



Town of Clayton
Town of Clayton Planning Board Agenda
Monday, April 23, 2018 @ 6:00 PM
Town Council Chambers

1. CALL TO ORDER

2. ROLL CALL

3. ADJUSTMENT OF THE AGENDA

4. APPROVAL OF MINUTES

- a. Draft Minutes:
February 26, 2018
March 26, 2018
[Feburary 26 2018 DRAFT Planning Minutes](#)
[March 26 2018 DRAFT Planning Minutes](#)

5. REPORTS AND COMMENTS

6. OLD BUSINESS

7. NEW BUSINESS

- a. South Tech Warehouse
2018-26-SP
NC PIN:167700-08-7887
Tag: 05I05039D
Location: Harvest Mill Lane
[Application 2018-26-SP South Tech Warehouse](#)
[Staff Report - 2018-26-SP - South Tech Warehouse](#)
[Staff Report Map 2018-26-SP South Tech Warehouse](#)
[Neighborhood Meeting Summary 2018-26-SP South Tech Warehouse](#)
[Site Plan 2018-26-SP South Tech Warehouse](#)
- b. 2017-209-SUP
Sunbelt Rental
NC Pin:167700-26-7660
Tag: 4700370
Location: 7635 US Highway 70 W Bus.
[Application Sunbelt Rental 2017-209-SUP](#)
[Staff Report 2017-209-SUP Sunbelt Rental SUP](#)
[Staff Report Map 2017-209-SUP Sunbelt Rental](#)
[Neighborhood Meeting 2017-209-SUP Sunbelt Rental](#)
[Associated Site Plan 2017-209-SUP Sunbelt Rental](#)
- c. 2018-02-SP

Sunbelt Rental Major Site Plan

NC PIN: 167700-26-7660

Tag: O5I05035A

Location: 7635 US Hwy 70 W Bus.

[Application 2018-2-SP Sunbelt Rental](#)

[Staff Report 2018-02-SP Sunbelt Rental site plan](#)

[Staff Report Map 2018-02-SP Sunbelt Rental](#)

[2018-2-SP Sunbelt Rental Neighborhood Meeting](#)

[Site Plan 2018-02-SP Sunbelt Rentals](#)

- d. Overlay District Amendment
2018-75-OA

[Application 2018-75-OA Overlay District Amendment](#)

[Staff Report 2018-75-OA SHO Ordinance Amendment](#)

[Existing Overlay Map 2018-75-OA SHO Overlay District Amendment](#)

[Draft, Strikethrough Copy 2018-75-OA Overlay District Amendment](#)

[Draft, Clean Copy 2018-75-OA SHO Overlay District Amendment](#)

8. INFORMAL DISCUSSION AND PUBLIC COMMENT

9. ADJOURN



**The Town of Clayton
Clayton Planning Board Minutes
Monday, February 26, 2018 @ 6:00 PM
Town Council Chambers**

BOARD MEMBERS PRESENT:

Frank Price
James Lipscomb
Bucky Coats
Sarah Brooks
Ross Benson
Stephen Powers
Bob Ahlert
Marty Bizzell
Andria Merritt

STAFF PRESENT:

Jay McLeod, Senior Planner
Chrissy Dunn, Clerk to the Board
Samantha Wullenwaber, Planning Director
David DeYoung, Economic & Community
Development Director
Michael Grannis, Mayor Pro Tem

MEMBERS ABSENT:

1 CALL TO ORDER

- a) Frank Price called the meeting to order at 6:00 p.m.

2 ROLL CALL

- a) Roll call was completed by Mr. DeYoung with all board members being present.

3 ADJUSTMENT OF THE AGENDA

4 APPROVAL OF MINUTES

- a) Approval of January 22, 2018 Minutes

5 REPORTS AND COMMENTS

- a) Mr. DeYoung introduced Samantha Wullenwaber who is the new Planning Director. Mr. DeYoung will now serve officially as the Economic Development Director. There were no further reports.

6 OLD BUSINESS

7 NEW BUSINESS

- a) 2018-10-RZ - 110 East Second Street - Rezoning

NC Pin: 166913-02-3765
Tag: 05015077
Location: 110 East Second Street

Mr. McLeod presented this item. Request is to rezone property located at 110 East Second Street from Office-Institutional (O-1) to Central Business (B-1). Request was consistent with Surrounding Land Uses as well as 2040 Comprehensive Plan. Applicant, Paul Black, was present and stated he was available to answer any questions.

There were no questions of staff or applicant.

ACTION: Recommend Approval of 2018-10-RZ to Town Council

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

- b) 2017-188-RZ - Sunbelt Rental Rezoning
NC Pin: 167700-26-7660
Tag: 05i05035a
Location: 7635 US Hwy 70 Bus

Mr. Bizzell recused himself from this item.

Mr. McLeod presented this item. Request is to rezone the property located at 7635 US 70 Highway Business from Neighborhood Business (B-2) to Highway Business (B-3) as well as removing the Scenic Highway Overlay District (SHO) from the property. He stated that staff is not in support of request nor do they support a piece meal process and removal of properties from the district.

The applicant, Gary McCabe, was present and provided some history of the property. He also shared details of what they would like to accomplish with the rezoning of the property.

Mr. Moffat, an engineer for the applicant shared additional thoughts regarding also presented some comments about the rezoning and finding a solution for this approval. There were concerns raised regarding the Scenic Highway Overlay mapping. Applicants believe there may be a discrepancy regarding the current measurement of intersection point and radius. They requested that consistency be applied

There were several questions from the board to staff regarding the overlay. Mr. DeYoung spoke about the history of the overlay regarding the primary goal which was to ensure the Town of Clayton looked its best. He further stated that the Scenic Highway Overlay will be looked by the Economic Development Office.

There were no questions of the applicant and there was no one further that wished to speak.

There was discussion regarding the text regarding the overlay.

ACTION: Recommendation to Town Council for Rezone and Removal from Scenic Highway Overlay

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

- c) 2017-149-PDD Parkview Modification Planned Development Rezoning
NC Pin: 165912-76-9495 / 165912-76-9542 / 165912-76-8680 / 165912-76-8701
Tag: 05029055 / 05029054 / 05029053 / 05029052
Location: Off Liberty Lane

Mr. Lipscomb recused himself from both Item 7c & Item 7d.

Mr. DeYoung presented both items 7c & 7d together, as they running concurrently with each other.

Request is rezone from R-10 and PD-R to PD-R as well as to add 2.07 acres and 17 lots. Parkview would realign with Liberty Lane and annex a portion that is not currently within the town limits.

The applicant, Reid Smith, was present and available for questions.

Ms. Paula Murphy who is a resident at 118 Parkview Drive, was present and shared her concerns regarding construction traffic including safety issues. She stated she would like to ensure that construction equipment trucks enter via Liberty Lane. She further stated that residents have been dealing with issues for over two years.

Mr. Smith shared information regarding traffic flow and development phases. He stated that paving for Stallings will be complete by this summer.

ACTION: Recommendation to Town Council

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

- d) 2017-150-SD Parkview Preliminary Plat (Master Plan) Modification
NC Pin: 165912-76-9495 / 165912-76-9542 / 165912-76-8680 / 165912-76-8701
Tag: 05029055 / 05029054 / 05029053 / 05029052
Location: Off Liberty Lane

See above item for additional information.

ACTION: Recommendation to Town Council

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

- e) 2017-147-SP Ingredient Major Site Plan
NC Pin: 166913-03-4231 / 166913-03-4215 / 166913-03-4240
Tag: 05019010 / 005019011A / 5104629
Location: 101 West First Street

Mr. Lipscomb recused himself from this item.

Mr. DeYoung presented this item. Applicant is requesting to expand an existing building to accommodate restaurant and office uses, add parking along Fayetteville Street, and develop a landscaped courtyard with outdoor dining. The building is located at First and Fayetteville Street. Applicant is looking to add an additional 3900 square foot to include; restaurant on first floor, offices on second floor, outdoor parking, as well as developing street parking property which will tie into streetscape.

Elevation concerns were addressed by staff. Mr. DeYoung spoke about current criteria and a condition has been added to this plan for final approval.

There was discussion regarding pavers, speed bumps and angle parking concerns. Mr. DeYoung addressed these issues.

Mr. Coats shared his concerns regarding angled parking and felt perhaps a one way street should be considered. Ms. Brooks also shared her concerns.

The applicant was present and stated he felt this would be a great asset to the town and hoped this concept would allow space for fellowship.

There were no further questions for staff or applicant.

ACTION: Approval with Conditions as Listed in Staff Report

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

8 INFORMAL DISCUSSION AND PUBLIC COMMENT

9 ADJOURN

With there being nothing further the meeting was adjourned at 7:43 p.m.

ACTION: Motion to Adjourn

Motion: Board Member Coats
Second: Board Member Brooks

Vote: Unanimous

Chair

ATTEST:

Clerk to the Board

**February 26, 2018
Minutes**



**Town of Clayton
Clayton Planning Board Minutes
Monday, March 26, 2018 @ 6:00 PM
Town Council Chambers**

BOARD MEMBERS PRESENT:

Andria Merritt
Ross Benson
Steven Powers
James Lipscomb
Marty Bizzell
Bob Ahlert
Frank Price
Sarah Brooks
Bucky Coats

STAFF PRESENT:

Haley Hogg
Samantha Wullenwaber
Chrissy Dunn
Para Smith
Michael Grannis

MEMBERS ABSENT:

1 CALL TO ORDER

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

2 ROLL CALL

- a) Roll call was completed by Bob Ahlert with all board members being present.

3 ADJUSTMENT OF THE AGENDA

4 APPROVAL OF MINUTES

5 REPORTS AND COMMENTS

6 OLD BUSINESS

7 NEW BUSINESS

- a) Carillon Assisted Living Facility
2017-193-SUP

Request for a special use permit to allow the use of "congregate living facility" on the subject property. A major site plan application (2017-192-SP) is running concurrently with this request.

Haley Hogg presented the Carillon Assisted Living Facility Special Use. The applicant is proposing to develop a 35,900 square foot building with 84 beds

and 48 units. There will be amenities in the rear and side of the properties consisting of gardens and courtyards. Sidewalks will also be along frontage on Guy Road. Class B landscape buffer will be required for the side and rear of the property line. Storm water pond to be constructed in the rear of the property and will be used for future development to the east. No traffic impact analysis was required to be done. NCDOT did a review and will be requiring an existing northwest bound left turn lane on Guy Road to be extended. There will be one full directional driveway off Guy Road and future shared right in /right out driveway to the east to be shared with a future property. The applicant expressed concern over the safety of the residents due to the shared access. A secondary access drive will be utilized for emergency vehicles only. Staff recommends approval with conditions as listed in Staff Report.

The applicant was present and shared the history of Carillon. He also spoke of the population increase and how an additional assisted living home would be needed in the Clayton area. The applicant was available for questions.

With there being no questions for staff or the applicant, the item was turned over to the Board for deliberation.

ACTION: Approval with Conditions as Listed in Staff Report

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

- b) Carillon Assisted Living Facility
2017-192-SP

Major Site Plan approval request to develop a congregate living facility. A special use permit application (2017-193-SUP) is running concurrently with this request.

ACTION: Approval of Request

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

8 INFORMAL DISCUSSION AND PUBLIC COMMENT

9 ADJOURN

- a) With there being nothing further the meeting was adjourned at 6:25 p.m.

Duly adopted this 23rd day of April 2018.

Chair

ATTEST:

Clerk to the Board

**March 26, 2018
Minutes**



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

MAJOR SITE PLAN APPLICATION

Pursuant to Article 7, Section 155.707 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Planning Board to approve a Major Site Plan application. Please complete all fields in this application and submit to the Planning Department with all required materials.

Application fee: \$500.00 + \$5.00 per acre. *All fees are due when the application is submitted.*

SITE INFORMATION

☒ New Major Site Plan

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

Name of Project: South Tech Warehouse Acreage of Property: 3.36

County Tag #: 05105039D NC PIN: 167700-08-7887

Address/Location: Harvest Mill Lane Clayton, NC 27520

Existing Use: Vacant Proposed Use: Warehouse / Office

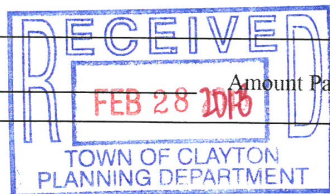
Zoning District: I-2

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

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

FOR OFFICE USE ONLY

Date Received: _____



Amount Paid: \$ 520

File Number: 2018-26-SP

PROPERTY OWNER INFORMATION

Name: Pony Farm Associates, LLC

Mailing Address: 8636 Vintage Club Drive Wilmington, NC 28411-7685

Phone Number: 910-262-8058

Fax:

Email Address: edvogelsong@aol.com

APPLICANT INFORMATION

Applicant: Sanderson Engineering, Inc.

Mailing Address: PO Box 2016 Wendell, NC 27591

Phone Number: 919-366-2016

Fax:

Contact Person: Steven S. Sanderson, P. E.

Email Address: sandersonengineering@yahoo.com

REQUIRED INFORMATION (to be submitted with the application)*The following items must accompany a Major Site Plan application.*

To be completed by the applicant:			To be completed by staff:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: <u>2-21-18</u>	☒	☐			
2. I have referenced the <i>Plan Requirements Checklist</i> and used this as a guide	☒				
3. Site Plan Review Fee (\$500 + \$5/acre)	☒				
4. Completed application	☒				
5. Owner's Consent Form	☒	☐			
6. Plan sets meeting the requirements listed in the <i>Plan Requirements Checklist</i>	☒	☐			
7. Adjacent property owners list	☒	☐			
8. Wastewater allocation request OR verification of wastewater allocation	☒	☐			
9. Signed and sealed traffic impact analysis (2 copies) (required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)	☐	☒			
10. Neighborhood meeting notice letter (1 copy)* See sample letter and meeting requirements included in this packet *Not required for subdivisions that are part of an approved planned development	☒	☐			
11. Neighborhood meeting summary form (1 copy) * Included in this packet *Not required for subdivisions that are part of an approved planned development	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

EXPLANATION OF PROJECT

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

The Owner plans to construct a 35,000 sf warehouse with offices.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page or a sheet of stationery.

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.

Steven S. Sanderson, P. E.

Print Name

Dayton, North Carolina, and will not be returned.



Signature of Applicant

Signature of Applicant

2-28-18

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: South Tech 1 **Address or PIN #:** 05105039D

AGENT/APPLICANT INFORMATION:

Steven S. Sanderson, P. E.
(Name - type, print clearly)

PO Box 2016
(Address)
Wendell, NC 27591
(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 below*):

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:

Mitchell Koval
(Name - type, print clearly)

116 Garden Ct
(Address)

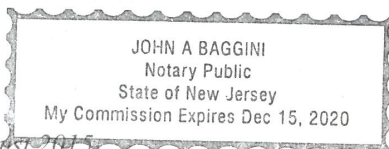
[Signature]
(Owner's Signature)

Franklin Lakes, NJ 07417
(City, State, Zip)

STATE OF New Jersey
COUNTY OF Bergen

Sworn and subscribed before me John A Baggin, a Notary Public for the above State and County, this the 14th day of February, 2018.

SEAL



[Signature]
Notary Public
My Commission
Expires:

Dec. 15, 2020



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
April 23, 2018

STAFF REPORT

Application Number: 2018-26-SP
Project Name: South Tech Warehouse Major Site Plan

NC PIN / Tag #: 167700-09-7955 / 05I05039J
Applicant: Sanderson Engineering, Inc.
Owner: Pony Farm Associates, LLC
Location: Located off Harvest Mill Lane and Pony Farm Road; across the street from Automatic Rolls

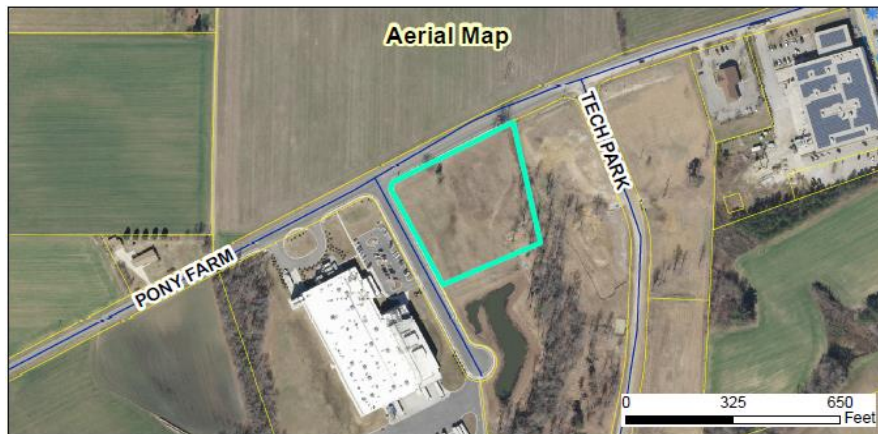
Public Noticing:

- Neighborhood meeting held on April 11, 2018
- Sign posted April 13, 2018

REQUEST: The applicant is requesting major site plan approval to develop a 35,000 SF building, which will consist of 29,000 SF of warehouse space and 6,000 SF of office space. The property is zoned Industrial-Heavy (I-2).

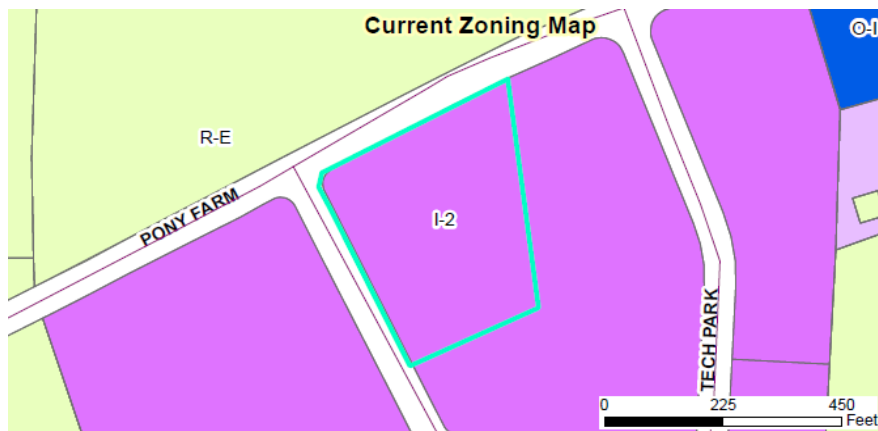
SITE DATA:

Acreage: 3.36 acres
Existing Use: Vacant



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-Estate (R-E)	Vacant
South	Industrial-Heavy (I-2)	Vacant
East	Industrial-Heavy (I-2)	Vacant
West	Industrial-Heavy (I-2)	Warehouse/Manufacturing (Automatic Rolls)

**DEVELOPMENT DATA:**

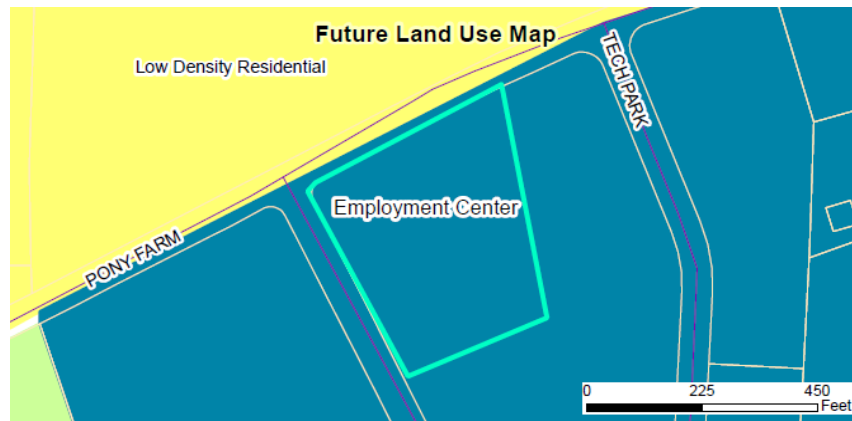
Proposed Uses:	Warehouse, with office space
Buildings:	1 building
Number of Stories:	1 story
Impervious Surface:	66.13% (75% maximum)
Required Parking:	Warehouse, 1 space per 1000 SF = 29 spaces Office, 1 space per 200 SF = 30 spaces
Proposed Parking:	59 spaces, including 1 handicap space
Access/Streets:	The primary entrance is located off Harvest Mill Lane; a secondary truck entrance is located off Pony Farm Road to access the loading bays

STAFF ANALYSIS:**Overview****Consistency with Adopted Plans:**

- **Comprehensive Plan 2040**
The proposed warehouse is consistent with the Comprehensive Plan 2040 and Future Land Use Map, which designates this property as "Employment Center". This designation includes warehousing and office uses.

- **Unified Development Code**

The proposed development is consistent with the Unified Development Code (UDC).



Landscaping and Buffering

A required Class "A" landscape buffer is proposed along Pony Farm Road and Harvest Mill Lane. In addition to the required buffer, the applicant is also providing required street trees and shrubs to screen the parking lot from the rights-of-way. Additionally, landscaping is provided along the eastern property line to screen the loading areas in the rear of the building from the right-of-way.

Access/Streets

The primary entrance for this development will be located off Harvest Mill Lane and will provide access to the building entrance and parking area. A secondary truck entrance is proposed off Pony Farm Road in order to provide truck access to the loading bays in the rear of the building.

Multi-Modal Access

There is an existing sidewalk along Harvest Mill Lane and Pony Farm Road. The applicant will be providing handicap ramps and crosswalks at both of the site's driveways. Additionally, the applicant is proposing sidewalk along the front of the building in order to provide pedestrian access from the parking lot.

Garbage / Recycling

A dumpster is proposed along the eastern property line, in the rear of the building. The applicant is proposing the enclosure to match the materials of the primary structure and be 8' in height as required within the UDC. The applicant is also proposing to plant shrubs around the enclosure to provide required screening.

Architecture/Design

The applicant is proposing the warehouse to consist of split-face and metal siding. This is consistent with the materials utilized at Automatic Rolls located directly across Harvest Mill Lane. Staff is comfortable with the proposed elevations due to the proposed use being industrial, and the surrounding industrial uses utilizing similar materials.

CONSIDERATIONS:

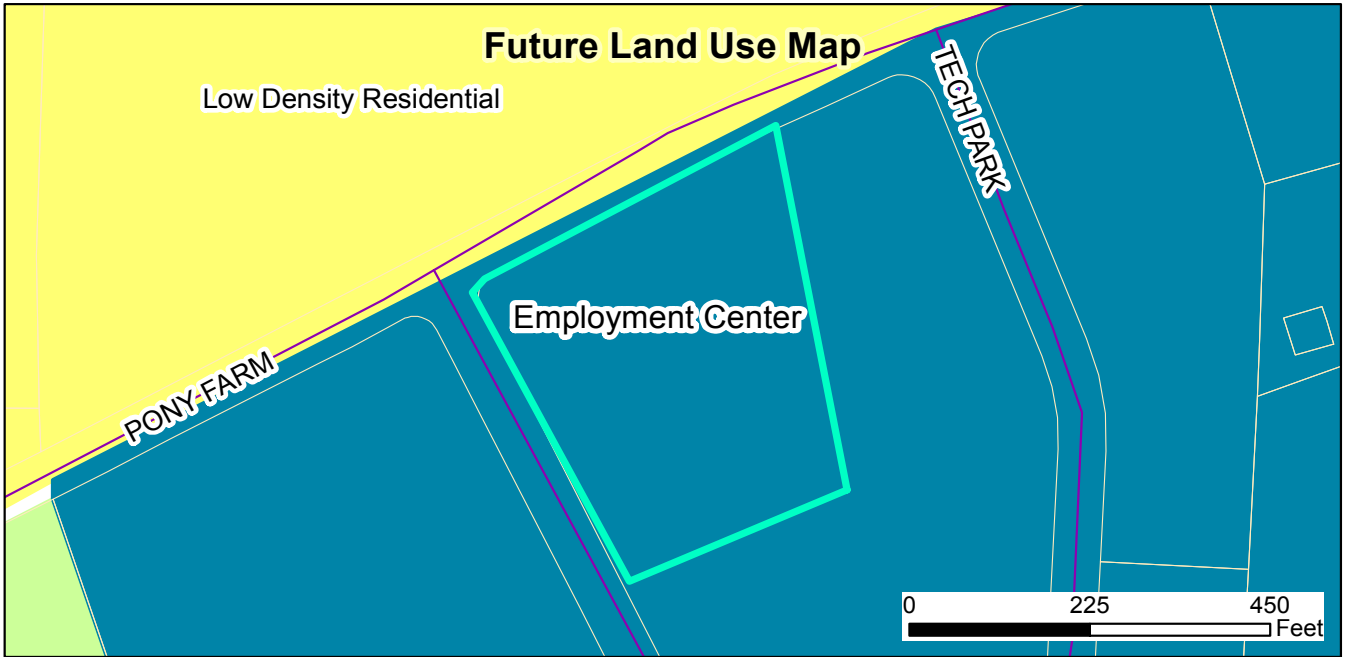
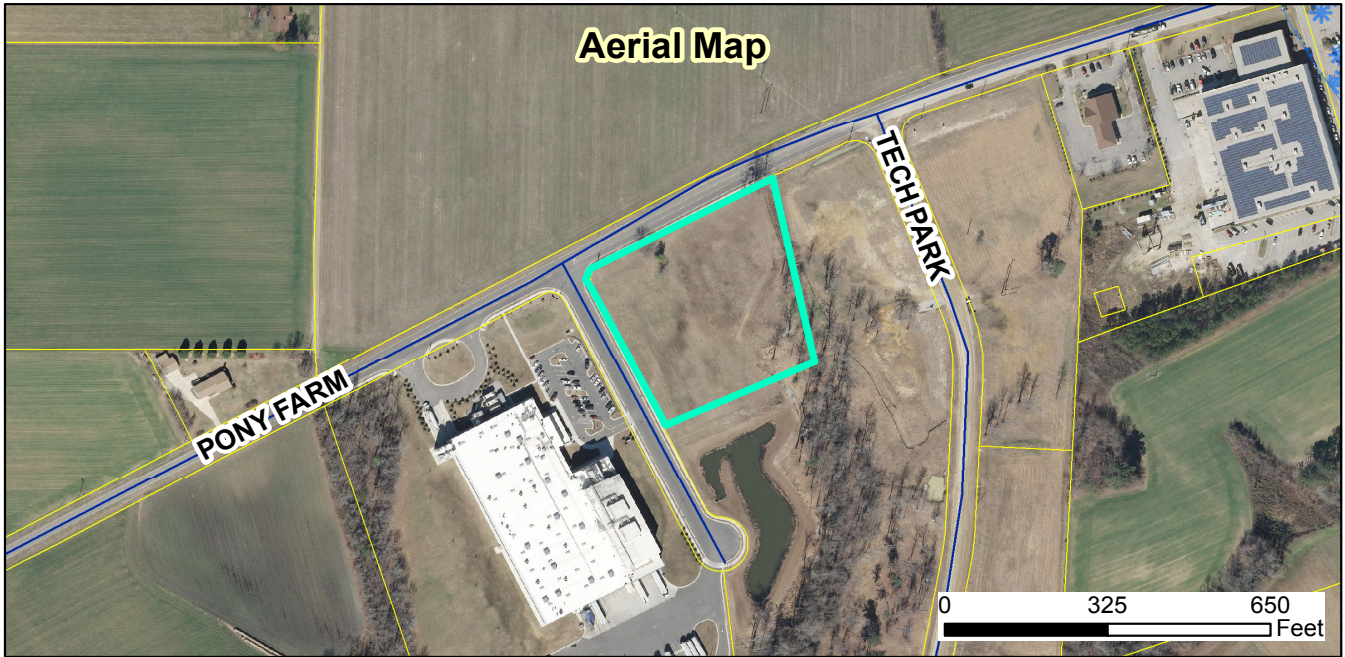
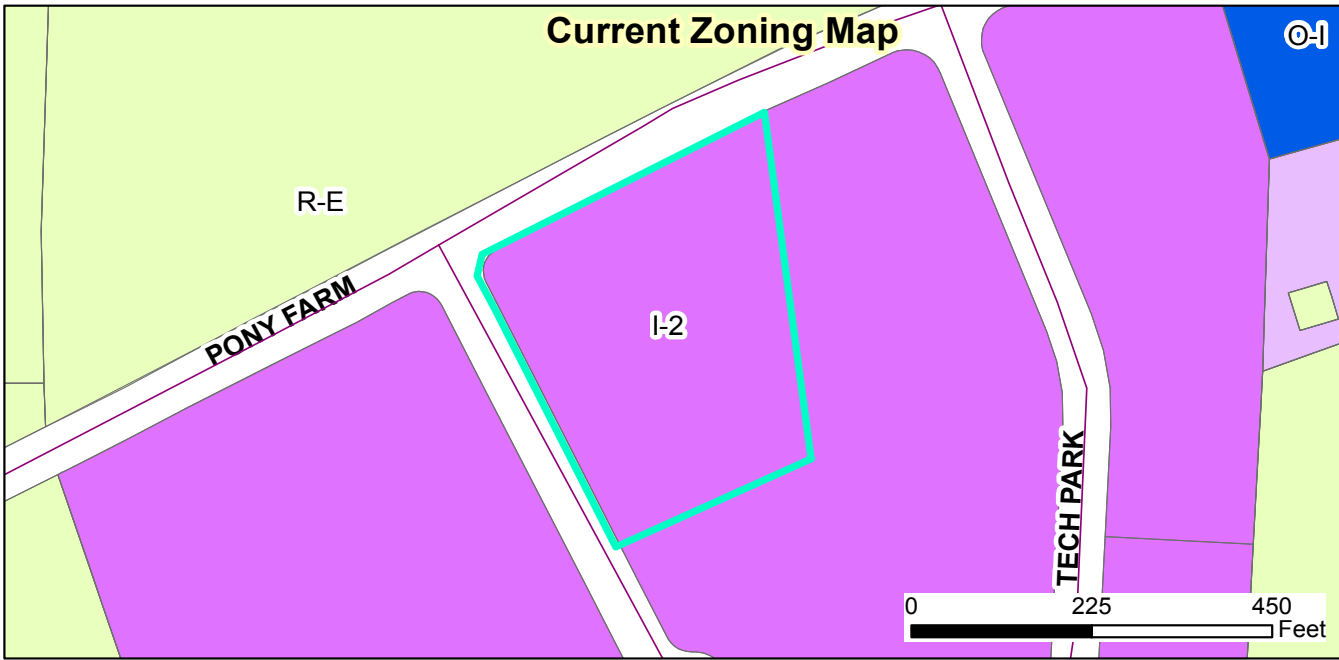
- The Planning Board shall make a final decision regarding Major Site Plans.
-

APPROVAL CRITERIA:

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

ATTACHMENTS:

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



2018-26-SP South Tech Warehouse Major Site Plan
Request: Develop a 35,000 SF building to be utilized for warehousing, with some office space
 Applicant: Sanderson Engineering, Inc.
 Property Owners: Pony Farm Associates, LLC
 Parcel ID: 167700-09-7955
 Tag #: 05105039J



4/16/18

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

Legend

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

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2018\2018-26-SP South Tech Warehouse\Maps\2018-26-SP Staff Report Map.mxd

NEIGHBORHOOD MEETING SUMMARY FORM

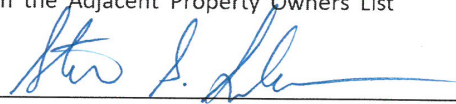
FILL OUT THE FOLLOWING:

Application: Major Site Plan - South Tech 1

Date of Mailing: 3-30-18

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:

Printed Name: Steven S. Sanderson, PE Signature: _____



Date of Meeting: 4-11-18

Time of Meeting: 6:00 pm to 6:30 pm

Location of Meeting: The Wooten Room in The Clayton Center

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.*

I arrived at the Wooten Room at 5:45 to set up.

No one came to the meeting from 6:00 until 6:30.

I left at 6:30.

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

Sanderson Engineering, Inc.

Engineering and Land Planning
License # C-2218
March 30, 2018

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: Wednesday April 11, 2018

Meeting Time: 6:00 pm

Location: Town of Clayton Town Hall 111 E. Second Street Clayton, NC 27520

Type of Application: Site Plan

Project Property Address: Harvest Mill Lane Clayton, NC 27520

Description of Project: Warehouse / Office

Upcoming public meeting for this application: Planning Board Monday April 23, 2018 at 6:00 pm in the Council Chambers located at 111 East Second Street

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 and/or development proposal.

If you have any questions prior to or after this meeting, you may contact me at 919-366-2016. You may also contact the Planning Department at 919-553-5002.

Sincerely,



Steven S. Sanderson, P. E.

SSS/

cc: Town of Clayton Planning Department

POST OFFICE BOX 2016
WENDELL BOULEVARD
WENDELL, NC 27591

919-366-2016 phone
919-422-8020 mobile
sandersonengineering@yahoo.com

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: South Tech 1

Application: Major Site Plan

Location/Date: The Wooten Room in The Clayton Center 4-11-18

	NAME	ADDRESS
1	Steven Sanderson	105 Lake Drive Wendell, NC 27591
2		
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20		

ADJACENT PROPERTY OWNERS LIST

Project Name: South Tech 1

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

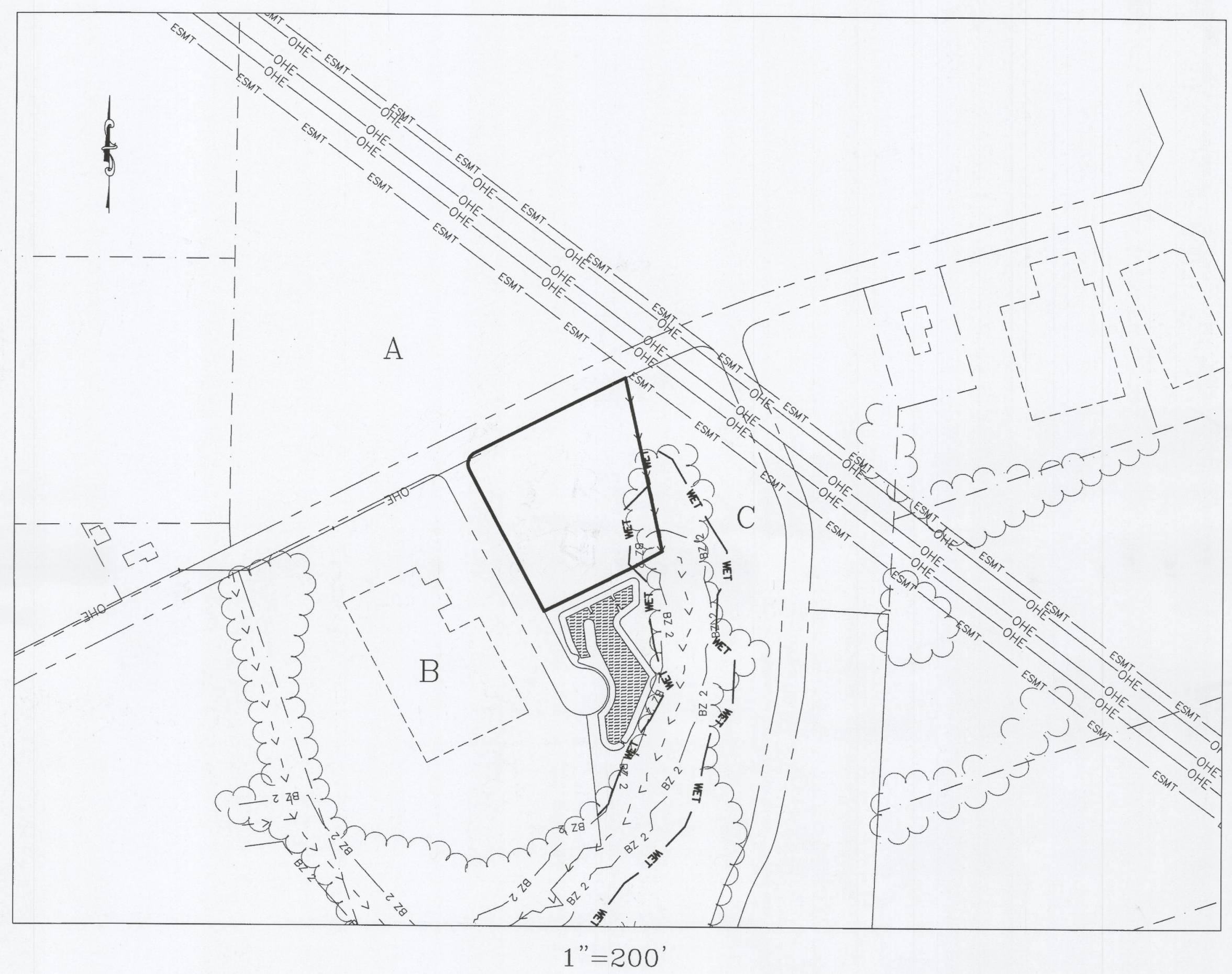
It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

PARCEL NUMBER	NAME	ADDRESS
05I05041	Jimmy & Judy Cox	8851 US 70 Bus West Clayton NC 27520
05I05039B	Automatic Rolls of NC	601 S Caroline Street Baltimore, MD 21231
05I05039D	Pony Farm Associates LLC	8636 Vintage Club Drive Wilmington, NC 28411

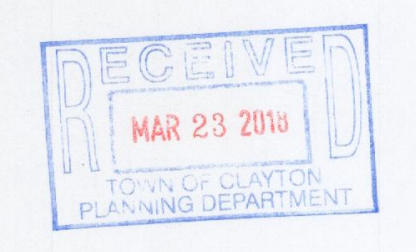
South Tech 1 – Master Site Plan
Pony Farm Associates, LLC
Harvest Mill Lane
Clayton, NC 27520

- Conditions of Approval:
- 1. The development of the site is limited to the site design and uses approved by the Planning Board. Modifications to the approved site plan shall require review and approval in accordance with Section 155.707 of the Unified Development Code.
 - 2. Following Board approvals, three copies of the Final Site Plan, Landscape Plan and Architectural Elevations meeting the requirements of the Conditions of Approval shall be submitted to Planning Department for final approval. The Conditions of Approval shall be printed on the cover sheet or site plan sheet.
 - 3. All roof mounted and ground mounted mechanic equipment shall be completely screened from view.
 - 4. A Zoning Compliance Permit shall be required prior to issuance of any building permits.
 - 5. Utility fees shall be paid to the Town prior to issuance of any building permits.
 - 6. All signage shall require a sign permit from the Planning Department and shall meet standards of the Unified Development Code.
 - 7. A site/landscape inspection by the Planning Department shall be required prior to issuance of a certificate of occupancy. All site improvements shall be installed prior to site inspection.

Contiguous Properties	
A – Owner:	Jimmy R. Cox and Judy G. Cox
Parcel ID Number:	05105041
Current Zoning:	R-E
Present Use:	Agricultural
B – Owner:	Automatic Rolls of NC LLC
Parcel ID Number:	05105039B
Current Zoning:	I-2
Present Use:	Bakery
C – Owner:	Pony Farm Associates, LLC
Parcel ID Number:	05105039H
Current Zoning:	I-2
Present Use:	Vacant



Vicinity Map – Town of Clayton – Johnston County
1"=500'

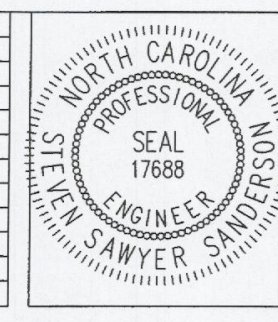


Sheet Index	
1	Cover Sheet
2	Boundary Survey
3	Site Plan
4	Conceptual Engineering Plans
LP01.0	Landscape Plan
LP02.0	Landscape Plan Details
1 of 1	Exterior Lighting Plan
A101	Floor Plan
A201	Elevations

Clayton Planning Project Number 2018-26-SP

Owner: Pony Farm Associates, LLC
8636 Vintage Club Drive
Wilmington, NC 28411

REV. NO.	DESCRIPTION	DATE
1	Revised per TRC comments dated 3-21-18	3-23-18
2		
3		
4		
5		
6		
7		
8		
9		
10		



Steven Sawyer
3-23-2018 DATE

Preliminary Design – NOT Released For Construction

DESIGNED	SSS
DRAWN	SSS
CHECKED	SSS
PROJ. ENG.	SSS

SANDERSON ENGINEERING
2485 WENDELL BOULEVARD
P.O. BOX 2016 WENDELL, NC 27591
919-366-2016
C-2218 Engineering and Land Planning

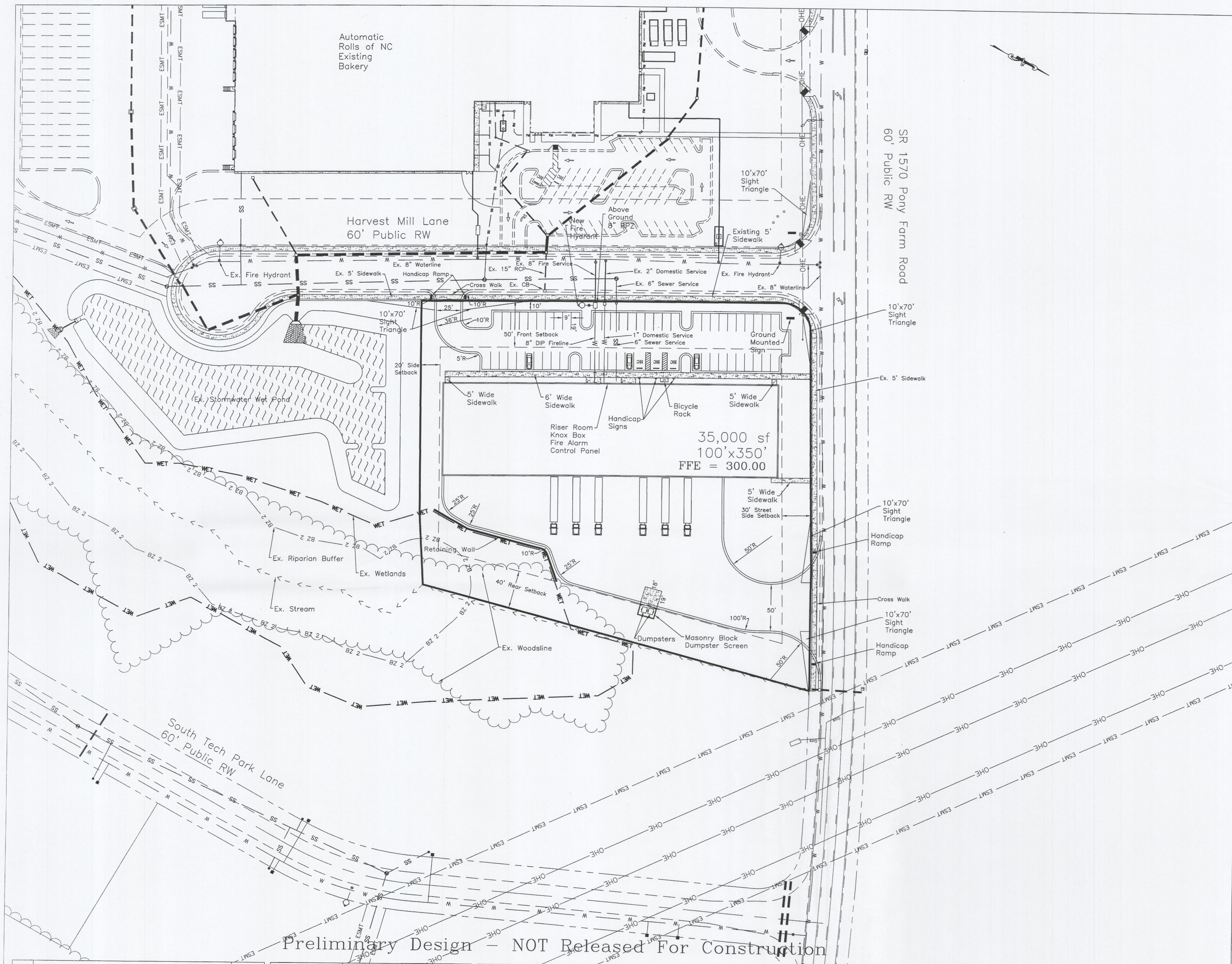
South Tech 1
Pony Farm Associates, LLC

Cover Sheet

DATE: Feb 2018
SE PROJ. # 17-007
DWG FILE # 17-007

SCALE:
HORIZONTAL: As Shown
VERTICAL: NA

SHEET NO.
1
OF: 4



Site Data:	
Project Name:	South Tech 1
Site Address:	Harvest Mill Lane Clayton, NC 27520
Parcel ID Number:	05105039D
Property Size:	3.36 AC (146,482 sf)
Property Location:	Inside City Limits
Existing Zoning:	I-2
Overlay:	NA
Existing Use:	Vacant
Proposed Use:	Office and Warehouse
Existing Intensity:	0 sf
Proposed Intensity:	35,000 sf
Floor Area Ratio:	0.24
Building Coverage:	23.89% of Site
Existing Pervious surface area:	146,482 sf - 100.0%
Proposed Pervious surface area:	49,607 sf - 33.87%
Existing Impervious surface area:	0 sf - 0.0%
Proposed Impervious surface area:	96,875 sf - 66.13 %
Building Height:	1 Story / 32'-0"
Required/Proposed parking:	59 / 59
Required/Proposed accessible parking:	3 / 3
Required/Existing loading spaces:	6 / 6
Proposed Building Square Footages	
Office	6,000 sf
Warehouse	29,000 sf
Proposed Parking Calculations	
Office 6,000 sf @ 1 space per 200 sf	30
Warehouse 29,000 sf @ 1 space per 1000 sf	29
Parking Spaces Required	59
Parking Spaces Provided	59
Zoning District Dimensional Standards	
Zoning District	I-2
Min. Lot Area	20,000 sf
Min. Lot Width	100 ft
Street/Front Setback	50 ft
Side Interior Setback	20 ft
Side Street Setback	30 ft
Rear Setback	40 ft
Max. Building Height	50 ft
Max. Building Coverage	50%
Max. Impervious Surface	75%
Clayton Planning Project Number 2018-26-SP	

1	Revised per TRC comments dated 3-21-18	3-23-18
REV. NO.	DESCRIPTIONS	DATE

Sawyer Sanderson
3-23-2018

DESIGNED	SSS
DRAWN	SSS
CHECKED	SSS
PROJ. ENG.	SSS

SANDERSON ENGINEERING
2485 WENDELL BOULEVARD
P.O. BOX 2016 WENDELL, NC 27591
919-366-2016
C-2218 Engineering and Land Planning

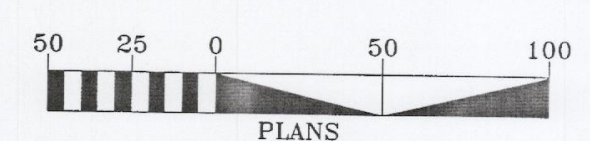
South Tech 1
Pony Farm Associates, LLC

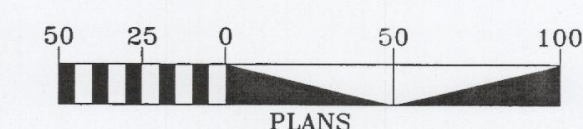
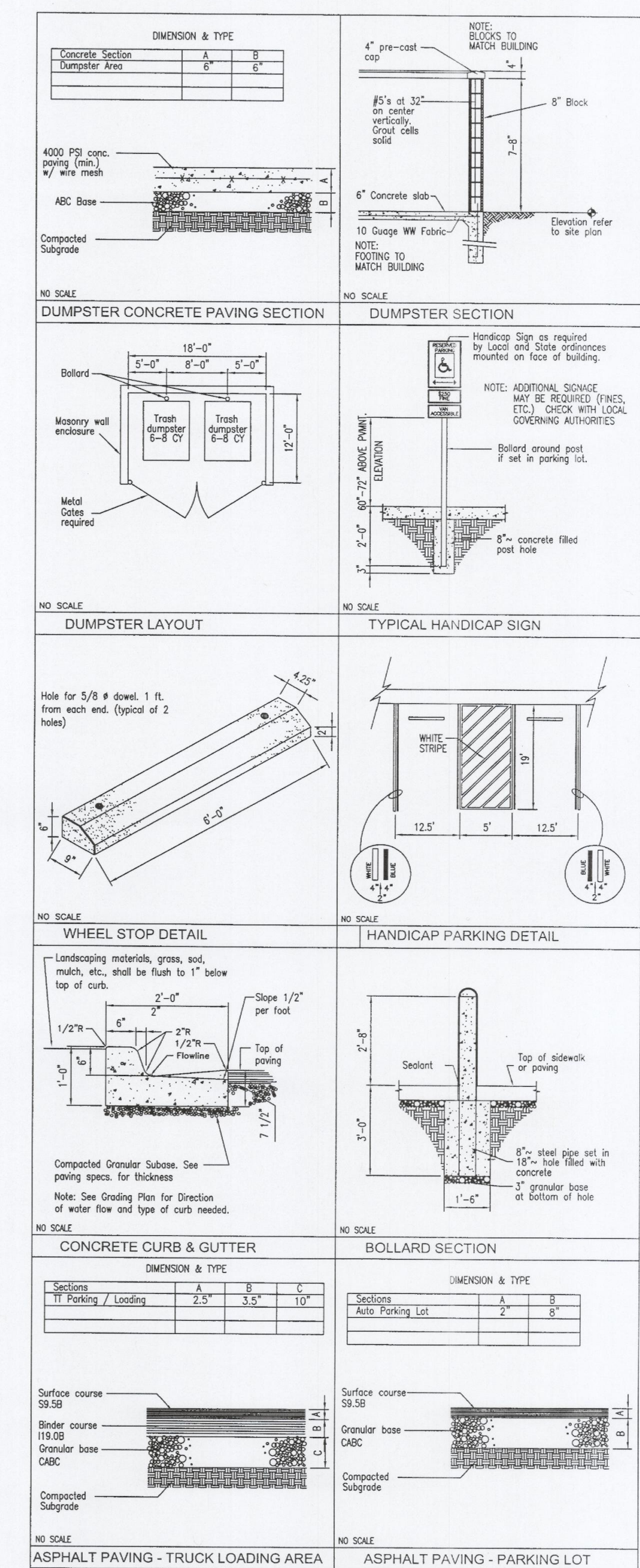
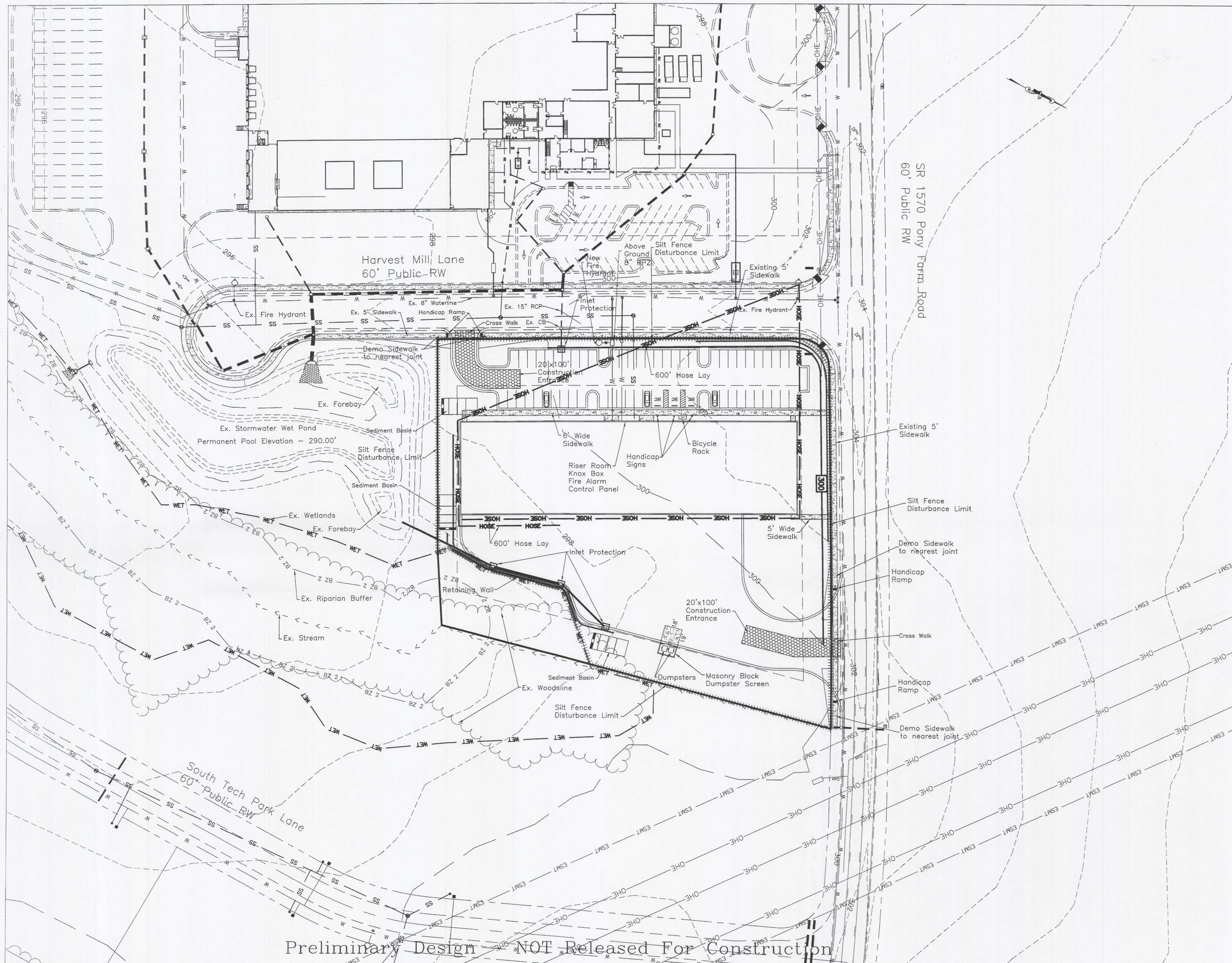
Site Plan

DATE: Feb. 2018
SE PROJ. # 17-007
DWG FILE # 17-007

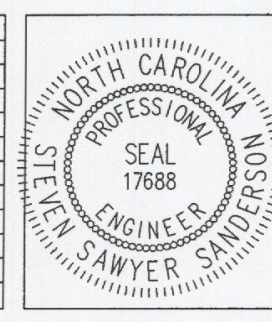
SCALE
HORIZONTAL:
1"=50'
VERTICAL:
NA

SHEET NO.
3
OF: 4





REV. NO.	DESCRIPTION	DATE
1	Revised per TRC comments dated 3-21-18	3-23-18
2		
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9		
10		



Handwritten signature
3-23-2018

DESIGNED	SSS
DRAWN	SSS
CHECKED	SSS
PROJ. ENG.	SSS

SANDERSON ENGINEERING
2485 WENDELL BOULEVARD
P.O. BOX 2016 WENDELL, NC 27591
919-366-2016
C-2218 Engineering and Land Planning

South Tech 1
Pony Farm Associates, LLC

Conceptual Engineering Plan

DATE: Feb 2018
SE PROJ. # 17-007
DWG FILE # 17-007

SCALE
HORIZONTAL:
1"=50'
VERTICAL:
NA

SHEET NO.
4
OF 4

1. ALL PLANTS AND INSTALLATION SHALL BE IN ACCORDANCE WITH TOWN OF CLAYTON RULES, REGULATIONS AND REQUIREMENTS AND, AT THE LEAST, MEET THE TOWN'S MINIMUM REQUIREMENTS FOR CODE COMPLIANCE
2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND IS TO NOTIFY THE CONTRACTOR ASAP OF ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLAN
3. THE LANDSCAPE CONTRACTOR SHALL ADJUST ANY SCREEN PLANTING AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS AND OTHER UTILITIES
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A DESIGN-BUILD IRRIGATION PLAN FOR THIS PROJECT TO THE OWNER FOR REVIEW AND ACCEPTANCE. REFER TO SHEET LS2.00 FOR IRRIGATION DIRECTIVES

LANDSCAPE PLAN

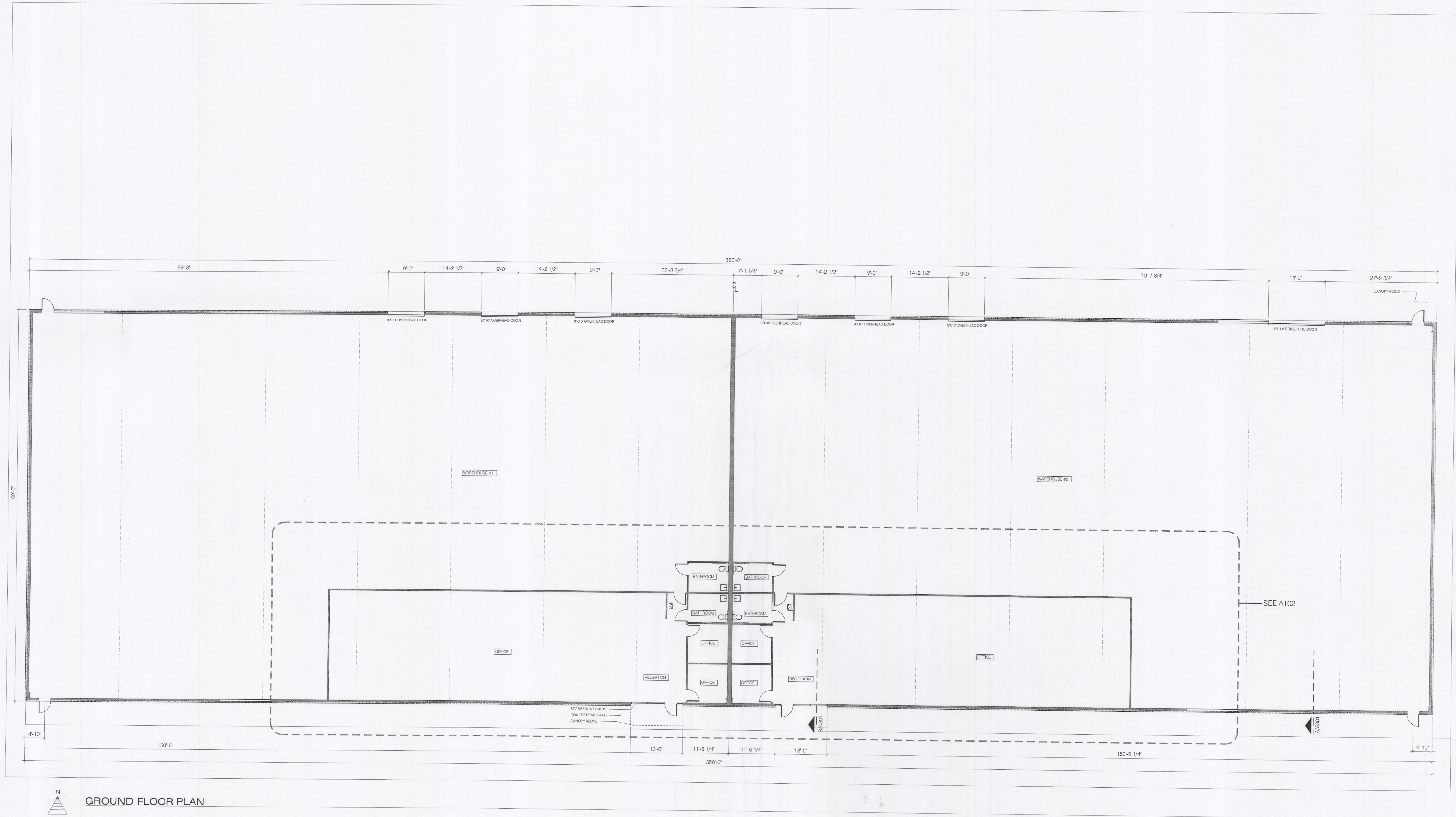
The landscape plan shows a path (indicated by a double line) leading from the bottom left towards a building footprint (indicated by a shaded area). The path is flanked by a grassy area (indicated by diagonal lines). A scale bar at the bottom indicates distances of 30', 15', 0, 30', and 60'. Below the scale bar, the text "SCALE: 1" = 30'" is written.

BUFFERS REQUIRED/PROVIDED: NORTH PROPERTY LINE - TYPE "A", ALT #3
 WEST PROPERTY LINE - TYPE "A", ALT #1

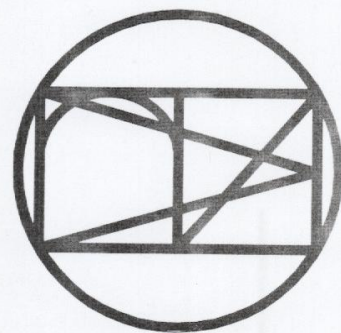
BUFFER TYPES: TYPE "A", ALTERNATES 1 & 3. SEE BUFFER
 DETAILS/DIAGRAMS THIS SHEET FOR REQUIRED
 PLANTINGS PER 100 LIN FT OF "A" BUFFER

STREET TREES: (7) CANOPY TREES ALONG PONY FARM ROAD AT 40' O.C.
 (8) CANOPY TREES ALONG HARVEST MILL LANE AT 40' O.C.

THESE DRAWINGS ARE INSTRUMENTS OF THE ARCHITECTURAL SERVICES RENDERED BY ROMERO ARCHITECTURE PLLC. AS SUCH THEY ARE PROPERTY OF ROMERO ARCHITECTURE. THEY ARE NOT TO BE USED, COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF ROMERO ARCHITECTURE PLLC.



**ROMERO
ARCHITECTURE**
210 GREENFIELD STREET, #221
WILMINGTON, NORTH CAROLINA 28401
910.228.3137
www.romeroarchitecture.com



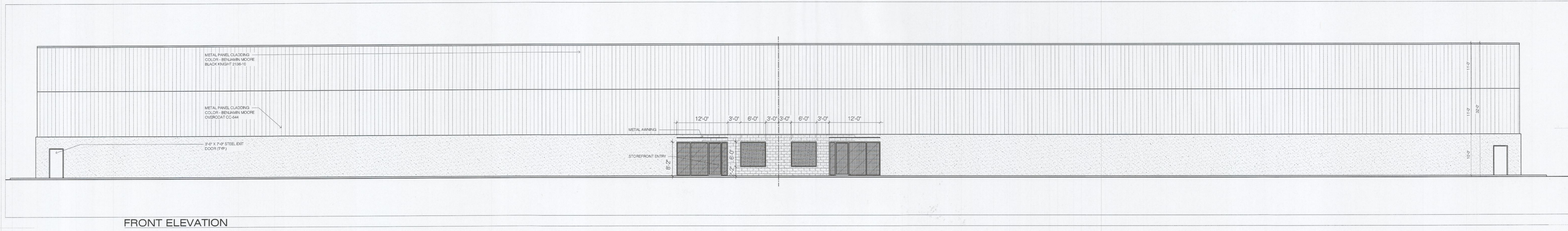
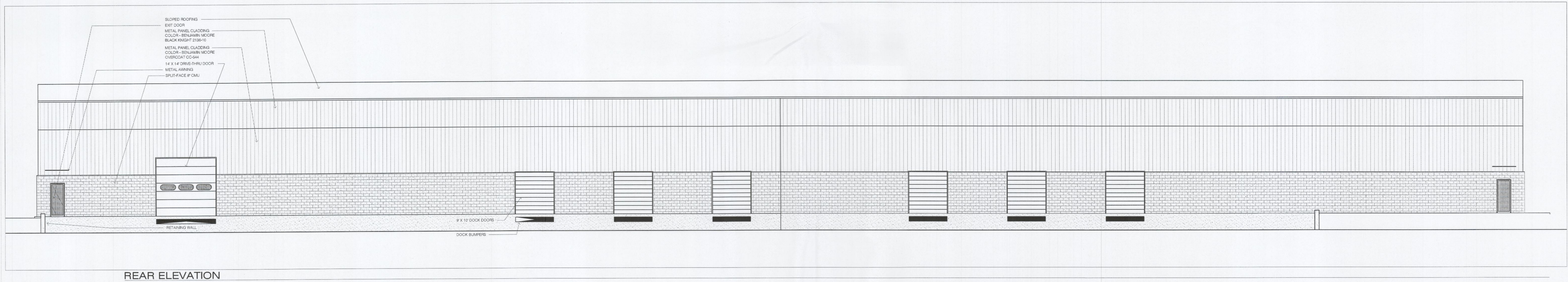
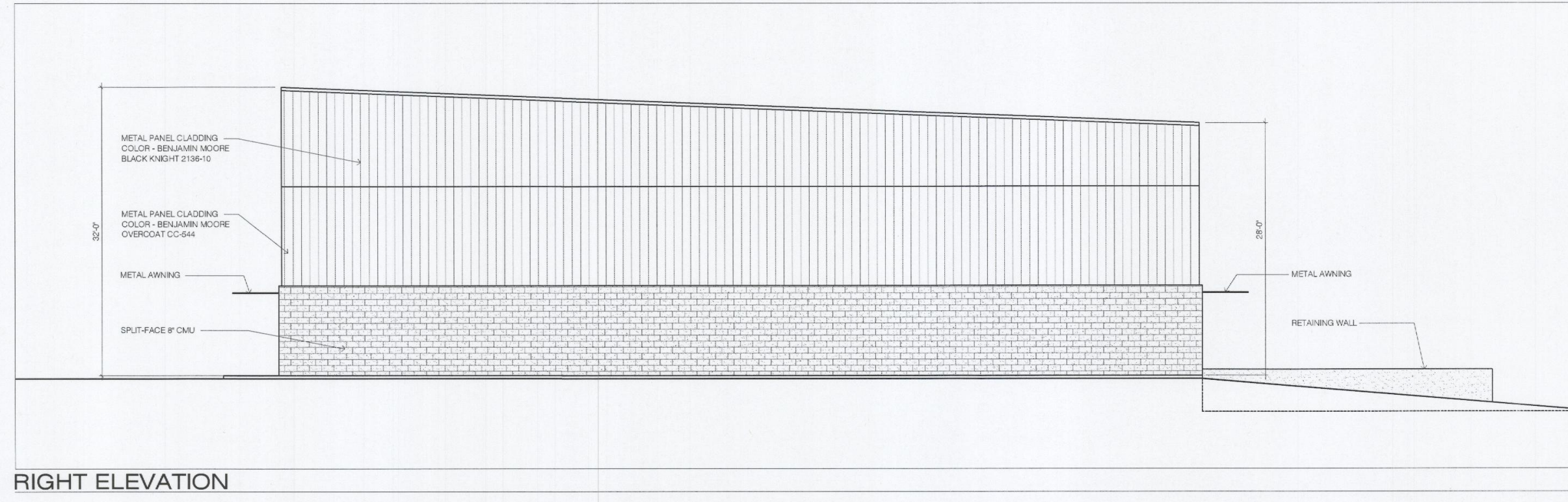
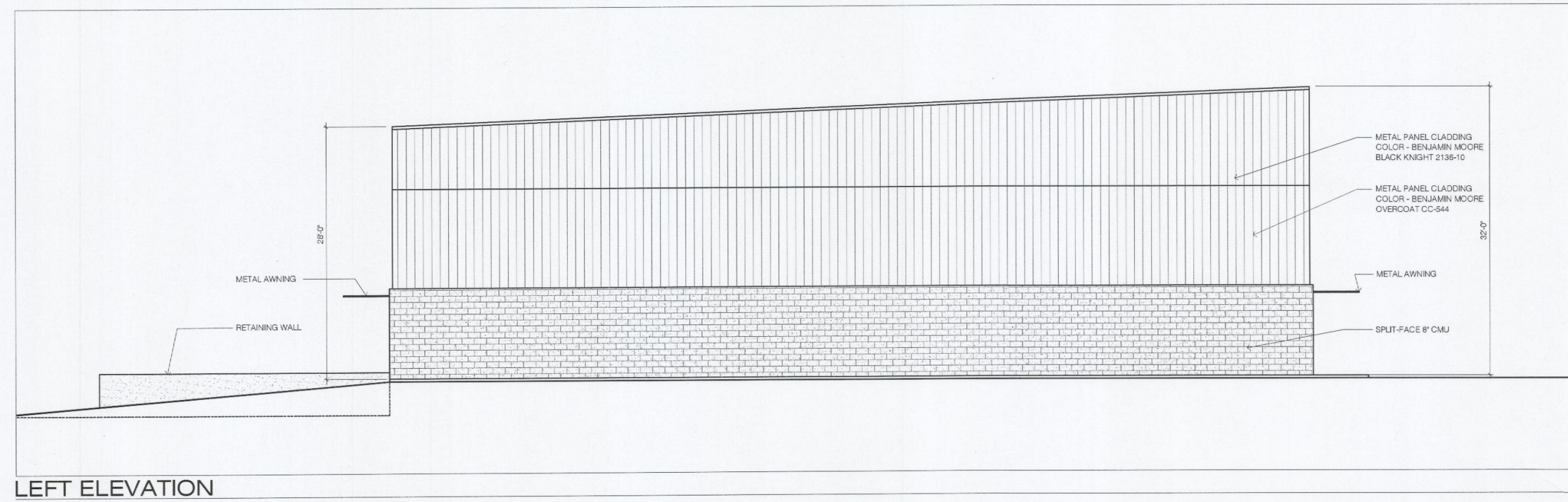
SOUTH TECH ONE

2 HARVEST MILL LANE
CLAYTON, NORTH CAROLINA 27520

A 101 GROUND FLOOR PLAN

ISSUED FOR REVIEW
02.23.2018
ISSUED FOR REVIEW
02.28.2018

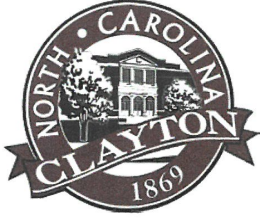
THESE DRAWINGS ARE INSTRUMENTS OF THE ARCHITECTURAL SERVICES RENDERED BY ROMERO ARCHITECTURE PLLC. AS SUCH THEY ARE PROPERTY OF ROMERO ARCHITECTURE. THEY ARE NOT TO BE USED, COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF ROMERO ARCHITECTURE PLLC.



SOUTH TECH ONE
2 HARVEST MILL LANE
CLAYTON, NORTH CAROLINA 27520

A 201 ELEVATIONS

ISSUED FOR REVIEW
02.23.2018
ISSUED FOR REVIEW
02.23.2018
ISSUED FOR REVIEW
02.23.2018



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

SPECIAL USE APPLICATION

Pursuant to Article 7, Section 155.711 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town Council to allow a Special Use. Special Uses are uses that may be appropriate in a particular district, but have the potential to create incompatibilities with adjacent uses.

Application Fee: \$400.00.

Advertisement Fee: \$100.00.

All fees are due when the application is submitted.

Please note that Section 155.702(B) of the Unified Development Code requires a Neighborhood Meeting for all Special Use Permit applications.

APPLICATION TYPE

☒ New Special Use Permit

☐ Major Modification to an approved SUP

Permit Modified: _____

SITE INFORMATION

Name of Project: Clayton Homes Sunbelt Site Acreage of Property: 23.36 ac Total (6.00 ac SUP)

Parcel ID Number: 167700-26-7660 Tax ID: 4700370

Deed Book: 02251 Deed Page(s): 0242

Address/Location: 7635 US Highway 70 W Business, Clayton, North Carolina, 27520

Existing Use: Vacant Proposed Use: Equipment Sale/Rental

Is project within a Planned Development? ☒ No ☐ Yes

Planned Development District (if applicable): _____

Is project within an Overlay District: ☐ No ☒ Yes

Overlay District (if applicable): Scenic Highway Overlay

OFFICE USE ONLY

Date Received: DEC 22 2017

Amount Paid: \$500—

Permit Number: 2017-269-SUP

TOWN OF CLAYTON
PLANNING DEPARTMENT
RECEIVED

Page 1 of 9

PROPERTY OWNER INFORMATION

Name: CMH Homes, Inc. Att: Retail Properties Department #855

Mailing Address: PO Box 9790 Maryville, Tennessee 37802

Phone Number: (865) 380-3000

Fax: _____

Email Address: _____

APPLICANT INFORMATION

Applicant: Moffat Properties, LLC.

Mailing Address: 4901 Unicon Drive, Wake Forest, North Carolina 27587

Phone Number: (919) 669-7469

Fax: _____

Contact Person: Craig Moffat

Email Address: cmoffat@moffatproperties.com

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Conditional Use Permit (CUP) application.

To be completed by the applicant:			To be completed by staff:		
	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: <u>11/29/17</u>	☒	☐			
2. Review Fee (\$400) and Application Fee (\$100)	☒	☐			
3. Completed application (9 copies)	☒	☐			
4. Owner's Consent Form (9 copies)	☒	☐			
5. Adjacent property owners list (9 copies)	☒	☐			
6. Wastewater allocation request OR verification of wastewater allocation (9 copies)	☒	☐			
7. Signed and sealed traffic impact analysis (2 copies)	☐	☒			
8. If applicant is concurrently applying for site plan approval, a copy of the proposed site plan.	☒	☐			
9. Neighborhood meeting notice letter (9 copies) <i>See sample letter and meeting requirements included in this packet</i>	May be provided at time of submittal if meeting date is known – otherwise must be submitted by email or mail on date the letter is mailed out.				
10. Set of stamped, addressed envelopes using the adjacent property owners list	May be provided at time of submittal OR no later than 25 days prior to the Town Council meeting.				
11. Neighborhood meeting summary form (9 copies) <i>Form is included in this packet</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

Note: More information may be requested by the Planning Department depending on the project

REQUIRED FINDINGS OF FACT

Section 155.711(I) of the Unified Land Development Code requires applications for a Special 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 developed according to the plans as submitted and approved.

At the time of the site plan submission, the proposed site use will be designed for no negative effect on the public health or safety as approved by a licensed professional engineer.

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.

At the time of site plan submission, the proposed site use will be designed to the sound land use standards and the town's UDO.

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.

At the time of this submission, the proposed use and improvements are anticipated to increase the value of the subject property and surrounding properties. The proposed use and rezoning is consistent with the zoning and uses of the adjacent parcels to the north of the subject parcel.

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.

This site shall be developed according to the plans and policies of the Town of Clayton. Also, the neighboring properties to north have similar zoning and uses. The adjacent parcels to the rear (west) and south are agricultural. The proposed improvements shall incorporate adequate buffers to provide separation between the proposed use and the adjacent properties, per the Town of Clayton UDO.

EXPLANATION OF PROJECT

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

The proposed project consists of developing approximately 6 acres of the 23+ acre parcel for use as an equipment sales and rental facility. Similar facilities exist on the US Hwy 70 corridor and have been found to be appropriate for this overlay district. The adjacent parcels to the north and south are zoned B-3, which has been found to be in harmony with the surrounding parcels. Equipment sales & rental is allowed in B-3 zoning by special use permit only. Equipment Sales & Rental is allowable by-right in the light industrial districts. However, after meeting and discussing the property and use with Town Staff, it was decided that B-3 zoning, with a Special Use permit would be more favorable along this corridor, because of the other uses allowed in the light industrial zoning districts. As such, we are submitting this application for a Special Use Permit in conjunction with the Rezoning Application to rezone the property from B-2 (Neighborhood Business) to B-3 (Highway Business), which is consistent with the adjacent properties fronting US Hwy. 70.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Clayton to approve the subject Special Use Permit. 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.

Craig Moffat
Print Name

[Signature]
Signature of Applicant

11.20.17
Date

NEIGHBORHOOD MEETING INFORMATION

Purpose:

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

Meeting Date:

The meeting must be held at least ten (10) calendar days prior to the Planning Board meeting.

Meeting Time & Location:

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

Meeting Notice Mailing requirements:

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

Information provided at the Neighborhood Meeting:

At a minimum, the following materials must be present for inspection at a 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.

Information provided to Planning Department:

Alert the Planning Department once the date, location, and time of the Neighborhood Meeting are determined. Planning staff may attend the Neighborhood Meeting to answer process/code questions.

Deliver the following items to the Planning Department at least ten (10) calendar days prior to the Planning Board meeting in electronic or hard copy format:

- ☐ Adjacent Property Owner's List (aka "mailing list")
- ☐ Copy of the letter mailed
- ☐ Attendance Roster (aka "sign-in sheet")
- ☐ Neighborhood Meeting Summary Form with minutes (see below)

ADJACENT PROPERTY OWNERS LIST

Project Name: Clayton Homes Sunbelt Site

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]

SAMPLE NEIGHBORHOOD MEETING LETTER

(PLACE ON AGENT'S OR OWNER'S LETTERHEAD)

<Date>

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: _____ Meeting Time: _____

Meeting Location: _____

Type of Application: _____

Project/proposal property address: _____

Description of project/proposal: _____

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 **<Insert phone number of applicant>**. You may also contact the Planning Department at 919-553-5002.

Sincerely,

<Applicant>

Cc: Town of Clayton Planning Dept.

Red Line Engineering, P.C.

"Engineering Relationships"

December 6, 2017

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: December 19, 2017 **Meeting Time:** 7:30 pm
Meeting Location: The Clayton Center (111 East 2nd Street, Clayton)
Type of Application: Rezoning (B-2 to B-3) & Special Use

Project/Proposal Address: 7635 US Highway 70 W Business, Clayton, North Carolina, 27520

Description of project/proposal: The proposed project consists of developing approximately 5 acres of the 23+ acre parcel for use as an equipment sales and rental facility. Similar facilities exist on the US Hwy 70 corridor and have been found to be appropriate for this overlay district. The adjacent parcels to the north and south are zoned B-3, which has been found in harmony with surrounding parcels. Equipment sales & rental is allowed in B-3 Zoning by special use permit. As such, we are submitting this application for a rezoning from B-2 to B-3 and special use permit for equipment sales & rental.

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 919-779-6851. You may also contact the Planning Department at 919-553-5002.

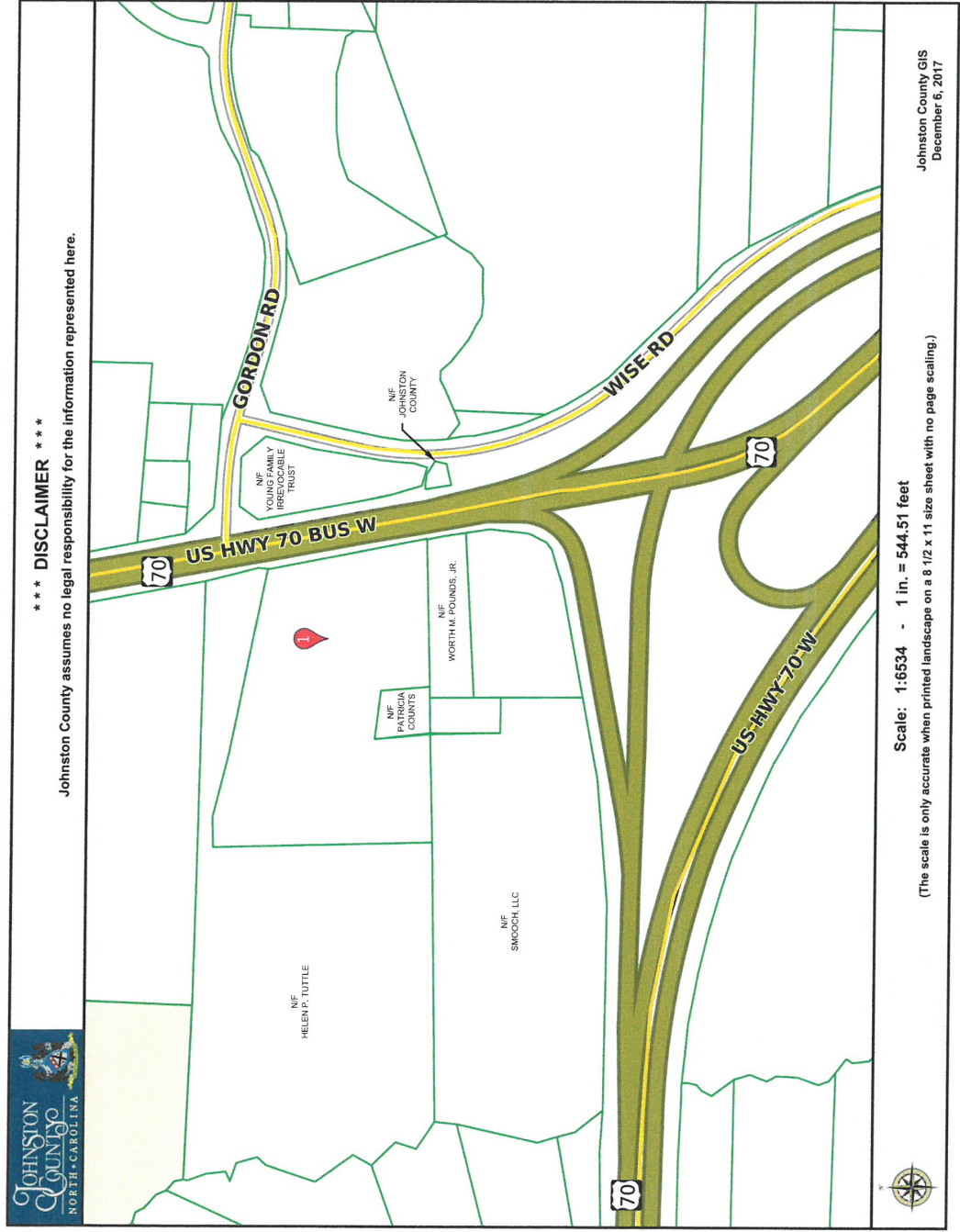
Sincerely,

Moffat Properties, LLC. (Developer)
4901 Unicon Drive, Wake Forest, North Carolina 27587
(919) 669-7469

Red Line Engineering, P.C. (Engineer)
1401 Aversboro Road, Garner, North Carolina 27529
(919) 779-6851

Cc: Town of Clayton Planning Dept.

1401 Aversboro Road, Suite 210 ■ Garner, NC 27529 ■ Office: (919)779-6851 ■ www.rle-pc.com



NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Clayton Homes Sunbelt Site

Application: Rezoning & Special Use

Location/Date: The Clayton Center (York Room) / 12-19-17

	NAME	ADDRESS
1	Gary McCabe	1401 Aversboro Rd, Suite #210, Garner, NC 27529
2	Timothy Lance	1401 Aversboro Rd, Suite #210, Garner, NC 27529
3	Craig Moffat	4901 Union Drive, Wake Forest, NC 27587
4		
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NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Rezoning & Special Use

Date of Mailing: _____

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:

Printed Name: Craig Moffat

Signature: _____

Date of Meeting: 12/19/17

Time of Meeting: 7:30

Location of Meeting: The Clayton Center (York Room)

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.*

Meeting End: 8:45pm (No show)

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



**TOWN OF CLAYTON
Planning Department**

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

OWNER'S CONSENT FORM

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

Project Name: Clayton Homes Sunbelt Site **Address or PIN #:** 7635 US Highway 70 Bus, Clayton, North Carolina 27520

AGENT/APPLICANT INFORMATION:

Craig Moffat
(Name - type, print clearly)

4901 Unicon Drive

(Address)

Wake Forest, North Carolina 27587

(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 below*):

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:

CMH Homes, Inc.

(Name - type, print clearly)

P.O. Box 9790

(Address)

Maryville, Tennessee 37602

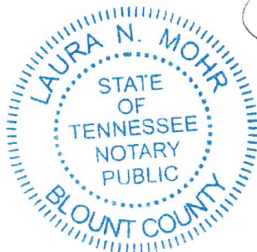
(City, State, Zip)

STATE OF
COUNTY OF

TN
Blount

Sworn and subscribed before me Laura N. Mohr, a Notary Public for the above State and County, this the 22 day of November, 2017.

SEAL



Laura N. Mohr
Notary Public
My Commission
Expires: 6-28-20



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

*Planning Board
April 23, 2018*

STAFF REPORT

Application Number: 2017-209-SUP
Project Name: Sunbelt Rental, Special Use Permit

NC PIN / Tag #: portion of 167700-26-7660 / 05i05035a
Town Limits/ETJ: ETJ
Overlay: Thoroughfare Overlay District (TOD)
Applicant: Moffat Properties, Inc.
Owner: CMH Homes Inc., Rental Properties Department
Location: The property is located at 7635 US Hwy 70 Bus., at the old Clayton Homes site.

Public Noticing:

- Neighborhood meeting December 19, 2018
- Site posted January 16, 2018
- Letters mailed prior to May 10, 2018
- Newspaper ad posted the two Fridays prior to the Hearing (starting May 11, 2018)

REQUEST: Special Use Permit to allow "Vehicle Sales and Rental" in the Highway Business (B-3) zoning district.



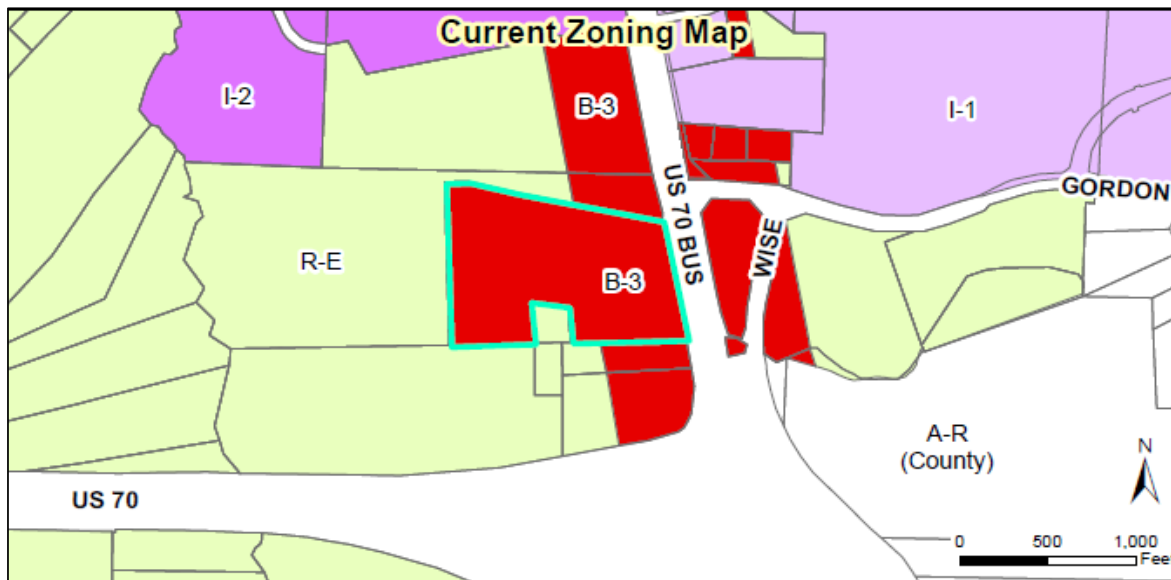
SITE DATA:

Acreage: 6.22 acres of a 23.4 acre tract
Existing Use: Vacant
Proposed use: Vehicle (Equipment) Sales and Rental

ADJACENT ZONING AND LAND USES:

The property was recently rezoned to Highway Business (B-3) and the parcel was entirely removed from the Scenic Highway Overlay District. The frontage along US Hwy 70 Bus. is within the Thoroughfare Overlay District.

Direction	Zoning District	Zoning Overlay District	Existing Use
North	Highway Business (B-3) and Residential Estate (R-E)	Thoroughfare Overlay and Scenic Highway Overlay District	Vacant / Agricultural
South	Highway Business (B-3) and Residential Estate (R-E)	Scenic Highway Overlay and Thoroughfare Overlay	Agricultural, and two large-lot Single Family Residential homes
East	Highway Business (B-3)	Scenic Highway Overlay and Thoroughfare Overlay	Vacant / Agricultural
West	Residential-Estate (R-E)	Scenic Highway Overlay only	Agricultural



DEVELOPMENT DATA:

Proposed Uses:	Equipment rental facility (Sunbelt Rentals)
Building(s):	1 building (10,500 sqft) with associated fueling station
Height:	24' proposed; max. height of 60 feet allowed
Impervious Surface:	Maximum 1,850 SF per lot (maximum 60% impervious for overall development)
Parking:	Office, enclosed area: 1 space / 250 sqft; site requires 12 spaces. Service bays: 2 spaces / service bay; site requires 18 spaces. Outdoor sales, rental, & display area: 1 space per 5,000 sqft of area; applicant has provided alternative parking schema based on their particular business model. <i>Site plan provides 34 parking spaces.</i>
Fire Protection:	The Town of Clayton Fire Department will provide fire protection.
Access/Streets:	One access point will be provided directly off of US Hwy 70 Bus., with a one-way ingress and one-way egress.
Water/Sewer Provider:	Town of Clayton
Electric Provider:	unspecified

STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting a special use permit for the use of Vehicle Sales and Rental, which is required for this use in the Highway Business (B-3) zoning district.

Associated Site Plan

The associated site plan (2018-02-SP) provides cross-access to neighboring properties, with parking in front of the building. Driveways into and exiting the site also provides access for the delivery and receipt of rental machines. An equipment washing area and fueling station are in the back of the building. The majority of the site will be graded and graveled and used for equipment storage. Area lighting will surround the perimeter of the property. The majority of the landscaping is provided along the property lines.

Consistency with Adopted Plans:

- **Comprehensive Plan**
The request is consistent with the Future Land Use and the Comprehensive Plan, if the Special Use Permit is approved.
- **Consistency with Overlay Districts**
The frontage of the site is within the Thoroughfare Overlay District.

Compatibility with surrounding land uses

Adjacent properties fronting on US Hwy 70 Bus. are zoned similarly and no use-related conflicts are anticipated. The site does have residential neighbors to the rear, and a Class C landscape buffer is required along that border.

Because of the industrial-type nature of the use of the site - outdoor equipment storage with area lighting - the use of evergreen species in the landscaping buffer along those properties is recommended.

Landscaping and Buffering

The site is generally cleared, graded gravel, with high travel areas using asphalt. The majority of the landscaping is scattered around the perimeter. Existing dense vegetation is being used to count towards a percentage of the required landscaping. Street trees and landscaping associated with the Thoroughfare Overlay District (TOD) are required along the US Hwy 70 Bus. frontage. Currently, the site plan does not show the TOD landscaping and it has been placed as a condition of approval. A Class C buffer is required in the rear of the site, adjacent to residentially-zoned properties. Additional buffering may be warranted as part of the special use permit, to mitigate impacts from the industrial-style outdoor equipment storage. Screening the outdoor storage area from view is a priority.

Environmental

No environmentally sensitive areas are shown on the plans.

Signs

A generic monument sign location is shown on the plans, and building signage is also anticipated on the façade facing US Hwy 70 Bus.

Site Design

The site is generally cleared, graded gravel, with high travel areas using asphalt. There is parking along the highway frontage, with fencing and gates separating the front (offices and sales floor) from the rear (working area, garage bays, outdoor storage) of the site. Area lights on 20' poles are used around the entire site. Some visual screening is provided on the front of the building, with some buffering also provided on the rear, against the neighboring residential properties. There is a wooden privacy fence shown in between the residential houses and the rear storage yard along with landscaping.

Access/Streets

One-way ingress and one-way egress off of US Hwy 70 Bus.

Garbage / Recycling

Dumpster enclosure on the north side of the property, inside the fence.

Architecture

The building is proposed to be approximately 24' tall. The proposed architecture is split face concrete block on the front façade, with green EIFS veneer, which has an appearance similar to stucco. These two materials will wrap around the sides up to enclose the office area. Further back, past the office area and behind the gates, the sides and rear of the building are proposed to be metal, with some additional concrete split face block on the bottom of the rear of the building. Metal flashing will be used along the parapet.



Capacity/adequacy of public facilities and services

Water and sewer facilities exist in the US Hwy 70 Business corridor and can be accessed by the site.

FINDINGS

When considering a Special Use Permit application, The Town Council shall consider specific Findings of Fact. A Special Use which fails 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 155.711 (I) of the UDC. The applicant's Findings of Fact are incorporated into the record as an attachment to the Staff Report.

CONSIDERATIONS:

- The Town Council approves Special Use Permits.
 - The Planning Board has the authority to review and approve the associated site plan (2018-2-SP).
-

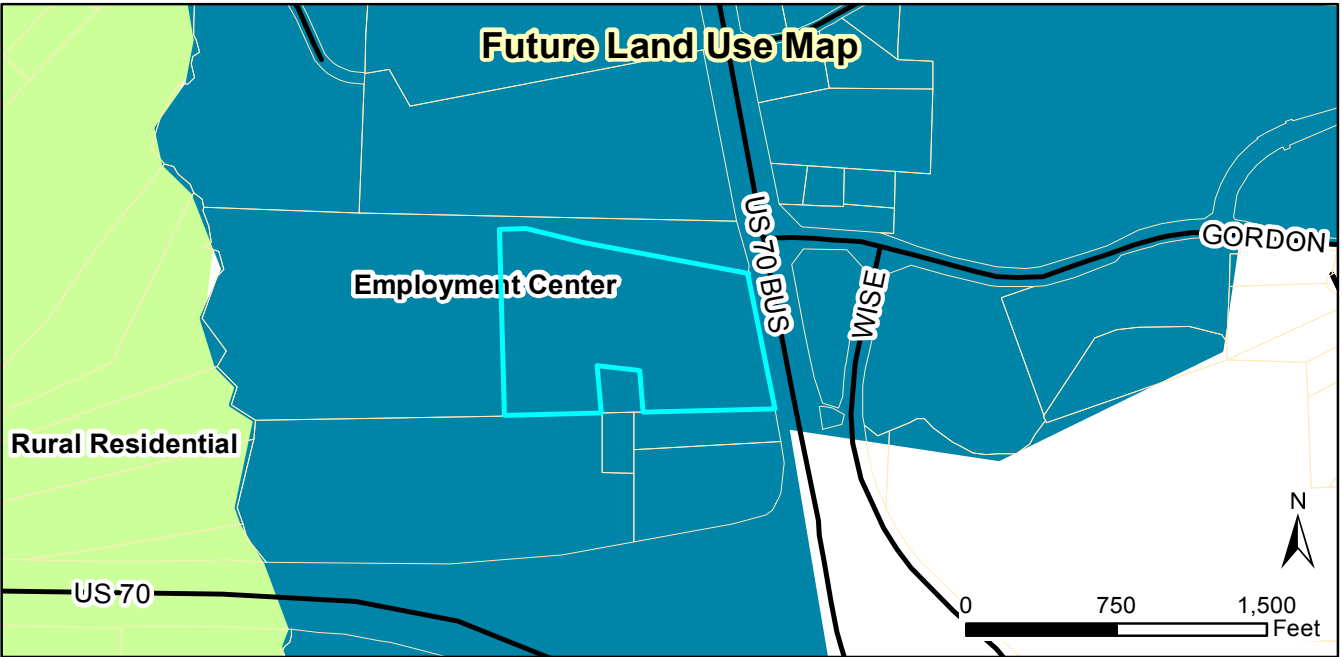
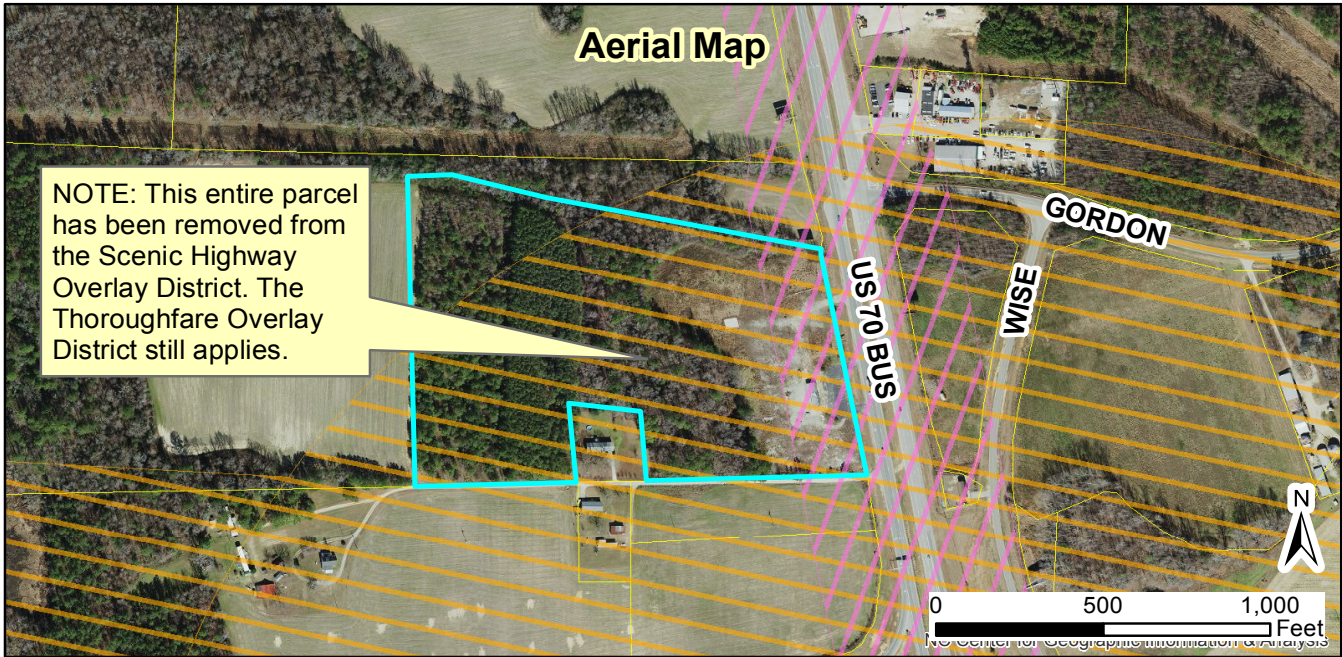
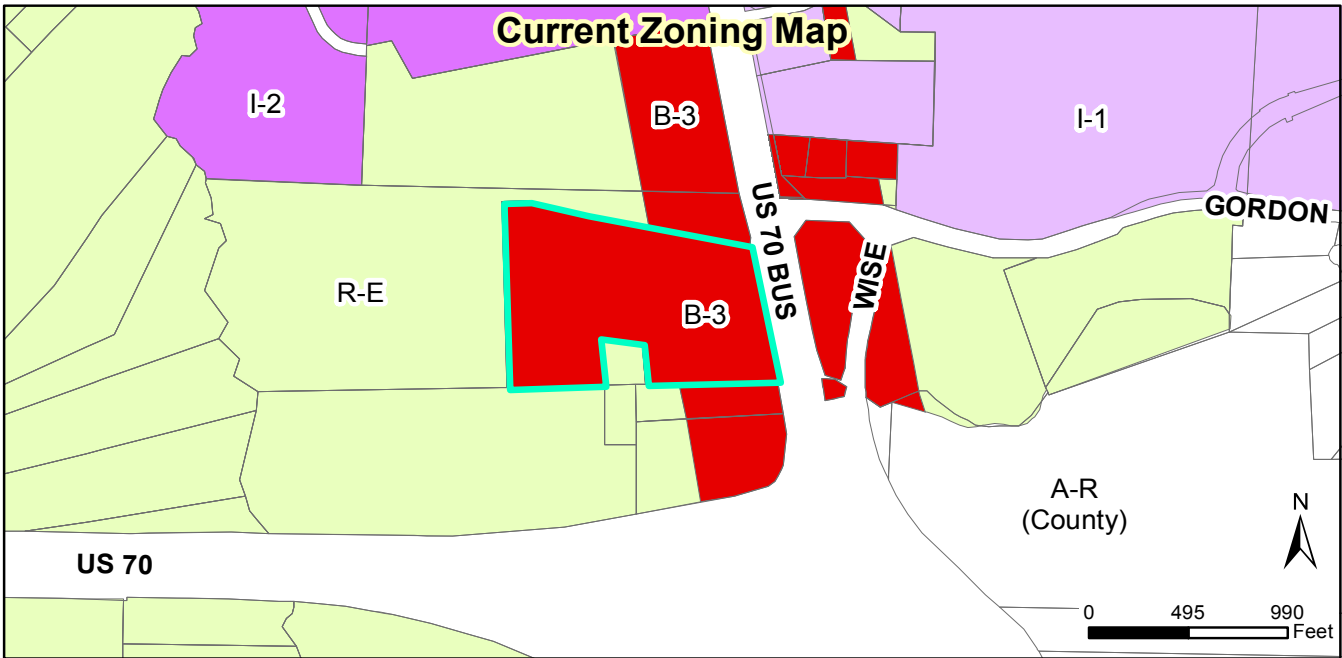
RECOMMENDATION:

Staff does not make recommendations on quasi-judicial applications. If approved, staff recommends the following conditions of approval:

1. The special use permit that allows the use of "Vehicle Sales and Rental" shall be restricted to only the 6.22 acres in the associated site plan (2018-02-SP).
 2. Prior to building permit issuance, a minor subdivision application shall be required to separate the 6.22 acres of the special use permit area from the remainder of the tract.
 3. The development of the site is limited to the site design and uses approved by the Planning Board and Town Council of the associated site plan (2018-2-SP) and special use permit (2017-209-SUP). Modifications to the approved site plan or special use permit shall require review and approval in accordance with the provisions of the Unified Development Code.
 4. Per the note on the plans, a fee-in-lieu shall be paid for the required curb-and-gutter and sidewalk for the frontage along the public right-of-way. This shall be paid prior to or at building permit issuance.
 5. Annexation into the Town municipal limits is required and shall be completed prior to the issuance of a Certificate of Occupancy.
 6. A cross-access agreement shall be recorded and provided to the Planning Department prior to the issuance of a Certificate of Occupancy.
 7. Cross-access drives shall be paved to the property line. Where cross access stops short of the property line, an easement shall be recorded for future cross access, and that area shall be paved when the adjacent property develops.
-

ATTACHMENTS:

- 1) Application
- 2) Staff Report Map
- 3) Neighborhood Meeting Materials
- 4) Associated site plan (2018-02-SP)



Request:
2017-209-SUP, Sunbelt Rental, special use permit.
2018-02-SP, Sunbelt Rental, major site plan.

Applicant: Moffat Properties, Inc.
 Property Owners: CMH Homes Inc.
 Parcel ID: 167700-26-7660
 Tag#: 05i05035a

Staff Report Map



Document Path: \\TOC-FILE-01\Shares\ComDev\Planning\PLANNING\SITE PLANS\Major Site Plans\2018\2018-02-SP Sunbelt Rental Major Site Plan\Map\Map 2018-02-SP and 2017-2019-SUP Sunbelt Rental.mxd

Legend

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

04/16/2018
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Clayton Homes Sunbelt Site

Application: Rezoning & Special Use

Location/Date: The Clayton Center (York Room) / 12-19-17

	NAME	ADDRESS
1	Gary McCabe	1401 Aversboro Rd, Suite #210, Garner, NC 27529
2	Timothy Lance	1401 Aversboro Rd, Suite #210, Garner, NC 27529
3	Craig Moffatt	4901 Union Drive, Wake Forest, NC 27587
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NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Rezoning & Special Use

Date of Mailing: _____

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:

Printed Name: Craig Moffat Signature: _____

Date of Meeting: 12/19/17 Time of Meeting: 7:30

Location of Meeting: The Clayton Center (York Room)

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.*

Meeting End: 8:45pm (No show)

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

SUNBELT GENERAL TOOLS

SPECIAL USE SITE PLAN

7635 US HIGHWAY 70 BUSINESS (P.I.N. 167700-26-7660)
CLAYTON, NORTH CAROLINA 27520

OWNER

CMH HOMES, INC.
P.O. BOX 9790
MARYVILLE, TENNESSEE 37802

DEVELOPER

MOFFAT PROPERTIES, LLC.
4901 UNICON DRIVE
WAKE FOREST, NORTH CAROLINA 27587
PHONE - (919) 669-7469

CIVIL ENGINEER



RED LINE ENGINEERING, P.C. (C-3075)
1401 AVERSBORO ROAD, SUITE 210
GARNER, NORTH CAROLINA 27529
PHONE - (919) 779-6851

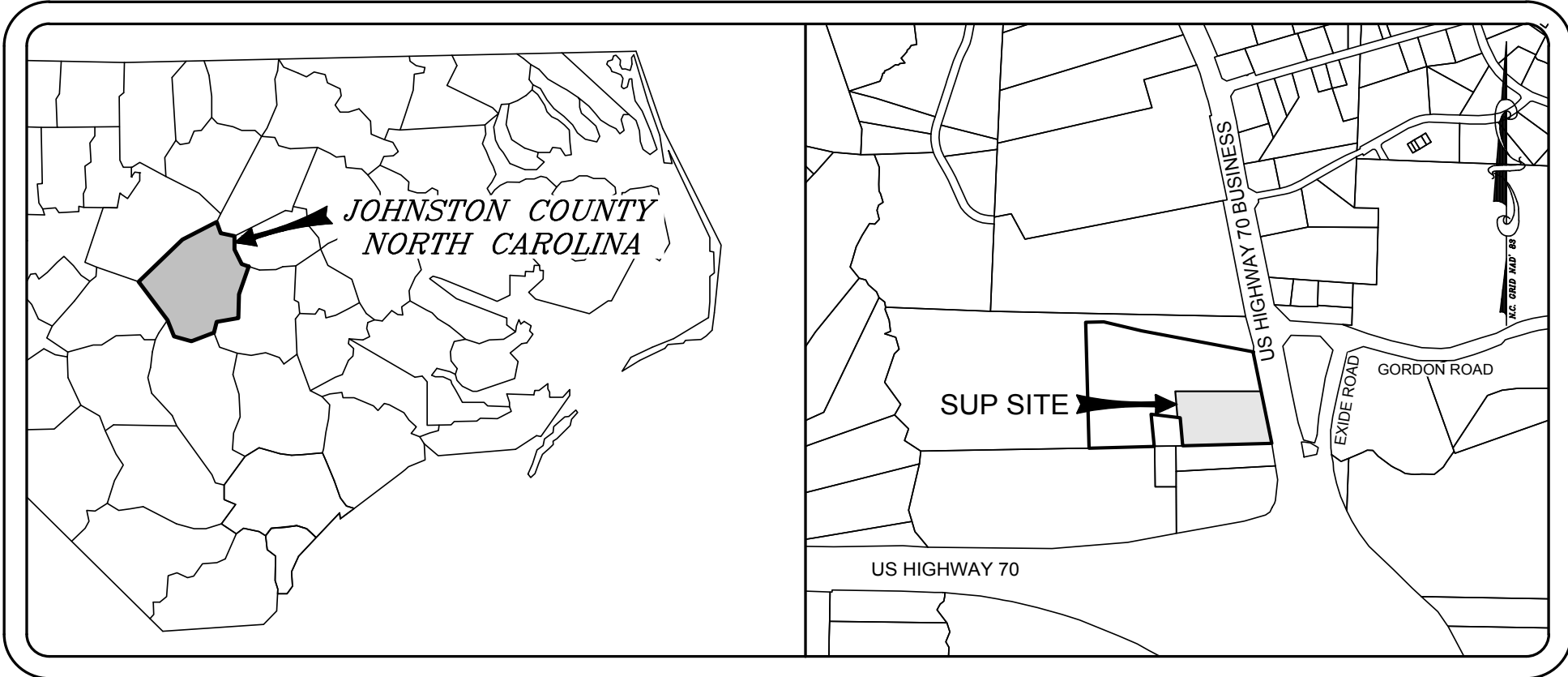
SURVEYOR

TERRESTRIAL SURVEYING, P.C. (C-3903)
3813 WOODOWL DRIVE
RALEIGH, NORTH CAROLINA 27613
PHONE: (919) 219-4278

SHEET INDEX

C1	COVER SHEET
C2	EXISTING CONDITIONS & DEMOLITION PLAN
C3	PRELIMINARY SITE PLAN
C4	PRELIMINARY SITE LIGHTING PLAN
C5	PRELIMINARY UTILITY PLAN
C6	SITE DETAILS
L-1	LANDSCAPE PLAN
A1.01	FLOOR PLAN
A2.01	ELEVATIONS
A2.02	ELEVATIONS

NOTE: ALL WORK MUST COMPLY WITH APPLICABLE NORTH CAROLINA BUILDING CODES, HANDICAPPED ACCESSIBILITY CODE VOL. 1C, AND WITH THE TOWN OF CLAYTON AND NCDOT STANDARDS, DETAILS AND SPECIFICATIONS.



VICINITY MAP
SCALE: 1"=1,000'

LEGEND		
EXISTING		PROPOSED
---	PROPERTY LINE/EASEMENT	---
---	SEDIMENT FENCE	---
---	PROPERTY EASEMENT/SETBACK	---
---	SANITARY SEWER	---
---	SANITARY SEWER MANHOLE	---
---	CLEAN OUT	---
---	WATER LINE	---
---	CENTERLINE OF ROAD	---
---	LIGHT POLES	---
---	PROPERTY CORNER	---
---	RIGHT OF WAY	---
---	STORM PIPE/CULVERT	---
---	DROP INLET	---
---	CONTOURS	---
---	FIRE HYDRANT	---
---	WATER VALVE	---
---	RIP RAP APRON	---
---	TEMP. CONSTRUCTION ENTRANCE	---

GENERAL NOTES

- BOUNDARY & TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY TERRESTRIAL SURVEYING, P.C., PERFORMED BY TIMOTHY P. MURRAY, P.L.S. (L-4833), DATED DECEMBER 20, 2017. INFORMATION PROVIDED FOR ENGINEERING DESIGN PURPOSES ONLY. NOT FOR SALE OR RECORDATION.
- CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE, MATERIAL AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING CONSTRUCTION. ELEVATIONS INDICATED ON PLANS SHOWN AS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL WASTE MATERIALS GENERATED THROUGH ALL CONSTRUCTION RELATED ACTIVITIES.
- ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED, AND MULCHED IN ACCORDANCE WITH NCDOT STABILIZATION TABLE.
- WATER & SEWER PIPES TO BE INSTALLED IN TRENCHES ACCORDING TO THE TOWN OF CLAYTON AND JOHNSTON COUNTY PUBLIC UTILITIES DEPARTMENT STANDARD SPECIFICATIONS AND DETAILS.
- ACCORDING TO THE SEDIMENTATION POLLUTION CONTROL ACT OF 1973 (NORTH CAROLINA GENERAL STATUTE 113A 51-66) THIS PROJECT IS SUBJECT TO AN APPROVED SEDIMENTATION AND EROSION CONTROL PLAN. TOTAL DISTURBED AREA EXCEEDS 12,000 SF, THEREFORE A TOWN OF CLAYTON LAND DISTURBING GRADING PERMIT IS REQUIRED.
- ALL WORK MUST COMPLY WITH APPLICABLE NCDOT STANDARDS, NORTH CAROLINA BUILDING CODES, TOWN OF CLAYTON, AND JOHNSTON COUNTY STANDARDS, DETAILS AND SPECIFICATIONS.
- ANY CONFLICT(S) BETWEEN ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL AND CIVIL SHEETS SHALL BE SUBMITTED BY CONTRACTOR, IN WRITING, TO BOTH ARCHITECT AND ENGINEER. WRITTEN CLARIFICATION/RESOLUTION MUST BE RECEIVED BY CONTRACTOR FROM ARCHITECT AND ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
- LATERAL SEPARATION OF SEWERS OR WATER MAINS. WATER MAINS SHALL BE LAID AT LEAST TEN (10) FEET LATERALLY FROM EXISTING OR FUTURE SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A TEN (10) FOOT LATERAL SEPARATION -- IN WHICH CASE:
 - THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION ON THE BOTTOM OF THE WATER MAIN AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF SEWER; OR
 - THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH, AND WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF SEWER.
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PRELIMINARY DRAWING
FOR REVIEW
PURPOSES ONLY



Know what's below.
Call before you dig.

DATE: FEBRUARY 28, 2018 PROJ. NO.: 17-014 SHEET C1

N 89°19'52" E
132.98'

N 00°00'05" W
951.94'

N 90°39'20" W
512.77'

N/F
SMOOCH LLC
PIN: 167700-15-7659
DB 4877, PG 726
ZONING: R-E

N/F
SMOOCH LLC
PIN: 167700-25-6963
DB 4877, PG 726
ZONING: R-E

N/F
WORTH M. POUNDS JR
PIN: 167700-36-1001
ZONING: R-E

N/F
WORTH M. POUNDS JR
PIN: 167700-36-1001
ZONING: B-3

N/F
HELEN P TUTTLE
PIN: 167700-16-9558
DB 665, PG 263
ZONING: R-3

N/F
CMH HOMES INC
PIN: 167700-26-7660
DB 2251, PG 242
ZONING: B-2
(B-3 PROPOSED ZONING)

N/F
PATRICIA COUNTS
PIN: 167700-26-6270
DB 4510, PG 255
ZONING: R-E

GENERAL NOTES

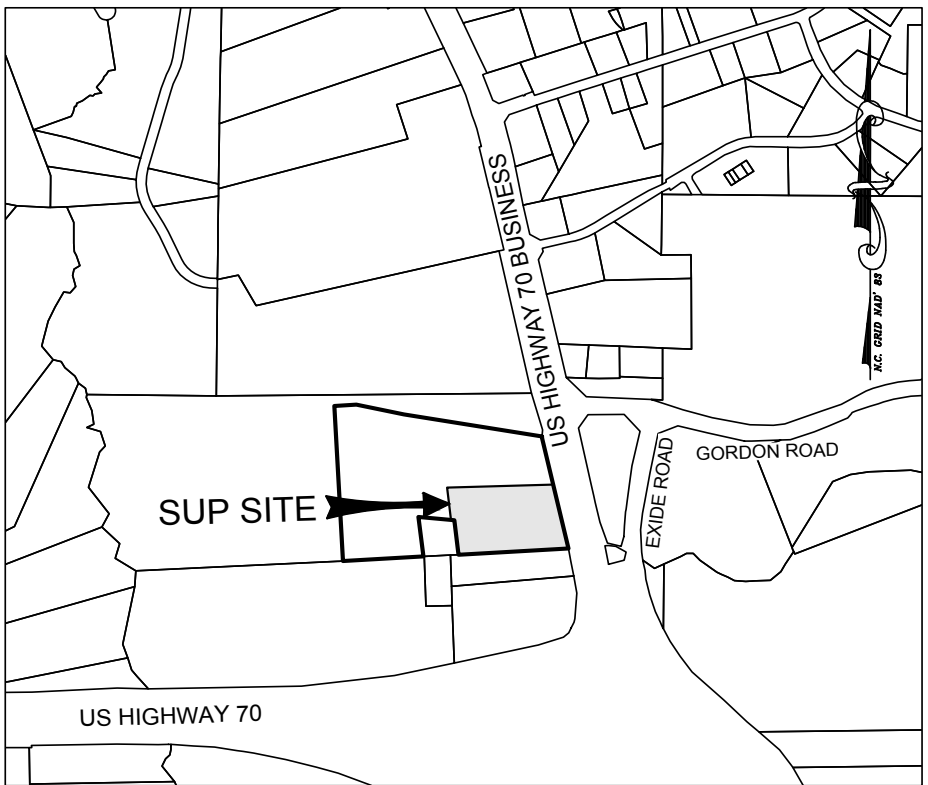
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SCALE: 1" = 60'
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60'
SCALE OF MAP MAY VARY
DUE TO METHODS OF REPRODUCTION.

NOTE: CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY IF ANY CONFLICTS, INCONSISTENCIES OR AMBIGUITIES EXIST BETWEEN ARCHITECTURAL, P.M.E., STRUCTURAL & CIVIL DRAWINGS & SPECIFICATIONS. IF HIDDEN SITE CONDITIONS ARE DISCOVERED DURING CONSTRUCTION/DEMOLITION, CONTRACTOR SHALL OBTAIN WRITTEN RESOLUTION PRIOR TO PROCEEDING WITH CONSTRUCTION. OTHERWISE, CONTRACTOR PROCEEDS AT THEIR OWN RISK.

NOTE: ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH TOWN OF CLAYTON, NCDOT, AND STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS

ALL PROPOSED WHEELCHAIR RAMPS (WCR) SHALL BE BUILT IN ACCORDANCE WITH NCDOT STANDARD DRAWINGS 848.05 & 848.06



VICINITY MAP
SCALE: 1"=1,000'



PRELIMINARY DRAWING
FOR REVIEW
PURPOSES ONLY

THIS ORIGINAL SHEET IS 24"X36". OTHER DIMENSIONS INDICATE IT HAS BEEN ALTERED. ALL INFORMATION REPRESENTED ON THIS SHEET IS THE PROPERTY OF RED LINE ENGINEERING, P.C. UNLESS OTHERWISE NOTED. THIS INFORMATION SHALL NOT BE DUPLICATED IN PART OR WHOLE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM RED LINE ENGINEERING, P.C. 2017 ©



SUNBELT GENERAL TOOLS

7635 US HWY 70 BUSINESS
CLAYTON, NORTH CAROLINA 27520

EXISTING CONDITIONS & DEMOLITION PLANS

REVISIONS: DATE:

ISSUED FOR: DATE:

REVIEW/APPROVAL: 2/28/18

PROJECT NO.: 17-014

DRAWN BY: TAL

REVIEWED BY: GJM

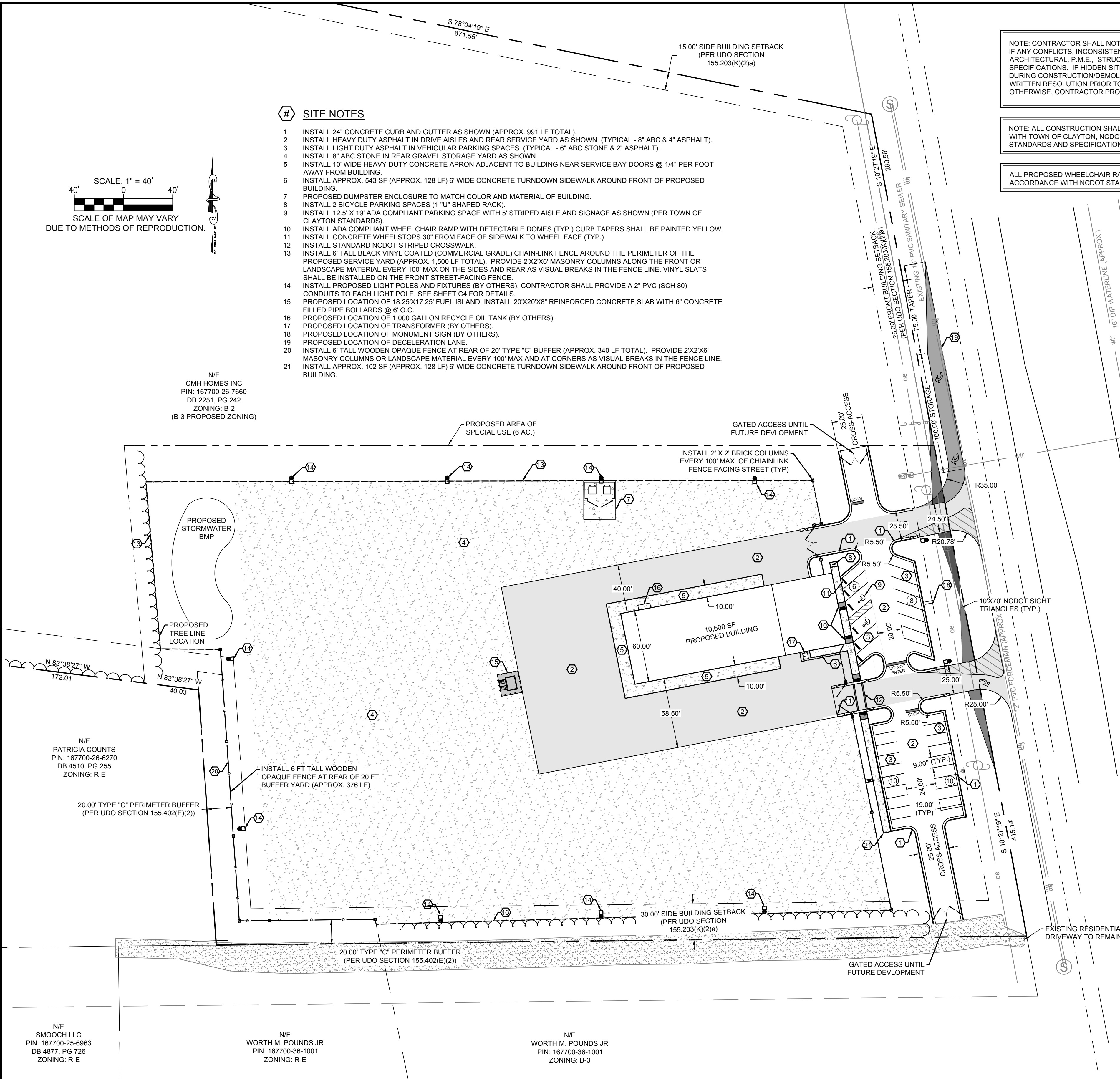
SHEET NUMBER:

C2

OF 10 SHEETS



Know what's below.
Call before you dig.



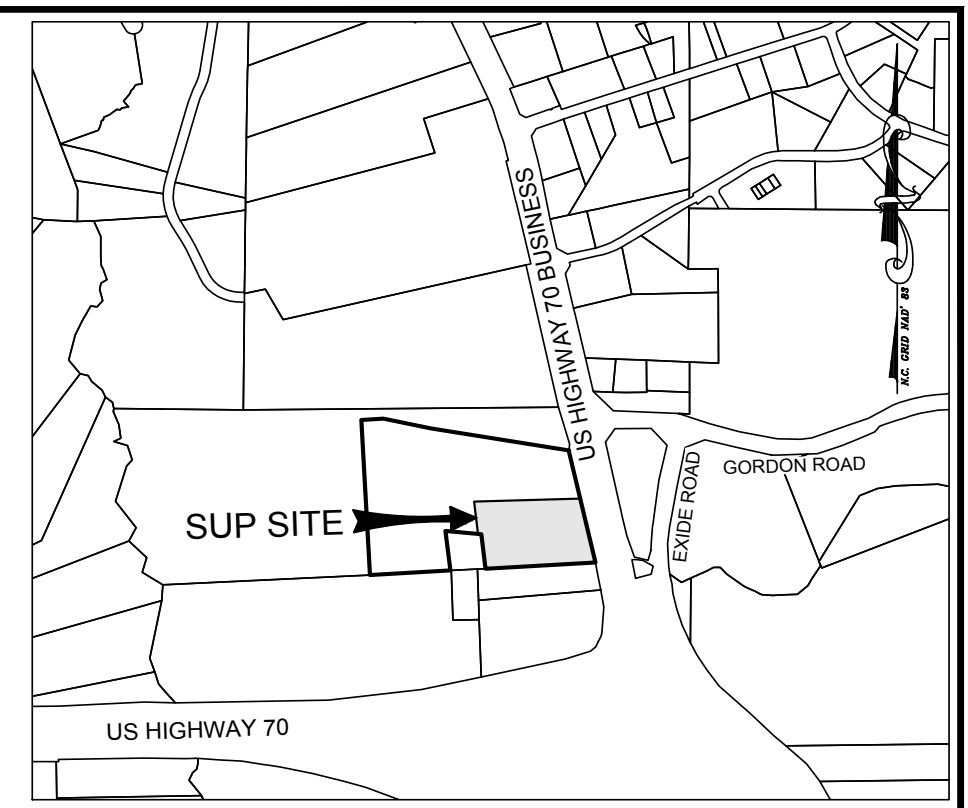
SCALE: 1" = 40'
0 40'
SCALE OF MAP MAY VARY
DUE TO METHODS OF REPRODUCTION.

- # SITE NOTES
1. INSTALL 24" CONCRETE CURB AND GUTTER AS SHOWN (APPROX. 991 LF TOTAL).
 2. INSTALL HEAVY DUTY ASPHALT IN DRIVE AISLES AND REAR SERVICE YARD AS SHOWN (TYPICAL - 8" ABC & 4" ASPHALT).
 3. INSTALL LIGHT DUTY ASPHALT IN VEHICULAR PARKING SPACES (TYPICAL - 6" ABC STONE & 2" ASPHALT).
 4. INSTALL 8" ABC STONE IN REAR GRAVEL STORAGE YARD AS SHOWN.
 5. INSTALL 10" WIDE HEAVY DUTY CONCRETE APRON ADJACENT TO BUILDING NEAR SERVICE BAY DOORS @ 1/4" PER FOOT AWAY FROM BUILDING.
 6. INSTALL APPROX. 543 SF (APPROX. 128 LF) 6" WIDE CONCRETE TURNDOWN SIDEWALK AROUND FRONT OF PROPOSED BUILDING.
 7. PROPOSED DUMPSTER ENCLOSURE TO MATCH COLOR AND MATERIAL OF BUILDING.
 8. INSTALL 2 BICYCLE PARKING SPACES (1 "U" SHAPED RACK).
 9. INSTALL 12' 5" X 19' ADA COMPLIANT PARKING SPACE WITH 5' STRIPED AISLE AND SIGNAGE AS SHOWN (PER TOWN OF CLAYTON STANDARDS).
 10. INSTALL ADA COMPLIANT WHEELCHAIR RAMP WITH DETECTABLE DOMES (TYP.) CURB TAPERS SHALL BE PAINTED YELLOW.
 11. INSTALL CONCRETE WHEELSTOPS 30" FROM FACE OF SIDEWALK TO WHEEL FACE (TYP.)
 12. INSTALL STANDARD NCDOT STRIPED CROSSWALK.
 13. INSTALL 6" TALL BLACK VINYL COATED (COMMERCIAL GRADE) CHAIN-LINK FENCE AROUND THE PERIMETER OF THE PROPOSED SERVICE YARD (APPROX. 1,500 LF TOTAL). PROVIDE 2'X2'X6" MASONRY COLUMNS ALONG THE FRONT OR LANDSCAPE MATERIAL EVERY 100' MAX. ON THE SIDES AND REAR AS VISUAL BREAKS IN THE FENCE LINE. VINYL SLATS SHALL BE INSTALLED ON THE FRONT STREET-FACING FENCE.
 14. INSTALL PROPOSED LIGHT POLES AND FIXTURES (BY OTHERS), CONTRACTOR SHALL PROVIDE A 2" PVC (SCH 80) CONDUITS TO EACH LIGHT POLE. SEE SHEET C4 FOR DETAILS.
 15. PROPOSED LOCATION OF 18.25'X17.25' FUEL ISLAND. INSTALL 20'X20'X8" REINFORCED CONCRETE SLAB WITH 6" CONCRETE FILLED PIPE BOLLARDS @ 5' O.C.
 16. PROPOSED LOCATION OF 1,000 GALLON RECYCLE OIL TANK (BY OTHERS).
 17. PROPOSED LOCATION OF TRANSFORMER (BY OTHERS).
 18. PROPOSED LOCATION OF MONUMENT SIGN (BY OTHERS).
 19. PROPOSED LOCATION OF DECELERATION LANE.
 20. INSTALL 6" TALL WOODEN OPAQUE FENCE AT REAR OF 20' TYPE "C" BUFFER (APPROX. 340 LF TOTAL). PROVIDE 2'X2'X6" MASONRY COLUMNS OR LANDSCAPE MATERIAL EVERY 100' MAX AND AT CORNERS AS VISUAL BREAKS IN THE FENCE LINE.
 21. INSTALL APPROX. 102 SF (APPROX. 128 LF) 6" WIDE CONCRETE TURNDOWN SIDEWALK AROUND FRONT OF PROPOSED BUILDING.

NOTE: CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY IF ANY CONFLICTS, INCONSISTENCIES OR AMBIGUITIES EXIST BETWEEN ARCHITECTURAL, P.M.E., STRUCTURAL & CIVIL DRAWINGS & SPECIFICATIONS. IF HIDDEN SITE CONDITIONS ARE DISCOVERED DURING CONSTRUCTION/DEMOLITION, CONTRACTOR SHALL OBTAIN WRITTEN RESOLUTION PRIOR TO PROCEEDING WITH CONSTRUCTION. OTHERWISE, CONTRACTOR PROCEEDS AT THEIR OWN RISK.

NOTE: ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH TOWN OF CLAYTON, NCDOT, AND STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS

ALL PROPOSED WHEELCHAIR RAMPS (WCR) SHALL BE BUILT IN ACCORDANCE WITH NCDOT STANDARD DRAWINGS 848.05 & 848.06



VICINITY MAP
SCALE: 1"=1,000'

SITE PLAN INFORMATION:	
1. NAME:	SUNBELT GENERAL TOOLS
2. STREET ADDRESS:	7635 US HIGHWAY 70 BUSINESS CLAYTON, NORTH CAROLINA 27520
3. P.I.N.:	167700-26-7660
4. LAND USE (EXISTING/PROPOSED):	VACANT/ EQUIPMENT SALE & RENTAL
5. TOTAL NUMBER OF LOTS:	1
6. PROPOSED SPECIAL USE AREA:	271,061 SF/6.22 ACRES
7. DISTURBED AREA:	240,540 SF/5.52 ACRES
8. CURRENT/PROPOSED ZONING:	B-2/B-3
9. PROPOSED BUILDING LOT COVERAGE:	4.02%
12. BUILDING SETBACKS:	FRONT - 20 FT. SIDE - 15 FT / 30 FT. (ADJACENT RESIDENTIAL) REAR - 30 FT.
13. INSIDE TOWN LIMITS:	NO
14. INSIDE FLOOD HAZARD BOUNDARY:	NO (PER FEMA MAP #3720167700J) EFFECTIVE DATE: DECEMBER 2, 2005
15. BUILDING SQUARE FOOTAGE & USE:	3,000 SF OFFICE 7,500 SF SERVICE BAYS (9 TOTAL) 10,500 SF TOTAL
16. PROPOSED PARKING REQUIREMENTS:	OFFICE (1 SPACE / 250 SF) X (3,000 SF) 12 SPACES REQUIRED
VEHICLE SALES / RENTAL	(2 SPACES / SERVICE BAY) X (9 BAYS) 18 SPACES REQUIRED
TOTAL SPACES REQUIRED	30 SPACES TOTAL
TOTAL SPACES PROVIDED	34 SPACES PROPOSED (2 H.C. + 32 REG.)
17. PROPOSED BICYCLE PARKING REQUIRED:	1 RACK REQUIRED (2 SPACES)
VEHICLE SALES OR RENTAL	PER UDO SECTION 155.401(C)(2)
18. IMPERVIOUS SURFACE AREA:	EXISTING: 93,245 SF / 2.14 ACRES (34%) PROPOSED: 108,978 SF / 2.50 ACRES (40%) TOTAL: 202,223 SF / 4.64 ACRES (75%)
19. PROPOSED WATER PROVIDER:	TOWN OF CLAYTON
20. PROPOSED SEWER PROVIDER:	TOWN OF CLAYTON
21. OWNER:	CMH HOMES, INC. P.O. BOX 9790 MARYVILLE, TENNESSEE 37802
22. DEVELOPER:	MOFFAT PROPERTIES 4901 UNICON DRIVE WAKE FOREST, NORTH CAROLINA 27587

NOTE: A FEE-IN-LIEU IS PROPOSED FOR THE REQUIRED CURB AND GUTTER AND SIDEWALK ALONG THE PUBLIC RIGHT-OF-WAY FOR THE PROPERTY FRONTAGE ON US HWY. 70 BUSINESS, WHICH WILL BE REVIEWED PRIOR TO CONSTRUCTION DRAWINGS APPROVAL. THE DEVELOPER RETAINS THE RIGHT TO INSTALL THE REQUIRED IMPROVEMENTS OR PAY THE FEE-IN-LIEU.

PRELIMINARY DRAWING
FOR REVIEW
PURPOSES ONLY

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RED LINE ENGINEERING, P.C. (C-3075)
1401 AVERSBORO ROAD, SUITE #210
CLAYTON, NORTH CAROLINA 27520
PHONE: (813) 779-5551

SUNBELT GENERAL TOOLS
7635 US HWY 70 BUSINESS
CLAYTON, NORTH CAROLINA 27520

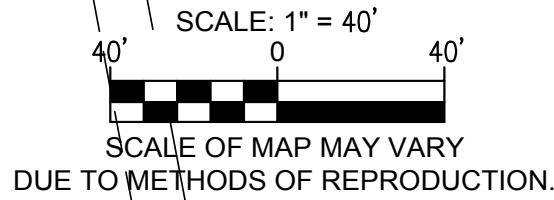
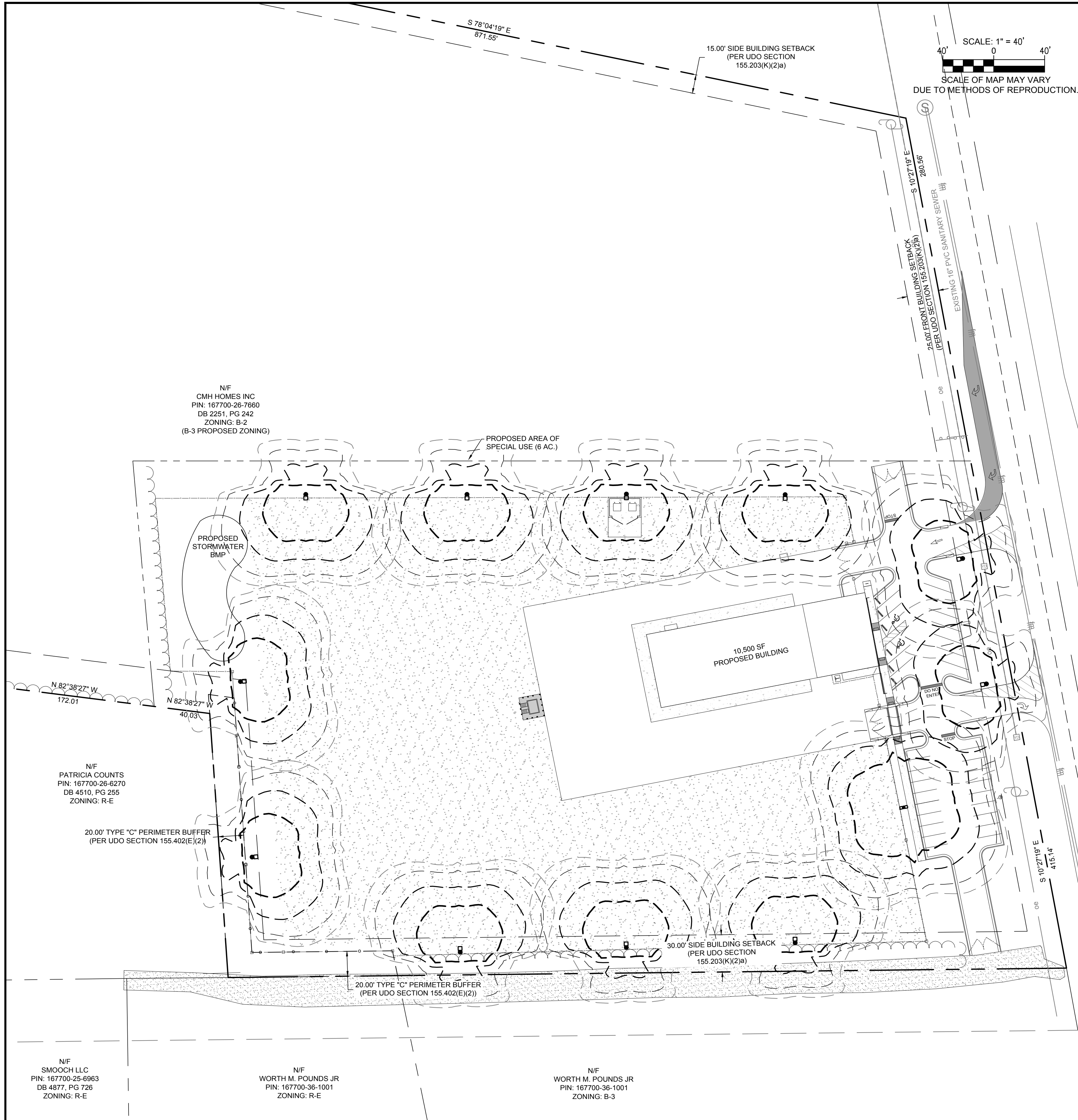
PRELIMINARY SITE PLAN

REVISIONS:	DATE:

ISSUED FOR:	DATE:
REVIEW/APPROVAL	2/28/17

PROJECT NO.:	17-014
DRAWN BY:	TAL
REVIEWED BY:	GJM
SHEET NUMBER:	C3
OF 10 SHEETS	

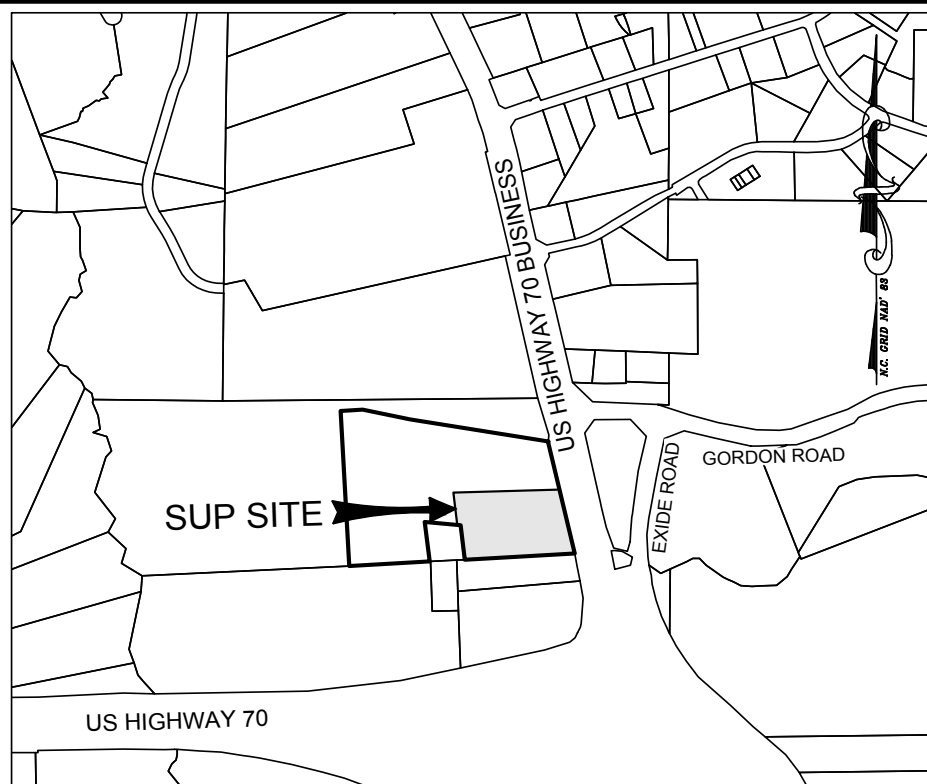




SITE LIGHTING NOTE: PLEASE NOTE THAT DUKE ENERGY WILL BE PROVIDING SITE LIGHTING POLES AND FIXTURES FOR THIS PROJECT. CONTRACTOR SHALL COORDINATE AND FACILITATE BETWEEN OWNER AND DUKE ENERGY. CONTRACTOR SHALL INSTALL BASES, CONDUITS AND PULL BOXES FOR SITE LIGHTING FIXTURES. SEE ARCHITECTURAL & ELECTRICAL PLANS FOR BUILDING MOUNTED AND GROUND MOUNTED LIGHTING.

PERIMETER SITE LIGHTING NOTE: PLEASE NOTE THAT ALL SITE LIGHTING WITHIN 50 FT. OF THE PROPERTY LINE OR PERIMETER OF THE PROPOSED IMPROVEMENTS SHALL BE FULL CUT-OFF FIXTURES AND SHALL NOT EXCEED 0.50 FOOT-CANDLES AT THE PROPERTY LINE.

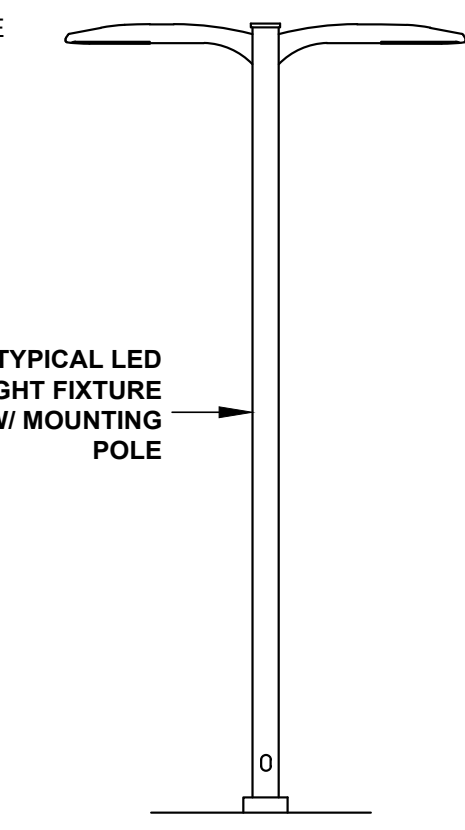
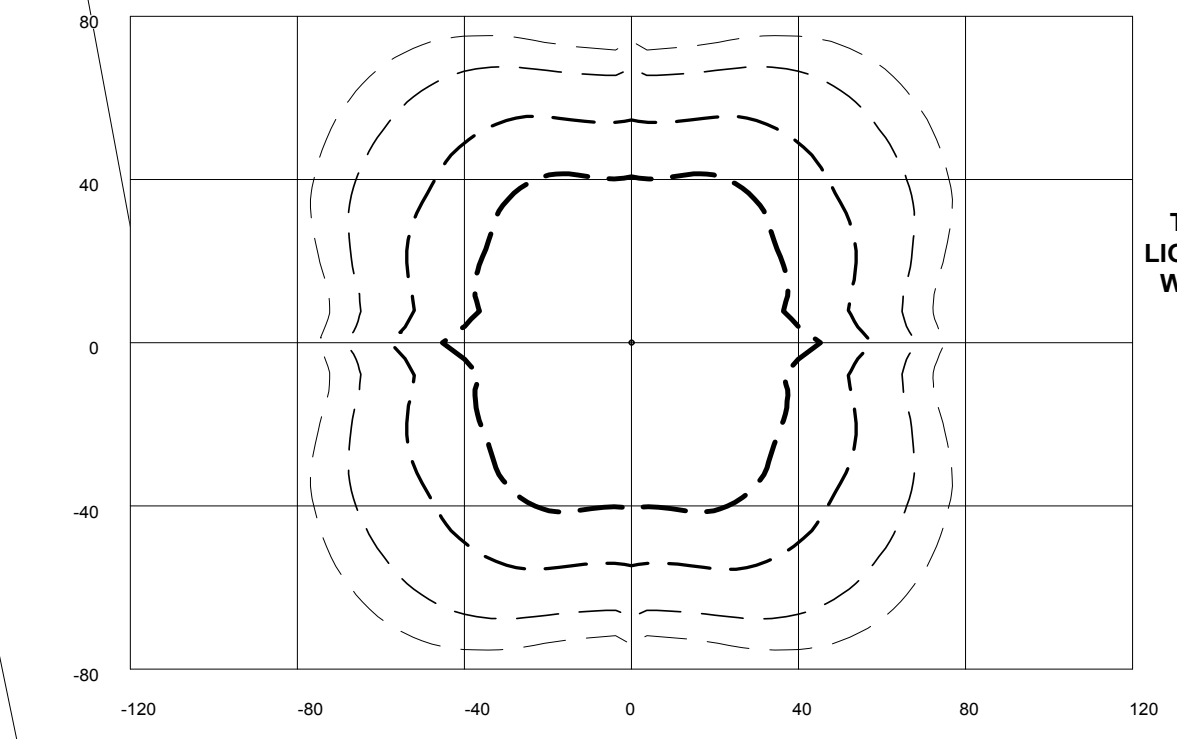
ELECTRICAL & GAS SERVICES NOTE: ELECTRICAL SERVICE AND TRANSFORMERS SHALL BE PROVIDED BY OTHERS (DUKE ENERGY). NATURAL GAS SERVICE SHALL BE PROVIDED BY OTHERS AND IS NOT SHOWN ON THESE PLANS. CONTRACTOR SHALL COORDINATE SERVICES WITH SERVICE PROVIDERS DIRECTLY.



VICINITY MAP
SCALE: 1"=1,000'

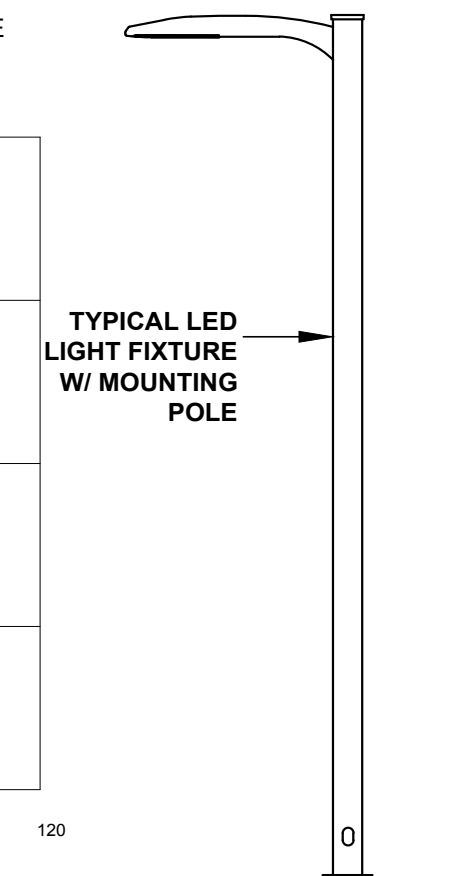
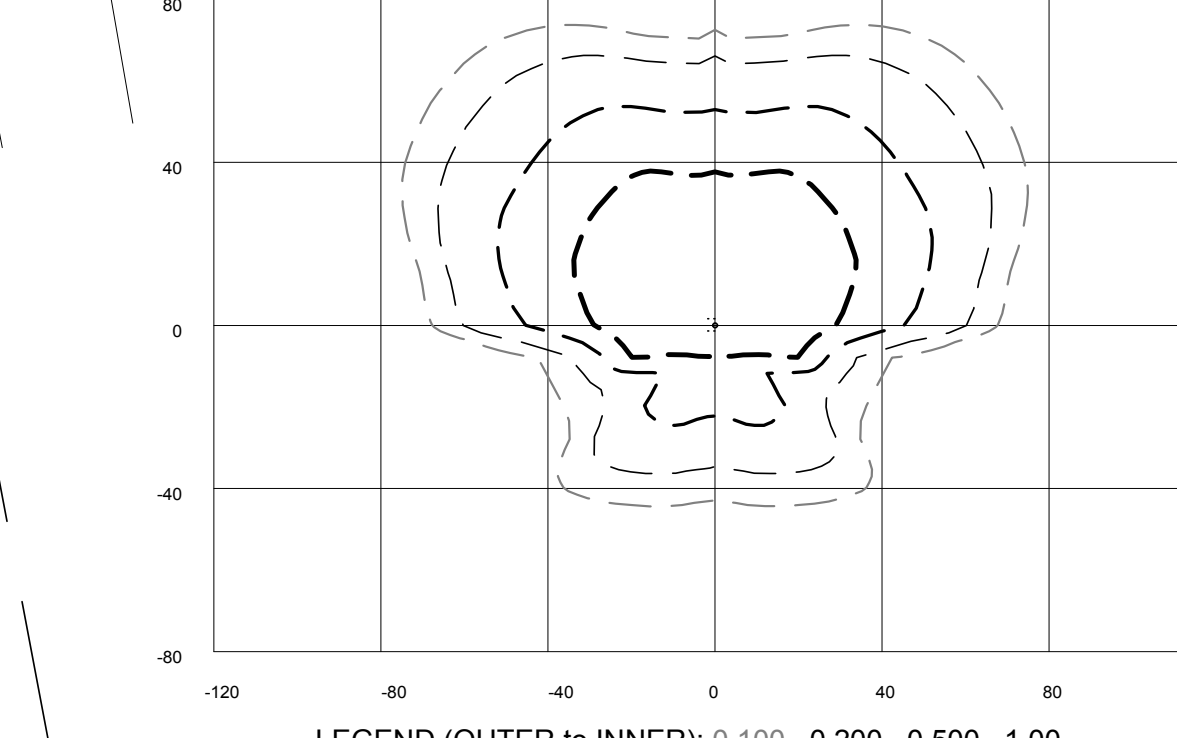
FIXTURE SCHEDULE						
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF QTY
20FT		(2) LITHONIA LIGHTING DSX1 LED DSX1 LED 40C 1000 40K T4M MVOLT HS	(2) 20 LED LIGHT ENGINE	12,379	20' MT HT LEDNTA1050C140DO	0.64 1

NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LAMP LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION. FOR INITIAL FOOTCANDLES, DIVIDE THE READINGS BELOW BY .64.



FIXTURE SCHEDULE						
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF QTY
20FT		LITHONIA LIGHTING DSX1 LED DSX1 LED 40C 1000 40K T4M MVOLT HS	(2) 20 LED LIGHT ENGINE	12,379	20' MT HT LEDNTA1050C140DO	0.64 11

NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LAMP LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION. FOR INITIAL FOOTCANDLES, DIVIDE THE READINGS BELOW BY .64.



PRELIMINARY DRAWING
FOR REVIEW
PURPOSES ONLY

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SUNBELT GENERAL TOOLS

7635 US HWY 70 BUSINESS
CLAYTON, NORTH CAROLINA 27520

PRELIMINARY SITE LIGHTING PLAN

REVISIONS: DATE:

ISSUED FOR: DATE: REVIEW/APPROVAL 2/28/18

PROJECT NO.: 17-014

DRAWN BY: TAL

REVIEWED BY: GJM

SHEET NUMBER:

C4

OF 10 SHEETS



Know what's below.
Call before you dig.

SCALE: 1" = 40'
SCALE OF MAP MAY VARY
DUE TO METHODS OF REPRODUCTION.

SITE NOTES

1. PROPOSED LOCATION OF SAND, OIL AND WATER SEPARATOR (SIZE TO BE DETERMINED AT SITE PLAN APPROVAL)
2. PROPOSED LOCATION SANITARY SEWER PRIVATE SIMPLEX GRINDER PUMP STATION TO EXISTING 12" PVC SEWER FORCEMAIN.
3. INSTALL APPROX. 128 LF 2" PVC (SCH 80) FORCEMAIN TO EXISTING PUBLIC 12" PVC FORCEMAIN. INSTALL 2" BALL VALVE AND 2" CHECK VALVE INSIDE R/W LINE WITH VALVE BOXES.
4. INSTALL APPROX. 165 LF OF 8" WATER MAIN AND FIRE HYDRANT ASSEMBLY VIA BORE & JACK WITH APPROX. 150 L.F. OF 16" STEEL CASING PIPE (NCDOT MUST APPROVE UTILITY ENCROACHMENT)
5. EXISTING 3/4" WATER SERVICE, METER AND RPZ (WILKINS 975XL) TO REMAIN. INSTALL APPROX. 230 LF OF 1" TYPE "K" COPPER WATER SERVICE FROM EXISTING RPZ TO PROPOSED BUILDING.
6. CONNECT TO EXISTING 16" DIP WATERLINE WITH 16"X8" FULL BODY TAPPING SLEEVE AND VALVE ASSEMBLY (PER TOWN OF CLAYTON AND JOHNSTON COUNTY PUBLIC UTILITIES APPROVED ASSEMBLIES LIST)

N/F
CMH HOMES INC
PIN: 167700-26-7660
DB 2251, PG 242
ZONING: B-2
(B-3 PROPOSED ZONING)

N/F
PATRICIA COUNTS
PIN: 167700-26-6270
DB 4510, PG 255
ZONING: R-E

20.00' TYPE "C" PERIMETER BUFFER
(PER UDO SECTION 155.402(E)(2))

N/F
SMOOCH LLC
PIN: 167700-25-6963
DB 4877, PG 726
ZONING: R-E

N/F
WORTH M. POUNDS JR
PIN: 167700-36-1001
ZONING: R-E

N/F
WORTH M. POUNDS JR
PIN: 167700-36-1001
ZONING: B-3

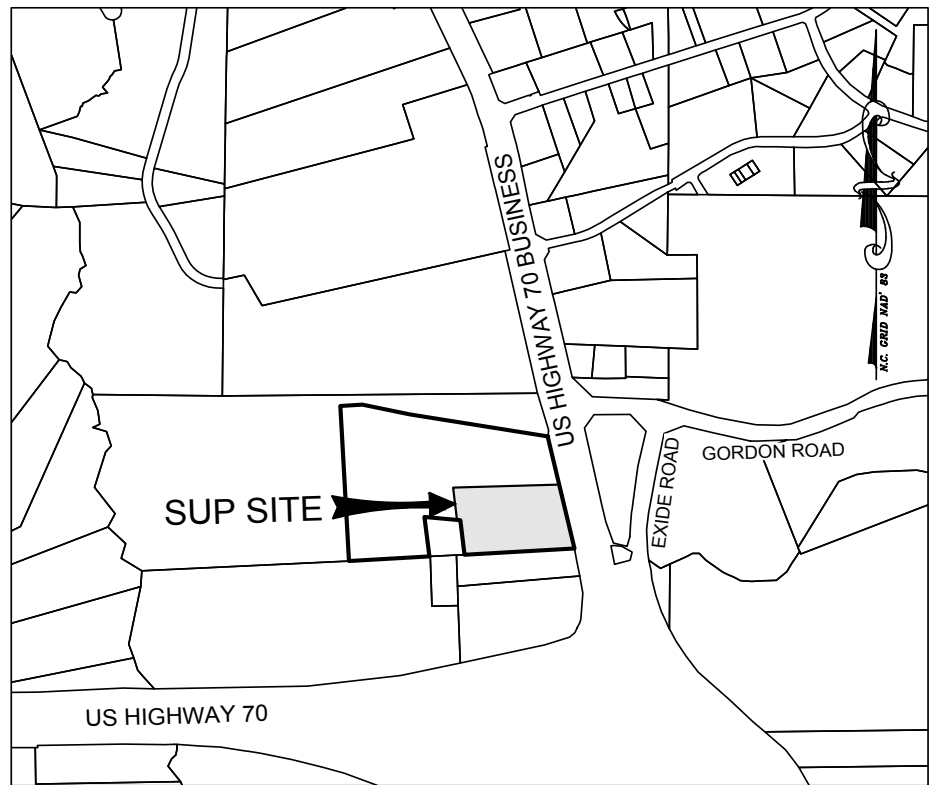
10,500 SF
PROPOSED BUILDING

PROPOSED 10' X 10'
TOWN OF CLAYTON
WATER EASEMENT

NOTE: CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY IF ANY CONFLICTS, INCONSISTENCIES OR AMBIGUITIES EXIST BETWEEN ARCHITECTURAL, P.M.E., STRUCTURAL & CIVIL DRAWINGS & SPECIFICATIONS. IF HIDDEN SITE CONDITIONS ARE DISCOVERED DURING CONSTRUCTION/DEMOLITION, CONTRACTOR SHALL OBTAIN WRITTEN RESOLUTION PRIOR TO PROCEEDING WITH CONSTRUCTION. OTHERWISE, CONTRACTOR PROCEEDS AT THEIR OWN RISK.

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ALL PROPOSED WHEELCHAIR RAMPS (WCR) SHALL BE BUILT IN ACCORDANCE WITH NCDOT STANDARD DRAWINGS 848.05 & 848.06



VICINITY MAP
SCALE: 1"=1,000'



PRELIMINARY DRAWING
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CLAYTON, NORTH CAROLINA 27520
PHONE: (810) 779-6651

SUNBELT GENERAL TOOLS

7635 US HWY 70 BUSINESS
CLAYTON, NORTH CAROLINA 27520

PRELIMINARY UTILITY PLAN

REVISIONS: DATE:

ISSUED FOR: DATE:
REVIEW/APPROVAL 2/28/18

PROJECT NO.: 17-014

DRAWN BY: TAL

REVIEWED BY: GJM

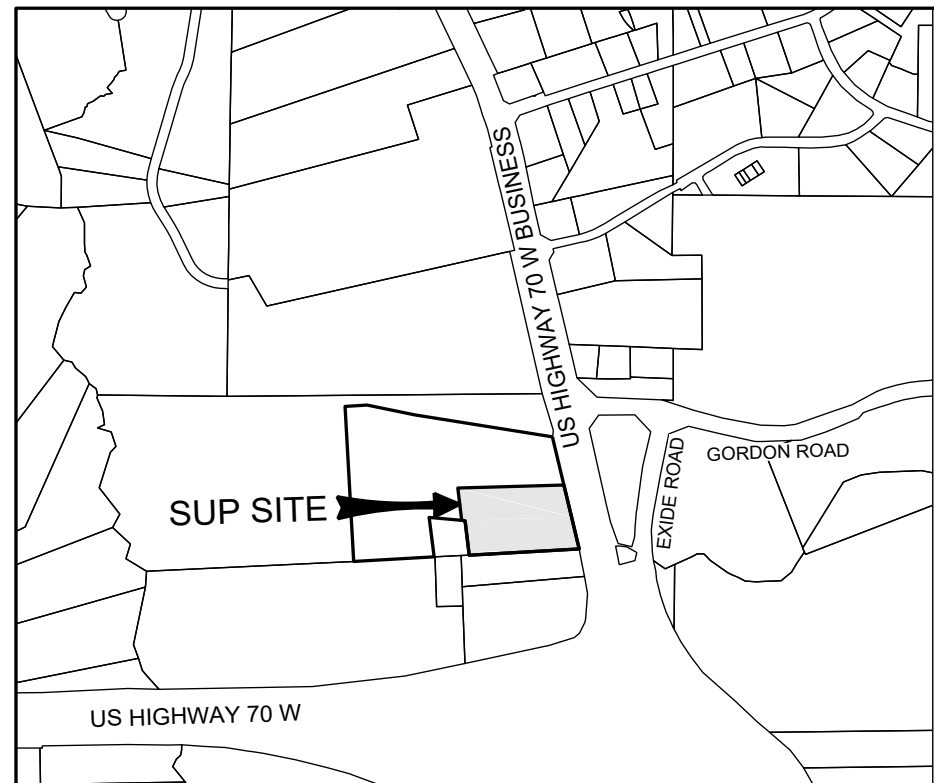
SHEET NUMBER:

C5

OF 10 SHEETS



Know what's below.
Call before you dig.



VICINITY MAP
SCALE: 1"=1,000'

LANDSCAPE NOTES:

- Plant material on this site must be installed and maintained in conformance with the Town of Clayton Code of Ordinances.
- Please refer to planting detail on this sheet.
- Additional landscaping above and beyond Town of Clayton requirements subject to change.
- All seed to be to be Confederate Plus (fescue and bluegrass mix) or equal @ 6 lbs. per 1000 s.f.
- All mulch shall be double ground pine bark mulch to a depth of 4".
- Landscape Contractor shall notify owner and Landscape Architect no later than one week prior to all required visits here in.
- All areas shall be seeded, SEEDed or mulch to the limits of construction based on actual field conditions beyond the approved plans. Field verify existing conditions.
- Any steep slopes greater than 3:1 shall require hydro-seeding or other measures for stabilization unless otherwise approved by Owner.
- All plants shall be in accordance with the latest edition of the American Nursery and Landscape Association (ANLA).
- All landscape beds shall have positive drainage away from all structures.
- All landscape islands shall be graded for positive drainage with no low spots allowing water to be trapped.
- All landscape areas shall be maintained in an attractive and healthy condition. Dead or diseased plantings shall be removed and replaced in a timely fashion.
- All rooftop and ground mounted mechanical equipment will be completely screened from view.
- Plants shall be located as to not conflict with utilities.

PLANT LIST - Sunbelt General Tools						
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	LOCATION
REQUIRED PLANT MATERIAL						
TREES						
QN	Quercus nuttallii	Nuttall Oak	2 1/2" CAL/8' HT.	B&B	8	VUA/Site
QP	Quercus phellos	Willow Oak	2 1/2" CAL/8' HT.	B&B	14	Buffer/Site
CANOPY TREE TOTAL						
LIF	Lagerstroemia indica x fauriei 'Muskogee'	Muskogee Cape Myrtle	2" CAL/6' HT.	B&B	22	Site/Street Tree
CC	Cercis canadensis	Red Bud	2" CAL/6' HT.	B&B	23	Buffer
UNDERSTORY TREE TOTAL						
SHRUBS						
ICB	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	36" HT.	Cont.	56	VUA Parking Screen
IVN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	12" HT.	Cont.	24	Buffer
SHRUB TOTAL						

LANDSCAPE MAINTENANCE PLAN:

- THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTINGS AND PHYSICAL FEATURES SHOWN ON THE APPROVED PLANS. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE BUT NOT LIMITED TO:
 - FERTILIZATION: FERTILIZE LAWNS TWICE PER YEAR (FEBRUARY 15-MARCH 15 AND AGAIN IN SEPT. 1-OCT. 31) ACCORDING TO SOIL TEST RESULTS. FERTILIZE WARM SEASON GRASSES ONCE DURING GROWING SEASON PER SOIL TEST.
 - PRUNING: PRUNING SHALL BE LIMITED TO REMOVAL OF DEAD OR DAMAGED WOOD OR BRANCHES FOR TREES OR FOR SIGHT DISTANCES/SAFETY REASONS. THE SHMO STANDARDS SHOULD BE ADHERED TO. THE PRUNING OF SHRUBS SHALL BE LIMITED TO THE PRUNING NECESSARY TO MAINTAIN THE NATURAL SHAPE OF PLANT EXCEPT FOR SHEARED HEDGES.
 - PEST CONTROL: PRE-EMERGENT WEED CONTROL FOR LAWNS AND SHRUB BEDS MAY BE APPLIED IN FEBRUARY. CHEMICAL TREATMENT FOR INSECT INFESTATION AND DISEASE MAY BE APPLIED AND SHALL BE SPECIFIC TO THE PROBLEM. POST-EMERGENT WEED CONTROL MAY BE APPLIED AS NEEDED IN MULCHED AND LANDSCAPED AREAS TO MAINTAIN ACCEPTABLE APPEARANCES.
 - MULCHING: MULCHING SHALL BE MAINTAINED AT A DEPTH OF 3-4" IN PLANTING BEDS AND SHALL BE REAPPLIED EVERY YEAR.
 - MOWING: PRIMARY FESCUE LAWNS SHALL BE MAINTAINED AT A HEIGHT OF 3". SECONDARY TURF AREAS MAY BE MAINTAINED HIGHER AND LESS FREQUENTLY. WARM SEASON GRASSES SHALL BE MOWED AS NEEDED DURING THE GROWING SEASON TO MAINTAIN THE RECOMMENDED HEIGHT OF THE SPECIES OF TURF GRASS.
 - PLANT PROTECTION: AVOID EXCESS INTRUSION INTO THE CRITICAL ROOT ZONE AREA OF ESTABLISHED/MATURE VEGETATION.
 - WATERING: CONTRACTOR SHALL WATER ALL VEGETATION BY HAND AS NECESSARY TO ESTABLISH AND MAINTAIN THE NEW PLANTINGS FOR A PERIOD OF 1 YEAR.
 - WARRANTY: CONTRACTOR SHALL WARRANTY ANY AND ALL PLANTINGS FOR A PERIOD OF 3 YEARS. AT THE OWNER'S SOLE DISCRETION, THE CONTRACTOR SHALL REPLACE ANY AND ALL LANDSCAPE MATERIALS DEEMED TO BE UNACCEPTABLE, DAMAGED OR DEAD.

SITE INTERIOR LANDSCAPING

30% OF LOT AREA SHALL BE LANDSCAPED
1 CANOPY TREE, 1 UNDERSTORY TREE, 2 SHRUBS PER 1,000 S.F. OF SITE
SITE AREA: 6.22 AC./271,060.94 S.F.
20% OF 271,060.94 = 54,212.19

REQUIRED: 54,212.19 S.F. SITE INTERIOR LANDSCAPING

54,212.19/1,000 S.F. = 54.21

54 CANOPY TREES

54 UNDERSTORY TREES

108 SHRUBS

PROVIDED: 54,000 S.F. SITE INTERIOR LANDSCAPING

(54 X 1,000 S.F. = 54,000 S.F.)

20 CANOPY TREES (NEW)

15 UNDERSTORY TREES (NEW)

56 SHRUBS (NEW)

EXISTING VEGETATION WILL BE USED AS CREDIT ALONG THE WEST AND SOUTH PERIMETERS OF THE SITE TO FULFILL THE REQUIREMENTS SET FOR THE INTERIOR LANDSCAPING.

LANDSCAPE DATA

BUFFERS

20' CLASS 'B' PERIMETER BUFFER : 390.20'

REQUIRED TOTALS:

2 TREES PER 100' = 8 CANOPY TREES'

1 TREE PER 100' = 4 UNDERSTORY TREES

12 SHRUBS PER 100' = 48 SHRUBS

PROVIDED TOTALS:

2 CANOPY TREES (NEW)

2 UNDERSTORY TREES (NEW)

24 SHRUBS (NEW)

EXISTING VEGETATION IN BUFFER AREA WILL BE USED AS CREDIT TO FULFILL THE REQUIREMENTS SET FOR THE 20' TYPE 'C' BUFFER.

STREET TREES

1 CANOPY TREE PER 40' OF STREET/YARD. 415.14'/40 = 10.38 TREES

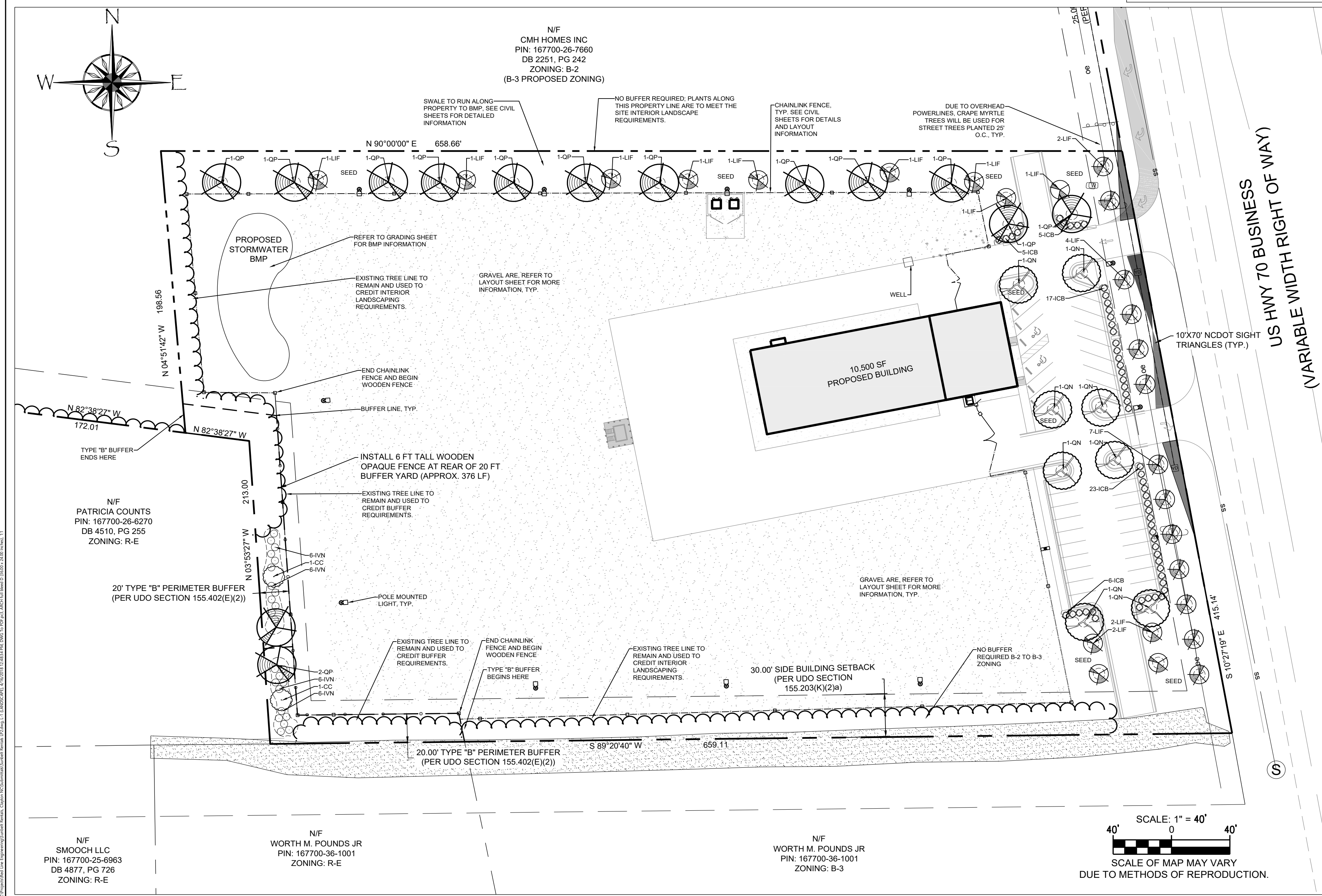
TREES REQUIRED = 10

TREES PROVIDED = 10

VEHICLE USE AREA

REQUIRED AND PROVIDED:
PARKING SCREENED FROM RIGHT OF WAY AND ADJACENT PROPERTY WITH SHRUBS
@ 36" TALL AT INSTALLATION

PARKING LOT ISLANDS CONTAIN CANOPY TREE PLANTED AT 2 1/2" CAL.



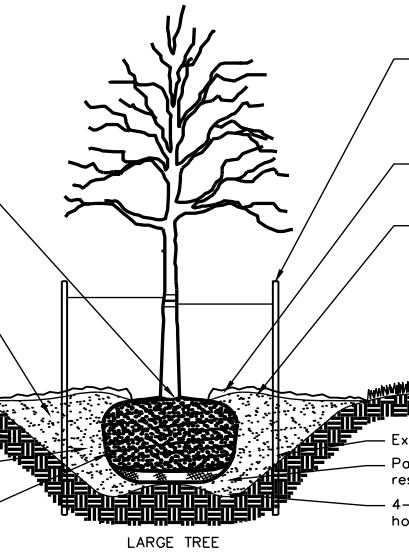
TREE PLANTING DETAILS

Do not wrap trunk. Mark the north side of the tree in the nursery and locate to the north in the field.

Trunk flare and top of root ball should be at grade in well drained soil, up to 4 inches (10 cm) above grade in poorly drained soil.

Note: Width of planting hole is 3 times root ball diameter in highly compacted or clay soil. 2 times the root ball diameter minimum in all others.

Dig wide planting hole with tapered sides. Cut burlap, rope and wire basket away from top and sides of root ball. Set ball on undisturbed soil to prevent settling.



Do not stake trees except where specified by Landscape Architect. If staking is necessary use two opposing stakes with separate flexible ties. Remove staking at end of first growing season.

2" (5 cm) bark mulch. Do not place mulch in contact with tree trunk.

4" (10 cm) raised ring of soil to direct water into root ball - especially important if top of root ball is raised above grade.

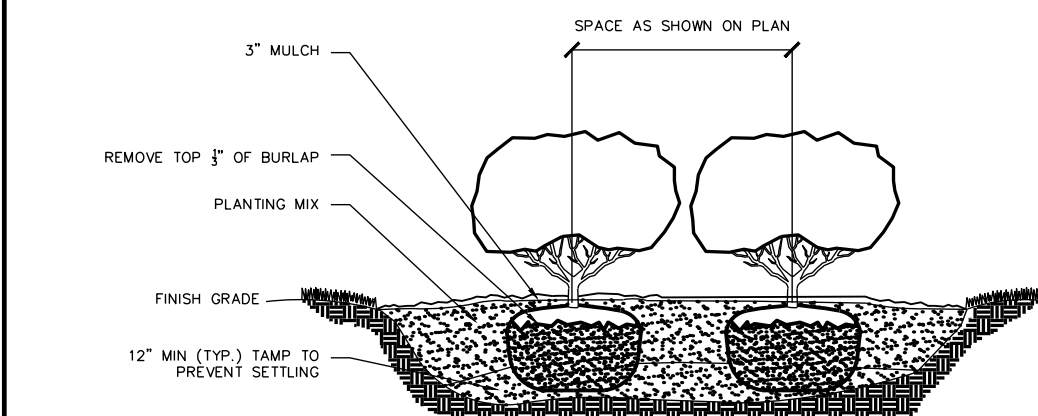
Before planting, add 3-4" (7-10 cm) of well-composted leaves, recycled yard waste or other compost and fill into top 6" (15 cm) of prepared soil. Add compost of 20-25% by volume to backfill.

Extend stakes into undisturbed soil. Pack backfill soil around base of root ball to stabilize; allow rest of backfill to settle naturally or tamp lightly. 4-6" (10-15 cm) deeper than root ball for lowered planting hole or treated with poor drainage.

GENERAL PLANTING NOTES

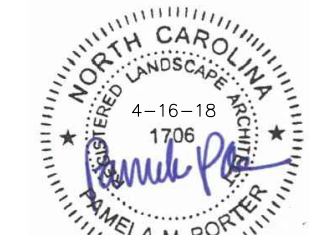
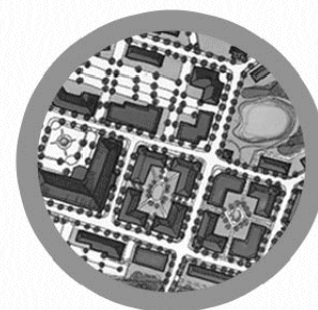
- VERIFICATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR, AND THE TOTAL QUANTITIES SHALL BE REQUIRED ON THE PLANTING PLAN.
- ALL TREES, SHRUBS, AND BEDDING PLANTS SHALL CONFORM TO THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL SAUERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- THE SIZE OF ALL ROOT BALLS SHALL CONFORM TO AAS STANDARDS.
- FERTILIZE ALL PLANTS WITH AGRIFORM FERTILIZER TABLETS OR EQUAL TO BE APPLIED AT MANUFACTURERS RECOMMENDED RATE.
- GUYING, IF NECESSARY, SHALL BE REMOVED AFTER ONE GROWING SEASON.
- ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
- ALL TREES HAVE BEEN LOCATED WITH RESPECT TO PROPOSED OR EXISTING FACILITIES OR STRUCTURES.
- OWNERS SHALL MAINTAIN ALL PLANT BEDS AND PLANT MATERIAL IN GOOD HEALTH, AND ANY DEAD, UNHEALTHY OR MISSING PLANTS SHALL BE REPLACED WITH LOCALLY ADAPTED VEGETATION WHICH CONFORMS TO THE INITIAL PLANTING STANDARDS OF THE LANDSCAPE ORDINANCE.
- REPORT ANY DISCREPANCIES TO THE PROJECT LANDSCAPE ARCHITECT.
- SUBSTITUTIONS OR ALTERATIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN NOTIFICATION OF THE PROJECT LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY.
- ALL PLANT MATERIAL SHALL BE PLANTED IMMEDIATELY UPON DELIVERY TO THE SITE.
- AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE BEFORE PLANTING; OTHERWISE, DO NOT PRUNE TREE AT PLANTING EXCEPT TO REMOVE DEAD OR BROKEN LEADS OR TO CORRECT SPECIFIC STRUCTURAL PROBLEMS, I.E. GROSSED LEADS, MULTIPLE LEADERS, ETC.
- TRUNK FLARE AND TOP OF ROOT BALL SHOULD BE AT GRADE IN WELL DRAINED SOIL AND UP TO FOUR INCHES (10cm) ABOVE GRADE IN POORLY DRAINED SOIL.
- MULCH NOT TO BE IN CONTACT WITH TREE TRUNK.
- REMOVE TREE WRAP FROM TRUNK AT TIME OF INSTALLATION.
- REMOVE ALL STAKING AND GUYING ELEMENTS AT OR BEFORE THE WARRANTY TERMINATION DATE OR WITHIN ONE CALENDAR YEAR.
- IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAKING DOWN THE SIDES WITH A SHOVEL CAN ELIMINATE GLAZING AND CREATE THE PREFERRED SLOPING SIDE.
- TREE PLANTING DETAIL (B&B PLANTS) ADAPTED FROM "ARCHITECTURAL GRAPHIC STANDARDS" 1998 AND WATSON & HAMELOCK "PRINCIPLES AND PRACTICE OF PLANTING TREES AND SHRUBS" REPEATED CLOSE TOGETHER SUCH THAT THEY WILL COVER SHADE ROOT SPACE, TILL IN SOIL, AND GROWTHS TO A DEPTH OF 4-6" (10-15 CM) OVER THE ENTIRE AREA.
- FOR CONTAINER-BRED TREES OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLED THE PERIMETER OF THE CONTAINER.
- DURING THE DESIGN PHASE, CONFIRM THAT WATER DRAINS OUT OF THE SOIL; USE LOWERED PLANTING HOLE DEPTH AND DESIGN ALTERNATIVE DRAINAGE SYSTEM AS REQUIRED.
- THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.

SHRUB PLANTING DETAIL



GENERAL PLANTING NOTES

- VERIFICATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR, AND THE TOTAL QUANTITIES SHALL BE REQUIRED ON THE PLANTING PLAN.
- ALL TREES, SHRUBS, AND BEDDING PLANTS SHALL CONFORM TO THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL SAUERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- THE SIZE OF ALL ROOT BALLS SHALL CONFORM TO AAS STANDARDS.
- FERTILIZE ALL PLANTS WITH AGRIFORM FERTILIZER TABLETS OR EQUAL TO BE APPLIED AT MANUFACTURERS RECOMMENDED RATE.
- GUYING, IF NECESSARY, SHALL BE REMOVED AFTER ONE GROWING SEASON.
- ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
- ALL TREES HAVE BEEN LOCATED WITH RESPECT TO PROPOSED OR EXISTING FACILITIES OR STRUCTURES.
- OWNERS SHALL MAINTAIN ALL PLANT BEDS AND PLANT MATERIAL IN GOOD HEALTH, AND ANY DEAD, UNHEALTHY OR MISSING PLANTS SHALL BE REPLACED WITH LOCALLY ADAPTED VEGETATION WHICH CONFORMS TO THE INITIAL PLANTING STANDARDS OF THE LANDSCAPE ORDINANCE.
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- THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.



Know what's below.
Call before you dig.

REVISIONS:

1. _____
2. _____
3. _____

LANDSCAPE PLAN

SUNBELT GENERAL TOOLS

7635 US HWY 70 WEST BUSINESS
CLAYTON, NORTH CAROLINA

SCALE:

1" = 40'

DRAWN BY:

JWA

PROJECT

18027

DATE:

3/2/2018

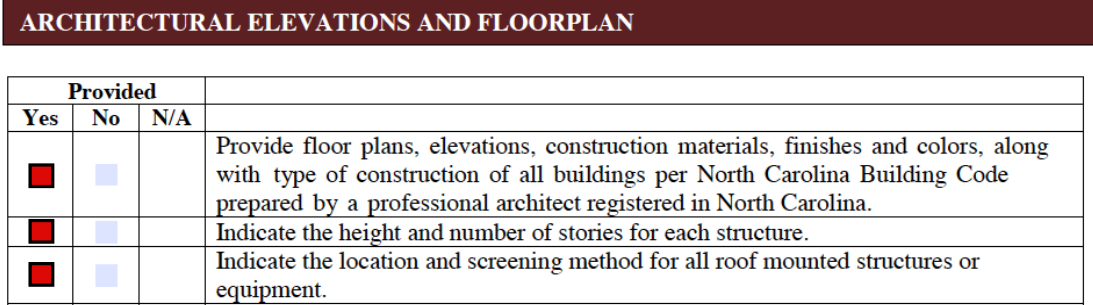
SHEET

L-1

OF

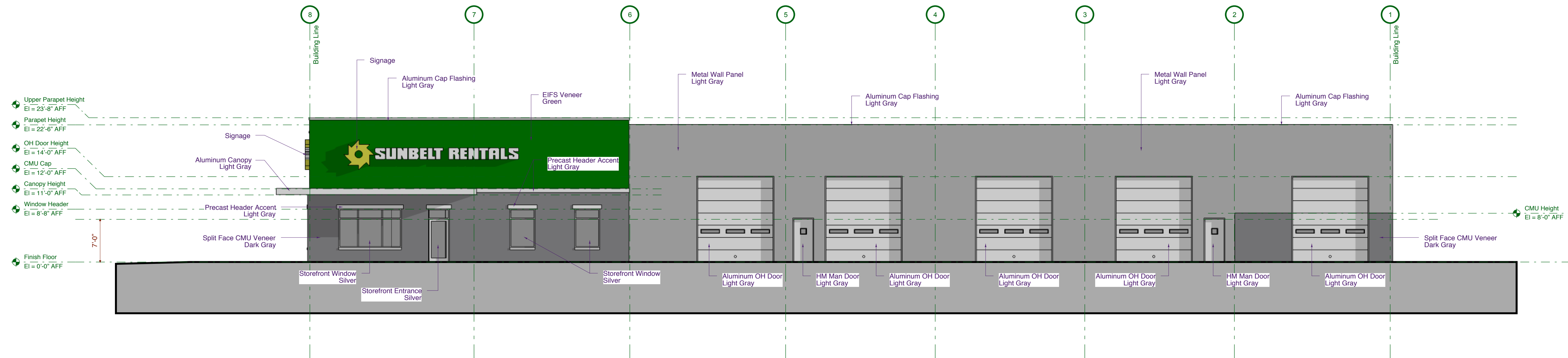
TONY M. TATE LANDSCAPE ARCHITECTURE, PA
5011 SOUTH PARK DRIVE, STE. 200 - DURHAM, NC 27713
p: (919) 484-8880 f: (919) 484-8881 e: tony@tmlla.com

Page 60 of 124



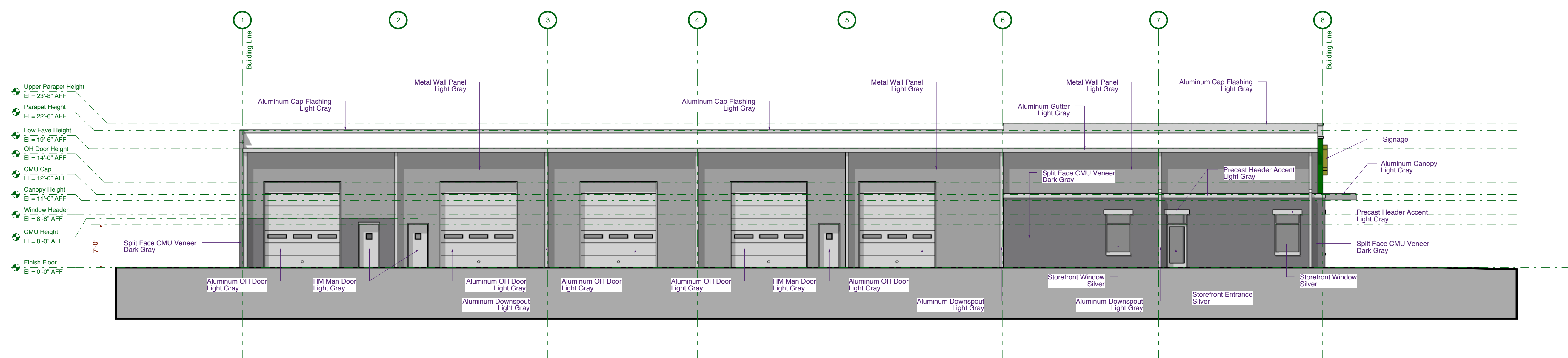
1	Overall Floor Plan
	Scale: 1/8" = 1'-0"





Parking Lot / Storage Elevation - Side
Non-facing Street Elevation

1 Overall Elevation
Scale: 1/8" = 1'-0"



Storage Elevation - Side
Non-facing Street Elevation

2 Overall Elevation
Scale: 1/8" = 1'-0"

McGahey Design
architecture + planning
404 Raleigh Street
Fugate-Vernon, North Carolina 27526
919.422.0265 • info@mcgaheydesign.com

Preliminary
Do not use for Construction

Preliminary
Do not use for Construction

FOCUS
DESIGN BUILDERS LLC

SUNBELT

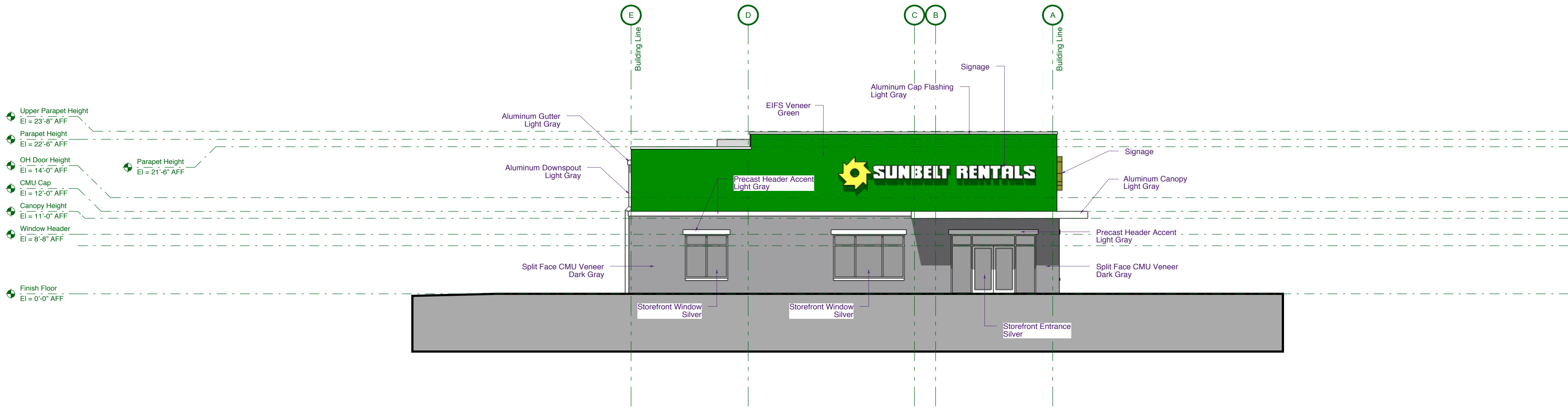
PROJECT:	2017-11
DATE ISSUED:	03.01.18
REVISIONS:	DATE

DRAWN BY: JMM
CHECK BY: JMM

Proposed Overall Elevations

A2.01

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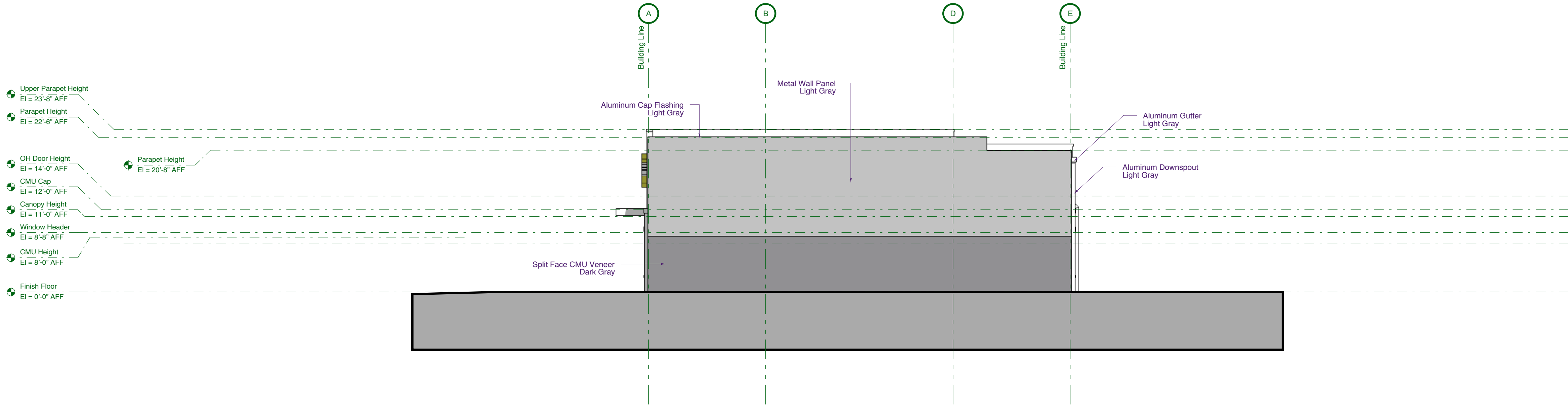
Street Elevation

1

Overall Elevation

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

10' 0' 2' 4' 6' 8' 10'



Storage Lot Elevation - Rear

Non-facing Street Elevation

2

Overall Elevation

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

10' 0' 2' 4' 6' 8' 10'

McGahey Design

architecture + planning

404 Raleigh Street
Fugate-Vernon, North Carolina 27526
919.422.0265 • info@mcgaheydesign.com

Preliminary

Do not use for Construction

Preliminary

Do not use for Construction

FOCUS

DESIGN BUILDERS LLC

SUNBELT

PROJECT: 2017-11

DATE ISSUED: 10.22.17

REVISIONS: DATE

DRAWN BY: JMM

CHECK BY: JMM

Proposed Overall Elevations

A2.02

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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

Pursuant to Article 7, Section 155.707 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Planning Board to approve a Major Site Plan application. Please complete all fields in this application and submit to the Planning Department with all required materials.

Application fee: \$500.00 + \$5.00 per acre. *All fees are due when the application is submitted.*

SITE INFORMATION

☒ New Major Site Plan

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

Name of Project: Clayton Homes Sunbelt Site **Acreage of Property:** 23.36 ac (6.00ac to be developed)

County Tag #: 05I05035A

NC PIN: 167700-26-7660

Address/Location: 7635 US Highway 70 W Business, Clayton, North Carolina, 27520

Existing Use: Vacant

Proposed Use: Equipment Sales/Rental

Zoning District: B-2 (B-3 Proposed)

Is project within a Planned Development?

☒ No

☐ Yes (list): _____

Is project within an Overlay District?

☐ No

☒ Yes (list): Scenic Highway Overlay (To be Removed)

FOR OFFICE USE ONLY

Date Received: JAN 02 2018

Amount Paid: \$530-

File Number: 2018-2-SP

PROPERTY OWNER INFORMATION

Name: CMH Homes, Inc. Att: Retail Properties Department #855

Mailing Address: PO Box 9790 Maryville, Tennessee 37802

Phone Number: (865) 380-3000

Fax:

Email Address:

APPLICANT INFORMATION

Applicant: Moffat Properties, LLC.

Mailing Address: 4901 Unicon Drive, Wake Forest, North Carolina 27587

Phone Number: (919) 669-7469

Fax:

Contact Person: Craig Moffat

Email Address: cmoffat@moffatproperties.com

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Major Site Plan application.

To be completed by the applicant:			To be completed by staff:		
<i>Submit 9 copies of all materials unless otherwise noted or directed by staff</i>	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: <u>11/29/17</u>	☒	☐			
2. I have referenced the <i>Plan Requirements Checklist</i> and used this as a guide	☒				
3. Site Plan Review Fee (\$500 + \$5/acre)	☒				
4. Completed application	☒				
5. Owner's Consent Form	☒	☐			
6. Plan sets meeting the requirements listed in the <i>Plan Requirements Checklist</i>	☐	☐			
7. Copy of plan sets in .PDF on USB flash drive (CD)	☐	☐			
8. Adjacent property owners list	☐	☐			
9. Wastewater allocation request OR verification of wastewater allocation	☐	☐			
10. Signed and sealed traffic impact analysis (2 copies) (required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)	☐	☐			
11. Neighborhood meeting notice letter (1 copy)* See sample letter and meeting requirements included in this packet *Not required for subdivisions that are part of an approved planned development	☐	☐			
12. Neighborhood meeting summary form (1 copy) * Included in this packet *Not required for subdivisions that are part of an approved planned development	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

EXPLANATION OF PROJECT

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

The proposed project consists of developing approximately 6 acres of the 23+ acre parcel for use as an equipment sales and rental facility. Similar facilities exist on the US Hwy 70 corridor and have been found to be appropriate for this overlay district. The adjacent parcels to the north and south are zoned B-3, which has been found to be in harmony with the surrounding parcels. Equipment sales & rental is allowed in B-3 zoning by special use permit only. Equipment Sales & Rental is allowable by-right in the light industrial districts. However, after meeting and discussing the property and use with Town Staff, it was decided that B-3 zoning, with a Special Use permit would be more favorable along this corridor, because of the other uses allowed in the light industrial zoning districts. As such, we are submitting this application for a Special Use Permit in conjunction with the Rezoning Application to rezone the property from B-2 (Neighborhood Business) to B-3 (Highway Business), which is consistent with the adjacent properties fronting US Hwy. 70.

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.

Craig T. Moffat
Print Name

[Signature]
Signature of Applicant

1/2/18
Date

ADJACENT PROPERTY OWNERS LIST

Project Name: Clayton Homes Sunbelt Site

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
167700-36-1001	Worth M. Pounds, Jr.	1899 Strickland Road, Clayton, North Carolina 27520
167700-25-6963	Smooch, LLC.	P.O. Box 2346, Smithfield, North Carolina 27577
167700-26-6270	Patricia Counts	221 E Stalling Street, Clayton, North Carolina 27520
167700-15-7659	Smooch, LLC.	P.O. Box 2346, Smithfield, North Carolina 27577
167700-16-9558	Helen P. Tuttle	P.O. Box 622, Clayton, North Carolina 27520
167700-46-3313	Young Family Irrevocable Trust & Jenny Y. Kelling	3739 National Drive, Suite 227, Raleigh, North Carolina, 27612
167700-36-7026	Johnston County	P.O. Box 1049, Smithfield, North Carolina 27577
167700-27-3413	Doris M. Matthews Living Trust	5850 Northshore Dr., Hixson, TN 37343

Red Line Engineering, P.C.
"Engineering Relationships"

December 6, 2017

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: December 19, 2017 **Meeting Time:** 7:30 pm
Meeting Location: The Clayton Center (111 East 2nd Street, Clayton)
Type of Application: Rezoning (B-2 to B-3) & Special Use
Project/Proposal Address: 7635 US Highway 70 W Business, Clayton, North Carolina, 27520

Description of project/proposal: The proposed project consists of developing approximately 5 acres of the 23+ acre parcel for use as an equipment sales and rental facility. Similar facilities exist on the US Hwy 70 corridor and have been found to be appropriate for this overlay district. The adjacent parcels to the north and south are zoned B-3, which has been found in harmony with surrounding parcels. Equipment sales & rental is allowed in B-3 Zoning by special use permit. As such, we are submitting this application for a rezoning from B-2 to B-3 and special use permit for equipment sales & rental.

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 919-779-6851. You may also contact the Planning Department at 919-553-5002.

Sincerely,

Moffat Properties, LLC. (Developer)
4901 Unicon Drive, Wake Forest, North Carolina 27587
(919) 669-7469

Red Line Engineering, P.C. (Engineer)
1401 Aversboro Road, Garner, North Carolina 27529
(919) 779-6851

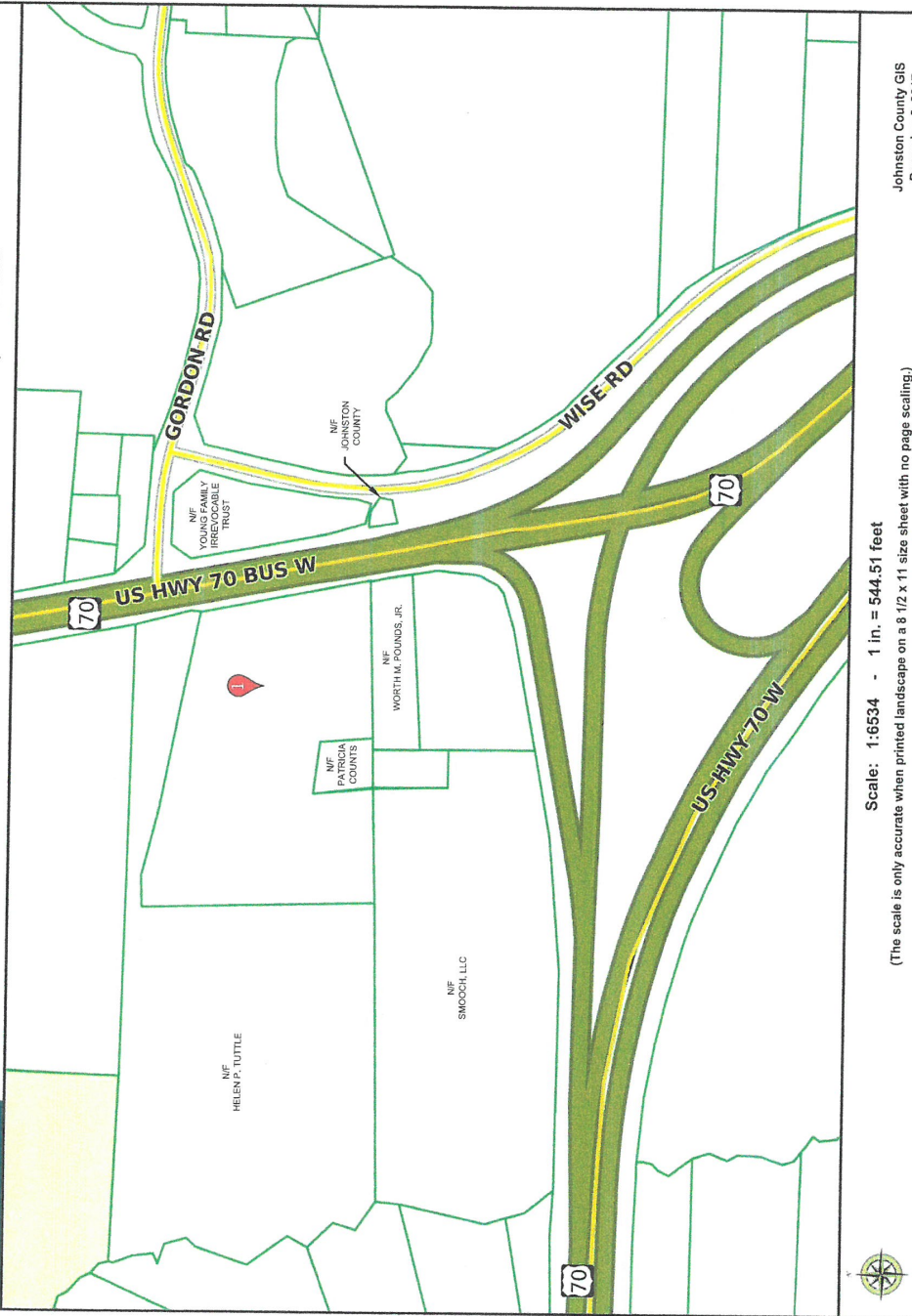
Cc: Town of Clayton Planning Dept.

1401 Aversboro Road, Suite 210 ■ Garner, NC 27529 ■ Office: (919)779-6851 ■ www.rle-pc.com



*** DISCLAIMER ***

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



Scale: 1:6534 - 1 in. = 544.51 feet

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

Johnston County GIS
December 6, 2017



NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Clayton Homes Sunbelt Site

Application: Rezoning & Special Use

Location/Date: The Clayton Center (York Room) / 12-19-17

	NAME	ADDRESS
1	Gary McCabe	1401 Aversboro Rd, Suite #210, Garner, NC 27529
2	Timothy Lance	1401 Aversboro Rd, Suite #210, Garner, NC 27529
3	Craig Moffat	4901 Union Drive, Wake Forest, NC 27587
4		
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19		
20		

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Rezoning & Special Use

Date of Mailing: _____

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:

Printed Name: Craig Moffat

Signature: _____

Date of Meeting: 12/19/17

Time of Meeting: 7:30

Location of Meeting: The Clayton Center (York Room)

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.*

Meeting End: 8:45pm (No show)

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



**TOWN OF CLAYTON
Planning Department**

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

OWNER'S CONSENT FORM

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

Project Name: Clayton Homes Sunbelt Site Address or PIN #: 7635 US Highway 70 Bus, Clayton, North Carolina 27520

AGENT/APPLICANT INFORMATION:

Craig Moffat
(Name - type, print clearly)

4901 Unicon Drive
(Address)
Wake Forest, North Carolina 27587
(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 below*):

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:

CMH Homes, Inc.
(Name - type, print clearly)

P.O. Box 9790
(Address)


(Owner's Signature)

Maryville, Tennessee 37602
(City, State, Zip)

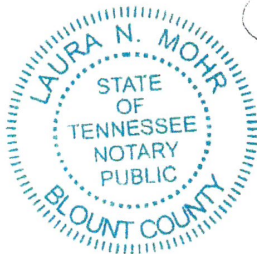
STATE OF
COUNTY OF

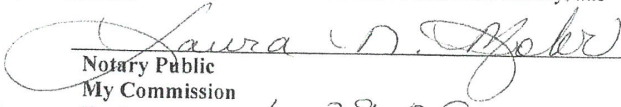
TN

Blount

Sworn and subscribed before me Laura N. Mohr, a Notary Public for the above State and County, this the 22 day of November, 2017.

SEAL




Notary Public
My Commission
Expires: 6-28-20



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

Planning Board
April 23, 2018

STAFF REPORT

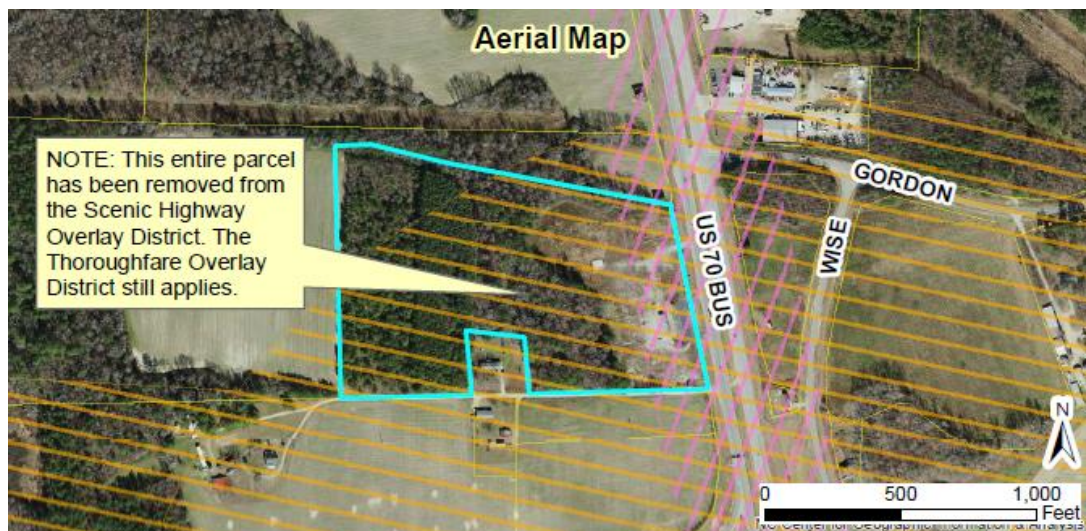
Application Number: 2018-2-SP Project Name: Sunbelt Rental, Major Site Plan

NC PIN / Tag #: portion of 167700-26-7660 / 05i05035a
Town Limits/ETJ: ETJ
Overlay: Thoroughfare Overlay District (TOD)
Applicant: Moffat Properties, Inc.
Owner: CMH Homes Inc., Rental Properties Department
Location: The property is located at 7635 US Hwy 70 Bus., at the old Clayton Homes site.

Public Noticing:

- Neighborhood meeting December 19, 2018
- Site posted January 16, 2018

REQUEST: Major site plan approval for a vehicle sales and rental facility.



SITE DATA:

Acreage: 6.22 acres of a 23.4 acre tract
Existing Use: Vacant
Proposed use: Vehicle (Equipment) Sales and Rental

DEVELOPMENT DATA:

Proposed Uses: Equipment rental facility (Sunbelt Rentals)
Building(s): 1 building (10,500 sqft) with associated fueling station
Height: 24' proposed; max. height of 60 feet allowed
Impervious Surface: Maximum 1,850 SF per lot (maximum 60% impervious for overall development)
Parking: Office, enclosed area: 1 space / 250 sqft; site requires 12 spaces.
Service bays: 2 spaces / service bay; site requires 18 spaces.
Outdoor sales, rental, & display area: 1 space per 5,000 sqft of area; applicant has provided alternative parking schema based on their particular business model.
Site plan provides 34 parking spaces.
Fire Protection: The Town of Clayton Fire Department will provide fire protection.
Access/Streets: One access point will be provided directly off of US Hwy 70 Bus., with a one-way ingress and one-way egress.
Water/Sewer Provider: Town of Clayton
Electric Provider: unspecified

STAFF ANALYSIS AND COMMENTARY:**Overview**

The applicant is requesting major site plan approval to develop a Vehicle (and Equipment) Sales and Rental facility. An associated special use permit (2017-209-SUP) is also required to establish this use in the Highway Business (B-3) zoning district.

Site Plan

The site plan (2018-02-SP) provides cross-access to neighboring properties, with parking in front of the building. Driveways into and exiting the site also provides access for the delivery and receipt of rental machines. An equipment washing area and fueling station are in the back of the building. The majority of the site will be graded and graveled and used for equipment storage. Area lighting will surround the perimeter of the property. The majority of the landscaping is provided along the property lines.

Consistency with Adopted Plans:

- **Comprehensive Plan**

The request is consistent with the Future Land Use and the Comprehensive Plan, if the Special Use Permit is approved.

- **Consistency with Overlay Districts**

The frontage of the site is within the Thoroughfare Overlay District.

Compatibility with surrounding land uses

Adjacent properties fronting on US Hwy 70 Bus. are zoned similarly and no use-related conflicts are anticipated. The site does have residential neighbors to the rear, and a Class C landscape buffer is required along that border. Because of the industrial-type nature of the use of the site - outdoor equipment storage with area lighting - the use of evergreen species in the landscaping buffer along those properties is recommended.

Landscaping and Buffering

The site is generally cleared, graded gravel, with high travel areas using asphalt. The majority of the landscaping is scattered around the perimeter. Existing dense vegetation is being used to count towards a percentage of the required landscaping. Street trees and landscaping associated with the Thoroughfare Overlay District (TOD) are required along the US Hwy 70 Bus. frontage. Currently, the site plan does not show the TOD landscaping and it has been placed as a condition of approval. A Class C buffer is required in the rear of the site, adjacent to residentially-zoned properties. Additional buffering may be warranted as part of the special use permit, to mitigate impacts from the industrial-style outdoor equipment storage. Screening the outdoor storage area from view is a priority.

Environmental

No environmentally sensitive areas are shown on the plans.

Signs

A generic monument sign location is shown on the plans, and building signage is also anticipated on the façade facing US Hwy 70 Bus.

Site Design

The site is generally cleared, graded gravel, with high travel areas using asphalt. There is parking along the highway frontage, with fencing and gates separating the front (offices and sales floor) from the rear (working area, garage bays, outdoor storage) of the site. Area lights on 20' poles are used around the entire site. Some visual screening is provided on the front of the building, with some buffering also provided on the rear, against the neighboring residential properties. There is a wooden privacy fence shown in between the residential houses and the rear storage yard along with landscaping.

Access/Streets

One-way ingress and one-way egress off of US Hwy 70 Bus.

Garbage / Recycling

Dumpster enclosure on the north side of the property, inside the fence.

Architecture

The building is proposed to be approximately 24' tall. The proposed architecture is split face concrete block on the front façade, with green EIFS veneer, which has an appearance similar to stucco. These two materials will wrap around the sides up to enclose the office area. Further back, past the office area and behind the gates, the sides and rear of the building are proposed to be metal, with some additional concrete split face block on the bottom of the rear of the building. Metal flashing will be used along the parapet.

Staff Report
2018-2-SP



Capacity/adequacy of public facilities and services

Water and sewer facilities exist in the US Hwy 70 Business corridor and can be accessed by the site.

APPROVAL CRITERIA

When considering a Site Plan application, the Planning Board shall consider specific Approval Criteria, as outlined in §155.707(F). These criteria include the following:

1. Consistency with the adopted plans and policies of the Town;
2. Compliance with all applicable requirements of this chapter;
3. Site design and development intensity is appropriate for and tailored to the unique natural characteristics of the site, such as significant wooded areas, specimen trees, wetlands, steep slopes, and floodplains;
4. For nonresidential and multifamily projects, the site plan displays the location of trash handling, recycling, grease bins, and other waste-related facilities employed in the normal operation of the use;
5. Adequacy and location of parking areas and pedestrian and vehicular access points;
6. Compliance with site construction specifications;
7. Adequacy of stormwater facilities, water supply, sanitary sewer service, fire protection, street signs, and street lighting as evidenced by conformance with department standards, specifications and guidelines;
8. 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;
9. Compliance with requirements for easements or dedications;
10. Compliance with any applicable subdivision improvements; and
11. If applicable, compliance with the approved planned development master plan.
12. Building design and materials uphold and promote high quality development in the Town and are compatible with other uses in the surrounding neighborhood.

CONSIDERATIONS:

- The Planning Board approves site plans.
- Town Council has the authority to review and approve the associated special use permit (2017-209-SUP).

RECOMMENDATION:

Approval with the following conditions.

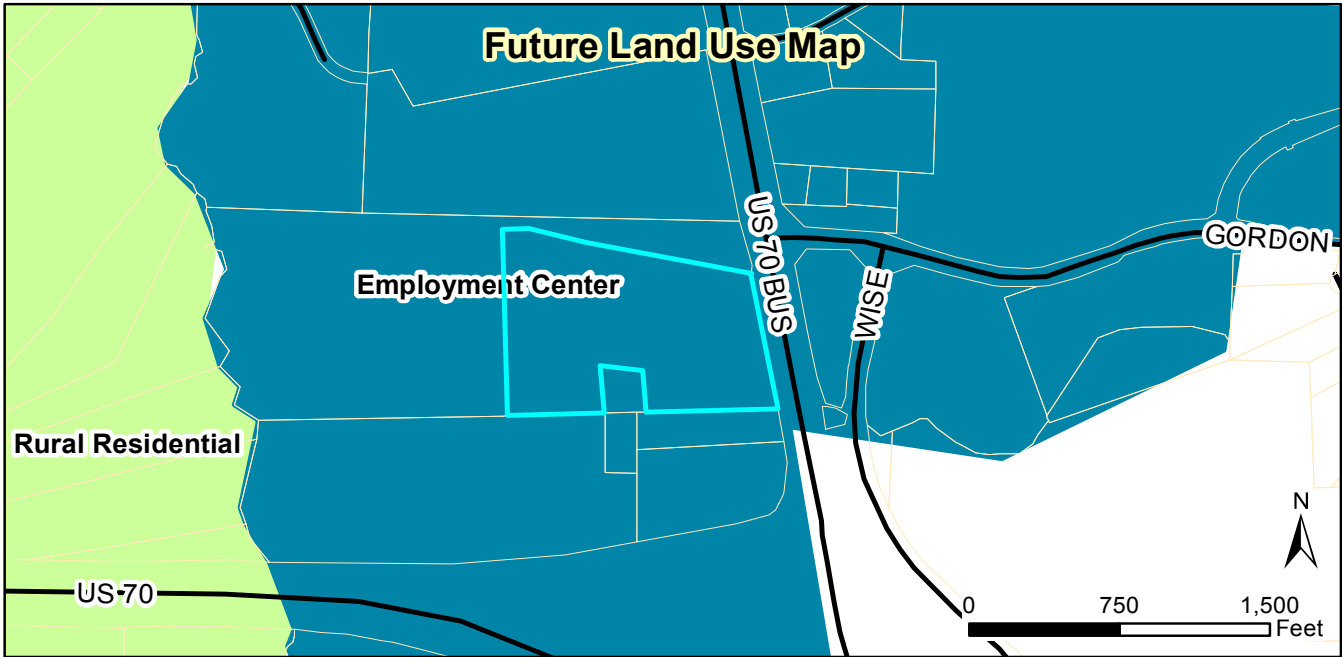
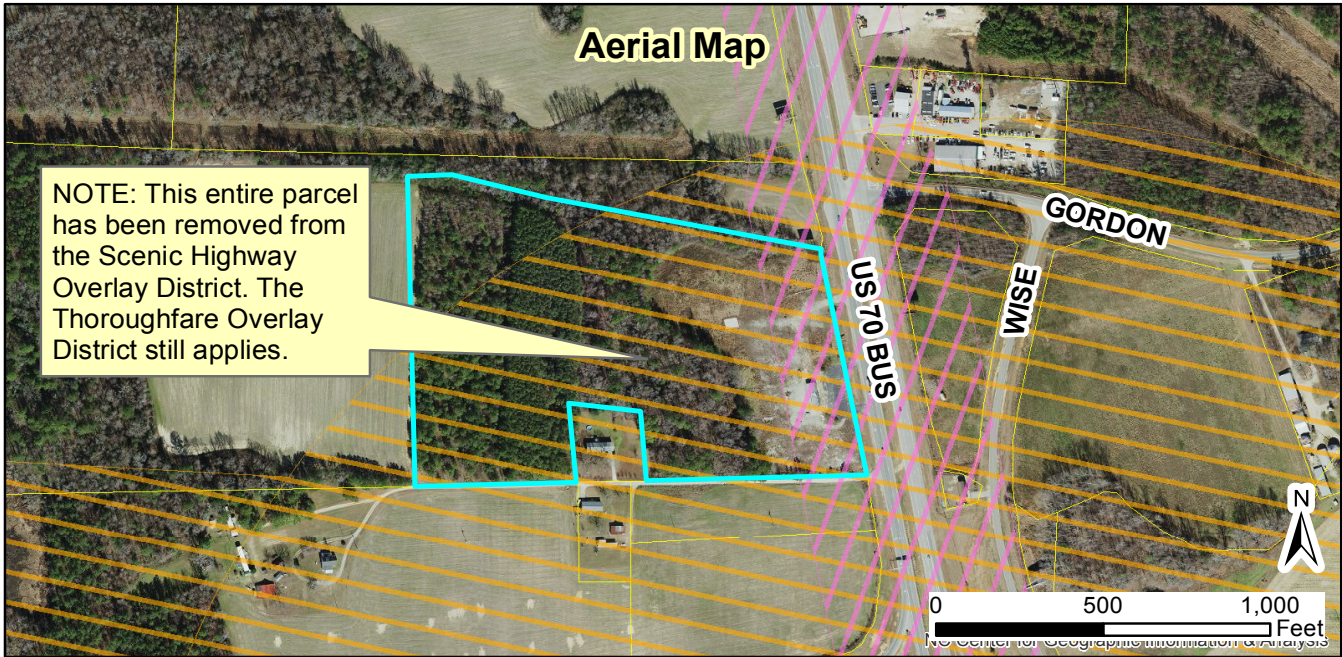
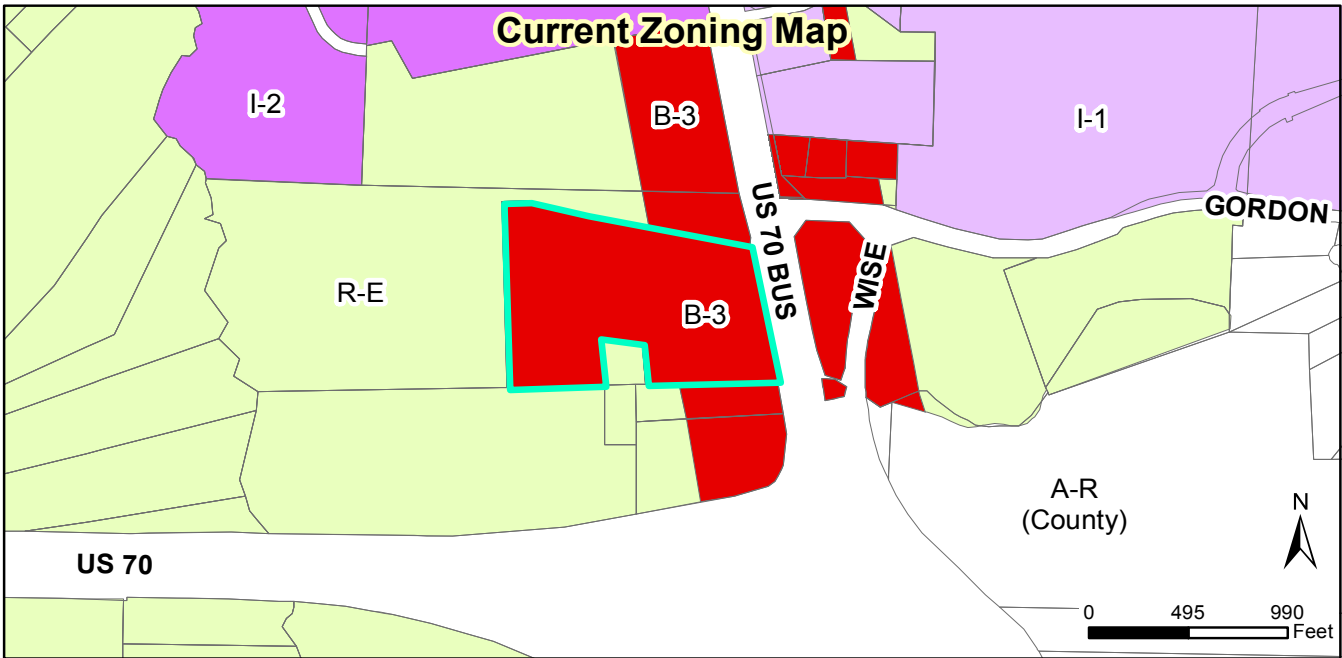
1. The development of the site is limited to the site design and uses approved by the Planning Board and Town Council of the site plan (2018-2-SP) and associated special use permit (2017-209-SUP). Modifications to the approved site plan or special use permit shall require review and approval in accordance with the provisions of the Unified Development Code.
2. All conditions of approval for the site plan and the associated special use permit shall be recorded on the cover sheet of the site plan.
3. Per the note on the plans, a fee-in-lieu shall be paid for the required curb-and-gutter and sidewalk for the frontage along the public right-of-way. This shall be paid prior to or at building permit issuance.
4. Annexation into the Town municipal limits is required and shall be completed prior to the issuance of a Certificate of Occupancy.

Staff Report
2018-2-SP

5. The landscaping requirements of the Thoroughfare Overlay District shall be met, per §155.204(A)(6). Calculations show that 8 trees and 36 shrubs shall be provided in the street yard along US Hwy 70 Bus., of which at least half of the trees and shrubs shall be evergreen.
 6. A Class C landscaping buffer shall be provided along property lines that abut all residentially zoned properties, per §155.402(E)(2)(c).
-

ATTACHMENTS:

- 1) Application
- 2) Staff Report Map
- 3) Associated site plan (2018-02-SP)
- 4) Neighborhood Meeting Materials



Request:
2017-209-SUP, Sunbelt Rental, special use permit.
2018-02-SP, Sunbelt Rental, major site plan.

Applicant: Moffat Properties, Inc.
 Property Owners: CMH Homes Inc.
 Parcel ID: 167700-26-7660
 Tag#: 05i05035a

Staff Report Map



Document Path: \\TOC-FILE-01\Shares\ComDev\Planning\PLANNING\SITE PLANS\Major Site Plans\2018\2018-02-SP Sunbelt Rental Major Site Plan\Map\Map 2018-02-SP and 2017-2019-SUP Sunbelt Rental.mxd

Legend

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

04/16/2018
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Clayton Homes Sunbelt Site

Application: Rezoning & Special Use

Location/Date: The Clayton Center (York Room) / 12-19-17

	NAME	ADDRESS
1	Gary McCabe	1401 Aversboro Rd, Suite #210, Garner, NC 27529
2	Timothy Lance	1401 Aversboro Rd, Suite #210, Garner, NC 27529
3	Craig Moffatt	4901 Union Drive, Wake Forest, NC 27587
4		
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NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Rezoning & Special Use

Date of Mailing: _____

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:

Printed Name: Craig Moffat Signature: _____

Date of Meeting: 12/19/17 Time of Meeting: 7:30

Location of Meeting: The Clayton Center (York Room)

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.*

Meeting End: 8:45pm (No show)

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

SUNBELT GENERAL TOOLS

SPECIAL USE SITE PLAN

7635 US HIGHWAY 70 BUSINESS (P.I.N. 167700-26-7660)
CLAYTON, NORTH CAROLINA 27520

OWNER
CMH HOMES, INC.
P.O. BOX 9790
MARYVILLE, TENNESSEE 37802

DEVELOPER
MOFFAT PROPERTIES, LLC.
4901 UNICON DRIVE
WAKE FOREST, NORTH CAROLINA 27587
PHONE - (919) 669-7469

CIVIL ENGINEER



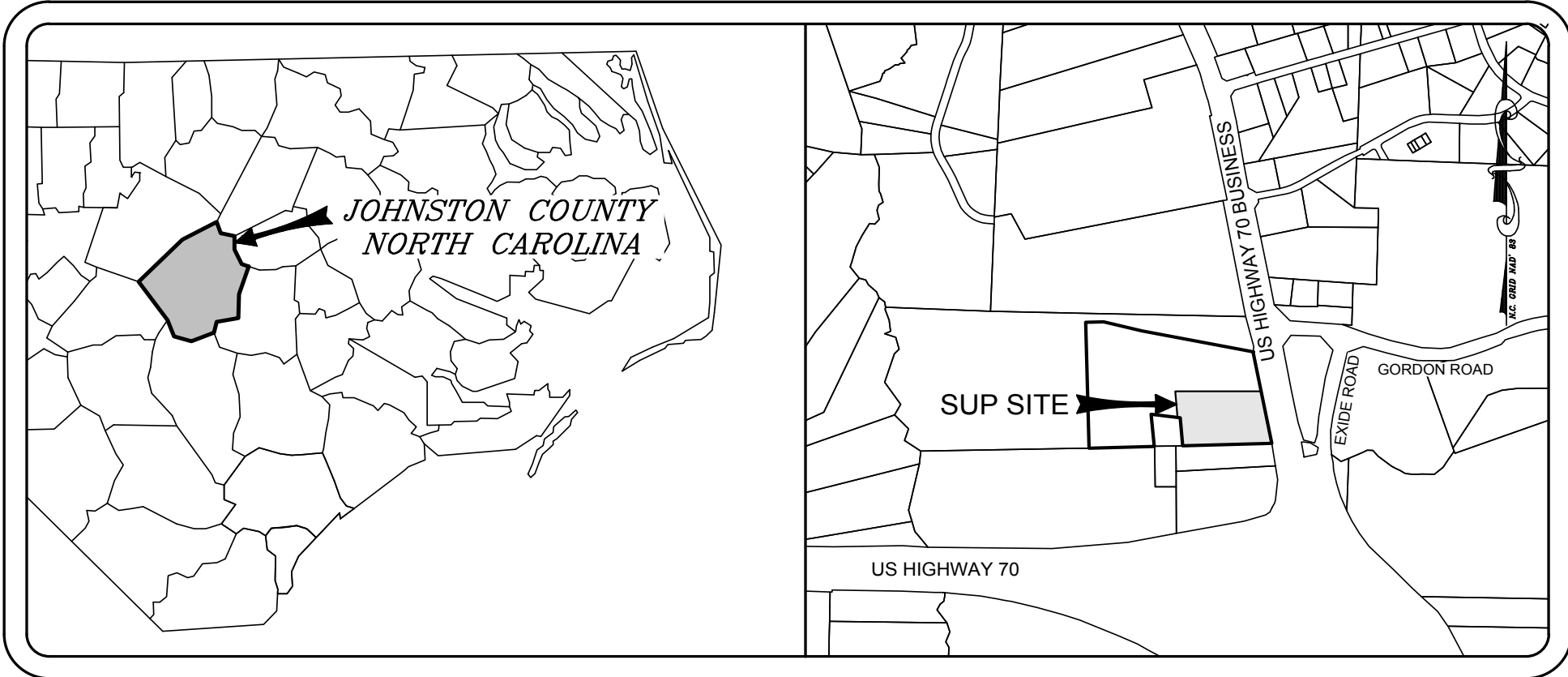
RED LINE ENGINEERING, P.C. (C-3075)
1401 AVERSBORO ROAD, SUITE 210
GARNER, NORTH CAROLINA 27529
PHONE - (919) 779-6851

SURVEYOR
TERRESTRIAL SURVEYING, P.C. (C-3903)
3813 WOODOWL DRIVE
RALEIGH, NORTH CAROLINA 27613
PHONE: (919) 219-4278

SHEET INDEX

C1	COVER SHEET
C2	EXISTING CONDITIONS & DEMOLITION PLAN
C3	PRELIMINARY SITE PLAN
C4	PRELIMINARY SITE LIGHTING PLAN
C5	PRELIMINARY UTILITY PLAN
C6	SITE DETAILS
L-1	LANDSCAPE PLAN
A1.01	FLOOR PLAN
A2.01	ELEVATIONS
A2.02	ELEVATIONS

NOTE: ALL WORK MUST COMPLY WITH APPLICABLE NORTH CAROLINA BUILDING CODES, HANDICAPPED ACCESSIBILITY CODE VOL. 1C, AND WITH THE TOWN OF CLAYTON AND NCDOT STANDARDS, DETAILS AND SPECIFICATIONS.



VICINITY MAP
SCALE: 1"=1,000'

LEGEND		
EXISTING		PROPOSED
---	PROPERTY LINE/EASEMENT	---
---	SEDIMENT FENCE	---
---	PROPERTY EASEMENT/SETBACK	---
---	SANITARY SEWER	---
---	SANITARY SEWER MANHOLE	---
---	CLEAN OUT	---
---	WATER LINE	---
---	CENTERLINE OF ROAD	---
---	LIGHT POLES	---
---	PROPERTY CORNER	---
---	RIGHT OF WAY	---
---	STORM PIPE/CULVERT	---
---	DROP INLET	---
---	CONTOURS	---
---	FIRE HYDRANT	---
---	WATER VALVE	---
---	RIP RAP APRON	---
---	TEMP. CONSTRUCTION ENTRANCE	---

GENERAL NOTES

- BOUNDARY & TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY TERRESTRIAL SURVEYING, P.C., PERFORMED BY TIMOTHY P. MURRAY, P.L.S. (L-4833), DATED DECEMBER 20, 2017. INFORMATION PROVIDED FOR ENGINEERING DESIGN PURPOSES ONLY. NOT FOR SALE OR RECORDATION.
- CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE, MATERIAL AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING CONSTRUCTION. ELEVATIONS INDICATED ON PLANS SHOWN AS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL WASTE MATERIALS GENERATED THROUGH ALL CONSTRUCTION RELATED ACTIVITIES.
- ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED, AND MULCHED IN ACCORDANCE WITH NCDOT STABILIZATION TABLE.
- WATER & SEWER PIPES TO BE INSTALLED IN TRENCHES ACCORDING TO THE TOWN OF CLAYTON AND JOHNSTON COUNTY PUBLIC UTILITIES DEPARTMENT STANDARD SPECIFICATIONS AND DETAILS.
- ACCORDING TO THE SEDIMENTATION POLLUTION CONTROL ACT OF 1973 (NORTH CAROLINA GENERAL STATUTE 113A 51-66) THIS PROJECT IS SUBJECT TO AN APPROVED SEDIMENTATION AND EROSION CONTROL PLAN. TOTAL DISTURBED AREA EXCEEDS 12,000 SF, THEREFORE A TOWN OF CLAYTON LAND DISTURBING GRADING PERMIT IS REQUIRED.
- ALL WORK MUST COMPLY WITH APPLICABLE NCDOT STANDARDS, NORTH CAROLINA BUILDING CODES, TOWN OF CLAYTON, AND JOHNSTON COUNTY STANDARDS, DETAILS AND SPECIFICATIONS.
- ANY CONFLICT(S) BETWEEN ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL AND CIVIL SHEETS SHALL BE SUBMITTED BY CONTRACTOR, IN WRITING, TO BOTH ARCHITECT AND ENGINEER. WRITTEN CLARIFICATION/RESOLUTION MUST BE RECEIVED BY CONTRACTOR FROM ARCHITECT AND ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
- LATERAL SEPARATION OF SEWERS OR WATER MAINS. WATER MAINS SHALL BE LAID AT LEAST TEN (10) FEET LATERALLY FROM EXISTING OR FUTURE SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A TEN (10) FOOT LATERAL SEPARATION -- IN WHICH CASE:
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PRELIMINARY DRAWING
FOR REVIEW
PURPOSES ONLY

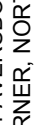
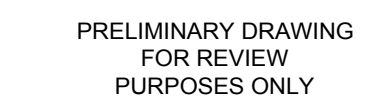


Know what's below.
Call before you dig.

DATE: FEBRUARY 28, 2018 PROJ. NO.: 17-014 SHEET C1



NOTE: ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH TOWN OF CLAYTON, NCDOT, AND STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS



RED LINE ENGINEERING, P.C. (C-3075)
401 AVERSBO ROAD, SUITE #210
WARMER, NORTH CAROLINA 27529
PHONE: (910) 770-6961

7635 US HWY 70 BUSINESS
CLAYTON, NORTH CAROLINA 27520

EXISTING CONDITIONS & DEMOLITION PLANS

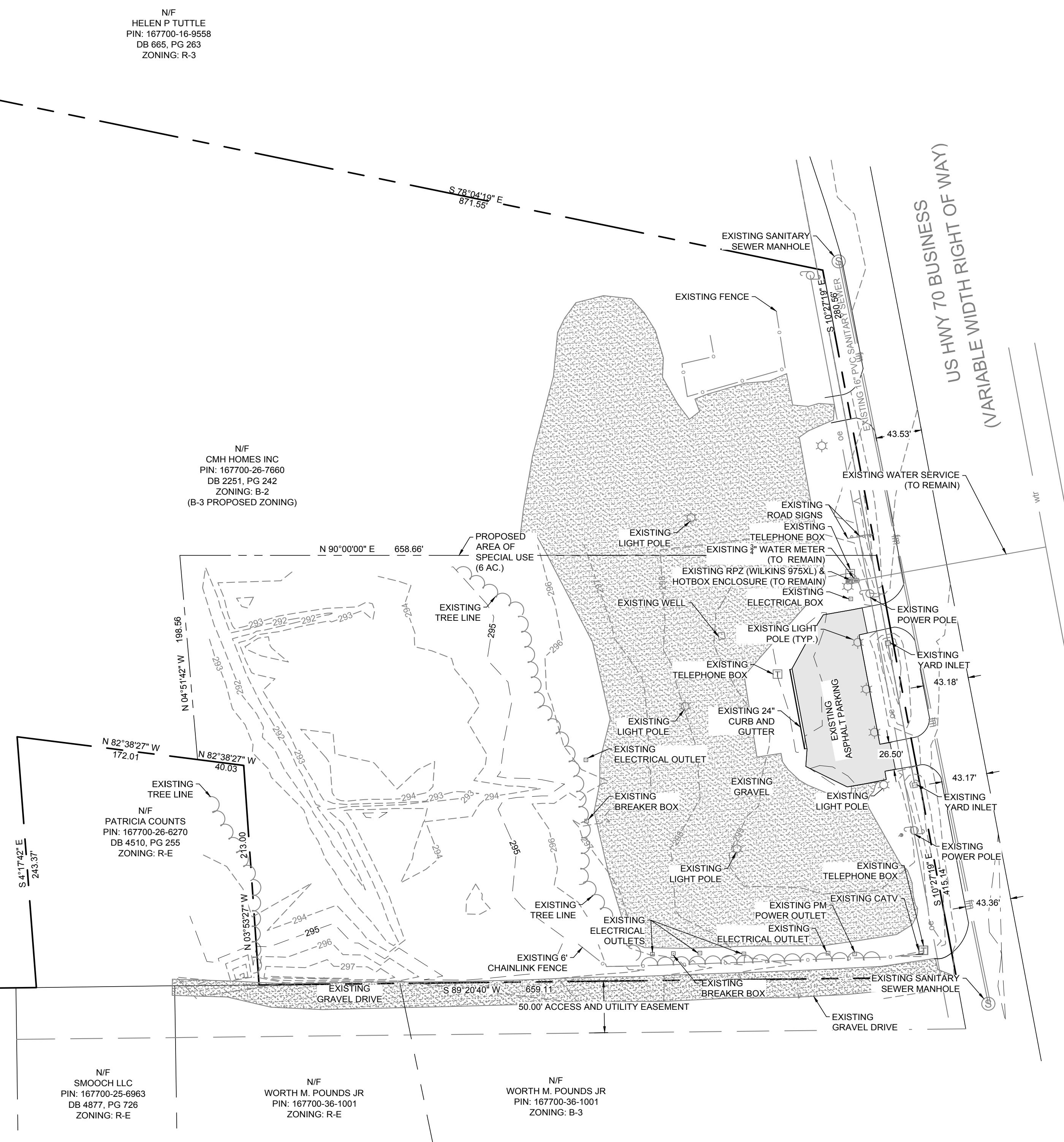
ISSUED FOR:	DATE:
REVIEW/APPROVAL	2/28/18

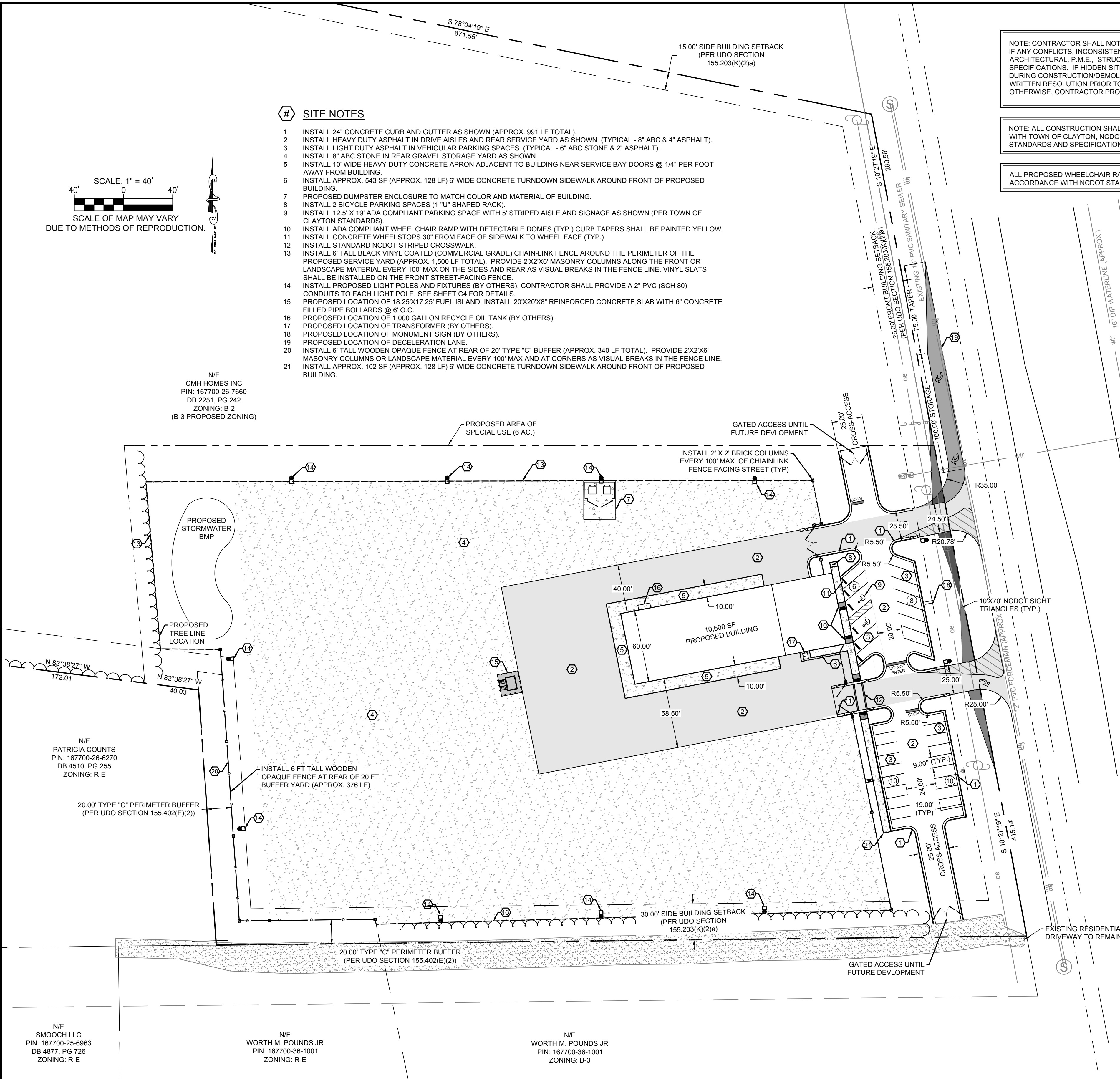
REVIEWED BY: GJM

C2
OF 10 SHEETS



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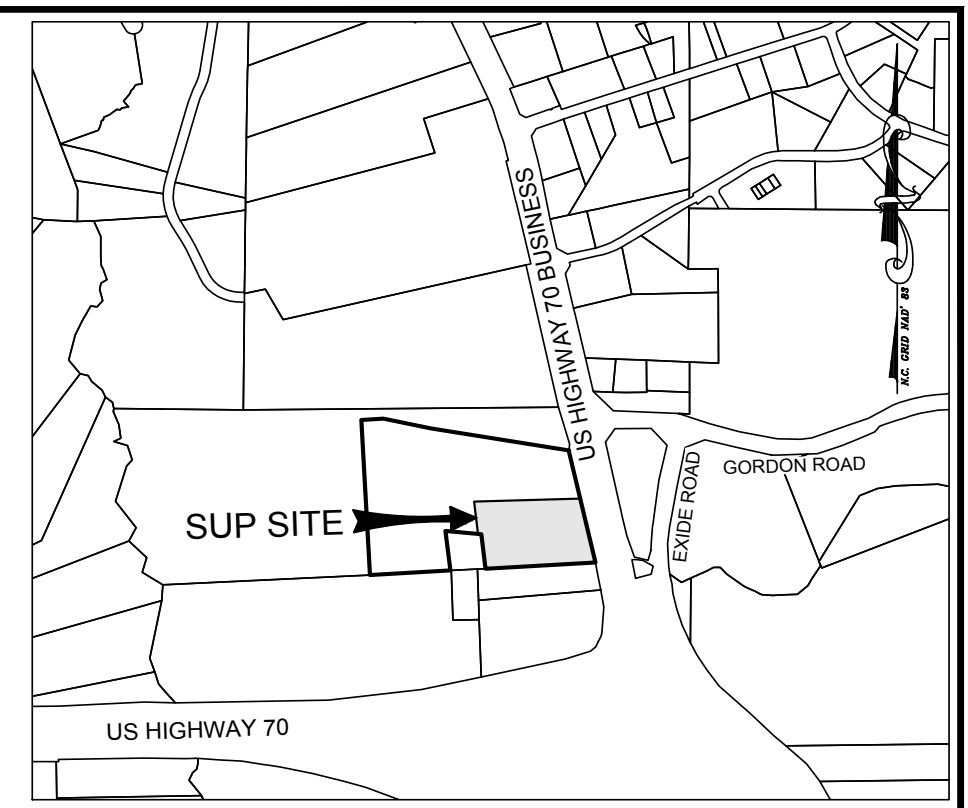
SCALE: 1" = 40'
0 40'
SCALE OF MAP MAY VARY
DUE TO METHODS OF REPRODUCTION.

- # SITE NOTES
1. INSTALL 24" CONCRETE CURB AND GUTTER AS SHOWN (APPROX. 991 LF TOTAL).
 2. INSTALL HEAVY DUTY ASPHALT IN DRIVE AISLES AND REAR SERVICE YARD AS SHOWN (TYPICAL - 8" ABC & 4" ASPHALT).
 3. INSTALL LIGHT DUTY ASPHALT IN VEHICULAR PARKING SPACES (TYPICAL - 6" ABC STONE & 2" ASPHALT).
 4. INSTALL 8" ABC STONE IN REAR GRAVEL STORAGE YARD AS SHOWN.
 5. INSTALL 10" WIDE HEAVY DUTY CONCRETE APRON ADJACENT TO BUILDING NEAR SERVICE BAY DOORS @ 1/4" PER FOOT AWAY FROM BUILDING.
 6. INSTALL APPROX. 543 SF (APPROX. 128 LF) 6" WIDE CONCRETE TURNDOWN SIDEWALK AROUND FRONT OF PROPOSED BUILDING.
 7. PROPOSED DUMPSTER ENCLOSURE TO MATCH COLOR AND MATERIAL OF BUILDING.
 8. INSTALL 2 BICYCLE PARKING SPACES (1 "U" SHAPED RACK).
 9. INSTALL 12' 5" X 19' ADA COMPLIANT PARKING SPACE WITH 5' STRIPED AISLE AND SIGNAGE AS SHOWN (PER TOWN OF CLAYTON STANDARDS).
 10. INSTALL ADA COMPLIANT WHEELCHAIR RAMP WITH DETECTABLE DOMES (TYP.) CURB TAPERS SHALL BE PAINTED YELLOW.
 11. INSTALL CONCRETE WHEELSTOPS 30" FROM FACE OF SIDEWALK TO WHEEL FACE (TYP.)
 12. INSTALL STANDARD NCDOT STRIPED CROSSWALK.
 13. INSTALL 6" TALL BLACK VINYL COATED (COMMERCIAL GRADE) CHAIN-LINK FENCE AROUND THE PERIMETER OF THE PROPOSED SERVICE YARD (APPROX. 1,500 LF TOTAL). PROVIDE 2X2X8" MASONRY COLUMNS ALONG THE FRONT OR LANDSCAPE MATERIAL EVERY 100' MAX. ON THE SIDES AND REAR AS VISUAL BREAKS IN THE FENCE LINE. VINYL SLATS SHALL BE INSTALLED ON THE FRONT STREET-FACING FENCE.
 14. INSTALL PROPOSED LIGHT POLES AND FIXTURES (BY OTHERS), CONTRACTOR SHALL PROVIDE A 2" PVC (SCH 80) CONDUITS TO EACH LIGHT POLE. SEE SHEET C4 FOR DETAILS.
 15. PROPOSED LOCATION OF 18.25X17.25' FUEL ISLAND. INSTALL 20'X20'X8" REINFORCED CONCRETE SLAB WITH 6" CONCRETE FILLED PIPE BOLLARDS @ 5' O.C.
 16. PROPOSED LOCATION OF 1,000 GALLON RECYCLE OIL TANK (BY OTHERS).
 17. PROPOSED LOCATION OF TRANSFORMER (BY OTHERS).
 18. PROPOSED LOCATION OF MONUMENT SIGN (BY OTHERS).
 19. PROPOSED LOCATION OF DECELERATION LANE.
 20. INSTALL 6" TALL WOODEN OPAQUE FENCE AT REAR OF 20' TYPE "C" BUFFER (APPROX. 340 LF TOTAL). PROVIDE 2X2X8" MASONRY COLUMNS OR LANDSCAPE MATERIAL EVERY 100' MAX AND AT CORNERS AS VISUAL BREAKS IN THE FENCE LINE.
 21. INSTALL APPROX. 102 SF (APPROX. 128 LF) 6" WIDE CONCRETE TURNDOWN SIDEWALK AROUND FRONT OF PROPOSED BUILDING.

NOTE: CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY IF ANY CONFLICTS, INCONSISTENCIES OR AMBIGUITIES EXIST BETWEEN ARCHITECTURAL, P.M.E., STRUCTURAL & CIVIL DRAWINGS & SPECIFICATIONS. IF HIDDEN SITE CONDITIONS ARE DISCOVERED DURING CONSTRUCTION/DEMOLITION, CONTRACTOR SHALL OBTAIN WRITTEN RESOLUTION PRIOR TO PROCEEDING WITH CONSTRUCTION. OTHERWISE, CONTRACTOR PROCEEDS AT THEIR OWN RISK.

NOTE: ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH TOWN OF CLAYTON, NCDOT, AND STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS

ALL PROPOSED WHEELCHAIR RAMPS (WCR) SHALL BE BUILT IN ACCORDANCE WITH NCDOT STANDARD DRAWINGS 848.05 & 848.06



VICINITY MAP
SCALE: 1"=1,000'

SITE PLAN INFORMATION:	
1. NAME:	SUNBELT GENERAL TOOLS
2. STREET ADDRESS:	7635 US HIGHWAY 70 BUSINESS CLAYTON, NORTH CAROLINA 27520
3. P.I.N.:	167700-26-7660
4. LAND USE (EXISTING/PROPOSED):	VACANT/ EQUIPMENT SALE & RENTAL
5. TOTAL NUMBER OF LOTS:	1
6. PROPOSED SPECIAL USE AREA:	271,061 SF/6.22 ACRES
7. DISTURBED AREA:	240,540 SF/5.52 ACRES
8. CURRENT/PROPOSED ZONING:	B-2/B-3
9. PROPOSED BUILDING LOT COVERAGE:	4.02%
12. BUILDING SETBACKS:	FRONT - 20 FT. SIDE - 15 FT / 30 FT. (ADJACENT RESIDENTIAL) REAR - 30 FT.
13. INSIDE TOWN LIMITS:	NO
14. INSIDE FLOOD HAZARD BOUNDARY:	NO (PER FEMA MAP #3720167700J) EFFECTIVE DATE: DECEMBER 2, 2005
15. BUILDING SQUARE FOOTAGE & USE:	3,000 SF OFFICE 7,500 SF SERVICE BAYS (9 TOTAL) 10,500 SF TOTAL
16. PROPOSED PARKING REQUIREMENTS: OFFICE	(1 SPACE / 250 SF) X (3,000 SF) 12 SPACES REQUIRED
VEHICLE SALES / RENTAL	(2 SPACES / SERVICE BAY) X (9 BAYS) 18 SPACES REQUIRED
TOTAL SPACES REQUIRED TOTAL SPACES PROVIDED	30 SPACES TOTAL 34 SPACES PROPOSED (2 H.C. + 32 REG.)
17. PROPOSED BICYCLE PARKING REQUIRED: VEHICLE SALES OR RENTAL	1 RACK REQUIRED (2 SPACES) PER UDO SECTION 155.401(C)(2)
18. IMPERVIOUS SURFACE AREA: EXISTING: PROPOSED: TOTAL:	93,245 SF / 2.14 ACRES (34%) 108,978 SF / 2.50 ACRES (40%) 202,223 SF / 4.64 ACRES (75%)
19. PROPOSED WATER PROVIDER:	TOWN OF CLAYTON
20. PROPOSED SEWER PROVIDER:	TOWN OF CLAYTON
21. OWNER:	CMH HOMES, INC. P.O. BOX 9790 MARYVILLE, TENNESSEE 37802
22. DEVELOPER:	MOFFAT PROPERTIES 4901 UNICON DRIVE WAKE FOREST, NORTH CAROLINA 27587

NOTE: A FEE-IN-LIEU IS PROPOSED FOR THE REQUIRED CURB AND GUTTER AND SIDEWALK ALONG THE PUBLIC RIGHT-OF-WAY FOR THE PROPERTY FRONTAGE ON US HWY. 70 BUSINESS, WHICH WILL BE REVIEWED PRIOR TO CONSTRUCTION DRAWINGS APPROVAL. THE DEVELOPER RETAINS THE RIGHT TO INSTALL THE REQUIRED IMPROVEMENTS OR PAY THE FEE-IN-LIEU.

PRELIMINARY DRAWING
FOR REVIEW
PURPOSES ONLY

THIS ORIGINAL SHEET IS 24"x36". OTHER DIMENSIONS INDICATE IT HAS BEEN ALTERED. ALL INFORMATION REPRESENTED ON THIS SHEET IS THE PROPERTY OF RED LINE ENGINEERING, P.C. UNDER PENALTY OF LAW, THIS INFORMATION SHALL NOT BE DUPLICATED IN PART OR WHOLE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM RED LINE ENGINEERING, P.C. 2017 ©

RED LINE ENGINEERING, P.C. (C-3075)
1401 AVERSBORO ROAD, SUITE #210
CLAYTON, NORTH CAROLINA 27529
PHONE: (818) 779-5851

SUNBELT GENERAL TOOLS
7635 US HWY 70 BUSINESS
CLAYTON, NORTH CAROLINA 27520

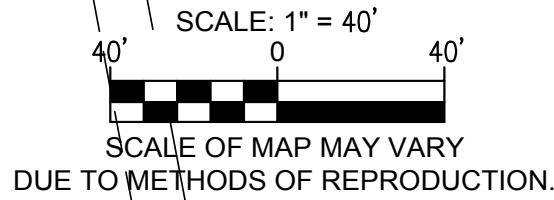
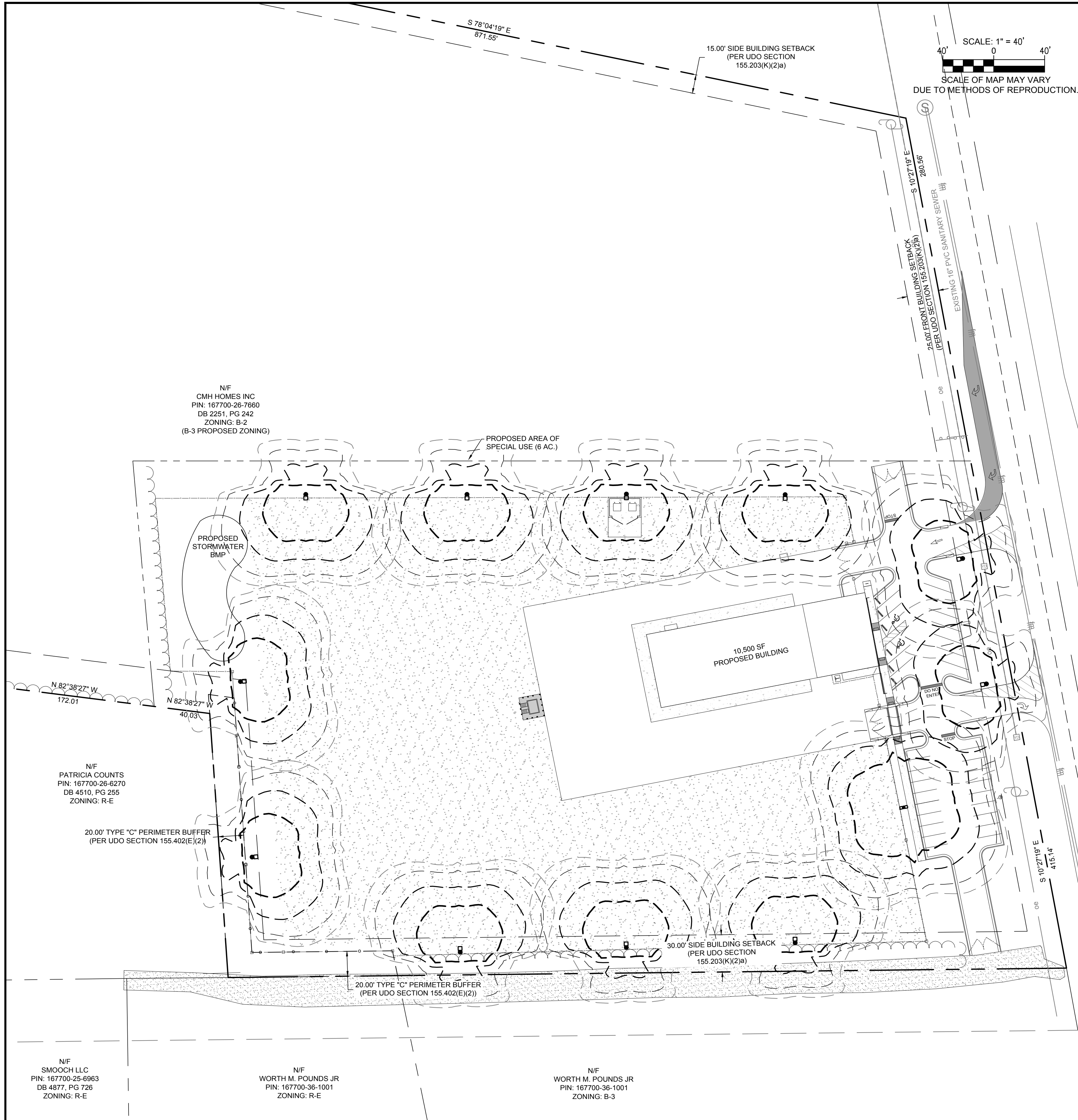
PRELIMINARY SITE PLAN

REVISIONS:	DATE:

ISSUED FOR:	DATE:
REVIEW/APPROVAL	2/28/17

PROJECT NO.: 17-014
DRAWN BY: TAL
REVIEWED BY: GJM
SHEET NUMBER:
C3
OF 10 SHEETS

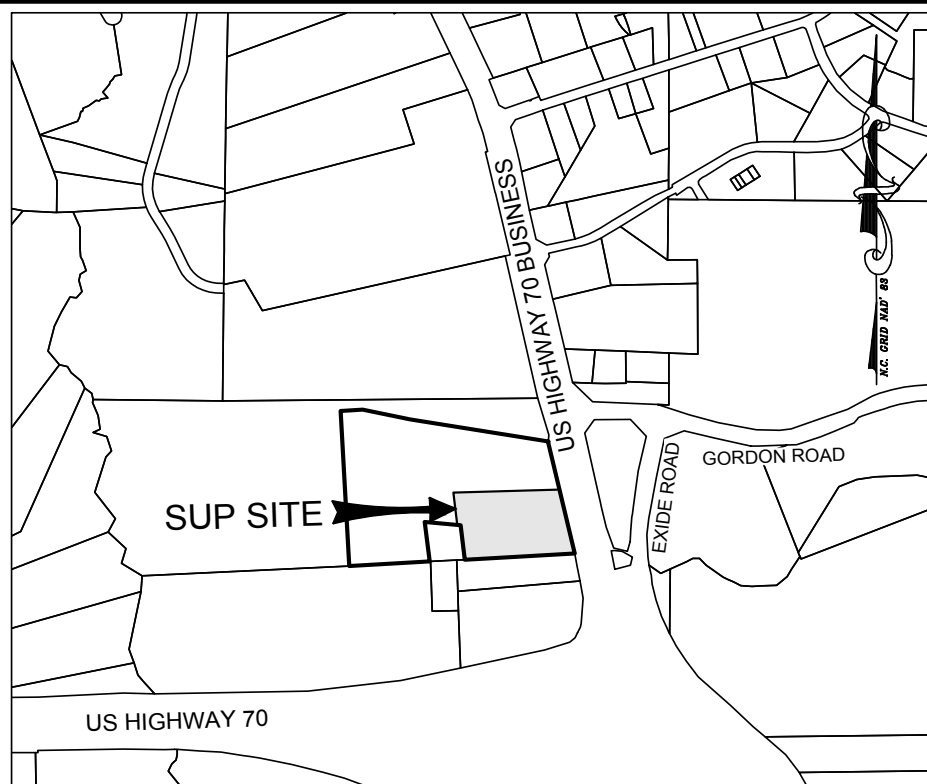




SITE LIGHTING NOTE: PLEASE NOTE THAT DUKE ENERGY WILL BE PROVIDING SITE LIGHTING POLES AND FIXTURES FOR THIS PROJECT. CONTRACTOR SHALL COORDINATE AND FACILITATE BETWEEN OWNER AND DUKE ENERGY. CONTRACTOR SHALL INSTALL BASES, CONDUITS AND PULL BOXES FOR SITE LIGHTING FIXTURES. SEE ARCHITECTURAL & ELECTRICAL PLANS FOR BUILDING MOUNTED AND GROUND MOUNTED LIGHTING.

PERIMETER SITE LIGHTING NOTE: PLEASE NOTE THAT ALL SITE LIGHTING WITHIN 50 FT. OF THE PROPERTY LINE OR PERIMETER OF THE PROPOSED IMPROVEMENTS SHALL BE FULL CUT-OFF FIXTURES AND SHALL NOT EXCEED 0.50 FOOT-CANDLES AT THE PROPERTY LINE.

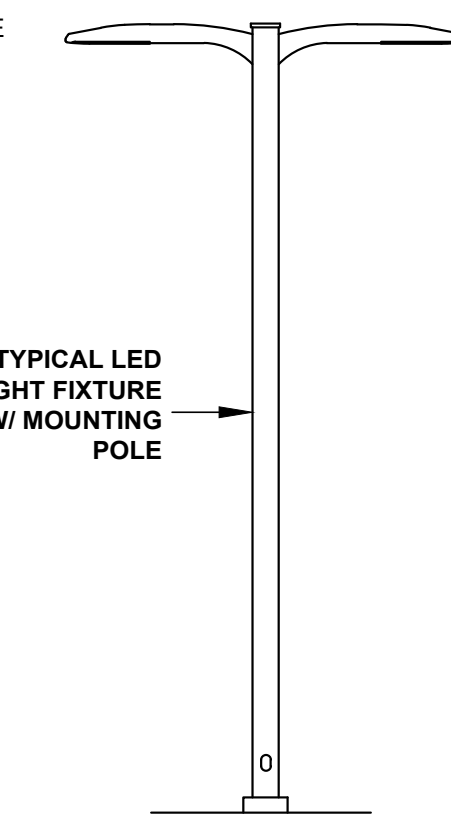
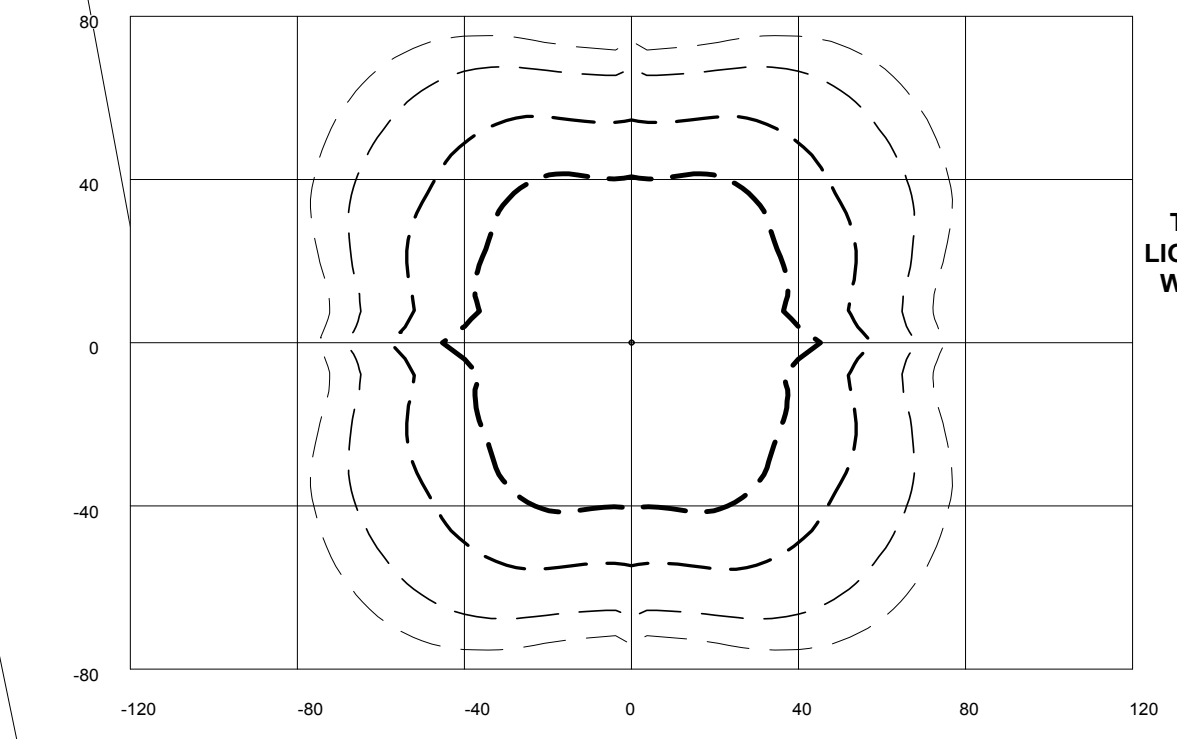
ELECTRICAL & GAS SERVICES NOTE: ELECTRICAL SERVICE AND TRANSFORMERS SHALL BE PROVIDED BY OTHERS (DUKE ENERGY). NATURAL GAS SERVICE SHALL BE PROVIDED BY OTHERS AND IS NOT SHOWN ON THESE PLANS. CONTRACTOR SHALL COORDINATE SERVICES WITH SERVICE PROVIDERS DIRECTLY.



VICINITY MAP
SCALE: 1"=1,000'

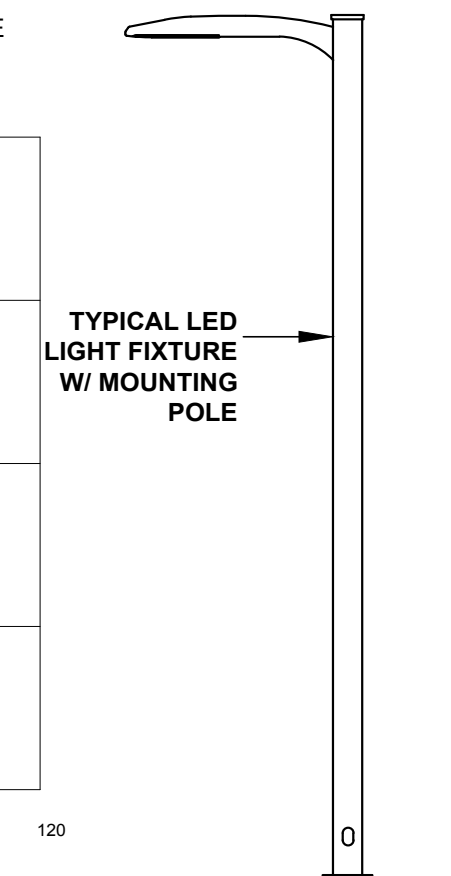
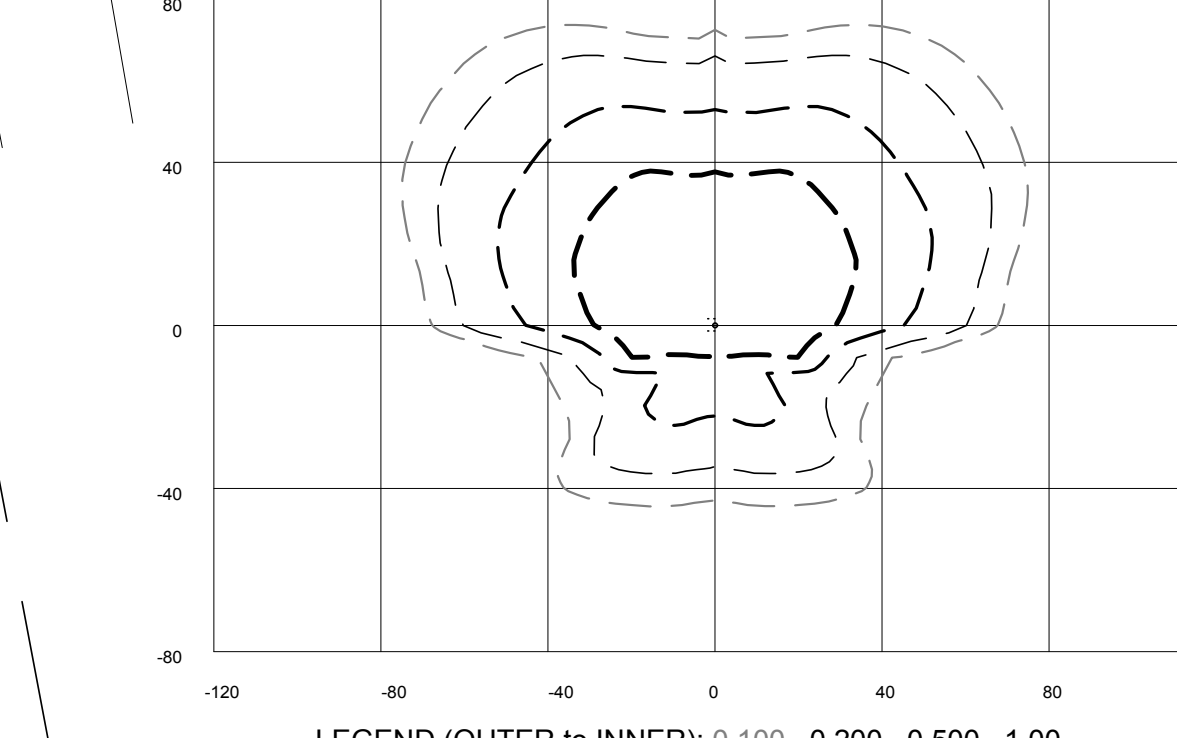
FIXTURE SCHEDULE						
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF QTY
20FT		(2) LITHONIA LIGHTING DSX1 LED DSX1 LED 40C 1000 40K T4M MVOLT HS	(2) 20 LED LIGHT ENGINE	12,379	20' MT HT LEDNTA1050C140DO	0.64 1

NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LAMP LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION. FOR INITIAL FOOTCANDLES, DIVIDE THE READINGS BELOW BY .64.



FIXTURE SCHEDULE						
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF QTY
20FT		LITHONIA LIGHTING DSX1 LED DSX1 LED 40C 1000 40K T4M MVOLT HS	(2) 20 LED LIGHT ENGINE	12,379	20' MT HT LEDNTA1050C140DO	0.64 11

NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LAMP LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION. FOR INITIAL FOOTCANDLES, DIVIDE THE READINGS BELOW BY .64.



PRELIMINARY DRAWING
FOR REVIEW
PURPOSES ONLY

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SUNBELT GENERAL TOOLS

7635 US HWY 70 BUSINESS
CLAYTON, NORTH CAROLINA 27520

PRELIMINARY SITE LIGHTING PLAN

REVISIONS: DATE:

ISSUED FOR: DATE:
REVIEW/APPROVAL 2/28/18

PROJECT NO.: 17-014

DRAWN BY: TAL

REVIEWED BY: GJM

SHEET NUMBER:

C4

OF 10 SHEETS



Know what's below.
Call before you dig.

SCALE: 1" = 40'
SCALE OF MAP MAY VARY
DUE TO METHODS OF REPRODUCTION.

SITE NOTES

1. PROPOSED LOCATION OF SAND, OIL AND WATER SEPARATOR (SIZE TO BE DETERMINED AT SITE PLAN APPROVAL)
2. PROPOSED LOCATION SANITARY SEWER PRIVATE SIMPLEX GRINDER PUMP STATION TO EXISTING 12" PVC SEWER FORCEMAIN.
3. INSTALL APPROX. 128 LF 2" PVC (SCH 80) FORCEMAIN TO EXISTING PUBLIC 12" PVC FORCEMAIN. INSTALL 2" BALL VALVE AND 2" CHECK VALVE INSIDE R/W LINE WITH VALVE BOXES.
4. INSTALL APPROX. 165 LF OF 8" WATER MAIN AND FIRE HYDRANT ASSEMBLY VIA BORE & JACK WITH APPROX. 150 L.F. OF 16" STEEL CASING PIPE (NCDOT MUST APPROVE UTILITY ENCROACHMENT)
5. EXISTING 3/4" WATER SERVICE, METER AND RPZ (WILKINS 975XL) TO REMAIN. INSTALL APPROX. 230 LF OF 1" TYPE "K" COPPER WATER SERVICE FROM EXISTING RPZ TO PROPOSED BUILDING.
6. CONNECT TO EXISTING 16" DIP WATERLINE WITH 16"X8" FULL BODY TAPPING SLEEVE AND VALVE ASSEMBLY (PER TOWN OF CLAYTON AND JOHNSTON COUNTY PUBLIC UTILITIES APPROVED ASSEMBLIES LIST)

N/F
CMH HOMES INC
PIN: 167700-26-7660
DB 2251, PG 242
ZONING: B-2
(B-3 PROPOSED ZONING)

N/F
PATRICIA COUNTS
PIN: 167700-26-6270
DB 4510, PG 255
ZONING: R-E

20.00' TYPE "C" PERIMETER BUFFER
(PER UDO SECTION 155.402(E)(2))

N/F
SMOOCH LLC
PIN: 167700-25-6963
DB 4877, PG 726
ZONING: R-E

N/F
WORTH M. POUNDS JR
PIN: 167700-36-1001
ZONING: R-E

N/F
WORTH M. POUNDS JR
PIN: 167700-36-1001
ZONING: B-3

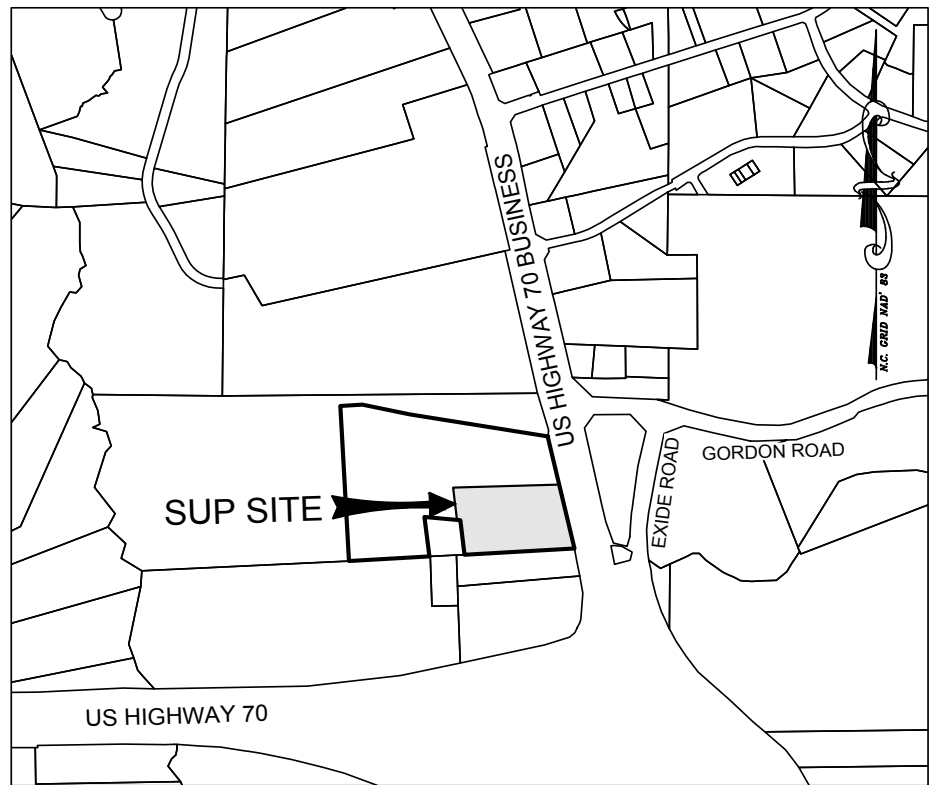
10,500 SF
PROPOSED BUILDING

PROPOSED 10' X 10'
TOWN OF CLAYTON
WATER EASEMENT

NOTE: CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY IF ANY CONFLICTS, INCONSISTENCIES OR AMBIGUITIES EXIST BETWEEN ARCHITECTURAL, P.M.E., STRUCTURAL & CIVIL DRAWINGS & SPECIFICATIONS. IF HIDDEN SITE CONDITIONS ARE DISCOVERED DURING CONSTRUCTION/DEMOLITION, CONTRACTOR SHALL OBTAIN WRITTEN RESOLUTION PRIOR TO PROCEEDING WITH CONSTRUCTION. OTHERWISE, CONTRACTOR PROCEEDS AT THEIR OWN RISK.

NOTE: ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH TOWN OF CLAYTON, NCDOT, AND STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS

ALL PROPOSED WHEELCHAIR RAMPS (WCR) SHALL BE BUILT IN ACCORDANCE WITH NCDOT STANDARD DRAWINGS 848.05 & 848.06



VICINITY MAP
SCALE: 1"=1,000'



PRELIMINARY DRAWING
FOR REVIEW
PURPOSES ONLY

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SUNBELT GENERAL TOOLS

7635 US HWY 70 BUSINESS
CLAYTON, NORTH CAROLINA 27520

PRELIMINARY UTILITY PLAN

REVISIONS:	DATE:

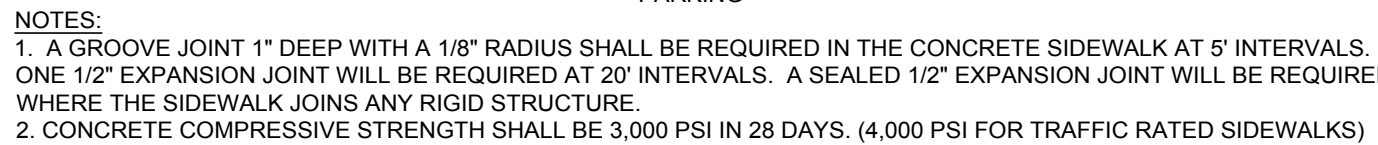
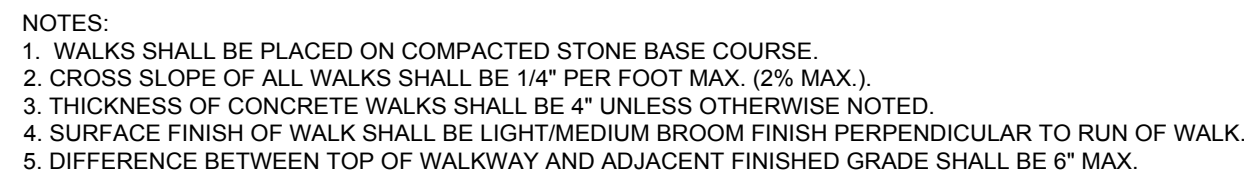
ISSUED FOR:	DATE:
REVIEW/APPROVAL	2/28/18

PROJECT NO.:	17-014
DRAWN BY:	TAL
REVIEWED BY:	GJM
SHEET NUMBER:	C5

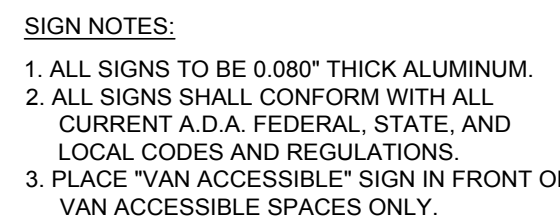
OF 10 SHEETS



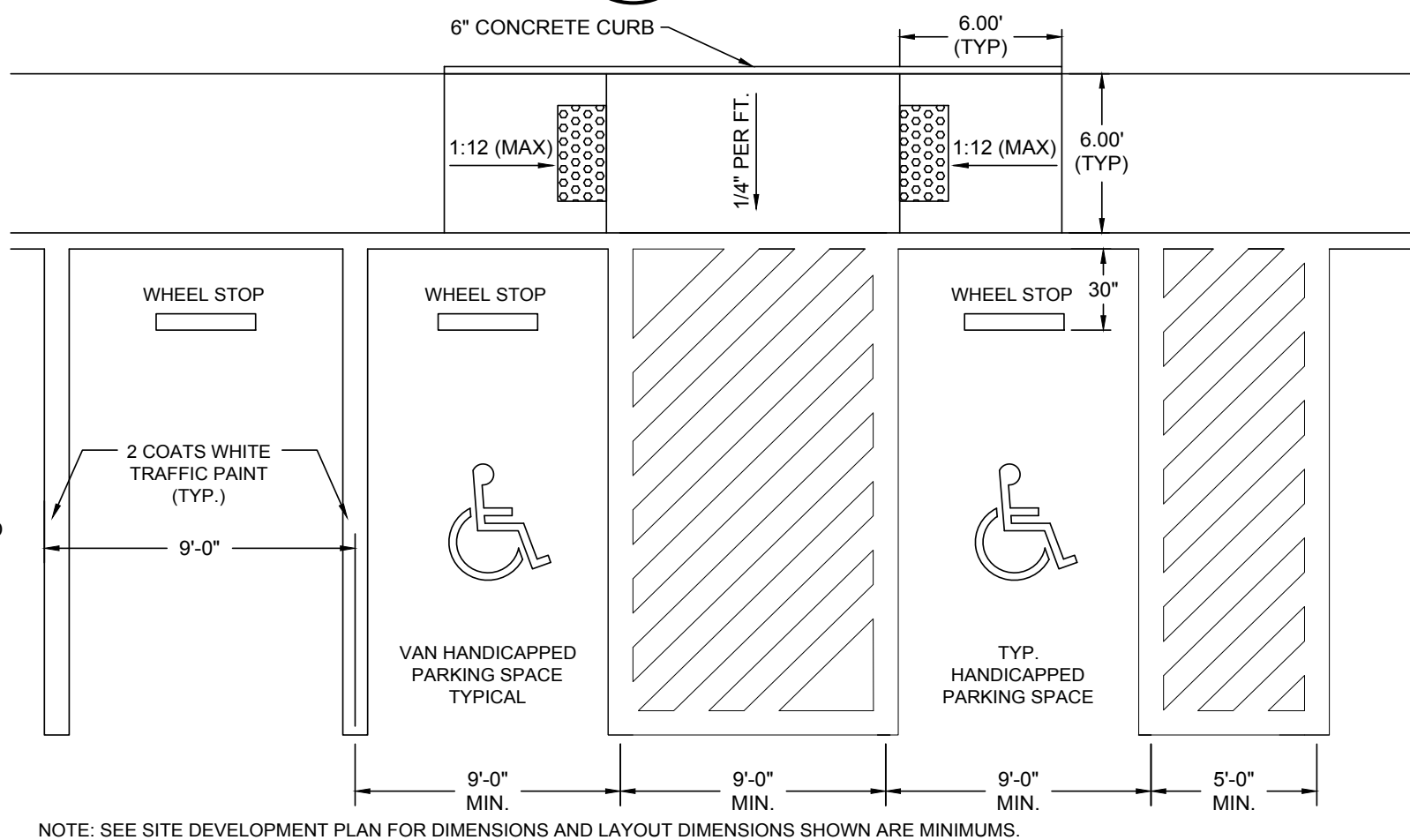
Know what's below.
Call before you dig.



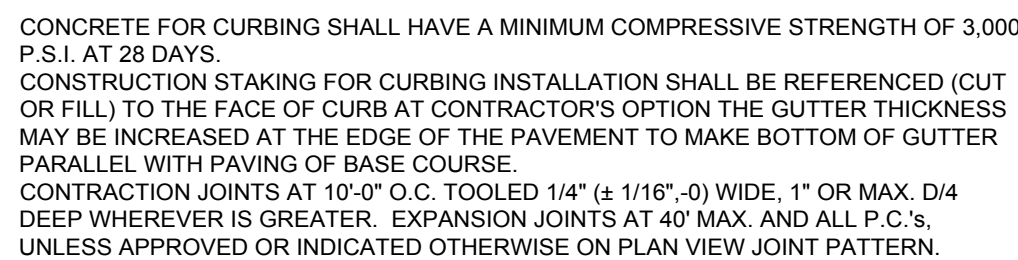
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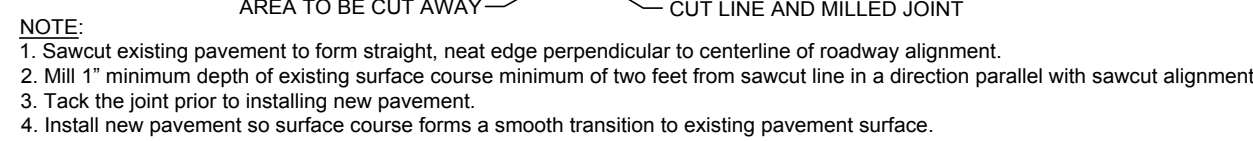
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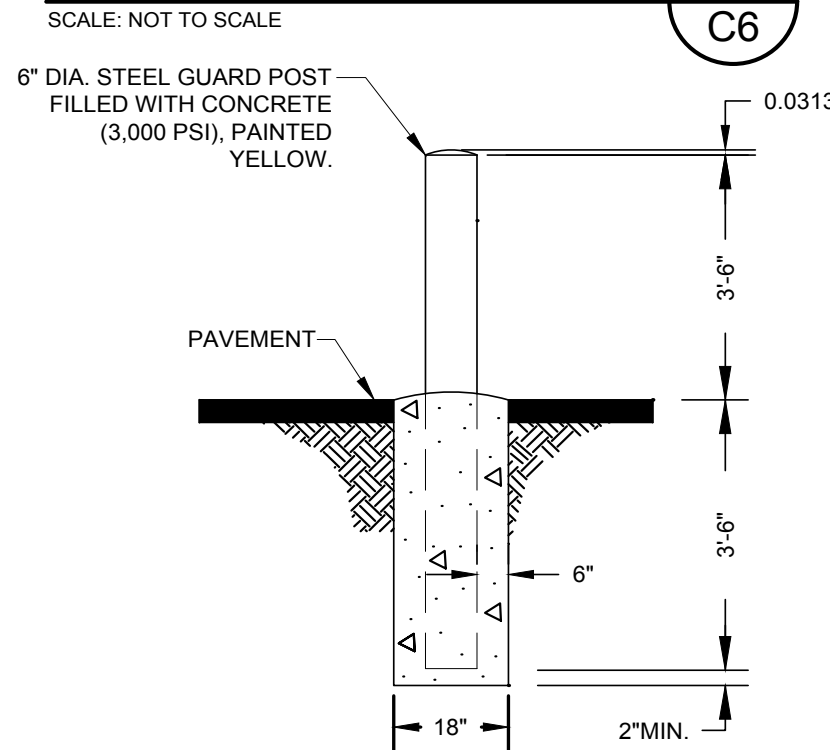
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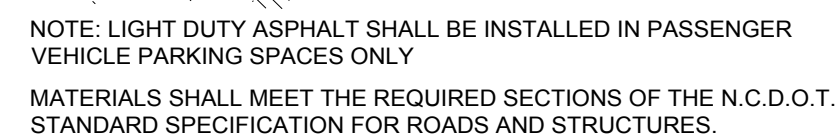
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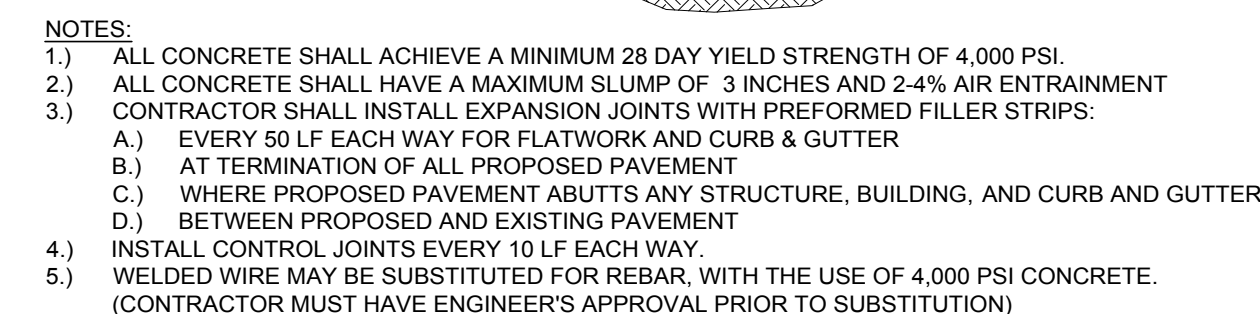
DETAIL



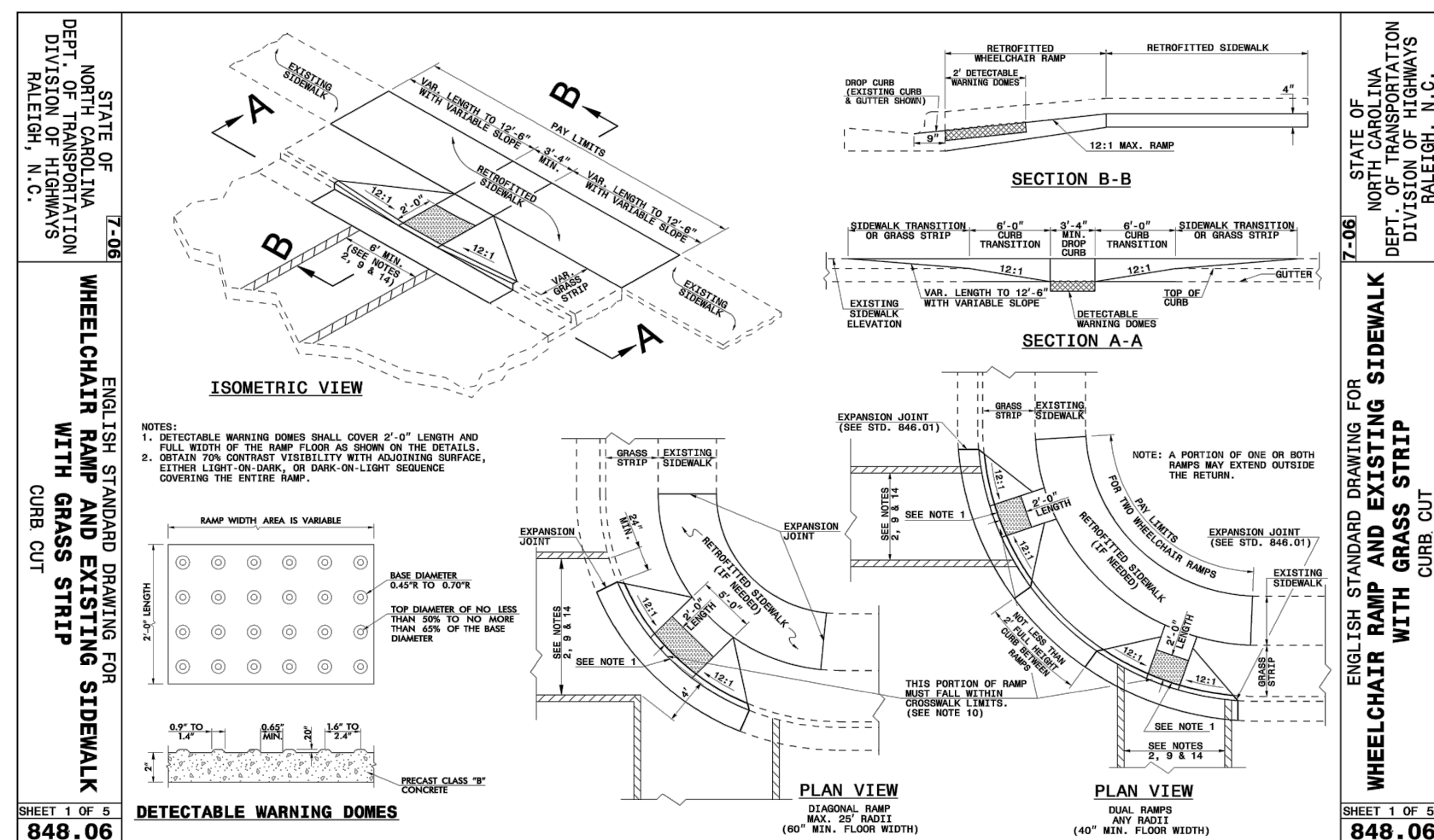
SCALE: NOT TO SCALE



SCALE: NOT TO SCALE



SCALE: NOT TO SCALE



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SUNBELT GENERAL TOOLS

7635 US HWY 70 BUSINESS

SITE DETAILS

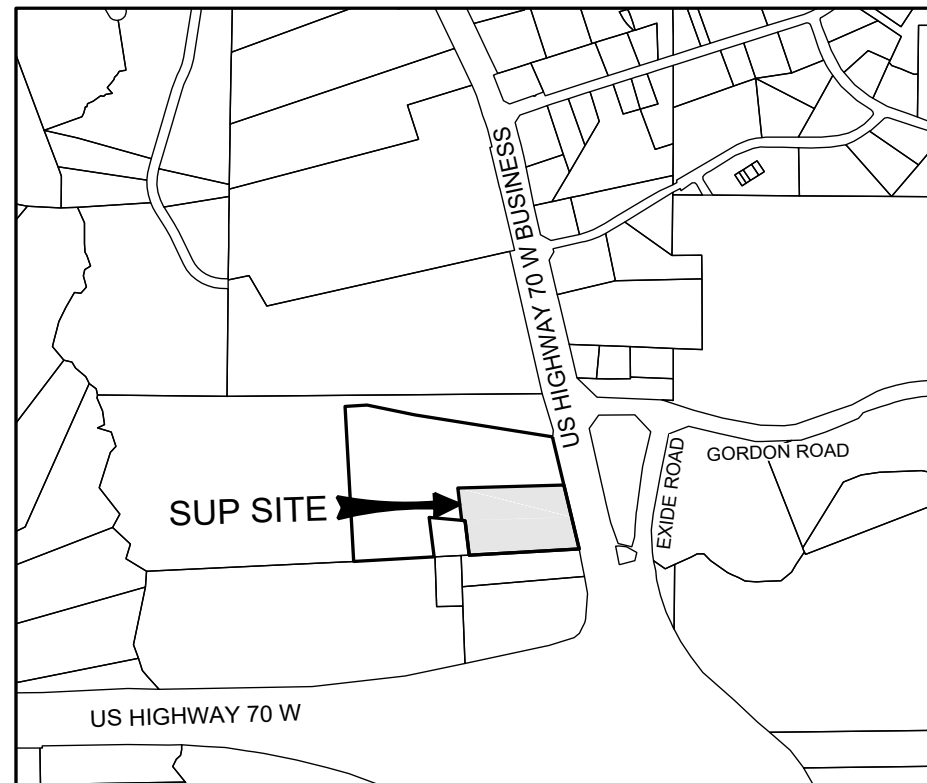
REVISIONS:	DATE:
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ISSUED FOR:	DATE:
REVIEW/APPROVAL	2/28/18

PROJECT NO.: MK2017
DRAWN BY: GJM/TAL
REVIEWED BY: GJM
SHEET NUMBER:

● ●

C6



VICINITY MAP
SCALE: 1"=1,000'

LANDSCAPE NOTES:

- Plant material on this site must be installed and maintained in conformance with the Town of Clayton Code of Ordinances.
- Please refer to planting detail on this sheet.
- Additional landscaping above and beyond Town of Clayton requirements subject to change.
- All seed to be to be Confederate Plus (fescue and bluegrass mix) or equal @ 6 lbs. per 1000 s.f.
- All mulch shall be double ground pine bark mulch to a depth of 4".
- Landscape Contractor shall notify owner and Landscape Architect no later than one week prior to all required visits here in.
- All areas shall be seeded, SEEDed or mulch to the limits of construction based on actual field conditions beyond the approved plans. Field verify existing conditions.
- Any steep slopes greater than 3:1 shall require hydro-seeding or other measures for stabilization unless otherwise approved by Owner.
- All plants shall be in accordance with the latest edition of the American Nursery and Landscape Association (ANLA).
- All landscape beds shall have positive drainage away from all structures.
- All landscape islands shall be graded for positive drainage with no low spots allowing water to be trapped.
- All landscape areas shall be maintained in an attractive and healthy condition. Dead or diseased plantings shall be removed and replaced in a timely fashion.
- All rooftop and ground mounted mechanical equipment will be completely screened from view.
- Plants shall be located as to not conflict with utilities.

PLANT LIST - Sunbelt General Tools						
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	LOCATION
REQUIRED PLANT MATERIAL						
TREES						
QN	Quercus nuttallii	Nuttall Oak	2 1/2" CAL/8' HT.	B&B	8	VUA/Site
QP	Quercus phellos	Willow Oak	2 1/2" CAL/8' HT.	B&B	14	Buffer/Site
CANOPY TREE TOTAL						
LIF	Lagerstroemia indica x fauriei 'Muskogee'	Muskogee Cape Myrtle	2" CAL/6' HT.	B&B	22	Site/Street Tree
CC	Cercis canadensis	Red Bud	2" CAL/6' HT.	B&B	23	Buffer
UNDERSTORY TREE TOTAL						
SHRUBS						
ICB	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	36" HT.	Cont.	56	VUA Parking Screen
IVN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	12" HT.	Cont.	24	Buffer
SHRUB TOTAL						

LANDSCAPE MAINTENANCE PLAN:

- THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTINGS AND PHYSICAL FEATURES SHOWN ON THE APPROVED PLANS. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE BUT NOT LIMITED TO:
 - FERTILIZATION: FERTILIZE LAWNS TWICE PER YEAR (FEBRUARY 15-MARCH 15 AND AGAIN IN SEPT. 1-OCT. 31) ACCORDING TO SOIL TEST RESULTS. FERTILIZE WARM SEASON GRASSES ONCE DURING GROWING SEASON PER SOIL TEST.
 - PRUNING: PRUNING SHALL BE LIMITED TO REMOVAL OF DEAD OR DAMAGED WOOD OR BRANCHES FOR TREES OR FOR SIGHT DISTANCES/SAFETY REASONS. THE SHMO STANDARDS SHOULD BE ADHERED TO. THE PRUNING OF SHRUBS SHALL BE LIMITED TO THE PRUNING NECESSARY TO MAINTAIN THE NATURAL SHAPE OF PLANT EXCEPT FOR SHEARED HEDGES.
 - PEST CONTROL: PRE-EMERGENT WEED CONTROL FOR LAWNS AND SHRUB BEDS MAY BE APPLIED IN FEBRUARY. CHEMICAL TREATMENT FOR INSECT INFESTATION AND DISEASE MAY BE APPLIED AND SHALL BE SPECIFIC TO THE PROBLEM. POST-EMERGENT WEED CONTROL MAY BE APPLIED AS NEEDED IN MULCHED AND LANDSCAPED AREAS TO MAINTAIN ACCEPTABLE APPEARANCES.
 - MULCHING: MULCHING SHALL BE MAINTAINED AT A DEPTH OF 3-4" IN PLANTING BEDS AND SHALL BE REAPPLIED EVERY YEAR.
 - MOWING: PRIMARY FESCUE LAWNS SHALL BE MAINTAINED AT A HEIGHT OF 3". SECONDARY TURF AREAS MAY BE MAINTAINED HIGHER AND LESS FREQUENTLY. WARM SEASON GRASSES SHALL BE MOWED AS NEEDED DURING THE GROWING SEASON TO MAINTAIN THE RECOMMENDED HEIGHT OF THE SPECIES OF TURF GRASS.
 - PLANT PROTECTION: AVOID EXCESS INTRUSION INTO THE CRITICAL ROOT ZONE AREA OF ESTABLISHED/MATURE VEGETATION.
 - WATERING: CONTRACTOR SHALL WATER ALL VEGETATION BY HAND AS NECESSARY TO ESTABLISH AND MAINTAIN THE NEW PLANTINGS FOR A PERIOD OF 1 YEAR.
 - WARRANTY: CONTRACTOR SHALL WARRANTY ANY AND ALL PLANTINGS FOR A PERIOD OF 3 YEARS. AT THE OWNER'S SOLE DISCRETION, THE CONTRACTOR SHALL REPLACE ANY AND ALL LANDSCAPE MATERIALS DEEMED TO BE UNACCEPTABLE, DAMAGED OR DEAD.

SITE INTERIOR LANDSCAPING

30% OF LOT AREA SHALL BE LANDSCAPED
1 CANOPY TREE, 1 UNDERSTORY TREE, 2 SHRUBS PER 1,000 S.F. OF SITE
SITE AREA: 6.22 AC./271,060.94 S.F.
20% OF 271,060.94 = 54,212.19

REQUIRED: 54,212.19 S.F. SITE INTERIOR LANDSCAPING

54,212.19/1,000 S.F. = 54.21

54 CANOPY TREES

54 UNDERSTORY TREES

108 SHRUBS

PROVIDED: 54,000 S.F. SITE INTERIOR LANDSCAPING

(54 X 1,000 S.F. = 54,000 S.F.)

25 CANOPY TREES (NEW)

15 UNDERSTORY TREES (NEW)

56 SHRUBS (NEW)

EXISTING VEGETATION WILL BE USED AS CREDIT ALONG THE WEST AND SOUTH PERIMETERS OF THE SITE TO FULFILL THE REQUIREMENTS SET FOR THE INTERIOR LANDSCAPING.

LANDSCAPE DATA

BUFFERS

20' CLASS 'B' PERIMETER BUFFER : 390.20'

REQUIRED TOTALS:

2 TREES PER 100' = 8 CANOPY TREES
1 TREE PER 100' = 4 UNDERSTORY TREES
12 SHRUBS PER 100' = 48 SHRUBS

PROVIDED TOTALS:

2 CANOPY TREES (NEW)
2 UNDERSTORY TREES (NEW)
24 SHRUBS (NEW)

EXISTING VEGETATION IN BUFFER AREA WILL BE USED AS CREDIT TO FULFILL THE REQUIREMENTS SET FOR THE 20' TYPE 'C' BUFFER.

STREET TREES

1 CANOPY TREE PER 40' OF STREET/YARD. 415.14'/40 = 10.38 TREES

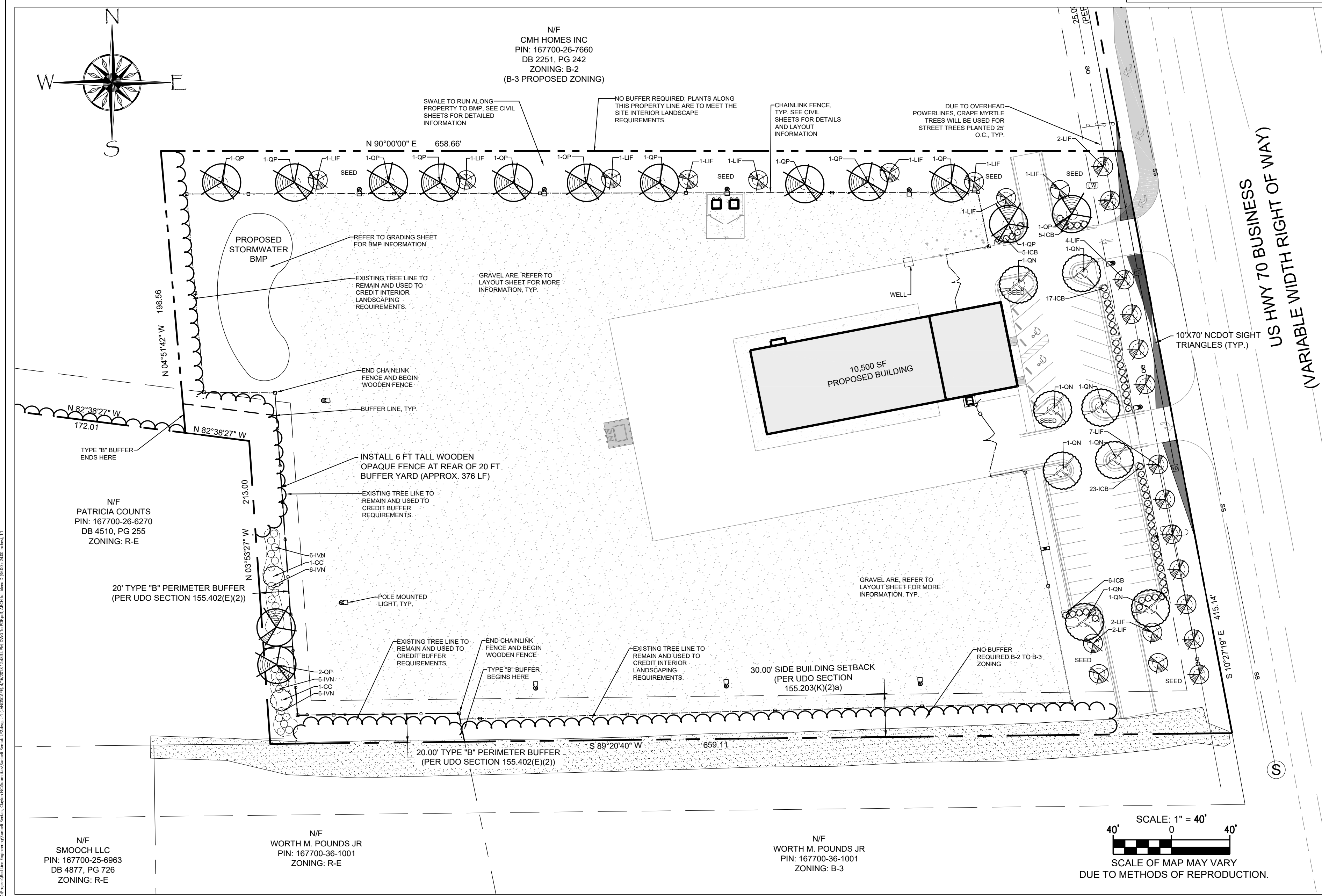
TREES REQUIRED = 10

TREES PROVIDED = 10

VEHICLE USE AREA

REQUIRED AND PROVIDED:
PARKING SCREENED FROM RIGHT OF WAY AND ADJACENT PROPERTY WITH SHRUBS
@ 36" TALL AT INSTALLATION

PARKING LOT ISLANDS CONTAIN CANOPY TREE PLANTED AT 2 1/2" CAL.



TREE PLANTING DETAILS

Do not wrap trunk. Mark the north side of the tree in the nursery and locate to the north in the field.

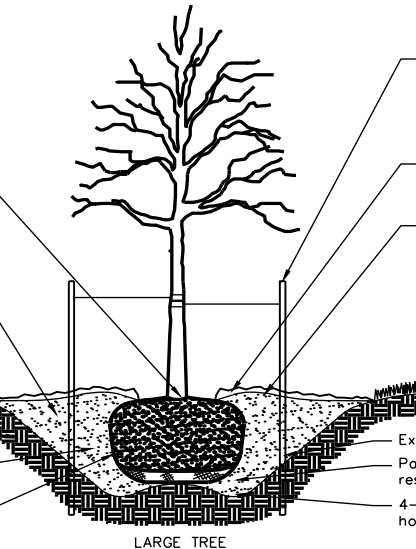
Trunk flare and top of root ball should be at grade in well drained soil, up to 4 inches (10 cm) above grade in poorly drained soil.

Note: Width of planting hole is 3 times root ball diameter in highly compacted or clay soil. 2 times the root ball diameter minimum in all others.

Dig wide planting hole with tapered sides.

Cut burlap, rope and wire basket away from top and sides of root ball.

Set ball on undisturbed soil to prevent settling.



Avoid purchasing trees with two leaders or remove one at planting. Otherwise, do not prune tree at planting except for specific structural corrections.

Do not stake trees except where specified by Landscape Architect. If staking is necessary use two opposing stakes with separate flexible ties. Remove staking at end of first growing season.

2" (5 cm) bark mulch. Do not place mulch in contact with tree trunk.

4" (10 cm) raised ring of soil to direct water into root ball - especially important if top of root ball is raised above grade.

Before planting, add 3-4" (7-10 cm) of well-composted leaves, recycled yard waste or other compost and fill into top 6" (15 cm) of prepared soil. Add compost of 20-25% by volume to backfill.

Extend stakes into undisturbed soil

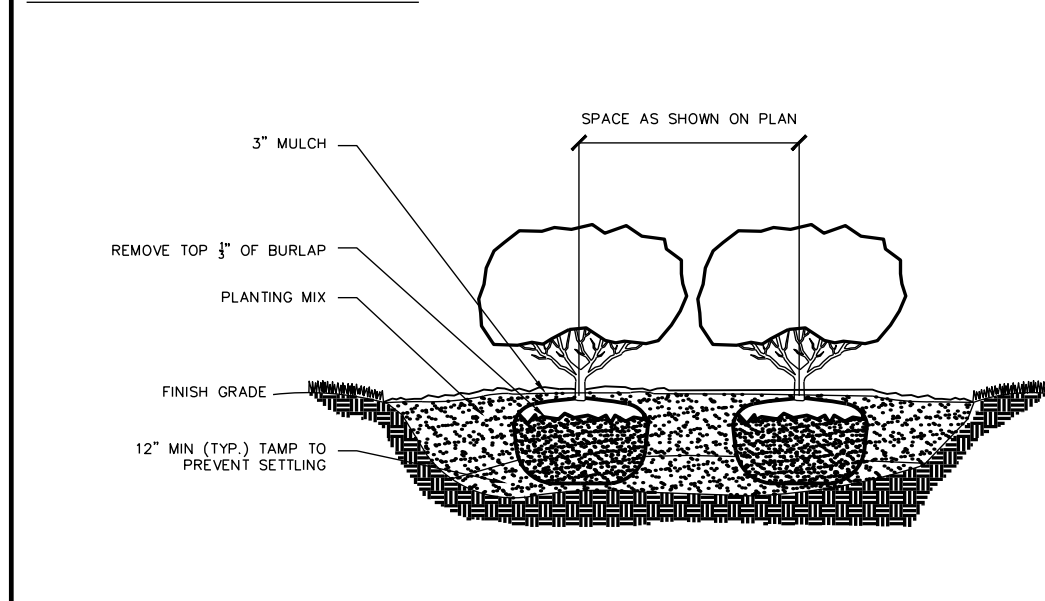
Back backfill soil around base of root ball to stabilize; allow rest of backfill to settle naturally or tamp lightly.

4-6" (10-15 cm) deeper than root ball for lowered planting hole or treated with poor drainage.

GENERAL PLANTING NOTES

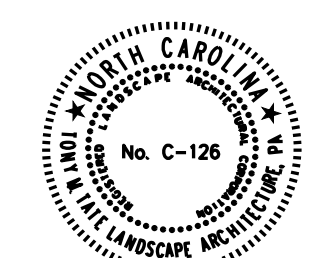
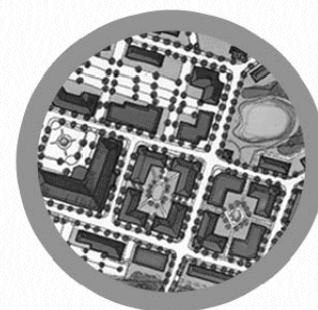
- VERIFICATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR, AND THE TOTAL QUANTITIES SHALL BE REQUIRED ON THE PLANTING PLAN.
- ALL TREES, SHRUBS, AND BEDDING PLANTS SHALL CONFORM TO THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL SAUERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- THE SIZE OF ALL ROOT BALLS SHALL CONFORM TO AAS STANDARDS.
- FERTILIZE ALL PLANTS WITH AGRIFORM FERTILIZER TABLETS OR EQUAL TO BE APPLIED AT MANUFACTURERS RECOMMENDED RATE.
- GUYING, IF NECESSARY, SHALL BE REMOVED AFTER ONE GROWING SEASON.
- ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
- ALL TREES HAVE BEEN LOCATED WITH RESPECT TO PROPOSED OR EXISTING FACILITIES OR STRUCTURES.
- OWNERS SHALL MAINTAIN ALL PLANT BEDS AND PLANT MATERIAL IN GOOD HEALTH, AND ANY DEAD, UNHEALTHY OR MISSING PLANTS SHALL BE REPLACED WITH LOCALLY ADAPTED VEGETATION WHICH CONFORMS TO THE INITIAL PLANTING STANDARDS OF THE LANDSCAPE ORDINANCE.
- REPORT ANY DISCREPANCIES TO THE PROJECT LANDSCAPE ARCHITECT.
- SUBSTITUTIONS OR ALTERATIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN NOTIFICATION OF THE PROJECT LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY.
- ALL PLANTS SHALL BE PLANTED AT THE CORRECT DEPTH AND ORIENTED TO THE CORRECT DIRECTION.
- AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE BEFORE PLANTING; OTHERWISE, DO NOT PRUNE TREE AT PLANTING EXCEPT TO REMOVE DEAD OR BROKEN LIMBS OR TO CORRECT SPECIFIC STRUCTURAL PROBLEMS, I.E. GROSSED LIMBS, MULTIPLE LEADERS, ETC.
- TRUNK FLARE AND TOP OF ROOT BALL SHOULD BE AT GRADE IN WELL DRAINED SOIL AND UP TO FOUR INCHES (10cm) ABOVE GRADE IN POORLY DRAINED SOIL.
- MULCH NOT TO BE IN CONTACT WITH TREE TRUNK.
- REMOVE TREE WRAP FROM TRUNK AT TIME OF INSTALLATION.
- REMOVE ALL STAKING AND GUYING ELEMENTS AT OR BEFORE THE WARRANTY TERMINATION DATE OR WITHIN ONE CALENDAR YEAR.
- IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAKING DOWN THE SIDES WITH A SHOVEL CAN ELIMINATE GLAZING AND CREATE THE PREFERRED SLOPING SIDE.
- TREE PLANTING DETAIL (B&B PLANTS) ADAPTED FROM "ARCHITECTURAL GRAPHIC STANDARDS" 1998 AND WATSON & HAMELOCK "PRINCIPLES AND PRACTICE OF PLANTING TREES AND SHRUBS" REATED CLOSE TOGETHER SUCH THAT THEY WILL UNLESS SHOWN ROOT SPACE, TILL IN SOIL, AHEADWAYS TO A DEPTH OF 4-6" (10-15 CM) OVER THE ENTIRE AREA.
- FOR CONTAINER-BRED TREES OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLED THE PERIMETER OF THE CONTAINER.
- DURING THE DESIGN PHASE, CONFIRM THAT WATER DRAINS OUT OF THE SOIL; USE LOWERED PLANTING HOLE DEPTH AND DESIGN ALTERNATIVE DRAINAGE SYSTEM AS REQUIRED.
- THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.

SHRUB PLANTING DETAIL



GENERAL PLANTING NOTES

- VERIFICATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR, AND THE TOTAL QUANTITIES SHALL BE REQUIRED ON THE PLANTING PLAN.
- ALL TREES, SHRUBS, AND BEDDING PLANTS SHALL CONFORM TO THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL SAUERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- THE SIZE OF ALL ROOT BALLS SHALL CONFORM TO AAS STANDARDS.
- FERTILIZE ALL PLANTS WITH AGRIFORM FERTILIZER TABLETS OR EQUAL TO BE APPLIED AT MANUFACTURERS RECOMMENDED RATE.
- GUYING, IF NECESSARY, SHALL BE REMOVED AFTER ONE GROWING SEASON.
- ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
- ALL TREES HAVE BEEN LOCATED WITH RESPECT TO PROPOSED OR EXISTING FACILITIES OR STRUCTURES.
- OWNERS SHALL MAINTAIN ALL PLANT BEDS AND PLANT MATERIAL IN GOOD HEALTH, AND ANY DEAD, UNHEALTHY OR MISSING PLANTS SHALL BE REPLACED WITH LOCALLY ADAPTED VEGETATION WHICH CONFORMS TO THE INITIAL PLANTING STANDARDS OF THE LANDSCAPE ORDINANCE.
- REPORT ANY DISCREPANCIES TO THE PROJECT LANDSCAPE ARCHITECT.
- SUBSTITUTIONS OR ALTERATIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN NOTIFICATION OF THE PROJECT LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY.
- ALL PLANTS SHALL BE PLANTED AT THE CORRECT DEPTH AND ORIENTED TO THE CORRECT DIRECTION.
- AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE BEFORE PLANTING; OTHERWISE, DO NOT PRUNE TREE AT PLANTING EXCEPT TO REMOVE DEAD OR BROKEN LIMBS OR TO CORRECT SPECIFIC STRUCTURAL PROBLEMS, I.E. GROSSED LIMBS, MULTIPLE LEADERS, ETC.
- TRUNK FLARE AND TOP OF ROOT BALL SHOULD BE AT GRADE IN WELL DRAINED SOIL AND UP TO FOUR INCHES (10cm) ABOVE GRADE IN POORLY DRAINED SOIL.
- MULCH NOT TO BE IN CONTACT WITH TREE TRUNK.
- REMOVE TREE WRAP FROM TRUNK AT TIME OF INSTALLATION.
- REMOVE ALL STAKING AND GUYING ELEMENTS AT OR BEFORE THE WARRANTY TERMINATION DATE OR WITHIN ONE CALENDAR YEAR.
- IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAKING DOWN THE SIDES WITH A SHOVEL CAN ELIMINATE GLAZING AND CREATE THE PREFERRED SLOPING SIDE.
- TREE PLANTING DETAIL (B&B PLANTS) ADAPTED FROM "ARCHITECTURAL GRAPHIC STANDARDS" 1998 AND WATSON & HAMELOCK "PRINCIPLES AND PRACTICE OF PLANTING TREES AND SHRUBS" REATED CLOSE TOGETHER SUCH THAT THEY WILL UNLESS SHOWN ROOT SPACE, TILL IN SOIL, AHEADWAYS TO A DEPTH OF 4-6" (10-15 CM) OVER THE ENTIRE AREA.
- FOR CONTAINER-BRED TREES OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLED THE PERIMETER OF THE CONTAINER.
- DURING THE DESIGN PHASE, CONFIRM THAT WATER DRAINS OUT OF THE SOIL; USE LOWERED PLANTING HOLE DEPTH AND DESIGN ALTERNATIVE DRAINAGE SYSTEM AS REQUIRED.
- THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.



REVISIONS:

LANDSCAPE PLAN

SUNBELT GENERAL TOOLS

7635 US HWY 70 WEST BUSINESS
CLAYTON, NORTH CAROLINA

SCALE:

1" = 40'

DRAWN BY:

JWA

PROJECT

18027

DATE:

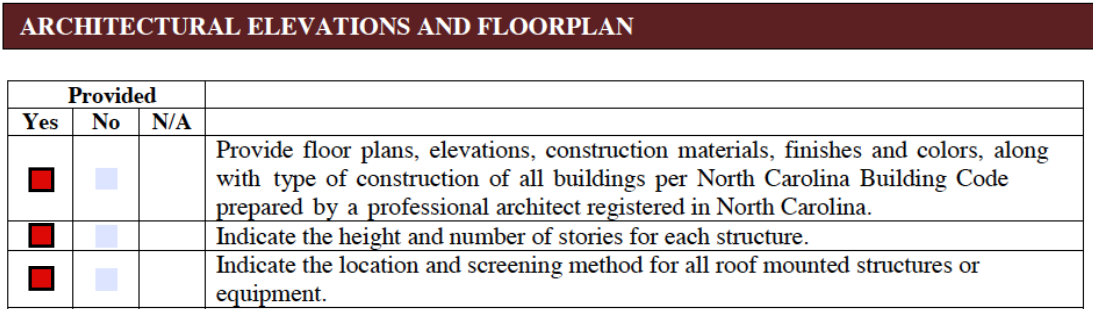
3/2/2018

SHEET

L-1

OF

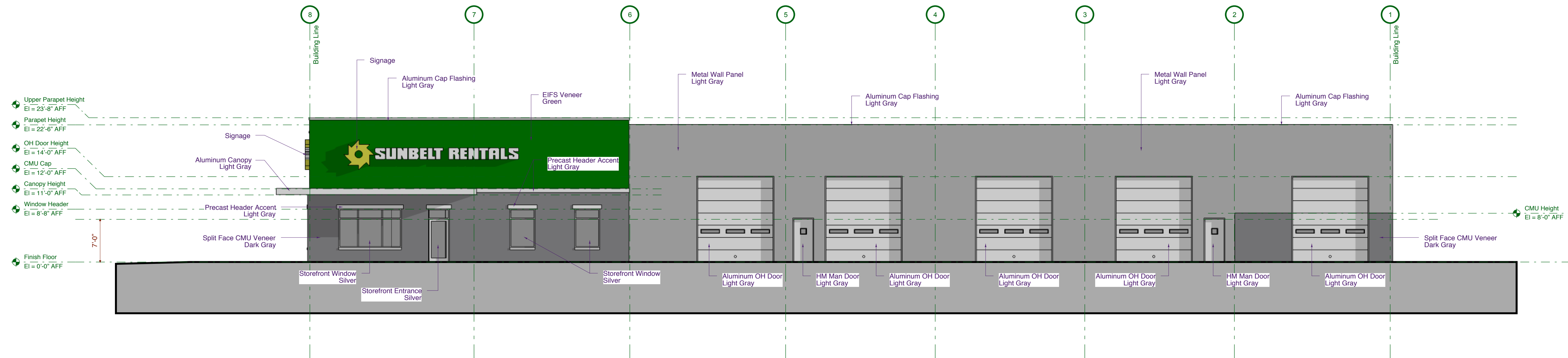
TONY M. TATE LANDSCAPE ARCHITECTURE PA
5011 SOUTH PARK DRIVE, STE. 200 - DURHAM, NC 27713
p: (919) 484-8880 f: (919) 484-8881 e: tony@tmlla.com



1	Overall Floor Plan
	Scale: 1/8" = 1'-0"



A1.01



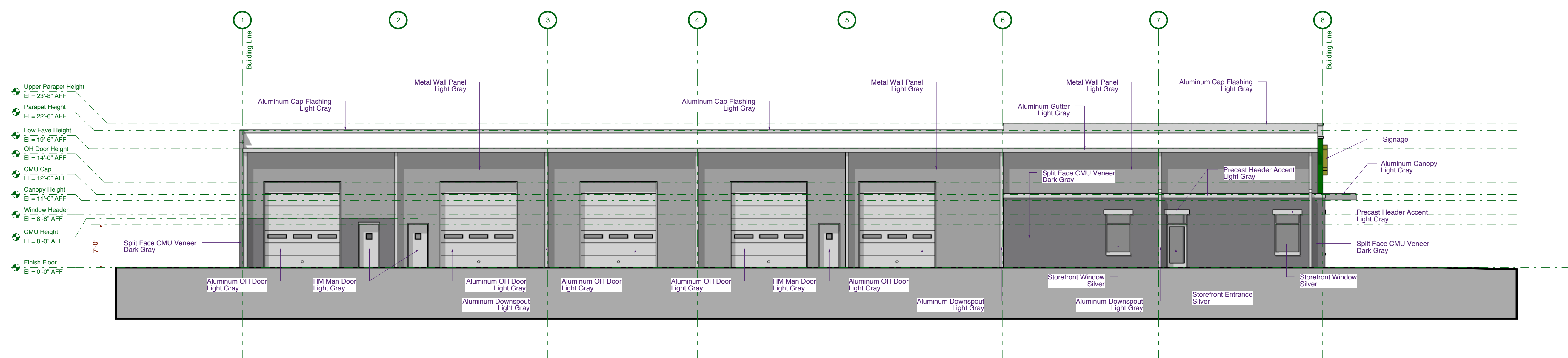
Parking Lot / Storage Elevation - Side
Non-facing Street Elevation

1

Overall Elevation

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

10' 0' 2' 4' 8' 10'



Storage Elevation - Side
Non-facing Street Elevation

2

Overall Elevation

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

10' 0' 2' 4' 8' 10'

McGahey Design
architecture + planning
404 Raleigh Street
Fugate-Vernon, North Carolina 27526
919.422.0265 • info@mcgaheydesign.com

Preliminary
Do not use for Construction

Preliminary
Do not use for Construction

FOCUS
DESIGN BUILDERS LLC



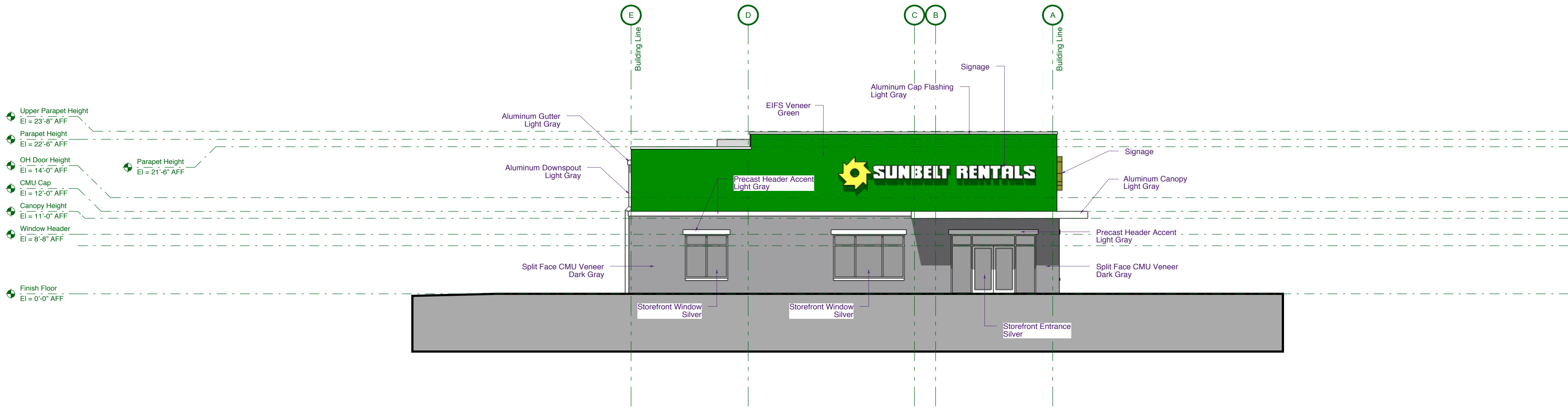
PROJECT:	2017-11
DATE ISSUED:	03.01.18
REVISIONS:	DATE

DRAWN BY: JMM
CHECK BY: JMM

Proposed Overall Elevations

A2.01

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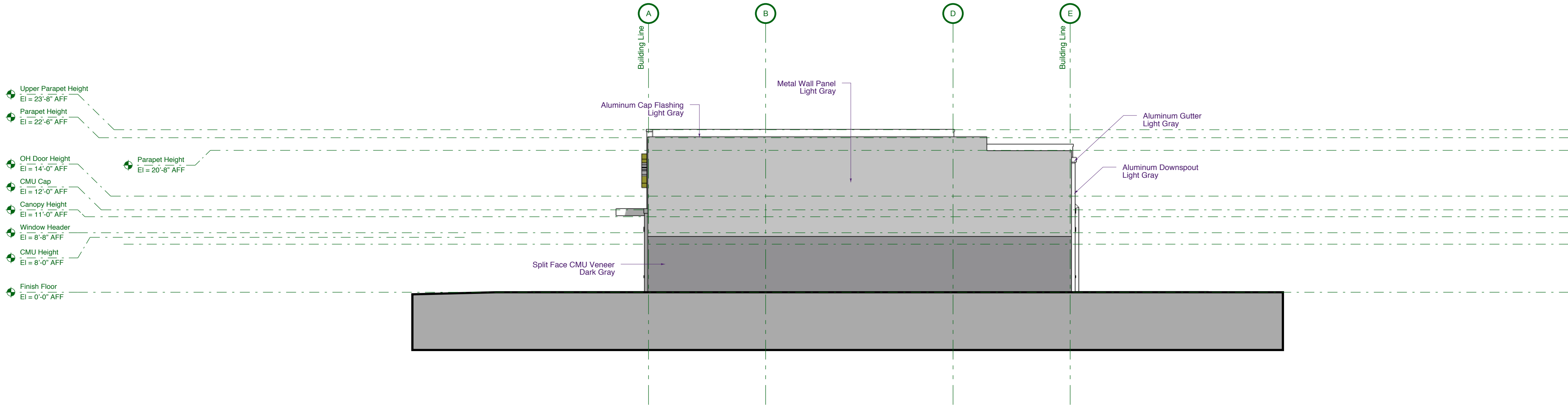
Street Elevation

1

Overall Elevation

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

10' 0' 2' 4' 6' 8' 10'



Storage Lot Elevation - Rear

Non-facing Street Elevation

2

Overall Elevation

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

10' 0' 2' 4' 6' 8' 10'

McGahey Design

architecture + planning

404 Raleigh Street
Fugate-Vernon, North Carolina 27526
919.422.0265 • info@mcgaheydesign.com

Preliminary

Do not use for Construction

Preliminary

Do not use for Construction

FOCUS

DESIGN BUILDERS LLC

SUNBELT

PROJECT: 2017-11

DATE ISSUED: 10.22.17

REVISIONS: DATE

DRAWN BY: JMM

CHECK BY: JMM

Proposed Overall Elevations

A2.02

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

ORDINANCE AMENDMENT APPLICATION

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

Application Fee: TBD

Advertisement Fee: \$100.00

All fees are due when the application is submitted.

AMENDMENT INFORMATION

Project Name: Overlay District Amendment

Existing title of Code Section(s): 155.200 (Districts Established), 155.204 (Overlay District Standards), 155.801 (Abbreviations)

Code Section Number(s): Title XV, Chapter 155, Articles 2 and 8

APPLICANT/CONTACT INFORMATION

Applicant: Town of Clayton, Planning Department

Mailing Address: P.O. Box 864, Clayton, NC 27528

Phone Number: 919-553-5002

Fax: _____

Contact Person: Samantha Wullenwaber (Planning Director)

Email Address: swullenwaber@townofclaytonnc.org

DESCRIPTION OF REQUESTED CHANGES

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

Request to remove the Scenic Highway Overlay District. Staff seeks to make this amendment in order to remove additional burden placed upon applicants looking to develop within the US HWY 70 W corridor.

FOR OFFICE USE ONLY		
Date Received: <u>APR 18 2018</u>	Amount Paid: <u>_____</u>	File Number: <u>2018-75-0A</u>
Version 05/10/2016 TOWN OF CLAYTON PLANNING DEPARTMENT		Page 1 of 2

REQUIRED INFORMATION (to be submitted with the application)

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

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

APPROVAL CRITERIA

All applications for Ordinance Amendment must address the following criteria:

1. The extent to which the proposed text amendment is consistent with the remainder of the chapter, including specifically, any purpose and intent statements.
The proposed amendment is consistent with the remainder of the chapter.
2. The extent to which the proposed text amendment represents a new idea not considered in the existing chapter, or represents a revision necessitated by changing circumstances over time.
The amendment seeks to remove additional burden placed upon applicants seeking to develop within the US HWY 70 W corridor.
3. Whether or not the proposed text amendment corrects an error in the chapter.
This amendment does not correct an existing error within the chapter.
4. Whether or not the proposed text amendment revises the chapter to comply with state or federal statutes or case law.
This amendment is not proposed to revise the chapter in order to comply with state or federal statutes or case law.

APPLICANT AFFIDAVIT

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

Samantha Wullenwaber
 Print Name

Samantha Wullenwaber
 Signature of Applicant

4-2-18
 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

Planning Board
April 23, 2018

STAFF REPORT

Application Number: 2018-75-OA
Project Name: Scenic Highway Overlay District Removal
Ordinance Amendment

Applicant: Town of Clayton

Public Noticing:

- Newspaper ad posted prior to May 21, 2018

REQUEST: Request to make amendments to the text of the Unified Development Code, Title XV, §155.200, §155.204, §155.801. This amendment seeks to remove the Scenic Highway Overlay District from the Unified Development Code. The proposed change is minor in scope.

SECTIONS PROPOSED FOR AMENDMENT:

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

- 200 –Districts Established
- 204 –Overlay Districts Standards
- 801– Abbreviations

STAFF ANALYSIS AND COMMENTARY:

Overview

This amendment seeks to remove the Scenic Highway Overlay from the Unified Development Code. The Scenic Highway Overlay was established in 2011 to restrict certain additional uses beyond those of the standard underlying zoning district(s). The Scenic Highway Overlay District (SHO) further restricts uses and development within ½ mile of the interchange of US Hwy 70 Bus. and US Hwy 70 Bypass because the two interchanges function as entrances, or gateways, into Clayton from US Hwy 70 Bypass. The purpose of the SHO is to “encourage the development of specific uses at SHO interchanges, evoking a sense of arrival at a significant urban destination.” The SHO has not shown a substantial positive impact on the areas it effects and thus the original intent and

Page 1 of 2

reliability of that are in question. There have been multiple instances when the SHO has negatively impacted development in Clayton. Staff feels strongly that the SHO should be removed from the ordinance.

Approval Criteria:

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

CONSIDERATIONS

- The Planning Board shall make a recommendation to Town Council. The Town Council shall make a final decision regarding revisions to the Town Code.

STAFF RECOMMENDATION:

Staff is recommending approval of the removal of the Scenic Highway Overlay from the UDC.

CONDITIONS:

Staff has no recommendation of Conditions.

ATTACHMENTS:

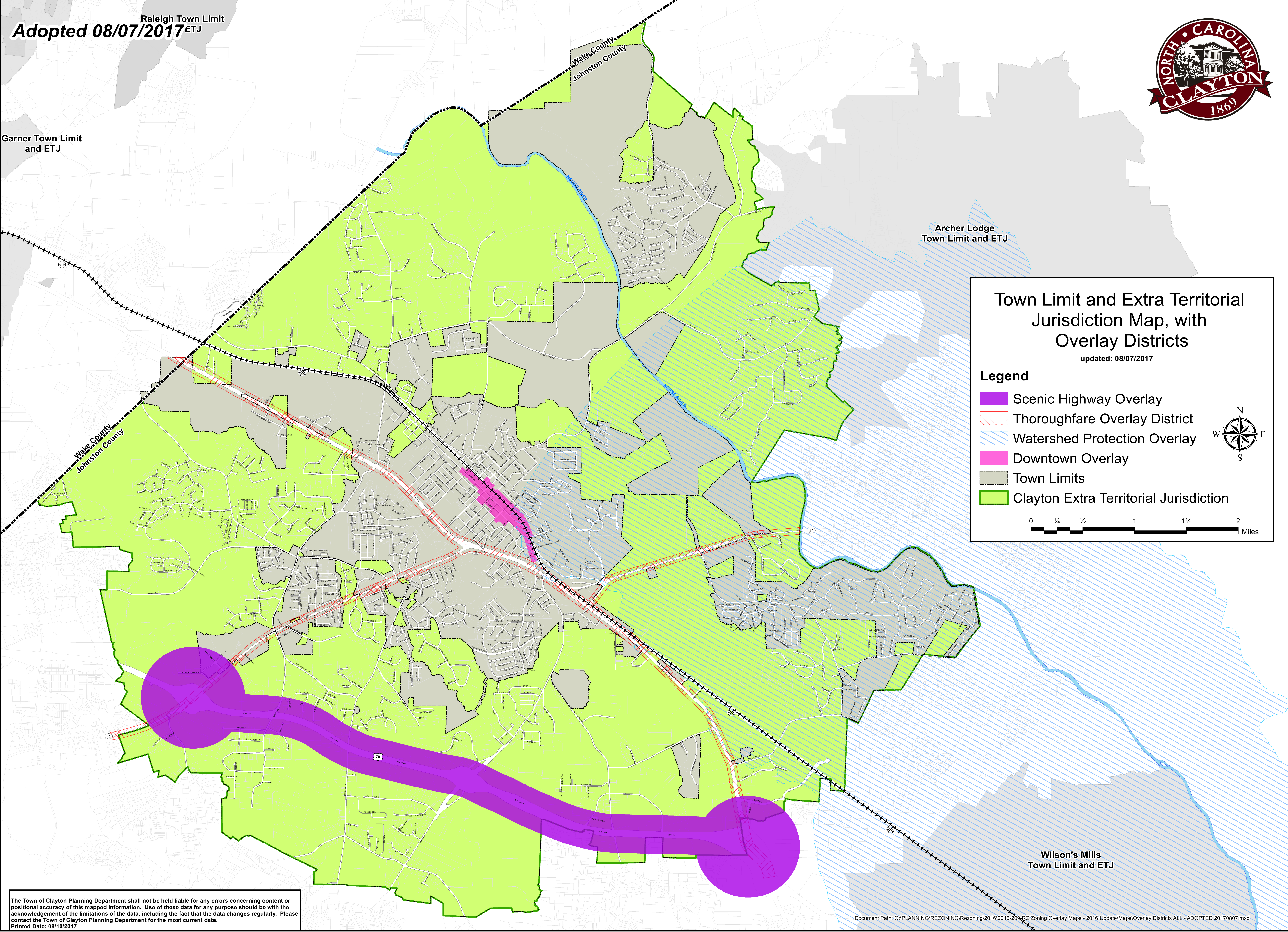
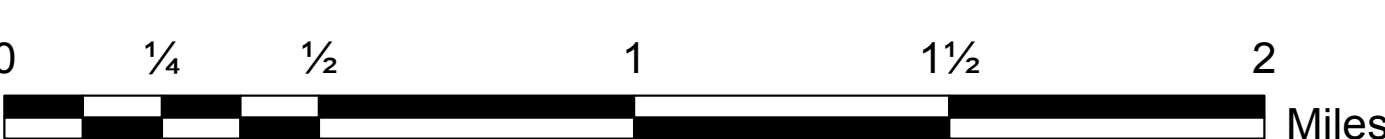
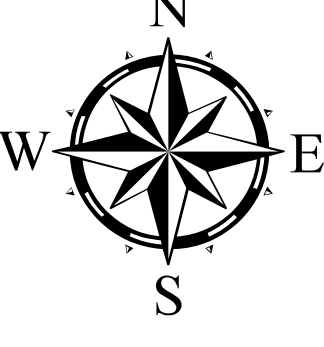
- 1) Application
- 2) Draft Ordinance Amendment, in strikethrough/underline
- 3) Draft Ordinance- Clean Copy
- 4) Existing Overlay Map



Town Limit and Extra Territorial Jurisdiction Map, with Overlay Districts
updated: 08/07/2017

Legend

- Scenic Highway Overlay
- Thoroughfare Overlay District
- Watershed Protection Overlay
- Downtown Overlay
- Town Limits
- Clayton Extra Territorial Jurisdiction



The Town of Clayton Planning Department shall not be held liable for any errors concerning content or positional accuracy of this mapped information. Use of these data for any purpose should be with the acknowledgement of the limitations of the data, including the fact that the data changes regularly. Please contact the Town of Clayton Planning Department for the most current data.
Printed Date: 08/10/2017

Document Path: O:\PLANNING\REZONING\Rezoning\2016\2016-209-22 Zoning Overlay Maps - 2016 Update\Maps\Overlay Districts ALL - ADOPTED 20170807.mxd

ARTICLE 2: ZONING DISTRICTS

§ 155.200 DISTRICTS ESTABLISHED

To carry out the provisions of this Chapter, within the jurisdiction of the Town, the following zoning districts are established.

(A) **INTERPRETATION OF ZONING DISTRICT BOUNDARIES**

(1) **Defined**

District boundaries are as shown upon the Official Zoning Map and Future Land Use Map as set forth in § 155.104, and as adopted by Town Council. The provisions of this chapter are hereby established and declared to be in effect upon all land included within the boundaries as shown on the maps.

(2) **Rules for Interpretation**

- (a) The Planning Director shall be responsible for interpretations of the Official Zoning Map and Future Land Use Map in accordance with the standards set forth in this Section. Where uncertainty exists as to the boundaries of any district shown on the Official Zoning Map, the following rules shall apply:
1. Boundaries indicated as approximately following the centerlines of streets, alleys, highways, streams or railroads shall be construed to follow such centerlines.
 2. Boundaries indicated as approximately following lot lines, Town limits or extraterritorial jurisdiction boundary lines, shall be construed as following such lines, limits or boundaries; and
 3. Boundaries indicated as following shorelines shall be construed to follow such shorelines, and in the event of change in the shoreline shall be construed as following such changed shorelines.
 4. Where a district boundary divides a lot or where distances are not specifically indicated on the zoning map, the boundary shall be determined by measurement, using the scale of the zoning map.
 5. Where any street or alley is hereafter officially vacated or abandoned, the regulations applicable to each parcel of abutting property shall apply to that portion of such street or alley added thereto by virtue of such vacation or abandonment.
- (b) Any person or party aggrieved by the Planning Director's interpretation of the Official Zoning Map may file an Administrative Appeal application to the Board of Adjustment, as provided in §155.717 of this ordinance. The application shall contain sufficient information to enable the Board of Adjustment to make the necessary interpretation.

(B) **GENERAL USE DISTRICTS**

(1) **Residential Districts**

- (a) ***R-E | Residential-Estate.*** The R-E district is comprised of low density, single-family dwellings, and other selected uses which are compatible with the open and rural character of the area. The established regulations for this district are designed to promote and encourage an environment for family life and agriculture. To encourage higher quality development and to ensure greater environmental protection, open space (cluster) subdivisions are permitted.
- (b) ***R-10 | Single-Family Residential-10.*** The R-10 district is established to provide for orderly suburban residential development and redevelopment and is intended to maintain residential areas at relatively low densities characterized predominantly by owner-occupied, single-family detached units. The district requirements protect existing neighborhoods from undesirable or incompatible uses. To encourage higher quality development and to ensure greater environmental protection, open space (cluster) subdivisions are permitted. A special permit process for higher intensity development is also allowed, using discretion to balance issues of higher density with improved amenities.
- (c) ***R-8 | Single-Family Residential-8.*** The R-8 district is established to provide for orderly suburban residential development and redevelopment and is intended to maintain residential areas at suburban densities characterized predominantly by owner-occupied, single-family detached units. To encourage higher quality development and to ensure greater environmental protection, open space (cluster) subdivisions are permitted. A special permit process for higher intensity development is also allowed, using discretion to balance issues of higher density with improved amenities.
- (d) ***R-6 | Single-Family Residential-6.*** The R-6 district is established to provide for orderly suburban residential development and redevelopment. Intended to protect, preserve and enhance existing residential areas of higher density, which includes multi-family dwellings mixed with other housing types. A special permit process for higher intensity development is also allowed, using discretion to balance issues of higher density with improved amenities.

(2) **Nonresidential Districts**

- (a) ***O-R | Office-Residential.*** The O-R district is intended to accommodate modest-scale professional occupations, along with single-family and multi-family residential units, to serve as a neighborhood activity center and as a transition between residential and more intense commercial uses.
- (b) ***O-I | Office-Institutional.*** The O-I district is intended to permit offices, institutions, and associated administrative, executive, professional and research uses in new and existing structures and limited retail uses. Such offices and institutional uses are generally located along or proximate to major roadways or adjacent to commercial uses and may act as a buffer between such areas and residential uses.

- (c) **B-1 | Central-Business.** The B-1 district is intended to foster a vibrant, safe, central business district and town center by encouraging dense residential development while retaining and further developing a broad range of commercial, retail, service, office, institutional, public, cultural, and entertainment uses and activities. The district is intended to define and promote the town center as a desirable place to live, work, shop, and recreate.
 - (d) **B-2 | Neighborhood-Business.** The B-2 district provides opportunities for small-scale commercial uses offering primarily convenience shopping and services for adjacent residential areas. Proximity to residences requires that commercial operations are low intensity, unobtrusive, and conducted at a scale and density compatible with the surrounding neighborhood. There is a relatively low demand on public services, transportation, and utilities.
 - (e) **B-3 | Highway-Business.** The B-3 district provides opportunities for offices, service uses, and businesses retailing durable and convenience goods for the community as a whole. Located on major and minor thoroughfares, this district is accessible to and serves the entire community. Site design and buffering mitigate impacts of traffic, operations, and scale on adjacent businesses and residential neighborhoods.
 - (f) **I-1 | Industrial-Light.** The I-1 district fosters the retention and growth of employment opportunities by providing areas where a broad range of industrial uses may locate and where options for complementary uses exist. Industries should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or business districts, warehousing and wholesaling activities, and research facilities. The regulations of this district are intended to prohibit the use of land for industries that by their nature may create very minor nuisance to surrounding properties.
 - (g) **I-2 | Industrial-Heavy.** The I-2 district fosters the retention and growth of employment opportunities by providing areas where a broad range of industrial uses may locate and where options for complementary uses exist. Intended for heavy industries that, by their nature, may create some nuisance, and which are not properly associated with or are compatible with nearby residential or business districts, warehousing and wholesaling activities, and research facilities.
 - (h) **PF | Public Facilities.** The PF district is established to provide a coordinated land planning approach to the sale, rent, lease, purchase, management, or alteration of publicly owned or operated lands. Notwithstanding those public uses permitted elsewhere in this Code, the PF district is primarily intended for, although not limited to, public parks and recreation areas, public buildings and facilities, and other capital improvements of a significant nature. (*Ord. 2015-09-03, adopted 09/28/2015*)
- (3) **Planned Development Districts**
- (a) **PD-R | Planned Development-Residential.** The PD-R district provides opportunities for master-planned residential communities containing a mix of housing types, including associated amenities with appropriate perimeter buffering and open space. This district is primarily intended for large-scale residential projects that require either additional flexibility not available in a residential district or greater scrutiny by the Town due to their scale.

- (b) ***PD-C | Planned Development-Commercial.*** The PD-C district is intended to enhance the design of a commercial development by allowing for additional flexibility not available in the nonresidential districts. The district allows for innovations and special features in site development, including the location and type of structures, the conservation of natural features, the conservation of energy, and the efficient use of open space.
- (c) ***PD-I | Planned Development-Industrial.*** The PD-I district is intended to provide a means of achieving unified industrial complexes of high quality to promote amenities beyond those expected under conventional techniques, to achieve greater flexibility in design, to encourage well-planned industrial developments that provide for community needs, to provide for appropriate use of land which is significantly unique in its physical characteristics, location or other circumstances to warrant special methods of development, and to allow the expansion of existing industrial areas while safeguarding and maintaining the integrity of surrounding uses, especially those of a residential nature.
- (d) ***PD-MU | Planned Development-Mixed Use.*** The PD-MU district is intended to provide coordinated mixed use developments, which includes light industrial, commercial, office, educational, civic, institutional, residential and service uses within a planned development with appropriate perimeter buffering and open space. The variety of land uses available in this district allows flexibility to respond to market demands and the needs of tenants, which provides for a variety of physically and functionally integrated land uses.

(C) **SPECIAL USE DISTRICTS**

- (1) Pursuant to G.S. § 160A-382, the Town Council may establish by ordinance various special use districts upon request by or on behalf of all owners. Parallel special use districts shall be designated by adding "-SUD" to the corresponding general use district.
- (2) All zoning regulations that apply to the general use district are the minimum within the corresponding special use district.
- (3) A special use district may provide for greater but not lesser setbacks than those applicable to the corresponding general use district, and may limit the number of uses.
- (4) Under each special use district, all uses must be approved through the issuance of a special use permit granted by the Town Council in accordance with § 155.711. However, a special use permit is not required as a prerequisite to establish a special use district, since the district itself may be conditioned and established first and then developed much later. However, a special use permit may be submitted in tandem petition for the special use district, either by preference of the applicant or upon request by the Town Council or Planning Director, if either finds that such permit is necessary in order to consider an application for a special use district.
- (5) If for any reason a condition imposed pursuant to these regulations is found to be illegal or invalid, or if the applicant should fail to accept any condition, it is the intent of this chapter that the authorization of such special use district or special use permit within that district shall be null and void and of no effect and that proceedings be instituted to rezone the property to its previous zoning classification.

(D) **OVERLAY DISTRICTS**

(1) **Thoroughfare Overlay District (TOD)**

The Thoroughfare Overlay District is established for the purpose of maintaining a safe, efficient, and functional development pattern adjacent to major thoroughfares, while maintaining an aesthetic streetscape environment. It is recognized that an enhanced development quality in areas of high visibility promotes economic development and stability in the entire community. The standards established in § 155.204(A) shall be applied to properties which adjoin major thoroughfares, as designated on the Town's Overlay Zoning Map.

(2) **Watershed Protection Overlay (WPO)**

(a) The Watershed Protection Overlay (WPO) is hereby established as a district that overlays the designated water supply watershed. The designated water supply watershed under this district is defined and established by the overlay district "Watershed Protection Overlay" on the zoning map. Land use and development within the WPO must comply with all the requirements of both the underlying zoning district and the watershed overlay.

(b) The designated water supply watershed within the Town is designated by the state as a Class IV watershed protected area (WS-IV PA) and is referred to as the Neuse River (Smithfield) watershed within the Neuse River basin. Only new development activities that require an erosion/sedimentation control plan under state law or approved local government program are required to meet the provisions of this program. See § 155.501 for watershed protection standards.

~~(3) **Scenic Highway Overlay (SHO)**~~

~~The Scenic Highway Overlay is established for the purpose of protecting the visual qualities of the scenic US Highway 70 West corridor, as further described in this Article, specifically in §155.204.~~

(4) **Downtown Overlay District (DOD)**

The Downtown Overlay District is established for the purpose of fostering the economic vitality of the area within the district's boundaries, as well as the aesthetics and character of the district as further described in this Article, specifically in §155.204.

(Ord. 2005-11-02, passed 11-21-05; Am. Ord. 2009-08-02, passed 8-3-09, Am. Ord. 2012-04-02, passed 4-2-12; Am. Ord. 2012-12-02, passed 12-3-12; Am. Ord. 2016-04-04, passed 04-04-2016; Ord. 2017-04-06, approved 04/03/2017)

§ 155.204 OVERLAY DISTRICT STANDARDS

(A) THOROUGHFARE OVERLAY DISTRICT

(1) **Established**

the thoroughfare overlay district (TOD) is established for the purpose of maintaining a safe, efficient, and functional development pattern adjacent to major thoroughfares while maintaining an aesthetic streetscape environment. It is recognized that an enhanced development quality in areas of high visibility promotes economic development and stability in the entire community. The standards established in this section shall be applied, at the discretion of the town council, to nonresidential properties which adjoin major thoroughfares.

(2) **Designation**

Properties subject to these regulations shall be adjacent to, or have immediate access to a major thoroughfare. The boundaries follow the major thoroughfares both within the corporate limits and extraterritorial jurisdiction, and in no case extend more than 150 feet from the outer edge of the right-of-way of a thoroughfare.

Permitted Uses

All permitted, special, and conditional uses of the underlying zoning district are allowed subject to the specific requirements and procedures for each classification.

Dimensional Requirements

The dimensional requirements of this overlay district shall be the same as the underlying zoning district.

Street Yard Requirements

All new developments or major expansions of existing development (25% increase in building area, lot area, or parking requirement) shall provide a landscaped street yard as provided in Table 2-6.

Table 2-6 TOD Street Yard Requirements

	Street Yard Width (feet)		
	Average	Minimum	Maximum
TOD Commercial	20	10	40
TOD Industrial	40	20	80

For purposes of this section, the street yard area is determined by multiplying the lot frontage, less driveways, times the average required width to determine the required street yard area. There shall be no structures allowed in this street yard, except as follows:

- 1) Landscaping;
- 2) Drainage features designed to mimic the natural environment;
- 3) Public utilities and facilities;
- 4) Driveways and streets;
- 5) Sidewalks, pedestrian ways, or bikeways;
- 6) Other than a Development Identification Sign described in §155.403, freestanding signs may not exceed six feet in height and 24 square feet per sign face.

Landscape Requirements

All required street yard areas shall be covered by lawn, ground cover, trees, shrubs, or mulch, except as noted above. Maintenance shall be the responsibility of the property owner. Landscaping shall be required according to Table 2-7 below.

Table 2-7 TOD Landscape Requirements

	Min. Landscape Requirements	
	Trees (per 1,000 sq. ft. of street yard)	Shrubs (per 1,000 sq. ft. of street yard)
TOD Commercial	1	5
TOD Industrial	2	10

The preservation of existing trees shall be required when practical, utilizing recognized professional standards. The species and size of all plant material shall be specified on the site plan, and at least 50% of the total shall be evergreen. Trees shall have a minimum height of six feet and shrubs must have a minimum height of 18 inches at planting and reach 30 inches within two years. Additional trees may substitute for shrubs on a one-for-one basis. The requirements set forth in this section may be used to fulfill up to 67% (two-thirds) of the landscaping required under § 155.402(D), except that landscaping within all parking areas for vehicles, as set forth in § 155.401(C)(3)(d)2., and buffers, as set forth in § 155.402(E)(2)(c) shall be provided completely, as required, in addition to these requirements.

Access Regulations

All driveways and public street intersections in a Thoroughfare Overlay District shall be subject to NCDOT and the town standards and permitting processes, whichever is applicable. Any parcel of land with less than 400 feet of frontage on a thoroughfare may have no more than one point of access to the thoroughfare. One additional driveway for each additional 400 feet of thoroughfare frontage shall be allowed, and one per 400 feet of additional frontage. Where medians are provided which prohibit turns into oncoming traffic, access points may be provided every 200 linear feet. No driveway shall be allowed within 300 feet of the intersection of two thoroughfares or within 200 feet of an intersection of any other public street on the thoroughfare. Driveways shall be a minimum of 200 feet apart (measured from

center line to center line) on thoroughfares, and shall align with opposing drives, where possible. Shared driveways or parallel access roads shall be used when deemed necessary, and the appropriate legal documents may be required by the town prior to driveway permit issuance. If access to a lot or legally created parcel of land is physically unobtainable under these provisions, an access point may be approved which is located the greatest distance possible from an existing access point and in the safest possible location to be approved by NCDOT and/or the town. For the purpose of this section, adjacent lots in common ownership fronting on a thoroughfare in a Thoroughfare Overlay District shall be considered as one lot when determining permitted driveways.

Alternative Means of Compliance

It is recognized that strict interpretation and application of these standards may create particular hardships in areas of unusual topographic condition, or in retrofitting existing developed properties which are expanded. The Planning Board, by majority vote, may approve a site plan for any proposed development which does not meet any specific standard of this section as an alternate means of compliance, subject to making the following findings:

The proposed development attempts to meet the intent of the Thoroughfare Overlay District.

There are physical conditions, not only economic considerations, which prevent the proposed development from meeting the specific standards of this chapter.

The proposed development will be designed to meet the standards of this section to the fullest extent possible.

In determining alternative means of compliance, the Planning Board may consider various features such as width in relation to opacity of landscaping in street yard, number of required parking spaces, and driveway locations and/or distances from nearby intersections.

(B) WATERSHED PROTECTION OVERLAY (-WP)

The use and development standards for the Watershed Protection Overlay (-WP) are found in § 155.501.

~~(C) SCENIC HIGHWAY OVERLAY (SHO)~~

~~Established~~

~~The Scenic Highway Overlay (SHO) is established for the purpose of protecting the visual qualities of the scenic US Highway 70 West corridor by maintaining the corridor in as natural a state as is feasible and retaining its historic rural character while providing opportunities for growth and development, and encouraging urban development at highway interchanges. The property within the SHO offers a desirable, predominantly low density, rural lifestyle. A primary goal is to promote and enhance the quality of life experience by protecting the unique rural character and social fabric while enhancing appeal for new residential and business investment.~~

Designation

~~Properties subject to these regulations shall be within the SHO boundaries for scenic US Highway 70 West. The general boundaries for the SHO follow the thoroughfare within Town limits and extra-territorial jurisdiction (ETJ) for ½ mile, centered on highway interchanges and extends 1,000 feet from the centerline of the right-of-way for the remainder of the thoroughfare. The official SHO boundaries are subject to an Official Zoning Map amendment approved by Town Council.~~

Exemptions

~~Existing single family lots of record and residential subdivisions which have a valid subdivision/plat approval.~~

~~Property used for "bona fide" farms as defined in North Carolina General Statutes (NCGS) Section 153A-340.~~

Permitted Uses

~~All permitted, special, and conditional uses of the underlying zoning district are allowed subject to the specific requirements and procedures for each classification unless otherwise stated herein.~~

Development Requirements

~~The development requirements of the SHO shall prevail over any conflicting regulation established within the underlying zoning district. All driveways and public street intersections shall be subject to applicable NCDOT requirements, town standards and permitting processes.~~

Nonconformities

~~This section shall not be construed or held to affect the rights of (1) any existing established business, its successors, or assigns, to continue in a use or structure that may otherwise become a legal nonconformity as a result of the establishment of this section or (2) any use specifically approved by a development plan approval granted by the Town prior to the effective date of this section.~~

Waivers

~~A waiver from one or more of the development requirements may be granted by the Town Council if the waiver criteria set forth below have been met.~~

~~The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood in which the property is located;~~

~~The conditions upon which the request for a waiver are based are unique to the property for which the waiver is sought and are not generally applicable to other property;~~

~~Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of this chapter are enforced; and~~

~~The purpose of the wavier is not based primarily upon financial consideration.~~

SHO Interchange Development

The Town seeks to encourage the development of specific uses at SHO interchanges, evoking a sense of arrival at a significant urban destination. SHO interchanges shall generally include properties within ½ mile radius of the intersection point of the following highway interchanges:

Scenic US Highway 70 West and business US Highway 70 West

Scenic US Highway 70 West and NC HWY 42 West

~~To create the unique character and aesthetics for these interchanges, development standards are provided which:~~

~~Create an urban identity for interchanges through the use of planning and design standards.~~

~~Ensure high quality, architecturally compatible, consistently landscaped development at interchanges.~~

~~Regulate uses at interchanges to create a specific character and aesthetic quality.~~

~~Ensure that new development or redevelopment projects at the interchanges preserve and enhance the existing visual character of the scenic corridor.~~

~~Promote and protect the health, safety and general welfare of the Town.~~

Interchange Site Development Guidelines

Application

~~To promote and enhance the character of the SHO, certain uses shall be prohibited at the interchanges which might otherwise be permitted within the underlying zoning districts. Mixed-use development at the interchanges is encouraged.~~

Uses

~~Those uses permitted, allowed subject to a conditional use or subject to a special use at SHO interchanges are listed in Table 2-8 below. A use not listed, but possessing similar characteristics to those identified may be established upon approval by the Planning Director. Appeals to such determinations shall be made to the Board of Adjustment.~~

~~[The Remainder of this Page Left Intentionally Blank]~~

Table 2-8 Interchange Use Regulations

Use Type	SHO Interchange	Specific Use Section
Residential Uses		
Apartments	S	§155.301 (C)
Alley Loaded	S	§155.301 (B)
Nursing Home (Congregate Living Facility)	S	§155.301 (H)
Townhouse	S	§155.301 (J)
Single Family House	S	§155.301 (L)
Upper story Residence	P	§155.301 (M)
Public and Civic Uses		
College or University	S	§155.302 (D)
Government Service	P	§155.302 (F)
Hospital or Medical Center	C	§155.302 (G)
School (Technical, Trade or Business)	S	§155.302 (J)
School (Elementary or Secondary)	S	§155.302 (I)
Recreational Uses		
Arena, Auditorium or Stadium	S	
Indoor Entertainment	C	§155.303(A)
Commercial Uses		
Convenience Store with Gas Sales	S	§155.305 (F)
Hotel/Motel	C	§155.305 (K)
Office, General	P	§155.305 (P)
Office, Medical	P	§155.305 (Q)
Outdoor Seating/Sidewalk Cafe	S	§155.305 (R)
Restaurant, General	C	§155.305 (V)
Retail Sales, General	P	§155.305 (W)
Service, General	P	§155.305 (Z)
Veterinarian/Animal Hospital	C	§155.305 (FF)
Industrial Uses		
Research and Development	C	§155.306 (H)
Key:		
P— Permitted by right		
C— Conditional Use permitted if approved by the Board of Adjustment		
S— Special Use permitted if approved by the Town Council (TC)		
* Mixed use development is encouraged		

Site Design

Development shall incorporate the design criteria established in the Town's General Design Guidelines to enhance and protect the health, safety and general welfare of the Town.

Pedestrian Amenities

~~Uses shall contribute to pedestrian-friendly focal spaces through the provision of well-designed walking paths, pedestrian spaces with furnishings, public art, generous plantings, marked crosswalks, and vehicular parking and circulation areas clearly separated from such pedestrian amenities.~~

Landscaping

~~To supplement landscape requirements, existing vegetation shall be incorporated into the design of the development to the greatest extent possible.~~

Setback Requirements

- ~~1) Setbacks for properties not having direct frontage along a thoroughfare within the SHO shall be as defined by the underlying zoning district.~~
- ~~2) Thoroughfare right of way setbacks shall be a minimum of 50 feet. The entire area within the right of way setback shall be fully grassed and landscaped. Structures and paved areas for motor vehicles, other than for ingress, egress and signage shall not be installed or constructed within 50 feet of a road right of way. Buildings shall be directly adjacent to the right of way setback with parking and circulation occurring interior to the development. Encroachment into the setback may be granted by Town Council to allow for art in public places, transit stops, pedestrian amenities such as meandering sidewalks, and outdoor seating with or without service for restaurants.~~

Access Management

- ~~1) NCDOT policies and access management practices shall be followed to limit traffic conflicts through the design and placement of driveways and medians within the SHO.~~
- ~~2) To improve safety and site circulation, cross access agreements shall be provided by proposed development to adjacent properties.~~

Site Development

~~To promote a sense of arrival, structures located on intersection properties having frontage on Scenic US Highway 70 West are encouraged to be multiple stories in height. Buildings directly adjacent to Scenic US 70 West shall be a minimum of two stories or 25 feet in height. To encourage both quality mixed use development and multiple story buildings, the Town Council may grant development incentives such as:~~

- ~~1) Density and/or intensity bonuses;~~
- ~~2) Increased building height allowances; and~~

- ~~3) — Reduced parking requirements.~~

Prohibited Elements

The following elements are prohibited at SHO interchanges:

- ~~1) — Unfinished concrete or concrete masonry walls.~~
- ~~2) — Unscreened dumpsters or trash receptacles.~~
- ~~3) — Visible neon and other elements with highly reflective or bright colored surfaces.~~
- ~~4) — Distracting or frivolous objects which are not in harmony with the SHO.~~

SHO Interchange Building Design Guidelines

General Design

~~Development shall be designed to be compatible with the surrounding environment, both manmade and natural. A building shall provide a positive impact on the surrounding environment.~~

Building Elevations

~~All building elevations shall be treated equally as if all sides were the front of the building. This requirement includes but is not limited to architectural elements, facade treatment, and landscaping.~~

Building Materials and Color

~~Building materials and color selection shall achieve visual order through the consistent use of compatible color palettes.~~

Trademark Forms and Colors

~~Buildings and structures which use trademark or symbolic forms and colors and which have a negative impact on the visual environment of the area, shall not be permitted.~~

Architectural Detail

~~Architectural design shall prohibit large expanses of blank walls with limited or no windows or architectural embellishments.~~

Roof Overhangs

~~Unless specifically designed otherwise, roof overhangs including mansard roof overhangs shall wrap around the building so that there is visual continuity around the entire building.~~

Mechanical Equipment Screening

The highest portion of mechanical equipment, such as backflow preventers, meters and valves for public utilities operations, satellite antennas, heating and ventilating, air conditioning, or other utility hardware on roofs, ground, or buildings shall be installed at or below the lowest elevation or below the level of screening materials. Materials used for screening purposes shall be compatible with the architectural style, color, and materials of the principal building. This equipment shall be located so as not to be visible from any street or adjoining property.

Gutters And Down Spouts

Gutters and down spouts shall be painted to match the surface to which they are attached. Gutters and down spouts may, however, be painted in such a way so as to become a design element if the color is consistent with the color scheme of the building.

Service Yards, Storage Yards, and Loading Docks

All refuse and waste containers, recycling or compacting containers, dumpsters, oil tanks, bottled gas tanks, service yards, storage yards, and loading docks shall be located in the rear or side yard. All such service equipment and service areas shall be screened from view from any street or adjoining property by means of a wall, landscaping, or other methods approved by the Town Council.

SHO Corridor Development

General Design

New development along the SHO corridor shall be sited and designed to minimize adverse impacts on scenic areas visible from the scenic highway to the maximum extent feasible. As a general design principle, the density of vegetation should increase with the density or intensity of development. Priority shall be given to retaining existing natural resources and mature trees.

Special Setback Requirement

Non-residential development must maintain a minimum 100 foot setback and non-exempt residential development must maintain a minimum 50 foot setback from the edge of the ultimate right-of-way for Scenic US Highway 70 West. Residential development which provides a 100 foot setback and provides unit clustering will receive a density bonus of one-half unit per acre. The following exceptions are permitted within the special setback:

- 1) — Landscaping;
- 2) — Drainage features designed to mimic the natural environment;

- 3) ~~Public utilities and facilities, and private wells and septic systems;~~
- 4) ~~Driveways and streets; and~~
- 5) ~~Sidewalks, pedestrian ways, or bikeways.~~

Development Location

~~Development shall be designed so that it is located on the least visible portion of the site from the corridor. If there is no feasible building site location to minimize visibility, then the development shall be sited and designed to minimize impacts on scenic areas from the highway.~~

Landscape Elements

~~Existing vegetation and proposed landscaping shall be blended to produce the feeling of masses of trees forming green arbors. These masses shall be interrupted by occasional views to open spaces and environmentally sensitive lands.~~

Clustering Development

~~In an effort to preserve expansive open spaces and native vegetative communities within the corridor, development shall be clustered to preserve large areas of open space and the existing natural vegetation shall be preserved whenever possible, with the exception of invasive plant species.~~

Building Design

~~Buildings and structures shall be designed to blend into the existing natural setting to the greatest extent possible. This shall be accomplished through the use of natural earth toned colors, architectural treatments on all sides of a structure and landscaping. Facilities such as loading zones, mechanical equipment, and trash and garbage containers shall be completely screened and buffered so that they cannot be viewed from the highway.~~

Site Grading

~~Site grading shall be minimized to incorporate the existing topography to the greatest extent feasible.~~

Massing

~~The massing of buildings, including height, bulk and scale, is important to maintaining the character of the SHO corridor. To ensure the impact of development is minimized, the height buildings shall be limited based on the topography and the shape of the site in relation to the highway.~~

- 1) ~~In order to better determine the impact of development on the corridor, the Planning Director may require the applicant to hold a “balloon test” prior to the~~

~~initial public hearing on the application. The applicant shall arrange to fly, or raise on a temporary mast, a large and brightly colored balloon in the approximate location and at the maximum height of the proposed structure(s).~~

Prohibited Elements

The following elements are prohibited along the SHO corridor:

- ~~1) Unfinished concrete or concrete masonry walls.~~
- ~~2) Unscreened dumpsters or trash receptacles.~~
- ~~3) Visible neon and other lighting elements with highly reflective or bright colored surfaces.~~
- ~~4) Unshielded lighting and backlit signage.~~
- ~~5) Distracting or frivolous objects which are not in harmony with the SHO.~~

§ 155.801 ABBREVIATIONS

ANSI: American National Standards Institute

BMP: Best Management Practices

BOA: Board of Adjustment

DAS: Distributive Access System

dbh. Diameter at Breast Height

DDA: Downtown Development Association

DENR: Department of Environment and Natural Resources (now known as Department of Environmental Quality)

DEQ: North Carolina Department of Environmental Quality

ETJ: Extraterritorial Jurisdiction

FAA: Federal Aviation Administration

FAR: Floor Area Ratio

FCC: Federal Communications Commission

FEMA: Federal Emergency Management Agency

FIRM: Flood Insurance Rate Map

GFA: Gross Floor Area

NCDOT: North Carolina Department of Transportation

NIER: Non-Ionizing Electromagnetic Radiation

PAAB: Public Arts Advisory Board

PB: Planning Board

PD: Planning Director

PW: Public Works Director

RF: Radio Frequency

~~SHO: Scenic Highway Overlay~~

TIA: Traffic Impact Analysis

TC: Town Council

TOD: Thoroughfare Overlay District

TRC: Technical Review Committee

UDC: Unified Development Code

USDA: United States Department of Agriculture

USGS: United States Geologic Survey

WP- Watershed Protection Overlay

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

ARTICLE 2: ZONING DISTRICTS

§ 155.200 DISTRICTS ESTABLISHED

To carry out the provisions of this Chapter, within the jurisdiction of the Town, the following zoning districts are established.

(A) **INTERPRETATION OF ZONING DISTRICT BOUNDARIES**

(1) **Defined**

District boundaries are as shown upon the Official Zoning Map and Future Land Use Map as set forth in § 155.104, and as adopted by Town Council. The provisions of this chapter are hereby established and declared to be in effect upon all land included within the boundaries as shown on the maps.

(2) **Rules for Interpretation**

- (a) The Planning Director shall be responsible for interpretations of the Official Zoning Map and Future Land Use Map in accordance with the standards set forth in this Section. Where uncertainty exists as to the boundaries of any district shown on the Official Zoning Map, the following rules shall apply:
1. Boundaries indicated as approximately following the centerlines of streets, alleys, highways, streams or railroads shall be construed to follow such centerlines.
 2. Boundaries indicated as approximately following lot lines, Town limits or extraterritorial jurisdiction boundary lines, shall be construed as following such lines, limits or boundaries; and
 3. Boundaries indicated as following shorelines shall be construed to follow such shorelines, and in the event of change in the shoreline shall be construed as following such changed shorelines.
 4. Where a district boundary divides a lot or where distances are not specifically indicated on the zoning map, the boundary shall be determined by measurement, using the scale of the zoning map.
 5. Where any street or alley is hereafter officially vacated or abandoned, the regulations applicable to each parcel of abutting property shall apply to that portion of such street or alley added thereto by virtue of such vacation or abandonment.
- (b) Any person or party aggrieved by the Planning Director's interpretation of the Official Zoning Map may file an Administrative Appeal application to the Board of Adjustment, as provided in §155.717 of this ordinance. The application shall contain sufficient information to enable the Board of Adjustment to make the necessary interpretation.

(B) **GENERAL USE DISTRICTS**

(1) **Residential Districts**

- (a) ***R-E | Residential-Estate.*** The R-E district is comprised of low density, single-family dwellings, and other selected uses which are compatible with the open and rural character of the area. The established regulations for this district are designed to promote and encourage an environment for family life and agriculture. To encourage higher quality development and to ensure greater environmental protection, open space (cluster) subdivisions are permitted.
- (b) ***R-10 | Single-Family Residential-10.*** The R-10 district is established to provide for orderly suburban residential development and redevelopment and is intended to maintain residential areas at relatively low densities characterized predominantly by owner-occupied, single-family detached units. The district requirements protect existing neighborhoods from undesirable or incompatible uses. To encourage higher quality development and to ensure greater environmental protection, open space (cluster) subdivisions are permitted. A special permit process for higher intensity development is also allowed, using discretion to balance issues of higher density with improved amenities.
- (c) ***R-8 | Single-Family Residential-8.*** The R-8 district is established to provide for orderly suburban residential development and redevelopment and is intended to maintain residential areas at suburban densities characterized predominantly by owner-occupied, single-family detached units. To encourage higher quality development and to ensure greater environmental protection, open space (cluster) subdivisions are permitted. A special permit process for higher intensity development is also allowed, using discretion to balance issues of higher density with improved amenities.
- (d) ***R-6 | Single-Family Residential-6.*** The R-6 district is established to provide for orderly suburban residential development and redevelopment. Intended to protect, preserve and enhance existing residential areas of higher density, which includes multi-family dwellings mixed with other housing types. A special permit process for higher intensity development is also allowed, using discretion to balance issues of higher density with improved amenities.

(2) **Nonresidential Districts**

- (a) ***O-R | Office-Residential.*** The O-R district is intended to accommodate modest-scale professional occupations, along with single-family and multi-family residential units, to serve as a neighborhood activity center and as a transition between residential and more intense commercial uses.
- (b) ***O-I | Office-Institutional.*** The O-I district is intended to permit offices, institutions, and associated administrative, executive, professional and research uses in new and existing structures and limited retail uses. Such offices and institutional uses are generally located along or proximate to major roadways or adjacent to commercial uses and may act as a buffer between such areas and residential uses.

- (c) **B-1 | Central-Business.** The B-1 district is intended to foster a vibrant, safe, central business district and town center by encouraging dense residential development while retaining and further developing a broad range of commercial, retail, service, office, institutional, public, cultural, and entertainment uses and activities. The district is intended to define and promote the town center as a desirable place to live, work, shop, and recreate.
 - (d) **B-2 | Neighborhood-Business.** The B-2 district provides opportunities for small-scale commercial uses offering primarily convenience shopping and services for adjacent residential areas. Proximity to residences requires that commercial operations are low intensity, unobtrusive, and conducted at a scale and density compatible with the surrounding neighborhood. There is a relatively low demand on public services, transportation, and utilities.
 - (e) **B-3 | Highway-Business.** The B-3 district provides opportunities for offices, service uses, and businesses retailing durable and convenience goods for the community as a whole. Located on major and minor thoroughfares, this district is accessible to and serves the entire community. Site design and buffering mitigate impacts of traffic, operations, and scale on adjacent businesses and residential neighborhoods.
 - (f) **I-1 | Industrial-Light.** The I-1 district fosters the retention and growth of employment opportunities by providing areas where a broad range of industrial uses may locate and where options for complementary uses exist. Industries should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or business districts, warehousing and wholesaling activities, and research facilities. The regulations of this district are intended to prohibit the use of land for industries that by their nature may create very minor nuisance to surrounding properties.
 - (g) **I-2 | Industrial-Heavy.** The I-2 district fosters the retention and growth of employment opportunities by providing areas where a broad range of industrial uses may locate and where options for complementary uses exist. Intended for heavy industries that, by their nature, may create some nuisance, and which are not properly associated with or are compatible with nearby residential or business districts, warehousing and wholesaling activities, and research facilities.
 - (h) **PF | Public Facilities.** The PF district is established to provide a coordinated land planning approach to the sale, rent, lease, purchase, management, or alteration of publicly owned or operated lands. Notwithstanding those public uses permitted elsewhere in this Code, the PF district is primarily intended for, although not limited to, public parks and recreation areas, public buildings and facilities, and other capital improvements of a significant nature. (*Ord. 2015-09-03, adopted 09/28/2015*)
- (3) **Planned Development Districts**
- (a) **PD-R | Planned Development-Residential.** The PD-R district provides opportunities for master-planned residential communities containing a mix of housing types, including associated amenities with appropriate perimeter buffering and open space. This district is primarily intended for large-scale residential projects that require either additional flexibility not available in a residential district or greater scrutiny by the Town due to their scale.

- (b) ***PD-C | Planned Development-Commercial.*** The PD-C district is intended to enhance the design of a commercial development by allowing for additional flexibility not available in the nonresidential districts. The district allows for innovations and special features in site development, including the location and type of structures, the conservation of natural features, the conservation of energy, and the efficient use of open space.
- (c) ***PD-I | Planned Development-Industrial.*** The PD-I district is intended to provide a means of achieving unified industrial complexes of high quality to promote amenities beyond those expected under conventional techniques, to achieve greater flexibility in design, to encourage well-planned industrial developments that provide for community needs, to provide for appropriate use of land which is significantly unique in its physical characteristics, location or other circumstances to warrant special methods of development, and to allow the expansion of existing industrial areas while safeguarding and maintaining the integrity of surrounding uses, especially those of a residential nature.
- (d) ***PD-MU | Planned Development-Mixed Use.*** The PD-MU district is intended to provide coordinated mixed use developments, which includes light industrial, commercial, office, educational, civic, institutional, residential and service uses within a planned development with appropriate perimeter buffering and open space. The variety of land uses available in this district allows flexibility to respond to market demands and the needs of tenants, which provides for a variety of physically and functionally integrated land uses.

(C) **SPECIAL USE DISTRICTS**

- (1) Pursuant to G.S. § 160A-382, the Town Council may establish by ordinance various special use districts upon request by or on behalf of all owners. Parallel special use districts shall be designated by adding "-SUD" to the corresponding general use district.
- (2) All zoning regulations that apply to the general use district are the minimum within the corresponding special use district.
- (3) A special use district may provide for greater but not lesser setbacks than those applicable to the corresponding general use district, and may limit the number of uses.
- (4) Under each special use district, all uses must be approved through the issuance of a special use permit granted by the Town Council in accordance with § 155.711. However, a special use permit is not required as a prerequisite to establish a special use district, since the district itself may be conditioned and established first and then developed much later. However, a special use permit may be submitted in tandem petition for the special use district, either by preference of the applicant or upon request by the Town Council or Planning Director, if either finds that such permit is necessary in order to consider an application for a special use district.
- (5) If for any reason a condition imposed pursuant to these regulations is found to be illegal or invalid, or if the applicant should fail to accept any condition, it is the intent of this chapter that the authorization of such special use district or special use permit within that district shall be null and void and of no effect and that proceedings be instituted to rezone the property to its previous zoning classification.

(D) **OVERLAY DISTRICTS**

(1) **Thoroughfare Overlay District (TOD)**

The Thoroughfare Overlay District is established for the purpose of maintaining a safe, efficient, and functional development pattern adjacent to major thoroughfares, while maintaining an aesthetic streetscape environment. It is recognized that an enhanced development quality in areas of high visibility promotes economic development and stability in the entire community. The standards established in § 155.204(A) shall be applied to properties which adjoin major thoroughfares, as designated on the Town's Overlay Zoning Map.

(2) **Watershed Protection Overlay (WPO)**

(a) The Watershed Protection Overlay (WPO) is hereby established as a district that overlays the designated water supply watershed. The designated water supply watershed under this district is defined and established by the overlay district "Watershed Protection Overlay" on the zoning map. Land use and development within the WPO must comply with all the requirements of both the underlying zoning district and the watershed overlay.

(b) The designated water supply watershed within the Town is designated by the state as a Class IV watershed protected area (WS-IV PA) and is referred to as the Neuse River (Smithfield) watershed within the Neuse River basin. Only new development activities that require an erosion/sedimentation control plan under state law or approved local government program are required to meet the provisions of this program. See § 155.501 for watershed protection standards.

(3) **Downtown Overlay District (DOD)**

The Downtown Overlay District is established for the purpose of fostering the economic vitality of the area within the district's boundaries, as well as the aesthetics and character of the district as further described in this Article, specifically in §155.204.

(Ord. 2005-11-02, passed 11-21-05; Am. Ord. 2009-08-02, passed 8-3-09, Am. Ord. 2012-04-02, passed 4-2-12; Am. Ord. 2012-12-02, passed 12-3-12; Am. Ord. 2016-04-04, passed 04-04-2016; Ord. 2017-04-06, approved 04/03/2017

§ 155.204 OVERLAY DISTRICT STANDARDS

(A) THOROUGHFARE OVERLAY DISTRICT

(1) **Established**

the thoroughfare overlay district (TOD) is established for the purpose of maintaining a safe, efficient, and functional development pattern adjacent to major thoroughfares while maintaining an aesthetic streetscape environment. It is recognized that an enhanced development quality in areas of high visibility promotes economic development and stability in the entire community. The standards established in this section shall be applied, at the discretion of the town council, to nonresidential properties which adjoin major thoroughfares.

(2) **Designation**

Properties subject to these regulations shall be adjacent to, or have immediate access to a major thoroughfare. The boundaries follow the major thoroughfares both within the corporate limits and extraterritorial jurisdiction, and in no case extend more than 150 feet from the outer edge of the right-of-way of a thoroughfare.

Permitted Uses

All permitted, special, and conditional uses of the underlying zoning district are allowed subject to the specific requirements and procedures for each classification.

Dimensional Requirements

The dimensional requirements of this overlay district shall be the same as the underlying zoning district.

Street Yard Requirements

All new developments or major expansions of existing development (25% increase in building area, lot area, or parking requirement) shall provide a landscaped street yard as provided in Table 2-6.

Table 2-6 TOD Street Yard Requirements

	Street Yard Width (feet)		
	Average	Minimum	Maximum
TOD Commercial	20	10	40
TOD Industrial	40	20	80

For purposes of this section, the street yard area is determined by multiplying the lot frontage, less driveways, times the average required width to determine the required street yard area. There shall be no structures allowed in this street yard, except as follows:

- 1) Landscaping;
- 2) Drainage features designed to mimic the natural environment;
- 3) Public utilities and facilities;
- 4) Driveways and streets;
- 5) Sidewalks, pedestrian ways, or bikeways;
- 6) Other than a Development Identification Sign described in §155.403, freestanding signs may not exceed six feet in height and 24 square feet per sign face.

Landscape Requirements

All required street yard areas shall be covered by lawn, ground cover, trees, shrubs, or mulch, except as noted above. Maintenance shall be the responsibility of the property owner. Landscaping shall be required according to Table 2-7 below.

Table 2-7 TOD Landscape Requirements

	Min. Landscape Requirements	
	Trees (per 1,000 sq. ft. of street yard)	Shrubs (per 1,000 sq. ft. of street yard)
TOD Commercial	1	5
TOD Industrial	2	10

The preservation of existing trees shall be required when practical, utilizing recognized professional standards. The species and size of all plant material shall be specified on the site plan, and at least 50% of the total shall be evergreen. Trees shall have a minimum height of six feet and shrubs must have a minimum height of 18 inches at planting and reach 30 inches within two years. Additional trees may substitute for shrubs on a one-for-one basis. The requirements set forth in this section may be used to fulfill up to 67% (two-thirds) of the landscaping required under § 155.402(D), except that landscaping within all parking areas for vehicles, as set forth in § 155.401(C)(3)(d)2., and buffers, as set forth in § 155.402(E)(2)(c) shall be provided completely, as required, in addition to these requirements.

Access Regulations

All driveways and public street intersections in a Thoroughfare Overlay District shall be subject to NCDOT and the town standards and permitting processes, whichever is applicable. Any parcel of land with less than 400 feet of frontage on a thoroughfare may have no more than one point of access to the thoroughfare. One additional driveway for each additional 400 feet of thoroughfare frontage shall be allowed, and one per 400 feet of additional frontage. Where medians are provided which prohibit turns into oncoming traffic, access points may be provided every 200 linear feet. No driveway shall be allowed within 300 feet of the intersection of two thoroughfares or within 200 feet of an intersection of any other public street on the thoroughfare. Driveways shall be a minimum of 200 feet apart (measured from

center line to center line) on thoroughfares, and shall align with opposing drives, where possible. Shared driveways or parallel access roads shall be used when deemed necessary, and the appropriate legal documents may be required by the town prior to driveway permit issuance. If access to a lot or legally created parcel of land is physically unobtainable under these provisions, an access point may be approved which is located the greatest distance possible from an existing access point and in the safest possible location to be approved by NCDOT and/or the town. For the purpose of this section, adjacent lots in common ownership fronting on a thoroughfare in a Thoroughfare Overlay District shall be considered as one lot when determining permitted driveways.

Alternative Means of Compliance

It is recognized that strict interpretation and application of these standards may create particular hardships in areas of unusual topographic condition, or in retrofitting existing developed properties which are expanded. The Planning Board, by majority vote, may approve a site plan for any proposed development which does not meet any specific standard of this section as an alternate means of compliance, subject to making the following findings:

The proposed development attempts to meet the intent of the Thoroughfare Overlay District.

There are physical conditions, not only economic considerations, which prevent the proposed development from meeting the specific standards of this chapter.

The proposed development will be designed to meet the standards of this section to the fullest extent possible.

In determining alternative means of compliance, the Planning Board may consider various features such as width in relation to opacity of landscaping in street yard, number of required parking spaces, and driveway locations and/or distances from nearby intersections.

(B) WATERSHED PROTECTION OVERLAY (-WP)

The use and development standards for the Watershed Protection Overlay (-WP) are found in § 155.501.

§ 155.801 ABBREVIATIONS

ANSI: American National Standards Institute

BMP: Best Management Practices

BOA: Board of Adjustment

DAS: Distributive Access System

dbh. Diameter at Breast Height

DDA: Downtown Development Association

DENR: Department of Environment and Natural Resources (now known as Department of Environmental Quality)

DEQ: North Carolina Department of Environmental Quality

ETJ: Extraterritorial Jurisdiction

FAA: Federal Aviation Administration

FAR: Floor Area Ratio

FCC: Federal Communications Commission

FEMA: Federal Emergency Management Agency

FIRM: Flood Insurance Rate Map

GFA: Gross Floor Area

NCDOT: North Carolina Department of Transportation

NIER: Non-Ionizing Electromagnetic Radiation

PAAB: Public Arts Advisory Board

PB: Planning Board

PD: Planning Director

PW: Public Works Director

RF: Radio Frequency

TIA: Traffic Impact Analysis

TC: Town Council

TOD: Thoroughfare Overlay District

TRC: Technical Review Committee

UDC: Unified Development Code

USDA: United States Department of Agriculture

USGS: United States Geologic Survey

WP- Watershed Protection Overlay

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