



**The Town of Clayton
Town of Clayton Planning Board Agenda
Monday, September 25, 2017 @ 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- August 28, 2017
[August 28, 2017 Draft Minutes](#)

POTENTIAL ACTION: Approval of Minutes

5. REPORTS AND COMMENTS

6. OLD BUSINESS

7. NEW BUSINESS

- a. 2017-127-SP Grifols Building 640
NC PIN: portion of 167800-21-5181
Tag: 05i05001d
Location: The site is behind the new Grifols Office building, in a location currently occupied by several modular manufacturing trailers.

The applicant is requesting to develop a three-story, 75' tall manufacturing facility and associated parking. (Concurrent with 2017-128-SUP request to allow a building taller than the district maximum.)

[Staff Report 2017-127-SP Grifols Building 640](#)
[Application 2017-127-SP Grifols Building 640](#)
[Staff Report Map 2017-127-SP Grifols Building 640](#)
[Site Plan 2017-127-SP Grifols Building 640](#)
[Neighborhood Meeting Materials 2017-127-SP Grifols Building 640](#)

POTENTIAL ACTION: Approval of 2017-127-SP Grifols Building 640

- b. 2017-128-SUP Grifols Building 640
NC PIN: portion of 167800-21-5181
Tag: 05i05001d
Location: The site is behind the new Grifols Office building, in a location currently

occupied by several modular manufacturing trailers.

The applicant is requesting to exceed the maximum height of the district, to develop a three-story, 75' tall manufacturing building.

[Staff Report 2017-128-SUP Grifols Building 640](#)

[Application 2017-128-SUP Grifols Building 640](#)

[Staff Report Map 2017-128-SUP Grifols Building 640](#)

[Site Plan 2017-128-SUP Grifols Building 640](#)

[Neighborhood Meeting Materials 2017-128-SUP Grifols Building 640](#)

POTENTIAL ACTION:
Town Council

Recommendation of Approval of 2017-128-SUP to

8. INFORMAL DISCUSSION AND PUBLIC COMMENT

9. ADJOURN



**The Town of Clayton
Clayton Planning Board Minutes
Monday, August 28, 2017 @ 6:00 PM
Town Council Chambers**

BOARD MEMBERS PRESENT:

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

STAFF PRESENT:

David DeYoung, Planning Director
Haley Hogg, Planner
Jay McLeod, Senior Planner
Michael Grannis, Mayor Pro-Tem
Bob Satterfield, Council Member
Brittany Parks, Administrative Support Specialist
Kaitlin Russo, Downtown Development Coordinator

MEMBERS ABSENT:

1 CALL TO ORDER

- a)
Mr. Price called the meeting to order at 6:00 pm

2 ROLL CALL

- a)
Mr. DeYoung completed roll call. All board members were present.

3 ADJUSTMENT OF THE AGENDA

4 APPROVAL OF MINUTES

- a) Draft Minutes- July 24, 2017

ACTION: Approval of Minutes

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

5 REPORTS AND COMMENTS

6 OLD BUSINESS

7 NEW BUSINESS

- a) 2017-115-RZ 3049 Barber Mill
NC PIN: 165701-35-1656, 165701-36-0164, 165701-35-1902
Tag: 05G03051A, 05G03050V, 05G03050E
Location: 3049 Barber Mill Road

Request to rezone the subject parcels from Neighborhood-Business (B-2) to Residential-Estate (R-E).

Mrs. Hogg presented that the applicant is requesting to rezone the subject parcels from Neighborhood-Business (B-2) to Residential-Estate (R-E). The surrounding land uses are single-family residential, and all properties surrounding the subject properties are zoned Residential-Estate (R-E). In the past, these properties were used for vehicle repair, which is why they received the zoning designation of B-2 when brought into the ETJ. The properties are now used as a single family residence, and do not have any commercial uses associated with them. The applicant is requesting this rezoning to create consistency with surrounding land uses and prepare the property for future sale.

There were no questions for staff.

Jason Meadows, the applicant came forward to answer any questions.

There were no questions for the applicant.

ACTION: Recommendation of Approval of 2017-115-RZ to Town Council

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

- b) 2017-130-RZ Bannister Property Rezoning
NC PIN: 164900-68-4913
Tag: 05G01200I
Location: Off Ramblewood Drive, located off US HWY 70 BUS

Request to rezone the subject parcels from Industrial-Heavy Special Use District (I-2 SUD) and Residential-Estate (R-E) to Industrial-Light Special Use District (I-1 SUD).

Mrs. Hogg presented that the applicant is requesting to rezone the subject parcel from Industrial-Heavy Special Use District (I-2 SUD) and Residential-Estate (R-E) to Industrial-Light Special Use District (I-1 SUD). There was a previous Special Use Permit approved for outdoor storage on the subject property, which subsequently expired. Consequently, the property is currently vacant. The surrounding land uses are a mixture of residential and commercial uses. The rezoning of the subject property to I-1 SUD moves the property into a less intensive zoning category, making it more

compatible with surrounding zoning districts and land uses while allowing the owner to re-establish the previous approved use. In order to protect the surrounding residential properties, the applicant is proposing to keep the Special Use District on the property so that any proposed use in the future is subject to issuance of a Special Use Permit from Town Council (even if the use is typically permitted outright in I-1).

There were no questions for staff.

The applicant, Donnie Adams, Adams and Hodge Engineering, offered to answer any questions. He also mentioned that the property owners were present.

There were no questions for the applicant.

ACTION: Recommendation of Approval of 2017-130-RZ to Town Council

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

- c) 2017-110-SP Holy Cross Lutheran Church
NC PIN: 164800-31-3246 & 164800-31-0164
Tag: 05f02018 & 05f02018a
Location: 2920 NC Hwy 42 W, Clayton, NC 27520

Requesting preliminary site plan approval to develop a 14,000 SF educational building and associated parking on two properties: one an existing church site and the other a vacant parcel.

Mr. McLeod presented that the applicant is requesting preliminary site plan approval to develop 14,000 square foot (SF) educational building and associated parking on an existing church site. The site spans the existing parcel as well as an adjacent, vacant parcel owned by the church. Expansion onto the adjacent parcel requires a Conditional Use Permit (application # 2017-140-CUP). The existing driveways onto NC Hwy 42W will continue to be used. The site will ultimately serve 197 children and 27 teachers, in addition to current church facilities and services (approx. 19,550 SF in the main sanctuary building).

Mr. Price asked if the one way entry and exit would be retained and Mr. McLeod confirmed.

Mr. Grannis asked about the current trees staying in place and Mr. McLeod mentioned that no trees will be removed except the footprint of the development.

Mr. Bizzell asked about the Conditional Use Permit being required. Mr. McLeod mentioned that a Conditional Use Permit is required for any church and a Site Plan is required for the school. The Conditional Use Permit will be at the BOA in September.

There were no further questions for staff.

The applicant, Jerry Dalton, gave a brief overview of the project and was available to answer any questions.

Mr. Price and Mr. Bizzell had a few questions pertaining to the buffer requirement and the water flow. Mr. Dalton assured them at the buffer will go as the town requires and the water will still drain into Austin Pond as it always has.

There were no further questions for the applicant.

Mr. Palmer, 105 Brady Drive, a member of the audience had three concerns he presented to the board, sight lines, runoff, and traffic.

Mr. Jusaites, 137 Aleah Court, an Austin Pond resident and HOA Member and member of the audience presented the board some concerns of wildlife in the pond.

Mr. Duffy, 75 E Tex Drive, member of the audience had concerns of runoff and drainage.

Mr. McLeod mentioned that DOT was consulted on the traffic and they were not interested in doing a Traffic Impact Analysis and briefly covered the drainage topic and the conditions in the staff report.

Mr. Coats asked if the homeowners have been referred to Johnston County and Mr. McLeod mentioned they were be advised to go to Johnston County.

ACTION: Approval of 2017-110-SP Holy Cross Lutheran Church

Motion: Board Member Ahlert

Second: Board Member Lipscomb

Vote: Unanimous

- d) 2017-137-SUP The Lofts at Old Town Hall
NC PIN: 166917-02-7136
Tag: 05015051
Location: 231 East Second Street; at the corner of Barbour Street and East Second Street

The applicant is requesting a special use permit to allow the development of up to 16 multi-family apartment units within an existing building.

Mr. DeYoung presented that the applicant is requesting a Special Use Permit to convert through adaptive reuse the existing office building for up to 16 apartment units on the subject property. The 16 apartment units will be located primarily within the existing structure. The property is zoned Central-Business (B-1). Per UDC requirements, any development of apartments within this zoning district is subject to

issuance of a special use permit. Running concurrently with this request, the applicant has submitted a minor site plan application to be reviewed by staff (2017-136-SPM). He also mentioned that the applicant, Community Smith, specializes in community renovations and has successfully completed others in Wilson and Greensboro. A parking plan and agreement will also be in place with the developer.

Mr. Coats and Mr. Price asked for more details on the parking. Mr. DeYoung explained that there is no parking requirement for downtown but for this case we felt there needed to be at least one off street parking space per unit. We are working on a deal with the developer to have one designated spot per unit in the old town parking lot and other spot on Barbour Street.

Mr. Coats then asked where the town vehicles were going to park. Mr. DeYoung explained that the town has adequate parking in other locations such as Fire Station 2, the Operations Center, or Police Station.

Mr. Bizzell asked about the transfer of the property to the DDA and ultimately sold to the developer and Mr. DeYoung mentioned it has been transferred from the town to the DDA but is currently on hold per the developer's agreement.

There were no further questions for staff.

Holten Wilkerson, Community Smith Development, the applicant gave a brief background and description of the project. He also mentioned the other projects in Downtown Wilson and Greensboro and that they have become very successful and is something of which the city has become very proud.

There were no questions for the applicant.

Jane Barnes, an audience member asked the size of the apartments. Mr. Benson answered with 600-700 square feet.

ACTION: Recommendation of Approval of 2017-137-SUP to Town Council

Motion: Board Member Broks

Second: Board Member Ahlert

Vote: Unanimous

- e) 2017-100-SD Avery Farm
NC PIN: 164900-74-1893
Tag: 05g02033
Location: 1872 Guy Rd, farm parcel just west of Englewood Drive

The applicant is requesting to develop 21 single-family residential lots on ±18.64 acres using public water and private septic.

Mr. McLeod presented that the applicant is requesting to develop a 21-lot, conventional single-family residential subdivision, with a minimum lot size of 25,000 sq ft (just over ½ acre), which is in accordance with a recent ordinance amendment. The average lot size is upwards of 38,000 sq ft (approx. 0.88 acre). The subdivision will utilize public water from a Johnston County water line in the Guy Road right-of-way. The lots will have private septic systems, similar to all other adjacent homes on that side of Guy Road. The development will also build internal streets to NCDOT standards and will not be annexed into the Town of Clayton.

Mr. Powers asked about the Curb and Gutter Wavier. Mr. McLeod explained further and mentioned the town does not have to take anything over with this subdivision including water.

Mr. Benson asked for an example of a recently approved subdivision like Avery Farm. Mr. McLeod gave the example of Rhodes Estates on Little Creek Church Road that has NC DOT roads and public water from Johnston County. Mr. Powers then asked if that was approved by Town Council due to the surroundings not being curb and gutter. Mr. McLeod confirmed that was correct and council will address it as part of the wavier process.

There were no further questions for staff.

Reid Smith, the applicant gave an overview of the project and mentioned this might be a neighborhood you would typically see in a rural area like Johnston County but it falls within Clayton's ETJ. He mentioned wanting to be consistent the with neighborhood that will be beside Avery Farm.

Mr. Ahlert asked about the top section of the map. Mr. Smith mentioned that it would be the 21st lot. Mr Ahlert then had questions about the access. Mr. Smith mentioned there is an easement to that property, but will not be paved at this time. Mr. DeYoung also mentioned they were unsure of what to do with the lot, which is why it was not labeled, but it does have an easement that is 50 feet wide and can be considered a private road and can later be converted into a public road. Mr. Price asked about the mention of the easement with the sale of the lot. Mr. DeYoung confirmed.

There were no further questions for the applicant.

Two audience members, Mr. Doiley, 330 Avery Farm Lane and Mr. Ronald Canady, 441 Avery Farm Lane, mentioned their concerns of leaching.

Mrs. Brooks then asked the applicant how you address the drainage issue? Mr. Smith mentioned there will be swells that act the same way as curb and gutter, much like Riverwood and they will be submitted to the Town. Mr. Bizzell also asked about the streets being constructed to NC DOT standards and Mr. McLeod confirmed.

ACTION: Recommendation of Approval of 2017-100-SD to Town Council

Motion: Board Member Ahlert

Second: Board Member Bizzell
Vote: Unanimous

8 INFORMAL DISCUSSION AND PUBLIC COMMENT

9 ADJOURN

a)

With no further discussion, the meeting was adjourned at 7:13 pm.

Frank Price, Chair

ATTEST:

Brittany Parks, Clerk to the Board



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
Sept. 25, 2017

STAFF REPORT

Application Number: 2017-127-SP

Project Name: Grifols 640 Manufacturing Building, Major Site Plan

NC PIN / Tag #: portion of 167800-21-5181 / 05i05001d
Location: The site is behind the new Grifols Office building, in a location currently occupied by several modular manufacturing trailers.
Town Limits/ETJ: ETJ
Overlay: entire property is within the Watershed Protection Overlay, with the portion nearest US 70 Bus. is within the Thoroughfare Overlay.
Applicant: Triangle Civilworks, PA c/o Dan Simmons
Owner: Grifols Therapeutics, Inc.

Public Noticing:

- Neighborhood meeting August 18, 2017
- Site posted September 09, 2017

REQUEST: To develop a three-story, 75' tall manufacturing facility and associated parking. (Concurrent with 2017-128-SUP request to allow a building taller than the district maximum.)

SITE DATA:

Acreage: parcel ±58.51 ac., project area 6.68 ac.
Present Zoning: Light Industrial (I-1)
Proposed Zoning: n/a
Existing Use: modular trailers and chemical tanks, used for manufacturing.



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Light Industrial (I-1)	Industrial
South	Heavy Industrial (I-2) and Light Industrial (I-1)	Industrial
East	Light Industrial (I-1)	Industrial and vacant
West	Light Industrial (I-1) and Residential-Estate (R-E)	Offices and vacant

DEVELOPMENT DATA:

Location:	Clayton ETJ
Proposed Uses:	Biopharmaceutical manufacturing facility
Buildings:	One building, 150,000 sqft
Number of Stories:	Three stories, 75' tall; concurrent application 2017-128-SUP special use permit request to allow a building taller than the district maximum
Impervious Surface:	4.68 ac (71.3% of project area)
Parking:	222 parking spaces, although this parking is coordinated with other parking areas that serve the entire Grifols site.
Access/Streets:	Access will be provided at existing driveway off of Highway 70 Business West.
Water/Sewer Provider:	Town of Clayton
Electric Provider:	Duke Energy
Fire Protection:	Claytex Fire District

STAFF ANALYSIS AND COMMENTARY:**Overview**

The applicant is requesting site plan approval for a 150,000 sqft industrial manufacturing facility and associated "tank farm" (chemical tank storage area), to replace the current arrangement of modular buildings and chemical storage tanks. Parking will also be developed to serve this site as well as adjacent operations.

Consistency with Adopted Plans:

- **Comprehensive Plan 2040**
The request is consistent.
- **Unified Development Code**
The proposed development is consistent with the Unified Development Code (UDC).

Compatibility with Surrounding Land Uses

The site is located within the current Grifols industrial complex, and is compatible.

Site Design

The new building will tie into an existing manufacturing infrastructure that supports the manufacturing on-site. The development represents a formalization and improvement to the facilities and operations on the site.

Landscaping and Buffering

The site plan meets all applicable elements of the UDC landscaping requirements.

Access/Streets/Pedestrian

Sidewalks connect parking areas and buildings, with internal circulation provided by enclosed, “clean” hallways.

Water/Wastewater

Served by public water and sewer, and including a wastewater allocation to be reconciled with the Public Works Dept. based on the current allocation amount with Grifols.

Recreation and Open Space

N/A.

Environmental

The project area and parcel lies within the Watershed Protection Overlay District. The Grifols site will mitigate stormwater onsite through their existing stormwater retention pond.

Signs

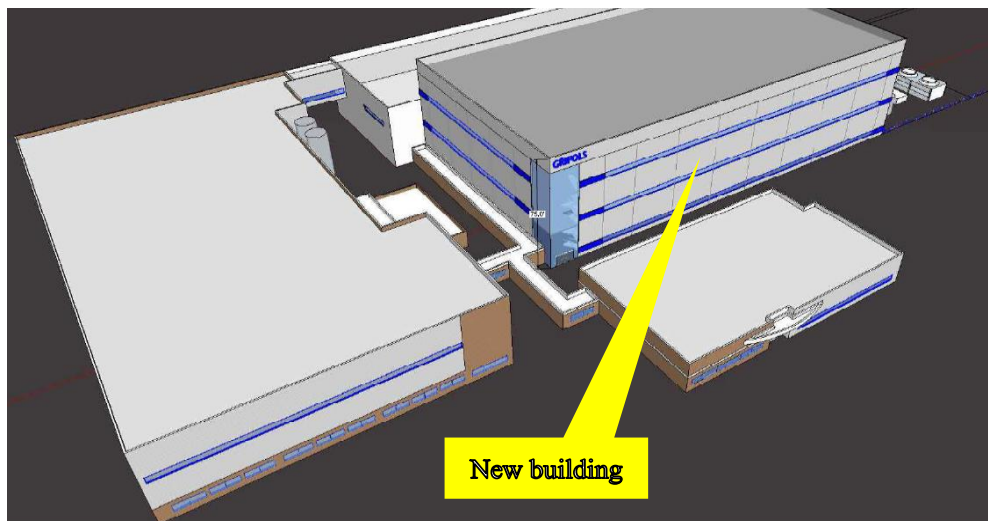
None anticipated.

Garbage / Recycling

Garbage and recycling will be handled through existing facilities that serve the entire industrial compound.

Architecture/Design

The architecture is consistent with existing manufacturing buildings on site.



Waivers/Deviations/Variances from Code Requirements

- A Special Use Permit application has been filed that

CONSIDERATIONS

- A manufacturing facility is an approved use in this industrial district, and all operations will take place inside.
- A concurrent Special Use Permit has been filed, requesting to exceed the maximum height of the district.
- The Planning Board decides major site plan applications.

STAFF RECOMMENDATION:

Approval with conditions.

CONDITIONS:

If approved, staff recommends the following conditions:

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. This Major Site Plan shall not be approved or deemed valid unless the concurrent Special Use Permit (2017-128-SUP) is also approved by Town Council.
3. 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 of this site plan as well as the associated Special Use Permit (2017-128-SUP) shall be recorded on either the site plan sheet or cover page.
4. All roof mounted and ground mechanical equipment must be completely screened from view.
5. A Zoning Compliance Permit shall be required prior to issuance of any building permits.
6. Utility fees, if applicable, shall be paid to the Town prior to connection to utilities.
7. Utility construction plans shall be approved by the Engineering Department prior to issuance of building permits.
8. 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 the site inspection.

ATTACHMENTS:

- 1) Application
- 2) Staff Report Map
- 3) Neighborhood Meeting Materials
- 4) Site Plan



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: Grifols Building 640 Acreage of Property: 56.99

County Tag #: 05I05001D NC PIN: 4052863

Address/Location: 8368 US 70 BUS. Clayton, NC 27527

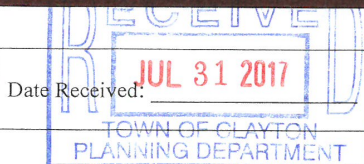
Existing Use: Industrial Proposed Use: Industrial

Zoning District: I-1

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

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

FOR OFFICE USE ONLY



Date Received:

Amount Paid:

\$531.25

File Number:

2017-127-SP

PROPERTY OWNER INFORMATION

Name: Grifols Therapeutics Inc.

Mailing Address: 8368 US 70 Bus. Clayton, NC 27527

Phone Number: 919-631-1180

Fax: 919-359-4862

Email Address: douglas.heuermann@grifols.com

APPLICANT INFORMATION

Applicant: Triangle Civilworks, PA

Mailing Address: PO Box 2619, 211 Tyler Drive, Smithfield, NC 27577

Phone Number: 919-209-9955

Fax: 919-205-1045

Contact Person: Dan Simmons

Email Address: Dan.Simmons@trcivil.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>7-10-17</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. 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.

Construction of a 50,000SF, 75' tall, three story building to consolidate manufacturing into one location.

This will allow for the removal of existing trailers T104-108, T56, and T58.

APPLICANT AFFIDAVIT

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

Dan Simmons

Print Name


Signature of Applicant

7-28-17
Date

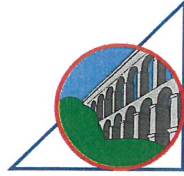
ADJACENT PROPERTY OWNERS LIST

Project Name: Grifols Building 640

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
05I05019E	Capital Area Young Mens Christian Association	1600 Hillsborough St., Raleigh, NC 27605
05I05017B	County of Johnston	PO Box 1049, Smithfield, NC 27577
05E99001Z	Robert N Doster	146 Sunset Drive, Swansboro, NC 28584-9314
05I05040B	Klopfer Associates NC LLC	363 Peregrine Dr. Indialantic, FL 32903-4744
05I05041	Jimmy R. & Judy G. Cox	8851 US 70 Bus. Hwy West, Clayton, NC 27520-9296
05I05001B	Natvar Holdings Inc Del Corp	8720 US 70 Bus Hwy, Clayton, NC 27527
05H04032F	Jimmy R. & Judy G. Cox	8851 US 70 Bus. Hwy West, Clayton, NC 27520-9296
05E99010G	Novo Nordisk Pharm. Ind.	3612 Powhatan Road, Clayton, NC 27527
05E99010H	Town of Clayton	Po Box 879, Clayton, NC 27528



TRIANGLE CIVILWORKS
PROFESSIONAL ASSOCIATION

July 17, 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: September 7, 2017 Meeting Time: 7:00 PM

Meeting Location: 211 Tyler Drive, Smithfield, NC 27577

Type of Application: Major Site Plan

Project/proposal property address: 8368 US HWY 70 BUS, Clayton, NC 27527

Description of project/proposal: Construction of a 50,000SF, 75' tall, three story building to consolidate manufacturing into one location. This will allow for the removal of existing trailers T104-108, T56 and T58.

Upcoming public meetings for this application (Planning Board and/or Town Council): Sept 25, 2017

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 scale that is appropriate to the project and shows the 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 or and/or development proposal.

If you have any questions prior to or after this meeting, you may contact us at 919-209-9955. You may also contact the Planning Department at 919-553-5002

Sincerely,
Dan Simmons
Triangle Civilworks, PA

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Major Site Plan - Grifols Building E640

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: **Dan Simmons** Signature: _____

Date of Meeting: Sept 7, 2017 Time of Meeting: 7:00 PM

Location of Meeting: 211 Tyler Drive, Smithfield, NC 27577

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.*

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 is no handwriting or other markings on the paper.

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

Fax: 919-553-1720

OWNER'S CONSENT FORM

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

Project Name: Grifols Building 640 Address or PIN #: 05105001D

AGENT/APPLICANT INFORMATION:

Dan Simmons
(Name - type, print clearly)

211 Tyler Drive
(Address)
Smithfield, NC 27577
(City, State, Zip)

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

Major Site Plan - Grifols Building 640

Special Use Permit - Grifols Building 640

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:

William Lane
(Name - type, print clearly)

William Lane
(Owner's Signature)

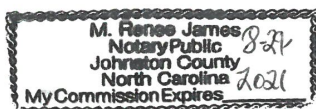
8368 HIGHWAY 70 WEST
(Address)

CLAYTON, N.C. 27250
(City, State, Zip)

STATE OF NC
COUNTY OF Johnston

Sworn and subscribed before me M. Renee James, a Notary Public for the above State and County, this
the 20th day of July, 2017.

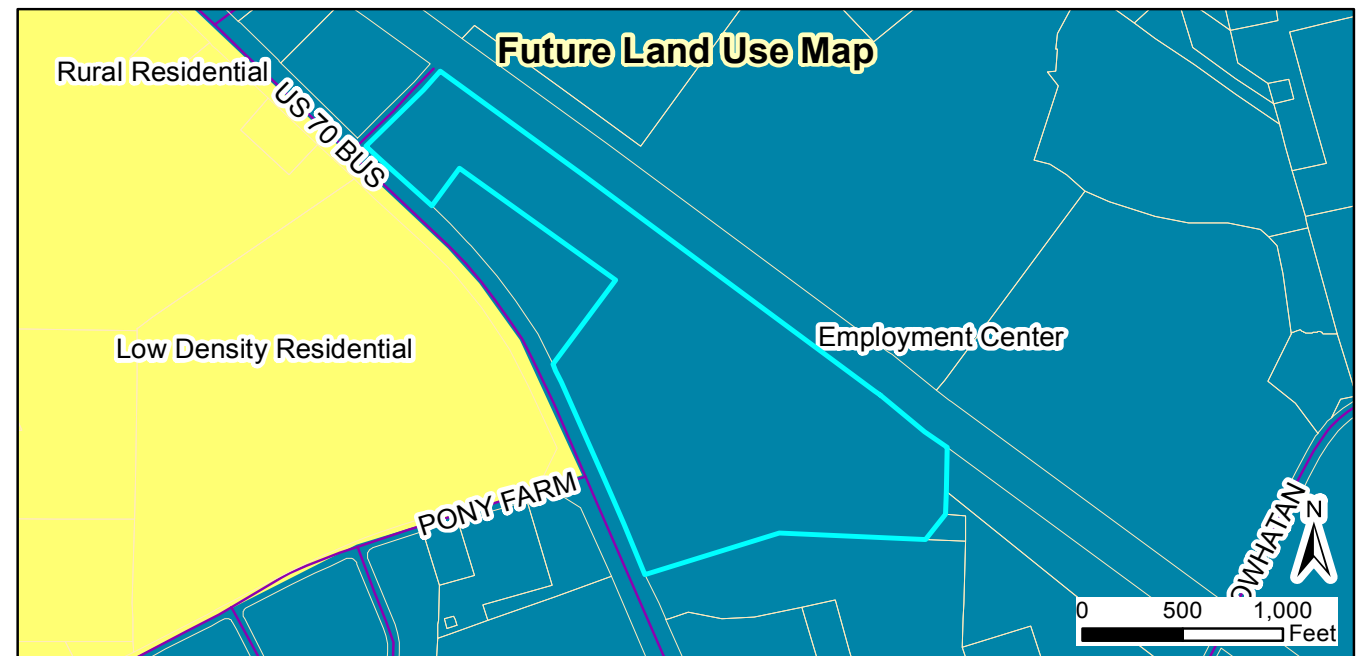
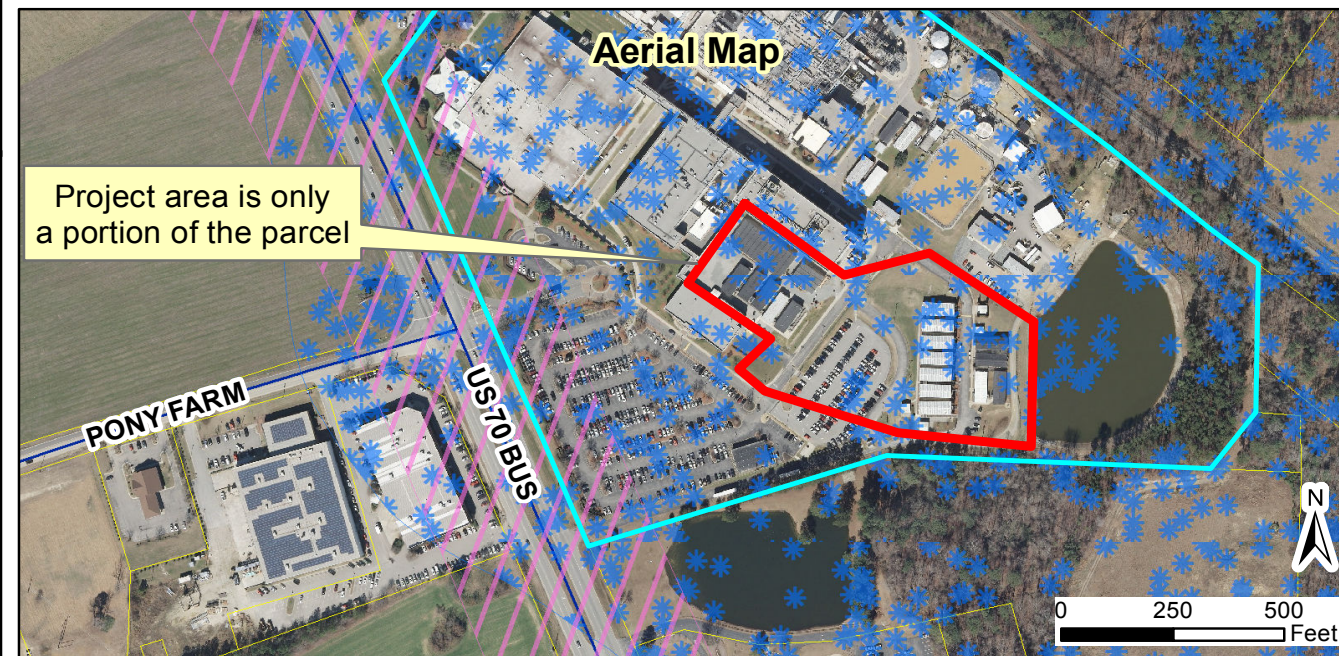
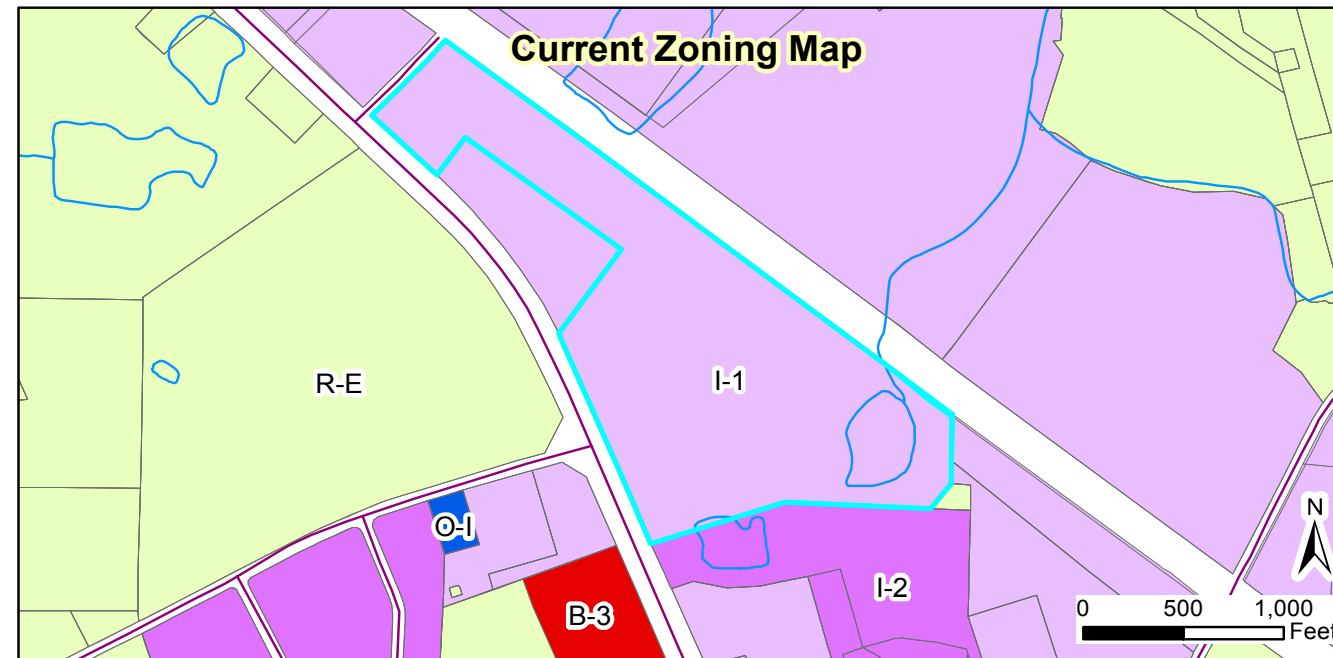
SEAL



October 2013

M. Renee James
Notary Public

My Commission Expires: 8-29-2021



2017-127-SP, Grifols 640 Building, Maj. Site Plan, to develop a manufacturing facility
2017-128-SUP, Grifols 640 Bldg, Special Use Permit, for a 75' building height.

Applicant: Triangle Civilworks, PA co Dan Simmons
 Property Owners: Grifols Therapeutics, Inc.
 Portion of Parcel ID: 167800-21-5181 Tag #: 05i05001d

Staff Report Map



Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2017\2017-127-SP Grifols Building 640 Site Plan\Map\Map - Grifols 640 Bldg - 2017-127-SP and 2017-128-SUP.mxd

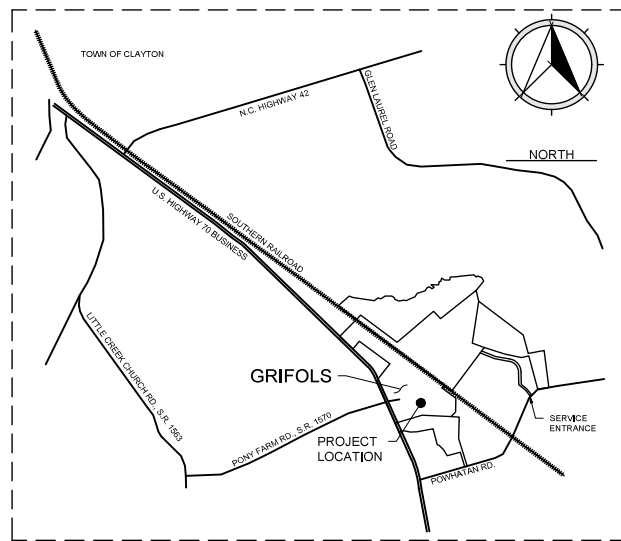
Legend

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

09/18/2017

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

SAVED: 8/15/17 8:43 AM



VICINITY MAP

DRAWING LIST	
COVER	1
EXISTING CONDITIONS AND DEMOLITION PLAN	2
SITE PLAN	3
UTILITY PLAN	4
LANDSCAPE PLAN	5
SITE DETAILS	6

SITE DEVELOPMENT PLANS

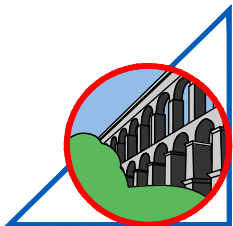
GRIFOLS THERAPEUTICS
BUILDING 640
CLAYTON, NC

Town of Clayton
Received
8/28/2017

SITE ADDRESS:
8368 US HWY. 70 BUS WEST
CLAYTON, NC 27524

CLIENT:
GRIFOLS THERAPEUTICS
8368 US HWY. 70 BUS WEST
CLAYTON, NC 27524

AUGUST, 2017



TRIANGLE
CIVILWORKS
PROFESSIONAL ASSOCIATION
NCBELS NO. C-2603
211 TYLER DRIVE
SMITHFIELD, NC 27577
919-209-9955

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ALTER THESE DOCUMENTS, UNLESS ACTING
UNDER THE DIRECTION OF A LICENSED
ENGINEER WITH RESPONSIBLE CHARGE.



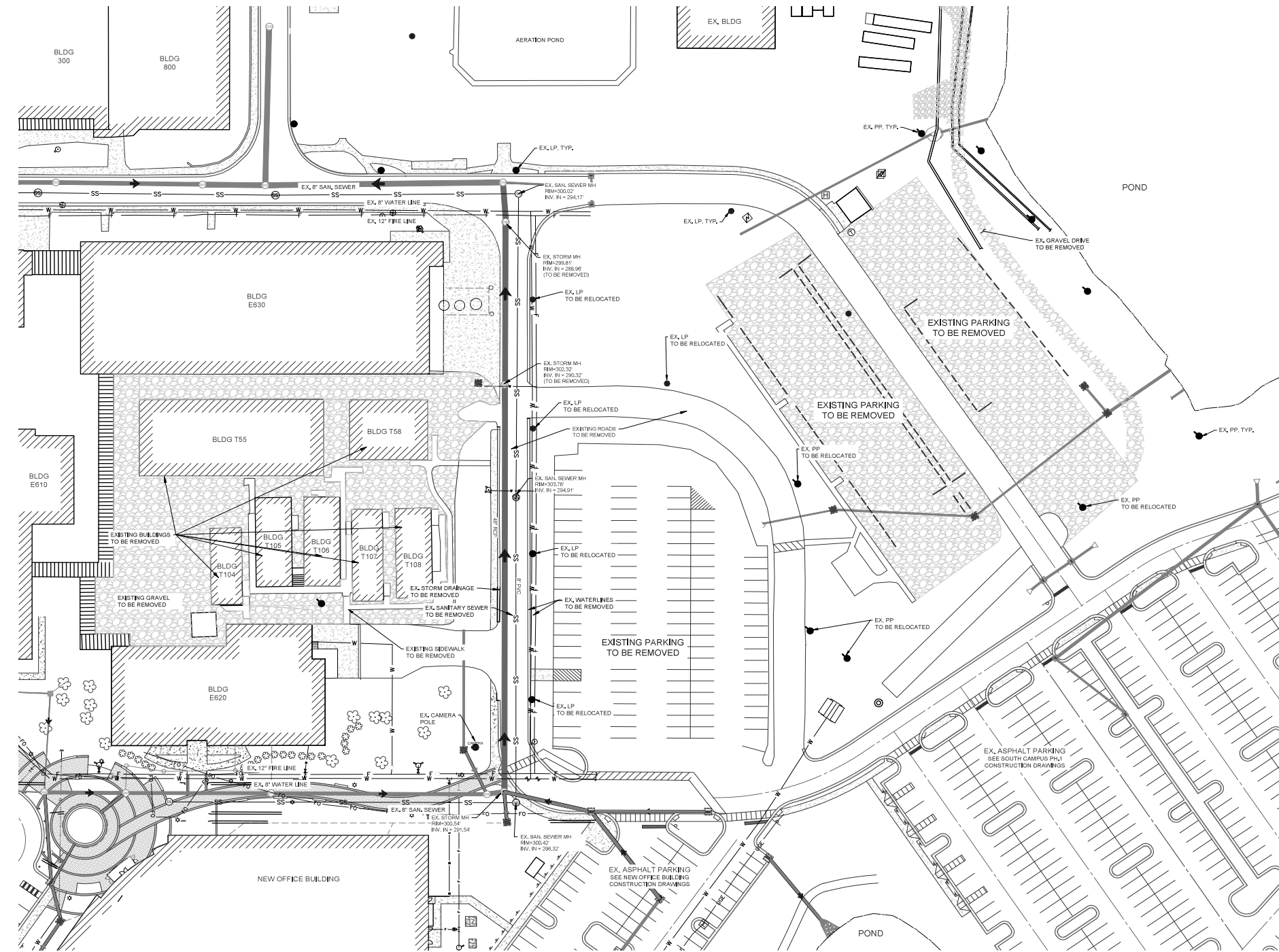
PRELIMINARY
NOT RELEASED
FOR CONSTRUCTION
08/08/2017

BSL NO.	DESCRIPTION	DATE

\\TRICIVIL\WORKS\PROJECTS\GRIFOLS-TALECHS\BLDG 640\02 INITIAL DESIGN\DOCUMENTS\DWGS\SHEET1.COVER.DWG

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Town of Clayton
Received
8/28/2017



DESIGNED:	DCS	PROJECT DATE:	AUGUST 2017
DRAWN:	SYM	PROJECT NO.:	
CHECKED:	ADG	DWG FILE NAME:	2 Ex. Cond & Demolition
PROJ. ENG.:	GEC	REVISIONS:	



**GRIFOLS THERAPEUTICS
BUILDING 640
CLAYTON, NC**

SITE ADDRESS
8368 US HWY, 70 BUS WEST
CLAYTON, NC 27524

**EXISTING CONDITIONS
AND DEMOLITION PLAN**

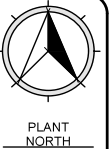


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NOT RELEASED
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08/08/2017

SHEET NO.
2

SAVED 8/21/17 10:42 AM



Town of Clayton
Received
8/28/2017

SITE DATA:

- TRACT OWNER: GRIFOLS THERAPEUTICS, 8368 US HWY 70 WEST, CLAYTON, NC 27524
- NC PIN: 10780042-15181
- DEED REFERENCE: D6-4016, PG 306
- TRACT AREA: 358.51 AC
- ZONING: I-1 WATERSHED OVERLAY DISTRICT
- PROJECT AREA: 6.68 AC
- EX. IMPERVIOUS IN PROJECT AREA: 4.76 AC (71.3%)
- PROP. IMPERVIOUS IN PROJECT AREA: 4.68 AC (70.0%)
- PROPOSED BUILDING AREA: 50,000 SF
- PROPOSED BUILDING HEIGHT: 75' (THREE STORIES)
- PROPERTY LOCATION: TOWN OF CLAYTON EXTRA TERRITORIAL JURISDICTION
- EXISTING USE: INDUSTRIAL PARKING LOT
- PROPOSED USE: INDUSTRIAL BUILDING AND EMPLOYEE PARKING LOT

NOTES

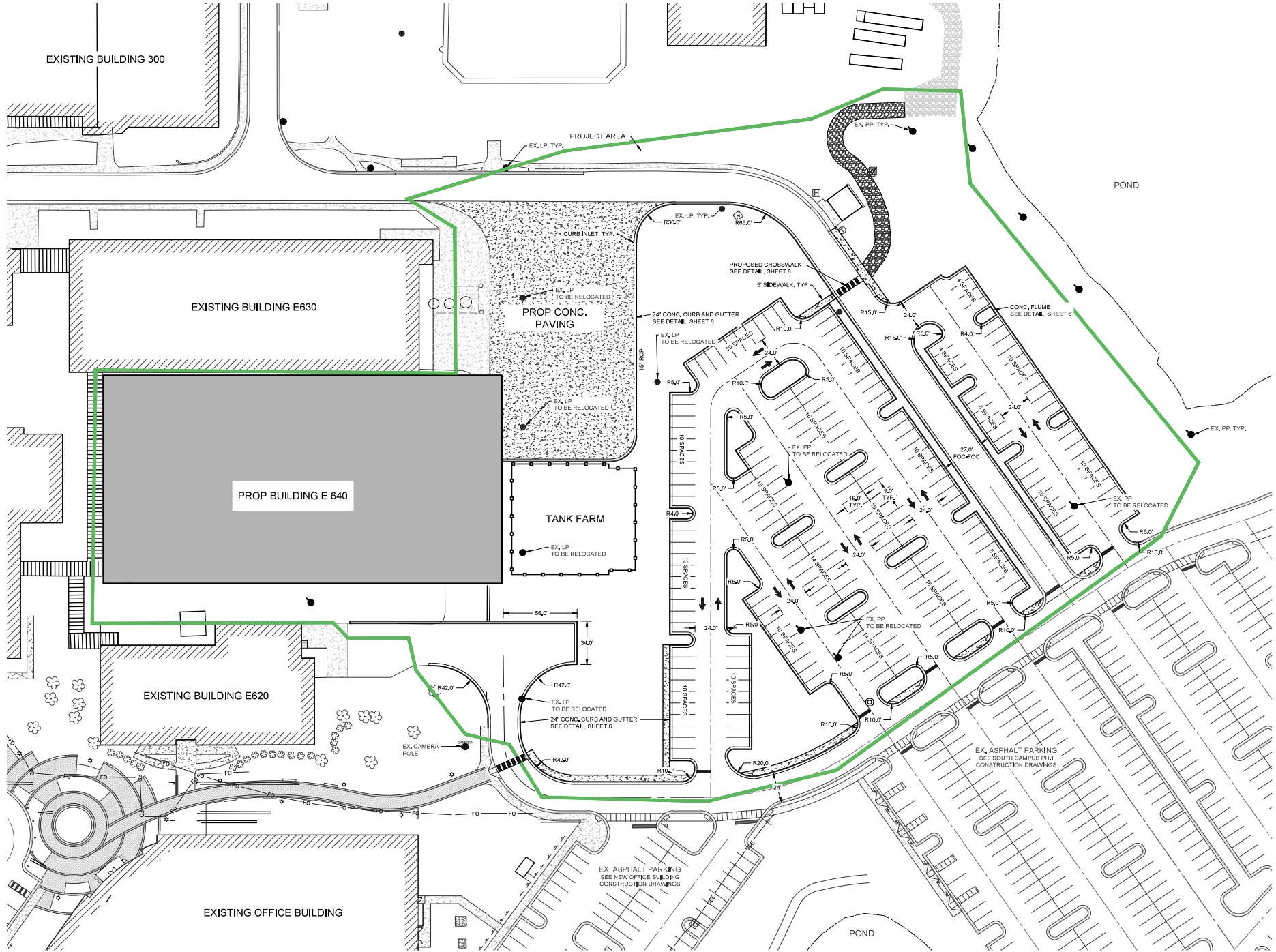
1. ALL DIMENSIONS TO BACK OF CURB UNLESS OTHERWISE DESIGNATED.

PARKING SUMMARY:

REQUIRED PARKING:
MANUFACTURING AND PRODUCTION = 1,5/1000SF
BLDG AREA: 150,000 SF (OVER THREE FLOORS)
REQ. = 225

PARKING PROVIDED = 222 SPACES

ADDITIONAL PARKING, AS WELL AS HANDICAP PARKING AND BICYCLE PARKING IS AVAILABLE ON SITE AT THE NEW OFFICE PARKING LOT AND AT THE SOUTH CAMPUS PARKING LOT.



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DESIGNED:	DCS	PROJECT DATE:	AUGUST 2017
DRAWN:	SYM	PROJECT NO.:	
CHECKED:	ADS	DWG FILE NAME:	3.3m 1/10/17
PROJ. ENG.:	GGC	REVISIONS:	



GRIFOLS THERAPEUTICS
BUILDING 640
CLAYTON, NC

SITE ADDRESS
8368 US HWY. 70 BUS WEST
CLAYTON, NC 27524

SITE PLAN



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FOR CONSTRUCTION

08/08/2017

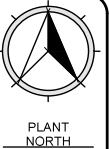
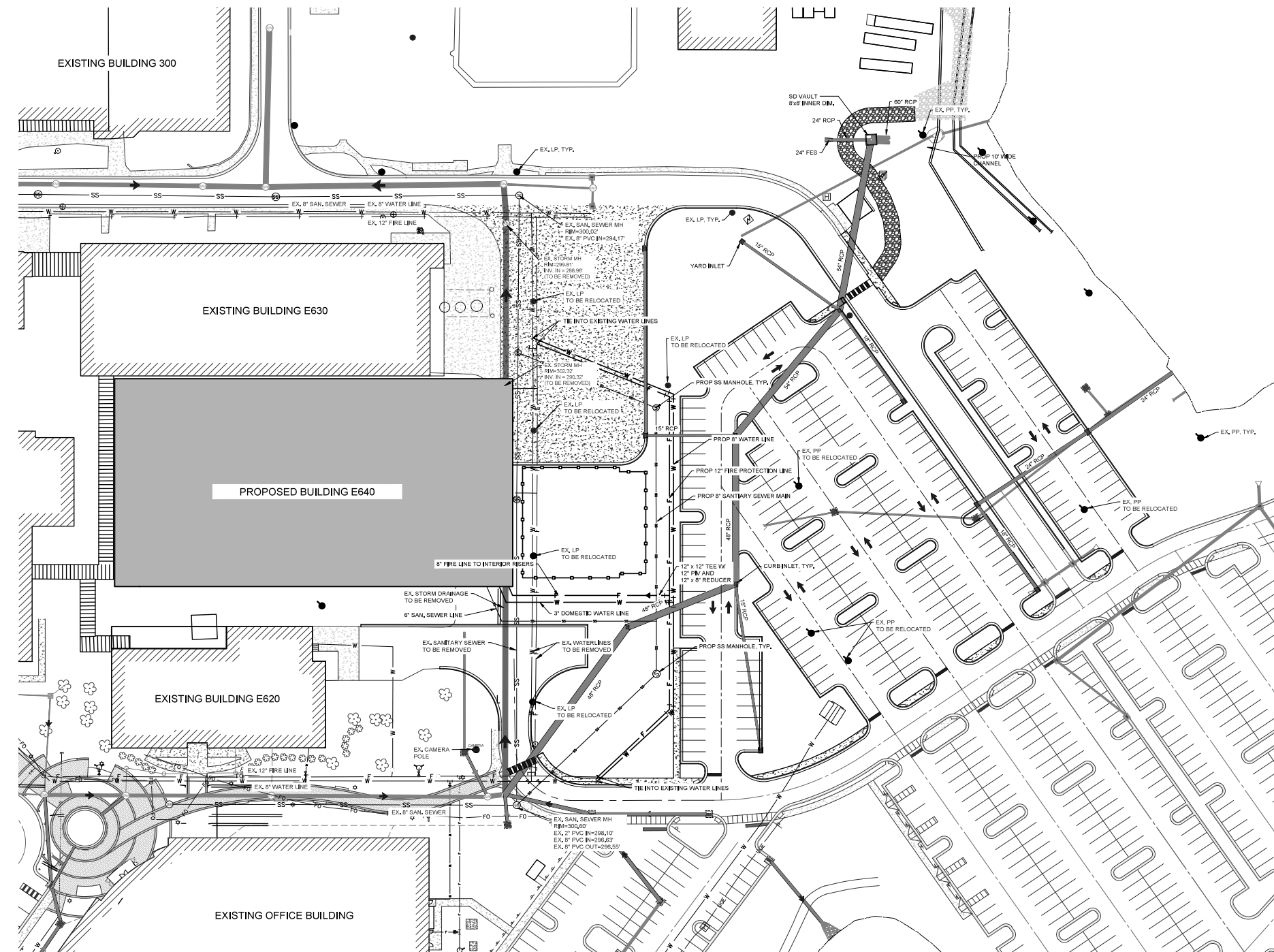
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3



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Town of Clayton
Received
8/28/2017



DESIGNED:	DCS	PROJECT DATE:	AUGUST 2017
DRAWN:	SWM	PROJECT NO.:	
CHECKED:	ADS	DWG FILE NAME:	154 UTILITY PLAN
PROJ. ENG.:	GEC	REVISIONS:	



**GRIFOLS THERAPEUTICS
BUILDING 640
CLAYTON, NC**
SITE ADDRESS
8368 US HWY. 70 BUS WEST
CLAYTON, NC 27524

UTILITY PLAN

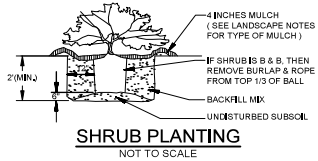
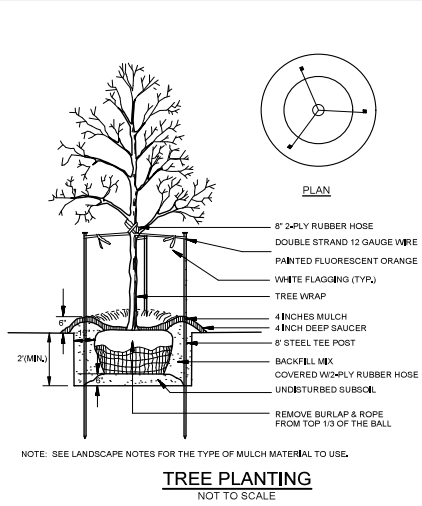
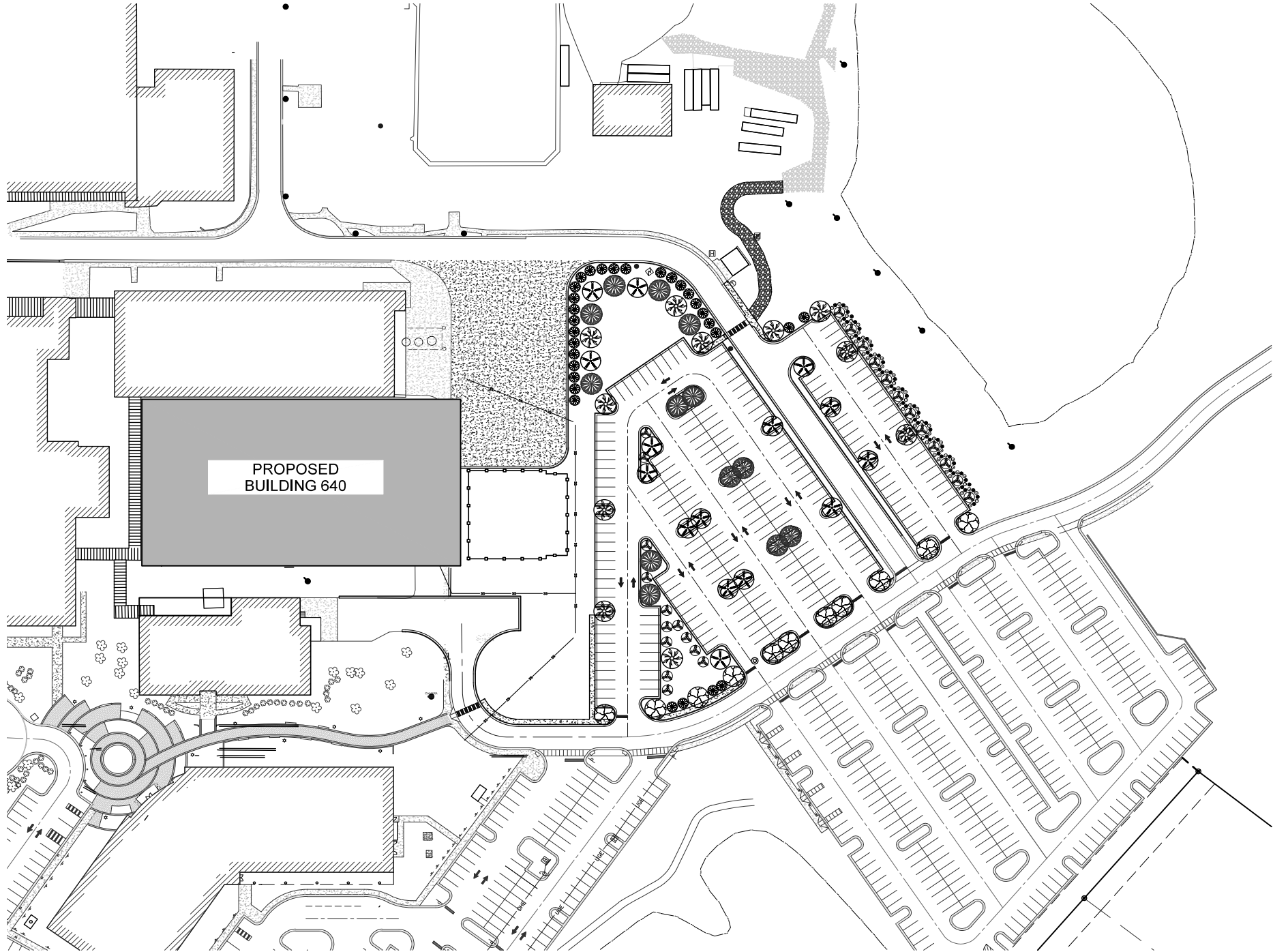


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08/08/2017

SHEET NO.
4

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Plant List and Legend									
symbol	quantity	botanic name	common name	size	height	container	variety	notes	
	12	Acer rubrum	Red Maple	2.5" cal.	8'	B&B	October Glory		
	12	Quercus phellos	Willow Oak	2.5" cal.	8'	B&B			
	16	Taxodium distichum	Bald Cypress	2.5" cal.	8'	B&B			
	15	Ulmus parvifolia	Chinese Elm	2.5" cal.	8'	B&B	Allee		
DECIDUOUS UNDERSTORY TREES									
	30	Lagerstroemia indica	Crape Myrtle		6' ht.	B&B	Cherokee Variety		
	25	Cornus Florida	Flowering Dogwood		6' ht.	B&B			
EVERGREEN SHRUBS									
	60	Myrica Cerifera	Wax-Myrtle		24" ht.	5 gal.		Plant 5' O.C.	
	50	Ilex Crenata	Japanese Holly		15" ht.	3 gal.		Plant 3' O.C.	



DESIGNED:	DCB	PROJECT DATE:	AUGUST 2017
DRAWN:	SYM	PROJECT NO.:	
CHECKED:	ADG	DWG FILE NAME:	5 Landscape Plan.dwg
PROJ. ENG.:	GEC	REVISIONS:	



**GRIFOLS THERAPEUTICS
BUILDING 640
CLAYTON, NC**
SITE ADDRESS
8368 US HWY, 70 BUS WEST
CLAYTON, NC 27524

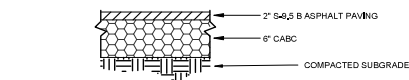
LANDSCAPE PLAN



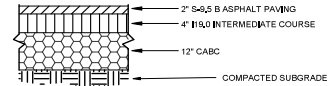
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FOR CONSTRUCTION
08/08/2017

SHEET NO.
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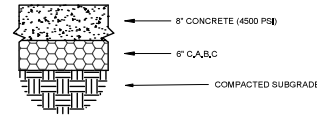
\\TRICIVIL\WORKS\PROJECTS\GRFOLS-TALECRIS\BLDG 64\002 INITIAL DESIGN\DOCUMENTS\DWG\SHEETS\6 SITE DETAIL.S.DWG



LIGHT DUTY
ASPHALT PAVEMENT SECTION
NOT TO SCALE

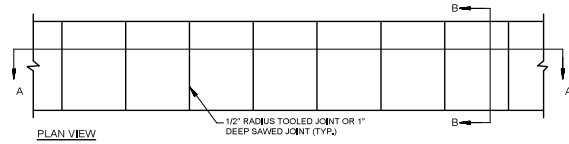


HEAVY DUTY
ASPHALT PAVEMENT SECTION
NOT TO SCALE

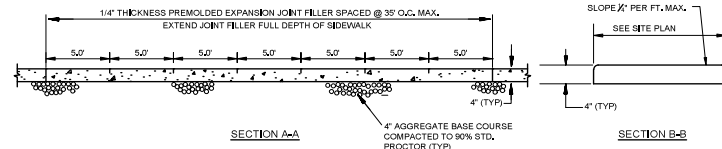


NOTE:
COMPACT BASE COURSE TO 100% OF AASHTO T-180.

CONCRETE PAVEMENT SECTION
NOT TO SCALE



PLAN VIEW

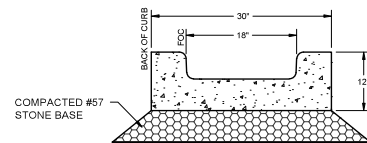


SECTION A-A

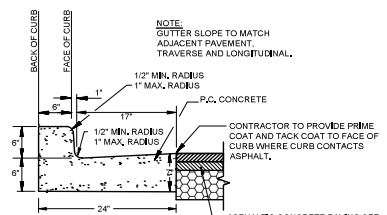
SECTION B-E

- NOTES:**
1. PROVIDE $\frac{1}{2}$ " EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS.
 2. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS-SLOPE OF $\frac{1}{4}$ " PER FT.

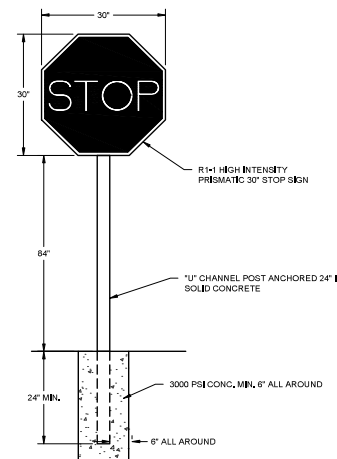
CONCRETE SIDEWALK
NOT TO SCALE



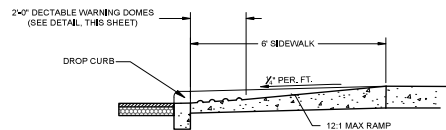
CURBED FLUME
NOT TO SCALE



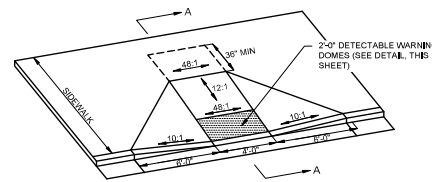
24" CONCRETE STD CURB AND GUTTER
NOT TO SCALE



STOP SIGN
NOT TO SCALE

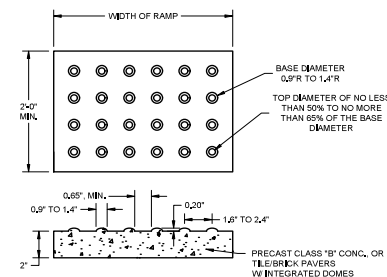


SECTION A-4



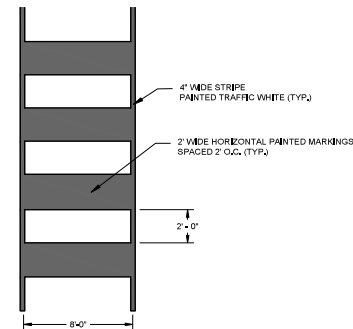
ISOMETRIC VIEW

HANDICAP ACCESS CURB RAMP
NOT TO SCALE



- NOTES:**
1. DETECTABLE WARNING DOMES SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON THE DETAILS.
 2. DETECTABLE WARNING DOMES SECTION SHALL CONTRAST VISIBLY WITH ADJOINING SURFACE, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT SEQUENCE

DETECTABLE WARNING DOMES
NOT TO SCALE



CROSSWALK STRIPING
NOT TO SCALE

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ALTER THESE DOCUMENTS, UNLESS ACTING
UNDER THE DIRECTION OF A LICENSED
ENGINEER WITH RESPONSIBLE CHARGE.

DESIGNED:	DCS	PROJECT DATE:	AUGUST, 2017
DRAWN:	SWM	PROJECT NO.	
CHECKED:	ADS	DWG FILE NAME:	6 SW Detail.dwg
PROJ. ENG.:	GBG	REVISIONS	



**GRIFOLS THERAPEUTICS
BUILDING 640
CLAYTON, NC**

SITE ADDRESS
8368 US HWY. 70 BUS WEST
CLAYTON, NC 27524

SITE DETAILS

NOT TO SCALE

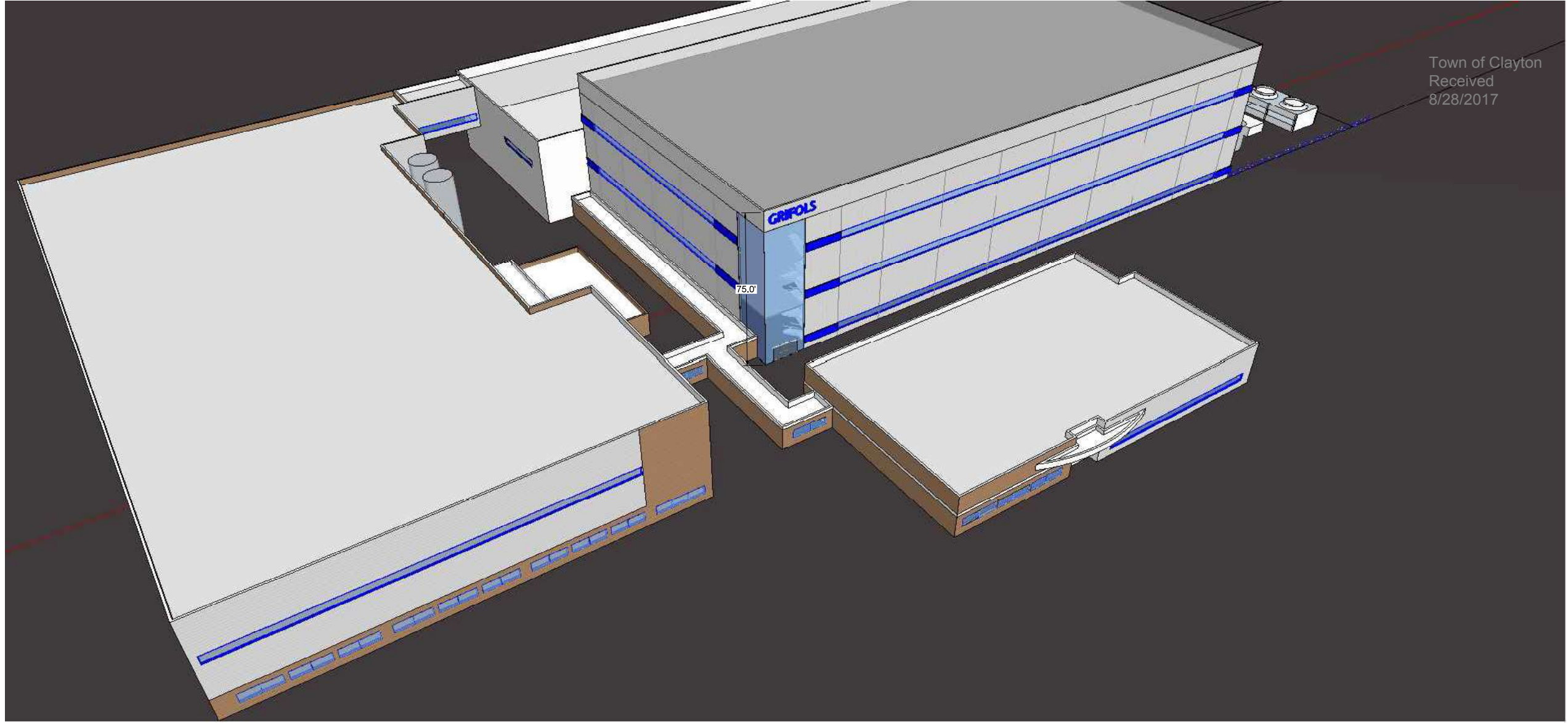
PRELIMINARY
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FOR CONSTRUCTION

08/08/2017

SHEET NO.

6





NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Special Use Permit - Grifols Building E640

Date of Mailing: AUGUST 18, 2017

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: Dan Simmons

Signature: 

Date of Meeting: Sept 7, 2017 Time of Meeting: 7:00 PM

Location of Meeting: 211 Tyler Drive, Smithfield, NC 27577

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.*

NONE

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Grifols Building 640

Application: Grifols Therapeutics

Location/Date: 211 Tyler Drive, Smithfield, NC @ 7PM Sept. 7, 2017

	NAME	ADDRESS
1	NO ATTENDANCE	
2		
3		
4		
5		
6		
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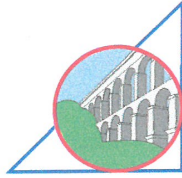
ADJACENT PROPERTY OWNERS LIST

Project Name: Grifols Building 640

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
05I05019E	Capital Area Young Mens Christian Association	1600 Hillsborough St., Raleigh, NC 27605
05I05017B	County of Johnston	PO Box 1049, Smithfield, NC 27577
05E99001Z	Robert N Doster	146 Sunset Drive, Swansboro, NC 28584-9314
05I05040B	Klopfer Associates NC LLC	363 Peregrine Dr. Indialantic, FL 32903-4744
05I05041	Jimmy R. & Judy G. Cox	8851 US 70 Bus. Hwy West, Clayton, NC 27520-9296
05I05001B	Natvar Holdings Inc Del Corp	8720 US 70 Bus Hwy, Clayton, NC 27527
05H04032F	Jimmy R. & Judy G. Cox	8851 US 70 Bus. Hwy West, Clayton, NC 27520-9296
05E99010G	Novo Nordisk Pharm. Ind.	3612 Powhatan Road, Clayton, NC 27527
05E99010H	Town of Clayton	Po Box 879, Clayton, NC 27528



TRIANGLE CIVILWORKS
PROFESSIONAL ASSOCIATION

July 17, 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: September 7, 2017 Meeting Time: 7:00 PM

Meeting Location: 211 Tyler Drive, Smithfield, NC 27577

Type of Application: Special Use Permit

Project/proposal property address: 8368 US HWY 70 BUS, Clayton, NC 27527

Description of project/proposal: Construction of a 50,000SF, 75' tall, three story building to consolidate manufacturing into one location. This will allow for the removal of existing trailers T104-108, T56 and T58.

Upcoming public meetings for this application (Planning Board and/or Town Council): Sept 25, 2017

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 scale that is appropriate to the project and shows the 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 or and/or development proposal.

If you have any questions prior to or after this meeting, you may contact us at 919-209-9955. You may also contact the Planning Department at 919-553-5002

Sincerely,

Dan Simmons

Triangle Civilworks, PA



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
Sept. 25, 2017*

STAFF REPORT

Application Number: 2017-128-SUP

Project Name: Grifols 640 Manufacturing Building, Special Use Permit

NC PIN / Tag #: portion of 167800-21-5181 / 05i05001d
Location: The site is behind the new Grifols Office building, in a location currently occupied by several modular manufacturing trailers.
Town Limits/ETJ: ETJ
Overlay: entire property is within the Watershed Protection Overlay, with the portion nearest US 70 Bus. is within the Thoroughfare Overlay.
Applicant: Triangle Civilworks, PA c/o Dan Simmons
Owner: Grifols Therapeutics, Inc.

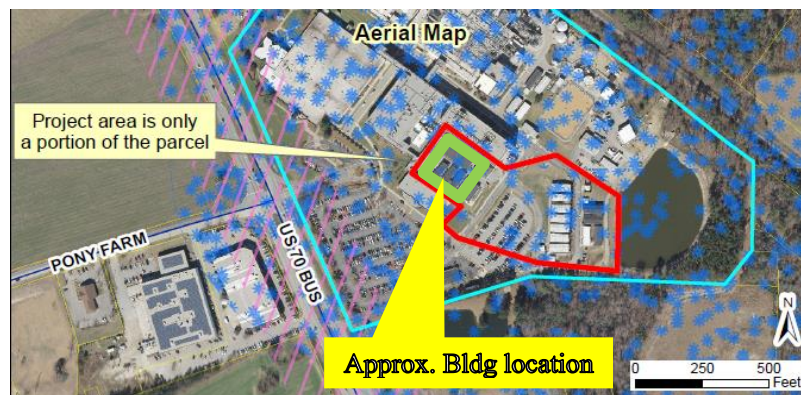
Public Noticing:

- Neighborhood meeting August 18, 2017
- Site posted September 09, 2017
- Adjacent property owners notified prior to October 26, 2017
- Newspaper ad posted prior to October 25, 2017

REQUEST: To exceed the maximum height of the district, to develop a three-story, 75' tall manufacturing building.

SITE DATA:

Acreage: parcel ±58.51 ac., project area 6.68 ac.
Present Zoning: Light Industrial (I-1)
Proposed Zoning: n/a
Existing Use: modular trailers and chemical tanks, used for manufacturing.



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Light Industrial (I-1)	Industrial
South	Heavy Industrial (I-2) and Light Industrial (I-1)	Industrial
East	Light Industrial (I-1)	Industrial and vacant
West	Light Industrial (I-1) and Residential-Estate (R-E)	Offices and vacant

DEVELOPMENT DATA:

Location: Clayton ETJ
Proposed Uses: Biopharmaceutical manufacturing facility
Buildings: One building, 150,000 sqft
Height: Three stories, 75' tall

STAFF ANALYSIS AND COMMENTARY:**Overview**

The applicant is requesting special use permit approval to construct a 75' tall, 150,000 sqft industrial building. The maximum building height in the Light Industrial (I-1) district is 50'. This special use permit request is to exceed that height. If approved, this Special Use Permit would allow the construction of a 75' tall building (according to the associated site plan), which is in excess of the maximum height restriction of the Light Industrial zoning district, as described in Table 2-5, "Nonresidential Dimensional Standards, per §155.203(K)(2)(a).

Associated Site Plan

Pursuant to §155.711, concurrent with a request for a special use permit, an applicant shall submit a site plan for review and approval. The final decision regarding this site plan is made by the applicable reviewing body. However, the portion of this site plan that exceeds the current limits of the Unified Development Code (UDC) must receive approval as a Special Use Permit. The site plan application that was submitted (2017-127-SP) shows that the new building will tie into an existing manufacturing infrastructure that supports the on-site operations. The building and associated "tank farm" (chemical storage area) represents a formalization and improvement to the facilities and operations on the site. The building will have fire suppression infrastructure (i.e. – sprinklers) installed, and will meet all relevant requirements of the NC State Building Code.

Consistency with Adopted Plans:

- **Comprehensive Plan 2040**
The request is consistent.
- **Unified Development Code**
The proposed site plan and use is consistent with the Unified Development Code (UDC).

Compatibility with Surrounding Land Uses

The site is located within the current Grifols industrial complex, and is compatible.

Landscaping and Buffering

The site will meet the landscaping requirements of the UDC.

Environmental

The project area and parcel lies within the Watershed Protection Overlay District. The Grifols site will mitigate stormwater onsite through their existing stormwater retention pond.

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.

STAFF RECOMMENDATION: Approval with conditions.

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. This Special Use Permit, granting permission to develop a 75' tall building, shall only apply to the approved site plan (2017-127-SP, and any subsequently approved modifications) and this one building.
3. Conditions of Approval for the Special Use Permit and Site Plan shall be printed on the final plans before they are submitted for approval.
4. All roof mounted and ground mechanical equipment must be completely screened from view.

ATTACHMENTS

1. Findings of Fact
2. Map
3. Application
4. Neighborhood Meeting Materials
5. Associated Site Plan (2017-127-SP)



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: Grifols Building 640 Acreage of Property: 56.99
Parcel ID Number: 05105001D Tax ID: 4758408
Deed Book: 04016 Deed Page(s): 0306
Address/Location: 8368 US HWY 70 BUS, Clayton NC 27527

Existing Use: Industrial Proposed Use: Industrial
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): Watershed Protection

OFFICE USE ONLY

Date Received: JUL 31 2017

Amount Paid: \$500

Permit Number: 2017-128-SUP

TOWN OF CLAYTON
PLANNING DEPARTMENT
version 06/06/2016

Page 1 of 9

PROPERTY OWNER INFORMATION

Name: Grifols Therapeutics Inc.

Mailing Address: 8368 US 70 Bus. Clayton, NC 27527

Phone Number: 919-631-1180

Fax: 919-359-4862

Email Address: douglas.heuermann@grifols.com

APPLICANT INFORMATION

Applicant: Triangle Civilworks, PA

Mailing Address: PO Box 2619, 211 Tyler Drive, Smithfield, NC 27577

Phone Number: 919-209-9955

Fax: 919-205-1045

Contact Person: Dan Simmons

Email Address: Dan.Simmons@trcivil.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>7-10-17</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.

The proposed project is located internally to the Grifols site and the nearest proposed construction is over 500' from the public ROW or the nearest adjacent property. As such there should be no endangerment to public health or safety from the project.

2. That the application meets all required specifications and conforms to the standards and practices of sound land use planning and the Town Code of Ordinances and other applicable regulations.

The project will be designed to meet all applicable Town of Clayton Ordinances, including stormwater, erosion control, utilities, landscaping, and parking lot design.

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

The proposed project is located internally to the Grifols site and the nearest proposed construction is over 500' from the public ROW or the nearest adjacent property. As such there should be no impact on either the value or use of adjacent properties or uses.

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

The project is designed to meet all applicable Town of Clayton Ordinances, and as such should not adversely affect the adopted plans and policies of the Town, or the existing standards of adjacent properties.

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

This will allow for the removal of existing trailers T104-108, T56, and T58.

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 is no handwriting or other markings on the paper.

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.

Print Name


Signature of Applicant

7-28-17
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: Grifols Building 640 **Address or PIN #:** 05105001D

AGENT/APPLICANT INFORMATION:

Dan Simmons
(Name - type, print clearly)

211 Tyler Drive
(Address)
Smithfield, NC 27577
(City, State, Zip)

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

Major Site Plan - Grifols Building 640

Special Use Permit - Grifols Building 640

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:

William Cave
(Name - type, print clearly)

8368 HIGHWAY 70 WEST
(Address)

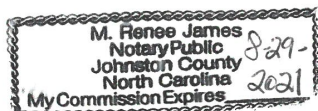
[Signature]
(Owner's Signature)

CLAYTON, NC, 27520
(City, State, Zip)

STATE OF NC
COUNTY OF Johnston

Sworn and subscribed before me M. Renee James, a Notary Public for the above State and County, this the 20th day of July, 2017.

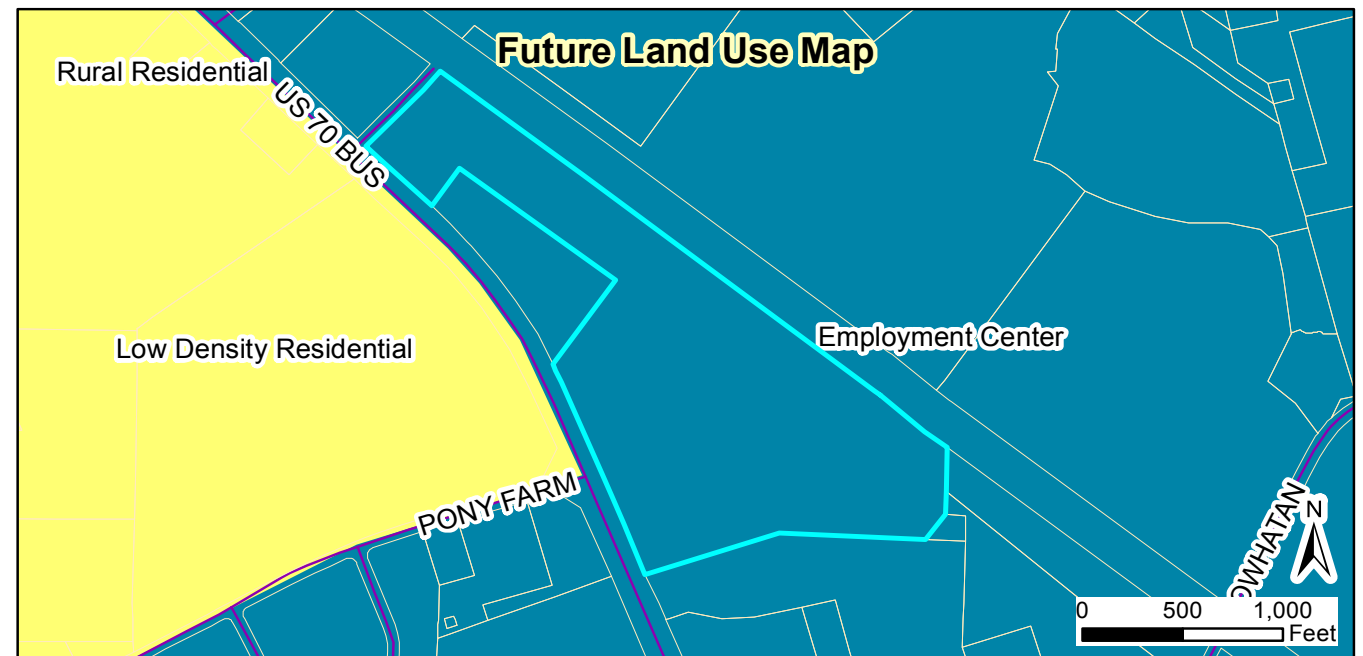
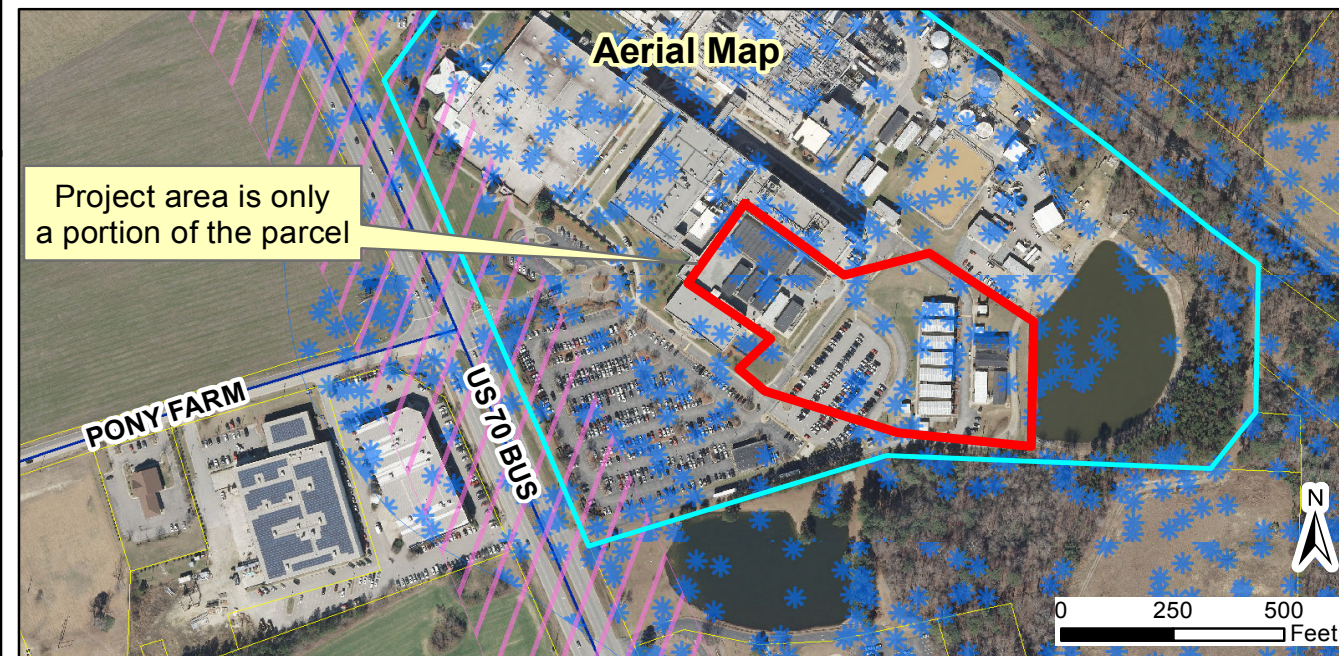
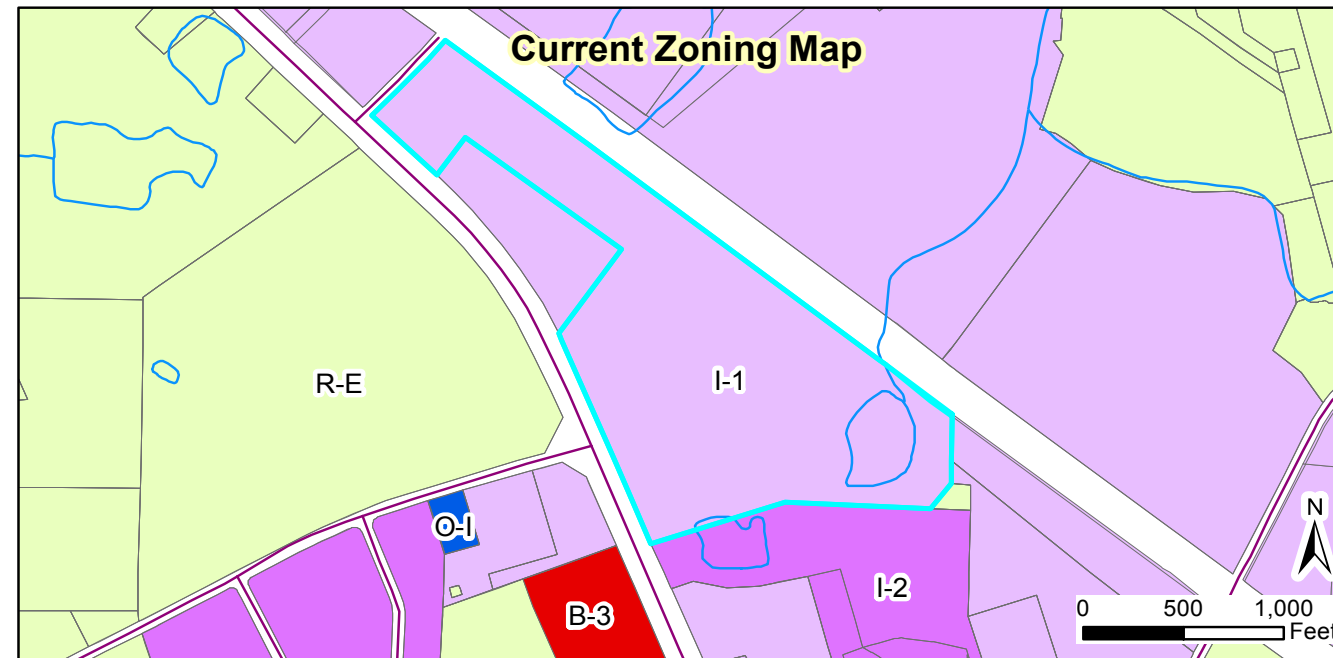
SEAL



October 2013

M. Renee James
Notary Public

My Commission Expires: 8-29-2021



2017-127-SP, Grifols 640 Building, Maj. Site Plan, to develop a manufacturing facility
2017-128-SUP, Grifols 640 Bldg, Special Use Permit, for a 75' building height.

Applicant: Triangle Civilworks, PA co Dan Simmons
 Property Owners: Grifols Therapeutics, Inc.
 Portion of Parcel ID: 167800-21-5181 Tag #: 05i05001d

Staff Report Map



Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2017\2017-127-SP Grifols Building 640 Site Plan\Map\Map - Grifols 640 Bldg - 2017-127-SP and 2017-128-SUP.mxd

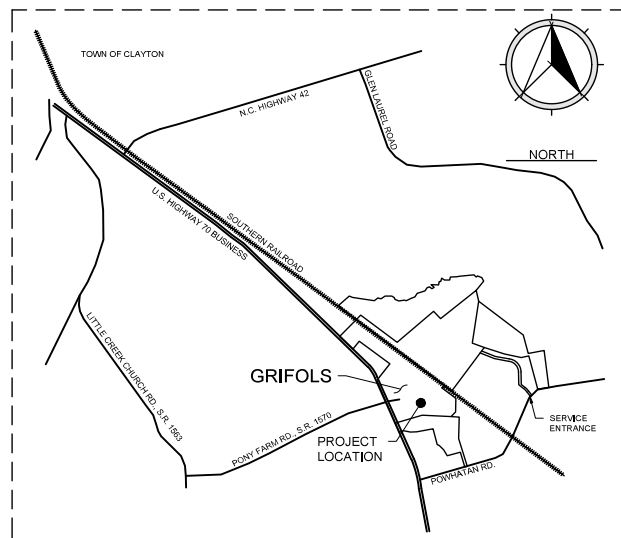
Legend

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

09/18/2017

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

SAVED: 8/15/17 8:43 AM



VICINITY MAP

DRAWING LIST	
COVER	1
EXISTING CONDITIONS AND DEMOLITION PLAN	2
SITE PLAN	3
UTILITY PLAN	4
LANDSCAPE PLAN	5
SITE DETAILS	6

SITE DEVELOPMENT PLANS

GRIFOLS THERAPEUTICS
BUILDING 640
CLAYTON, NC

Town of Clayton
Received
8/28/2017

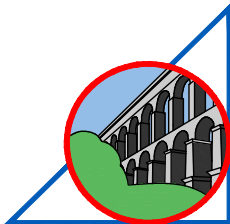
SITE ADDRESS:
8368 US HWY. 70 BUS WEST
CLAYTON, NC 27524

CLIENT:
GRIFOLS THERAPEUTICS
8368 US HWY. 70 BUS WEST
CLAYTON, NC 27524

AUGUST, 2017

ISS. NO.	DESCRIPTION	DATE

IT IS A VIOLATION OF LAW FOR ANY PERSON TO
ALTER THESE DOCUMENTS, UNLESS ACTING
UNDER THE DIRECTION OF A LICENSED
ENGINEER WITH RESPONSIBLE CHARGE.



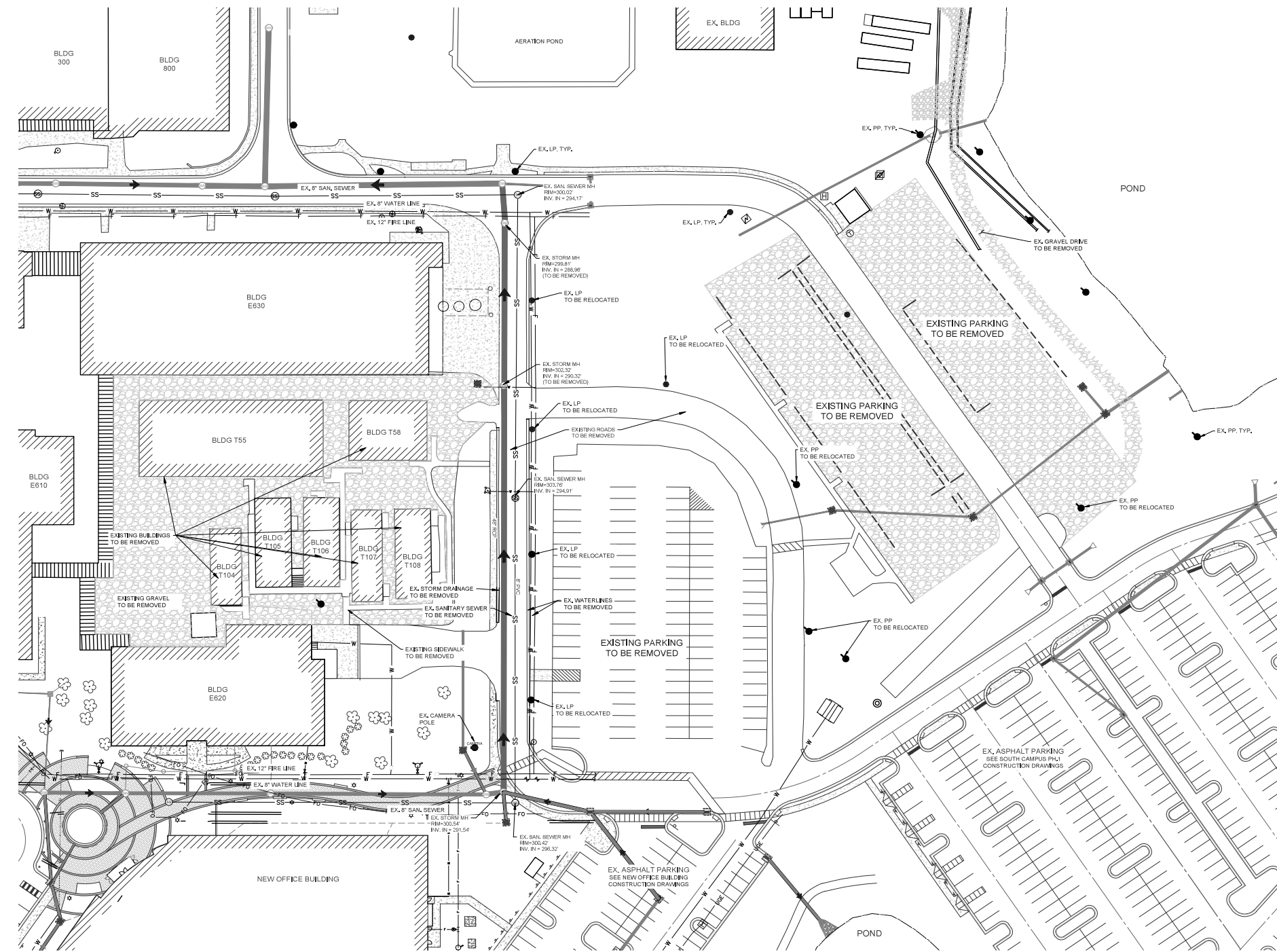
TRIANGLE
CIVILWORKS
PROFESSIONAL ASSOCIATION
NCBELS NO. C-2603
211 TYLER DRIVE
SMITHFIELD, NC 27577
919-209-9955



PRELIMINARY
NOT RELEASED
FOR CONSTRUCTION
08/08/2017

SAVED: 8/15/17 8:59 AM

\\TRIC\I\WORK\PROJECTS\GRIFOLS\BUILDING 640\000 INITIAL DESIGN\DOCUMENTS\DWG\SHETS\2 EX, COND & DEMO\DWG



Town of Clayton
Received
8/28/2017



DESIGNED:	DCS	PROJECT DATE:	AUGUST 2017
DRAWN:	SYM	PROJECT NO.:	
CHECKED:	ADG	DWG FILE NAME:	2 Ex, Cond & Demolition
PROJ. ENG.:	GEC	REVISIONS:	



**GRIFOLS THERAPEUTICS
BUILDING 640
CLAYTON, NC**

SITE ADDRESS
8368 US HWY, 70 BUS WEST
CLAYTON, NC 27524

**EXISTING CONDITIONS
AND DEMOLITION PLAN**

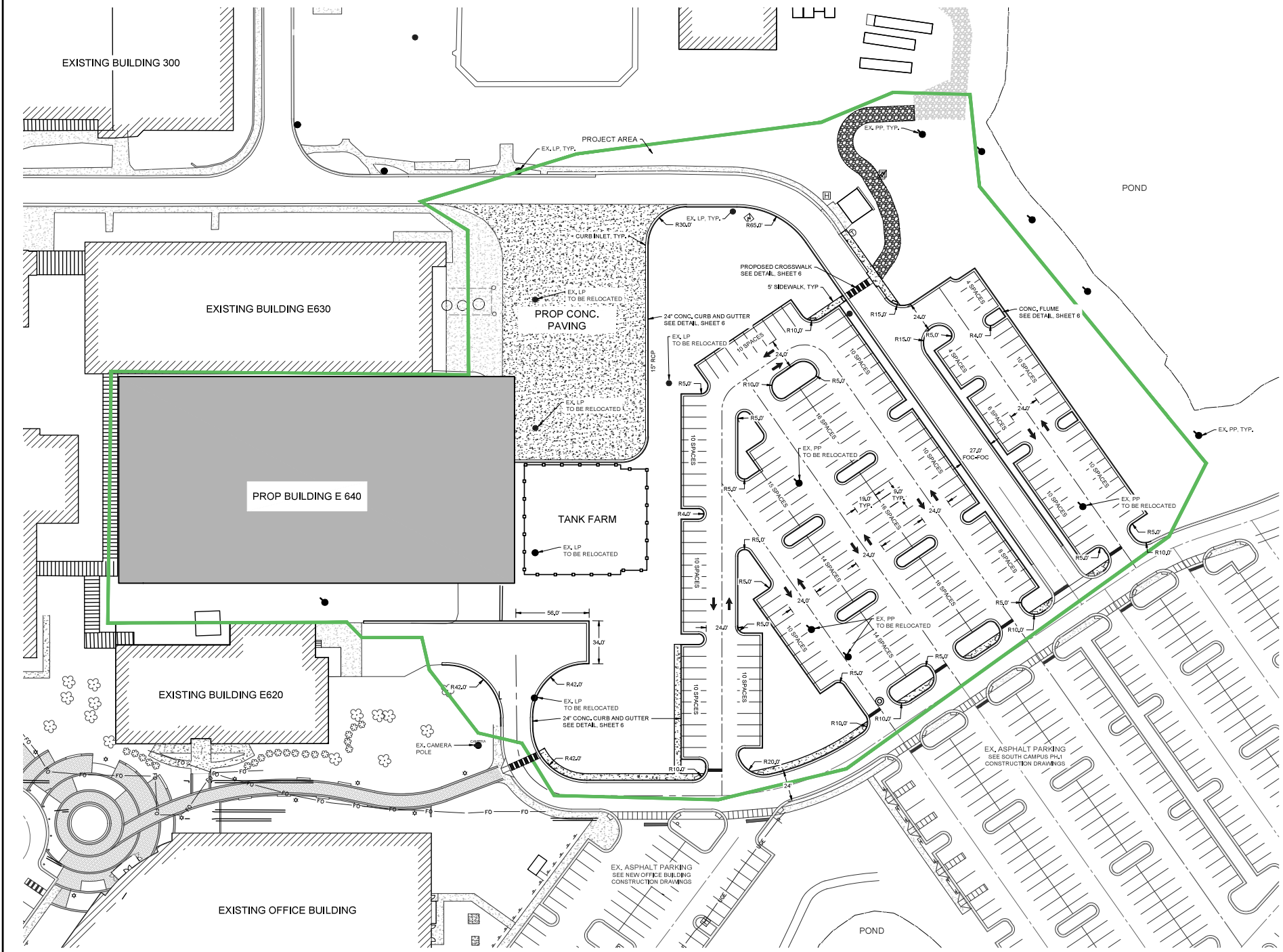


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FOR CONSTRUCTION

08/08/2017

SHEET NO.

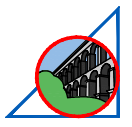
2



ADDITIONAL PARKING, AS WELL AS HANDICAP PARKING AND BICYCLE PARKING IS AVAILABLE ON SITE AT THE NEW OFFICE PARKING LOT AND AT THE SOUTH CAMPUS PARKING LOT.



DESIGNED:	DCS	PROJECT DATE:	AUGUST, 2017		
DRAWING:	SVM	PROJECT NO.			
CHECKED:	ADZ	DWG FILE NAME:	3.8m 1147m		
PROJ. ENCL:	08C				
		REVNO.		DESCRIPTIONS	
				REVISIONS	

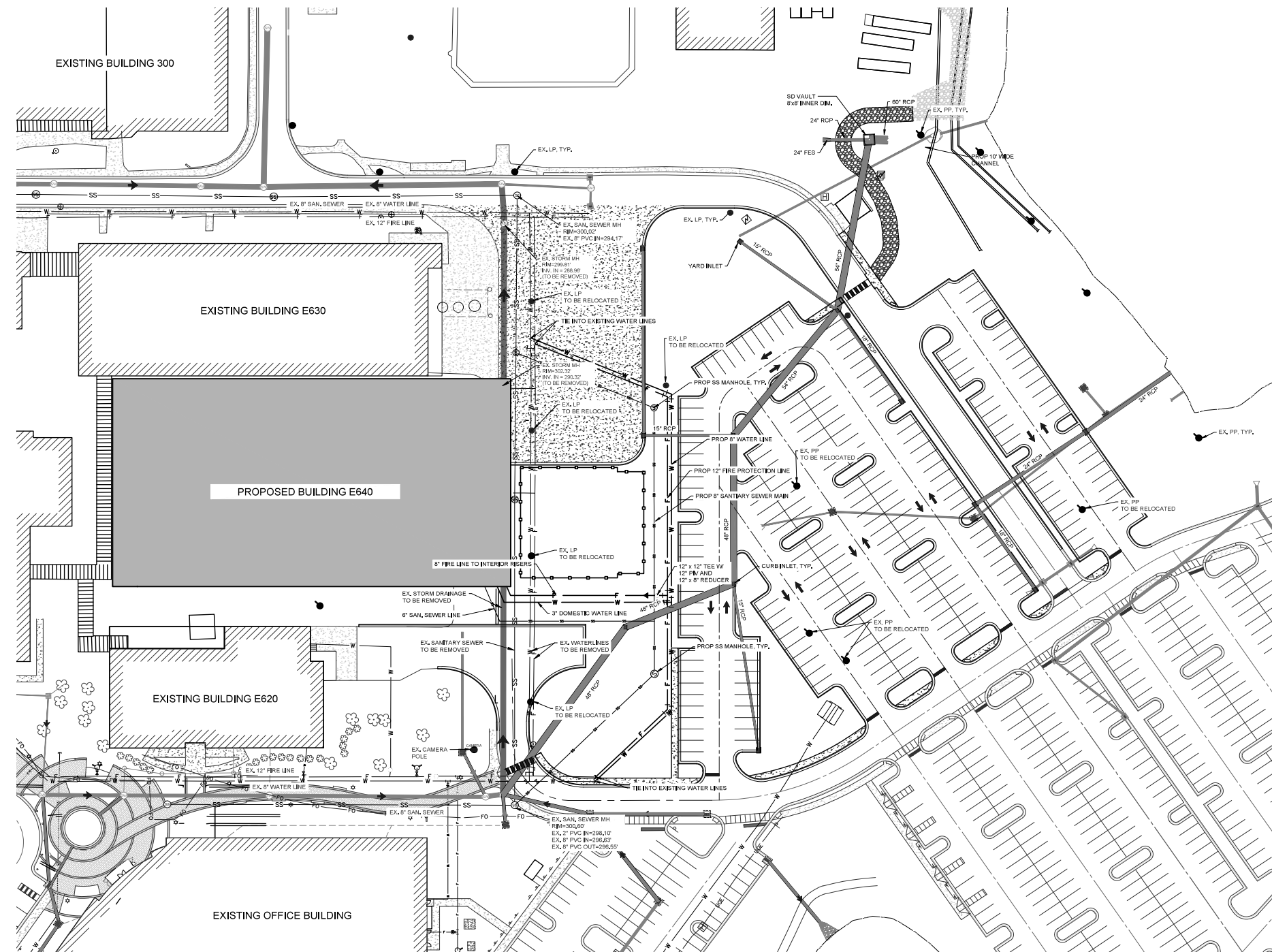


**TRIANGLE
CIVILWORKS**
PROFESSIONAL ASSOCIATION
NCBELS NO. C-2603
211 TYLER DRIVE
SMITHFIELD, NC 27577
919-209-9955

PRELIMINARY
NOT RELEASED
FOR CONSTRUCTION
08/08/2017

SHEET NO.

3



DESIGNED:	DCS	PROJECT DATE:	ALFARIST, 2017		
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CHECKED:	ADG	DWG FILE NAME:	CLUTHER.Dwg		
PROJ. ENG.:	GBG				
		REVNO.		DESCRIPTIONS	
				REVISIONS	



**GRIFOLS THERAPEUTICS
BUILDING 640
CLAYTON, NC**

SITE ADDRESS

8368 US HWY. 70 BUS WEST
CLAYTON, NC 27524

UTILITY PLAN



PRELIMINARY
NOT RELEASED
FOR CONSTRUCTION

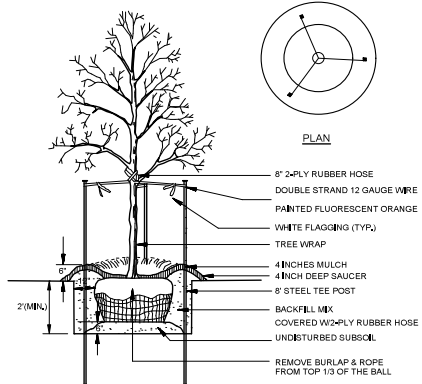
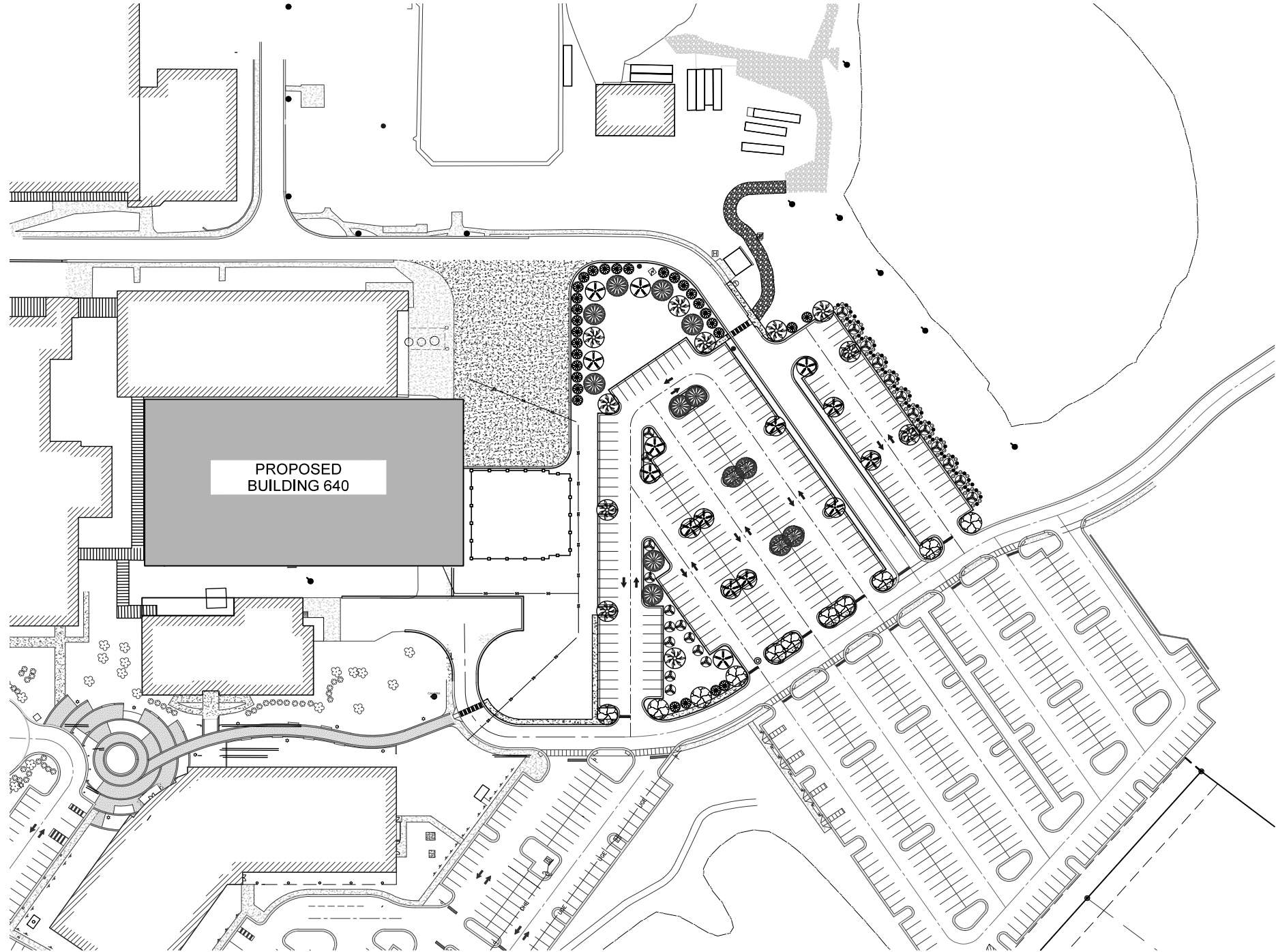
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SHEET NO.

4

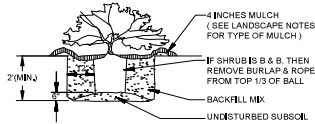
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\\TRIC\I\WORKS\PROJECTS\GRIFOLS-TALECH\B181\DWG 440020 INITIAL DESIGN\DOCUMENTS\DWGS\LANDSCAPE PLANDWG



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

TREE PLANTING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE

Plant List and Legend

symbol	quantity	botanic name	common name	size	height	container	variety	notes
	12	Acer rubrum	Red Maple	2.5\"cal.	8'	B&B	October Glory	
	12	Quercus phellos	Willow Oak	2.5\"cal.	8'	B&B		
	16	Taxodium distichum	Bald Cypress	2.5\"cal.	8'	B&B		
	15	Ulmus parvifolia	Chinese Elm	2.5\"cal.	8'	B&B	Alto	
DECIDUOUS UNDERSTORY TREES								
	30	Lagerstroemia indica	Crape Myrtle		6' ht.	B&B	Cherokee Variety	
	25	Cornus Florida	Flowering Dogwood		6' ht.	B&B		
EVERGREEN SHRUBS								
	60	Myrica Cerifera	Wax-Myrtle		24\" ht.	5 gal.		Plant 5' O.C.
	50	Ilex Crenata	Japanese Holly		15\" ht.	3 gal.		Plant 3' O.C.



DESIGNED:	DCB	PROJECT DATE:	AUGUST 2017
DRAWN:	SYM	PROJECT NO.:	
CHECKED:	ADG	DWG FILE NAME:	5 Landscaping Final.dwg
PROJ. ENG.:	GBC	REVISIONS:	



GRIFOLS THERAPEUTICS
BUILDING 640
CLAYTON, NC

SITE ADDRESS
8368 US HWY, 70 BUS WEST
CLAYTON, NC 27524

LANDSCAPE PLAN

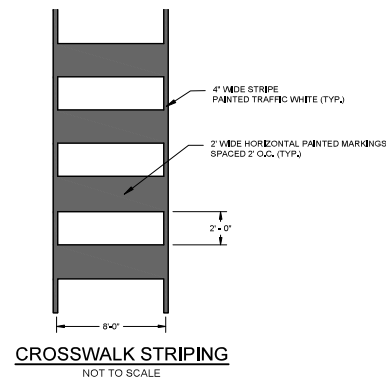


PRELIMINARY
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FOR CONSTRUCTION

08/08/2017

SHEET NO.

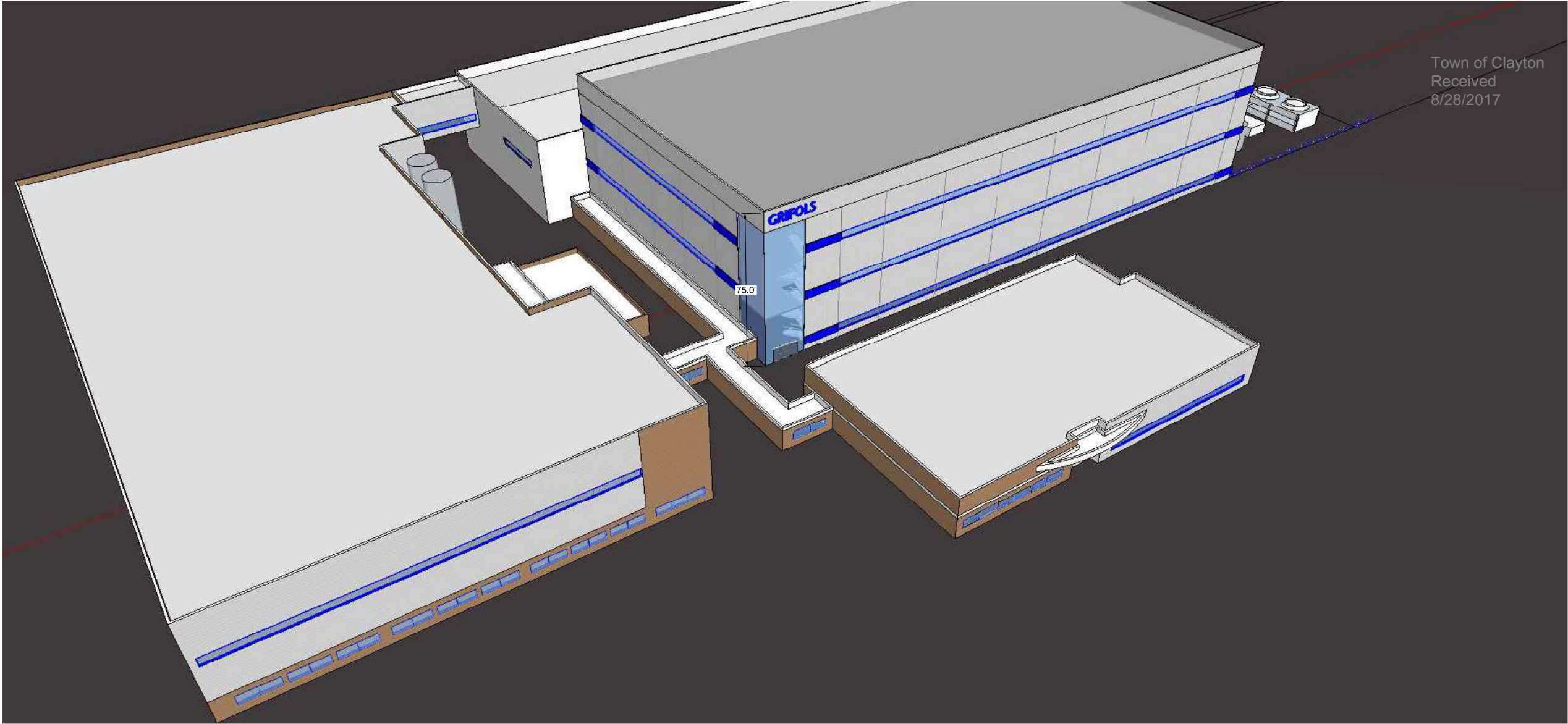
5



SHEET NO.

6





NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Special Use Permit - Grifols Building E640

Date of Mailing: AUGUST 18, 2017

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: Dan Simmons Signature: 

Date of Meeting: Sept 7, 2017 Time of Meeting: 7:00 PM

Location of Meeting: 211 Tyler Drive, Smithfield, NC 27577

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.*

NONE

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Grifols Building 640

Application: Grifols Therapeutics

Location/Date: 211 Tyler Drive, Smithfield, NC @ 7PM Sept. 7, 2017

	NAME	ADDRESS
1	NO ATTENDANCE	
2		
3		
4		
5		
6		
7		
8		
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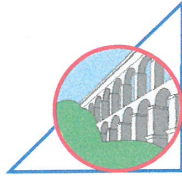
ADJACENT PROPERTY OWNERS LIST

Project Name: Grifols Building 640

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
05I05019E	Capital Area Young Mens Christian Association	1600 Hillsborough St., Raleigh, NC 27605
05I05017B	County of Johnston	PO Box 1049, Smithfield, NC 27577
05E99001Z	Robert N Doster	146 Sunset Drive, Swansboro, NC 28584-9314
05I05040B	Klopfer Associates NC LLC	363 Peregrine Dr. Indialantic, FL 32903-4744
05I05041	Jimmy R. & Judy G. Cox	8851 US 70 Bus. Hwy West, Clayton, NC 27520-9296
05I05001B	Natvar Holdings Inc Del Corp	8720 US 70 Bus Hwy, Clayton, NC 27527
05H04032F	Jimmy R. & Judy G. Cox	8851 US 70 Bus. Hwy West, Clayton, NC 27520-9296
05E99010G	Novo Nordisk Pharm. Ind.	3612 Powhatan Road, Clayton, NC 27527
05E99010H	Town of Clayton	Po Box 879, Clayton, NC 27528



TRIANGLE CIVILWORKS
PROFESSIONAL ASSOCIATION

July 17, 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: September 7, 2017 Meeting Time: 7:00 PM

Meeting Location: 211 Tyler Drive, Smithfield, NC 27577

Type of Application: Special Use Permit

Project/proposal property address: 8368 US HWY 70 BUS, Clayton, NC 27527

Description of project/proposal: Construction of a 50,000SF, 75' tall, three story building to consolidate manufacturing into one location. This will allow for the removal of existing trailers T104-108, T56 and T58.

Upcoming public meetings for this application (Planning Board and/or Town Council): Sept 25, 2017

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 scale that is appropriate to the project and shows the 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 or and/or development proposal.

If you have any questions prior to or after this meeting, you may contact us at 919-209-9955. You may also contact the Planning Department at 919-553-5002

Sincerely,

Dan Simmons

Triangle Civilworks, PA