



**The Town of Clayton
Clayton Board of Adjustment Agenda
Wednesday, June 21, 2017 @ 6:00 PM
Council Chambers**

1. CALL TO ORDER

2. ROLL CALL

3. ADJUSTMENT OF THE AGENDA

4. APPROVAL OF MINUTES

- a. May 17, 2017 DRAFT Minutes
[BOA Draft Minutes May 17 2017](#)

POTENTIAL ACTION: Approval of May 17, 2017 Minutes

5. OLD BUSINESS

6. NEW BUSINESS

- a. 2017-79-CUP- Economy Storage
NC PIN: 165807-68-4317
Tag: 05G02011W
Location: Theproject is located off NC HWY 42 W, south of Cricket Hollow Run.

The applicant is requesting a Conditional Use Permit to expand an existing self-storage facility on the subject property. A Major Site Plan application (2017-80-SP) is running concurrently with this request.

[Application-2017-79-CUP](#)
[Staff Report -2017-79-CUP](#)
[Staff Report Map- 2017-79-CUP](#)
[Neighborhood Meeting Materials 2017-80- SP/ 2017-79-CUP](#)
[Site Plan 2017-79-CUP](#)
[Newspaper Ad- 2017-79-CUP](#)
[Adjacent Property Letter- 2017-79-CUP](#)

POTENTIAL ACTION: Approval of Conditional Use Permit

7. INFORMAL DISCUSSION AND PUBLIC COMMENT

8. ADJOURN



**The Town of Clayton
Clayton Board of Adjustment Minutes
Wednesday, May 17, 2017 @ 6:00 PM
Council Chambers**

BOARD MEMBERS PRESENT:

Bobby Bunn
Johnny House
Tom Medlin
William Wenzel
Matt Evans

STAFF PRESENT:

David DeYoung, Planning & Development Director
Hayley Hogg, Planner
Kimberly Moffett, Town Clerk
Katherine Ross, Town Attorney

MEMBERS ABSENT:

Donna White
Mark Helmer

1 CALL TO ORDER

- a) Mr. Evans, Chair, called the meeting to order at 6:02 p.m.

2 ROLL CALL

- a) Roll call was completed and a quorum was noted.

3 ADJUSTMENT OF THE AGENDA

4 APPROVAL OF MINUTES

- a) April 19, 2017 DRAFT Minutes

ACTION: Approval of April 19, 2017 Draft Minutes

Motion: Board Member Wenzel
Second: Board Member Bunn
Vote: Unanimous

5 OLD BUSINESS

6 NEW BUSINESS

2017-47-CUP ModSpace

- a) 2017-47-CUP - ModSpace
NC PIN: 067700-48-1514 & 167700-48-3684
Tag: 05I05020R & 05I05019Z
Location: 111 and 115 North Tech Drive

Town Attorney Ross provided information regarding Quasi-Judicial proceedings to

include the types of testimony that can be considered. All those wishing to offer testimony were issued the oath via affirmation by the Town Clerk.

Ms. Hogg provided information regarding application and request 2017-47-CUP. The applicant ModSpace is proposing a branch facility that will serve as the regional branch office for ModSpace. This space will serve as ModSpace's main business office of operation. The proposed property is 4.81 acres +/- and is located at 111 North Tech Drive and 115 North Tech Drive. Currently the ModSpace office facility is located in Garner and is looking to move to Clayton. The current use is Industrial-Light and proposed use is Manufacturing General. Ms. Hogg stated the property is currently being used as a storage yard by the applicant. A major site plan application (2017-48-SP) is running concurrently with the request. The site plan will go to the Planning Board on May 22, 2017, if the CUP is approved. A neighborhood meeting was held on April 11, 2017 with no one in attendance. Ms. Hogg stated the proposed property is 3,192 square feet of office space, along with 18 proposed parking spaces and a 3,600 square foot storage building with a refurbishment area to be used for minor repairs to the storage units. A class "C" buffer is proposed along all property lines that abut residentially zoned property. The applicant is proposing to utilize existing fencing along the remainder of the property, and will add vinyl slats/fabric screen to ensure that the outdoor storage is completely screened from view, as required in the Unified Development Code. Ms. Hogg stated the use is generally compatible with the Surrounding Land Use and the applicant has addressed the Findings of Fact. Staff is recommending approval with conditions as noted in the staff report.

Mr. Wenzel asked if a CUP stays with property. Mr. DeYoung stated, the CUP does remain with the property, however, if there were an increase in the size of the property that would require the applicant to come back and request an update.

No other questions of staff.

Mr. Atchison, attorney on behalf of the applicant addressed the Board and provided background information regarding ModSpace. He stated the branch office is currently located in Garner and it is their desire to relocate to Clayton. Currently there are approximately 10 +/- employees. He stated a Conditional Use Permit is required for the external refurbishment activities.

Notebooks were provided to all board members by the applicant.

Mr. Atchison went through the Findings of Facts one by one and stated the following:

Finding of Fact #1:

Mr. Atchison stated the current zoning is Industrial-Light and the visual impact would be minimized by buffering. All refurbishment activities would take place on the front and to be kept as far away as possible from any residence. A noise study was undertaken and it was determined that noise at rear property line would equal a conversation at conference table. This use will not endanger the public health and safety.

Finding of Fact #2:

Mr. Atchison stated the site plan basis was for sound planning and after careful study all requirements have been met to include all setbacks and impervious surface. Additionally they have worked closely with staff to meet all requirements.

Finding of Fact #3:

Mr. Atchison stated the project will not injure the value of adjoining or abutting property - provided outdoor refurbishment as far away from property fence and landscaping no additional lighting will be installed. He stated it is consistent with all future plan development and goals.

Finding of Fact #4:

Mr. Atchison stated the project will not adversely affect adopted plans and policies of the Town. It is consistent with long-range strategic plan, will join existing businesses, and will use local trade and craftsman. Infrastructure such as water and sewer is already in place.

Mr. Atchison provided slides/photos of area and surrounding properties and believe the project is consistent and ask for approval of the Conditional Use Permit.

Mr. Evans asked if there were any concerns with staff conditions.

Mr. Atchison would like to request that staff consider Condition #2 when development occurs and at the time, permits are issued.

Mr. DeYoung stated staffs concern is with regard to after the site is timbered then there would be no vegetation and there would be no screening. Staff requested Condition #2 remain as currently stated in the staff report.

Mr. Wenzel questioned if any removal of insulation would take place during refurbishment.

Mr. Goins addressed this question and stated there might be times insulation would be replaced based on the condition of the units. Mr. Wenzel confirmed there would be no asbestos. Mr. Goins stated that was correct all insulation material was fiberglass. A question was raised with regard to location of removed fiberglass. Mr. Goins stated it is considered as construction debris and is put into a dumpster and hauled away. There is no long term storage of any debris at any time.

Mr. Bunn questioned where this type of work is currently being completed and Mr. Goins stated it is currently being done at their Garner location.

With there being nothing further, the Public Hearing was closed at 6:23 p.m. and the item was turned over to the board for deliberation.

ACTION: Motion To Re-Open the Public Hearing at 6:25 p.m.

Motion: Board Member House
Second: Board Member Bunn

Vote: Unanimous

There was discussion regarding possible removal of Condition #2. Attorney Ross confirmed vegetation is controlled by the neighboring site and she reiterated that Town Code requires screening.

With there being nothing further, the Public Hearing was closed at 6:26 pm and turned over to the Board for their deliberation.

ACTION: Approval of Conditional Use Permit

Motion: Board Member Bunn
Second: Board Member Wenzel
Vote: Unanimous

7 INFORMAL DISCUSSION AND PUBLIC COMMENT

8 ADJOURN

With there being nothing further, the meeting was adjourned at 6:30 p.m.

ACTION: Adjourn the Meeting

Motion: Board Member Medlin
Second: Board Member House
Vote: Unanimous

Matt Evans
Chairman

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk / Clerk to the Board

May 17, 2017
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

CONDITIONAL USE APPLICATION

Pursuant to Article 7, Section 155.710 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Board of Adjustment to allow a Conditional Use. Conditional Uses are uses that may be appropriate in a particular district, but has 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.

APPLICATION TYPE

☒ New Conditional Use Permit

☐ Major Modification to an approved CUP

Permit Modified: _____

SITE INFORMATION

Name of Project: Economy Storage Acreage of Property: 1.87 Acres

County Tag #: 05G02011W NC PIN: 165807-68-4317

Address/Location: 577 Hwy 42 West
Clayton, North Carolina 27520

Existing Use: Self Storage Proposed Use: Self Storage

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): _____

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

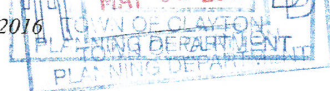
OFFICE USE ONLY

Date Received: _____

Amount Paid: \$500.00

File Number: 2017-79-CUP

01/06/2016



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PROPERTY OWNER INFORMATIONName: NC Storage Group, LLCMailing Address: 520 Foxgate Quarter, Chesapeake, VA 23320Phone Number: 727-512-3093 Fax: 727-674-0535Email Address: nconomystorage@gmail.com**APPLICANT INFORMATION**Applicant: Stephenson General ContractorsMailing Address: Post Office Box 1187, Smithfield, North Carolina 27577Phone Number: 919-934-6651 Fax: 919-934-4055Contact Person: M. Durwood StephensonEmail Address: Durwood@sgcdesignbuild.com**REQUIRED INFORMATION (to be submitted with the application)**

Please fill out the following checklist. The following items must accompany a Conditional Use Permit (CUP) 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>4/6/17</u>	☒				
2. Review Fee (\$400) and Advertisement Fee (\$100)	☒				
3. Completed application	☒				
4. Owner's Consent Form	☒	☐			
5. Adjacent property owners list	☒				
6. Wastewater allocation request OR verification of wastewater allocation	☐	☒			
7. Signed and sealed traffic impact analysis (2 copies) <i>Required for projects generating at least 100 vehicle trips at peak hour. See §155.708 of the UDC.</i>	☐	☒			
8. Neighborhood meeting notice letter (1 copy) <i>See sample letter and meeting requirements included in this packet</i>	☒				
9. Set of stamped, addressed envelopes with no return address, using the adjacent property owners list (One set) <i>To be used for Town's public noticing of the Board of Adjustment hearing.</i>	☒				
10. Neighborhood meeting summary form (1 copy) <i>Form is included in this packet</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Board of Adjustment meeting.				

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

01/06/2016

Page 2 of 10

EXPLANATION OF PROJECT

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

Expansion of existing self storage facility with site upgrades to fencing, landscaping and parking with turn around on Highway 42 side as

required. Owner plans to develop vacant space on existing lot by adding 6,000 SF of storage space as per attached plans. Owner is also installing new fencing as required and an on-site turn around on the lot off NCDOT right of way. The addition is in accordance with existing uses. SEE ATTACHED PLANS.

REQUIRED FINDINGS OF FACT

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

1. That the application will not materially endanger the public health or safety if located where proposed and ultimately developed according to the plans as submitted.
This site has operated as a mini-storage facility since 1988 (29 years) without any negative impacts on adjoining property owners and free of unfavorable incidents or complaints. This application is an effort by owner to complete development of site by adding 6,000 SF of mini-storage compatible with operations for past 29 years, but with added safety to rental tenants by providing a turn-around to avoid any traffic backing onto NC 42.

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 planned 6,000 SF expansion is an expanded use in concert with current use and matches facilities that have been in operation for many years. In addition to additional storage space, Owner plans to install new color fencing and will provide turn around at entry to facility outside of gate and off NCDOT right of way. SEE ATTACHED PLANS.

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.

No. Project should help the area as we are adding a newer building, turn around area off Highway 42, adding new fencing, and parking per code. Adjacent properties are currently now fully developed. All

development proposed at this location is within fenced property boundaries.

The planned addition of mini-storage (6,000 SF) has operated at this location for several years with no negative impacts.

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.

Expansion of mini-storage will all occur inside the fence and boundaries of owner applicant and will not impact adjoining properties. It should be noted all immediately adjoining/adjacent properties are already fully developed and there are no competing interests or issues with adjoining properties.

APPLICANT AFFIDAVIT

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

Mark Faushee
Print Name

[Signature]
Signature of Applicant

4-16-17
Date

NEIGHBORHOOD MEETING INFORMATION

Purpose:

The purpose of the neighborhood meeting shall be to inform the neighborhood of the nature of the proposed land use and 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 Board of Adjustment 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.

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 to Planning Department:

Alert the Planning Department when the date, location, and time are determined. Planning staff may attend the neighborhood meeting to answer process/code questions.

Return the following items to the Planning Department at least ten calendar days prior to the Board of Adjustment hearing in electronic or hard copy format:

- ☒ Neighborhood Meeting Summary Form, signed
- ☒ Copy of the letter mailed
- ☒ Mailing list
- ☒ Meeting Attendance roster

- ☒ Stamped, addressed, empty envelopes with no return address, using the same addresses as used for the neighborhood meeting notification. *This for a public notice of the public hearing mailed by the Town – thus, neighbors will receive both a neighborhood meeting letter from the applicant, and a notice of the hearing from the Town.*

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: May 1, 2017

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached):

Printed Name: Mark Farshae

Signature:

Malinda

Date of Meeting: May 9, 2017

Time of Meeting: 6:15 P.M.

Location of Meeting: 577 Highway 42 West, Clayton, North Carolina 27520

Meeting Summary/Minutes: *provide a summary of the discussion held at the meeting, including issues raised and any changes made by the applicant 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 are approximately 20 lines visible. The paper appears to be a standard notebook page.

Please write clearly (or submit a typed summary), and use additional sheets if necessary.

ADJACENT PROPERTY OWNERS LIST

Project Name: Economy Storage

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

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

PARCEL NUMBER	NAME	ADDRESS
165807-68-0698	Ida C. Odom	115 Jasmin Drive, Clayton, NC 27527-9073
165807-68-2745	Johnston County Farm Bureau	Post Office Box 1837, Smithfield, NC 27577-1837
165807-68-3172	Brandon W. Andrews	Post Office Box 968, Clayton, NC 27528-0968
165807-68-5076	William B. Zieverink & Amy Starling Zieverink	5457 US Highway 70 East, Princeton, NC 27569-8597
165807-68-6099	Berber Mill Community Assoc., Inc.	3700 National Drive, Suite 203, Raleigh, NC 27612-4842
165807-68-6244	Joanne Poole	2 Belhaven Drive, Clayton, NC 27520
165807-68-4317	NC Storage Group, LLC	520 Foxgate Quarter, Chesapeake, VA 23322-5760
165807-68-5556	Wayne Oil Company	1301 Wayne Memorial Drive, Goldsboro, NC 27534
165807-68-2304	Jerry W. Andrews & Nancy Kelly Andrews	1946 Shotwell Road, Clayton, NC 27520-6506
165807-68-6129	Porter Yvonne Johnson	108 Verde Glen Drive, Garner, NC 27529-7118
165807-68-6892	Health Systems Management	1804 King Road, Tifton, Georgia 31793
165807-68-8206	Barber Mill Community Assoc., Inc.	3700 National Drive, Suite 203, Raleigh, NC 27612-4842



STEPHENSON

GENERAL CONTRACTORS

Post Office Box 1187
1090 West Market Street
Smithfield, NC 27577

Phone (919) 934-6651
Fax (919) 934-4055

May 1, 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 proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a neighborhood meeting will be held to provide information to area residents about the nature of the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: May 9, 2017

Location: 577 Highway 42 West, Clayton, North Carolina 27520

Time: 6:15 P.M.

Type of Application: Conditional Use Permit – Site Plan Approval

General Description: *[Provide information about the project that could assist those reviewing this letter, such as a brief description, layout or map]*

Add (30) 10 x 20 self-storage units with improvements to fencing, landscaping, parking and access.

If you have any questions prior to or after this meeting, you may contact us at

Stephenson General Contractors
Post Office Box 1187 – 1090 West Market Street
Smithfield, North Carolina 27577
919-934-6651

Sincerely,

M. Durwood Stephenson

cc: Clayton Planning Department

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: Stephenson General Contractors

Location/Date: 577 Hwy 42 WEST, CLAYTON, N.C. MAY 9, 2017 (6:15pm)

	NAME	ADDRESS
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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

PROPERTY 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: Economy Storage Address or PIN #: 165807-68-4317

AGENT/APPLICANT INFORMATION:

M. Durwood Stephenson
(Name - type, print clearly)

Post Office Box 1187
(Address)
Smithfield, North Carolina 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 below*):

SITE PLAN APPROVAL & APPLICATIONS
PERMITTING

Conditional USE APPROVALS & APPLICATIONS
Zoning approvals

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.

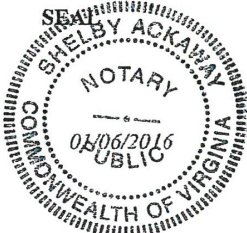
OWNER AUTHORIZATION:

Mark Foushee, Managing Member
(Name - type, print clearly)
[Signature]
(Owner's Signature)

520 Foxgate Quarter
(Address)
Chesapeake, VA 23320
(City, State, Zip)

STATE OF Virginia
COUNTY OF Chesapeake

Sworn and subscribed before me Shelby Ackaway, a Notary Public for the above State and County, this
the 10 day of April, 2017.



[Signature]
Notary Public
My Commission Expires: 08/31/19

reg#: 7641696

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

*Board of Adjustment
June 21, 2017*

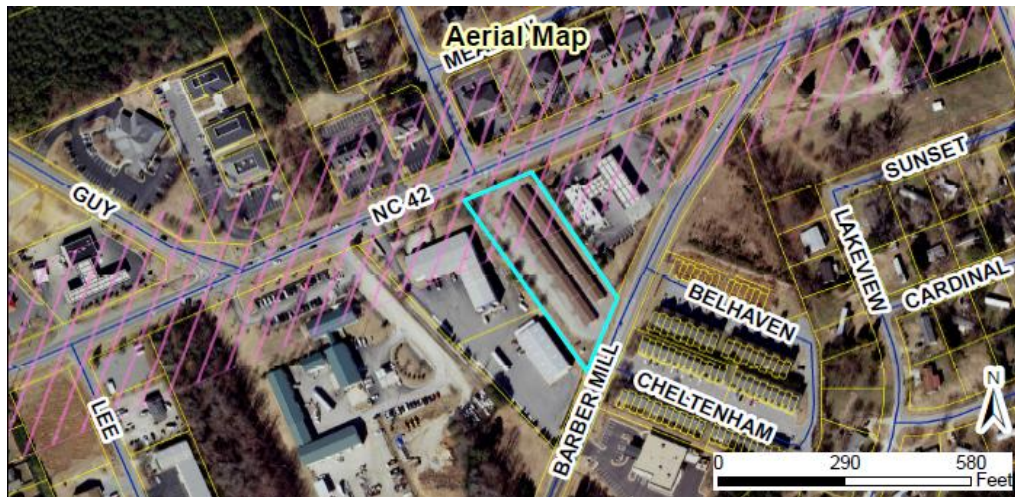
STAFF REPORT

Application Number: 2017-79-CUP
Project Name: Economy Storage Conditional Use Permit
NC PIN/Tag: 165807-68-4317 / 05G02011W
Applicant: Stephenson General Contractors
Owner: NC Storage Group, LLC

Neighborhood Meeting: May 9, 2017
Public Noticing: Property posted prior to June 11, 2017
Letters mailed May 31, 2017
Newspaper Ad published June 7, 2017 and June 14, 2017

PROJECT LOCATION: The project is located off NC HWY 42 W, south of Cricket Hollow Run.

REQUEST: The applicant is requesting a Conditional Use Permit to expand an existing self-storage facility on the subject property. A Major Site Plan application (2017-80-SP) is running concurrently with this request.



SITE DATA:

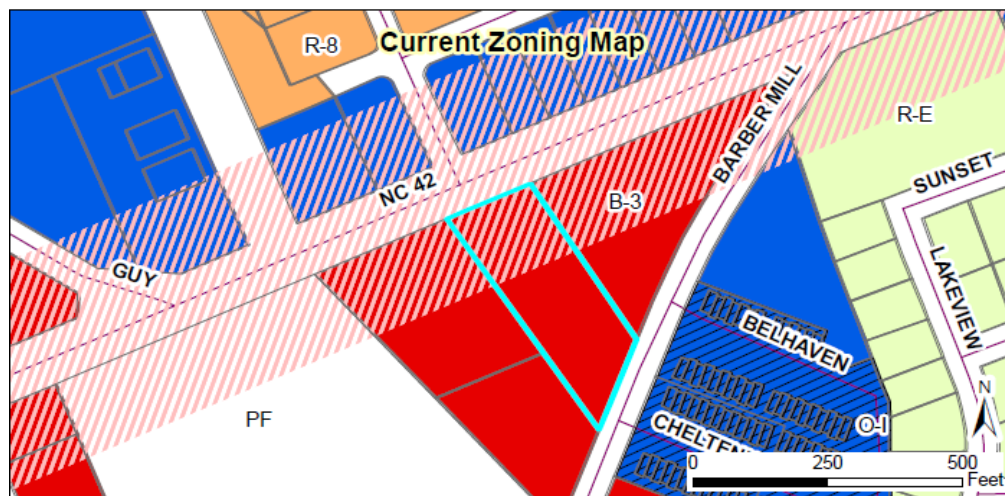
Acreage: 1.56 acres
Present Zoning: Highway-Business (B-3)
Existing Use: Self-storage facility

DEVELOPMENT DATA:

Proposed Uses: Self-storage facility
Proposed Buildings: Two existing buildings, One new building (6,000 SF)
Proposed Parking: 5 spaces (including 1 handicap space)
Required Parking: 5 spaces (including 1 handicap space)
Access/Streets: There are two access points. One driveway is located off NC HWY 42 W and one is located off Barber Mill Road.

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Office-Institutional	Office
South	Office-Institutional	Townhomes
East	Highway-Business	Gas Station
West	Highway-Business	Office (South Eastern Plumbing Supply)



STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting a Conditional Use Permit to allow the expansion of an existing self-storage facility on the subject property. The subject property is zoned Highway-Business (B-3). In this zoning district, the use of a self-storage facility is permitted subject to the approval/issuance of a conditional use permit. When the existing self-storage facility was developed on this property, a conditional use permit was not required in order to operate. However, now that the facility is proposing an expansion of the use, a conditional use permit is required to meet current code requirements. A major site plan application (2017-80-SP) is running concurrently with this request and will go to Planning Board for a final decision.

Associated Site Plan

As stated above, the applicant has submitted a major site plan request (2017-80-SP) to run concurrently with the Conditional Use Permit. The updated plan includes a new storage building (6,000 SF) and updates the existing parking, fencing, and landscaping. The applicant is proposing to replace the existing chain link fencing along all property lines with black vinyl coated chain link fencing. The entrance to the development off NC HWY 42 W, will be reconfigured to provide a turn-around area for cars that pull into the development and are not able to get through the gate. As it currently exists, the site exceeds the maximum impervious surface permitted within its zoning district (75%). However, as a part of this expansion, the development is actually decreasing its impervious surface to come into compliance with the UDC requirements. Overall, the modifications being made move the development towards conformity with the existing UDC requirements.

Landscaping and Buffering

As required in the UDC, a Class "A" landscape buffer is proposed along HWY 42 W (minor thoroughfare). A Class "C" landscape buffer is also proposed along Barber Mill Road to screen the development from view of the residentially zoned property across the street. The applicant is also proposing additional landscaping throughout the development in order to meet the site interior landscape requirements.

Findings of Fact

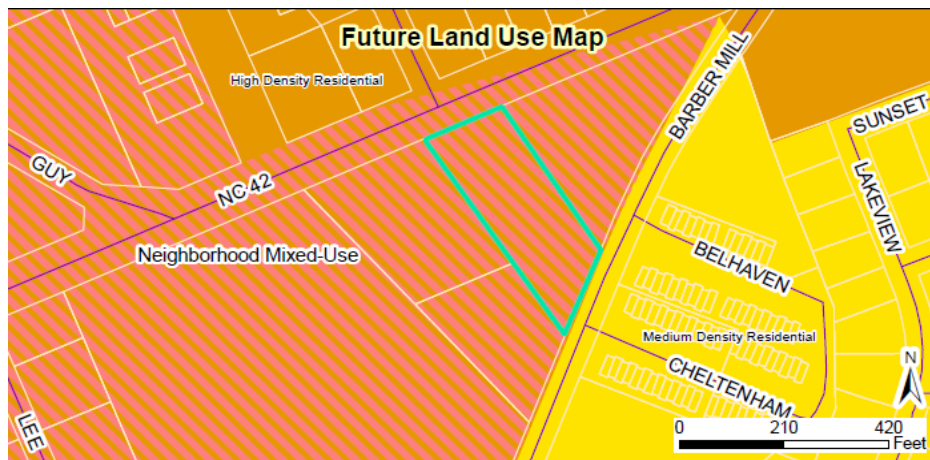
The applicant has adequately addressed the Findings of Fact, and these are found in their completed application.

Consistency with the Unified Development Code

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

Compatibility with Surrounding Land Uses

The use is existing and compatible with the surrounding land uses, which are primarily commercial and office uses.



CONSIDERATIONS:

- The Board of Adjustment approves Conditional Use Permits.

FINDINGS:

When considering a Conditional Use Permit application, The Board of Adjustment shall consider specific Findings of Fact. A Conditional 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 155.710 (G) of the UDC. The applicant's Findings of Fact are incorporated into the record as an attachment to the Staff Report.

STAFF RECOMMENDATION:

Staff recommends **approval with conditions** of the conditional use permit (2017-79-CUP).

CONDITIONS:

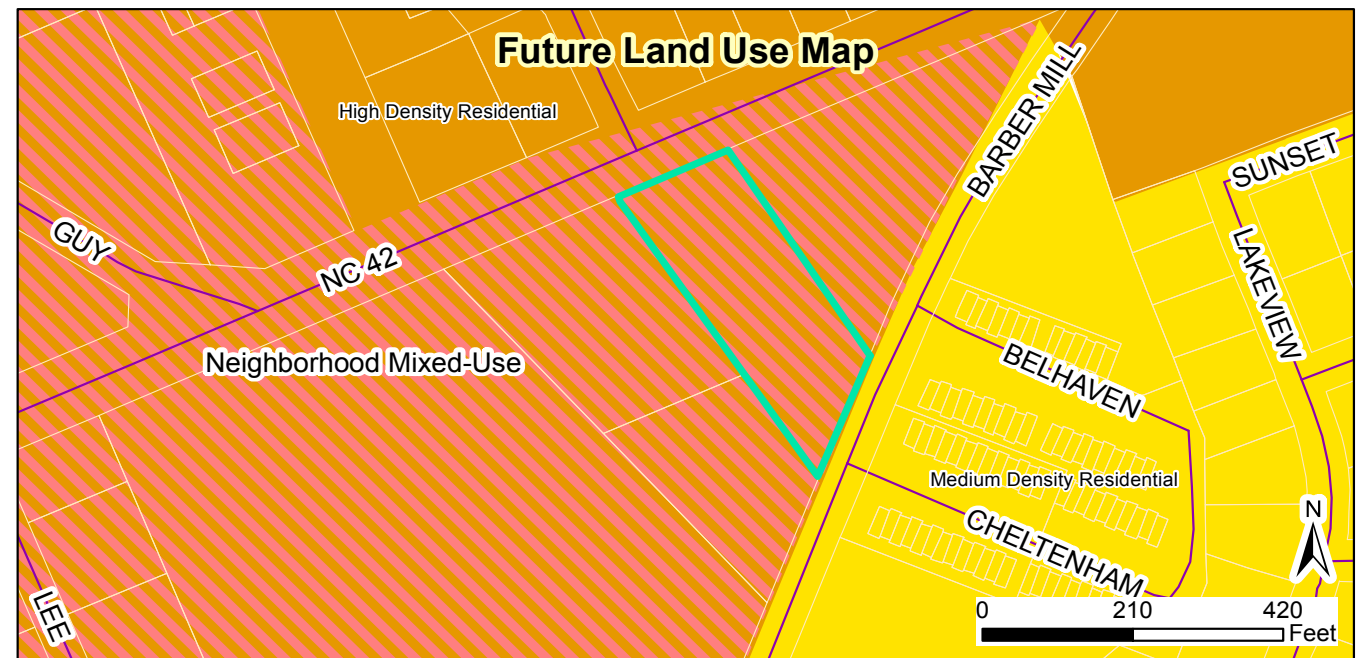
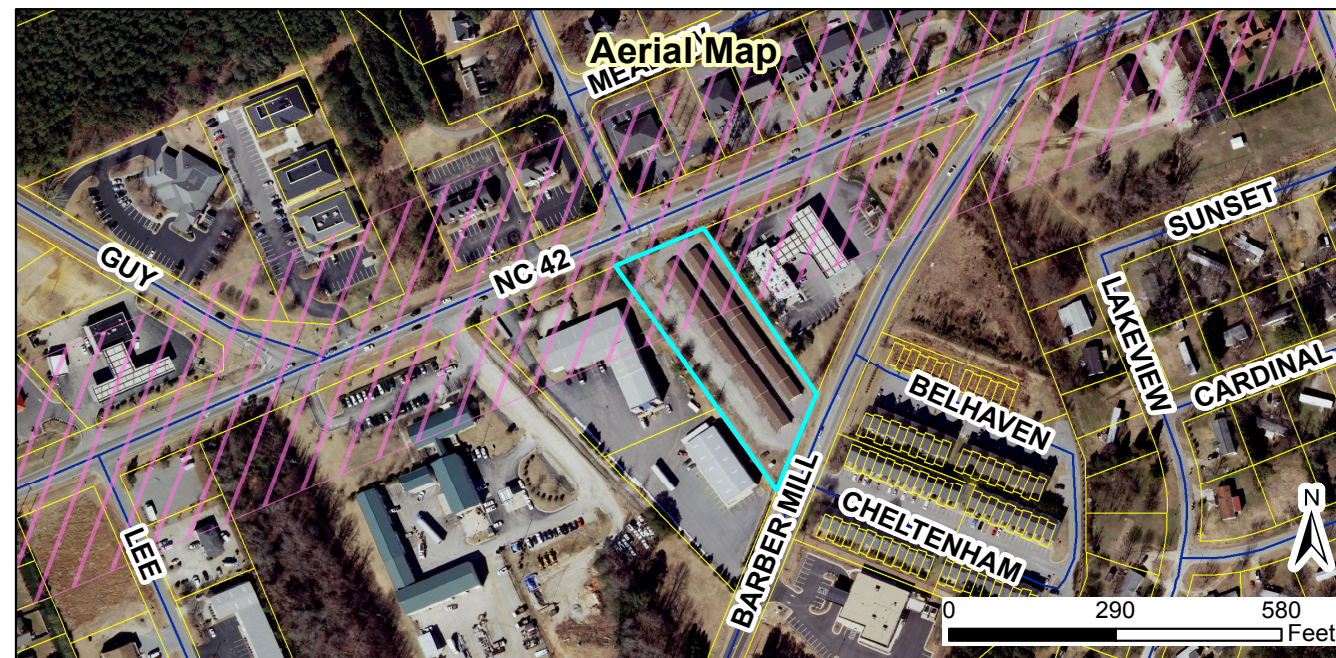
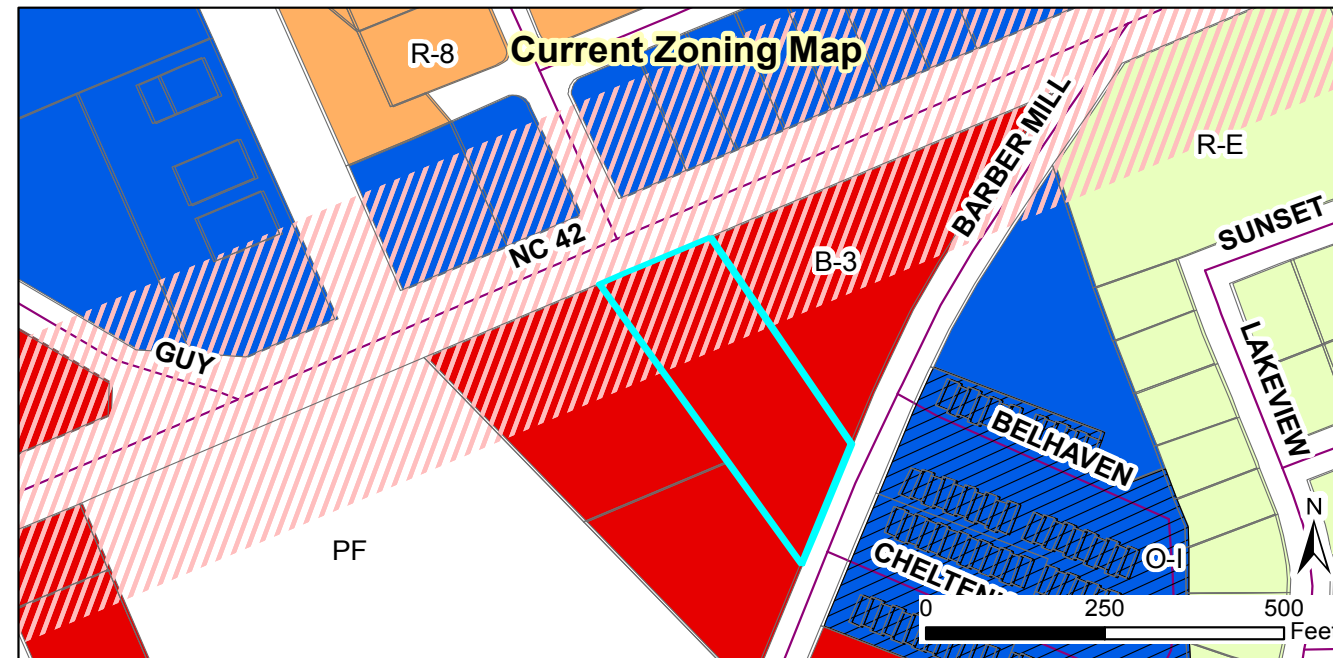
Staff recommends that if the Board of Adjustment reaches positive conclusions on the required findings of fact, the approval of the petition be subject to the following conditions:

1. The proposed fencing included within the required Class "C" landscape buffer along Barber Mill Road shall be 100% opaque, as required within the UDC.

ATTACHMENTS:

- 1) Application

- 2) Maps
- 3) Neighborhood Meeting Materials
- 4) Associated Site Plan



2017-79-CUP Economy Storage Conditional Use Permit Request: To expand an existing self-storage facility

Applicant: Stephenson General Contractors
Property Owners: NC Storage Group LLC
Parcel ID: 165807-68-4317
Tag #: 05G02011W

Staff Report Map



Document Path: O:\PLANNING\CONDITIONAL USE\2017\2017-79-CUP Economy Self Storage\Maps\Staff Report Map- 2017-79-CUP Economy Storage.mxd

Legend

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

05/12/2017

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

FAX ☐

TRANSMITTAL ☒

STEPHENSON GENERAL CONTRACTORS

1090 WEST MARKET STREET

P. O. BOX 1187

SMITHFIELD, N. C. 27577

919-934-6651 (O)

919-934-4055 (FAX)

DATE: May 10, 2017

FROM: Jimmy Boykin

TO: Town of Clayton
Planning Department
Clayton, North Carolina 27520

REF: ECONOMY SELF STORAGE EXPANSION
577 HIGHWAY 42 WEST
CLAYTON, NORTH CAROLINA

WE ARE SENDING YOU: X ATTACHED BY FAX X BY HAND DELIVERY
THE FOLLOWING ITEMS TRANSMITTED AS CHECKED BELOW:

COPIES	DESCRIPTION
1	Neighborhood Meeting – Property Owner’s List
1	Neighborhood Meeting Invitation
1	List of Neighborhood Meeting Attendees
1	Minutes of Neighborhood Meeting

 X A. FOR APPROVAL
 B. APPROVED AS NOTED
 C. APPROVED
 D. REVISE & RESUBMIT
 X E. FOR YOUR REVIEW
 X F. FOR YOUR FILES

 G. PLEASE REPLY
 H. QUOTATION REQUESTED
BY:
 I. RETURN COPY

THANK YOU!

ADJACENT PROPERTY OWNERS LIST

Project Name: Economy Storage

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

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

PARCEL NUMBER	NAME	ADDRESS
165807-68-0698	Ida C. Odom	115 Jasmin Drive, Clayton, NC 27527-9073
165807-68-2745	Johnston County Farm Bureau	Post Office Box 1837, Smithfield, NC 27577-1837
165807-68-3172	Brandon W. Andrews	Post Office Box 968, Clayton, NC 27528-0968
165807-68-5076	William B. Zieverink & Amy Starling Zieverink	5457 US Highway 70 East, Princeton, NC 27569-8597
165807-68-6099	Berber Mill Community Assoc., Inc.	3700 National Drive, Suite 203, Raleigh, NC 27612-4842
165807-68-6244	Joanne Poole	2 Belhaven Drive, Clayton, NC 27520
165807-68-4317	NC Storage Group, LLC	520 Foxgate Quarter, Chesapeake, VA 23322-5760
165807-68-5556	Wayne Oil Company	1301 Wayne Memorial Drive, Goldsboro, NC 27534
165807-68-2304	Jerry W. Andrews & Nancy Kelly Andrews	1946 Shotwell Road, Clayton, NC 27520-6506
165807-68-6129	Porter Yvonne Johnson	108 Verde Glen Drive, Garner, NC 27529-7118
165807-68-6892	Health Systems Management	1804 King Road, Tifton, Georgia 31793
165807-68-8206	Barber Mill Community Assoc., Inc.	3700 National Drive, Suite 203, Raleigh, NC 27612-4842



STEPHENSON

GENERAL CONTRACTORS

Post Office Box 1187
1090 West Market Street
Smithfield, NC 27577

Phone (919) 934-6651
Fax (919) 934-4055

May 1, 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: May 9, 2017

Location: 577 Highway 42 West
Clayton, North Carolina 27520

Time: 6:15 P.M.

Type of Application: Conditional Use Permit – Site Plan Approval

General Description: [Provide information about the project that could assist those reviewing this letter, such as a brief description, layout or map]

Add (30) 10 x 20 self-storage units with improvements to fencing, landscaping, parking and access.

If you have any questions prior to or after this meeting, you may contact us at

Stephenson General Contractors
Post Office Box 1187 – 1090 West Market Street
Smithfield, North Carolina 27577
919-934-6651

Sincerely,

M. Durwood Stephenson

cc: Clayton Planning Department

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Economy Storage Expansion

Application: Site Plan Application

Location/Date: 577 Hwy. 42 West, Clayton, NC 27520 / May 9, 2017 (6:15 PM)



	NAME	ADDRESS
1	Jimmy Boykin	Post Office Box 1187, Smithfield, NC 27577
2	M. Durwood Stephenson	Post Office Box 1187, Smithfield, NC 27577
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Site Plan Application

Date of Mailing: May 1, 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: Jimmy Boykin Signature: 

Date of Meeting: May 9, 2017 Time of Meeting: 6:15 PM

Location of Meeting: 577 Hwy. 42 West, Clayton, North Carolina 27520

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.*

Only (2) persons attended the meeting. Jimmy Boykin and Durwood Stephenson of Stephenson General Contractors.

No invited neighbors appeared at the meeting. Therefore, no issues, comments, or complaints were noted.

The meeting convened promptly at 6:15 PM and was adjourned 6:45 PM.

No further permit action was taken.

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

ECONOMY SELF STORAGE EXPANSION

PROJECT NUMBER 2017-80-SP

577 NC HWY 42

CLAYTON, NC

Current Property Owner Information

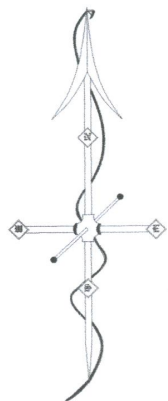
NC Storage Group, LLC
520 Foxgate Quarter
Chesapeake, VA 23322

Developer Information

Stephenson General Contractors
PO Box 1187
Smithfield, NC 27577

Site Information

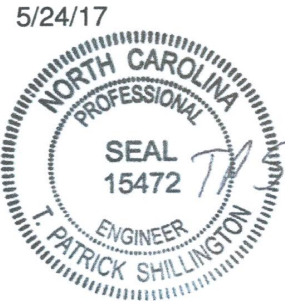
Address: 577 NC Hwy 42, Clayton, NC
Latitude: 35° 38' 26.1132" N
Longitude: 78° 28' 24.0096" W
Deed Book/Page: 4773/730
Pin Number: 165807-68-4317
Total Acreage: 1.56 acres
Zoning: Highway Business



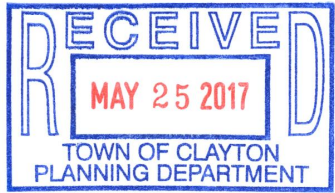
Scale: 1"=300'

Page Index

- Sheet 1 Cover Sheet
- Sheet 2 Existing Conditions
- Sheet 3 Site Plan
- Sheet 4 Grading Plan
- Sheet 5 Landscaping Plan
- Sheet 6 Building Elevations



ENGINEERING & ENVIRONMENTAL
SCIENCE COMPANY
3008 Anderson Drive Suite 102
Raleigh, NC 27609
(919) 781-7798



Sheet No.
1

of: 6

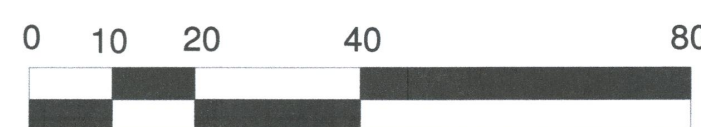
JOHNSTON COUNTY FARM BUREAU INC
NC PIN 165807-68-2745
ZONING: O&I
USE: OFFICE

ODOM, IDA C
NC PIN 165807-68-0698
ZONING: O&I
USE: OFFICE

NC Hwy 42-3-11' lanes 100' Public RW

CP NAD83(2001)
N= 686550.58
E= 2156660.26

GRID
NAD83
(2001)



CL of RD
TL (Travel lane)

WAYNE OIL CO., INC.
TAX ID 4692994
NC PIN 165807-68-5556
ZONING: B-3
USE: CONVENIENCE STORE
WITH GAS SALES

Note: Existing Conditions Survey provided by Donald T. Israel, P.L.S.

IMPERVIOUS AREAS

Entrance	1,031 SF (0.024 AC.)
Pavement and Buildings	38,122 SF (0.875 AC.)
Gravel Parking Area	13,486 SF (0.310 AC.)
TOTAL	52,639 SF (1.208 AC.)

Legend

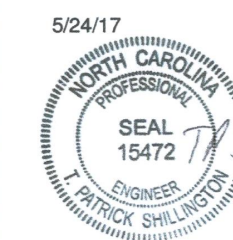
- Property Line
- Adjacent Property Line
- Road Right of Way
- Setbacks
- Underground Electric
- Sewer Lines (Proposed and Existing)
- Sewer Manhole
- Existing Fire Hydrant
- Power Pole or/and Light Pole
- Ditch Center Line
- Existing Spot Elevations
- Existing 1 ft. Contours
- Existing Culvert

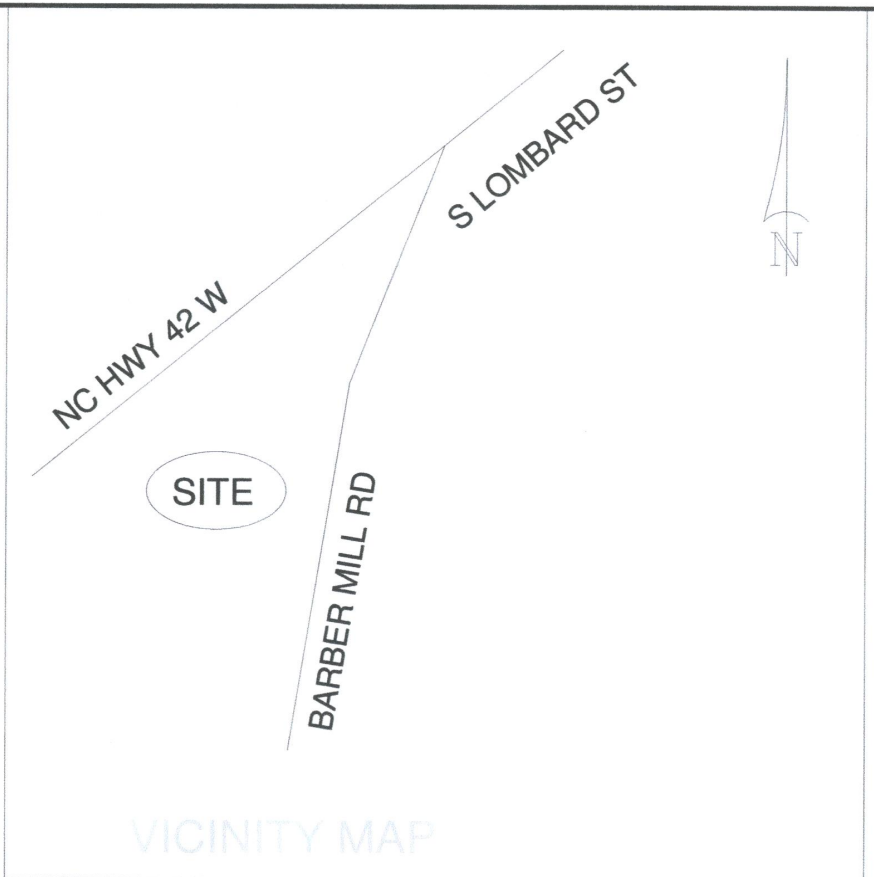
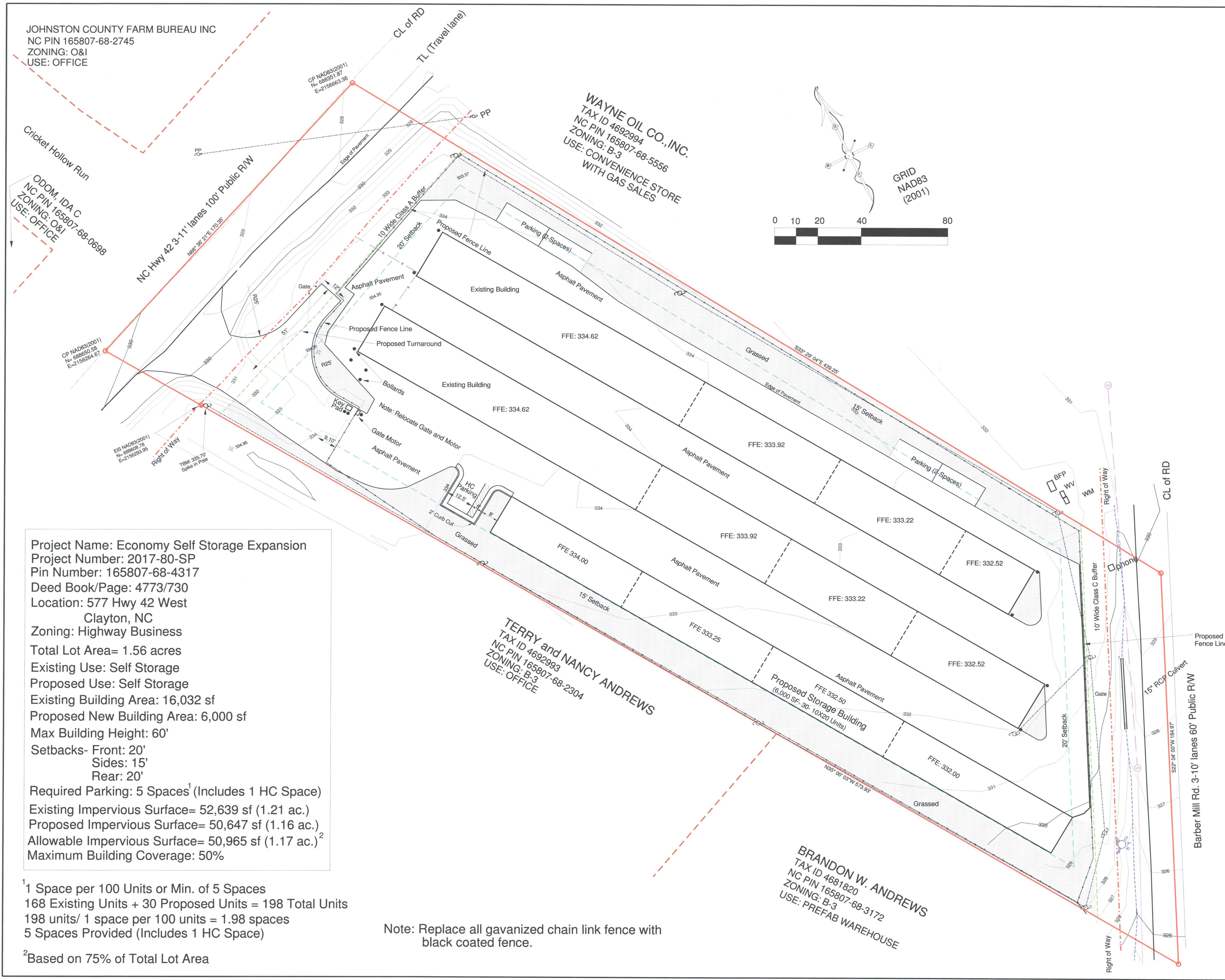
BARBER MILL COMMUNITY ASSOCIATION INC
TAX ID 4774186
NC PIN 165807-68-8206
ZONING: O&I SUP
USE: TOWN HOMES

TERRY and NANCY ANDREWS
TAX ID 4692993
NC PIN 165807-68-2304
ZONING: B-3
USE: OFFICE

BRANDON W. ANDREWS
TAX ID 4681820
NC PIN 165807-68-3172
ZONING: B-3
USE: PREFAB WAREHOUSE

	ENGINEERING & ENVIRONMENTAL SCIENCE COMPANY 3008 Anderson Drive Suite 102 Raleigh, NC 27609 (919) 781-7798	DATE: 04/28/2017 DRAWN: TPS
	Existing Conditions Economy Self Storage Expansion 577 Hwy 42 West Clayton, NC 27520 Stephenson General Contractors 1090 W Market St. Smithfield, NC 27577	REVISED: 05/24/2017 SCALE: 1"=20' Sheet No. 2 of 6





Legend

- Property Line
- Adjacent Property Line
- Road Right of Way
- Setbacks
- Landscape Buffer Limits
- Underground Electric
- Sewer Lines (Proposed and Existing)
- Sewer Manhole
- Existing Fire Hydrant
- Power Pole or/and Light Pole
- Ditch Center Line
- Existing Spot Elevations
- Existing 1 ft. Contours
- Existing Culvert
- 20% Interior Landscape

Project Name: Economy Self Storage Expansion
Project Number: 2017-80-SP
Pin Number: 165807-68-4317
Deed Book/Page: 4773/730
Location: 577 Hwy 42 West
Clayton, NC
Zoning: Highway Business
Total Lot Area= 1.56 acres
Existing Use: Self Storage
Proposed Use: Self Storage
Existing Building Area: 16,032 sf
Proposed New Building Area: 6,000 sf
Max Building Height: 60'
Setbacks- Front: 20'
Sides: 15'
Rear: 20'
Required Parking: 5 Spaces¹ (Includes 1 HC Space)
Existing Impervious Surface= 52,639 sf (1.21 ac.)
Proposed Impervious Surface= 50,647 sf (1.16 ac.)
Allowable Impervious Surface= 50,965 sf (1.17 ac.)²
Maximum Building Coverage: 50%

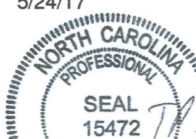
¹ 1 Space per 100 Units or Min. of 5 Spaces
168 Existing Units + 30 Proposed Units = 198 Total Units
198 units/ 1 space per 100 units = 1.98 spaces
5 Spaces Provided (Includes 1 HC Space)

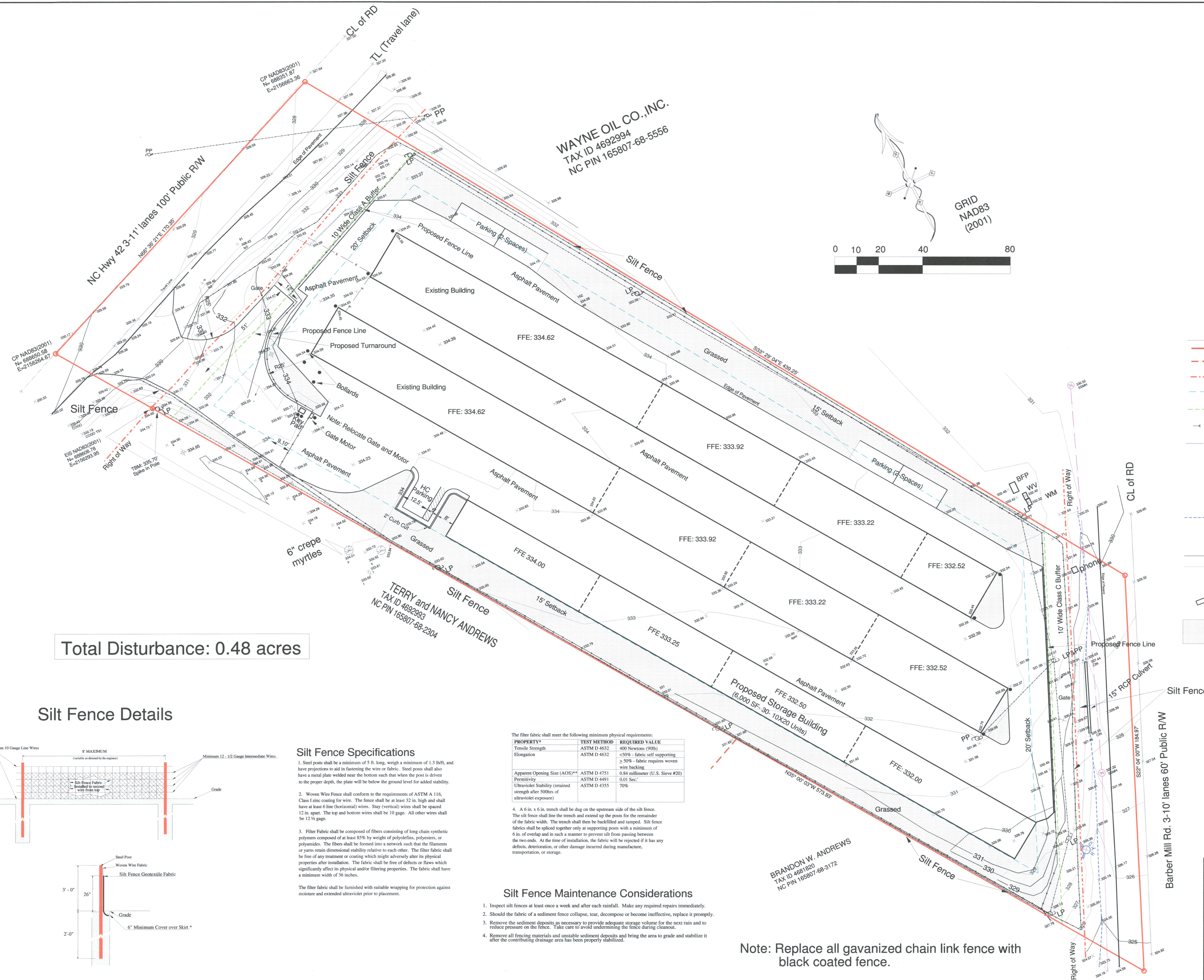
² Based on 75% of Total Lot Area

Note: Replace all gvanized chain link fence with black coated fence.

BARBER MILL COMMUNITY ASSOCIATION INC
TAX ID 4774186
NC PIN 165807-68-8206
ZONING: O&I SUP
USE: TOWN HOMES

Project Number: 2017-80-SP

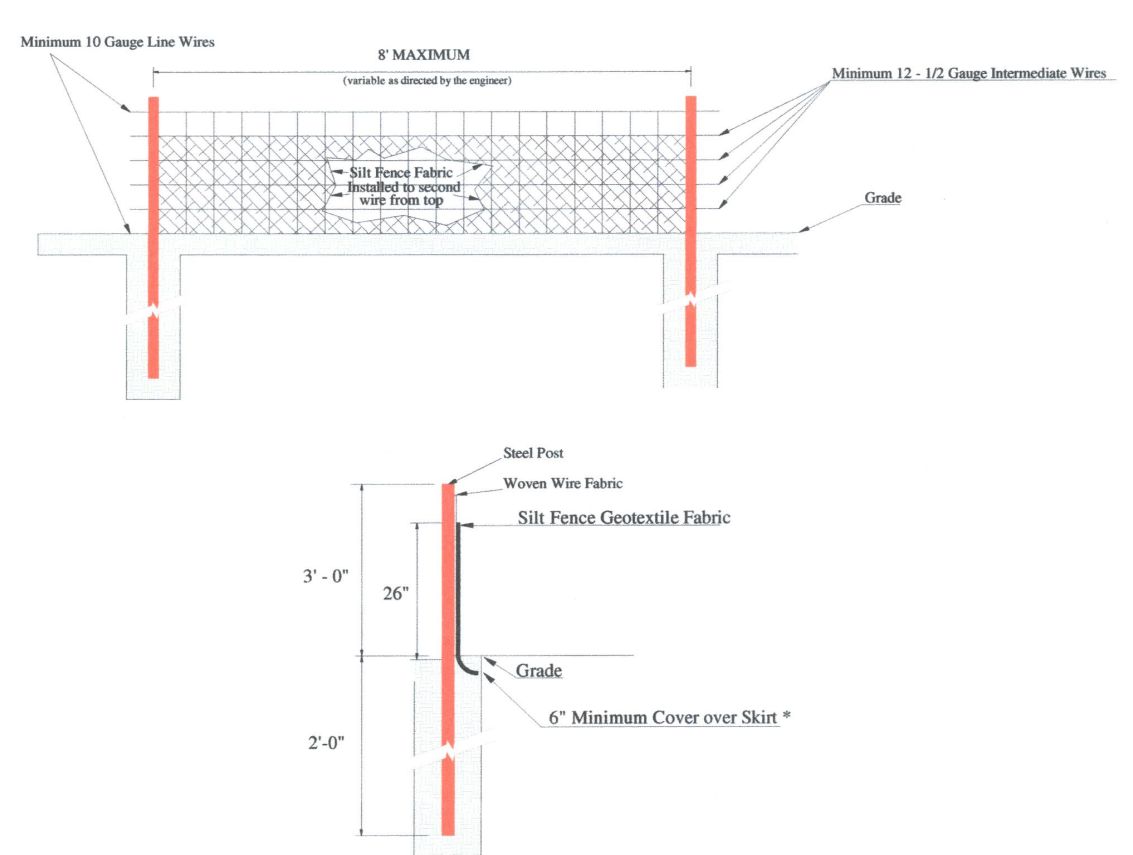
 ENGINEERING & ENVIRONMENTAL SCIENCE COMPANY 3008 Anderson Drive Suite 102 Raleigh, NC 27609 (919) 781-7798		DATE: 04/28/2017
		DRAWN: TPS
	Site Plan Economy Self Storage Expansion 577 Hwy 42 West Clayton, NC 27520	REVISED: 05/24/2017
		SCALE: 1"=20'
	Stephenson General Contractors 1090 W Market St. Smithfield, NC 27577	Sheet No. 3
		of: 6



Legend

- Property Line
- Adjacent Property Line
- Road Right of Way
- Setbacks
- Landscape Buffer Limits
- Underground Electric
- Sewer Lines (Proposed and Existing)
- Sewer Manhole
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- Power Pole or/and Light Pole
- Ditch Center Line
- Existing Spot Elevations
- Existing 1 ft. Contours
- Existing Culvert
- 20% Interior Landscape

Silt Fence Details



Silt Fence Specifications

- Steel posts shall be a minimum of 5 ft. long, weigh a minimum of 1.3 lbs/ft, and have projections to aid in fastening the wire or fabric. Steel posts shall also have a metal plate welded near the bottom such that when the post is driven to the proper depth, the plate will be below the ground level for added stability.
- Woven Wire Fence shall conform to the requirements of ASTM A 116, Class I zinc coating for wire. The fence shall be at least 32 in. high and shall have at least 6 line (horizontal) wires. Stay (vertical) wires shall be spaced 12 in. apart. The top and bottom wires shall be 10 gauge. All other wires shall be 12 1/2 gauge.
- Filter Fabric shall be composed of fibers consisting of long chain synthetic polymers composed of at least 85% by weight of polypropylene, polyester, or polyethylene. The fibers shall be formed into a network such that the filaments or yarns retain dimensional stability relative to each other. The filter fabric shall be free of any treatment or coating which might adversely alter its physical properties after installation. The fabric shall be free of defects or flaws which significantly affect its physical and/or filtering properties. The fabric shall have a minimum width of 36 inches.

The filter fabric shall be furnished with suitable wrapping for protection against moisture and extended ultraviolet prior to placement.

PROPERTY	TEST METHOD	REQUIRED VALUE
Tensile Strength	ASTM D 4632	400 Newtons (90lb)
Elongation	ASTM D 4632	<50% - fabric self supporting ≥ 50% - fabric requires woven wire backing
Apparent Opening Size (AOS)**	ASTM D 4751	0.84 millimeter (U.S. Sieve #20)
Permeability	ASTM D 4491	0.01 Sec/ft
Ultraviolet Stability (retained strength after 500hrs of ultraviolet exposure)	ASTM D 4355	70%

- A 6 in. x 6 in. trench shall be dug on the upstream side of the silt fence. The silt fence shall line the trench and extend up the posts for the remainder of the fabric width. The trench shall then be backfilled and tamped. Silt fence fabric shall be spliced together only at supporting posts with a minimum of 6 in. of overlap and in such a manner to prevent silt from passing between the two ends. At the time of installation, the fabric will be rejected if it has any defects, deterioration, or other damage incurred during manufacture, transportation, or storage.

Silt Fence Maintenance Considerations

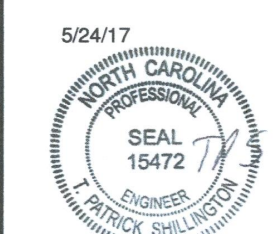
- Inspect silt fences at least once a week and after each rainfall. Make any required repairs immediately.
- Should the fabric of a sediment fence collapse, tear, decompose or become ineffective, replace it promptly.
- Remove the sediment deposits as necessary to provide adequate storage volume for the next rain and to reduce pressure on the fence. Take care to avoid undermining the fence during cleanout.
- Remove all fencing materials and unstable sediment deposits and bring the area to grade and stabilize it after the contributing drainage area has been properly stabilized.

Note: Replace all gavanized chain link fence with black coated fence.

- ### Grading Notes
- Establishment of a permanent ground cover shall be within 15 working days of any phase of grading.
 - Cut and fill slopes shall be stabilized within 15 days of any phase of grading.
 - Streets adjacent to the project shall be kept clean at all times or a wash station will be required.



ENGINEERING & ENVIRONMENTAL
SCIENCE COMPANY
3008 Anderson Drive Suite 102
Raleigh, NC 27609
(919) 781-7798

5/24/17


Grading Plan
Economy Self Storage Expansion
577 Hwy 42 West
Clayton, NC 27520

Stephenson General Contractors
1090 W Market St.
Smithfield, NC 27577

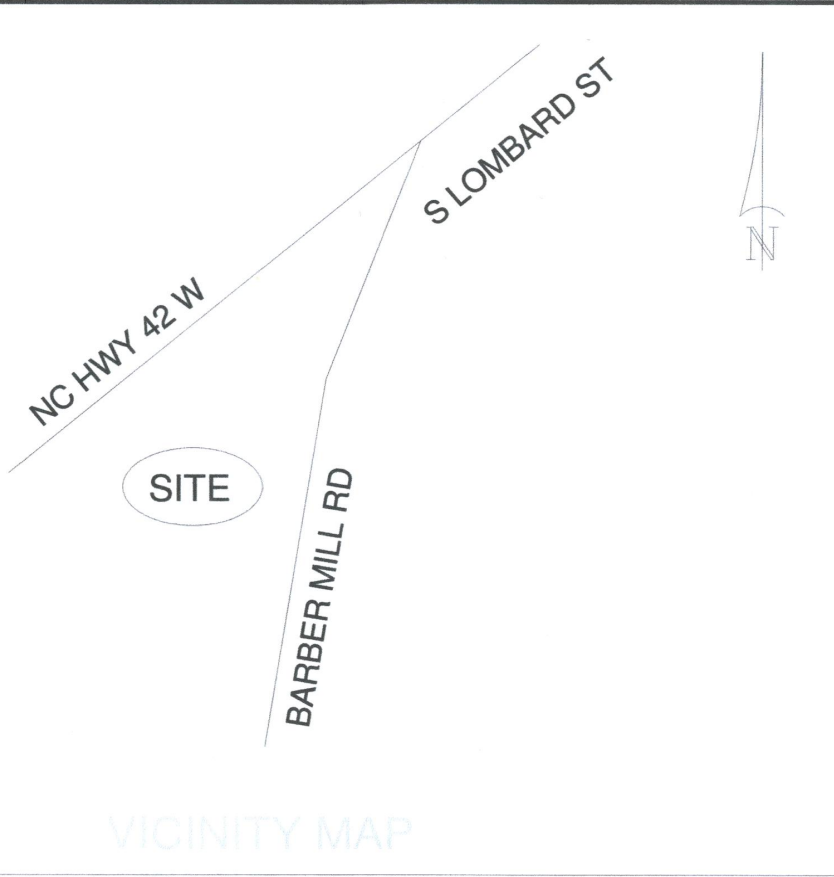
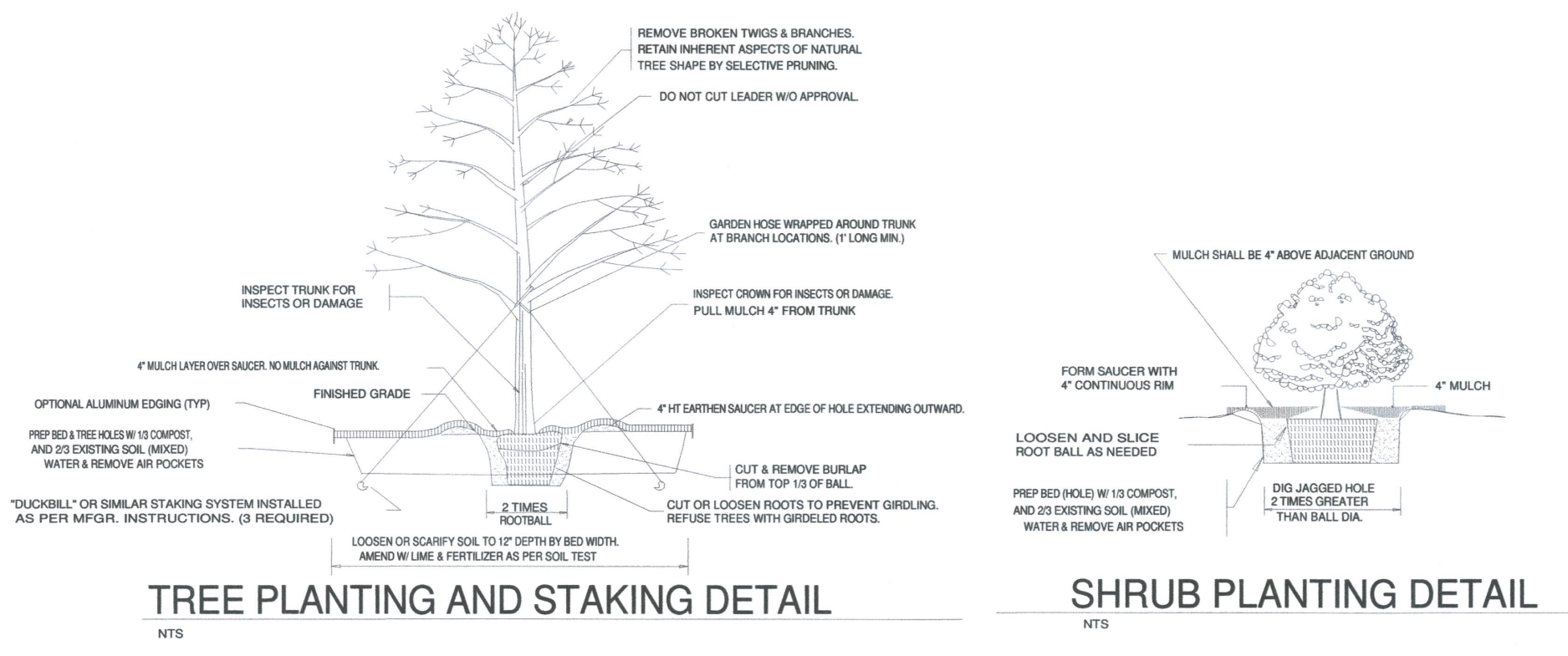
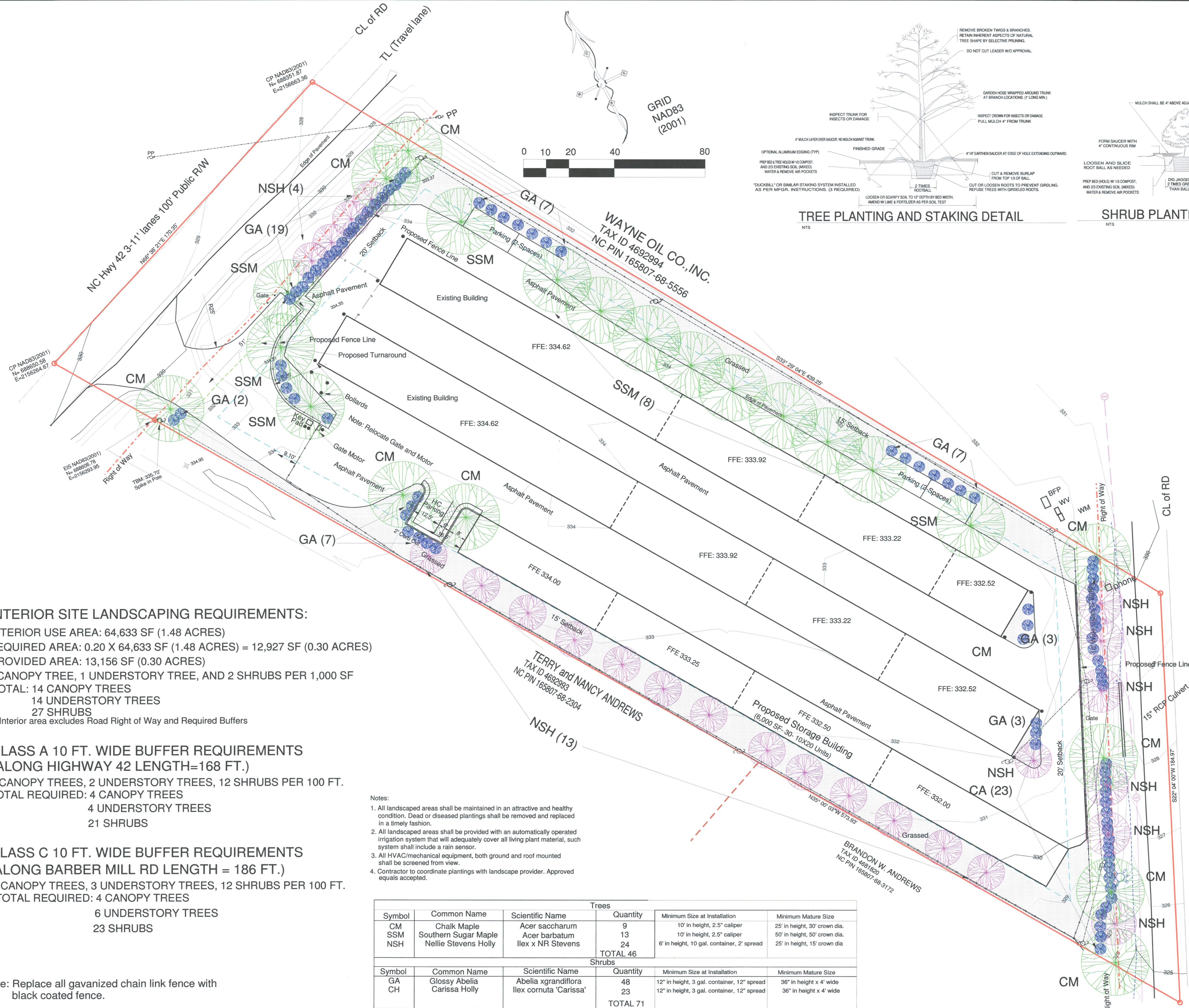
DATE:
04/28/2017

DRAWN:
TPS

REVISED:
05/24/2017

SCALE:
1"=20'

Sheet No.
4
of: **6**



Legend

- Property Line
- Adjacent Property Line
- Road Right of Way
- Setbacks
- Landscape Buffer Limits
- Underground Electric
- Sewer Lines (Proposed and Existing)
- Sewer Manhole
- Existing Fire Hydrant
- LP&PP Power Pole or/and Light Pole
- Ditch Center Line
- Existing Spot Elevations
- Existing 1 ft. Contours
- Existing Culvert
- 20% Interior Landscape
- Canopy Tree
- Understory Tree
- Shrub

*** INTERIOR SITE LANDSCAPING REQUIREMENTS:**
INTERIOR USE AREA: 64,633 SF (1.48 ACRES)
REQUIRED AREA: 0.20 X 64,633 SF (1.48 ACRES) = 12,927 SF (0.30 ACRES)
PROVIDED AREA: 13,156 SF (0.30 ACRES)
1 CANOPY TREE, 1 UNDERSTORY TREE, AND 2 SHRUBS PER 1,000 SF
TOTAL: 14 CANOPY TREES
14 UNDERSTORY TREES
27 SHRUBS
* Interior area excludes Road Right of Way and Required Buffers

CLASS A 10 FT. WIDE BUFFER REQUIREMENTS (ALONG HIGHWAY 42 LENGTH=168 FT.)
2 CANOPY TREES, 2 UNDERSTORY TREES, 12 SHRUBS PER 100 FT.
TOTAL REQUIRED: 4 CANOPY TREES
4 UNDERSTORY TREES
21 SHRUBS

CLASS C 10 FT. WIDE BUFFER REQUIREMENTS (ALONG BARBER MILL RD LENGTH = 186 FT.)
2 CANOPY TREES, 3 UNDERSTORY TREES, 12 SHRUBS PER 100 FT.
TOTAL REQUIRED: 4 CANOPY TREES
6 UNDERSTORY TREES
23 SHRUBS

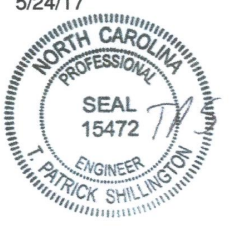
- Notes:
- All landscaped areas shall be maintained in an attractive and healthy condition. Dead or diseased plantings shall be removed and replaced in a timely fashion.
 - All landscaped areas shall be provided with an automatically operated irrigation system that will adequately cover all living plant material, such system shall include a rain sensor.
 - All HVAC/mechanical equipment, both ground and roof mounted shall be screened from view.
 - Contractor to coordinate plantings with landscape provider. Approved equals accepted.

Trees					
Symbol	Common Name	Scientific Name	Quantity	Minimum Size at Installation	Minimum Mature Size
CM	Chalk Maple	Acer saccharum	9	10' in height, 2.5" caliper	25' in height, 30' crown dia.
SSM	Southern Sugar Maple	Acer barbatum	13	10' in height, 2.5" caliper	50' in height, 50' crown dia.
NSH	Nellie Stevens Holly	Ilex x NR Stevens	24	6' in height, 10 gal. container, 2' spread	25' in height, 15' crown dia.
			TOTAL 46		
Shrubs					
Symbol	Common Name	Scientific Name	Quantity	Minimum Size at Installation	Minimum Mature Size
GA	Glossy Abelia	Abelia xgrandiflora	48	12" in height, 3 gal. container, 12" spread	36" in height x 4' wide
CH	Carissa Holly	Ilex cornuta 'Carissa'	23	12" in height, 3 gal. container, 12" spread	36" in height x 4' wide
			TOTAL 71		

Note: Replace all gvanized chain link fence with black coated fence.



ENGINEERING & ENVIRONMENTAL
SCIENCE COMPANY
3008 Anderson Drive Suite 102
Raleigh, NC 27609
(919) 781-7798

5/24/17


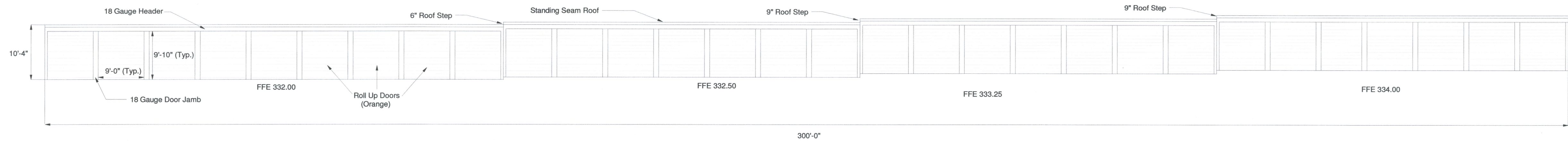
SEAL
15472
7
ENGINEER
BRICK SHILLER

Landscaping Plan
Economy Self Storage Expansion
577 Hwy 42 West
Clayton, NC 27520

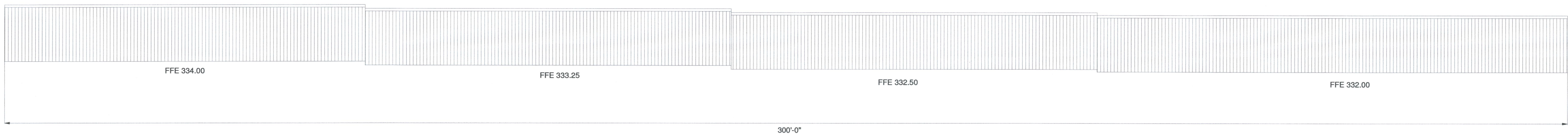
DATE: 04/28/2017
DRAWN: TPS
REVISED: 05/24/2017
SCALE: 1"=20'
Sheet No. 5 of 6

Stephenson General Contractors
1090 W Market St.
Smithfield, NC 27577

FRONT VIEW
(NTS)

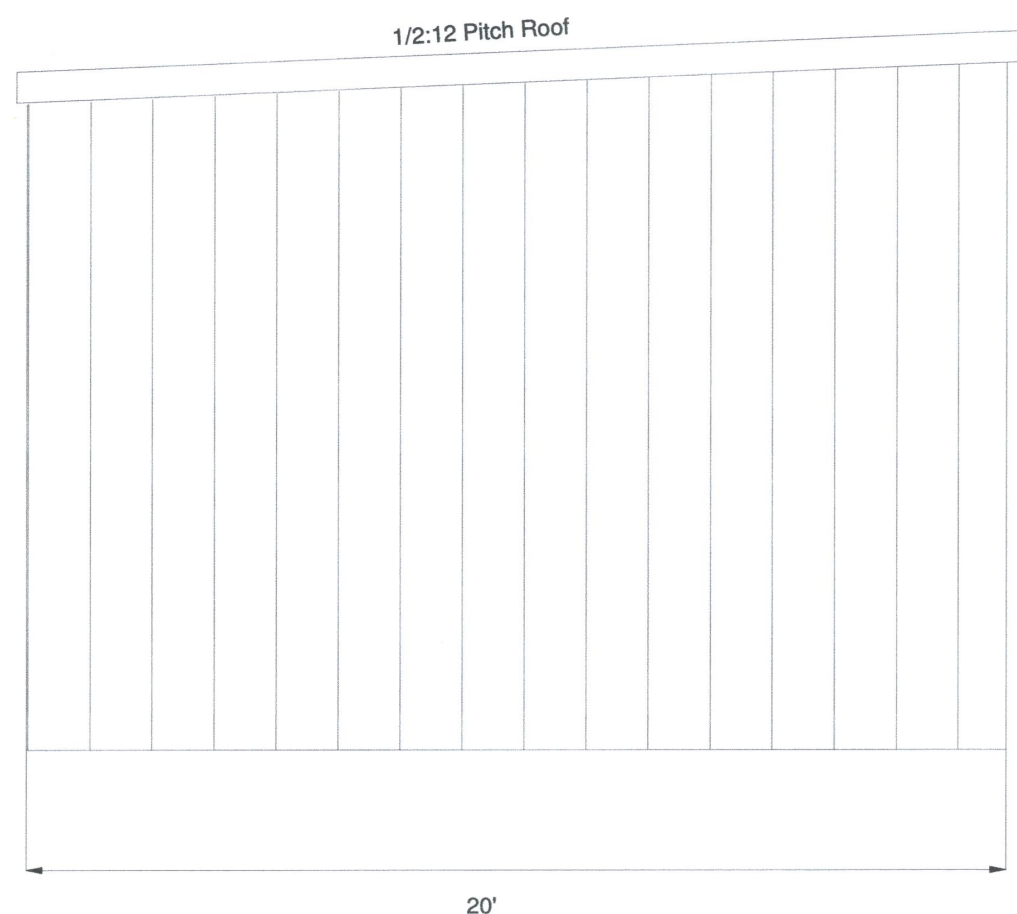


REAR VIEW
(NTS)

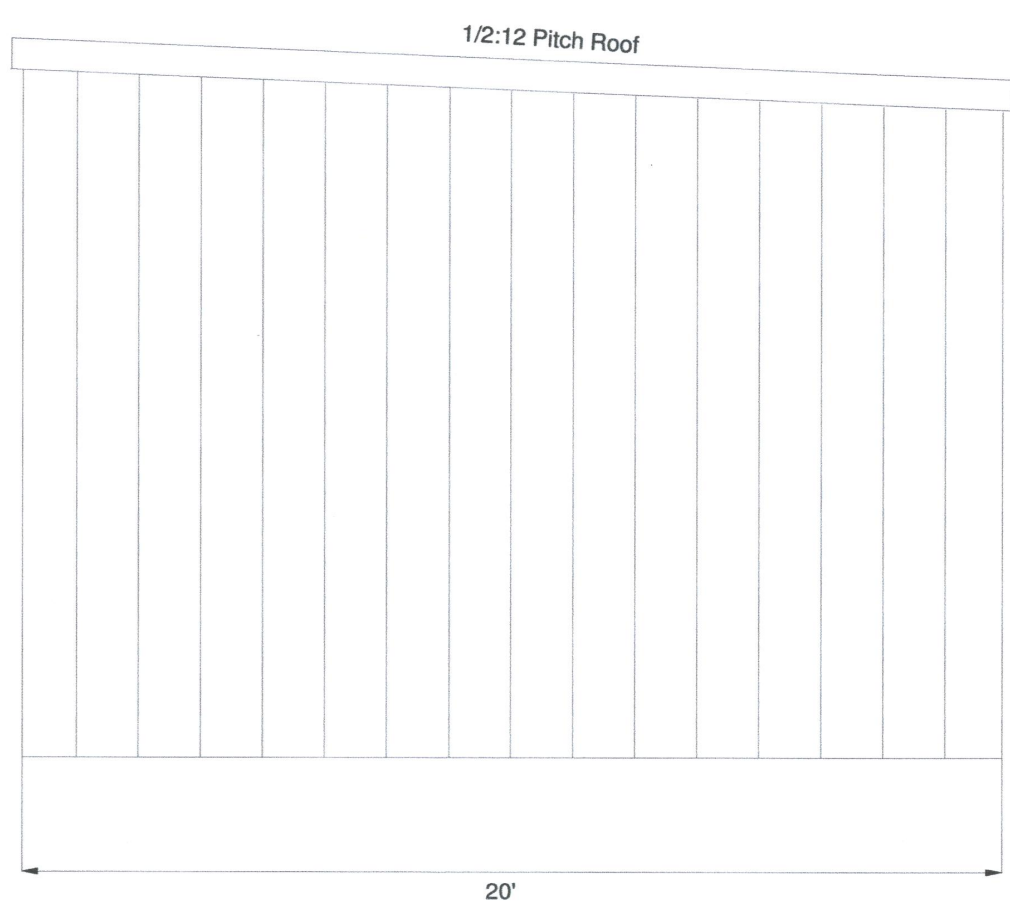


Exterior walls are 18 gauge ribbed Galvalume steel panels with a baked-on PVDF resin-based finish in manufacturer's standard colors.
Exterior trim is galvalume material with owner's choice of standard Kynar 500 colors.
Colors will be chosen to match the two (2) existing storage buildings on the site.

LEFT VIEW
(NTS)

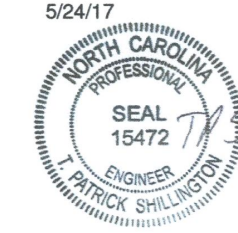


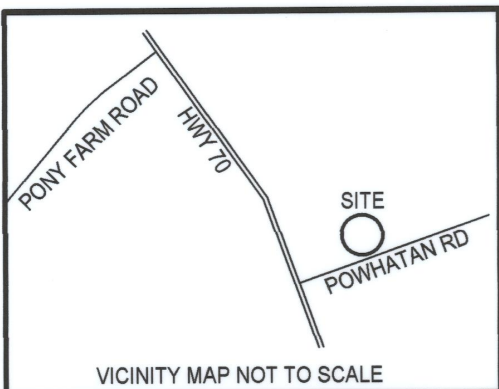
RIGHT VIEW
(NTS)



Note: Proposed structure is a pre-fabricated metal structure designed by Trachte Building Systems, Inc.

Project Number: 2017-80-SP

	ENGINEERING & ENVIRONMENTAL SCIENCE COMPANY 3008 Anderson Drive Suite 102 Raleigh, NC 27609 (919) 781-7798	DATE: 04/28/2017
		DRAWN: TPS
	Building Elevations Economy Self Storage Expansion 577 Hwy 42 West Clayton, NC 27520	REVISED: 05/24/2017
		SCALE: 1"=20'
	Stephenson General Contractors 1090 W Market St. Smithfield, NC 27577	



VICINITY MAP NOT TO SCALE

LEGEND:
EIP... EXISTING IRON PIPE
IPS... IRON PIPE SET
DS... EXISTING IRON STAKE
R/W... RIGHT OF WAY
PK... PARKER KALON NAIL
SCM... EXISTING CONC MONUMENT
CMS... CONCRETE MONUMENT SET
PK... FIRE HYDRANT
S... SEWER CLEAN-OUT
N... TELEPHONE BOX
C... CABLE BOX
T... TRANSFORMER
W... WATER VALVE
SWM... SANITARY SEWER MANHOLE
NIF... NOW OR FORMERLY
B... BACK OF CURB
C... COMPUTED POINT
G... GEODETIC MONUMENT
RCP... REINFORCED CONCRETE PIPE
P... PARCEL BOUNDARY
E... EASEMENT
F... FEATURE
S... STREAM (IE WATER COURSE)
N... NOT SURVEYED
A... AREA BY COORDINATE METHOD
T... TITLE BY LAWYER
P... PROPERTY SUBJECT TO EASEMENT OF RECORD

REFERENCE:
DEED BOOK 1933 PAGE 878
DEED BOOK 3571 PAGE 347
DEED BOOK 4933 PAGE 678
PLAT BOOK 57 PAGE 242
PLAT BOOK 74 PG 493
PLAT BOOK 77 PG 488
PLAT BOOK 78 PG 257
DB 4313 PG 551

STATE OF NORTH CAROLINA, JOHNSTON CO.
FILED FOR REGISTRATION AT _____ M

REGISTER OF DEEDS OFFICE _____ 20 _____ IN THE

RECORDED IN BOOK _____ PAGE _____

BY _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE JURISDICTION OF THE TOWN OF CLAYTON AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAN WITH MY FREE CONSENT, ESTABLISHED MINIMUM SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL ELECTRICAL SYSTEMS AND ALL SEWER AND WATER LINES TO THE TOWN OF CLAYTON.

DATE _____ OWNER _____
DATE _____ OWNER _____

OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING

REVIEW OFFICER _____

DATE _____

PROPERTY SHOWN HEREON IS ☒ IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE

FLOOD HAZARD NO. 3720167700J

EFFECTIVE DATE: 12/2/05

DATE _____

FINAL PLAT RECOMBINATION PLAT FOR: IRONWOOD DEVELOPERS

CLAYTON TWP JOHNSTON COUNTY NC

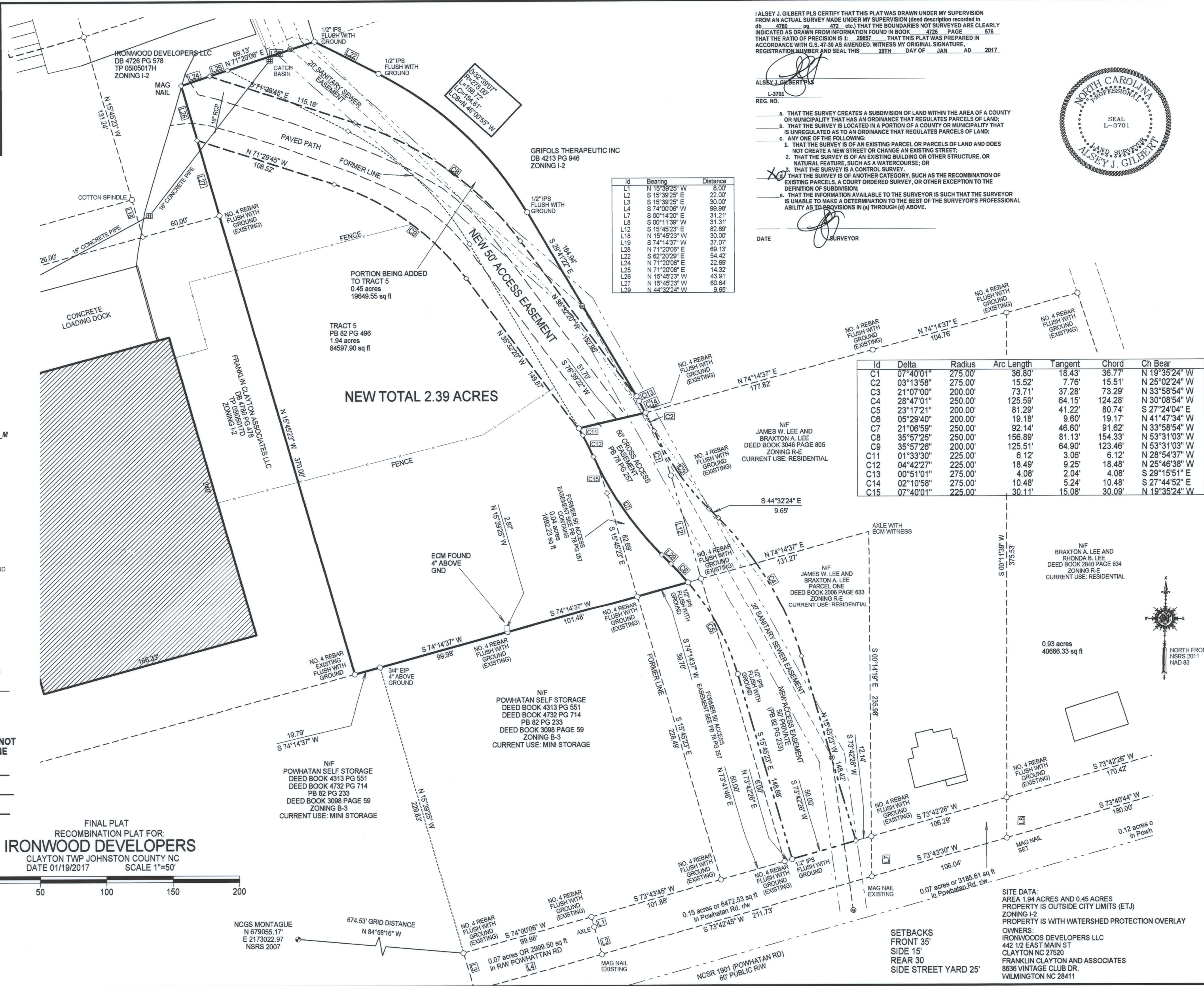
DATE 01/19/2017 SCALE 1"=50'

0 50 100 150 200

TAX PARCEL NO. 0505017D 0505017H

SETBACKS FRONT 35' SIDE 15' REAR 30' SIDE STREET YARD 25'

ALSEY J. GILBERT PLS 442 1/2 E. MAIN ST CLAYTON NC 27620 PHONE 919/663-8104 FAX: 919/663-3663

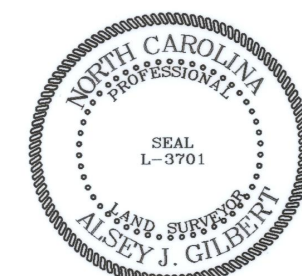


I, ALSEY J. GILBERT, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (deed description recorded in DB 4726 PG 578, DB 4727, etc.) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 4726 PAGE 578 THAT THE RATIO OF PRECISION IS 1:29857. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 18TH DAY OF JAN. AD 2017.

ALSEY J. GILBERT PLS
L-3701
REG. NO.

- THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- ANY ONE OF THE FOLLOWING:
 - THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
 - THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR
 - THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
- THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS IN (a) THROUGH (d) ABOVE.

DATE _____ SURVEYOR _____



SITE DATA:
AREA 1.94 ACRES AND 0.45 ACRES
PROPERTY IS OUTSIDE CITY LIMITS (ETJ)
ZONING I-2
PROPERTY IS WITH WATERSHED PROTECTION OVERLAY
OWNERS:
IRONWOODS DEVELOPERS LLC
442 1/2 EAST MAIN ST
CLAYTON NC 27620
FRANKLIN CLAYTON AND ASSOCIATES
8636 VINTAGE CLUB DR.
WILMINGTON NC 28411

Public Notice

In accordance with NC GS 160A-364, the Clayton Board of Adjustment will conduct the following evidentiary hearing on Wednesday, June 21, 2017, at 6:00 PM in the Town Council Chambers in Town Hall located at 111 East Second Street to hear the following items:

- 2017-77-VAR Avery Farm Subdivision Variance- Request for a variance from the minimum lot size requirements in the Unified Development Code (155.203(G)(6)) for single-family residential lots zoned Residential-Estate (R-E). The applicant is requesting a variance to allow a minimum lot size of 25,000 square feet and a maximum density of 1.13 dwelling units per acre. Parcel Number: 164900-74-1893
- 2017-79-CUP Economy Storage Conditional Use Permit- Request for a conditional use permit to expand an existing self-storage facility on property zoned Highway-Business (B-3). Per the Unified Development Code (155.203(G)(6)), the use of a self-storage facility is required to obtain conditional use approval in order to be permitted. Parcel number: 165807-68-4317

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

Jay McLeod / Haley Hogg, Planners
919-553-5002

Clayton News- Star

Please advertise on the following dates:

June 7, 2017

June 14, 2017

Affidavit of publication required.



Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC
P.O. Box 879, Clayton, NC
Phone: 919-551-1111
Fax: 919-551-1112

May 31, 2017

NOTICE

SUBJECT: Project #: 2017-79-CUP Economy Self Storage Conditional Use Permit
Location: Located off NC HWY 42 W
PIN #/TAG ID: 165807-68-4317 / 05G02011W
Applicant: Stephenson General Contractors

Dear Clayton Area Property Owner:

Notice is hereby given that the Clayton Board of Adjustment will hold an evidentiary hearing on **Wednesday, June 21, 2017 at 6:00 PM** at Town Hall, 111 E Second Street, to consider the above-referenced Conditional Use Application. The applicant is requesting a Conditional Use Permit to expand an existing self-storage facility on the subject property, which is zoned Highway-Business (B-3). Per the Unified Development Code (155.203(G)(6)), the use of a self-storage facility is required to obtain a conditional use permit in order to be permitted. Since the existing use is expanding on the property, a new conditional use permit must be obtained in order for the expansion to be permitted. The properties are located off NC HWY 42 W. Please see the map on the back of this letter.

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

For more information, please contact me by phone (919) 359-2102 or email at hhogg@townofclaytonnc.org.

Sincerely,

Haley Hogg, CZO
Town Planner



Subject Property