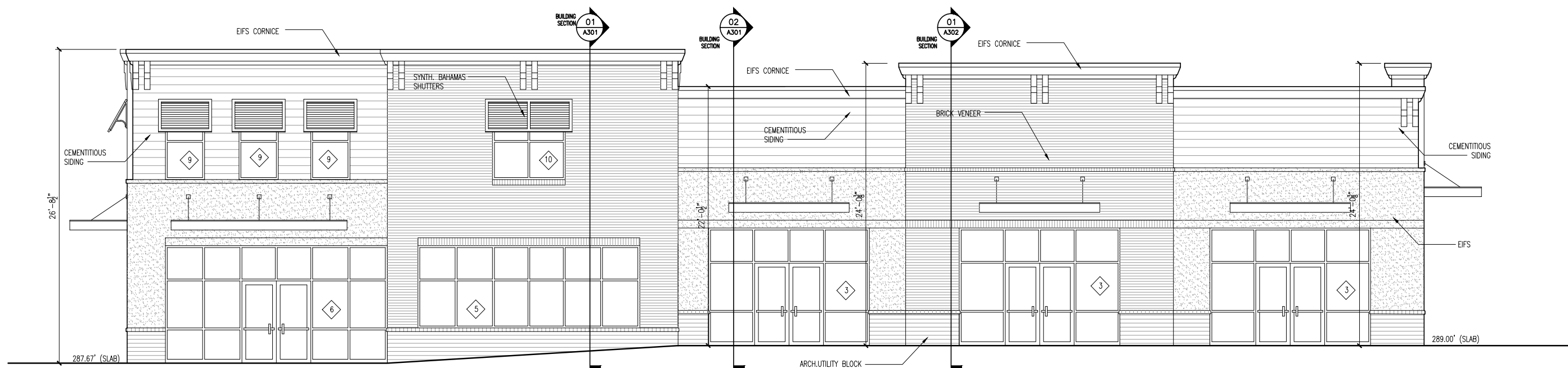
03 LEFT SIDE ELEVATION – (WEST)

1/4"=1'-0"



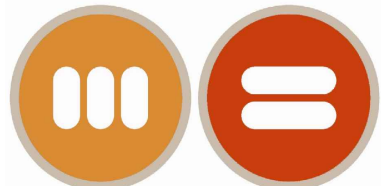
02 RIGHT SIDE ELEVATION – (EAST)

1/4"=1'-0"

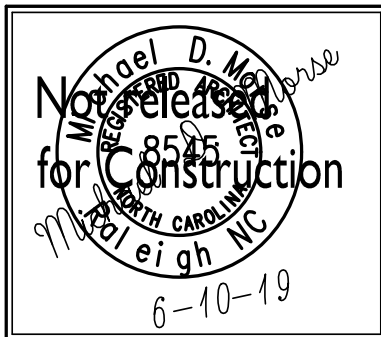


01 FRONT ELEVATION – (SOUTH)

3/16"=1'-0"



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



The SHOPPES at GLEN LAUREL
Commercial Building

New Construction
229 Briarcliff Dr., Clayton, NC

Revisions

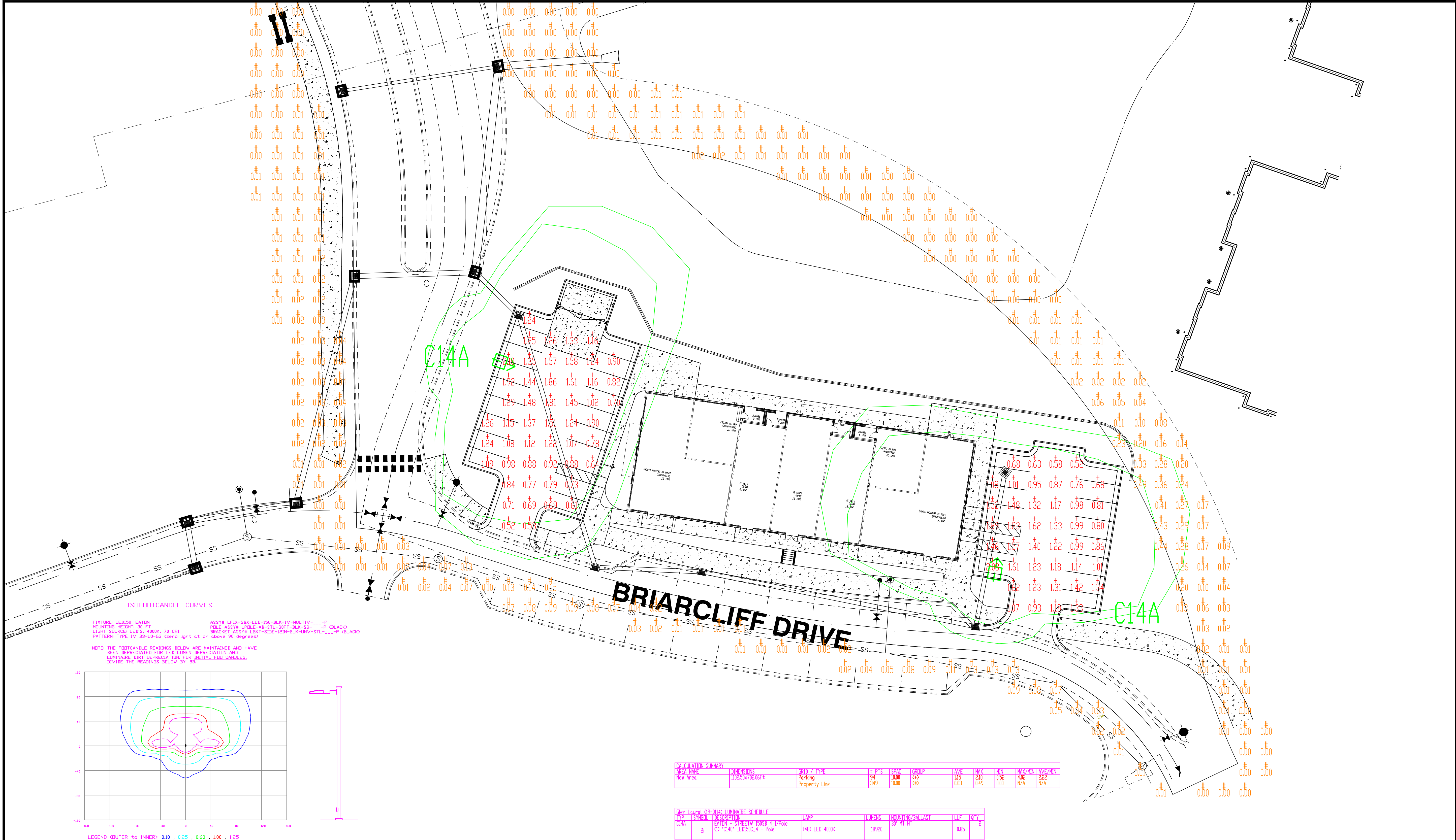
6-10-19

EXTERIOR ELEVATIONS

A201

5 of 9

PERMIT REVIEW



LIGHTING DESIGN TOLERANCE

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

Customer approval _____ Date _____

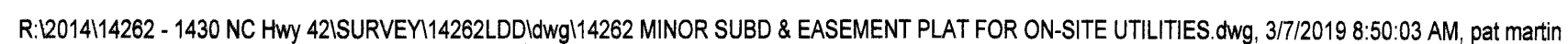
DISTANCE CALIBRATION (INCHES)

0 0.5 1.0 2.0 3.0 4.0

PROPRIETARY & CONFIDENTIAL

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GLEN LAUREL CLAYTON, NC	
SITE LIGHTING SOLUTIONS	
Designed by	DEP LIGHTING SOLUTIONS
Reviewed by	I. Ferguson Scale: 1" = 20'
Date	04/25/2019 Size: "Arch D"
Description	LED 150 Shoebox
Drawing No.	19-0114B Sht. 1 OF 1



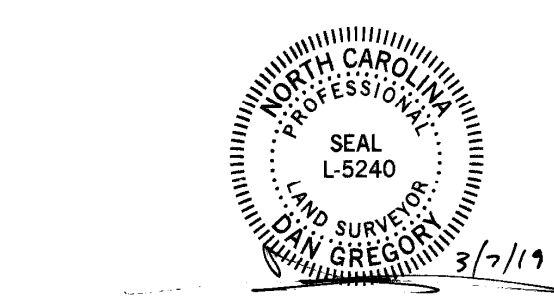
EASEMENT LINE TABLE	EASEMENT LINE TABLE	EASEMENT LINE TABLE
LINE DIRECTION DISTANCE	LINE DIRECTION DISTANCE	LINE DIRECTION DISTANCE
E1 (1E) S29°33'31"E 8.19	E49 S77°17'08"E 21.47	E97 S70°27'18"E 19.53
E2 N25°13'31"W 20.00	E50 S12°42'51"W 20.00	E98 S19°42'28"W 27.45
E3 N63°35'01"E 98.23	E51 N77°17'09"W 24.42	E99 S19°33'31"E 20.00
E4 S83°35'01"W 106.37	E52 S16°33'31"W 20.11	E100 N19°28'28"E 27.41
E5 S11°11'07"W 87.38	E53 S42°28'14"E 37.58	E101 S10°27'18"E 21.43
E6 N11°11'03"E 84.63	E54 S65°33'06"W 36.45	E102 S86°42'07"W 80.58
E7 N18°35'01"E 34.80	E55 S86°32'35"W 40.70	E103 S27°17'53"E 20.00
E8 S18°35'01"W 46.52	E56 S03°42'51"E 24.22	E104 N86°42'07"E 19.17
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E10 N18°35'01"E 35.03	E58 S03°42'51"E 24.22	E106 N19°28'28"E 27.41
E11 S18°35'01"W 11.23	E59 N03°42'51"E 12.54	E107 N71°53'31"W 28.80
E12 N24°31'18"W 7.85	E60 N80°08'59"E 16.48	E108 N89°52'21"W 31.40
E13 N24°31'18"E 11.83	E61 N49°10'11"W 20.00	E109 S10°27'18"E 21.43
E14 S85°28'41"W 20.00	E62 S80°08'59"E 16.48	E110 N78°42'47"W 20.00
E15 S24°31'18"E 18.48	E63 S03°10'11"W 18.52	E111 N10°27'18"E 20.88
E16 S83°35'01"W 34.03	E64 N19°08'59"E 20.27	E112 N78°42'47"W 23.28
E17 N29°09'59"W 10.78	E65 N80°08'59"E 53.27	E113 S71°58'47"W 118.87
E18 N27°03'44"W 16.60	E66 S86°32'35"W 19.86	E114 N02°10'41"W 10.50
E19 N27°03'44"W 16.60	E67 N80°08'59"E 20.00	E115 S83°35'01"W 39.84
E20 S85°28'41"E 20.00	E68 N03°10'11"W 18.86	E116 N02°42'51"E 12.50
E21 S27°03'44"E 16.82	E69 N80°08'59"E 22.78	E117 N26°24'52"W 12.50
E22 N63°35'01"E 25.04	E70 S74°10'11"E 18.86	E118 S83°35'01"E 39.84
E23 S26°24'52"E 15.62	E71 S18°33'31"E 36.08	E119 N03°42'51"E 29.71
E24 S85°28'41"E 34.80	E72 S42°30'14"W 49.08	E120 N02°10'41"W 10.50
E25 N89°58'59"E 36.28	E73 S03°10'11"W 18.86	E121 N89°49'11"E 10.50
E26 N26°21'27"W 22.47	E74 S86°35'30"W 15.11	E122 S20°10'49"E 15.00
E27 N41°54'44"W 136.28	E75 S24°33'31"E 24.08	E123 S20°10'49"E 15.00
E28 S29°09'59"W 10.78	E76 S83°35'01"E 24.08	E124 N89°49'11"E 10.50
E29 N54°01'13"E 20.31	E77 N24°33'31"W 24.08	E125 S20°10'49"E 15.00
E30 S20°10'49"E 10.78	E78 S20°10'49"E 24.08	E126 N71°58'47"E 118.87
E31 S41°14'42"E 135.03	E79 S50°14'18"W 20.00	E127 N18°11'31"W 15.00
E32 S26°21'27"E 15.00	E80 S30°45'42"E 24.08	E128 N17°18'27"E 10.50
E33 N87°03'39"E 55.27	E81 S81°42'44"W 39.75	E129 S18°11'31"E 15.00
E34 N87°03'39"E 55.27	E82 N23°17'53"W 35.24	E130 N71°58'47"E 118.87
E35 S83°35'01"W 34.03	E83 S86°42'07"E 44.60	E131 S78°22'38"E 20.11
E36 S87°15'37"W 55.65	E84 N60°42'07"E 85.17	E132 S78°22'38"E 20.11
E37 (1E) N83°35'01"E 16.61	E85 N33°17'53"W 17.72	E133 N02°42'51"E 12.50
E38 N72°17'35"E 20.00	E86 N19°32'44"E 61.20	E134 N10°20'21"E 18.85
E39 S18°35'01"E 20.00	E87 N70°27'18"E 13.21	E135 S20°08'24"E 70.73
E40 S18°35'01"E 20.00	E88 N19°32'44"E 20.00	E136 N18°17'42"W 28.85
E41 S03°24'20"E 32.56	E89 S70°27'18"E 13.21	E137 S16°47'40"E 28.85
E42 N03°24'20"E 36.84	E90 N63°35'01"E 40.71	E138 S20°08'24"E 70.73
E43 N19°08'59"E 36.84	E91 S70°27'18"E 76.50	E139 S10°20'21"E 13.09
E44 S74°10'11"E 22.43	E92 S03°42'51"E 33.84	E140 S86°20'27"E 34.43
E45 S29°10'11"E 17.74	E93 N18°33'31"E 33.86	E141 S71°58'47"E 28.37
E46 N80°08'59"E 74.72	E94 N75°41'42"W 21.63	E142 S87°10'42"E 2.31
E47 S29°10'11"E 20.00	E95 S63°17'53"W 86.27	
E48 S80°08'59"E 24.22	E96 N64°32'44"E 24.14	

EASEMENT CURVE TABLE
CURVE RADIUS LENGTH CHORD DIRECTION CHORD
C1 354.00 47.73 S19°33'31"E 47.88
C2 296.50 106.09 S19°35'58"E 105.53
C3 278.50 128.53 S16°37'43"E 127.40
C4 426.50 129.37 S78°03'51"E 128.86
C5 426.50 13.51 S82°31'58"W 13.51
C6 449.50 161.62 N71°24'23"E 160.75
C7 258.50 119.30 N16°37'43"W 118.25
C8 316.50 113.25 N19°28'28"W 112.65
C9 284.00 44.59 N13°50'47"W 44.54
C10 (1E) 314.39 53.66 S17°57'09"E 53.60
C11 314.39 20.07 S24°39'57"E 20.01
C12 110.00 111.66 N26°20'58"W 106.93
C13 804.89 150.79 N81°38'30"W 150.57
C14 804.50 81.03 N74°09'01"W 81.01
C15 142.50 15.51 S86°42'07"W 15.50
C16 162.50 17.69 N66°42'06"E 17.68
C17 110.00 18.82 N15°14'22"E 18.79
C18 90.00 28.00 N10°34'32"E 28.87
C19 313.50 101.08 N07°33'31"W 100.65
C20 7949.47 20.00 N73°58'26"E 20.00
C21 (1E) 7949.47 38.31 N73°45'49"E 38.31
C22 333.50 107.53 S07°33'31"E 107.07
C23 110.00 35.44 S10°34'32"W 35.29
C24 90.00 15.39 S15°14'22"W 15.38
C25 794.50 19.51 S74°09'01"E 19.50
C26 794.09 147.02 S81°38'23"E 146.80
C27 130.00 133.96 S57°39'29"E 128.11

LEGEND
 EP = EXISTING IRON PIPE
 R/W = RIGHT-OF-WAY MONUMENT
 ECM = EXISTING CONCRETE MONUMENT
 CP = CALCULATED POINT
 IPS = IRON PIPE SET
 R/W = RIGHT-OF-WAY
 [1430] DENOTES ADDRESS

REFERENCES:
 P.B. 83 PG. 369
 D.B. 509 PG.
 D.B. 1194 PG. 241

State of North Carolina, Johnston Co.
 Filed for Registration at 1:24 PM
 March 14, 2019 in the
 Register of Deeds Office
 Recorded in Book 33 Page 335
 County of Johnston
 Clerk of Deeds
 Deputy



RECORDED IN
 PLAT BOOK 38 PAGE 335

SCALE: 1" = 200'

REV.	DATE	DESCRIPTION	BY
1	03-01-19	REVISED PER TOWN'S REVIEW COMMENTS	PM

BASS, NIXON & KENNEDY, INC.
 CONSULTING ENGINEERS
 • 6310 CHAPEL HILL ROAD, SUITE 280
 RALEIGH, NORTH CAROLINA 27607
 • TELEPHONE: (919)851-4422 OR (800)354-1879
 FAX: (919)851-6968
 • CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

SURVEYED BY
PS

DRAWN BY
PM

CHECKED BY
DG

DATE
01-09-19

MINOR SUBDIVISION AND
 EASEMENT DEDICATION PLAT
 GLEN LAUREL MIXED USE

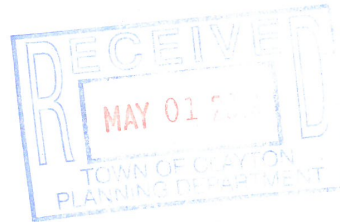
SHEET
2
OF
2

May 1, 2019

Ref: 38927.00

Town of Clayton
Planning Department
111 E. Second Street
Clayton, NC 27528

Re: Shoppes at Glen Laurel Lot 6
1430 NC Hwy 42
Stormwater Management Statement



To Whom It May Concern,

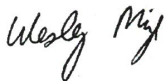
The following Stormwater Management Statement has been prepared to support the above referenced Project's May 1, 2019 Major Site Plan submittal. The Project Site is located within the Shoppes at Glen Laurel master planned development southeast of the Glen Laurel Road and NC Highway 42 intersection. Within the development, Lot 6 is a 1.93 acre parcel located at the intersection of McKenzie Ridge Drive and Briarcliff Drive.

The master planned stormwater management system was designed by Bass, Nixon & Kennedy Consulting Engineers (BNK) and approved for an 80% impervious build out on this site. Lot 6 will be 60.5% impervious and will therefore meet the Town of Clayton's Stormwater Requirements.

Please let me know if you need any additional information regarding Lot 6. For additional information regarding the overall stormwater management design, please contact Robert Bell at BNK at 919-851-4422.

Sincerely,

VHB Engineering NC, P.C.

A handwritten signature in black ink, appearing to read "Wesley Mize".

Wesley Mize, PE

Senior Project Engineer
wmize@vhb.com

Engineers | Scientists | Planners | Designers

Venture I
940 Main Campus Drive, Suite 500
Raleigh, North Carolina 27606
P 919.829.0328
F 919.833.0034
C-3705



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
July 22,, 2019

STAFF REPORT

Application Number: 2019-89-SP Project Name: Shoppes at Glen Laurel Major Site Plan

Tag #: 05I04004

Applicant: VHB Engineering NC, P.C.

Owner: Shoppes at Glen Laurel, LLC

Location: Lot 6 of NC HWY 42 Mixed Use Master Plan; located adjacent to Pines at Glen Laurel Apartments

Public Noticing:

- Sign posted on June 12, 2019

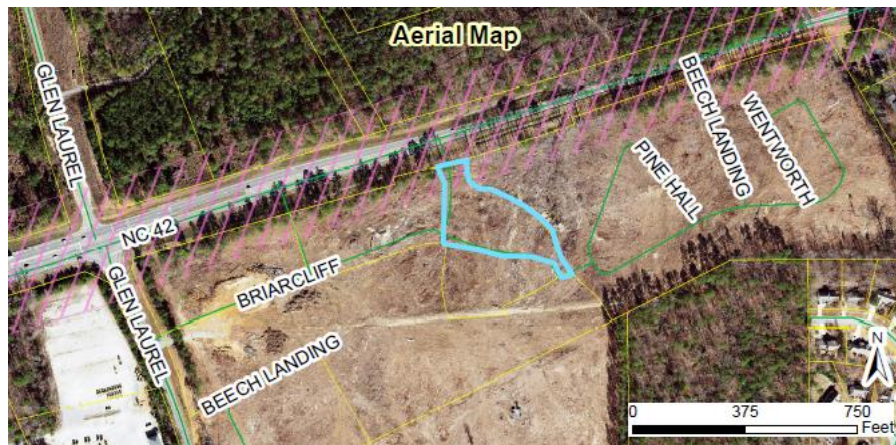
A neighborhood meeting was not required for this project. Per UDC 155.702, only the initial application for a Planned Development shall require a neighborhood meeting. Subsequent applications for site plan review do not require further neighborhood meetings.

REQUEST: The applicant is requesting major site plan approval to develop a 6,451 SF building which will include retail uses and a restaurant use.

SITE DATA:

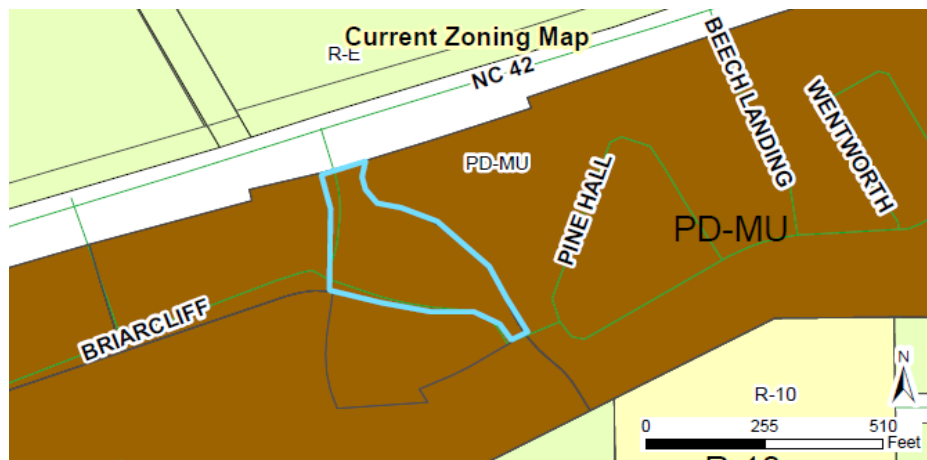
Acreage: 1.934 acres

Existing Use: Vacant



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-Estate (R-E)	Vacant
South	Planned Development Mixed Use (PD-MU)	Vacant
East	Planned Development Mixed Use (PD-MU)	Apartments
West	Planned Development Mixed Use (PD-MU)	Vacant



DEVELOPMENT DATA:

Proposed Uses:	Retail (3,591 SF) / Restaurant (2,860 SF, 72 seats)
Buildings:	1 building
Number of Stories:	1 story
Impervious Surface:	58%
Required Parking:	Retail: 1 space per 200 SF = 18 spaces Restaurant: 1 space per 3 seats = 24 spaces
Proposed Parking:	42 spaces; including 2 handicap spaces
Access/Streets:	Accessed via Briarcliff Drive (2 entrances to separate parking areas)

STAFF ANALYSIS:

Overview

The subject property is located upon Lot 6 of the NC HWY 42 Mixed Use Master Plan Planned Development. It is zoned planned development mixed-use (PD-MU). The original master plan designated this property to be utilized

for commercial uses. The proposed site plan is in compliance with all applicable requirements of the master plan, including impervious surface coverage and setback requirements. The applicant is requesting major site plan approval for the development of a 6,451 SF building. The building will include four tenant spaces, three of which will be retail spaces. The fourth tenant space will serve as a restaurant use with a total of 72 seats, including outdoor seating.

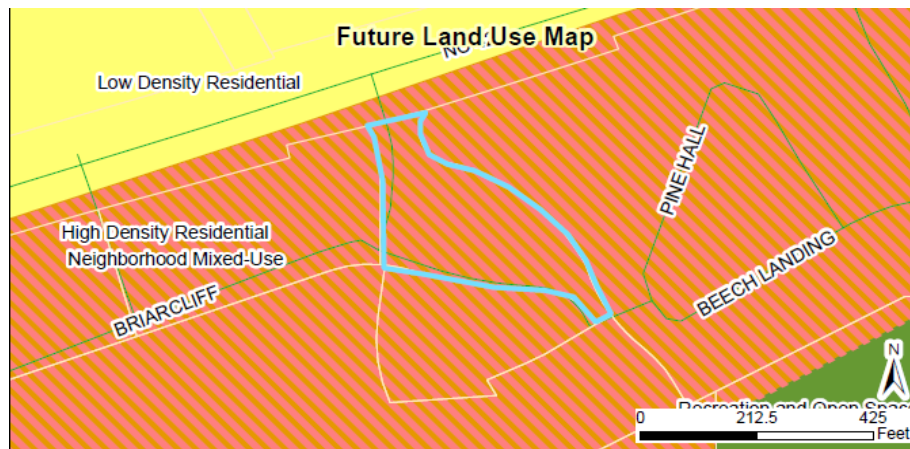
The applicant is proposing the building to be located off Briarcliff Drive, with two hammerhead parking lots to serve as off-street parking for the proposed uses. Staff has expressed concerns to the applicant during the Technical Review Committee process regarding the two separate parking lots due to the lack of circulation on the property. Staff also expressed concerns regarding the proximity of the western hammerhead lot's entrance to the intersection of McKenzie Ridge Drive/Briarcliff Drive. However, due to the topography of the site the applicant has chosen to move forward with the separate hammerhead lots as proposed. It is worth noting that these two parking lots do meet UDC requirements. Additional parking is provided on-street along Briarcliff Drive in front of the building.

A 10' greenway will be located along the frontage of the property on Briarcliff Drive, connecting from McKenzie Ridge Drive to the apartment complex (Pines at Glen Laurel) to the east. The greenway will also connect to internal sidewalk around the building, including sidewalk connecting to the proposed outdoor restaurant seating. A retaining wall is located along the rear of the property to the north and will include a fence along the top.

Consistency with Adopted Plans:

- **Comprehensive Plan 2040**

The proposed use and site plan is consistent with the Comprehensive Plan 2040, which designates this parcel as "high density residential" and "neighborhood center". Together these designations are considered "Neighborhood Mixed Use". The proposed use and site plan are consistent with these designations, which typically include neighborhood serving commercial uses and high density residential development.



- **Unified Development Code**

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

Landscaping and Screening

The site will include 20% of the interior landscaped, as required within the UDC. The dumpster enclosure will also be screened from view entirely utilizing an enclosure that matches the materials of the building and shrubs around the base of the enclosure. No perimeter landscape buffers were required as a part of this site plan since the property is located internally. The overall master plan for the development provides landscape buffers around the perimeter of the entire mixed use development as a whole.

Multi-Modal Access

Greenway is providing along Briarcliff Drive, which connects to greenway to the west across McKenzie Ridge Drive and to the Pines at Glen Laurel apartments to the east.

Garbage / Recycling

A dumpster is proposed in the northern portion of the site. This dumpster will be located within an enclosure that is a minimum of 8' in height and matches the materials of the primary building. The enclosure will be screened from view by shrubs.

Architecture/Design

The building will consist of EIFS, cementitious siding, and brick veneer. Awnings will be provided on all second story windows.

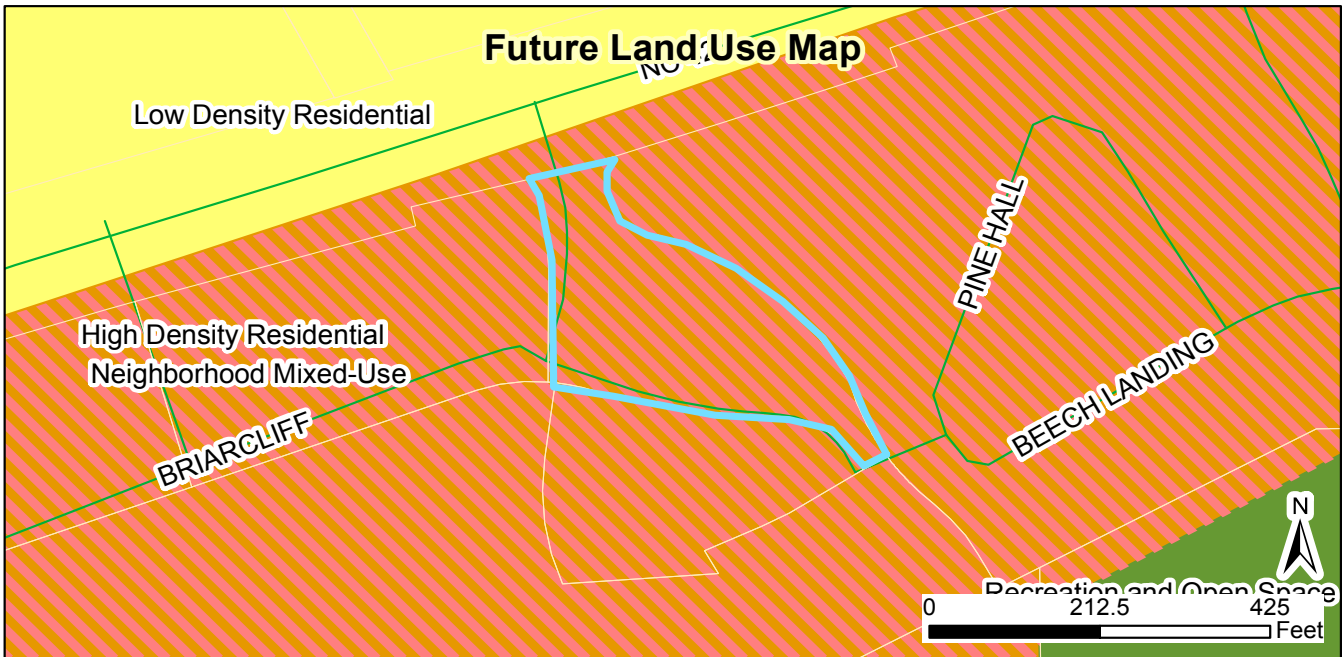
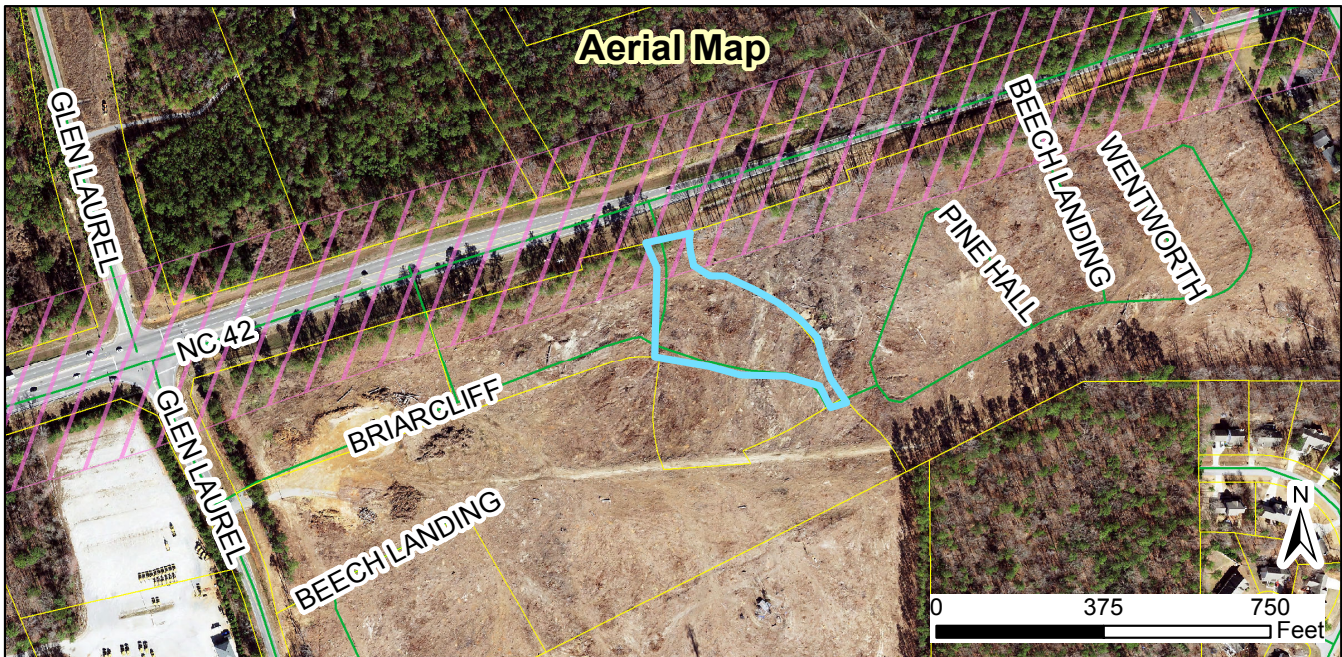
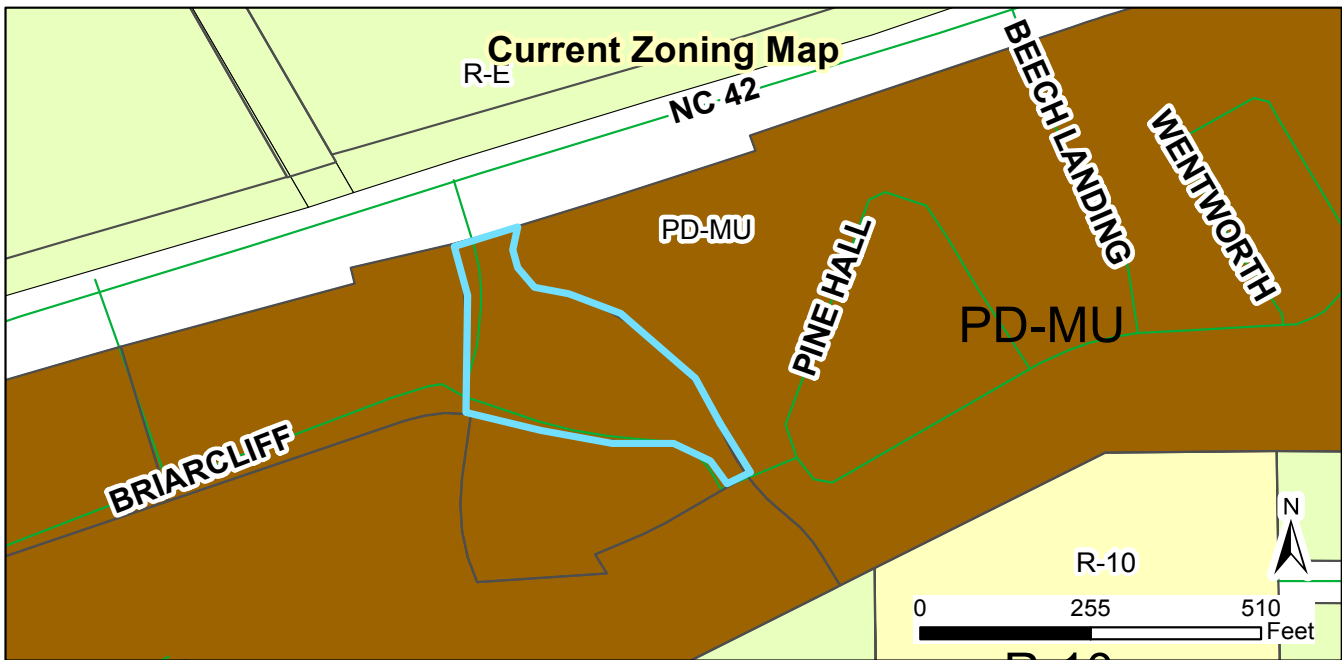


CONSIDERATIONS:

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

ATTACHMENTS:

- 1) Staff report maps
- 2) Application
- 3) Site Plan



2019-89-SP Shoppes at Glen Laurel Major Site Plan
Request: Request to develop a multi-tenant building on the subject property

Applicant: VHB Engineering NC, P.C
 Property Owners: Shoppes at Glen Laurel
 Tag #: 05104004

Staff Report Map



05/31/2019

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

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

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2019\2019-89-SP-Shoppes at Glen Laurel Lot 6\Staff Report Maps\Staff Report Map.mxd



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

REZONING APPLICATION COVER SHEET

Name of Project: LOTS 8&9 SOUTHERN REG. Date: 06/30/2019

Applicant Name: WALTHOM 3 LLC NORWOOD THOMPSON

The following checklist to be completed by applicant:

- [☒] Pre-Application Meeting on: 6/19/2019
- [☒] Review Fee
- [☒] Advertisement Fee
- [☒] Completed Application
- [☐] Owner's Consent Form
- [☒] Adjacent Property Owner's List
- [☒] Neighborhood Meeting Notice Letter (1 copy)
- [☒] 2 Sets of stamped, addressed, empty envelopes for adjacent property owner notification
- [☒] Signed & Sealed Boundary Survey
- [☒] Copy of signed & sealed boundary survey in PDF on USB

Reviewed by: _____



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

REZONING APPLICATION

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

SITE INFORMATION

Name of Project: LOTS 8&9 SOUTHERN REGIONAL
Acreage of Property: 1.60 AC & 2.76 AC Zoning District: B-3
County Tag #: 05I05001G & 05I05011H NC Pin #: 167800-03-3444 167800-03-5248
Address/Location: 8801 US HWY 70 BUS CLAYTON NC 27520
Existing Zoning District: B3 Proposed Zoning District: 11

APPLICANT INFORMATION

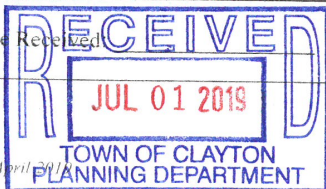
Applicant: WALTHOM 3 LLC
Mailing Address: 442 1/2 EAST MAIN ST. CLAYTON NC 27520
Phone Number: 919-553-5400 Fax: _____
Contact Person: F NORWOOD THOMPSON AND ALSEY J. GILBERT PLS
Email Address: NTHOMPSON@WALTHOMGROUP.COM & ALSEYGILBERT@YMAIL.COM

PROPERTY OWNER INFORMATION

Name: WALTHOM 3 LLC
Mailing Address: 442 1/2 EAST MAIN ST. CLAYTON NC 27520
Phone Number: 919-553-5400 Fax: _____
Email Address: NTHOMPSON@WALTHOMGROUP.COM

OFFICE USE ONLY

Date Received:



Amount Paid: _____

File Number: _____

EXPLANATION OF PROJECT

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

FLEX SPACE FOR LEASE ENABLES MORE OPTIONS FOR APPLICANTS AND OWNERS. OPTIONS MORE SUITED FOR AREA IN WHICH PROPERTY IS LOCATED. IT WILL ALSO ENABLE FOR TENANTS MORE SUITED TO NOVO, NATVAR AND GRIFOLS NEEDS AS PHARMACUTICAL COMPANIES CONTINUE TO EXPAND.

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.
PROPERTY IS CONSISTENT WITH THE ADOPTED PLANS OF THE TOWN. THIS PROPERTY IS AT THE BEGINNING OF THE I1 CORRIDOR (GRIFOLS, NATVAR, NOVO AND BAKER).
2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
REZONING WILL ALLOW LIGHT MANUFACTURING AND LIMITED OUTDOOR STORAGE.
3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
SITE OR SITES CAN BE USED FOR SUPPORT OF PHARMACUTICAL PLANTS OR STAND ALONE MANUFACTURING
4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, potable water supply and stormwater drainage facilities is available for the proposed use.
PROPERTY CAN BE ADEQUATELY SERVED BY EXISTING FACILITIES. GENERAL RULE OF THUMB MANUFACTURING USES LESS WATER AND SEWER THAN RESIDENTIAL DEPENDING ON THE MANUFACTURING PROCESS. SUCH A MATTER WILL BE DEALT WITH ON SITE BY SITE AS USES BECOME KNOWN. MANUFACTURING WILL HAVE LITTLE OR NO IMPACT ON RECREATION SCHOOLS OR ROADS
5. It has been determined that the legal purposes for which zoning exists are not violated.
USE IS CURRENTLY NOT IN VIOLATION.
6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.
PROPERTY WILL HAVE FACADES SIMILAR TO EXISTING SOUTHERN REGIONAL BUILDINGS AND WILL BE SIMILAR REZONING TO NATVAR AND GRIFOLS. PROPERTY WILL NOW ALLOW LIGHT MANUFACTURING.

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

PROPERTY WILL NOT BE A DETRIMENT TO THE GENERAL PUBLIC AS IT IS ALREADY SURROUNDED BY LIGHT MANUFACTURING AND APPEARS TO BE THE TRENDING USE IN THIS AREA.

APPLICANT AFFIDAVIT

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

Nancy Thompson
Print Name

[Signature]
Signature of Applicant

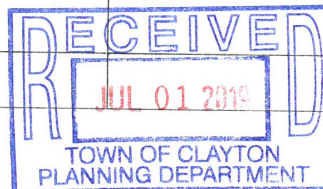
7-1-19
Date

ADJACENT PROPERTY OWNERS LIST

Project Name: Waltham 3 LLC

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

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

[illegible]

Alsey J. Gilbert PLS

442 ½ East Main ST
Clayton N.C. 27520
Email: alseygilbert@ymail.com
Phone 919-553-5104
Fax: 919-553-3663
July 9th 2019

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of the proposed rezoning of the vacant parcel located at 8801 US Hwy 70 Bus. West. This is the property located between the existing Southern Village and Natvar Buildings. Zoning is being proposed to change from B-3 to I-1. Per Town of Clayton Regulations, a neighborhood meeting will be held at 6:00 pm July 19th at the Horne Building located at 442 ½ East Main Street Clayton NC to discuss this change and we look forward to meeting with you then. This project is scheduled to be heard at public hearing on the following date or dates.

July 22nd 2019 Planning Board
Aug 5th 2019 Town Council to set public hearing
Aug 19th 2019 Town Council public hearing

Thank You

Alsey J Gilbert PLS 3701





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

*Planning Board, July 22, 2019
Town Council, August 5, 2019*

STAFF REPORT

Application Number: 2019-142-RZ
Project Name: Lots 8 & 9 Southern Regional Rezoning

TAG #s: 05I05001G & 05I05001H
Town Limits/ETJ: Town Limits
Overlay: Thoroughfare Overlay District
Applicant: Walthom 3 LLC
Owner: Walthom 3 LLC
Location: 8801 US HWY 70 BUS Clayton, NC, 27520
Project Planner: Damiere Powell, Planner

Public Noticing:

- Neighborhood meeting held on July 19, 2019
- Sign posted July 3, 2019
- Planning Board letters mailed July 10, 2019
- Town Council letters mailed July 15, 2019
- Newspaper Ad to be published July 24, 2019 & July 31, 2019

REQUEST: Request to rezone from Highway-Business (B-3) to Industrial-Light (I-1).



SITE DATA:**Acreage:** 1.60 & 2.76 acres**Existing Use:** Vacant

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Industrial-Heavy (I-2)	Vacant
South	Residential-Estate (R-E)	Single-Family Residential
East	Industrial-Light (I-1) & Industrial-Heavy (I-2)	Manufacturing
West	Highway-Business (B-3)	Retail



STAFF ANALYSIS AND COMMENTARY:**Overview**

The applicant is requesting to rezone two abutting properties, each respectively 1.60 and 2.76 acres of land, from Highway-Business (B-3) to Industrial-Light (I-1). The properties are currently vacant and are generally surrounded by properties with commercial, industrial, and vacant land uses. The proposed rezoning is consistent with the development pattern in this area, which includes industrial zoning designations and uses to the east.

Consistency with the Comprehensive Plan 2040

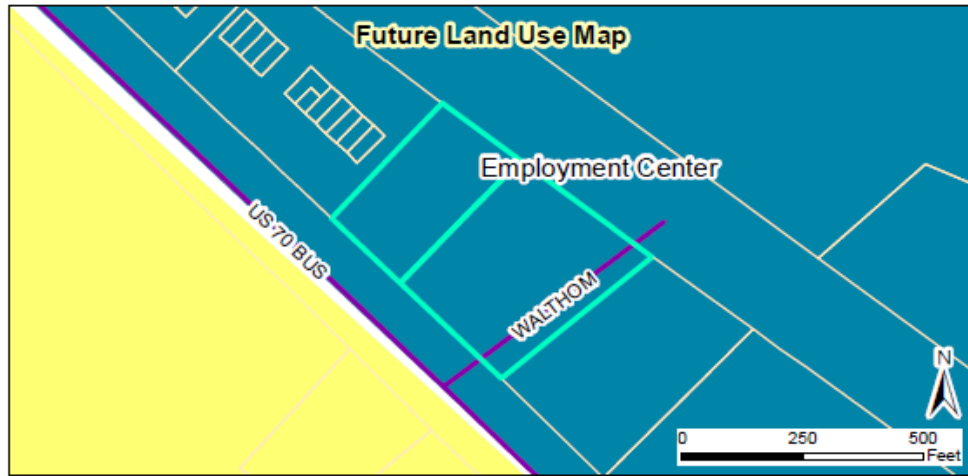
The subject property is located in an area that has been designated as “Employment Center” in the Future Land Use Map of the Comprehensive Plan. The Employment Center land use designation is designed to encourage uses such as industrial, warehouse, office, research and development, fabrication, assembly, and technology uses. The designation may also include limited amounts of supporting commercial uses, such as restaurants and convenience retailers to serve employees.

Comprehensive Plan Goals supporting the rezoning request include:

- LU1.1.1 – Review development proposals for consistency with the Future Land Use Map.

Comprehensive Plan Goals not supporting the rezoning request include:

- None



CONSIDERATIONS:

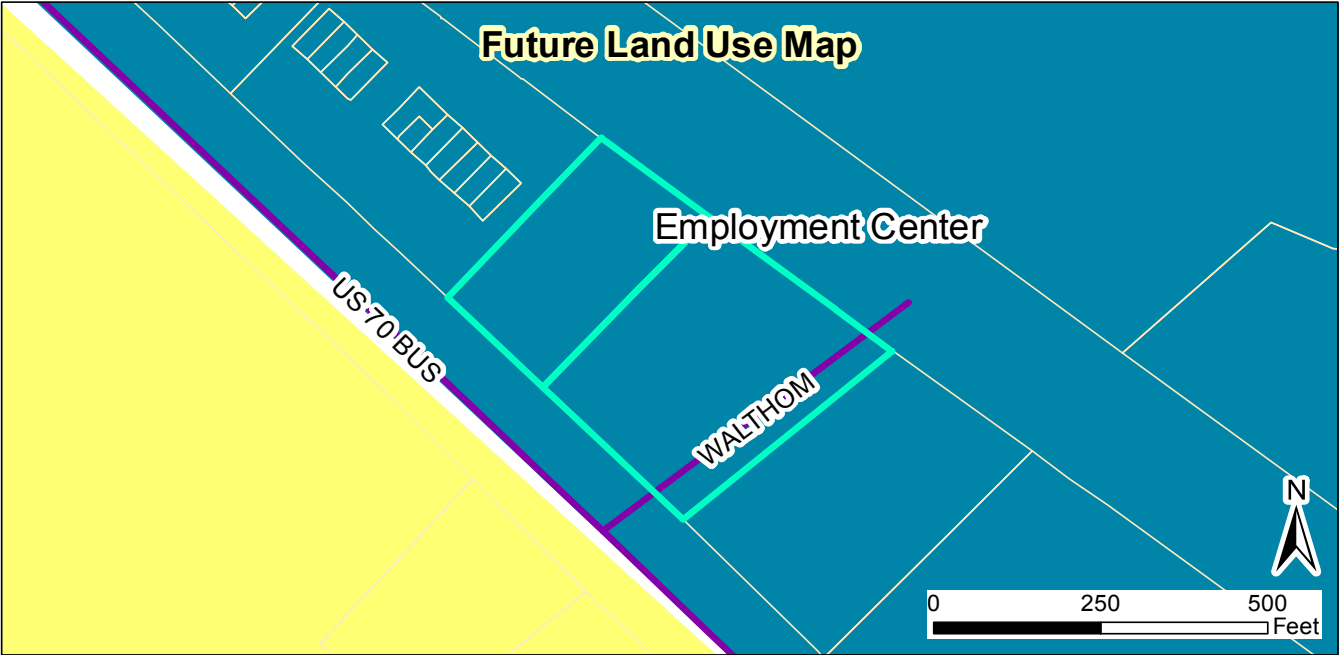
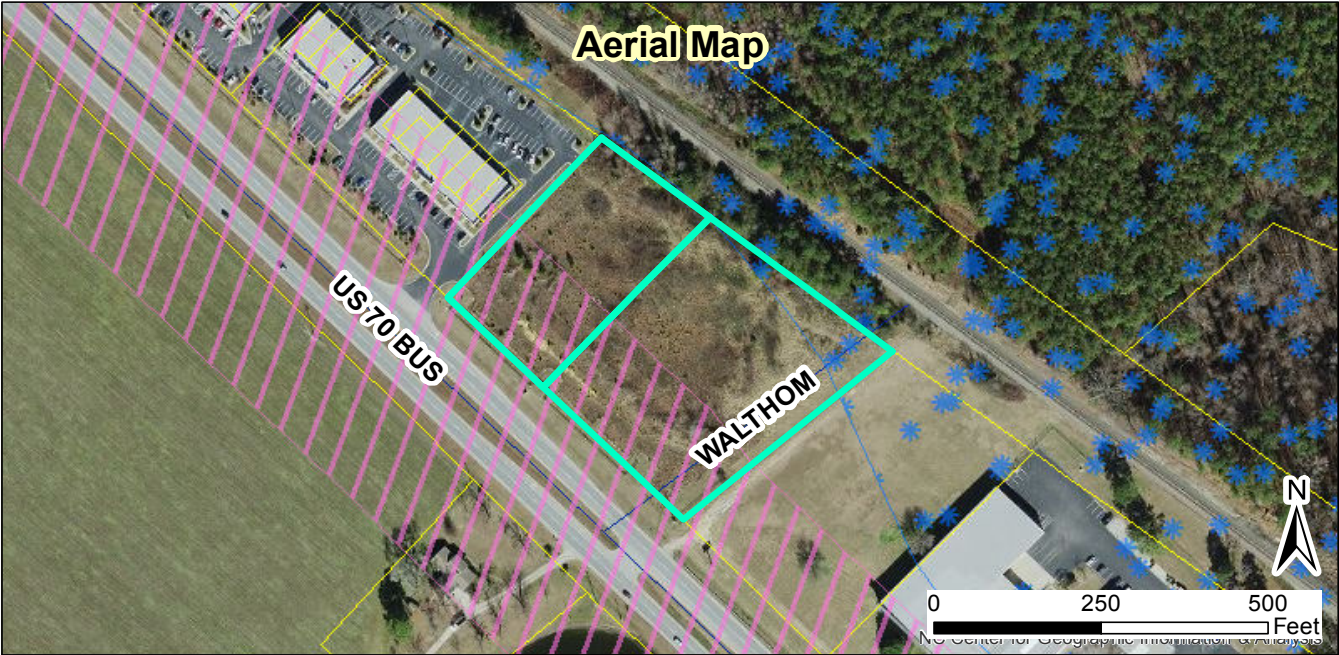
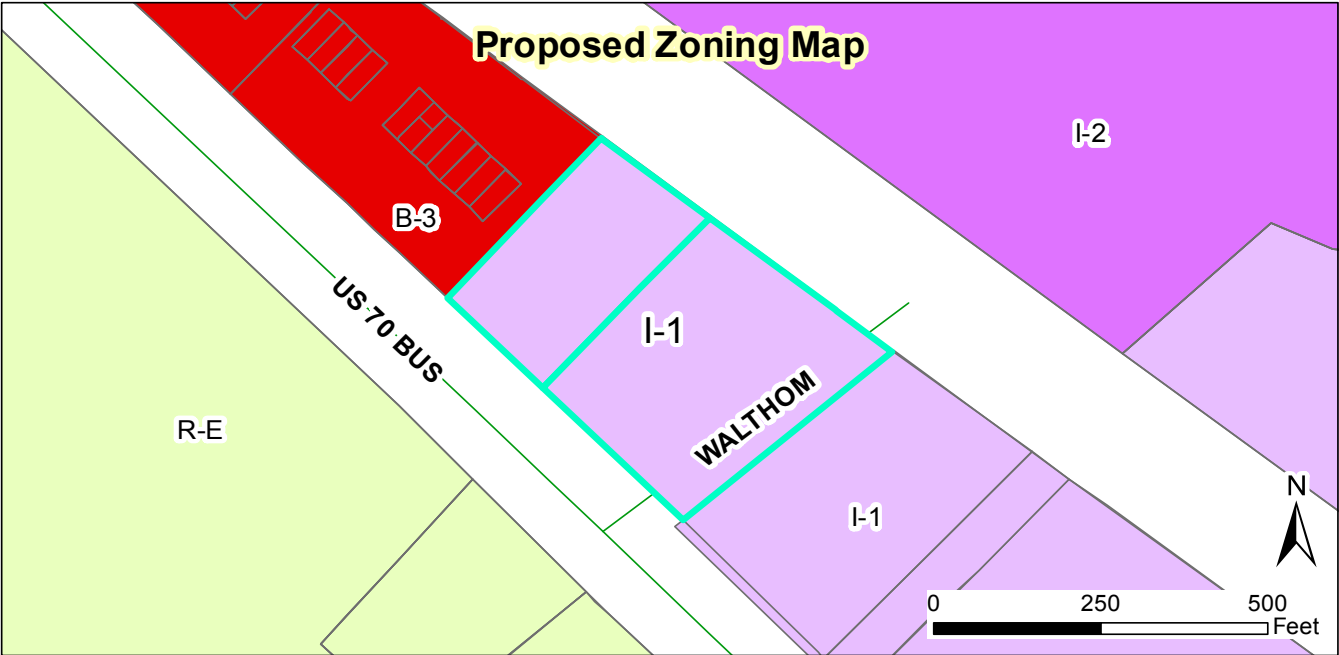
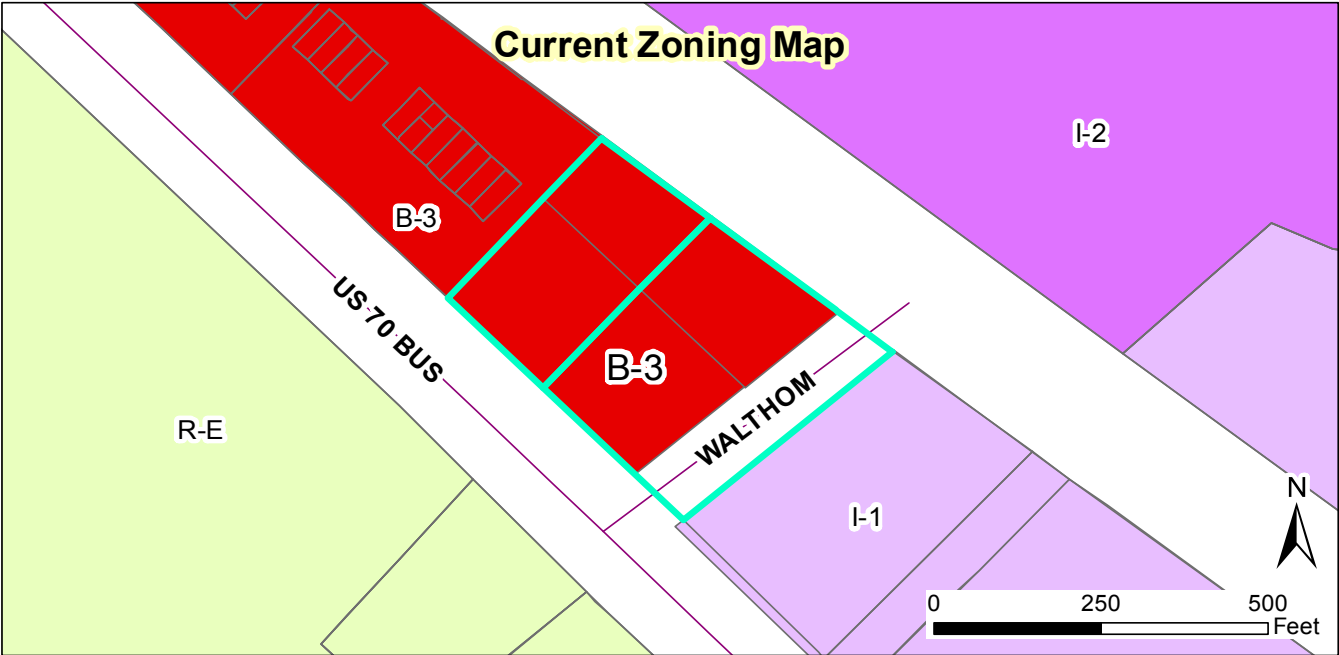
- Rezonings are decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining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

STAFF RECOMMENDATION:

Approval of the rezoning.

ATTACHMENTS:

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



Request:
2019-142-RZ, Lots 8 & 9 Rezoning
Request to Rezone Existing B-3 Zoning to I-1

Applicant: Walthom 3 LLC
 Property Owner: Walthom 3 LLC
 Tag #: 05I05001G & 05I05001H

Staff Report Map



Document Path: O:\PLANNING\REZONING\Rezoning\2019\2019-142-RZ- Lots 8 & 9 Southern Regional\Map\Staff Report Map - 2019-142-RZ - Lot 8 & 9 Southern Regional.mxd

Legend

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

07/08/2019
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.



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

REZONING APPLICATION COVER SHEET

Name of Project: Rose Street Commercial Development Date: 6/27/19
Applicant Name: ACW Development, LLC

The following checklist to be completed by applicant:

- ☐ [✓] Pre-Application Meeting on: _____
- ☐ [✓] Review Fee - *Coming in the Mail*
- ☐ [✓] Advertisement Fee - *Coming in the Mail* *→ Received 7/2/19*
- ☒ [✓] Completed Application
- ☒ [✓] Owner's Consent Form
- ☒ [✓] Adjacent Property Owner's List
- ☒ [✓] Neighborhood Meeting Notice Letter (1 copy)
- ☒ [✓] 2 Sets of stamped, addressed, empty envelopes for adjacent property owner notification
- ☐ [✓] Signed & Sealed Boundary Survey *will be mailed to us*
- ☐ [✓] Copy of signed & sealed boundary survey in PDF on USB

Reviewed by: *BB*





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

REZONING APPLICATION

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

SITE INFORMATION

Name of Project: Rose Street Commercial Development
Acreage of Property: 2.28 **Zoning District:** Single-Family Residential: 8000 S.F.
County Tag #: 05001024,05001048B,05001049,05001050 **NC Pin #:** 166811-56-3724,166811-56-5964,166811-57-4090,166811-57-3084
Address/Location: 9811 US HWY 70 BUS CLAYTON, NC 27520
Existing Zoning District: Single-Family Residential: 8000 S.F. **Proposed Zoning District:** _____

APPLICANT INFORMATION

Applicant: Andrew Wilson
Mailing Address: 2220 Magnolia Ave. S Suite 100
Phone Number: 205-905-5709 **Fax:** 205-313-3677
Contact Person: Andrew Wilson
Email Address: drew@retailspecialists.com

PROPERTY OWNER INFORMATION

Name: NUISE, LLC, LINDA POUNDS ADAMS, MARK A DAUGHTRY
Mailing Address: 104 THORNDAL CT CLAYTON, NC 27527-8330, 960 SWAN POINT REEF RD WASHINGTON, NC 27889-7578, 9825 HWY 70 BUSINESS WESTCLAYTON, NC 27520-0000
Phone Number: _____ **Fax:** _____
Email Address: _____

OFFICE USE ONLY

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

EXPLANATION OF PROJECT

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

We are planning to develop a 5,000 square foot quick serve restaurant and a 2,000 square foot quick serve restaurant.

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

The programing for this site is consistent with the Town's long range plans as these parcels are planned for commercial use.

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

Since the long range plans for these parcels is commercial use, the proposed rezoning is consistent.

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

This change more quickly brings these parcels into conformance with the long range plan for these parcels.

4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, potable water supply and stormwater drainage facilities is available for the proposed use.

To the best of our knowledge the public facilities available to the property are adequate.

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

To the best of our knowledge the legal purposes for which zoning exists are not violated.

6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.

To the best of our knowledge this change will cause no adverse effect to adjoining property owners.

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

This change will not benefit only one owner or one small group of property owners. This change would not be to the detriment of the public,

APPLICANT AFFIDAVIT

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

Andrew Wilson
Print Name

[Signature]
Signature of Applicant

2/1/19
Date



**Town of Clayton
Planning Department**

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

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: Andrew Wilson **Address or PIN #:** 166811-56-3724, 166811-56-5964, 166811-57-4090

AGENT/APPLICANT INFORMATION:

ANDREW WILSON
(Name - type, print clearly)

220 MAGNOLIA AVE. S - SUITE 100
(Address)
BIRMINGHAM, AL 35205
(City, State, Zip)

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

Rezoning Application

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:

CHERYL H DAUGHTRY
(Name - type, print clearly)

9825 HWY 70 BUS W
(Address)

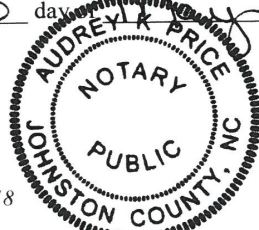
Cheryl H Daughtry
(Owner's Signature)

CLAYTON, NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Audrey K Price, a Notary Public for the above State and County, this the 20 day of July, 2019.

SEAL



July 2018

Audrey K Price
Notary Public

My Commission Expires: November 22, 2023



**Town of Clayton
Planning Department**

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

OWNER'S CONSENT FORM

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Project Name: ANDREW WILSON Address or PIN #: 166811-56-3724, 166811-56-5964, 166811-57-4090

AGENT/APPLICANT INFORMATION:

ANDREW WILSON 220 MAGNOLIA AVE. S. SUITE 100
(Name - type, print clearly) (Address)
BIRMINGHAM, AL 35205
(City, State, Zip)

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

Rezoning Application

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OWNER AUTHORIZATION:

Mark Daughtry 9825 Hwy 70 W
(Name - type, print clearly) (Address)
Mark Daughtry Clayton N.C. 27520
(Owner's Signature) (City, State, Zip)

STATE OF NC
COUNTY OF WAKE

Subscribed before me Colton Pierce, a Notary Public for the above State and County, this
the 22 day of MAY, 2019.



[Signature]
Notary Public

My Commission Expires: Dec 2, 2023



**Town of Clayton
Planning Department**

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

OWNER'S CONSENT FORM

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Project Name: Andrew Wilson **Address or PIN #:** 166811-56-3724, 166811-56-5964, 166811-57-4090

AGENT/APPLICANT INFORMATION:

Andrew Wilson
(Name - type, print clearly)

2220 Magnolia Ave. S Suite 100
(Address)
Birmingham, Alabama 35205
(City, State, Zip)

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

Rezoning Application

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.

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OWNER AUTHORIZATION:

Linda Pounds Adams
(Name - type, print clearly)

960 Swan Point Reef Road
(Address)

Linda Pounds Adams
(Owner's Signature)

Washington, N.C. 27889
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Beaufort

Sworn and subscribed before me Linda Pounds Adams, a Notary Public for the above State and County, this the 15 day of May, 2019.

SEAL

Ann Hodges John
Notary Public

My Commission Expires: May 11, 2022

July 2018



**Town of Clayton
Planning Department**

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

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Project Name: Andrew Wilson **Address or PIN #:** 166811-56-3724, 166811-56-5964, 166811-57-4090

AGENT/APPLICANT INFORMATION:

Andrew Wilson 2220 Magnolia Ave. S Suite 100
(Name - type, print clearly) (Address)
Birmingham, Alabama 35205
(City, State, Zip)

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

Rezoning Application

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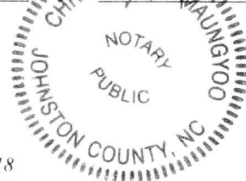
OWNER AUTHORIZATION:

KUMROB MAUNGYOO 158 Stockbridge Drive
(Name - type, print clearly) (Address)
Selma, NC 27576
(Owner's Signature) (City, State, Zip)

STATE OF Johnston
COUNTY OF North Carolina

Sworn and subscribed before me Christopher Maungyoo, a Notary Public for the above State and County, this the 21 day of July, 2019.

SEAL



Notary Public

My Commission Expires: Oct 5th 2019

July 2018

ADJACENT PROPERTY OWNERS LIST

Project Name: _____

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

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

[illegible]

A blue ink 'RECEIVED' stamp from the Town of Clayton Planning Department, dated JUL 01 2019. The stamp is tilted and features the word 'RECEIVED' in large, outlined letters at the top. Below it, the date 'JUL 01 2019' is stamped in red. At the bottom, the text 'TOWN OF CLAYTON' and 'PLANNING DEPARTMENT' is visible in blue ink.



BOHLERTM
ENGINEERING NC, PLLC

4130 ParkLake Avenue, Suite 130
Raleigh, NC 27612
PHONE 919.578.9000



Date: July 1, 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: **7-17-19**

Meeting Time: **5:30 PM**

Meeting Location: **9811 US HWY 70 BUS CLAYTON, NC 27520**

Type of Application: **Rezoning**

Project/proposal property address: **9811 US HWY 70 BUS CLAYTON, NC 27520**

Description of project/proposal: **We are planning to develop a 5,000 square foot quick serve restaurant and a 2,000 square foot quick serve restaurant requiring a rezoning.**

Upcoming public meeting for this application (Planning Board and/or Town Council): **Planning Board July 22, 2019**

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

1. A copy of the project application.
2. A 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 us at **919-578-9000**. You may also contact the Planning Department at 919-553-5002.

Sincerely,

Wyatt L. Bone, P.E.



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

*Planning Board, July 22, 2019
Town Council, August 5, 2019*

STAFF REPORT

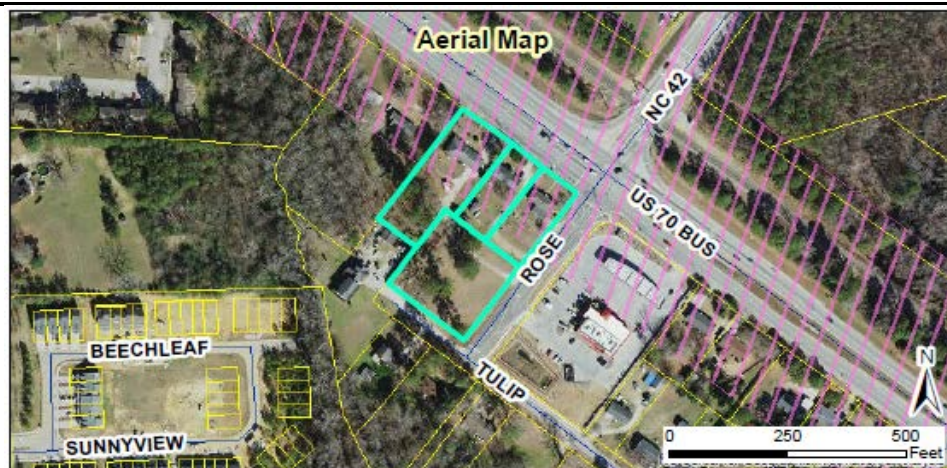
Application Number: 2019-143-RZ
Project Name: Rose Street Commercial Development Rezoning

TAG #s: 05001024, 05001048B, 05001049, & 05001050
Town Limits/ETJ: Town Limits
Overlay: Thoroughfare Overlay District
Applicant: Andrew Wilson
Owner: Nuise, LLC, Linda Pounds Adams, Mark A Daughtry
Location: 9811 US HWY 70 BUS Clayton, NC
Project Planner: Damiere Powell, Planner

Public Noticing:

- Neighborhood meeting held on July 19, 2019
- Sign posted July 3, 2019
- Planning Board letters mailed July 10, 2019
- Town Council letters mailed July 15, 2019
- Newspaper Ad to be published July 24, 2019 & July 31, 2019

REQUEST: Request to rezone from Residential-8 (R-8) to Highway-Business (B-3).

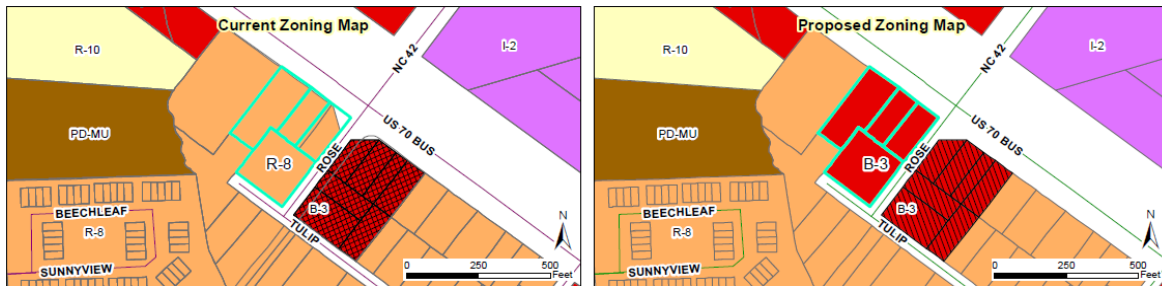


SITE DATA:

Acreage: 2.28 acres
Existing Use: Single-Family Residential

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Highway-Business (B-3)	Retail
South	Residential-8 (R-8)	Single-Family Residential
East	Highway-Business (B-3) – Special Use District (SUD)	Convenience Store with Gas Sales
West	Residential-8 (R-8)	Single-Family Residential

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

The applicant is requesting to rezone four abutting properties, each respectively 0.42, 0.39, 0.8, and 0.92 acres of land, from Residential-8 (R-8) to Highway-Business (B-3). The properties are currently single-family residential and are surrounded by properties with single-family residential and commercial land uses.

Consistency with the Comprehensive Plan 2040

The subject property is located in an area that has been designated as “Community Mixed-Use” in the Future Land Use Map of the Comprehensive Plan. The Community Mixed-Use land use designation is an overlay above the High Density Residential land use designation, which is designed to include all housing types with a density of up to 12 dwelling units per acre. The overlay and underlying land use designation allows for a large local population with community-serving commercial uses as well as office, civic, institutional, and multi-family residential uses.

Comprehensive Plan Goals supporting the rezoning request include:

- LU1.1.1 – Review development proposals for consistency with the Future Land Use Map.
- LU1.3 – Encourage a mix of residential and non-residential land uses within Neighborhood and Community Centers identified on the Future Land Use Map.

Comprehensive Plan Goals not supporting the rezoning request include:

- None



CONSIDERATIONS:

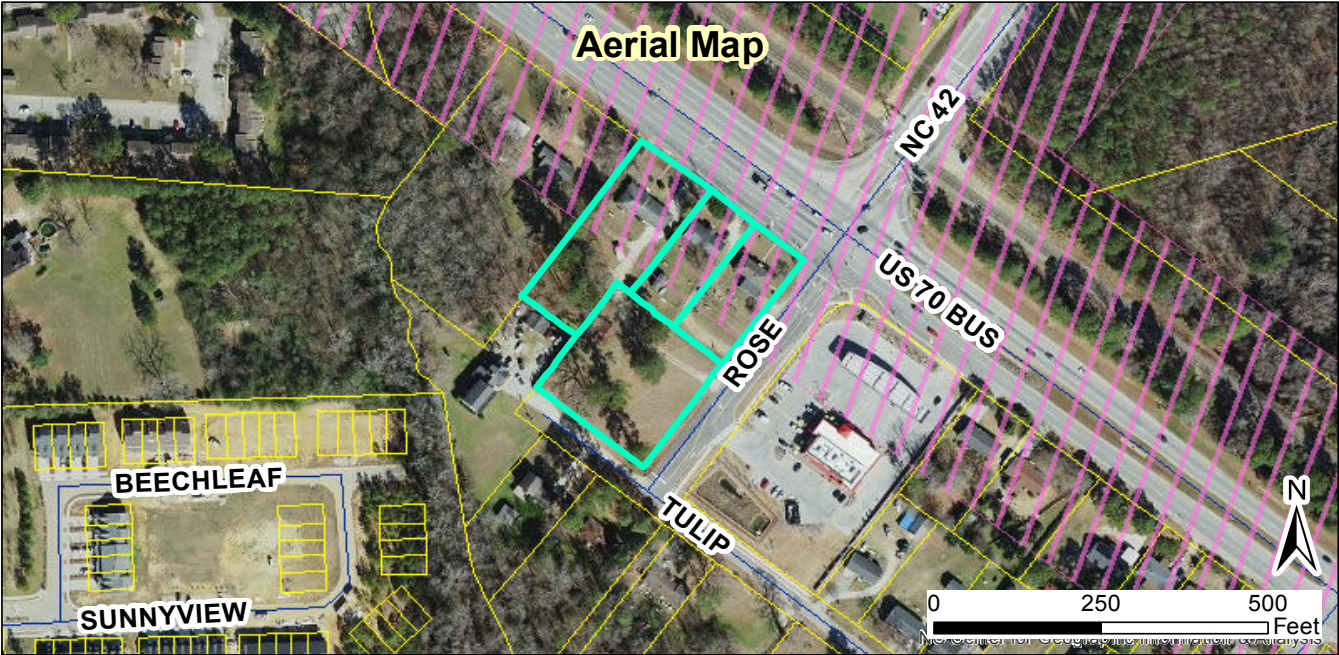
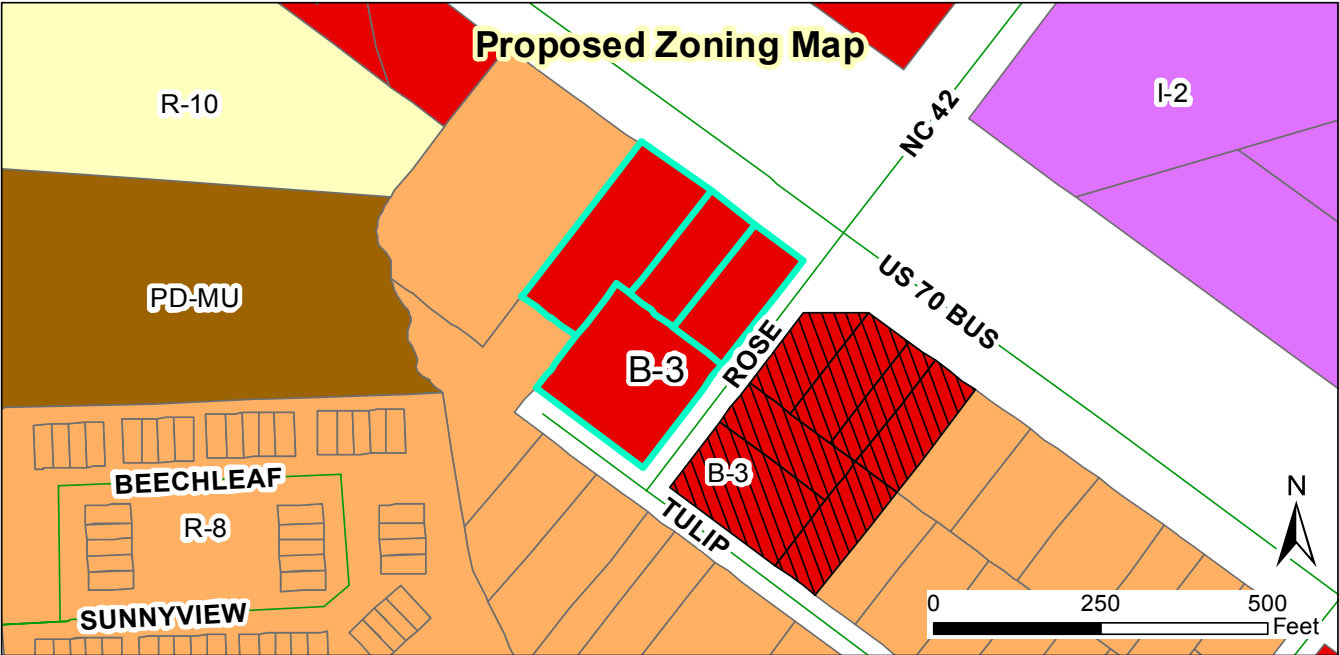
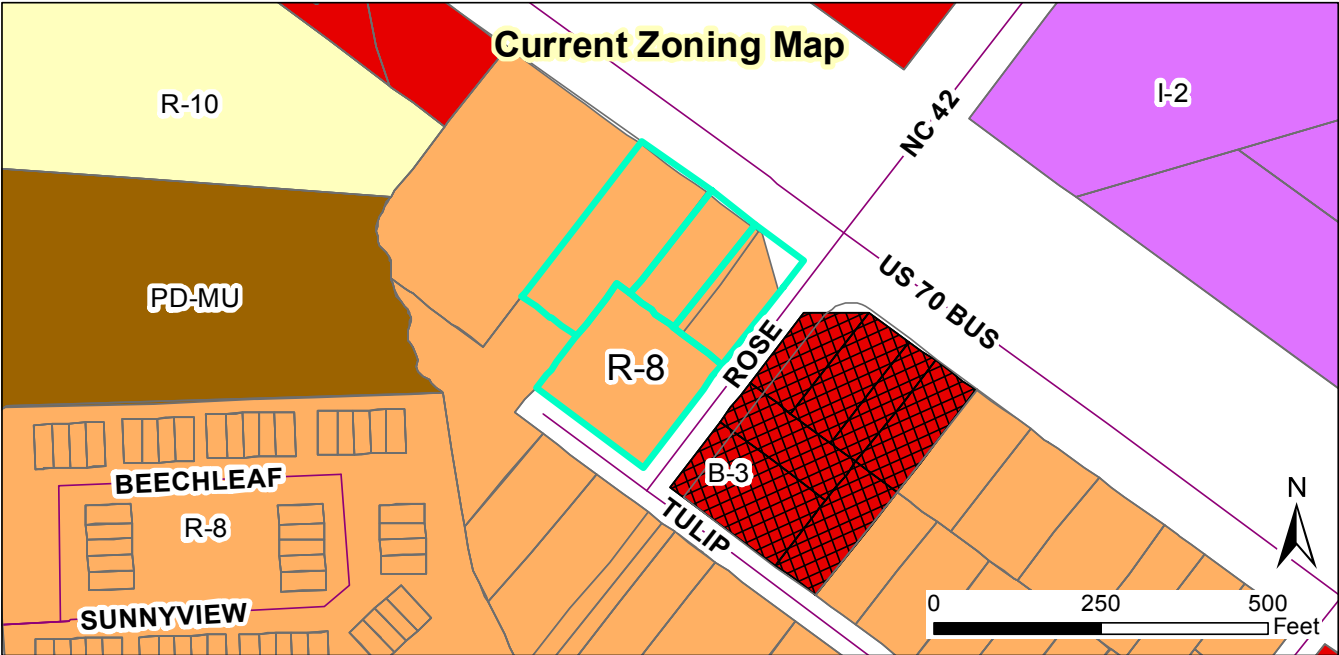
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- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining why the Council considers the action taken to be reasonable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

STAFF RECOMMENDATION:

Approval of the rezoning.

ATTACHMENTS:

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



Request:
2019-143-RZ, Rose Street Com. Development Rezoning
Request to Rezone Existing R-8 Zoning to B-3

Applicant: Andrew Wilson
 Property Owner: Nuise, LLC, Linda Pounds Adams, Mark A Daughtry
 Tag #: 05001024, 05001048B, 05001049, & 05001050

Staff Report Map



Document Path: O:\PLANNING\REZONING\Rezoning\2019\2019-143-RZ - Rose Street Com. Development\Map\Staff Report Map - 2019-143-RZ - Rose Street Com Development\mxd

Legend

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

07/10/2019
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.