



The Town of Clayton
Town of Clayton Planning Board Agenda
Monday, June 26, 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- May 22, 2017
[May 22, 2017 DRAFT Minutes](#)

POTENTIAL ACTION: Approval of Minutes

5. REPORTS AND COMMENTS

6. OLD BUSINESS

7. NEW BUSINESS

- a. 2017-80-SP- Economy Storage Major Site Plan
NC PIN: 165807-68-4317
Tag:05G02011W
Location: Off NC HWY 42, south of Cricket Hollow Run

The applicant is requesting major site plan approval to expand an existing self-storage facility on the subject property by adding a new 6,000 square foot building, and updating the parking, fencing, and landscaping. A Conditional Use Permit application (2017-79-CUP) is running concurrently with this request.

[Staff Report 2017-80-SP- Economy Storage](#)
[Application 2017-80-SP- Economy Storage](#)
[Site Plan 2017-80-SP- Economy Storage](#)
[Maps- 2017-80-SP- Economy Storage](#)
[Neighborhood Meeting Materials 2017-80- SP - Economy Storage](#)

POTENTIAL ACTION: Approval of 2017-80-SP - Economy Storage

- b. 2017-79-SP- Lidl Grocery Store Major Site Plan
NC PIN: 164900-97-5696 & 164900-97-4678
Tag: 05g01199b
Location: 12856 US Hwy 70 Bus (site of the old Camper World RV storage, just west

of McLaurin Funeral Home)

The applicant is requesting new development of a grocery store.

[Staff Report 2017-76-SP- Lidl Grocery](#)

[Application 2017-76-SP- Lidl Grocery](#)

[Site Plan 2017-76-SP- Lidl Grocery](#)

[Maps 2017-76-SP- Lidl Grocery](#)

[Elevations 2017-76- SP -Lidl Grocery](#)

[TIA 2017-76-SP- Lidl Grocery](#)

POTENTIAL ACTION: Approval of 2017-79-SP - Lidl Grocery

- c. 2017-78-SUP- OTW Transport
NC PIN: 166806-38-2972
Tag: 05008010
Location: Off of U.S HWY 70 BUS

The applicant is requesting a special use permit to allow the use of “towing service and storage” on the subject property, which is zoned Highway-Business (B-3).

[Staff Report 2017-78-SUP - OTW Transport](#)

[Application 2017-78-SUP- OTW Transport](#)

[Site Plan 2017-78-SUP- OTW Transport](#)

[Maps 2017-78-SUP OTW Transport](#)

[Neighborhood Meeting Minutes 2017-78-SUP- OTW Transport](#)

POTENTIAL ACTION: Recommendation of Approval- 2017-78-SUP to
Town Council

- d. 2017-59-SUP- 420 Andrews Duplex
NC PIN: 166917-00-5981
Tag: 05013004
Location: 420 Andrews Street, at the intersection of Andrews Street and Fisher Street

The applicant is requesting a special use permit to develop a two-family duplex on a property zoned Residential-8 (R-8).

[Staff Report 2017-59-SUP- 420 Andrews Duplex](#)

[Application 2017-59-SUP- 420 Andrews Duplex](#)

[Site Plan 2017-59-SUP- 420 Andrews Duplex](#)

[Maps 2017-59-SUP- 420 Andrews Duplex](#)

[Neighborhood Minutes 2017-59-SUP- 420 Andrews Duplex](#)

POTENTIAL ACTION: Recommendation of Approval - 2017-59-SUP to
Town Council

- e. 2017-81-RZ- 800 E. Main Street
NC PIN: 166806-29-8767
Tag: 05008071
Location: 800 E Main St (the old auto parts store next to Pittman’s Auto)

The applicant is requesting rezoning from Highway Business (B-3) to Central Business (B-1)

[Staff Report -2017-81-RZ 800 E Main St](#)

[Application 2017-81-RZ - 800 E. Main Street](#)

[Map 2017-81-RZ- 800 E. Main Street](#)

[Neighborhood Meeting Summary 2017-81-RZ- 800 E. Main Street](#)

POTENTIAL ACTION: Recommendation of Approval- 2017-81-RZ to
Town Council

- f. 2017-102-OA- Lot Size R-E Amendment
Location: Town limits & Extra-territorial Jurisdiction

Request to reduce the minimum lot size (to 25,000 sqft) for public water and septic lots in the Residential-Estate (R-E) zoning district.

[Staff Report - 2017-102-OA Lot Size R-E Amendment](#)

[Application 2017-102-OA - Lot Size R-E Amendment](#)

[Lot Size Review 2017-102-OA Lot Size R-E Amendment](#)

[Article 203 -Strikethrough- 2017-102-OA Lot Size R-E Amendment](#)

POTENTIAL ACTION: Recommendation of Approval- 2017-81-RZ to
Town Council

8. INFORMAL DISCUSSION AND PUBLIC COMMENT

9. ADJOURN



**The Town of Clayton
Clayton Planning Board Minutes
Monday, May 22, 2017 @ 6:00 PM
Town Council Chambers**

BOARD MEMBERS PRESENT:

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

STAFF PRESENT:

David DeYoung, Planning Director
Jay McLeod, Senior Planner
Haley Hogg, Planner
Michael Grannis, Mayor Pro-Tem
Bob Satterfield, Council Member
Kimberly Moffett, Town Clerk
Brittany Parks, Administrative Support
Specialist

MEMBERS ABSENT:

1 CALL TO ORDER

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

2 ROLL CALL

- a) Mr. DeYoung completed roll call. All board members were present. Mayor Pro-Tem Michael Grannis and Council Member Bob Satterfield were both present.

3 ADJUSTMENT OF THE AGENDA

- a) Mr. DeYoung requested that items 6a and 6b switch order. He also requested that items 6e and 6f switch order. He noted that items 6c and 6d would be presented together.

4 APPROVAL OF MINUTES

- a) Draft Minutes - April 24, 2017

ACTION: Approval of Minutes

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

5 OLD BUSINESS

6 NEW BUSINESS

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

The applicant is requesting major site plan approval to develop the subject properties to include a 3,192 SF office, 3,600 SF storage building, refurbishment area, and outdoor storage. A Conditional Use Permit application (2017-47-CUP) is running concurrently with this request.

Ms. Hogg presented that the applicant is requesting major site plan approval to develop the subject properties to include an office building, storage building, refurbishment area, and general outdoor storage. The site will be utilized by the company to lease/sell non-residential modular buildings and containers. A parking lot is also proposed to accompany the proposed office. The site currently functions only as a storage yard for the company, which is currently headquartered in Garner. It is the applicant's intent to relocate operations to the Clayton site following approval of the development applications. The conditional use permit running concurrently was approved with conditions by the Board of Adjustment on May 17, 2017. It was stated that the two properties will go through recombination.

There were no questions for Ms. Hogg.

Alex Atchinson presented on behalf of Modspace. He noted they have met all of the conditions requested and elaborated on the presentation from the Board of Adjustment meeting including a noise study. The noise study noted there should not be a huge impact on the neighbors surrounding the property. No one showed up at the neighborhood meeting but noted did go around to neighbors to give a heads up. Modspace is one of the larger modular building companies in the United States and will be bringing approximately 10 jobs from Garner to Clayton.

There were no questions for the applicant.

ACTION: Approval of 2017-48-SP- Modspace

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

- b) 2017-26-SP- Automatic Rolls Expansion- Major Site Plan
NC PIN:167700-09-4309
Tag: 05I05039B
Location: At the corner of Pony Farm Road and Harvest Mill Lane

The applicant is requesting to expand the existing production facility.

Mr. McLeod presented and stated the applicant is requesting site plan approval to add an extension of about 15,000 square feet at the current Automatic Rolls production plant located at the corner of Pony Farm Road and Harvest Mill Lane. Business is good and they are looking to add another production line and extra storage and the current trailer storage that was recently added would be brought to compliance with the site plan. It is a large site and does not come close to the impervious maximums. They are sticking to the current parking plan and requesting alternative parking plan which the staff accepts and is listed in conditions of approval. The current trees are being replaced or relocated and a hedge row will outline the new outdoor trailer storage area. It was stated that the elevations are going to match the existing elevations. Mr. McLeod then presented that the Conditions of Approval include #10 parking plan.

There were no questions for Mr. McLeod.

Mr. Stephen Sanderson of Sanderson Engineering representing Automatic Rolls presented that the expansion will help to keep the plant running at capacity. The current production line is the sole vendor for McDonald's hamburger buns. Now that McDonald's is serving breakfast all day, hamburger bun sales are dropping. Adding a new production line of english muffins will help to offset the capacity of the plant. They currently serve North Carolina, South Carolina, and Virginia. Mr. Sanderson stated they are familiar with the conditions and have no problem meeting them.

There were no questions for the applicant.

Board Member Brooks and Board Member price discussed with Mr. McLeod if the Alternative Parking Plan needed a separate motion and they came to the conclusion to vote on them separately. There were two motions and two approvals for this site plan.

ACTION: Recommendation of Approval -2017-26-SP- Automatic Rolls

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

ACTION: Recommendation of Approval for Alternative Parking Plan- 2017-26-SP - Automatic Rolls

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

- c) 2017-37-PDD Walton Farms Rezoning & 2017-38-SD Walton Farm Subdivision
NC PIN: 176000-93-5827
Tag: 16I03027
Location: 3131 Covered Bridge Road, north of the intersection of Covered Bridge Road and Loop Road

Rezoning 51.63 acres of land from Residential Estate (R-E) and Residential-8 (R-8) to Planned Development Residential (PD-R) and the applicant is requesting preliminary subdivision approval for 190 single-family residential lots and 120 multi-family apartment units to be developed on 51.63 acres of land.

Mr. DeYoung presented and mentioned that Walton Farms Rezoning and Subdivision would be presented together. The applicant is requesting preliminary subdivision approval, acting as a Master Plan, for Walton Farms Subdivision. This 51.63 acre project is running concurrently with rezoning request 2017-37-PDD which would rezone the subject property to Planned Development-Residential. The applicant is proposing the development be included as a part of the existing Riverwood Athletic Club, which is located just north of the subject property. The applicant proposes to develop 190 single-family units and 120 multi-family apartment units. The main entrance to the subdivision will be off Covered Bridge Road. The applicant is proposing decorative pavers at this entrance, which will lead into the main collector street of the development. Four apartment buildings, consisting of one and two bedroom units, are located along the collector street. Parking for the apartment units will be located primarily in the back of the buildings, with some parallel parking located on the collector street.

The applicant is proposing two different housing types for the single-family units, with the minimum lot size being 3,145 square feet. The smallest lots are proposed to be located primarily interior to the development, with the larger lots located on the outer portion of the development. There will be three pocket parks, which are located behind the interior residential lots. These parks will include walking trails, fire pits, grills, gazebos, and corn hole areas. A community center is also proposed, which will include its own fire pit and gathering areas. Additionally, the development will be a part of Riverwood Athletic Club and have access to the existing amenities such as the gym facilities and swimming pools.

There was discussion over when the new entrance would be connected to the existing part of Riverwood, and it was determined the road would be connected as part of phase one. There were also some questions about the traffic and it was mentioned that traffic studies have been done and with the completeness of the second entrance, turn lanes, and possibly signal lights the traffic impact would not be significant.

The applicant, Fred Smith spoke of how he and his team were excited about the last piece of Riverwood, how it would be giving the subdivision a second entrance, and they would be naming it Walton Farm to honor the Dupree family. He then turned the presentation over to his son, Reid Smith.

Reid Smith, the applicant noted on the extension and how it would mirror the existing Riverwood and how it would mix the demographic, allowing people in all phases of life to be apart of the community. He talked on the impact the second entrance will have on the community including, closer access to downtown Clayton, reducing times for emergency calls to respond, and giving Riverwood a second access to water. We are adding another mail center for convenience and pocket parks with trail access for the families to have other safe environments within the neighborhood.

There was some discussion and questions about the use of the pond on the property and it would be used as a storm water entity. Reid Smith called on Donnie Adams to better explain. Donnie mentioned they are working with Carlos at Johnston County and they do not intend to use it as a cleaning device. He also commented on the sewer plan heading back to the north and tying into the existing gravity system.

There was no further questions or comments for the applicant.

Johnny House, a resident near Riverwood expressed his concerns about the safety for his wife and himself entering and leaving their driveway. He also expressed his concerns about the water quality in his pond as the pond located on the Walton Farm property feeds into his pond.

Matthew Starr, upper Neuse River keeper, not a resident of Clayton mentioned he there were 132 violations were found during sediment inspections in under three years at the Riverwood site usually dealing with maintenance not occurring properly. If extra steps are not taken and the pond is used as a storm water then Mr. House has all right to be concerned.

Danny Dupree, former owner of the property noted that he and his family grew up on this land and still own the property across the road. They fully support this subdivision and the project.

There was further discussion and concern over the testimonies given. Dave noted that there were two councilmen present and they have heard the concerns of Planning Board and that all testimonies would also be given at council.

There were no further questions or comments.

ACTION: Recommendation of Approval- 2017-37-PDD to Town Council

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

ACTION: Recommendation of Approval- 2017-38-SD to Town Council

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

- d) 2016-239-OA- Downtown Overlay District Update (Ord. Amendment)
Location: Town

Request to make amendments to the text of the Unified Development Code, Title XV, §155, relating to the regulation of uses and development standards in the Downtown Overlay District (§155.204(D)).

Mr. McLeod presented that this amendment is an extensive and novel re-imagining of the Downtown Overlay District (DOD). The current DOD only provides restrictions on signage and promotional banners. This proposed update includes changes to designation and boundary, permitted uses, sign regulations (including some relaxations of signage requirements), dimensional regulations (setbacks, etc.), development standards (parking and landscaping requirements, on-street parking, building materials and design), district character and architecture, and development incentives and disincentives (outdoor dining, density, development fees, demolition waiting period). The existing Downtown Overlay District boundary is also proposed for modification and is being processed as part of a separate, concurrent application (2016-209-RZ) updating the zoning overlay districts. The proposed boundary changes have been designed to better reflect the properties that would benefit from additional or relaxed regulation (depending on the case) in relation to their downtown character and location. The following section(s) of Title XV, Chapter 155 are proposed for amendment:
204(D) "Downtown Overlay District".

An Open House Meeting was held on March 30, 2017 and out of 228 properties, 115 owners, 14 people showed up. There was a huge amount of input and fears seemed to be alleviated as the impact will have little impact on residential and will provide benefit for non-residential. It was discussed what it means to different groups of people that make up all of downtown.

Board Member Coats and Board member Bizzell had questions concerning the residential aspect of downtown being overlooked and if there would be problems with being more favorable to a commercial downtown. They also wanted to know the reasoning behind staff approval. Mr. McLeod explained the benefits of this overlay district update and how it will help to preserve character. If we combine these areas it will help downtown to thrive now and in the future.

There were no further questions for Mr. McLeod.

ACTION: Recommendation of Approval- 2016-239-OA to Town Council

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

- e) 2016-209-RZ- Zoning Overlay Map Update
Location: Town-wide

Update and adopt the existing overlay zoning districts. This includes the modification and/or re-adoption of the following overlay districts:

- ☐ Thoroughfare Overlay District
- ☐ Scenic Highway Overlay District
- ☐ Watershed Protection Overlay District
- ☐ Downtown Overlay District

Mr. McLeod presented that with recent annexations and changes in the Town's limits and ETJ boundaries, an update to the overlay districts is necessary to remain current. These overlay districts allow additional flexibility in certain areas by relaxing or strengthening requirements of the Unified Development Code. The modification of the Downtown Overlay District represents a realignment of the border to better serve the proposed intent of the concurrent code amendment (application 2016-239-OA) for the Downtown Overlay District. An open house meeting was held on March 30, 2017 in Town Hall to gather additional input from the public and downtown business owners, and as a result one household asked to be removed from the draft district. Otherwise, the district boundary was well received. The Downtown Overlay District boundary was also recommended to Town Council for approval by the Downtown Development Association at their April meeting. The modifications suggested by the DDA and potential ramifications will be discussed at the Planning Board presentation. The following are the four overlay districts to update and adopt: Thoroughfare Overlay, Scenic Highway Overlay, Watershed Protection overlay, Downtown Overlay.

There was a brief discussion over where the zoning district should lie in downtown. Board Member Lipscomb explained what the DDA had recommended. They are looking to utilize and improve what they have already while also bringing more density into the downtown area in the best interest of downtown now and in the future.

ACTION: Recommendation of Approval- 2016-209-RZ to Town Council

Motion: Board Member Lipscomb

Second: Board Member Bizzel

Vote: For- Bob Ahlert, James Lipscomb, Frank Price, Marty Bizzell, Stephen Powers, Ross Benson, Randy Wilkins. Oppose- Sarah Brooks and Bucky Coats

7 REPORTS AND COMMENTS

- a) Introduction of Brittany Parks by Dave DeYoung
- b) Board Member Coats and Board Member Price discussed with Mr. DeYoung where the information on the 132 violations discussed during Walton Farm were picked up from. It was mentioned they are picked up by Carlos Bagley from Johnston County. They are corrected violations and are usually from lack of maintenance or from a storm, and they are corrected quickly.

8 INFORMAL DISCUSSION AND PUBLIC COMMENT

- a) Mr. McLeod presented background information to the newest Board Members.

9 ADJOURN

- a) With there being nothing further, the meeting was adjourned at 8:27 pm.

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

**Frank Price, Chair
Planning Board**

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
Fax: 919-553-1720

Planning Board
June 26, 2017

STAFF REPORT

Application Number: 2017-80-SP
Project Name: Economy Self-Storage Major Site Plan

NC PIN / Tag #: 165807-68-4317 / 05G02011W
Applicant: Stephenson General Contractors
Owner: NC Storage Group, LLC
Location: Off NC HWY 42, south of Cricket Hollow Run

Public Noticing:

- Neighborhood meeting May 9, 2017
- Sign posted June 5, 2017

REQUEST: The applicant is requesting major site plan approval to expand an existing self-storage facility on the subject property by adding a new 6,000 square foot building. A Conditional Use Permit application (2017-79-CUP) is running concurrently with this request and was approved by Board of Adjustment on June 21, 2017.

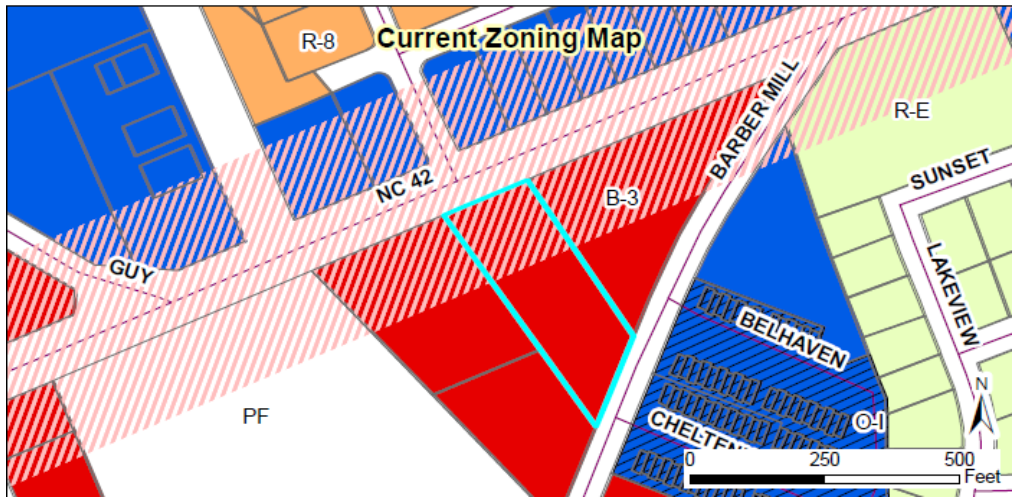
SITE DATA:

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



ADJACENT ZONING AND LAND USES:

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



DEVELOPMENT DATA:

Proposed Uses:	Self-Storage Facility
Buildings:	Two existing, one proposed (6,000 SF)
Number of Stories:	1 story
Existing Impervious:	77%
Proposed Impervious:	74% (75% maximum permitted)
Proposed/Required Parking:	5 spaces (includes 1 handicap space)
Access/Streets:	One entrance driveway located off NC HWY 42 W, and one exit driveway located off Barber Mill Road.

STAFF ANALYSIS:

Overview

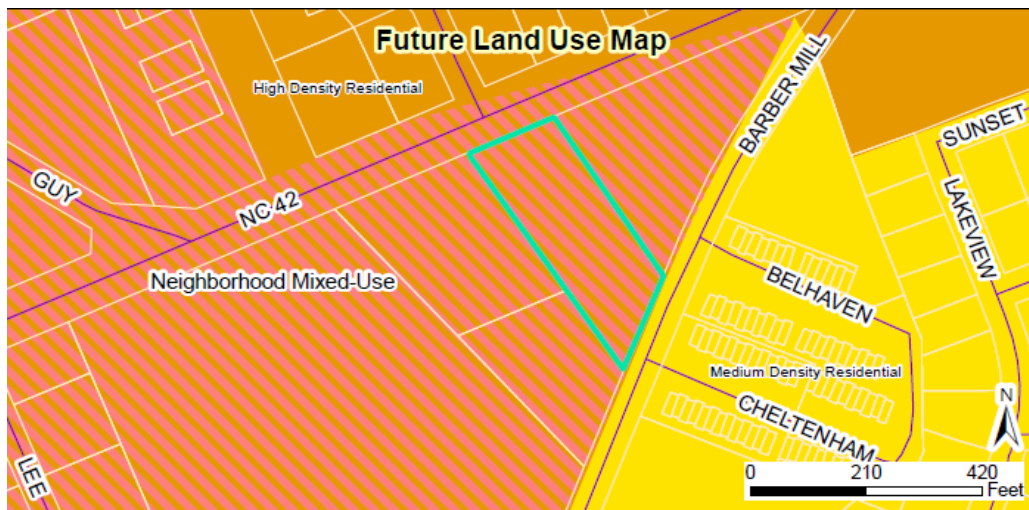
The applicant is requesting major site plan approval to expand an existing self-storage facility to include a new storage building. The new building will be 6,000 square feet and will match the existing storage buildings on the

property. As it currently exists, the site exceeds the maximum impervious surface coverage permitted in this zoning district (75%). However, as a part of the expansion, the applicant has managed to decrease the impervious surface coverage to bring the site in compliance with the UDC's impervious surface requirements. As a part of the expansion, landscaping will be added to the site and all existing chain link fencing will be replaced with black vinyl coated chain link fencing. The entrance of the development will also be reconfigured to include a turn-around area for vehicles. This will allow vehicles a safe area to turn-around in the event that they are unable to pass through the gate on site. As it currently exists, vehicles that are unable to pass through the gate must back out onto HWY 42 W in order to exit the site which creates an unsafe traffic movement.

Running concurrently with this request, the applicant has submitted a conditional use permit application (2017-79-CUP) to allow the expansion of the existing use (self-storage facility) on the subject property. Per UDC requirements, the use of a self-storage facility must obtain a Conditional Use Permit in order to be permitted. Since the existing facility is expanding, a new conditional use permit is required. During their regular meeting scheduled on June 21, 2017 the Board of Adjustment approved the Conditional Use Permit 2017-79-CUP.

Consistency with Adopted Plans:

- **Comprehensive Plan 2040**
The future land use map designates this property as "Neighborhood Mixed Use". Since the use is existing on the site, the proposed expansion is generally consistent with this classification.
- **Unified Development Code**
The proposed development is consistent with the Unified Development Code.



Landscaping and Buffering

As required within the UDC, a Class "A" landscape buffer is proposed along HWY 42 W. A Class "C" landscape buffer is proposed to be located along Barber Mill Road, in order to screen the development from view of the residentially zoned property across the street. Additional landscaping throughout the site will be provided to meet the 20% site interior landscape requirement.

Access/Streets

There are two existing driveways located on the site. The driveway located off NC HWY 42 W is utilized as the entrance of the site, and the second driveway located off Barber Mill Road is utilized as the exit. Both of these driveways will remain as a part of the proposed expansion.

Architecture/Design

The new storage building will consist of steel panels and will be roughly 10 feet tall. The colors of the new building will be chosen to match the two existing storage buildings that are located on the site.

CONSIDERATIONS:

- This request is subject to approval of 2017-79-CUP. The Board of Adjustment approved this application on June 21, 2017.
- This request is subject to the conditions of approval placed on the associated conditional use permit 2017-79-CUP. The following conditions of approval were placed on the associated approved conditional use permit:
 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.
- The Planning Board shall make a final decision regarding Major Site Plans.

APPROVAL CRITERIA:

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

STAFF RECOMMENDATION:

Staff is recommending approval of the above referenced major site plan (2017-80-SP).

ATTACHMENTS:

- 1) Staff report maps
- 2) Application
- 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: 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

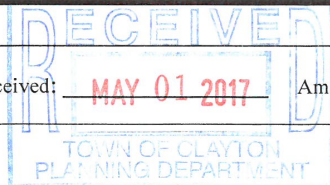
Zoning District: B-3

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

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

FOR OFFICE USE ONLY

Date Received: MAY 01 2017 Amount Paid: \$510⁰⁰ File Number: 2017-80-SP



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

To be completed by the applicant:			To be completed by staff:		
<i>Submit 9 copies of all materials unless otherwise noted or directed by staff</i>	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: <u>4-6-17</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) <i>(required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)</i>	☐	☒			
10. Neighborhood meeting notice letter (1 copy)* <i>See sample letter and meeting requirements included in this packet</i> <i>*Not required for subdivisions that are part of an approved planned development</i>	☒	☐			
11. Neighborhood meeting summary form (1 copy) * <i>Included in this packet</i> <i>*Not required for subdivisions that are part of an approved planned development</i>	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.

Project consists of adding (30) 10'x20' Self Storage units
Approximately 6,000 sf of uncondemned space, required
parking + fencing updates.

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.

Mark Foushee
Print Name

[Signature]
Signature of Applicant

4-10-17
Date

NEIGHBORHOOD MEETING INFORMATION

Purpose:

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

Meeting Date:

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

Meeting Time & Location:

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

Meeting Notice Mailing requirements:

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

Information provided at the Neighborhood Meeting:

At a minimum, the following materials must be present for inspection at a Neighborhood Meeting:

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

Information provided to Planning Department:

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

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

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

ADJACENT PROPERTY OWNERS LIST

Project Name: 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, H.C. MAY 9, 2017 (6:15 PM)

	NAME	ADDRESS
1		
2		
3		
4		
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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: _____ Signature: _____

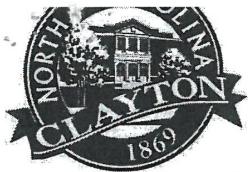
Date of Meeting: MAY 9, 2017 Time of Meeting: 6:15 pm

Location of Meeting: 577 HWY. 42 WEST, CLAYTON, N.C. 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.*

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no text or other markings on the paper.

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



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

AGENT/APPLICANT INFORMATION:

M. DURWOOD STEPHENSON
(Name - type, print clearly)

P.O. Box 1187 / 1090 W. MARKET ST.
(Address)
Smithfield, N.C. 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)

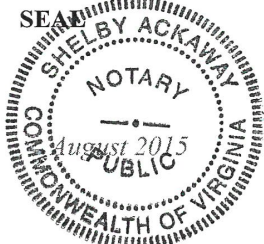
520 Foxgate Quarter
(Address)

[Signature]
(Owner's Signature)

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.



reg#: 7641696

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

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

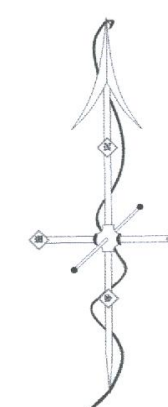
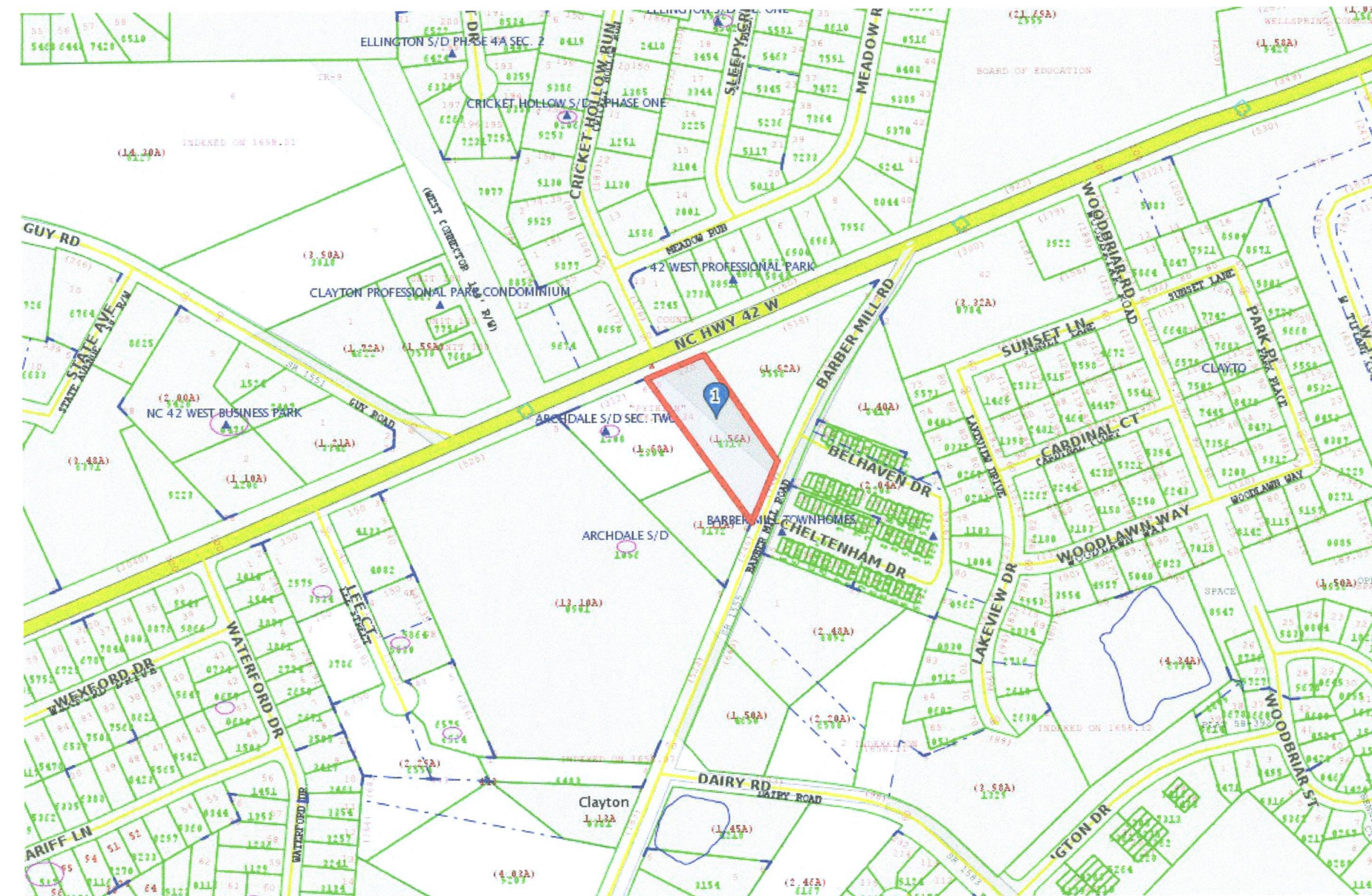
Developer Information

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

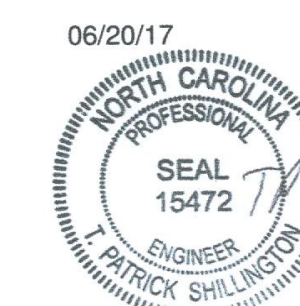
Note: Chain link fencing along Barber Mill Rd.
to have slats to meet opaque fence requirement
for Class C Buffer.



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

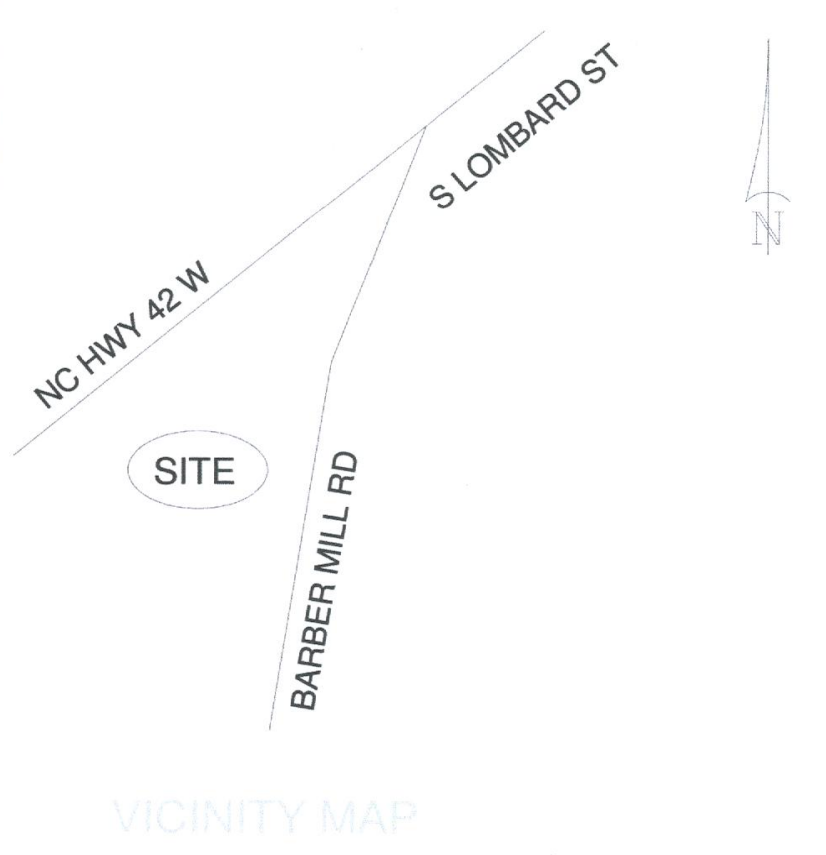
WAYNE OIL CO., INC.
TAX ID 4692994
NC PIN 165807-68-5556
ZONING: B-3
USE: CONVENIENCE STORE
WITH GAS SALES

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

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.)

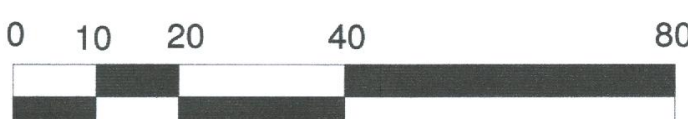


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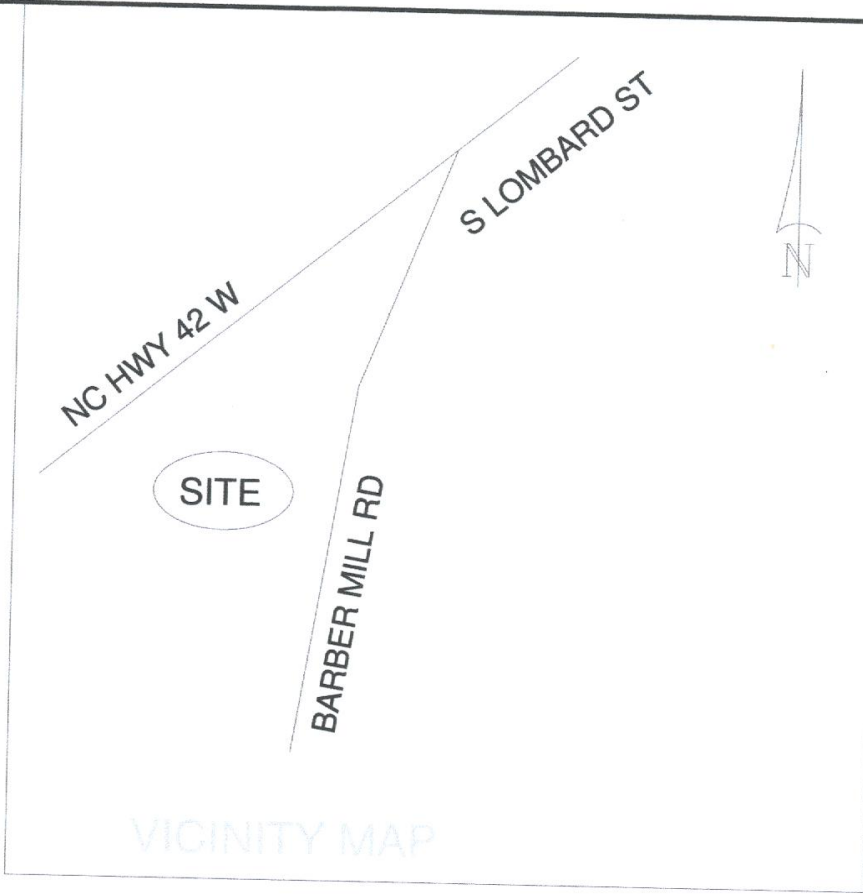
- Property Line
- Adjacent Property Line
- Road Right of Way
- Setbacks
- Underground Electric
- Sewer Lines (Proposed and Existing)
- Sewer Manhole
- Existing Fire Hydrant
- Power Pole or/and Light Pole
- Ditch Center Line
- Existing Spot Elevations
- Existing 1 ft. Contours
- Existing Culvert

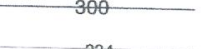
BARBER MILL COMMUNITY ASSOCIATION INC
TAX ID 4774186
NC PIN 165807-68-8206
ZONING: O&I SUP
USE: TOWN HOMES

	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	REVISED: 05/30/2017 SCALE: 1"=20'
	Stephenson General Contractors 1090 W Market St. Smithfield, NC 27577	Sheet No. 2 of 6

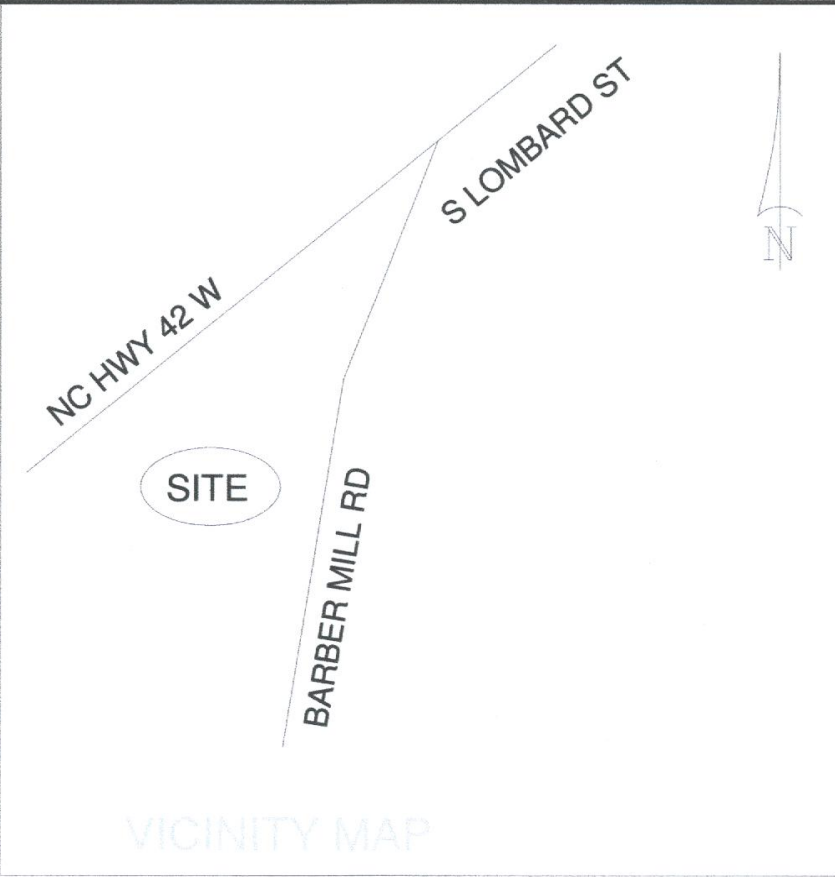
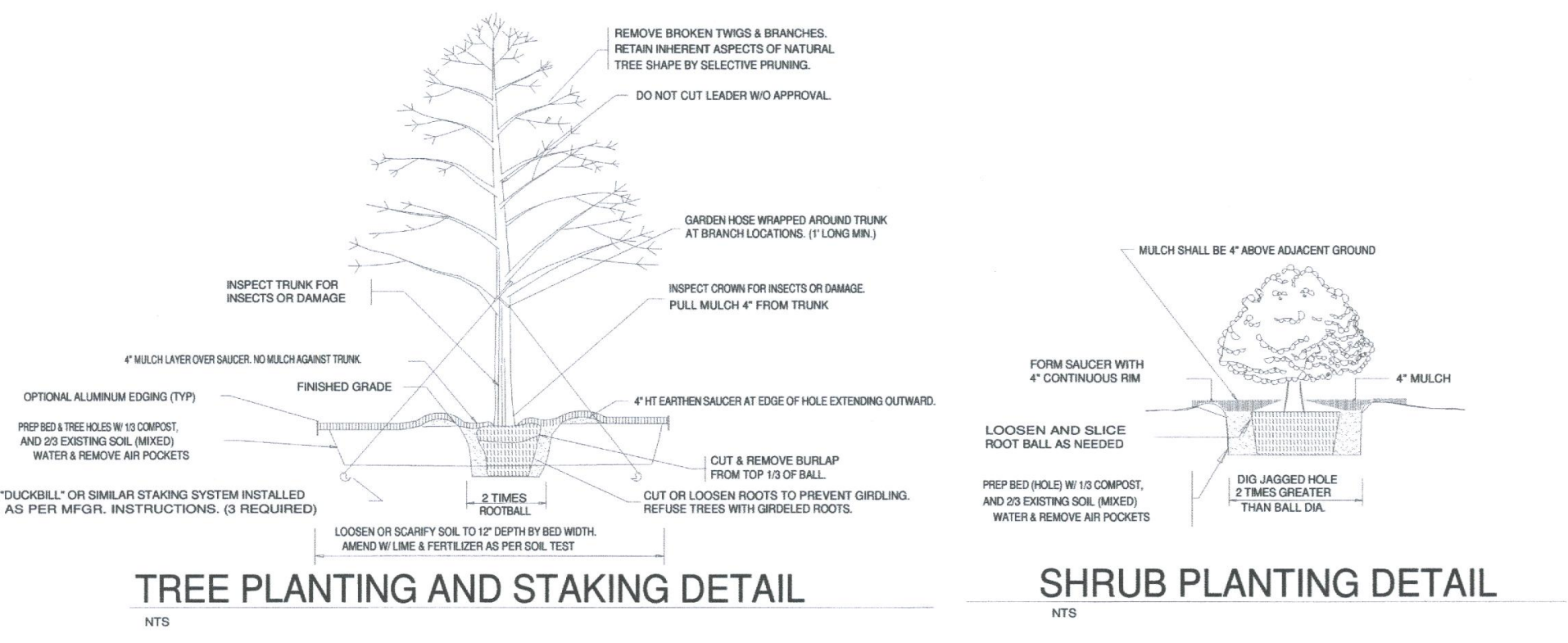
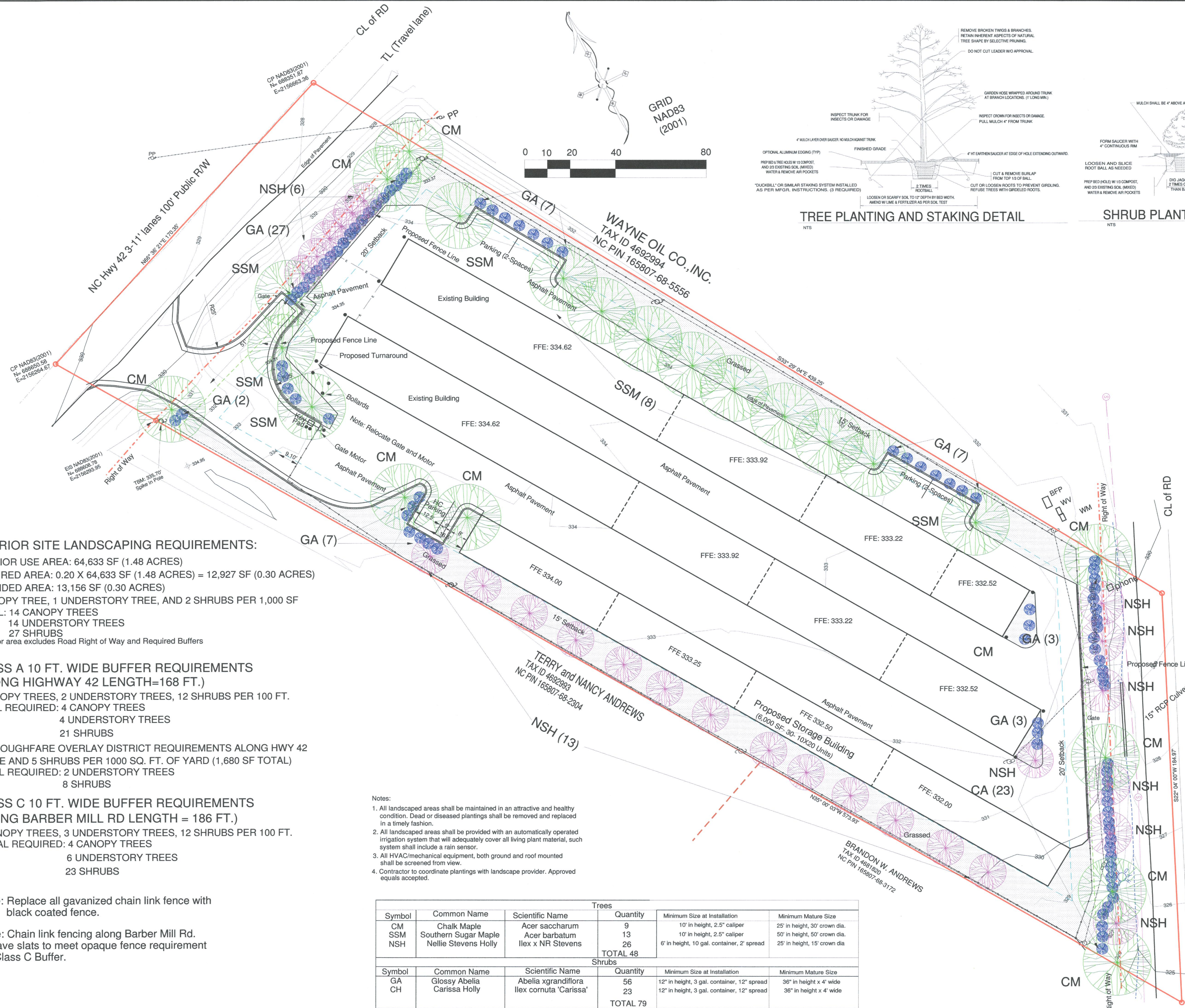


GRID
NAD83
(2001)



-  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

 ENGINEERING & ENVIRONMENTAL SCIENCE COMPANY 3008 Anderson Drive Suite 102 Raleigh, NC 27609 (919) 781-7798		DATE: 04/28/2017 DRAWN: TPS
5/30/17 	Grading Plan Economy Self Storage Expansion 577 Hwy 42 West Clayton, NC 27520	REVISED: 05/30/2017 SCALE: 1"=20'
	Stephenson General Contractors 1090 W Market St. Smithfield, NC 27577	Sheet No. 4 of: 6



*** 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

THOROUGHFARE OVERLAY DISTRICT REQUIREMENTS ALONG HWY 42
1 TREE AND 5 SHRUBS PER 1000 SQ. FT. OF YARD (1,680 SF TOTAL)
TOTAL REQUIRED: 2 UNDERSTORY TREES
8 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:
1. 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.
 2. 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.
 3. All HVAC/mechanical equipment, both ground and roof mounted shall be screened from view.
 4. 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	26	6' in height, 10 gal. container, 2' spread	25' in height, 15' crown dia.
			TOTAL 48		
Shrubs					
Symbol	Common Name	Scientific Name	Quantity	Minimum Size at Installation	Minimum Mature Size
GA	Glossy Abelia	Abelia xgrandiflora	56	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 79		

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
- Canopy Tree
- Understory Tree
- Shrub

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

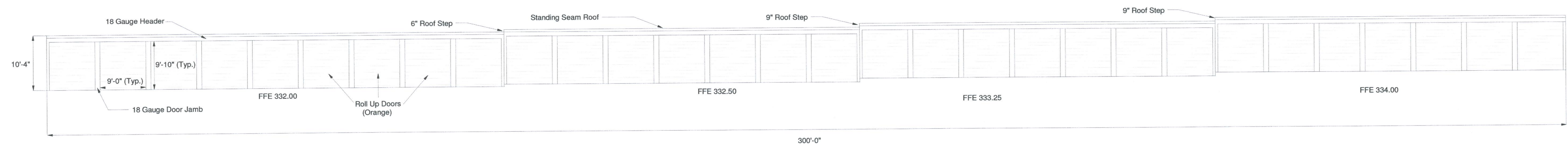
DATE: 04/28/2017
DRAWN: TPS

REVISIONS:
06/20/2017
SCALE: 1"=20'
Sheet No. 5 of 6

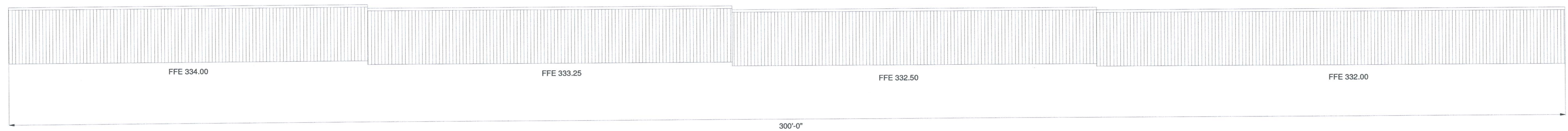
Landscaping Plan
Economy Self Storage Expansion
577 Hwy 42 West
Clayton, NC 27520

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

FRONT VIEW
(NTS)

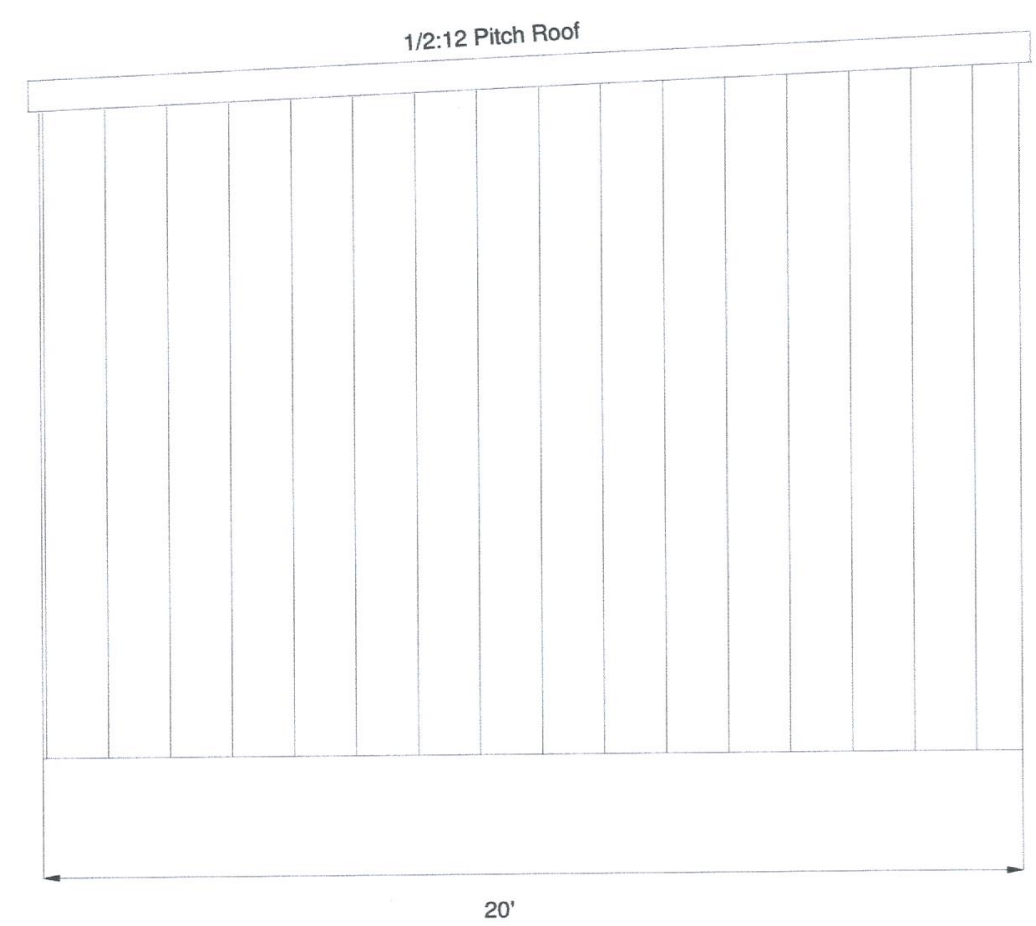


REAR VIEW
(NTS)

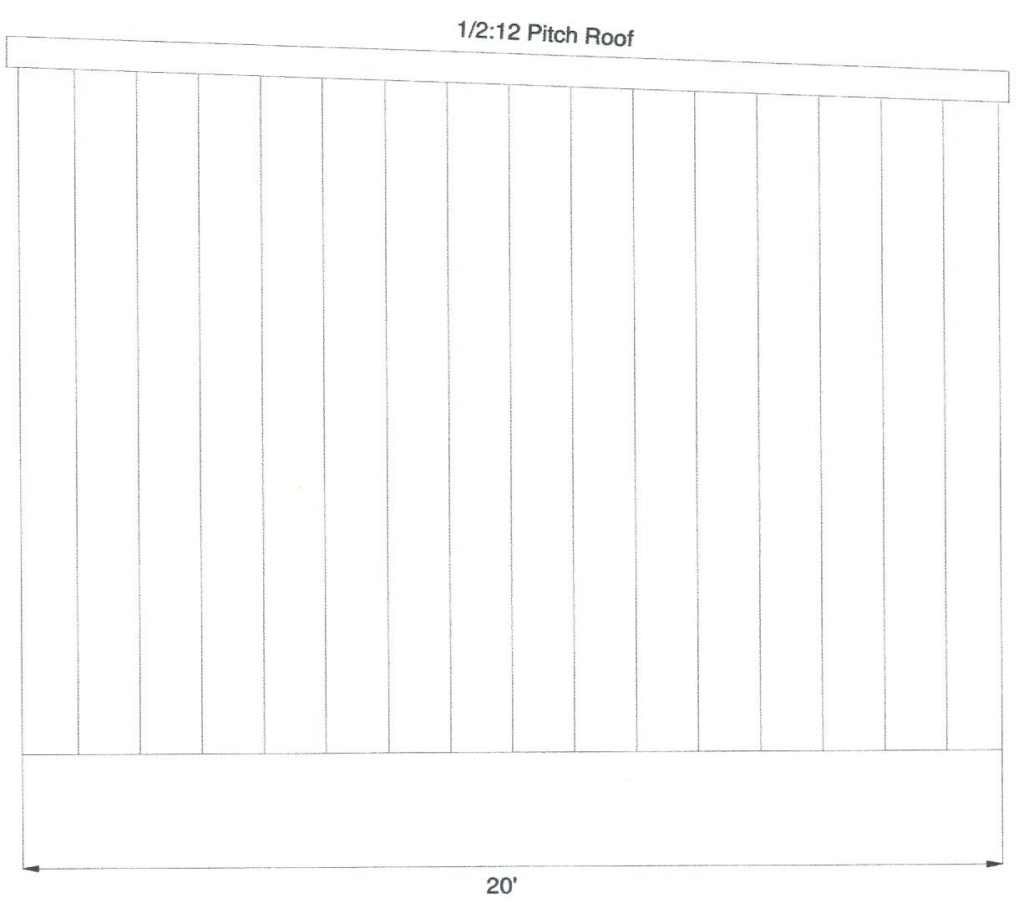


Exterior walls are 18 gauge ribbed Galvalume steel panels with a baked-on PVDF resin-based finish in manufacturer's standard colors.
Exterior trim is galvalume material with owner's choice of standard Kynar 500 colors.
Colors will be chosen to match the two (2) existing storage buildings on the site.

LEFT VIEW
(NTS)



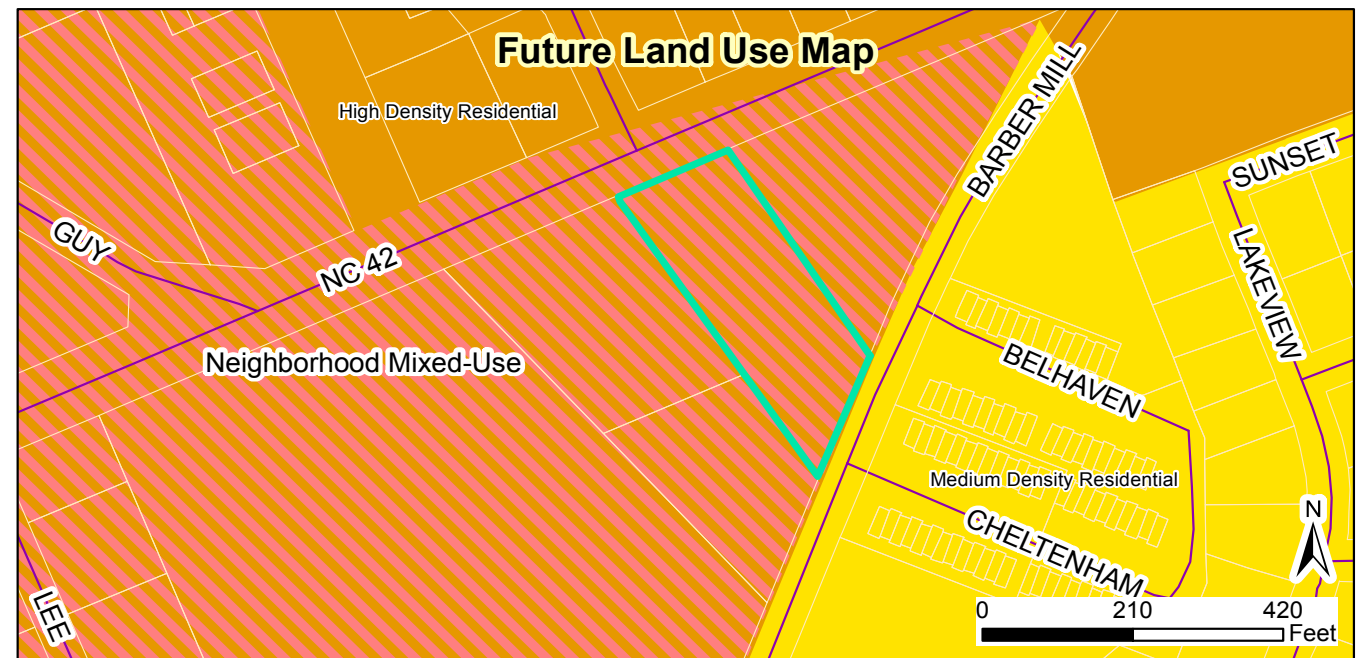
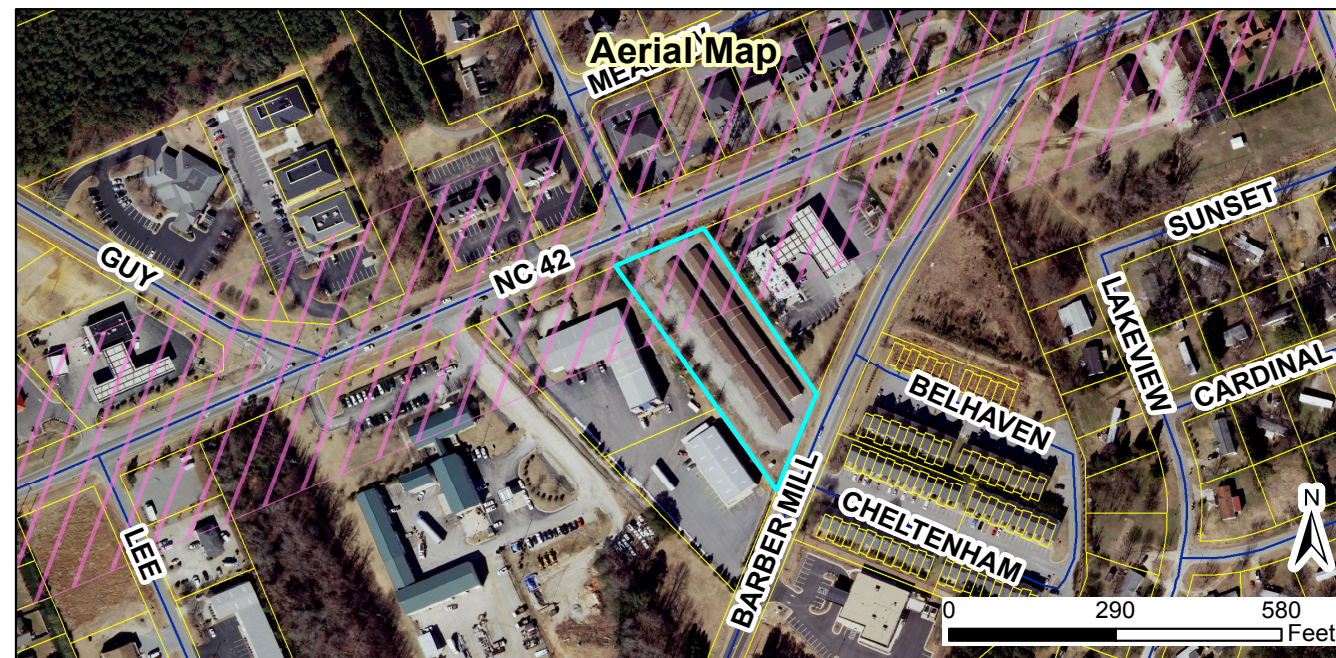
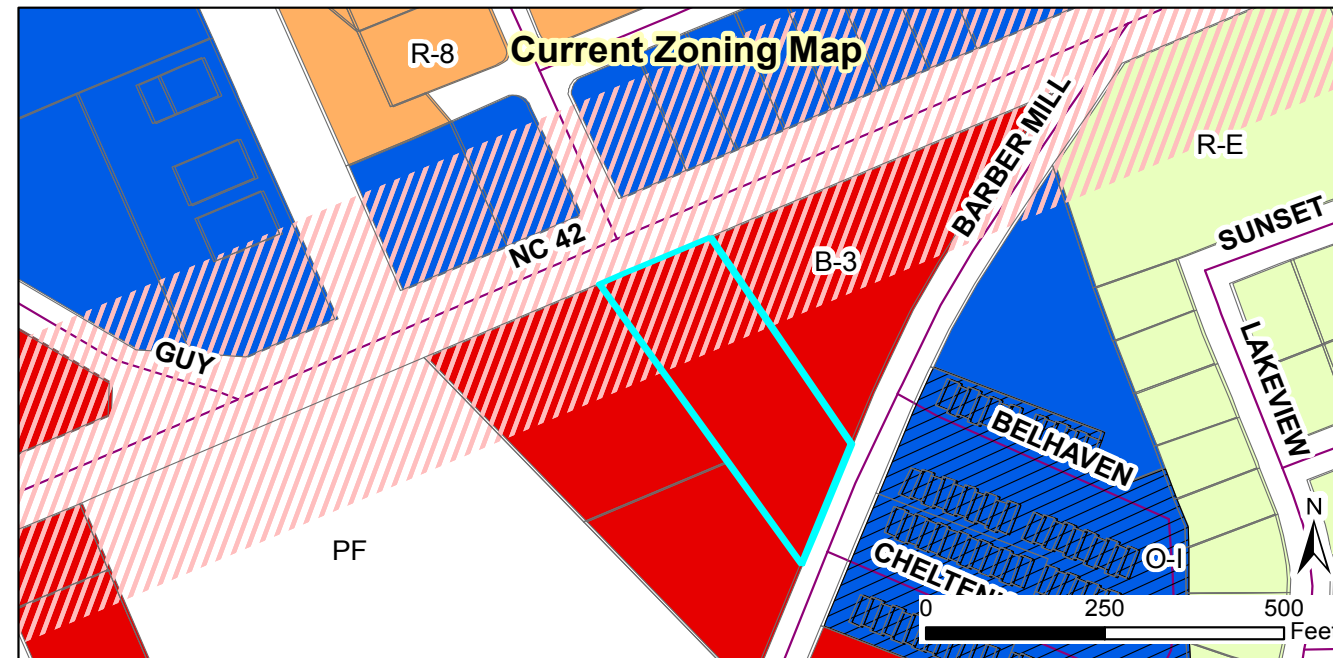
RIGHT VIEW
(NTS)



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
5/31/17	Building Elevations Economy Self Storage Expansion 577 Hwy 42 West Clayton, NC 27520			REVISED: 05/31/2017
				SCALE: 1"=20'
	Stephenson General Contractors 1090 W Market St. Smithfield, NC 27577			Sheet No. 6 of: 6



2017-80-SP Economy Storage Major Site Plan
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\SITE PLANS\Major Site Plans\2017\2017-80-SP Economy Self-Storage\Maps\Staff Report Map- 2017-80-SP 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		
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9		
10		
11		
12		
13		
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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.



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
June 26, 2017

STAFF REPORT

Application Number: 2017-76-SP
Project Name: Lidl Grocery Store, Major Site Plan

NC PIN / Tag #: 164900-97-5696 / 05g01199b (ETJ) and 164900-97-4678 (Town Limits)
Location: 12856 US Hwy 70 Bus (site of the old Camper World RV storage, just west of McLaurin Funeral Home)
Town Limits/ETJ: one parcel in the ETJ, one Town Limits
Overlay: Small Area Plan (Future Land Use) / Johnston County Research & Training Zone (Johnston County Economic Training Zone)
Applicant: Lidl US Operations / Bohler Engineering
Owner: Grand Plaza LLC
Developer: n/a

Public Noticing:

- Neighborhood meeting June 7, 2017
- Site posted June 12, 2017

REQUEST: New development of a grocery store.

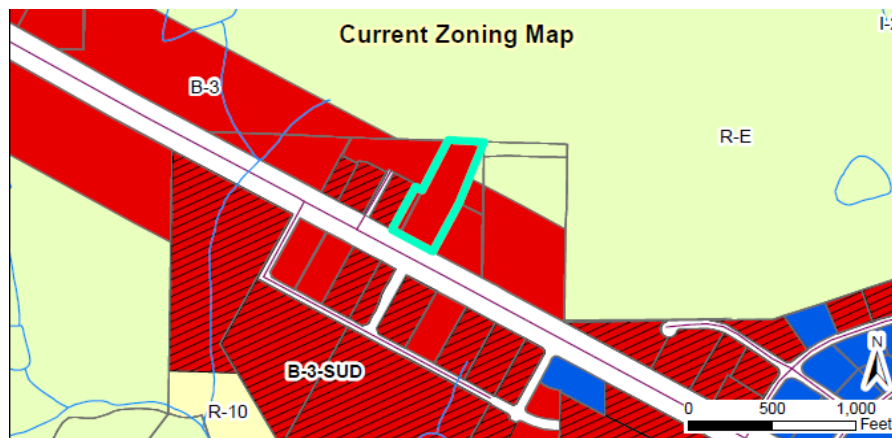
SITE DATA:

Acreage: ±3.84 acres
Present Zoning: B-3
Proposed Zoning: n/a
Existing Use: Vacant



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential Estate (R-E)	Agricultural, NCSU Ag Research Station
South	Highway Business – Special Use District (B-3-SUD)	Commercial plaza and outparcels (restaurants, gas station, retail, etc.)
East	Highway Business (B-3)	Funeral home
West	Highway Business – Special Use District (B-3-SUD) and Highway Business (B-3)	Commercial plaza and outparcels (restaurants, retail, etc.)

**DEVELOPMENT DATA:**

Proposed Uses:	Grocery Store
Buildings:	One building, ±36,000 square feet
Number of Stories:	One story (max height of 60 feet)
Impervious Surface:	80% (max. allowed is 75%. See below for additional commentary.)
Required Parking:	134 spaces (grocery store, 1 space/200SF; associated warehouse/stocking area, 1 space/1,000SF)
Proposed Parking:	168 spaces, with some provided off-site on adjacent parcel, by agreement with Grand Plaza LLC
Access/Streets:	Direct access from the shared access road with a signalized intersection with Town Centre Blvd and US Hwy 70 Bus.
Water/Sewer Provider:	Town of Clayton
Electric Provider:	Duke Energy
Fire Protection:	Town of Clayton Fire Department

STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting site plan approval for a 36,000± sq ft grocery store, with the back ±1/3 of the building being stocking area (warehouse) and the rest of the building used for display and sales.

Consistency with Adopted Plans:

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

Compatibility with Surrounding Land Uses

The site is compatible with the neighboring use (shopping plaza), and does not pose a conflict with the funeral home or NCSU Ag Research facilities.

Site Design

Parking is provided primarily in the front (toward US Hwy 70 Bus.) with some additional parking provided on the Grand Plaza property to the west, with parking agreement. Cross-access between the two shopping centers is also provided. Loading occurs in the rear.

The site meets the 75% maximum impervious surface area criteria through the provision of pervious pavement areas. Other stormwater retention is handled through underground storage tanks.

Access

Traffic improvements to be made consistent with the Traffic Impact Analysis. Some turn lane modifications will be made at the entrance to the site. Pedestrian connectivity provided to the shopping center.

Landscaping and Buffering

The site plan meets all applicable elements of the UDC landscaping requirements, including a Class C buffer along the loading area in the rear, and the additional landscaping required along US Hwy 70 Bus. by the Thoroughfare Overlay District.

Water/Wastewater

To be served by public water and sewer, and including a wastewater allocation request of 3,596 gpd.

Recreation and Open Space

n/a

Environmental

n/a

Signs

The current Camp Town monument sign will be removed and a new sign will be installed at another location on the site.

Garbage / Recycling

A screened dumpster will be in the rear of the site, adjacent to the loading zone.

Architecture/Design

The architectural elevations are representative of a corporate design that is used in all Lidl locations. It is a signature style that fits well in the commercial district in which it is located.

Waivers/Deviations/Variances from Code Requirements

- None.

CONSIDERATIONS

- A grocery store is an approved use for this site.
- 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. Following Board approvals, three copies of the Final Site Plan, Landscape Plan and Architectural Elevations meeting the requirements of the Conditions of Approval shall be submitted to Planning Department for final approval. The Conditions of Approval shall be recorded on either the site plan sheet or cover page.
3. A Zoning Compliance Permit shall be required prior to issuance of any building permits.
4. Prior to issuance of a building permit or connection to the Town's utility system, a petition of voluntary annexation must be submitted to the Planning Department and reviewed/decided on by Town Council.
5. All roof mounted and ground mechanical equipment must be completely screened from view.
6. Utility fees shall be paid to the Town prior to issuance of any building permits.
7. Any required roadway improvements shall be installed or bonded prior to the issuance of a certificate of occupancy.
8. Utility construction plans shall be approved by the Public Works Department prior to issuance of building permits.

9. All signage shall require a sign permit from the Planning Department and shall meet standards of the Unified Development Code.
10. 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 Maps
- 3) Neighborhood Meeting Materials
- 4) Site Plan & Architectural Elevations
- 5) Traffic Impact Analysis (excerpt)



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: PROPOSED LIDL GROCERY STORE Acreage of Property: 3.75

County Tag #: 05G01199B NC PIN: 164900-97-5696

Address/Location: 12856 US Highway 70 Business, Clayton NC

Existing Use: Camper Sales Proposed Use: Grocery Store

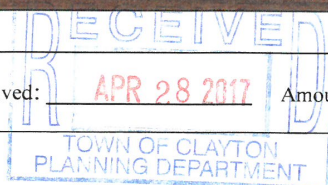
Zoning District: B-3 General Commercial

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

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

FOR OFFICE USE ONLY

Date Received: APR 28 2017 Amount Paid: \$520.00 File Number: 2017-76-SP



PROPERTY OWNER INFORMATION

Name: Grand Plaza LLC

Mailing Address: 5940 Perkins Rd, Baton Rouge, LA 70808

Phone Number: _____ Fax: _____

Email Address: _____

APPLICANT INFORMATION

Applicant: Lidl US Operations, LLC.

Mailing Address: 1500 Sunday Drive, Suite 101, Raleigh, NC 27607

Phone Number: 571-457-6465 Fax: _____

Contact Person: Chris Kapper

Email Address: Christopher.Kapper@lidl.us

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Major Site Plan application.

To be completed by the applicant:			To be completed by staff:		
<i>Submit 9 copies of all materials unless otherwise noted or directed by staff</i>	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: <u>4/12/2017</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) <i>(required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)</i>	☒	☐			
10. Neighborhood meeting notice letter (1 copy)* <i>See sample letter and meeting requirements included in this packet</i> <i>*Not required for subdivisions that are part of an approved planned development</i>	☒	☐			
11. Neighborhood meeting summary form (1 copy) * <i>Included in this packet</i> <i>*Not required for subdivisions that are part of an approved planned development</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

EXPLANATION OF PROJECT

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

The project entails the construction of a 35,962 square foot grocery store and associated utilities, stormwater control measures, parking areas, landscaping, and lighting. We are requesting to have major site plan approval regarding this project. This would include attending a TRC meeting, Planning Board Meeting, and a town council meeting. Additional approvals with this project are DOT permits, erosion control permit, stormwater permit, zoning permit, and wastewater allocations.

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.

WYATT L. Bone
Print Name

Wyatt L. Bone
Signature of Applicant

4-28-17
Date

ADJACENT PROPERTY OWNERS LIST

Project Name: Proposed Lidl Grocery Store

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

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

[illegible]



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: Proposed Lidl Grocery Store **Address or PIN #:** 164900 - 97 - 5696

AGENT/APPLICANT INFORMATION:

BOHLER ENG. ON BEHALF OF LIDL US OPERATIONS LLC. 4130 ParkLake Avenue, Suite 130
(Name - type, print clearly) (Address)
Raleigh, NC 27612
(City, State, Zip)

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

Major Site Plan Approval Zoning Approval
NCDOT Approval Stormwater/E&S Approval

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:

Barbara Gully Grand 5940 Perkins Road
(Name - type, print clearly) (Address)
Barbara Gully Grand Baton Rouge, LA 70808
(Owner's Signature) (City, State, Zip)

STATE OF Louisiana
COUNTY OF East Baton Rouge Parish

Sworn and subscribed before me FIONA J. BOYD, a Notary Public for the above State and County, this the 25th day of APRIL, 20 17.

SEAL



OFFICIAL SEAL
FIONA J. BOYD
NOTARY PUBLIC NO. 49527
STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE
MY COMMISSION IS FOR LIFE

Fiona J. Boyd
Notary Public
My Commission
Expires: at Death

Page 9 of 9

DEMOLITION LEGEND		
EXISTING NOTE	TYPICAL NOTE TEXT	DEMOLITION NOTE
---	PROPERTY LINE	
---	ADJACENT LOT LINE	
=====	CONCRETE CURB & GUTTER	=====
---	SAWCUT LINE	---
=====	SOILS BOUNDARY	
---	LIMITS OF DISTURBANCE	---
---	CHAINLINK FENCE	---
---	UNDERGROUND WATER LINE	
---	UNDERGROUND GAS LINE	
---	OVERHEAD WIRE	---
---	ELECTRIC LINE	---
---	UNDERGROUND TELEPHONE	
---	STORM SEWER	---
---	SANITARY SEWER MAIN	
○	HYDRANT	
☆	UTILITY POLE/LIGHT	☆
⊙	SANITARY MANHOLE	
⊙	STORM MANHOLE	
□	STORM INLET	□
○	WATER VALVE	
○	TREE	○
○	BOLLARD	○
---	SIGN	---
---	GRAVEL ROAD	---
---	CONCRETE PAD	---

GENERAL DEMOLITION NOTES:

1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
REFER TO COVER SHEET
2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 653 (4) (B)), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
3. BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.
4. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION ONLY. REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED, THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
5. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
6. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR:
A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK AND DEMOLITION WORK.
7. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS INDICATED ON THE PLAN IS APPROXIMATE. FIELD LOCATE ALL UNDERGROUND EXISTING UTILITIES LOCATED IN THE AREA OF WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CALL "N.C. ONE CALL" PRIOR TO CONSTRUCTION FOR ASSISTANCE IN LOCATING EXISTING UNDERGROUND UTILITIES. SUBSURFACE FEATURES ARE SHOWN IN AN APPROXIMATE LOCATION. CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION TO DETERMINE UNDERGROUND UTILITY LOCATIONS AND DEPTH.
8. ALL SIDEWALKS AND CURB AND GUTTER SECTIONS SHALL BE REMOVED BY SAWCUTTING THE NEAREST CONTROL JOINT AWAY FROM THE LOCATION DESIGNATED FOR REMOVAL ON THE PLANS. EXISTING PAVEMENT SHALL BE SAWCUT IN ALL LOCATIONS WHERE ABUTTING NEW PAVEMENT OR CONCRETE.
9. COORDINATE ALL UTILITY REMOVAL, RELOCATION, & ABANDONMENT WITH THE APPROPRIATE UTILITY SERVICE PROVIDER. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL UTILITY SERVICES TO ADJACENT PROPERTIES DURING ALL PHASES OF CONSTRUCTION.

ANNOTATION LEGEND:

TBR: TO BE REMOVED
TR: TO REMAIN
TBR/L: TO BE RELOCATED

NOTE:
ITEMS LABELED AS (TBR) SHALL BE REMOVED BY DEVELOPER UNDER SEPARATE APPLICATION, PRIOR TO COMMENCING WORK FOR THIS PROJECT.

GRAPHIC LEGEND

---	SOILS BOUNDARY
NoB	NORFOLK LOAMY SAND, 2 TO 10% SLOPES
VrB	VARINA LOAMY SAND, 2 TO 10% SLOPES

EXISTING CONDITIONS NOTES:

1. EXISTING ZONING FOR PARCELS:
PIN: 4398803, 4388271 - B-3 - HIGHWAY BUSINESS
2. THERE ARE NO WETLANDS OR STREAMS ON THIS SITE.
3. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE, BASED ON FEMA FIRM PANEL #1855, MAP NUMBER 5720165903 DATED 12/02/05

REVISIONS

REV	DATE	COMMENT	BY
1	5/26/2017	PER TOWN COMMENTS	ERS



KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT NO: NCR151022
DRAWN BY: JDM
CHECKED BY: WLB
DATE: 05/02/17
SCALE: 1" = 30'
CAD ID: S50

PROPOSED GROCERY

FOR
LIDL US OPERATIONS, LLC
LOCATION OF SITE

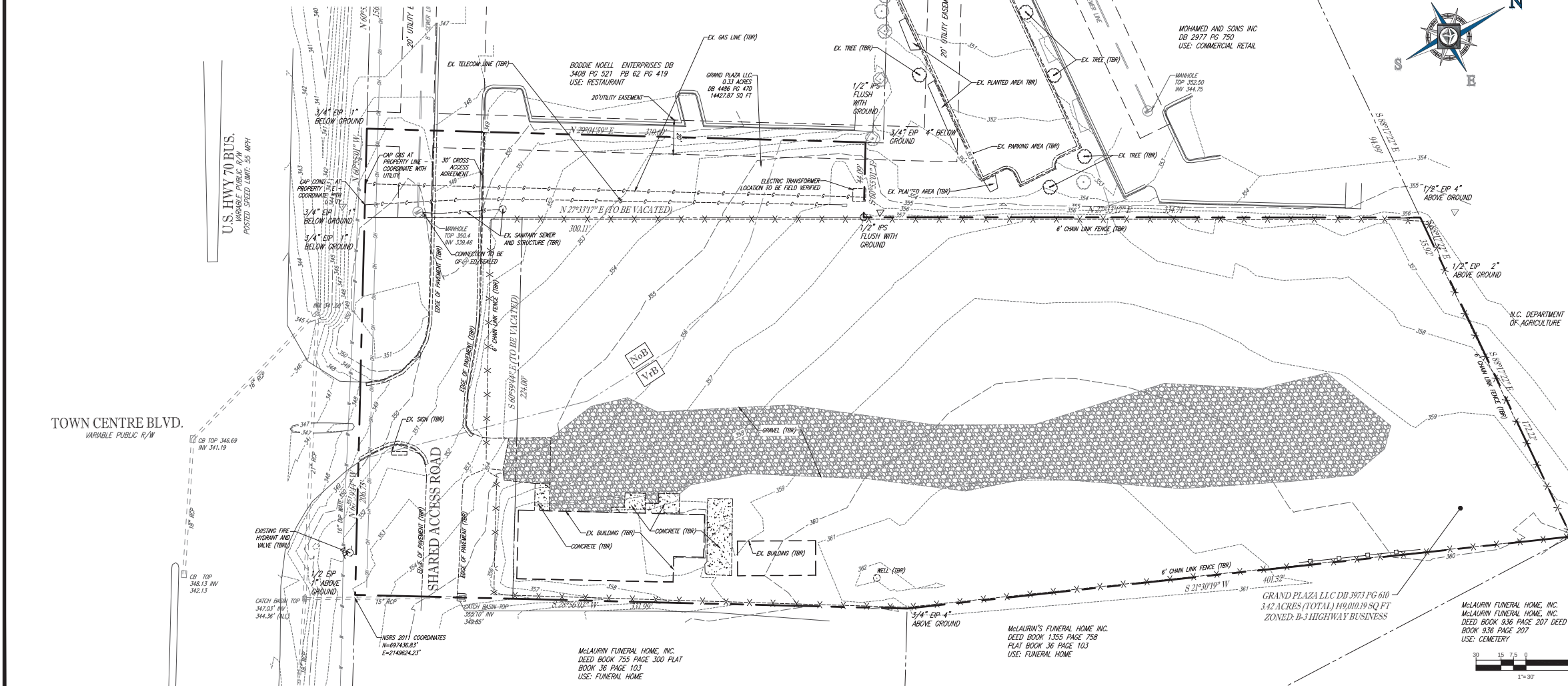
12856 US 70 BUSINESS HWY
CLAYTON, NC 27520
JOHNSTON COUNTY
LIDL STORE #P001180

BOHLER ENGINEERING NC, PLLC
4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 518-9000
Fax: (919) 703-2665
NC@BohlerEng.com



EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER:
C-1.0



SITE PLAN & ZONING NOTES:

PROJECT NUMBER: 2017-76-SP

1. THIS PLAN REFERENCES THE FOLLOWING DOCUMENTS & INFORMATION BY:

"SURVEY FOR: GRAND PLAZA LLC, CLAYTON TWP. JOHNSTON COUNTY, NC"
PREPARED BY ALSEY, J. GILBERT PLS
442 1/2 EAST MAIN ST.
CLAYTON, NC 27520
(919) 553-104
DATED 7/24/15

2. EXISTING OWNER: PARCEL #1
TAX PIN #4088803
GRAND PLAZA, LLC
DB 3572 PG 610
GROSS AREA: ± 3.42 AC

PARCEL #2
TAX PIN #4388271
GRAND PLAZA, LLC
DB 4486 PG 470
GROSS AREA: ± 3.33 AC

3. APPLICANT: LIDL US OPERATIONS, LLC
1500 SUNDAY DRIVE, SUITE 101
RALEIGH, NC 27607
CONTACT: CHRIS KAPFER
PHONE: (571) 457-6465

4. PARCEL: 12856 U.S. 70 BUSINESS HWY
CLAYTON, NC 27520
GROSS AREA: ± 3.42 ACRES
PROPOSED PERVIOUS AREA: 20%
PROPOSED IMPERVIOUS AREA: 80%

5. ZONE: B-3 HIGHWAY BUSINESS
OVERLAY DISTRICT: THOROUGHFARE OVERLAY DISTRICT
USES: GROCERY / FOOD SALES / RETAIL BUSINESS = PERMITTED
CURRENT USE: RV SALES COMPLEX

6. BULK REQUIREMENTS:

BUSINESS DISTRICT	CODE REFERENCE*	REQUIRED	PROPOSED
MIN. LOT LEASE AREA:		N/S	163,438 SF (3.75 AC)
MIN. LOT WIDTH		N/S	156.94'
BUILDING SETBACKS	CH 155 - PART 2		
MIN. FRONT YARD SETBACK (HWY. 70)	CH 155 - PART 2	25'	300'
MIN. SIDE YARD SETBACK (WEST)	CH 155 - PART 2	15'	15.3'
MIN. REAR YARD SETBACK (NORTH)	CH 155 - PART 2	30'	30.2'
MIN. SIDE YARD SETBACK (EAST)	CH 155 - PART 2	N/A	58'
MAX. BUILDING HEIGHT	CH 155 - PART 2	80'	29'-6"
PARKING SETBACKS/BUFFERS	CH 155 - PART 2		
MIN. FRONT YARD BUFFER (HWY. 70)	CH 155 - PART 2	10'	80.2'
MIN. SIDE YARD BUFFER (WEST)	CH 155 - PART 2	5'	7.1'
MIN. REAR YARD BUFFER (NORTH)	CH 155 - PART 2	15'	153.7'
MIN. SIDE YARD BUFFER (EAST)	CH 155 - PART 2	5'	5'

*CODE REFERENCES ARE ASSOCIATED TO THE TOWN OF CLAYTON CODE ORDINANCE

N/A = NOT APPLICABLE N/S = NOT SPECIFIED (V) = VARIANCE (W) = WAIVER
(E) = EXISTING NON-CONFORMANCE TRD = TO BE DETERMINED (C) = COMPLIES

7. PARKING SUMMARY:

NUMBER OF PARKING SPACES REQUIRED (JOHNSTON COUNTY SEC. 155.401):

REQUIRED:
GROCERY STORE SALES (MIN): 1.0 SPACE / 200 SF LEASABLE FLOOR AREA x 24,392 SF = 122 SPACES
GROCERY STORE WAREHOUSE (MIN): 1.0 SPACE / 1000 SF LEASABLE FLOOR AREA x 11,570 SF = 12 SPACES
TOTAL FOR LIDL GROCERY STORE = 134 SPACES

PROPOSED:
130 SPACES ONSITE
34 SPACES OFFSITE
TOTAL PROPOSED PARKING = 164 SPACES

NUMBER OF ACCESSIBLE SPACES REQUIRED:

CODE REQUIREMENT (6 / 501-200 SPACES):
6 SPACES

PROPOSED:
6 SPACES (2 VAN) (COMPLIES)

FOR 90 DEGREE PARKING SPACES:

	REQUIRED	PROPOSED
ONE-WAY TRAFFIC FLOW	20'	N/A
TWO-WAY TRAFFIC FLOW	24'	24 FEET (COMPLIES)
PARKING SPACE DIMENSIONS:	9.0' x 19'	10' x 20' (COMPLIES) 10' x 19' (EASTWEST PERIMETER)

8. LOADING REQUIREMENTS:

	REQUIRED	PROPOSED
NUMBER OF LOADING SPACES	2	2 (COMPLIES)
SIZE OF LOADING SPACE (MIN.)	10' x 50'	13' x 90' (COMPLIES)

NOTES

- ALL DIMENSIONS ARE SHOWN FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED
- ALL CONSTRUCTION WITHIN THE NCDOT RIGHT-OF-WAY SHALL COMPLY WITH THE MOST CURRENT EDITION OF NCDOT CONSTRUCTION STANDARDS & SPECIFICATIONS

PAINTING STRIPING LEGEND

SSWL - 4" WIDE SINGLE SOLID WHITE LINE
SSBL - 4" WIDE SINGLE SOLID BLUE LINE

IMPERVIOUS AREA

TOTAL ONSITE SITE AREA: 163,438 SF
TOTAL OFFSITE PARKING AREA: 23,434 SF
ONSITE PERVIOUS AREA: 32,188 SF
ONSITE PERVIOUS PAVEMENT: 5,736 SF
OFFSITE PERVIOUS AREA: 8,496 SF
TOTAL PERVIOUS AREA = (32,188+5,736+8,496) / (163,438+23,434) = 25% PERVIOUS

PAVEMENT LEGEND	
	DELINEATES PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	DELINEATES PROPOSED CONCRETE SIDEWALK
	DELINEATES PROPOSED STANDARD DUTY CONCRETE
	DELINEATES PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	DELINEATES PROPOSED STANDARD DUTY ASPHALT PAVEMENT

(*) CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL AND SPECIFICATIONS.

GRAPHIC LEGEND		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	PROPERTY LINE	
	RIGHT OF WAY LINE	
	BUILDING OR PARKING SETBACK	
	LIMITS OF DISTURBANCE	
	SAWCUT LINE	
	CURB & GUTTER	
	SPILL CURB	
	FLUSH CURB	
	TRANSITION CURB	
	UTILITY POLE	
	LIGHT POLE	
	STORMWATER INLET	
	SANITARY MANHOLE	
	SANITARY CLEANOUT	
	STORM MANHOLE	
	ELEC. TRANSFORMER ON CONC. PAD	
	PAVEMENT STRIPING - 4" SSWL	
	STOP SIGN	
	ADA ACCESSIBLE PARKING SIGN	
	PAINTED STOP BAR	
	FENCE	
	BOARD ON BOARD FENCE	
	HANDRAIL	

BOHLER
ENGINEERING NO. PLLC



SITE CIVIL AND CONSULTING ENGINEERING

LAND SERVING: PROGRAM MANAGEMENT, TRANSPORTATION SERVICES, SUSTAINABLE DESIGN, PERMITTING SERVICES, LANDSCAPE ARCHITECTURE

OFFICES: NEW JERSEY, NEW YORK, NEW HAMPSHIRE, NEW ENGLAND, NEW MEXICO, NORTH CAROLINA, SOUTH CAROLINA, SOUTH FLORIDA

REVISIONS

REV	DATE	COMMENT	BY
1	5/26/2017	PER TOWN COMMENTS	ERB



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BEFORE YOU DIG
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NOT APPROVED FOR CONSTRUCTION

PROJECT No.: NCRI151022
DRAWN BY: JDM
CHECKED BY: VLB
DATE: 05/02/17
SCALE: 1" = 30'
CAD LID: SSS

PROPOSED GROCERY

FOR

LIDL US OPERATIONS, LLC

LOCATION OF SITE

12856 US 70 BUSINESS HWY
CLAYTON, NC 27520
JOHNSTON COUNTY
LIDL STORE #P001180

BOHLER
ENGINEERING NO. PLLC

4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612

Phone: (919) 578-9000
Fax: (919) 703-2665
NC@BohlerEng.com

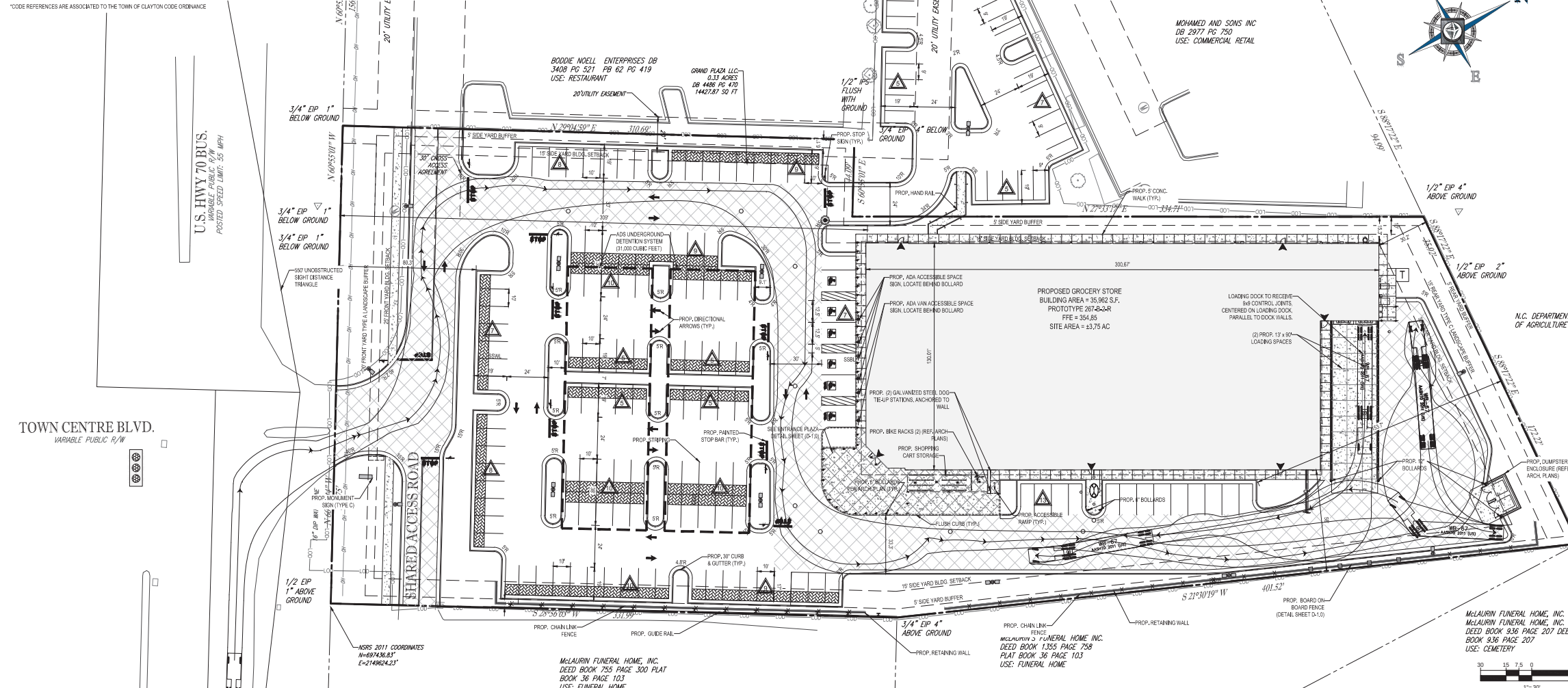


SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-2.0



GRADING LEGEND		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	PROPERTY LINE	
	CONTOUR & ELEVATION (DONE BY OTHERS)	
	UNDERGROUND WATERLINE	
	UNDERGROUND GAS LINE	
	OVERHEAD WIRE	
	UNDERGROUND ELECTRIC SERVICE	
	UNDERGROUND TELEPHONE	
	STORM SEWER	
	SANITARY SEWER MAIN	
	LIMITS OF DISTURBANCE	
	DRAINAGE FLOW ARROW	
	TOP & BOTTOM OF WALL ELEVATION	
	TOP OF CURB ELEVATION	
	HIGH POINT & FINISHED GRADE ELEVATION	
	FLUSH GRADE ELEVATION	
	TRANSFORMER ON CONC. PAD	
	UTILITY POLE/LIGHT	
	SANITARY CLEAN OUT	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM CURB INLET	
	STORM INLET	
	WATER VALVE	
	WATER METER	
	STORM STRUCTURE LABEL	

ADA INSTRUCTIONS TO CONTRACTOR:

CONTRACTORS SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAPPED) ACCESSIBLE COMPONENTS FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE NJ UNIFORM CONSTRUCTION CODE SUBCHAPTER 7 BARRIER FREE ACCESS. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EGRESS, SHALL COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
- CURB RAMPS - SLOPE SHALL NOT EXCEED 1:12 (8.3%) WITH A MAX. CHANGE OF ELEVATION OF 6".
- LANDINGS - SHALL BE PROVIDED AT EACH END OF RAMPS. SHALL PROVIDE POSITIVE DRAINAGE, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) CROSS SLOPE IN ANY DIRECTION.
- PATH OF TRAVEL ALONG ACCESSIBLE ROUTE SHALL PROVIDE A 36 INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE SHALL BE NO GREATER THAN 1:20 (5.0% OR 5/8" PER FOOT) IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), AN ADA RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.3%) FOR A MAXIMUM DISTANCE OF 30 FEET, SHALL BE PROVIDED. THE RAMP SHALL HAVE ADA HAND RAELS AND "LEVEL" LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.
- DOORWAYS - SHALL HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE UP THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA SHALL BE NO LESS THAN 60 INCHES (5 FEET) LONG. EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS (SEE ICC/ANSI A117.1-2003 AND OTHER REFERENCES INCORPORATED BY CODE).
- THE CONTRACTOR MUST VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-COMFORMANCE IS OBSERVED OR EXISTS, CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-COMFORMING CONCRETE.

DRAINAGE NOTE:

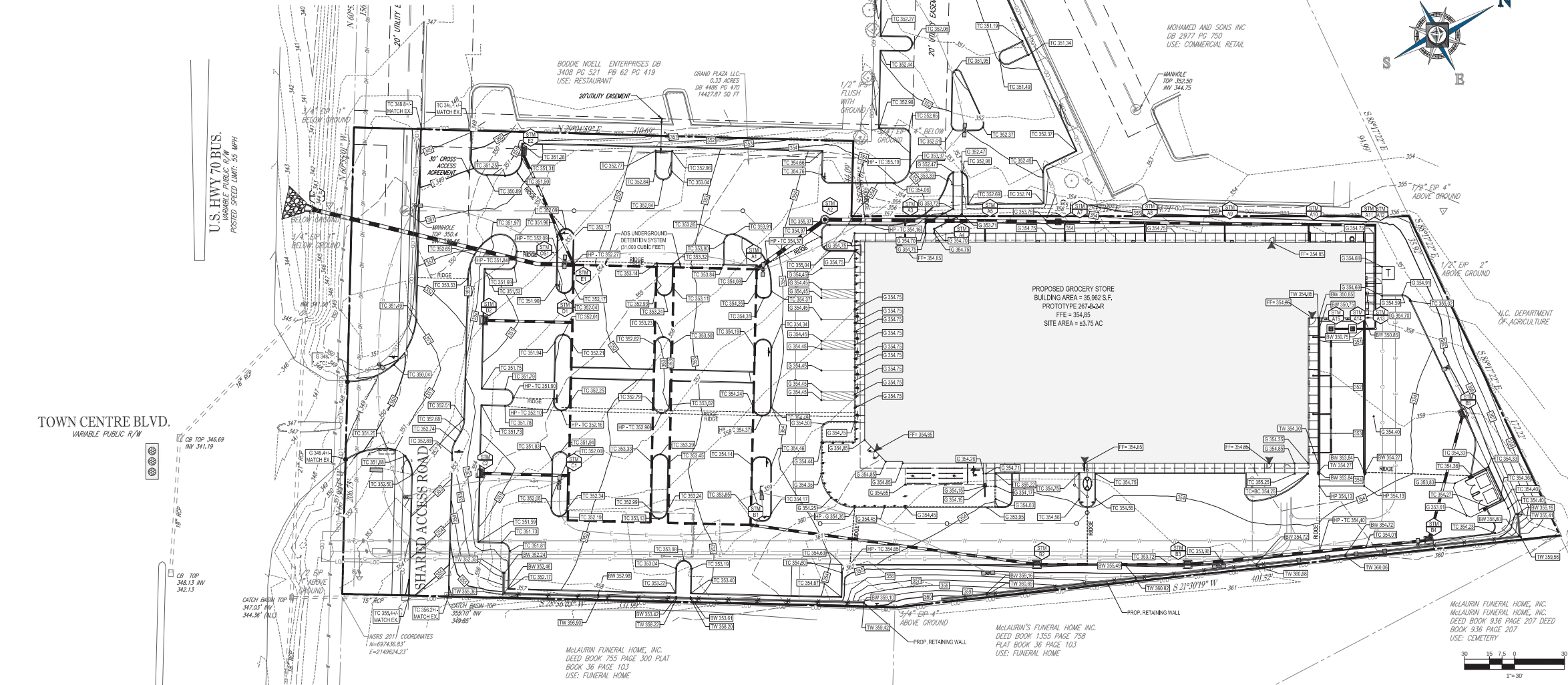
THE MAJORITY OF THE SITE RUNOFF WILL DISCHARGE TO A ROADSIDE DITCH WITHIN THE PUBLIC RIGHT-OF-WAY AND ULTIMATELY INTO THE PUBLIC STORM SYSTEM. A PORTION OF THE SITE RUNOFF WILL FLOW OFFSITE TO AN AGRICULTURAL LOT TO THE NORTH.

STORM SEWER PIPE SCHEDULE						
FROM	FROM INV	TO	TO INV	DIAMETER (IN.)	SLOPE	PIPE LENGTH (FT.)
A2	346.02	A1	345.75	24"	0.24%	50.38'
A3	346.38	A2	346.12	24"	0.30%	48.17'
A4	346.52	A3	346.38	24"	0.31%	31.20'
A5	346.60	A4	346.52	24"	0.30%	16.14'
A6	346.82	A5	346.60	24"	0.50%	43.96'
A8	347.10	A7	346.80	15"	0.50%	47.98'
A9	347.34	A8	347.10	15"	0.50%	48.07'
A10	347.60	A9	347.34	15"	0.52%	50.32'
A11	347.77	A10	347.80	15"	0.31%	33.19'
A12	347.81	A11	347.77	15"	0.27%	7.00'
A13	348.21	A12	347.81	8"	0.49%	60.85'

STORM SEWER PIPE SCHEDULE						
FROM	FROM INV	TO	TO INV	DIAMETER (IN.)	SLOPE	PIPE LENGTH (FT.)
A14	346.38	A13	346.31	8"	0.51%	13.79'
A15	346.45	A14	346.38	8"	0.54%	13.90'
B2	346.42	B1	346.75	15"	1.54%	173.90'
B3	346.88	B2	346.52	15"	0.51%	90.51'
B4	348.81	B3	346.08	15"	0.50%	145.51'
B5	350.30	B4	346.91	15"	0.50%	77.30'
C2	347.00	C1	346.75	15"	2.38%	53.28'
D2	347.00	D1	346.75	15"	2.38%	53.30'
E1	345.75	CS1	345.75	24"	0.30%	22.21'
E2	347.00	E1	345.75	15"	1.72%	72.80'
CS1	342.70	C1	342.00	24"	0.50%	138.67'

STORM STRUCTURE SCHEDULE			
NAME	TYPE	R/W ELEV. (FT.)	INVERTS
A1	UNDERGROUND STORM BMP	353.71	INV IN = 345.75 INV OUT = 346.02
A2	PROP. STORM MH	354.33	INV IN = 346.38 INV OUT = 346.02
A3	INSERTA TEE	353.24	INV IN = 346.38 INV OUT = 346.32
A4	INSERTA TEE	353.07	INV IN = 346.52 INV OUT = 346.52
A5	INSERTA TEE	353.89	INV IN = 346.87 INV OUT = 346.87
A6	NCDOT 840.35	352.78	INV IN = 346.82 INV OUT = 347.02
A8	INSERTA TEE	353.67	INV IN = 347.10 INV OUT = 347.10
A9	INSERTA TEE	353.83	INV IN = 347.60 INV OUT = 347.60
A10	INSERTA TEE	354.09	INV IN = 347.77 INV OUT = 347.77
A11	INSERTA TEE	354.25	INV IN = 347.81 INV OUT = 347.81
A12	PROP. STORM MH	354.27	INV IN = 347.81 INV OUT = 348.21
A13	PROP. STORM MH	354.72	INV IN = 348.31 INV OUT = 348.31
A14	NCDOT 840.35	353.65	INV IN = 346.38 INV OUT = 346.38

STORM STRUCTURE SCHEDULE			
NAME	TYPE	R/W ELEV. (FT.)	INVERTS
A15	NCDOT 840.35	350.69	INV IN = 345.43 INV OUT = 345.43
B1	UNDERGROUND STORM BMP	353.39	INV IN = 345.75 INV OUT = 345.75
B2	NCDOT 840.02	353.11	INV IN = 346.52 INV OUT = 346.42
B3	NCDOT 840.02	353.30	INV IN = 346.08 INV OUT = 346.08
B4	NCDOT 840.02	353.13	INV IN = 346.91 INV OUT = 346.91
B5	NCDOT 840.02	353.31	INV IN = 346.87 INV OUT = 346.87
C1	UNDERGROUND STORM BMP	351.81	INV IN = 346.75 INV OUT = 346.75
C2	NCDOT 840.02	353.68	INV IN = 347.00 INV OUT = 347.00
D1	UNDERGROUND STORM BMP	351.61	INV IN = 346.75 INV IN = 346.75
D2	NCDOT 840.02	350.89	INV IN = 347.00 INV IN = 347.00
E1	UNDERGROUND STORM BMP	351.77	INV IN = 345.75 INV IN = 345.75
E2	NCDOT 840.02	350.75	INV IN = 347.00 INV IN = 347.00

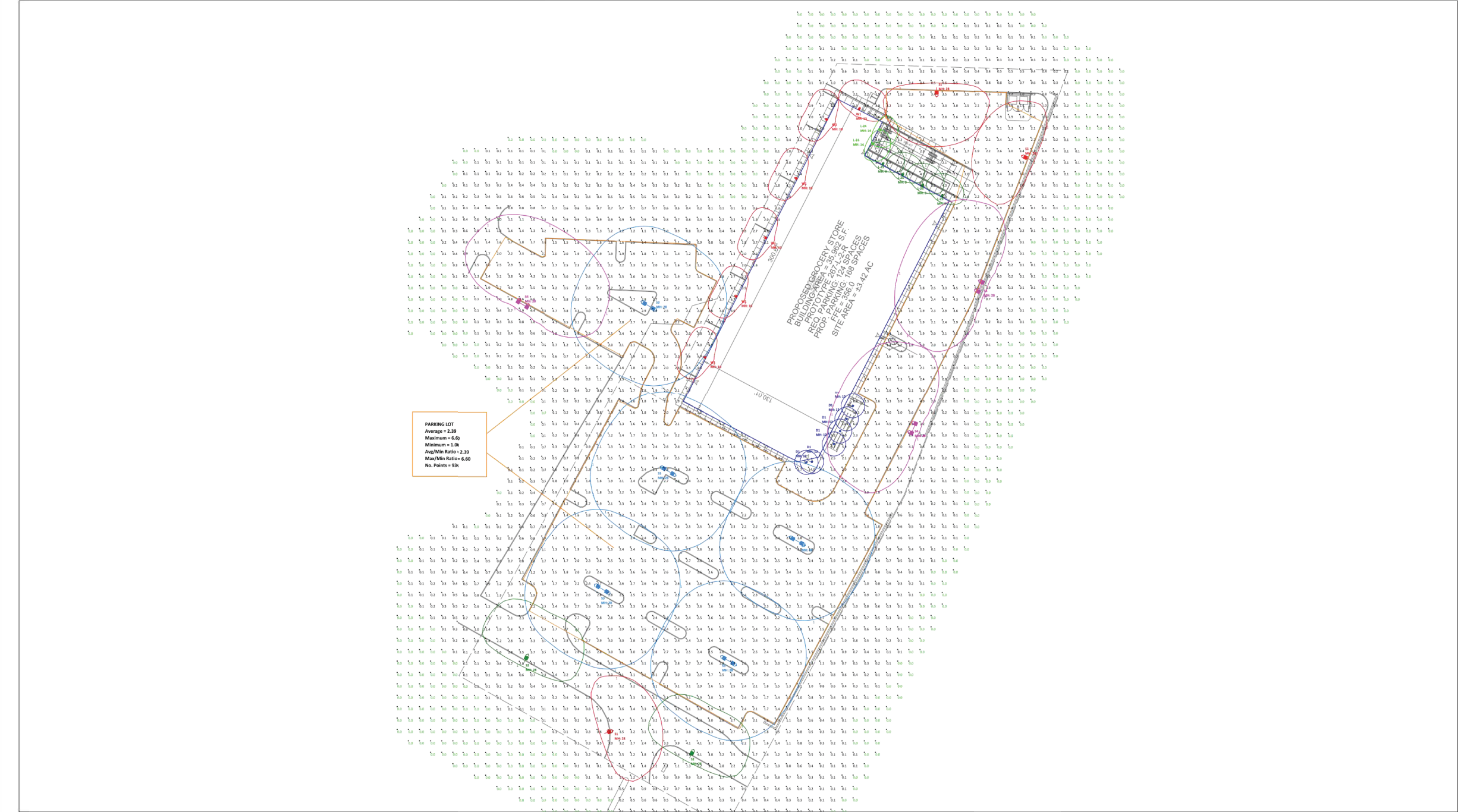


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IOWA, MINNESOTA, WISCONSIN, ILLINOIS, INDIANA, OHIO, PENNSYLVANIA, MARYLAND, DELAWARE, NEW JERSEY, NEW YORK, CONNECTICUT, MASSACHUSETTS, RHODE ISLAND, VERMONT, NEW HAMPSHIRE, MAINE, MONTANA, WYOMING, NEVADA, IDAHO, UTAH, ARIZONA, CALIFORNIA, TEXAS, OKLAHOMA, KANSAS, NEBRASKA, IOWA, MINNESOTA, WISCONSIN, ILLINOIS, INDIANA, OHIO, PENNSYLVANIA, MARYLAND, DELAWARE, NEW JERSEY, NEW YORK, CONNECTICUT, MASSACHUSETTS, RHODE ISLAND, VERMONT, NEW HAMPSHIRE, MAINE, MONTANA, WYOMING, NEVADA, IDAHO, UTAH, ARIZONA, CALIFORNIA, TEXAS, OKLAHOMA, KANSAS, NEBRASKA, IOWA, MINNESOTA, WISCONSIN, ILLINOIS, INDIANA, OHIO, PENNSYLVANIA, MARYLAND, DELAWARE, NEW JERSEY, NEW YORK, CONNECTICUT, MASSACHUSETTS, RHODE ISLAND, VERMONT, NEW HAMPSHIRE, MAINE, MONTANA, WYOMING, NEVADA, IDAHO, UTAH, ARIZONA, CALIFORNIA, TEXAS, OKLAHOMA, KANSAS, NEBRASKA, IOWA, MINNESOTA, WISCONSIN, ILLINOIS, INDIANA, OHIO, PENNSYLVANIA, MARYLAND, DELAWARE, NEW JERSEY, NEW YORK, CONNECTICUT, MASSACHUSETTS, RHODE ISLAND, VERMONT, NEW HAMPSHIRE, MAINE, MONTANA, WYOMING, NEVADA, IDAHO, UTAH, ARIZONA, CALIFORNIA, TEXAS, OKLAHOMA, KANSAS, NEBRASKA, IOWA, MINNESOTA, WISCONSIN, ILLINOIS, INDIANA, OHIO, PENNSYLVANIA, MARYLAND, DELAWARE, NEW

Luminaire Schedule								
Project: Lidl US #1180 - Clayton, NC								
Symbol	Qty	Label	Arrangement	Manufacturer	Description	Lum. Watts	Lum. Lumens	LLF
	3	S1	SINGLE	Gardco	ECF-S-64L-1A-NW-G2-4-HIS @ 28'	211.6	17664	0.850
	2	S2	SINGLE	Gardco	ECF-S-64L-1A-NW-G2-3-HIS @ 28'	211.6	17153	0.850
	5	S3	BACK-BACK	PHILIPS GARDCO	ECF-S-64L-1A-NW-G2-5W @ 28'	212	23008	0.850
	3	S4	TWIN-ROTATED	Gardco	ECF-S-64L-1A-NW-G2-(4-90 & 4-270)-HIS @ 28'	211.6	17664	0.850
	6	W1	WALL MOUNT	PHILIPS GARDCO	121-16L-1000-NW-G3-3 @ 10' & 13'	54.5	4442	0.850
	2	L-24	WALL MOUNT	PHILIPS GARDCO	121-16L-530-NW-G3-4 @ 14'	28	2614	0.850
	4	L-25	WALL MOUNT	PHILIPS GARDCO	121-16L-530-NW-G3-4 @ 9'	28	2614	0.850
	6	D1	SINGLE	PHILIPS LIGHTOLIER	C6L15NUVB210V-C6L1520DL35KWCLWVB @ 12'	18.3	1729	0.850

Calculation Summary										
Project: Lidl US #1180 - Clayton, NC										
Label	CalcType	Avg	Max	Min	Avg/Min	Max/Min	Units	Grid Size (Ft.)	Grid Height (Ft.)	# Pts
FULL SITE	Illuminance	1.20	14.0	0.0	N.A.	N.A.	Fc	10	0	3115
PARKING LOT	Illuminance	2.39	6.60	1.00	2.39	6.60	Fc			934



Scale: 1 inch= 40 Ft.

24"x 36"

Project #:

55020-00973

Revision #:

..

Date:

4/24/17

Project:

Lidl US #1180 - Clayton, NC

Created By:

R. Johnstone

Site:

ARCH D

Page #:

Page 1 of 1

PHILIPS

<http://www.usa.lighting.philips.com>
usa@lighting.philips.com

View Meta/Tim Wenzky - Philips Lighting

Specialist:

JD MacMillan - Bolder Engineering

Rev. #

Description

Rev. Date

R1

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R2

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R3

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R4

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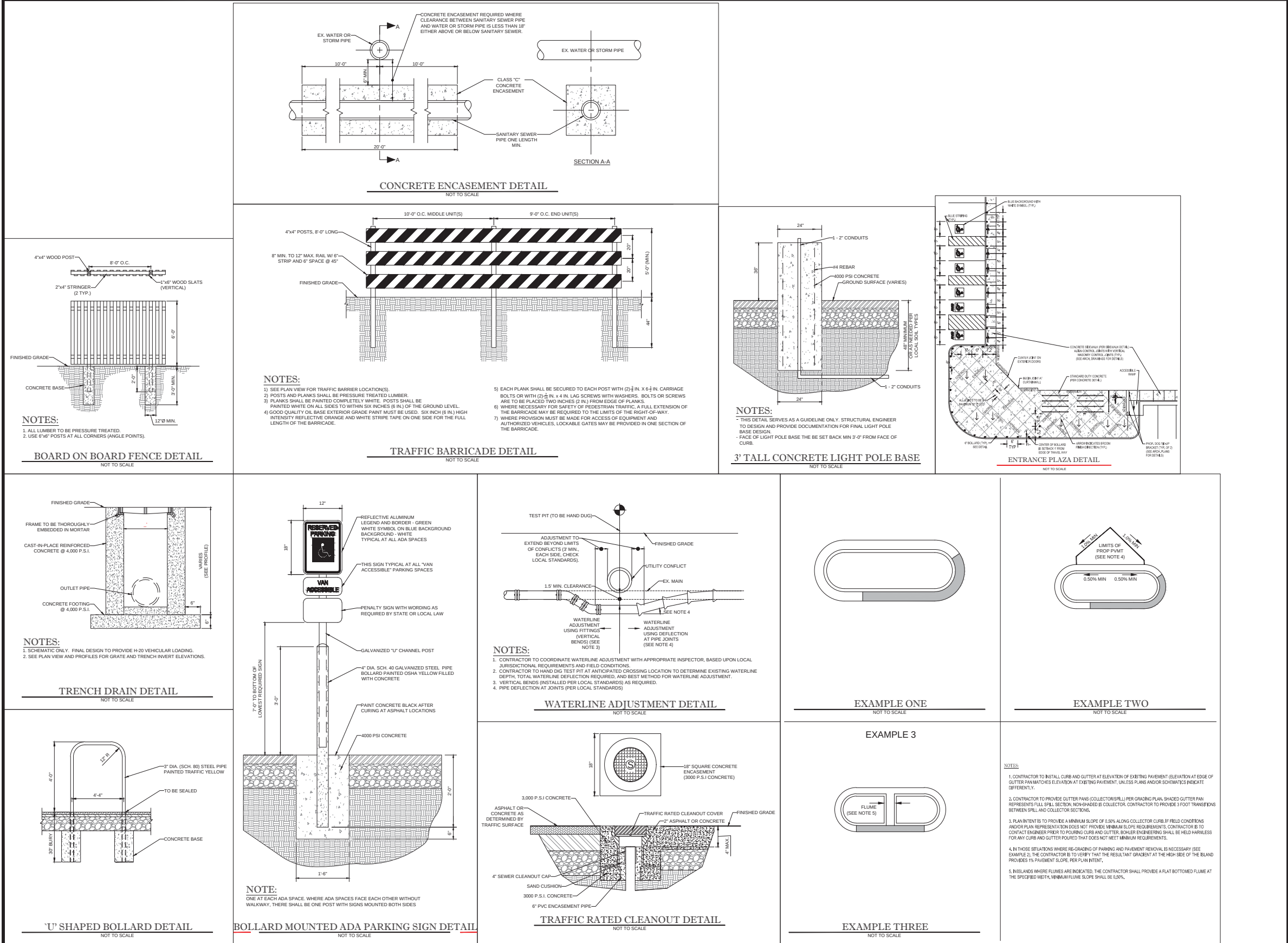
R5

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The calculations set forth herein are based on project specifications provided to Philips. Actual or predicted lighting conditions may vary due to site conditions, weather, and other factors. Philips Lighting is not responsible for the accuracy of the calculations or the resulting lighting design. Philips Lighting is not responsible for the accuracy of the calculations or the resulting lighting design.

DISCLAIMER



BOHLER
ENGINEERING NC, PLLC

5110 E. AND CONSULTING ENGINEERING
LAND SURVEYING, CIVIL, ENVIRONMENTAL, TRANSPORTATION, LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN, PROGRAM MANAGEMENT, PROJECT MANAGEMENT, TRAFFIC ENGINEERING, TRANSPORTATION SERVICES

ALABAMA, ARIZONA, ARKANSAS, CALIFORNIA, COLORADO, CONNECTICUT, DELAWARE, FLORIDA, GEORGIA, ILLINOIS, INDIANA, IOWA, KANSAS, KENTUCKY, LOUISIANA, MAINE, MARYLAND, MASSACHUSETTS, MICHIGAN, MINNESOTA, MISSISSIPPI, MISSOURI, MONTANA, NEBRASKA, NEVADA, NEW HAMPSHIRE, NEW JERSEY, NEW MEXICO, NEW YORK, NORTH CAROLINA, NORTH DAKOTA, OHIO, OKLAHOMA, OREGON, PENNSYLVANIA, RHODE ISLAND, SOUTH CAROLINA, SOUTH DAKOTA, TENNESSEE, TEXAS, UTAH, VERMONT, VIRGINIA, WASHINGTON, WEST VIRGINIA, WISCONSIN, WYOMING

REVISIONS			
REV	DATE	COMMENT	BY
1	5/26/2017	PER TOWN COMMENTS	ERB

**KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG**
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: NCR150022
DRAWN BY: JDM
CHECKED BY: VLB
DATE: 05/02/17
SCALE: AS NOTED
CAD LID: SD

PROPOSED GROCERY
FOR
LIDL US OPERATIONS, LLC
LOCATION OF SITE
12856 US 70 BUSINESS HWY
CLAYTON, NC 27520
JOHNSTON COUNTY
LIDL STORE #P001180

BOHLER
ENGINEERING NC, PLLC
4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 518-9000
Fax: (919) 703-2665
NC@BohlerEng.com

SITE DETAILS 1
SHEET NUMBER:
D-1.0

STANDARD DUTY CONCRETE SECTION
NOT TO SCALE

STOP SIGN INSTALLATION DETAIL

NOT TO SCALE

CART CORRAL WALL REBAR DETAIL

NOT TO SCALE

COLUMN OR BOLLARD REBAR DETAIL
NOT TO SCALE

SIDEWALK WITH CURB &
GUTTER SECTION

NOT TO SCALE

6" CONCRETE BOLLARD WITH
GREY LDPE PLASTIC COVER

12" CONCRETE BOLLARD WITH
YELLOW LDPE PLASTIC COVER

NOTE:

1. CONCRETE TO BE 4,000 P.S.I. @ 28 DAYS.
2. THICKENED EDGE TO BE WIDENED TO COVER BOLLARD FOUNDATION AS SHOWN

**6" BOLLARD AT STANDARD DUTY
CONCRETE WITH THICKENED EDGE DETAIL**

NOT TO SCALE

	BIKE RACK
--	-----------

NOTE:
1. CONCRETE TO BE 4,000 P.S.I. @ 28 DAYS.

**CART CORRAL STANDARD DUTY
CONCRETE TURNDOWN DETAIL**

NOT TO SCALE

LOADING DOCK CURB
NOT TO SCALE

NOTES:

1. $\frac{1}{4}$ " DEEP TOOLED CONTROL JOINTS UTILIZING CONCRETE GROOVING TOOL AT THE FIRST PASS OR FLOATING.

2. CONTROL JOINTS SHALL BE RE-ESTABLISHED AFTER BROOM FINISHING OPERATION.

NOTES:
1. JOINT SPACING TO BE 24"X24"

EXPANSION JOINT
NOT TO SCALE

[illegible][illegible]

**KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG**

It's fast. It's free. It's the law.

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	NCR15102
DRAWN BY:	JD
CHECKED BY:	W
DATE:	05/02/2015
SCALE:	AS NOTE
CAD ID.:	SD

**PROPOSED
GROCERY**

FOR

**LIDL US
OPERATIONS,
LLC**

LOCATION OF SITE

**12856 US 70 BUSINESS HWY
CLAYTON, NC 27520
JOHNSTON COUNTY
LIDL STORE #P001180**

 **BOHLER**
ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 1
RALEIGH, NC 27612
Phone: (919) 578-9000
Fax: (919) 703-2665
NC@BohlerEng.com

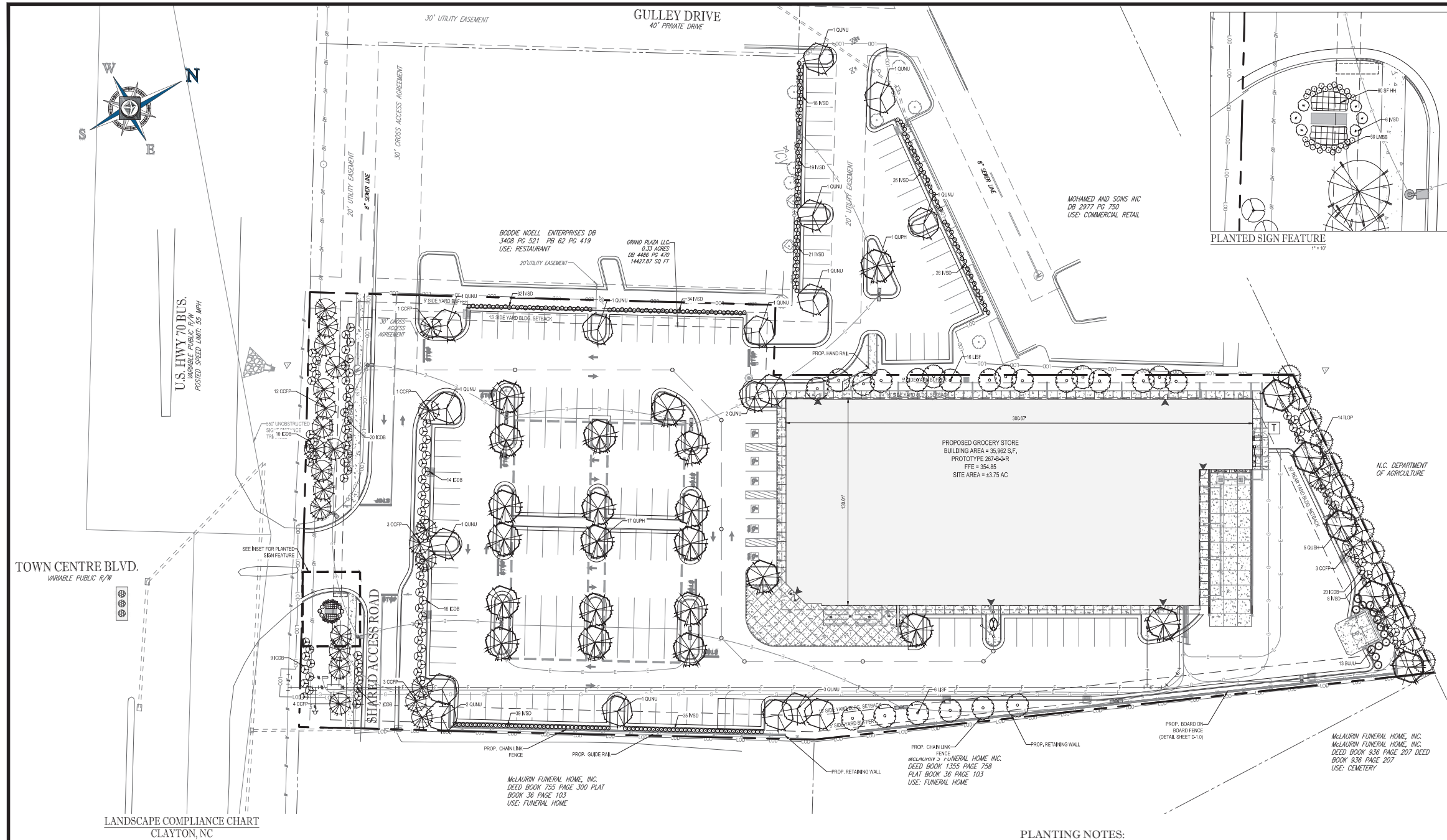


SHEET TITLE:

SITE DETAILS 3

SHEET NUMBER:

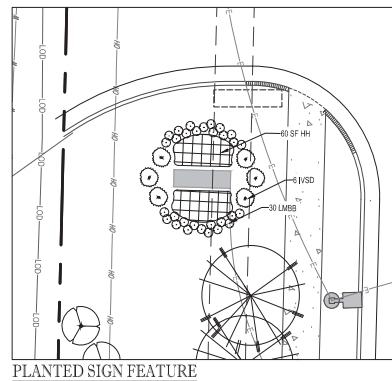
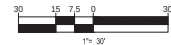
D-1.2



	REQUIREMENT	COMPLIANCE
INTERIOR LANDSCAPING	20% OF THE TOTAL LOT AREA SHALL BE LANDSCAPED 1 CANOPY TREE + 1 UNDERSTORY TREE + 2 SHRUBS FOR EACH 1,000 SF OF LANDSCAPE AREA REQUIRED PLANTS IN THE VEHICLE USE AREA CAN BE COUNTED TOWARD SITE INTERIOR REQUIREMENTS	TOTAL SITE AREA: 1,414 AC 3.0 X 13,860 = 18,975 18,975 / 20 = 929.54 929.54 / 1000 = 0.929 REQUIRED: 30 CANOPY + 30 UNDERSTORY + 60 SHRUBS PROVIDED: 30 CANOPY + 30 UNDERSTORY + 60 SHRUBS
VEHICLE USE AREA	MIN. 5' FRONT & SIDE YARD PROVIDE 1' H SCREEN BETWEEN PARKING AND NIGHT-OFF-ROAD LANDSCAPE EVERY 10 SPACES ALL PARKING SHALL TERMINATE LANDSCAPING AREAS ADJACENT TO PARKING AREAS SHALL BE LANDSCAPED WITH 12" HT SHRUBS MIN 2' OF THE CURB	BLIND PLANTINGS, PARKING SCREENS, AND CURB PLANTINGS PROVIDED
BUFFERS	FRONT CANYON: 30' BUFFER 1 CANOPY TREE + 2 UNDERSTORY TREES + SHRUBS PER 100 LF BACK CANYON: 30' BUFFER 2 CANOPY TREES + 1 UNDERSTORY TREE + 2 SHRUBS PER 100 LF "SHOULD HAVE AT LEAST EVERGREEN HEDGE OR FENCE" "IF OVERHEAD PRESENT, UNDERSTORY TREES CAN REPLACE CANYON TREES AT 1/2"	FRONT BUFFER: 221 LF REQUIRED: 3 CANOPY + 1 UNDERSTORY + 18 SHRUBS PROVIDED: 1 UNDERSTORY (ON PRESENT) + 18 SHRUBS BACK BUFFER: 201 LF REQUIRED: 3 CANOPY + 1 UNDERSTORY + 18 SHRUBS PROVIDED: 3 CANOPY + 1 UNDERSTORY + 28 SHRUBS + EVERGREEN SCREEN
THOROUGHFARE OVERLAY DISTRICT	1 TREE + 1 SHRUBS PER 1,000 SF OF STREET YARD	REQUIRED: 3 TREES + 26 SHRUBS ALONG US TO BUS PROVIDED: 3 TREES + 27 SHRUBS

LANDSCAPE SCHEDULE							
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.	SIZE	Remarks
QJAL	18	<i>Quercus nobilis</i>	Norfolk Oak	2 1/2 CAL	B/B	12-14 HT	F&L Contain
QJPA	21	<i>Quercus phellos 'Nigra'</i>	'Nigra' Willow Oak	2 1/2 CAL	B/B	12-14 HT	F&L Contain
QJSH	5	<i>Quercus shumardii</i>	Shumard Oak	2 1/2 CAL	B/B	12-14 HT	F&L Contain
CO29	27	<i>Cercis canadensis 'Forest Pansy'</i>	Forest Pansy Redbud	2" CAL	B/B	8-10 HT	F&L
LPF	22	<i>Lagerströmia indica 'Sears Favorite'</i>	Sears Favorite Crape Myrtle	2" CAL	B/B	8-10 HT	F&L 3/4 Contain
LDP	14	<i>Illex opaca</i>	American Holly	2" CAL	B/B	8' HT	F&L
BSJL	13	<i>Berberis julianae</i>	Wintergreen Barberry	5 GAL	36" HT	F&L	
IC28	96	<i>Nor omyda 'Debut Butters'</i>	Debut Butters Holly	5 GAL	36" HT	F&L	
BSD	263	<i>Ilex coccinea 'Stokes Dwarf'</i>	Stokes Dwarf 'Vaccini' Holly	5 GAL	12-18 HT	F&L	
LMB	30	<i>Liriodendron 'Big Blue'</i>	Big Blue Liriod.	1 GAL	12" HT	F&L	
HH	50 SF	<i>Hemerocallis 'Sylvia'</i>	Daisy	1 GAL		18" G/L	

- PLANTING NOTES:

[illegible]

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	NCR151022
DRAWN BY:	JDM
CHECKED BY:	WLB
DATE:	05/02/17
SCALE:	1" = 30'
CAD I.D.:	LPO

PROPOSED
GROCERY

FOR
LIDL US
OPERATIONS,
LLC
LOCATION OF SITE

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JOHNSTON COUNTY
LIDL STORE #P001180

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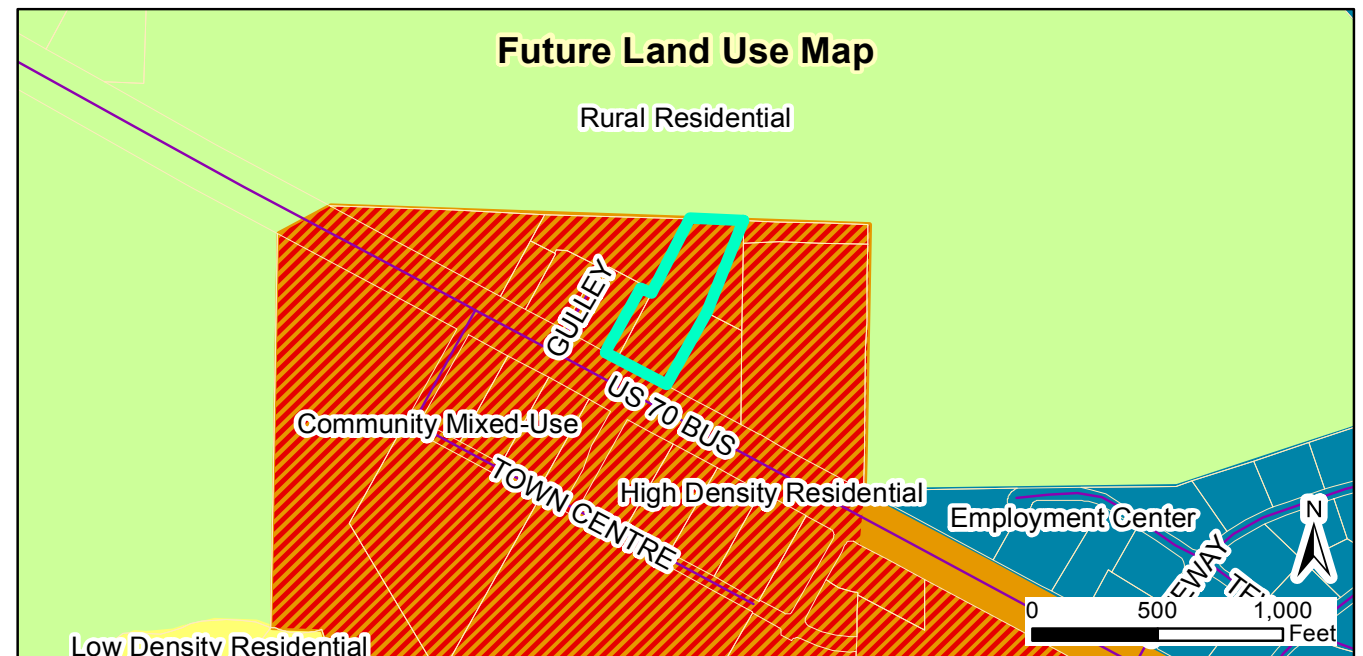
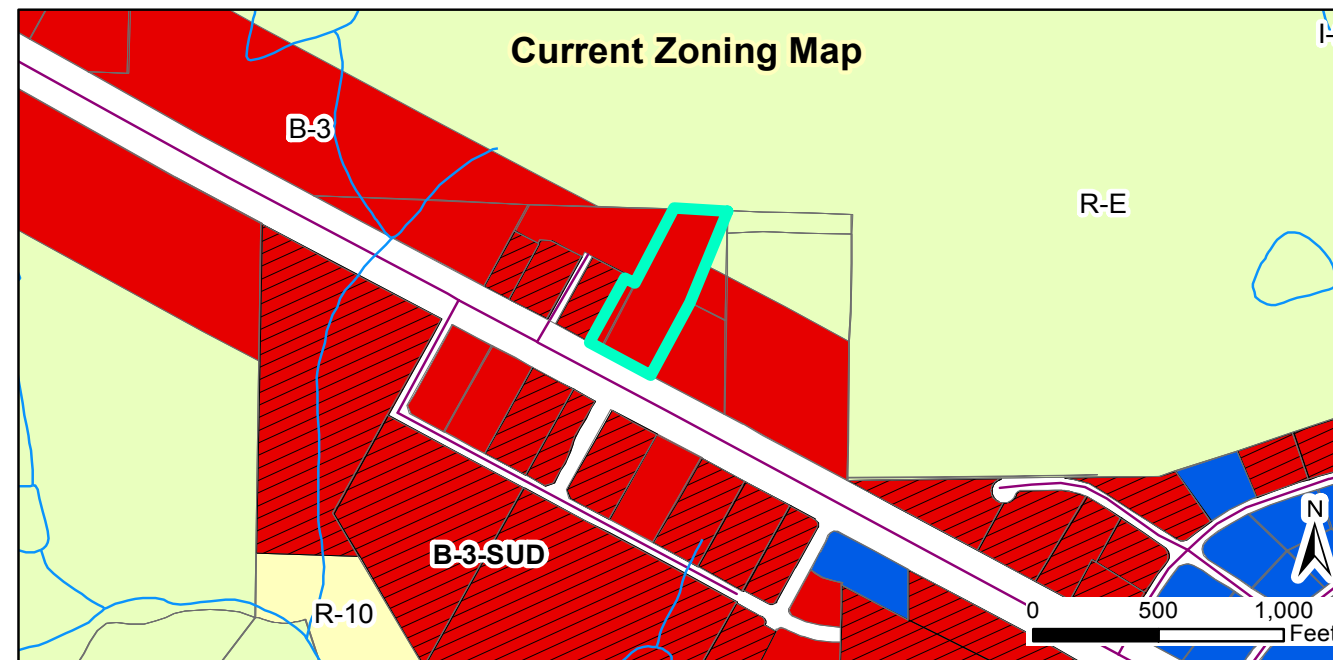


SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

LA-1



Request:
2017-76-SP, Lidl Grocery Store, new construction

Applicant: Lidl US Operations LLC
 Property Owners: Grand Plaza LLC
 Parcel ID: 164900-97-5696
 Tag #: 05g01199b

Staff Report Map



Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2017\2017-76-SP Lidl Grocery\Maps\Map - Lidl Grocery 2017-76-SP.mxd

Legend

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

05/24/2017
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.

LIDL - CLAYTON

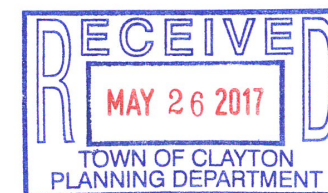
79330018.0 / 12856 US 70 BUSINESS HWY / CLAYTON, NC 27520

SCHEMATIC DESIGN PACKAGE

05/19/2017

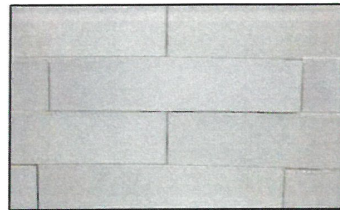


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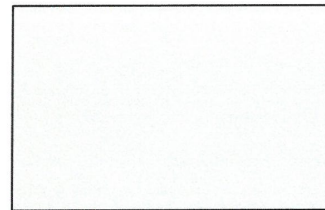




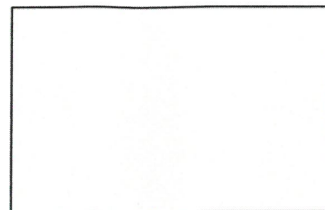
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IRONSPOT CLASSIC - UTILITY
SIZE - GLEN GERY



BRICK 02- URBAN GRAY -
NORMAN SIZE - GLEN GERY



GRAY 345 -TPO ROOF



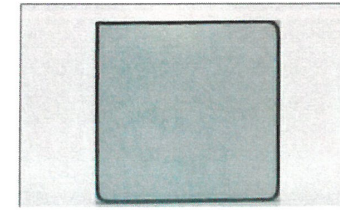
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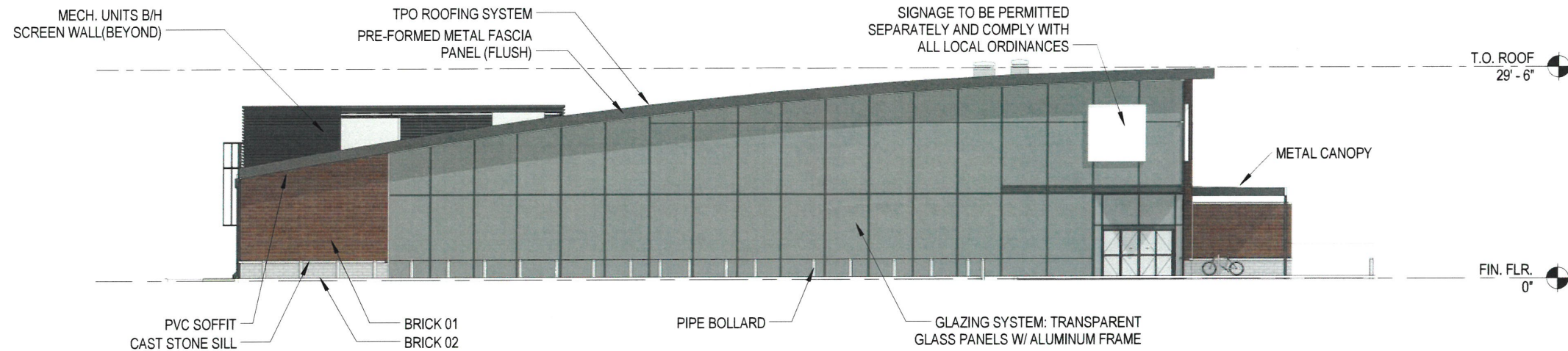
02 - STUCCO - SW2848
PAINTED METAL - SW2848



PVC SOFFIT PANEL W/ AMBER
BAMBOO PATTERN

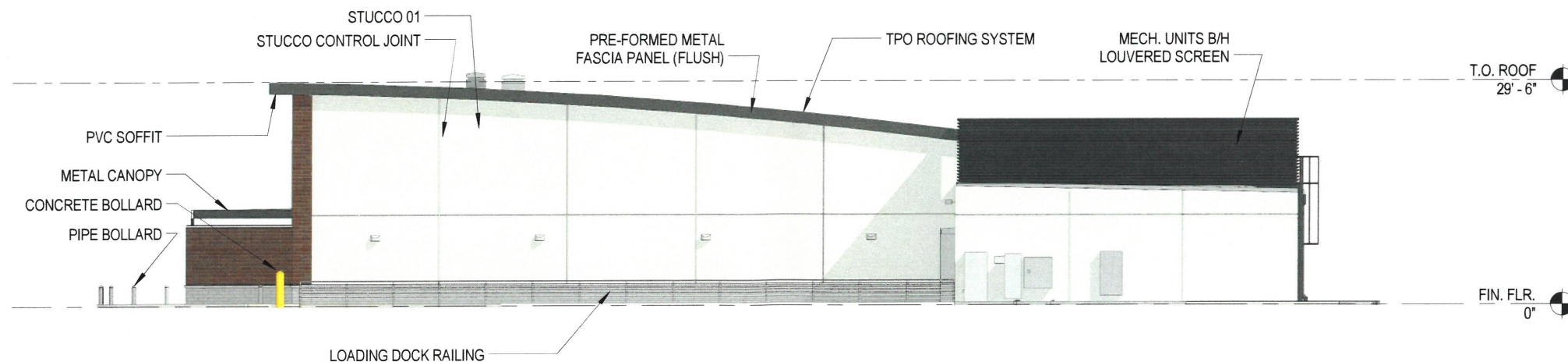


GLASS



PROPOSED SOUTH BUILDING ELEVATION

SCALE: 1/16" = 1'-0"

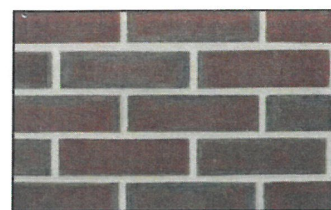


PROPOSED NORTH BUILDING ELEVATION

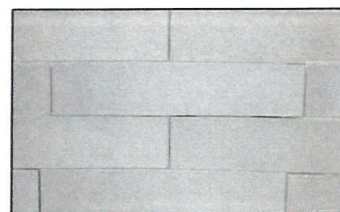
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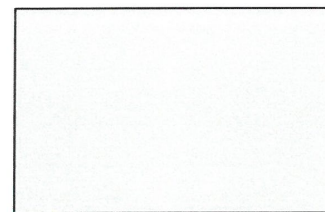
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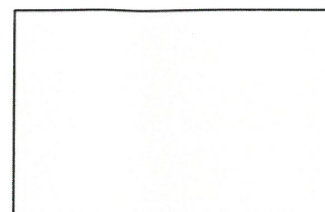
BRICK 01 - FLASHED CAMELOT
IRONSPOT CLASSIC - UTILITY
SIZE - GLEN GERY



BRICK 02- URBAN GRAY -
NORMAN SIZE - GLEN GERY



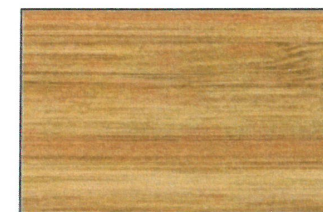
GRAY 345 - TPO ROOF



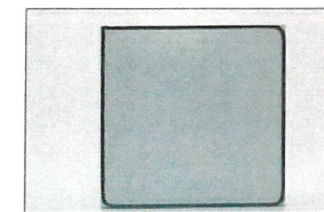
01 - STUCCO - SW7004



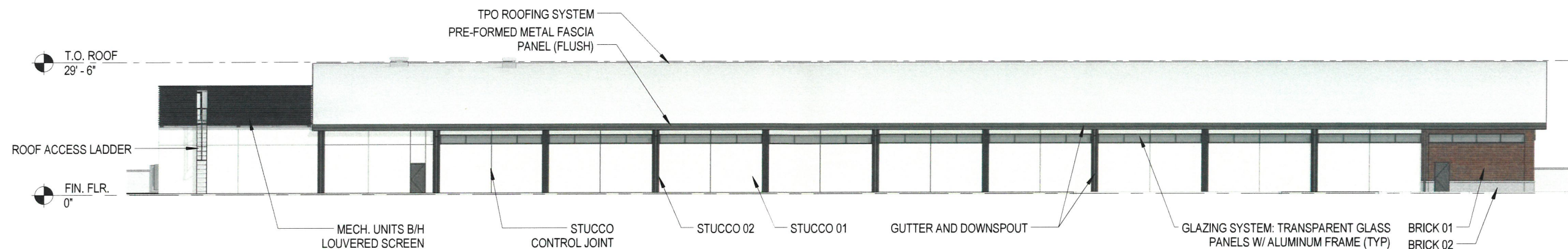
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PAINTED METAL - SW2848



PVC SOFFIT PANEL W/ AMBER
BAMBOO PATTERN



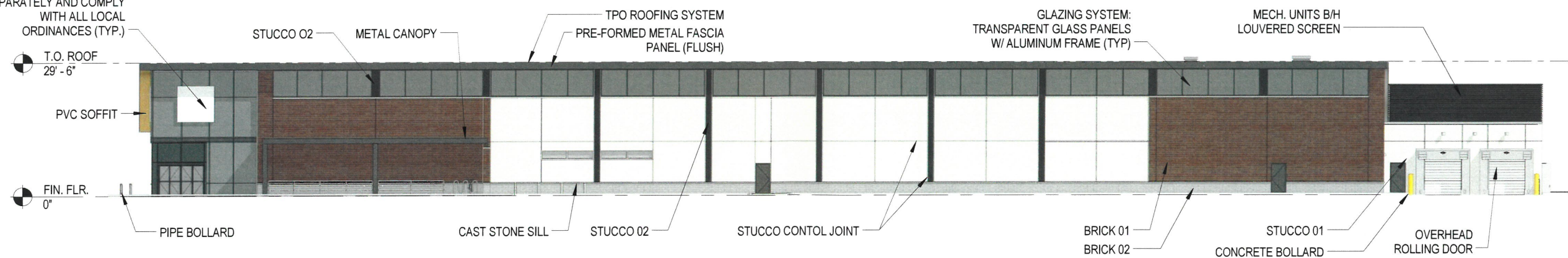
GLASS



PROPOSED WEST BUILDING ELEVATION

SCALE: 3/64" = 1'-0"

SIGNAGE TO BE PERMITTED
SEPARATELY AND COMPLY
WITH ALL LOCAL
ORDINANCES (TYP.)



PROPOSED EAST BUILDING ELEVATION

SCALE: 3/64" = 1'-0"

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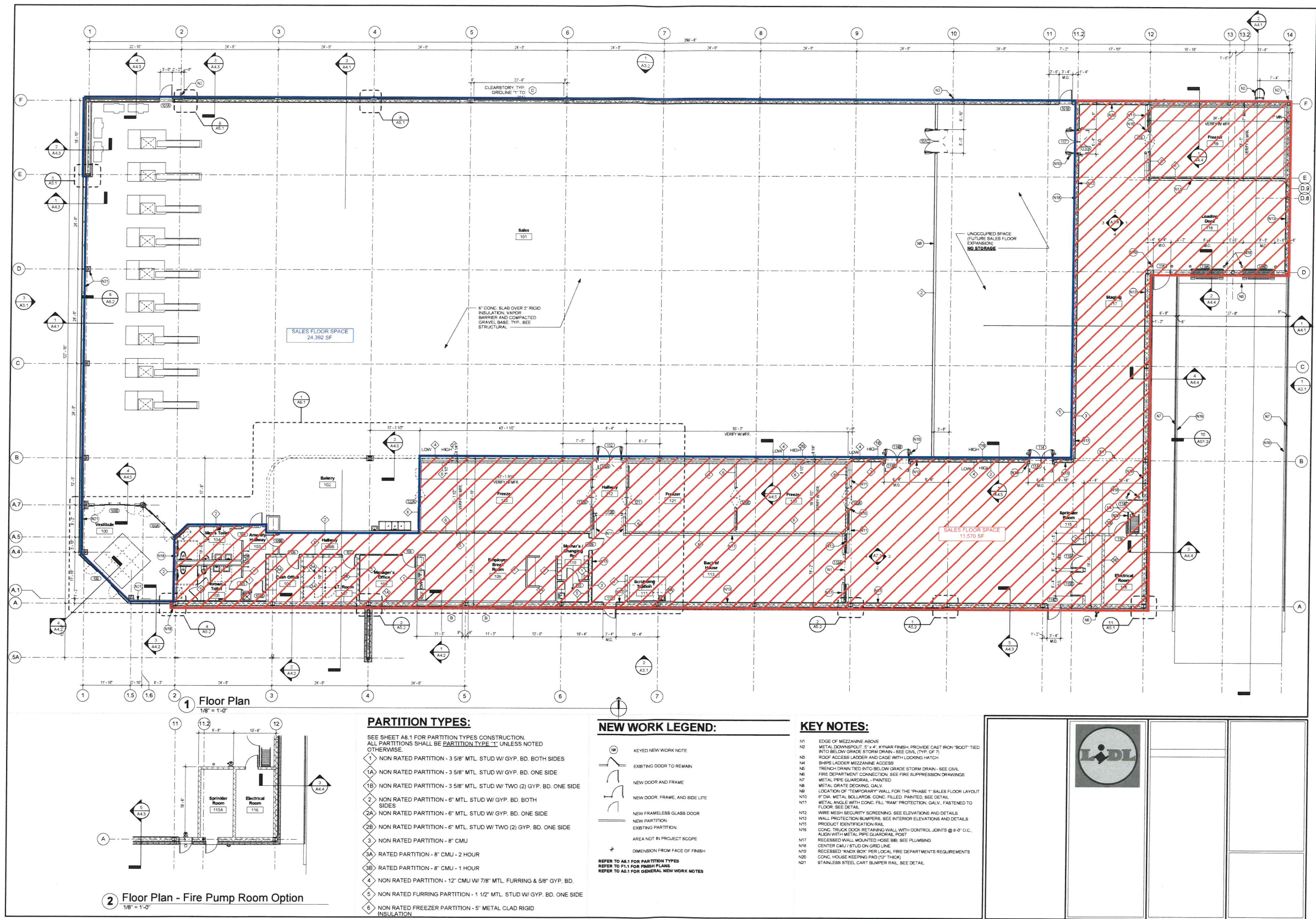
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Traffic Impact Analysis Supermarket Clayton, NC



RAMEY KEMP
— — — — —
ASSOCIATES
TRANSPORTATION ENGINEERS

TRAFFIC IMPACT ANALYSIS

FOR

SUPERMARKET

LOCATED

IN

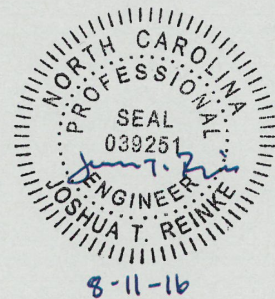
CLAYTON, NORTH CAROLINA

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August 2016

RKA Project No. 15035.45



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TABLE OF CONTENTS

1. INTRODUCTION.....	1
1.1. Site Location and Study Area	1
1.2. Proposed Land Use and Site Access	3
1.3. Adjacent Land Uses.....	3
1.4. Existing Roadways	3
2. EXISTING (2016) PEAK HOUR CONDITIONS.....	7
2.1. Existing (2016) Peak Hour Traffic	7
2.2. Analysis of Existing (2016) Peak Hour Traffic	7
3. BACKGROUND (2017) PEAK HOUR CONDITIONS.....	9
3.1. Ambient Traffic Growth	9
3.2. Adjacent Development Traffic	9
3.3. Future Roadway Improvements	9
3.4. Background (2017) Peak Hour Traffic Volumes	9
3.5. Analysis of Background (2017) Peak Hour Traffic Conditions	9
4. SITE TRIP GENERATION AND DISTRIBUTION.....	12
4.1. Trip Generation	12
4.2. Site Trip Distribution and Assignment.....	13
5. COMBINED (2017) TRAFFIC CONDITIONS.....	19
5.1. Combined (2017) Peak Hour Traffic Volumes	19
5.2. Analysis of Combined (2017) Peak Hour Traffic	19
6. TRAFFIC ANALYSIS PROCEDURE.....	21
6.1. Adjustments to Analysis Guidelines.....	22
7. CAPACITY ANALYSIS.....	23
7.1. US 70 and Town Centre Boulevard	23
7.2. US 70 and Shotwell Road.....	25
7.3. US 70 and Gulley Drive.....	27
7.4. Town Centre Boulevard and Site Drive.....	29
8. CONCLUSIONS	31
9. RECOMMENDATIONS	34

LIST OF FIGURES

Figure 1 – Site Location Map	2
Figure 2 – Preliminary Site Plan	5
Figure 3 – Existing (2016) Lane Configurations	6
Figure 4 – Existing (2016) Peak Hour Traffic	8
Figure 5 – Background (2017) Peak Hour Traffic	11
Figure 6 – Primary Site Trip Distribution	14
Figure 7 – Primary Site Trip Assignment.....	15
Figure 8 – PM Pass-By Trip Distribution	16
Figure 9 – PM Pass-By Trip Assignment.....	17
Figure 10 – Total Site Trip Assignment.....	18
Figure 11 – Combined (2017) Peak Hour Traffic	20
Figure 12 – Recommended Lane Configurations	35

LIST OF TABLES

Table 1: Trip Generation Summary	12
Table 2: Highway Capacity Manual – Levels-of-Service and Delay	21
Table 3: Analysis Summary of US 70 and Towne Centre Boulevard.....	23
Table 4: Analysis Summary of US 70 and Shotwell Road.....	25
Table 5: Analysis Summary of US 70 and Gulley Drive	27
Table 6: Analysis Summary of Town Centre Boulevard and Site Drive.....	29
Table 6a: Queuing Summary of Town Centre Boulevard and Site Drive	30

TECHNICAL APPENDIX

Appendix A:	Memorandum of Understanding
Appendix B:	Traffic Count Data
Appendix C:	Signal Information
Appendix D:	Capacity Calculations – US 70 and Town Centre Boulevard
Appendix E:	Capacity Calculations – US 70 and Shotwell Road
Appendix F:	Capacity Calculations – US 70 and Gulley Drive
Appendix G:	Capacity Calculations – Town Centre Boulevard and Site Drive

**TRAFFIC IMPACT ANALYSIS
SUPERMARKET
CLAYTON, NORTH CAROLINA**

1. INTRODUCTION

The contents of this report present the findings of the Traffic Impact Analysis (TIA) conducted for the proposed supermarket to be located on the north side of US 70 at its intersection with Town Centre Boulevard in Clayton, North Carolina. The proposed development is expected to consist of a 36,170 square foot (sq. ft.) supermarket. It should be noted that the preliminary site plan shows approximately 2/3 of the proposed supermarket designated as a sales floor and approximately 1/3 of the proposed supermarket designated as warehouse space; however, the proposed development was analyzed as a 36,170 sq. ft. supermarket to provide a conservative method of analysis. The build-out year of the site and analysis year for the study is assumed to be 2017. The purpose of this study is to determine the potential impacts to the surrounding transportation system created by traffic generated by the proposed development, as well as recommend improvements to mitigate the impacts.

The scope of work for this study was developed based on coordination with the Town of Clayton (Town) and the North Carolina Department of Transportation (NCDOT). A copy of the approved Memorandum of Understanding (MOU) has been provided in Appendix A.

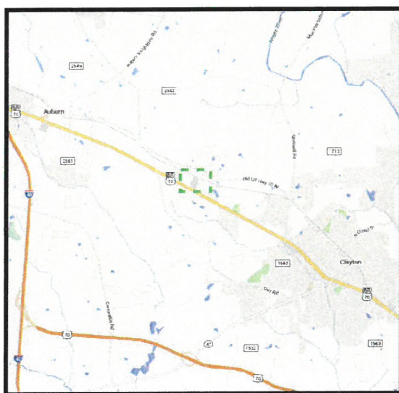
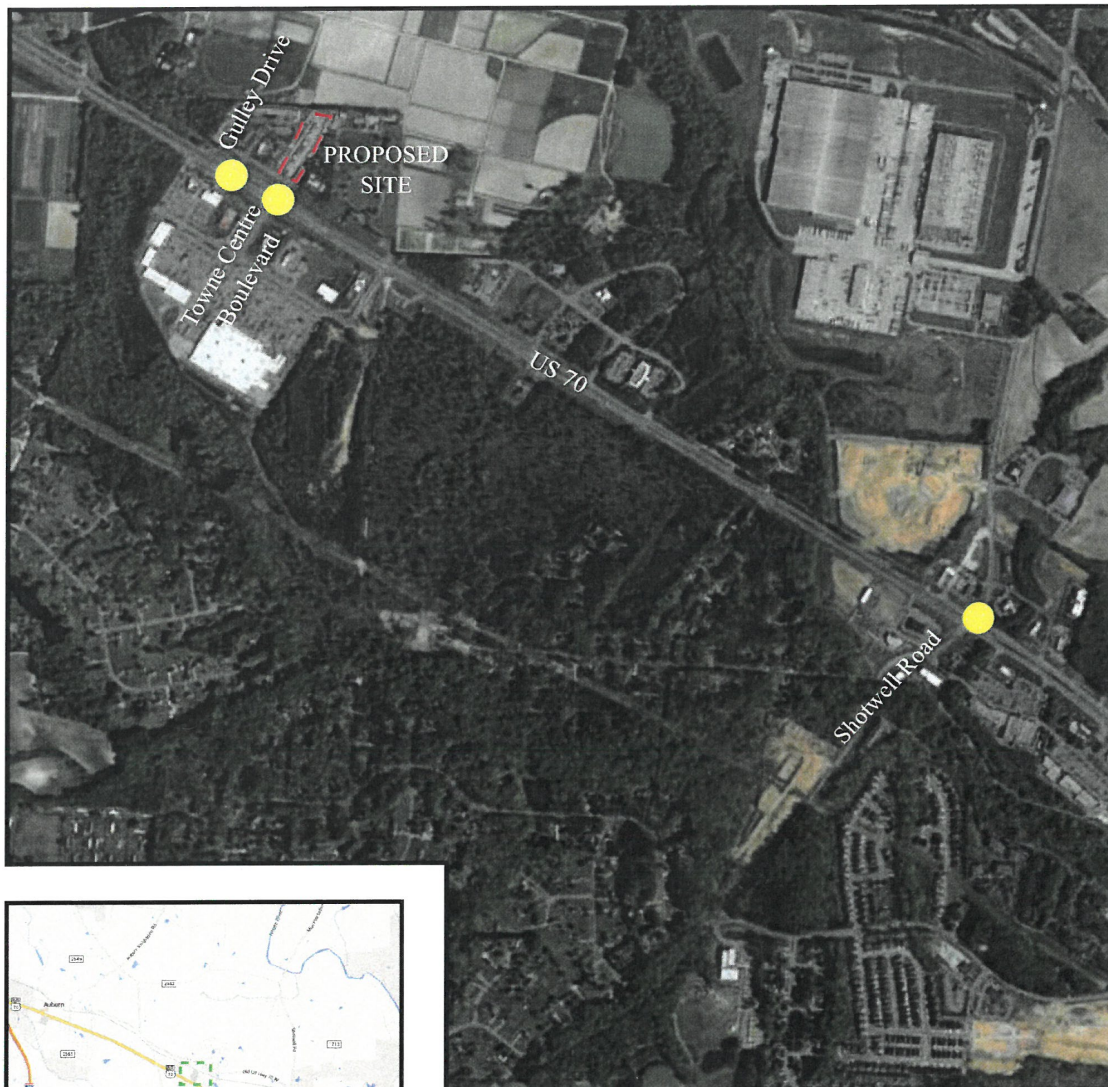
1.1. Site Location and Study Area

The development is proposed to be located north of the intersection of US 70 and Town Centre Boulevard in Clayton, North Carolina. The study area for the TIA was determined through coordination with the Town and NCDOT and consists of the following existing intersections:

- US 70 and Town Centre Boulevard (signalized)
- US 70 and Shotwell Road (signalized)
- US 70 and Gulley Drive (right-in/right-out)

Refer to Figure 1 for the site location map.





LEGEND

- Proposed Site Location
- Study Intersection
- Study Area



Supermarket
Clayton, NC

Site Location Map

Scale: Not to Scale

Figure 1

1.2. Proposed Land Use and Site Access

The proposed development is expected to consist a 36,170 sq. ft. supermarket. Access to the proposed development will be provided via one (1) full movement driveway that connects to the northern leg of the intersection of US 70 and Town Centre Boulevard. For the purpose of the TIA, the proposed development was assumed to be fully built out by 2017. Refer to Figure 2 for a copy of the preliminary site plan.

1.3. Adjacent Land Uses

Existing land uses in the vicinity of the site consist primarily of retail and agricultural development. The proposed development is expected to be located on the existing RV sales lot.

1.4. Existing Roadways

US 70 is a four-lane divided roadway running in an east-west direction with a posted speed limit of 45 miles per hour (mph) within the study area. Based on the most recent data (2013) from the NCDOT, US 70 had an annual average daily traffic (AADT) volume of 37,000 vehicles per day (vpd) within the study area.

Town Centre Boulevard is a two-lane roadway running in a north-south direction with no posted speed limit in the study area. For the purpose of this study, it was analyzed with a speed limit of 15 mph. Based on the current traffic counts from 2016, and assuming that the PM peak hour volume is 10% of the average daily traffic, Town Centre Boulevard has an average daily traffic volume of approximately 6,500 vpd within the study area.

Shotwell Road is a two-lane roadway running in a north-south direction with a posted speed limit of 35 mph within the study area. Based on the most recent data (2013) from the NCDOT, Shotwell Road had an AADT volume of 8,800 vpd within the study area.

Gulley Drive is a two-lane roadway running in a north-south direction with no posted speed limit in the study area. For the purposes of this study, it was analyzed with a speed limit of 15

mph. Based on the current traffic counts from 2016, and assuming that the PM peak hour volume is 10% of the average daily traffic, Gulley Drive has an average daily traffic volume of approximately 450 vpd within the study area.

Existing lane configurations (number of traffic lanes on each intersection approach), lane widths, storage capacities, and other intersection and roadway information was collected through field reconnaissance by Ramey Kemp & Associates, Inc. (RKA). Refer to Figure 3 for an illustration of the existing lane configurations within the study area.

[illegible]

CONCEPTUAL
PLAN



0 50 100

1' = 100'

LOCATION MAP



DELOREME STREET ATLAS 2004 PLUS USA
CONCEPT PLAN GENERAL NOTES

1. THIS PLAN IS BASED ON THE JOHNSTON COUNTY GIS INFORMATION.

2. THE CONCEPT PRESENTED HERE IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PRESENTATIONS CREATED BY OWNERS, COLLECTED WITH A THEMATICAL REVIEW OF JOBS AND WITH RESPECT TO OBTAINING, LOCAL COSTS AND OTHER AVAILABLE APPROVALS IS NOT WASTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SOME REQUIREMENTS AND PROGRESS OF ARCHITECTURAL APPROVALS.

3. THE CONCEPTUAL PAPER, PREPARED FOR CONCEPTUAL, PRESENTATION PURPOSES, IS NOT INTENDED FOR THE EXISTING CONDITIONS SHOWN HEREIN BEING BASED UPON THE INFORMATION THAT WAS SUPPLIED TO BOLCHER ENGINEERING AT THE TIME OF A PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.

CONCEPTUAL PLAN
12856 US 70 BUSINESS HWY
CLAYTON, NC

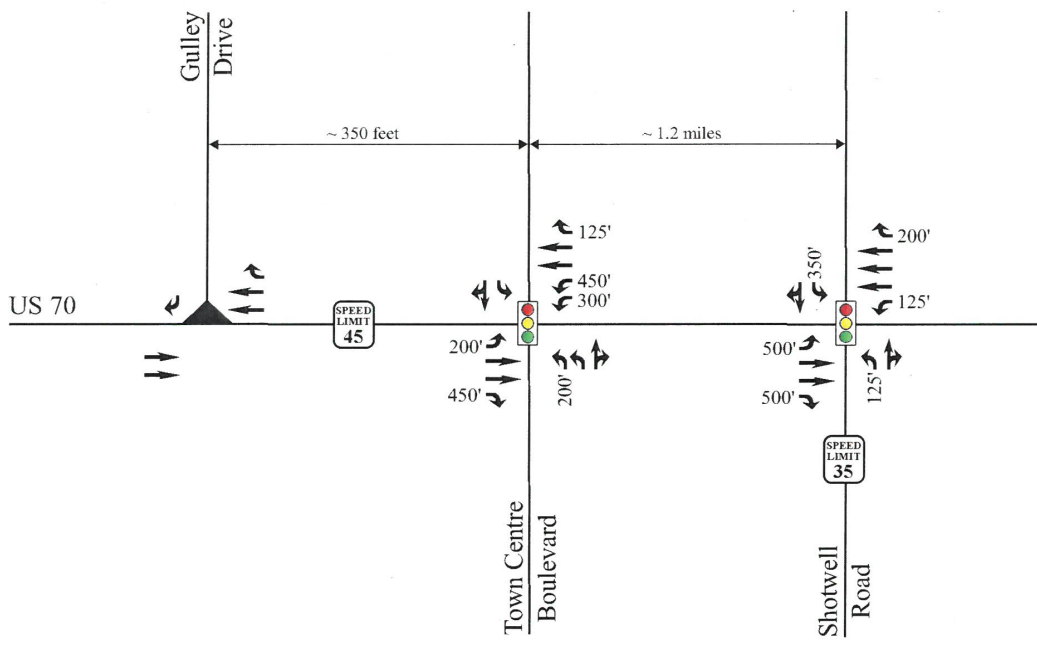
GRDI, LLC

 **BOHLER**
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Phone: (919) 574-0900
Fax: (919) 203-7665
NC@BohlerEng.com

[illegible]

LEGEND

-  Signalized Intersection
-  Right-In/Right-Out Intersection
-  Existing Lane
- X' Storage (In Feet)
-  Posted Speed Limit



 RAMEY KEMP & ASSOCIATES TRANSPORTATION ENGINEERS	Supermarket Clayton, NC	Existing (2016) Lane Configurations	
		Scale: Not to Scale	Figure 3

2. EXISTING (2016) PEAK HOUR CONDITIONS

2.1. Existing (2016) Peak Hour Traffic

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed below, in June of 2016 by RKA during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods:

- US 70 and Town Centre Boulevard
- US 70 and Shotwell Road
- US 70 and Gulley Drive

Through coordination with the Town and NCDOT, because the peak hour traffic counts were conducted while public schools were not in session, an adjustment factor of +10% was determined and approved by the Town and NCDOT to apply to the traffic counts at the existing study intersections during the weekday AM peak hour. No adjustment was made to the weekday PM peak hour traffic counts because it was determined that any adjustment would be an overestimation of traffic due to the PM peak period of the adjacent street traffic (4:00 – 6:00 PM) differing from the PM peak period of school traffic (2:00 – 4:00 PM).

Traffic volumes were balanced between intersections, where appropriate. It should be noted that traffic volumes were not balanced between the Shotwell Road and Town Centre Boulevard along US 70 because the site driveways for the Walmart, daycare, and office park along this section of US 70 account for the imbalances in the existing counts. Refer to Figure 4 for existing (2016) weekday AM and PM peak hour traffic volumes. A copy of the traffic count data is located in Appendix B of this report.

2.2. Analysis of Existing (2016) Peak Hour Traffic

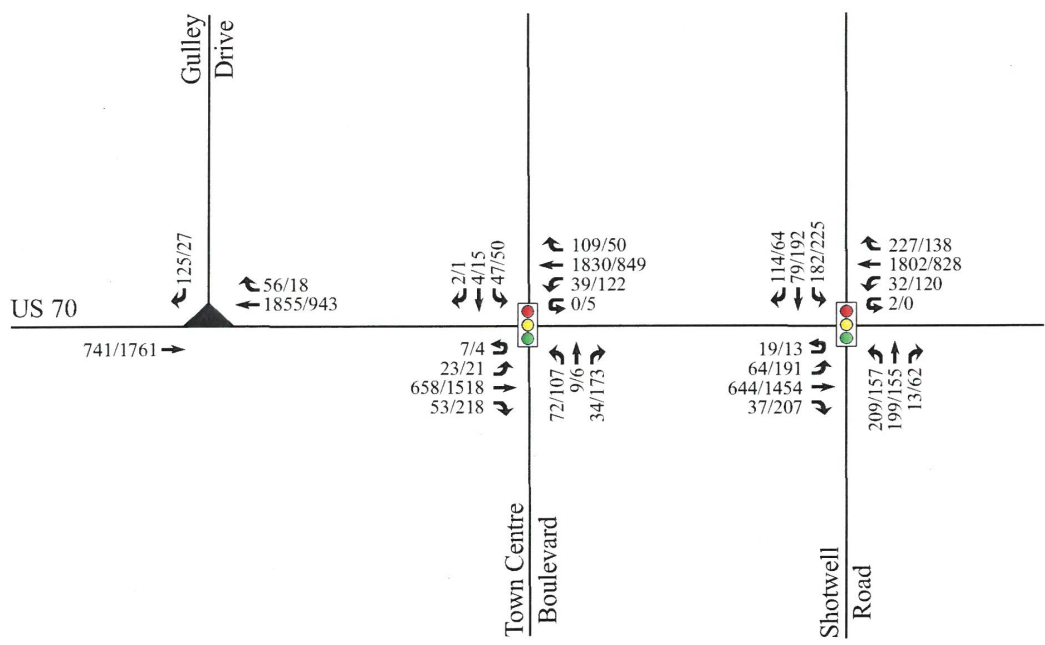
The existing (2016) weekday AM and PM peak hour traffic volumes were analyzed to determine the current levels-of-service at the study intersections under existing roadway conditions. Signal information was obtained from NCDOT is included in Appendix C. The results of the analysis are presented in Section 7 of this report. Refer to Appendices D-F for the detailed capacity analysis results at each intersection.

LEGEND

 Signalized Intersection

 Right-In/Right-Out Intersection

X / Y → AM / PM Peak Hour Traffic



 RAMEY KEMP & ASSOCIATES TRANSPORTATION ENGINEERS	Supermarket Clayton, NC	Existing (2016) Peak Hour Traffic	
		Scale: Not to Scale	Figure 4

3. BACKGROUND (2017) PEAK HOUR CONDITIONS

In order to account for growth of traffic and subsequent traffic conditions at a future year, background traffic projections are needed. Background traffic is the component of traffic due to the growth of the community and surrounding area that is anticipated to occur regardless of whether or not the proposed development is constructed. Background traffic is comprised of existing traffic growth within the study area and additional traffic created as a result of adjacent approved developments.

3.1. Ambient Traffic Growth

Through coordination with the Town and NCDOT, it was determined that an annual growth rate of 3% would be used to project existing traffic volumes at the study intersections to the analysis year of 2017. The ambient traffic growth was applied to all intersections within the study area.

3.2. Adjacent Development Traffic

Through coordination with NCDOT and the Town, it was determined that no adjacent developments are to be considered in the study.

3.3. Future Roadway Improvements

Based on coordination with NCDOT and the Town, it was determined that no future roadway improvements are to be considered in this study.

3.4. Background (2017) Peak Hour Traffic Volumes

Since there are no approved adjacent developments to be considered in this study, the background peak hour traffic volumes are based on the ambient traffic growth only. Refer to Figure 5 for an illustration of the background (2017) peak hour traffic volumes.

3.5. Analysis of Background (2017) Peak Hour Traffic Conditions

The background (2017) weekday AM and PM peak hour traffic volumes at the study intersections were analyzed with existing lane configurations. The analysis results are presented

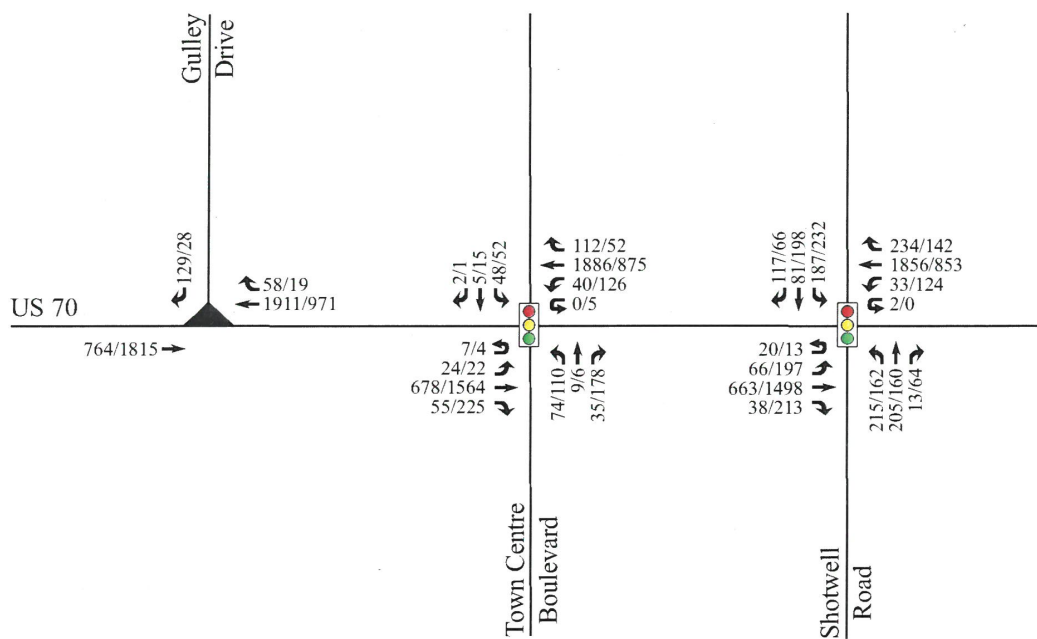
in Section 7 of this report. Refer to Appendices D-F for the detailed capacity analysis results at each intersection.

LEGEND

 Signalized Intersection

 Right-In/Right-Out Intersection

X/Y → AM / PM Peak Hour Traffic



 RAMEY KEMP & ASSOCIATES TRANSPORTATION ENGINEERS	Supermarket Clayton, NC	Background (2017) Peak Hour Traffic	
		Scale: Not to Scale	Figure 5

4. SITE TRIP GENERATION AND DISTRIBUTION

4.1. Trip Generation

The proposed development is expected to consist of a 36,170 sq. ft. supermarket. It should be noted that the preliminary site plan shows approximately 2/3 of the proposed supermarket designated as a sales floor and approximately 1/3 of the proposed supermarket designated as warehouse space; however, the proposed development was analyzed as a 36,170 sq. ft. supermarket to provide a conservative method of analysis. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 9th Edition. Table 1 provides a summary of the trip generation potential for the site.

Table 1: Trip Generation Summary

Land Use (ITE Code)	Density	Daily Traffic (vpd)	AM Peak Hour Trips (vph)		PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Supermarket (850)	36,170 sq. ft.	3,700	76	47	175	168
<i>Pass-By Supermarket (36% PM)</i>			-	-	62	62
Primary (New) Site Trips			76	47	113	106

It is estimated that the proposed development will generate approximately 3,700 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 123 trips (76 entering and 47 exiting) will occur during the weekday AM peak hour and 343 trips (175 entering and 168 exiting) will occur during the weekday PM peak hour.

Pass-by trips were taken into consideration in this study. Pass-by trips are made by the traffic already using the adjacent roadway, entering the site as an intermediate stop on their way to another destination. Pass-by trips are expected to account for 124 trips (62 entering and 62

exiting) during the weekday PM peak hour. It should be noted that the pass-by trips were balanced, as it is likely that these trips would enter and exit in the same hour.

With the consideration of pass-by trips, it is estimated that 123 new trips (76 entering and 47 exiting) will occur during the weekday AM peak hour and 219 new trips (113 entering and 106 exiting) will occur during the weekday PM peak hour.

4.2. Site Trip Distribution and Assignment

Trip distribution percentages used in assigning site traffic for this development were estimated based on a combination of existing traffic patterns, population centers adjacent to the study area, and engineering judgement. These distributions have been reviewed and approved by the Town and NCDOT as part of a Memorandum of Understanding (MOU), which has been provided in Appendix A. It is estimated that trips will be distributed as follows:

- 60% to/from the east via US 70
- 20% to/from the west via US 70
- 10% to/from the north via Shotwell Road
- 10% to/from the south via Shotwell Road

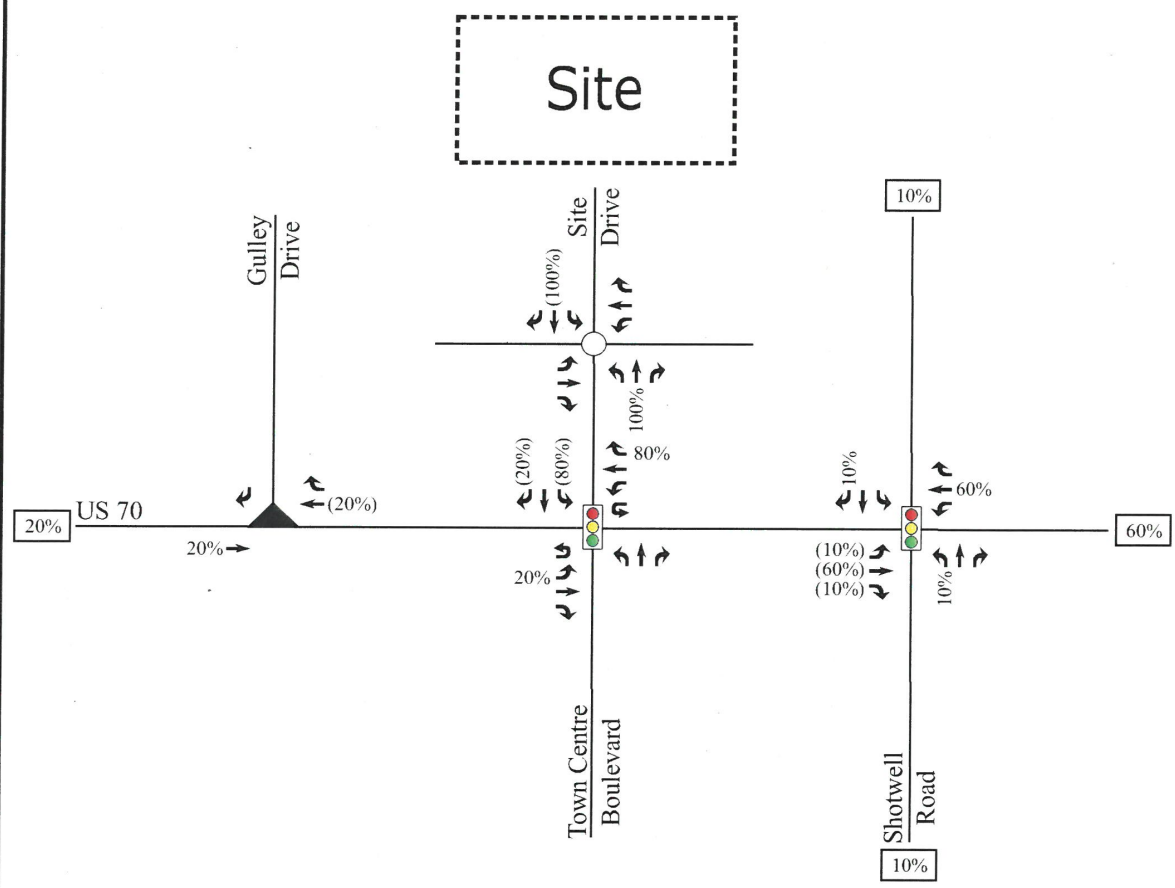
The primary site trip distribution is shown in Figure 6. Refer to Figure 7 for the peak hour primary site trips.

The pass-by site trips were distributed based on existing traffic patterns with consideration given to the proposed driveway access and site layout. Refer to Figure 8 for the pass-by site trip distribution. Pass-by site trips are shown on Figure 9.

The total site trips were determined by adding the primary site trips and the pass-by site trips. Refer to Figure 10 for the total peak hour site trips at the study intersections.

LEGEND

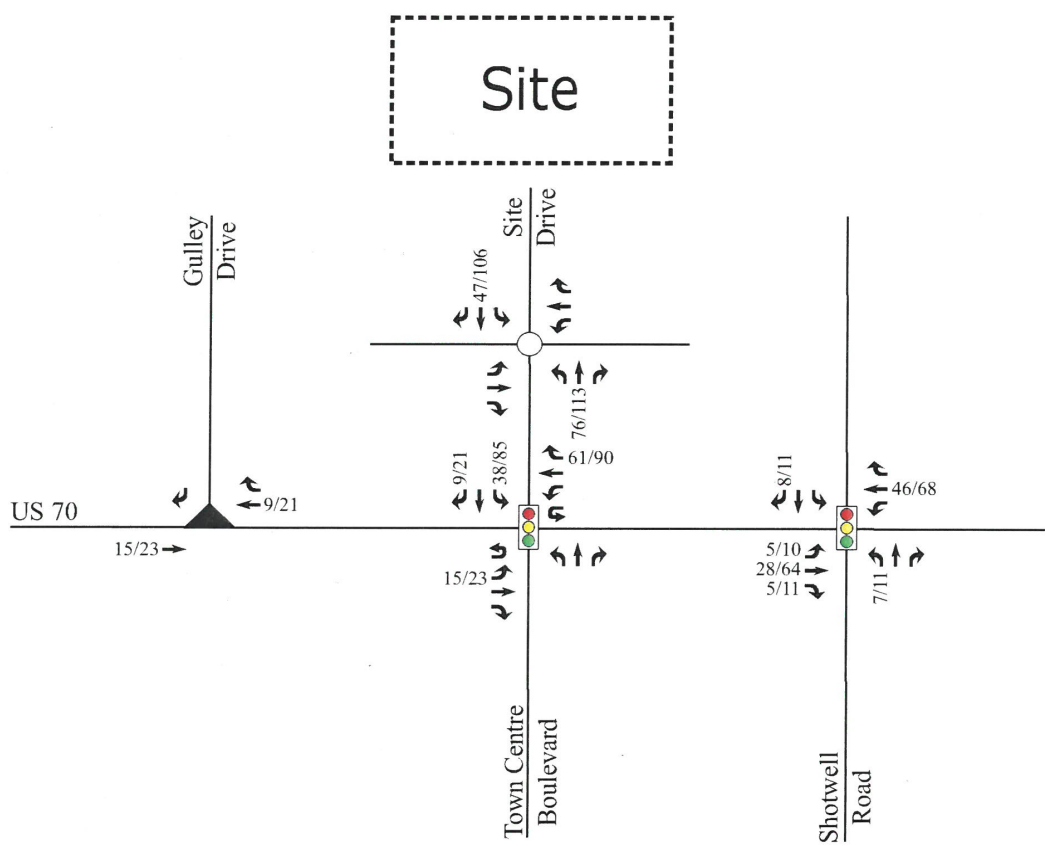
- Signalized Intersection
- Unsignalized Intersection
- Right-In/Right-Out Intersection
- X% → Entering Trip Distribution
- (Y%) → Exiting Trip Distribution
- XX% Regional Trip Distribution



 RAMEY KEMP & ASSOCIATES TRANSPORTATION ENGINEERS	Supermarket Clayton, NC	Primary Site Trip Distribution	
		Scale: Not to Scale	Figure 6

LEGEND

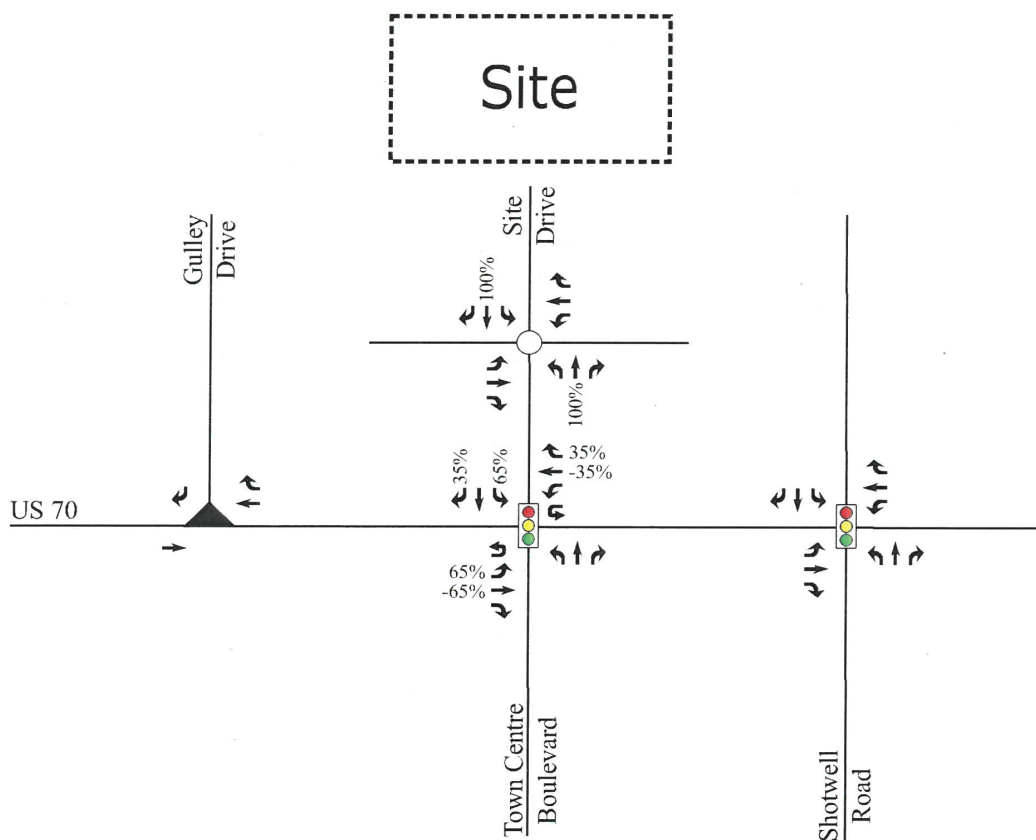
-  Signalized Intersection
-  Unsignalized Intersection
-  Right-In/Right-Out Intersection
- X/Y → AM / PM Peak Hour Site Trips



 RAMEY KEMP & ASSOCIATES TRANSPORTATION ENGINEERS	Supermarket Clayton, NC	Primary Site Trip Assignment	
		Scale: Not to Scale	Figure 7

LEGEND

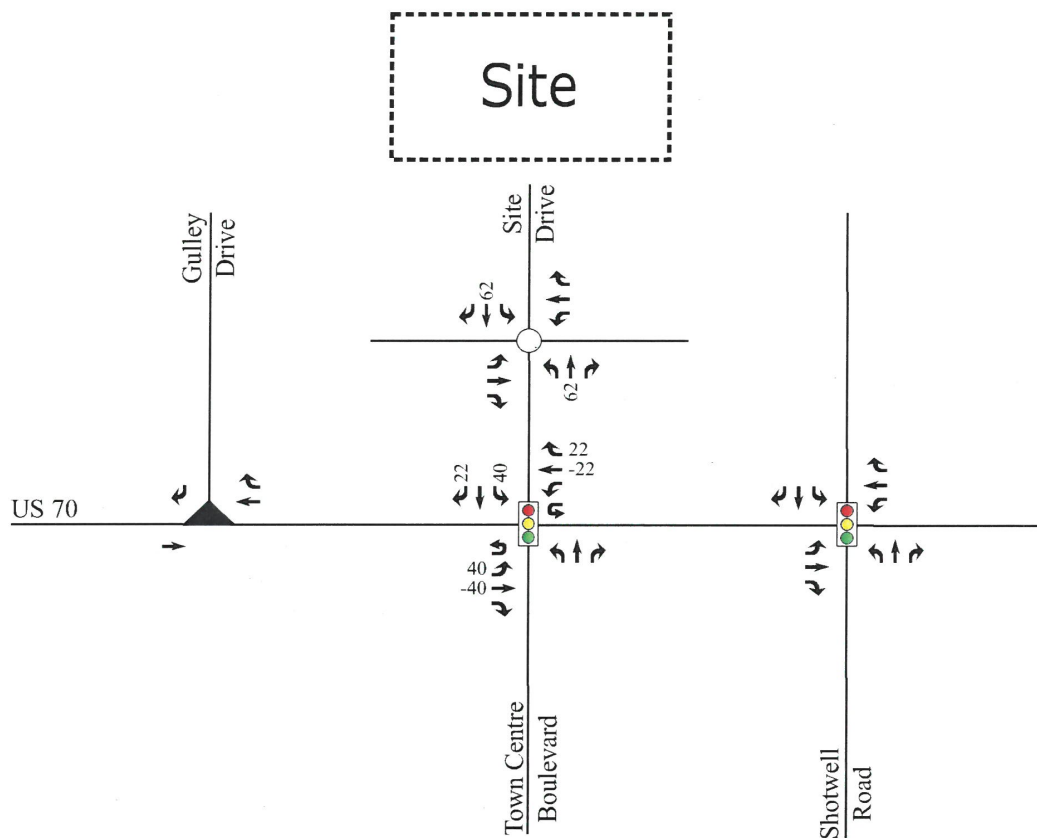
-  Signalized Intersection
-  Unsignalized Intersection
-  Right-In/Right-Out Intersection
- X% ➔ PM Pass-By Distribution



 RAMEY KEMP & ASSOCIATES TRANSPORTATION ENGINEERS	Supermarket Clayton, NC	PM Pass-By Trip Distribution	
		Scale: Not to Scale	Figure 8

LEGEND

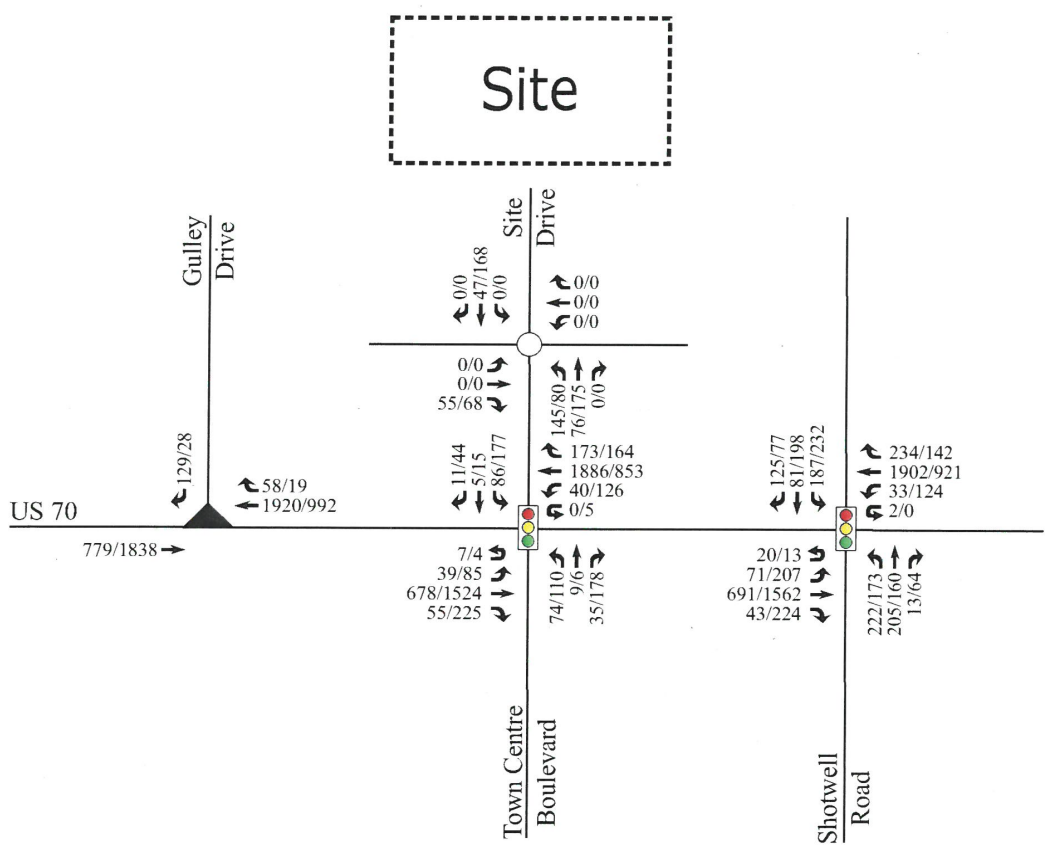
-  Signalized Intersection
-  Unsignalized Intersection
-  Right-In/Right-Out Intersection
-  PM Peak Hour Pass-By Trips



 RAMEY KEMP & ASSOCIATES TRANSPORTATION ENGINEERS	Supermarket Clayton, NC	PM Pass-By Trip Assignment	
		Scale: Not to Scale	Figure 9

LEGEND

-  Signalized Intersection
-  Unsignalized Intersection
-  Right-In/Right-Out Intersection
- X / Y → AM / PM Peak Hour Traffic



 RAMEY KEMP & ASSOCIATES TRANSPORTATION ENGINEERS	Supermarket Clayton, NC	Combined (2017) Peak Hour Traffic	
		Scale: Not to Scale	Figure 11

6. TRAFFIC ANALYSIS PROCEDURE

Study intersections were analyzed using the methodology outlined in the 2010 Highway Capacity Manual (HCM) published by the Transportation Research Board. Capacity and level of service are the design criteria for this traffic study. A computer software package, Synchro (Version 9.1), was used to complete the analyses for most of the study area intersections. Please note that the unsignalized capacity analysis does not provide an overall level of service for an intersection; only delay for an approach with a conflicting movement.

The HCM defines capacity as “the maximum hourly rate at which persons or vehicles can reasonably be expected to traverse a point or uniform section of a lane or roadway during a given time period under prevailing roadway, traffic, and control conditions.” Level of service (LOS) is a term used to represent different driving conditions, and is defined as a “qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers.” Level of service varies from Level “A” representing free flow, to Level “F” where breakdown conditions are evident. Refer to Table 2 for HCM levels of service and related average control delay per vehicle for both signalized and unsignalized intersections. Control delay as defined by the HCM includes “initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay”. An average control delay of 50 seconds at a signalized intersection results in LOS “D” operation at the intersection.

Table 2: Highway Capacity Manual – Levels-of-Service and Delay

UNSIGNALIZED INTERSECTION		SIGNALIZED INTERSECTION	
LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)	LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)
A	0-10	A	0-10
B	10-15	B	10-20
C	15-25	C	20-35
D	25-35	D	35-55
E	35-50	E	55-80
F	>50	F	>80

6.1. Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to the Town's Unified Development Ordinance (UDO) and NCDOT Congestions Management Guidelines, with the exception of the following items:

- The signalized study intersections were analyzed with right-turns-on-red (RTOR) under all analysis scenarios. NCDOT Congestion Management Guidelines require all signalized intersections be analyzed without RTOR; however, allowing RTOR at the signalized study intersections was allowed to match field operations.
- U-turn movements at the study intersections were analyzed with protected only phasing although these U-turns currently operate with permitted phasing. This more accurately represents how the signal will operate in the field since U-turn movements are relatively low at existing study intersections. This adjustment forces the overlapping right-turn movement to yield to the U-turn movement when there are U-turns.

7. CAPACITY ANALYSIS

7.1. US 70 and Town Centre Boulevard

The signalized intersection of US 70 and Town Centre Boulevard was analyzed under existing (2016), background (2017), and combined (2017) traffic conditions with the lane configurations and traffic control shown in Table 3. Refer to Table 3 for a summary of the analysis results. Refer to Appendix D for the Synchro capacity analysis reports.

Table 3: Analysis Summary of US 70 and Towne Centre Boulevard

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (sec)	Approach	Overall (sec)
Existing (2016) Conditions	EB WB NB SB	1 LT, 2 TH, 1 RT 2 LT, 2 TH, 1 RT 2 LT, 1 TH-RT 1 LT, 1 TH-RT	B B D E	B (18)	C B D F	C (23)
Background (2017) Conditions	EB WB NB SB	1 LT, 2 TH, 1 RT 2 LT, 2 TH, 1 RT 2 LT, 1 TH-RT 1 LT, 1 TH-RT	B B D E	B (19)	C B D F	C (24)
Combined (2017) Conditions	EB WB NB SB	1 LT, 2 TH, 1 RT 2 LT, 2 TH, 1 RT 2 LT, 1 TH-RT 1 LT, 1 TH-RT	B B D E	C (21)	C B E F	C (34)
Combined (2017) Conditions w/ Improvements*	EB WB NB SB	1 LT, 2 TH, 1 RT 2 LT, 2 TH, 1 RT 2 LT, 1 TH-RT 2 LT, 1 TH-RT	B B D E	B (20)	C B E E	C (31)

* Improvement recommended for minimizing southbound queuing only (not needed based on LOS).

Capacity analysis indicates that this intersection is expected to operate at an overall LOS B during the weekday AM peak and an overall LOS C during the weekday PM peak hour under existing (2016) and background (2017) conditions. Under combined (2017) conditions, the intersection is expected to operate at an overall LOS C during the weekday AM and PM peak hours. An additional southbound left-turn lane is recommended to mitigate the queuing observed for the southbound (outbound) traffic at the intersection of Town Centre Boulevard

and Site Drive. With geometric improvements on the southbound approach, the intersection is expected to operate at an overall LOS B during the weekday AM peak hour and an overall LOS C during the weekday PM peak hour. It should be noted that the signal timings along US 70 are currently being retimed and are expected to improve delays observed on the minor street approaches. Existing signal timings were considered under all analysis scenarios because updated signal timings were not available.

7.2. US 70 and Shotwell Road

The signalized intersection of US 70 and Shotwell Road was analyzed under existing (2016), background (2017), and combined (2017) traffic conditions with the lane configurations and traffic control shown in Table 4. Refer to Table 4 for a summary of the analysis results. Refer to Appendix E for the Synchro capacity analysis reports.

Table 4: Analysis Summary of US 70 and Shotwell Road

ANALYSIS SCENARIO	A P P R O A C H	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (sec)	Approach	Overall (sec)
Existing (2016) Conditions	EB	1 LT, 2 TH, 1 RT	C		D	
	WB	1 LT, 3 TH, 1 RT	C	D	D	D
	NB	1 LT, 1 TH-RT	F	(41)	F	(53)
	SB	1 LT, 1 TH-RT	E		F	
Background (2017) Conditions	EB	1 LT, 2 TH, 1 RT	C		D	
	WB	1 LT, 3 TH, 1 RT	C	D	D	E
	NB	1 LT, 1 TH-RT	F	(42)	F	(56)
	SB	1 LT, 1 TH-RT	E		F	
Combined (2017) Conditions	EB	1 LT, 2 TH, 1 RT	C		D	
	WB	1 LT, 3 TH, 1 RT	D	D	D	E
	NB	1 LT, 1 TH-RT	F	(43)	F	(58)
	SB	1 LT, 1 TH-RT	E		F	
Combined (2017) Conditions w/ Protected + Permitted Phasing on Minor Streets	EB	1 LT, 2 TH, 1 RT	C		D	
	WB	1 LT, 3 TH, 1 RT	C	D	D	D
	NB	1 LT, 1 TH-RT	E	(37)	E	(51)
	SB	1 LT, 1 TH-RT	D		E	

Capacity analysis indicates that this intersection currently operates at an overall LOS D during the weekday AM and PM peak hours. Under background (2017) and combined (2017) conditions, the intersection is expected to continue operating at an overall LOS D during the weekday AM peak hour and operate at an overall LOS E during the weekday PM peak hour. The minor street approaches at this intersection currently operate under split phasing. With protected and permitted phasing on the minor street approaches, the intersection is expected to operate at an overall LOS D during the weekday AM and PM peak hours under the future year analysis scenarios. It should be noted that the majority of the site traffic from the proposed

development expected to utilize this intersection is through traffic along US 70 which does not significantly impact the intersection's overall delay. It should be noted that the signal timings along US 70 are currently being retimed and are expected to improve delays observed on the minor street approaches. Existing signal timings were considered under all analysis scenarios because updated signal timings were not available.

7.3. US 70 and Gulley Drive

The right-in/right-out intersection of US 70 and Gulley Drive was analyzed under existing (2016), background (2017), and combined (2017) traffic conditions with the lane configurations and traffic control shown in Table 5. Refer to Table 5 for a summary of the analysis results. Refer to Appendix F for the Synchro capacity analysis reports.

Table 5: Analysis Summary of US 70 and Gulley Drive

ANALYSIS SCENARIO	A P P R O A C H	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (sec)	Approach	Overall (sec)
Existing (2016) Conditions	EB WB SB	2 TH, 1 RT 3 TH 1 RT	-- -- E ¹	N/A	-- -- B ¹	N/A
Background (2017) Conditions	EB WB SB	2 TH, 1 RT 3 TH 1 RT	-- -- E ¹	N/A	-- -- B ¹	N/A
Combined (2017) Conditions	EB WB SB	2 TH, 1 RT 3 TH 1 RT	-- -- E ¹	N/A	-- -- B ¹	N/A

1. Level of service for minor-street approach.

Capacity analysis indicates that the southbound approach is expected to operate at LOS E during the weekday AM peak hour and LOS B during the weekday PM peak hour under all analysis scenarios. These levels-of-service are not uncommon for minor street approaches with heavy mainline volumes. While the traffic at this intersection meets the peak hour warrant for the weekday AM peak hour from the *Manual on Uniform Traffic Control Devices* (MUTCD), it is unlikely this intersection will satisfy the MUTCD 8-hour and 4-hour warrants, which NCDOT favors for the installation of a traffic signal. It should be noted that this intersection meets the peak hour warrant for the AM peak hour under all analysis scenarios. Additionally, installation of a traffic signal may not be feasible and was not recommended due to the close proximity of an existing traffic signal to the east in combination with this intersection currently

operating as a right-in/right-out. If significant queuing and congestion occurs at the intersection of Town Centre Boulevard and Site Drive during either peak hour, future cross access from the proposed development to Gulley Drive would allow motorists to exit the proposed development via this intersection. Any traffic exiting the proposed development utilizing this intersection is not expected to add significant delay to the southbound approach.

7.4. Town Centre Boulevard and Site Drive

The proposed unsignalized intersection of Town Centre Boulevard and Site Drive was analyzed under combined (2017) traffic conditions as a two-way stop controlled (TWSC) intersection, as well as a three-way stop controlled intersection. Due to the LOS reporting limitations of Synchro, only the TWSC scenario results are reported below. The three-way stop control scenario was reviewed in SimTraffic. Refer to Table 6 for the lane configurations analyzed and a summary of the analysis results. Refer to Table 6a for the SimTraffic queuing results. Refer to Appendix G for copies of the Synchro capacity analysis reports and SimTraffic queuing reports.

Table 6: Analysis Summary of Town Centre Boulevard and Site Drive

ANALYSIS SCENARIO	A P P R O A C H	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (sec)	Approach	Overall (sec)
Combined (2017) Conditions	EB	1 LT-TH-RT	A ²	N/A	B ²	N/A
	WB	1 LT-TH-RT	B ²		B ²	
	NB	1 LT-TH-RT	A ¹		A ¹	
	SB	1 LT-TH-RT	A ¹		A ¹	

1. Level of service for major-street left-turn movement.

2. Level of service for minor-street approach.

Improvements and/or revised lane configurations shown in **BOLD**.

When analyzed as a two-way stop controlled intersection, capacity analysis results indicate that the eastbound approach is anticipated to operate at LOS A during the weekday AM peak hour and LOS B during the weekday PM peak hour under combined (2017) conditions. The westbound approach is anticipated to operate at LOS B during the weekday AM and PM peak hours. Adding a third stop sign to the intersection, on the southbound (outbound) approach, will allow the northbound (inbound) traffic to be free flowing into the proposed development and eliminate potential queuing onto US 70.

Table 6a: Queuing Summary of Town Centre Boulevard and Site Drive

ANALYSIS SCENARIO	A P P R O A C H	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR 95 th PERCENTILE QUEUE	WEEKDAY PM PEAK HOUR 95 th PERCENTILE QUEUE
Combined (2017) Conditions	EB	1 LT-TH-RT	105 ⁺	344 ⁺ *
	WB	1 LT-TH-RT	23 ⁺	25 ⁺
	NB	1 LT-TH-RT	--	--
	SB	1 LT-TH-RT	87 ⁺	623 ⁺ *
Combined (2017) Conditions w/ Additional SB Left-Turn Lane at US 70 and Town Centre Blvd.	EB	1 LT-TH-RT	40 ⁺	90 ⁺
	WB	1 LT-TH-RT	36 ⁺	31 ⁺
	NB	1 LT-TH-RT	--	--
	SB	1 LT-TH-RT	55 ⁺	204 ⁺

* Queue length reported exceeds link distance.

Improvements and/or revised lane configurations shown in **BOLD**.

As shown in the Table 6a above, the additional southbound left-turn lane at the intersection of US 70 and Town Centre Boulevard significantly improves the queuing shown at this intersection. It should be noted that a portion of the queuing onsite is a direct result of the amount of green time given to the southbound approach (existing approach) on Town Centre Boulevard at US 70. The length of the internal stem between US 70 and the proposed site drive only allows space for approximately 3-4 vehicles to stack in each lane which also contributes to onsite queuing. During both peak hours studied under combined (2017) conditions, the 95th percentile queuing observed occurs for approximately 10-15 minutes of the peak hour and ultimately clears at the end of this period.

Although the simulation results indicate the possibility of significant queuing at this intersection, future cross access to Gulley Drive would allow motorists to exit via the intersection of US 70 and Gulley Drive should this intersection become overly congested. It should be noted that the signal timings along US 70 are currently being retimed and are expected to improve the delays and queues observed on the minor street approaches.

8. CONCLUSIONS

This report summarizes the findings of the Traffic Impact Analysis (TIA) that was conducted for the proposed supermarket to be located on the north side of US 70 at the intersection with Town Centre Boulevard in Clayton, North Carolina. For the purpose of the TIA, the proposed development was assumed to be completely built-out by 2017 and is expected to consist of a 36,170 square foot (sq. ft.) supermarket. Access to the proposed development will be provided via one (1) full movement driveway intersecting the northern leg of the intersection of US 70 and Town Centre Boulevard.

Through coordination with the Town and NCDOT, because the peak hour traffic counts were conducted while public schools were not in session, an adjustment factor of +10% was determined and approved by the Town and NCDOT to apply to the traffic counts at the existing study intersections during the weekday AM peak hour. No adjustment was made to the weekday PM peak hour traffic counts because it was determined that any adjustment would be an overestimation of traffic due to the PM peak period of the adjacent street traffic (4:00 – 6:00 PM) differing from the PM peak period of school traffic (2:00 – 4:00 PM).

Trip Generation

It is estimated that the proposed development will generate approximately 3,700 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is estimated that 123 new trips (76 entering and 47 exiting) will occur during the weekday AM peak hour and 219 new trips (113 entering and 106 exiting) will occur during the weekday PM peak hour.

Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to the City's Unified Development Ordinance (UDO) and NCDOT Congestion Management Guidelines. Refer to section 6.1 of this report for a detailed description of any adjustments to these guidelines made throughout the analysis.

Intersection Capacity Analysis Summary

All the study area intersections (including the proposed site driveways) are expected to operate at acceptable levels-of-service under existing and future year conditions with the exception of the intersections listed below. A summary of the study area intersections that are expected to need improvements are as follows:

US 70 and Shotwell Road

Capacity analysis indicates that the intersection of US 70 and Shotwell Road is expected to operate at an overall LOS E during the weekday PM peak hour. The minor street approaches at this intersection currently operate under split phasing. With protected and permitted phasing on the minor street approaches, the intersection is expected to operate at acceptable levels-of-service during the weekday PM peak hour under all future year analysis scenarios. It should be noted that the signal timings along US 70 are currently being retimed and are expected to improve delays observed on the minor street approaches. Existing signal timings were considered under all analysis scenarios because updated signal timings were not available.

Town Centre Boulevard and Site Drive

Although the proposed intersection of Town Centre Boulevard and Site Drive is expected to operate at acceptable levels-of-service under combined (2017) conditions, significant queuing is expected as a direct result of the amount of green time given to the southbound approach (existing approach) on Town Centre Boulevard at US 70. The length of the internal stem between US 70 and the proposed site drive only allows space for approximately 3-4 vehicles to stack in each lane which also contributes to onsite queuing. During both peak hours studied under combined (2017) conditions, the 95th percentile queuing observed occurs for approximately 10-15 minutes of the peak hour and ultimately clears at the end of this period. Adding a third stop sign to this intersection, on the southbound approach, will allow the northbound (inbound) traffic to be free flowing into the proposed development and eliminate potential queuing onto US 70. Although the simulation results indicate the possibility of significant queuing at this intersection, future cross access to Gulley Drive would allow motorists to exit via the intersection of US 70 and Gulley Drive should this intersection become

overly congested. It should be noted that the signal timings along US 70 are currently being retimed and are expected to improve the delays and queues observed on the minor street approaches.

9. RECOMMENDATIONS

Based on the findings of this study, specific geometric and traffic control improvements have been identified and are recommended to accommodate future traffic conditions. Improvements that are recommended to accommodate future traffic are provided below. Refer to Figure 12 for an illustration of the recommended improvements.

Developer Improvements:

US 70 and Town Centre Boulevard

- Construct an additional southbound left-turn lane with full width storage extending back to the intersection of Town Centre Boulevard and Site Drive.
- Modify signal heads to accommodate updated geometry.

US 70 and Shotwell Road

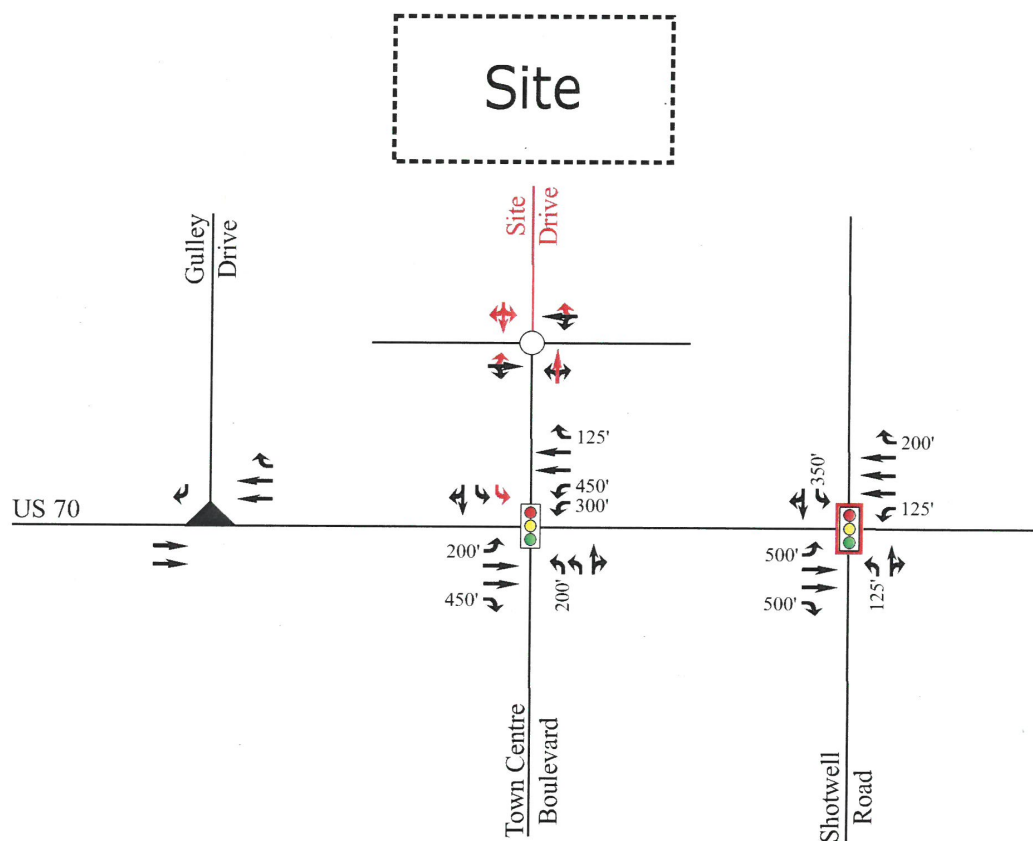
- Modify signal phasing on the minor street approaches to allow protected + permitted left-turn phasing.
- Modify signal heads to accommodate updated geometry.

Town Centre Boulevard and Site Drive

- Construct Site Drive with one ingress lane and one egress lane.
- Provide stop control for the southbound approach to allow for free-flowing northbound (inbound) traffic into the proposed development.
- Ensure the eastbound and westbound approaches operate under stop control.

LEGEND

	Signalized Intersection		Existing Lane
	Signal Phasing Modifications by Developer		Improvement by Developer
	Unsignalized Intersection		Storage (In Feet)
	Right-In/Right-Out Intersection		



 RAMEY KEMP & ASSOCIATES TRANSPORTATION ENGINEERS	Supermarket Clayton, NC	Recommended Lane Configurations	
		Scale: Not to Scale	Figure 12



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

June 26, 2017

STAFF REPORT

Application Number: 2017-78-SUP
Project Name: OTW Transport Special Use Permit

NC PIN / Tag #: 166806-38-2972 / 05008010
Overlay: Thorough Fare Overlay
Applicant: Charles Reed
Owner: G&E Holdings, LLC
Location: Off U.S HWY 70 BUS

Public Noticing:

- Neighborhood meeting on May 15, 2017
- Sign posted prior to June 16, 2017
- Adjacent property letters mailed prior to July 28, 2017
- Newspaper ad published July 26, 2017 and August 2, 2017

REQUEST: The applicant is requesting a special use permit to allow the use of "towing service and storage" on the subject property, which is zoned Highway-Business (B-3).

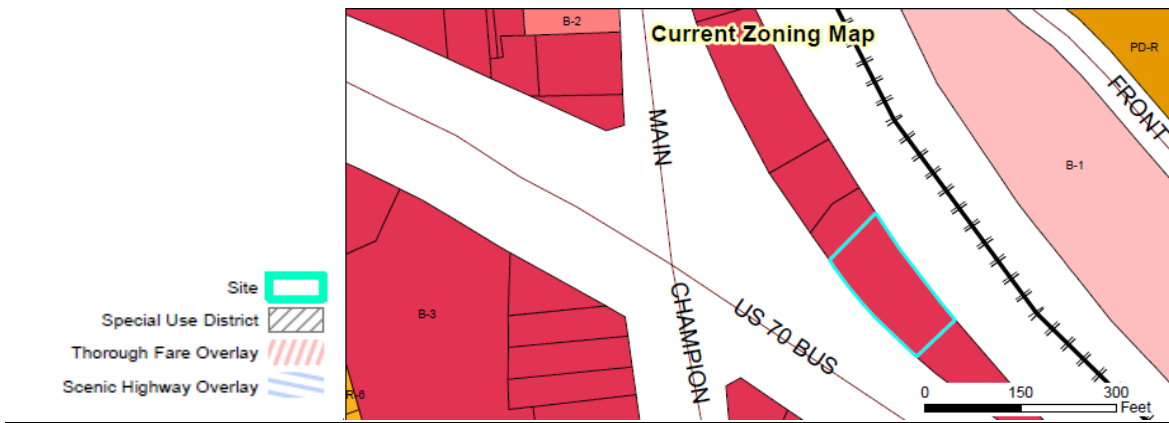
SITE DATA:

Acreage: .47 acres
Existing Use: Pawn Shop (Gold-N-Pawn)



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Central Business (B-1)	Vacant
South	Highway-Business (B-3)	Drive-Thru Restaurant (Burger King)
East	Highway-Business (B-3)	Vehicle Repair or Service (Buck's Auto Service)
West	Highway-Business (B-3)	Office (Clayton Insurance)



DEVELOPMENT DATA:

Existing Uses: Pawn Shop

Proposed Use(s): Towing Service and Storage & Pawn Shop

Buildings: 1 primary structure, three existing sheds

Parking provided: 28 customer spaces, 8 designated truck parking spaces (2 handicap)

Parking required: Pawn Shop: 1 space per 200 square feet= 15 spaces
Warehouse/Storage: 1 space per 1,000 square feet= 5 spaces
Office (Towing business): 1 space per 200 square feet= 8

Access/Streets: Access provided via driveway off US HWY 70 BUS W.

STAFF ANALYSIS:

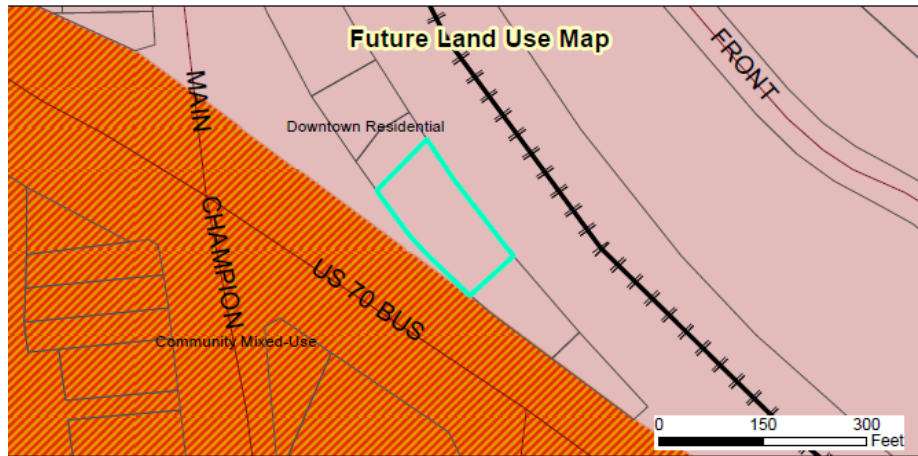
Overview

The applicant is requesting a special use permit to operate the use of "towing service and storage" on the subject property, which is zoned Highway-Business (B-3). This use is subject to special use permit approval, as required within the UDC. The property currently operates as a pawn shop (Gold-N-Pawn). If approved, the use of the property will continue to operate as a pawn shop, with the use of towing service and storage permitted as well.

The pawn shop will occupy 2,000 square feet of the existing building, while the towing service and storage will utilize 1,500 square feet of the building for office space.

Consistency with Adopted Plans:

- **Comprehensive Plan 2040**
The future land use map designates this property as “Downtown Residential”.
- **Unified Development Code**
The proposed use is generally consistent with the Unified Development Code.



Associated Site Plan

A designated parking area for towing trucks is proposed on the northwestern side of the building. This parking area will be fenced in using an existing 6' tall chain link fence located on the site. The truck parking will be screened from US HWY 70 by a 6' tall vinyl gate. Vinyl slats will be provided along the sides of the existing chain link fence, in order to ensure the truck parking is fully screened from view.

FINDINGS

When considering a Special Use Permit application, the Town Council shall consider specific Findings of Fact. A Special Use failing to meet any of the Findings shall be deemed adverse to the public interest and shall not be approved. The applicant has addressed the Findings of Fact expressly established by Chapter 155.711(I) of the UDC, and these Findings are accepted as part of the completed application.

CONSIDERATIONS:

- The Town Council approves Special Use Permits.
 - Planning Board shall make a recommendation to Town Council.
 - The site shall be governed by the associated Site Plan.
-

RECOMMENDATION:

Staff recommends approval with the following conditions of the above referenced special use permit:

1. All existing chain link fencing on-site that is damaged shall be repaired or replaced.
 2. No sales, repair, or salvage activity of vehicles shall occur on the subject property.
 3. All fencing along the northwest, south, and southeast shall be 100% opaque in order to ensure that the truck parking is fully screened from view from the public right-of-way and public parking areas. Vinyl slats may be utilized to meet this requirement.
-

ATTACHMENTS:

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



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: OTW Transport Acreage of Property: _____

Parcel ID Number: _____ Tax ID: _____

Deed Book: _____ Deed Page(s): _____

Address/Location: 10278 US 70 Business Hwy W. Clayton, NC 27520

Existing Use: Pawn Shop Proposed Use: Pawn Shop + Tow Business

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): _____

OFFICE USE ONLY

Date Received: _____ Amount Paid: _____ Permit Number: _____

PROPERTY OWNER INFORMATION

Name: G & E Holdings, LLC

Mailing Address: 3101 Club Dr

Phone Number: 919 848-6684 Fax: _____

Email Address: _____

APPLICANT INFORMATION

Applicant: Charles E. Reed for OTW Transport, Inc

Mailing Address: 10278 US 70 Business W., Clayton, NC 27520

Phone Number: 919 975-7055 Fax: 919 930-8713

Contact Person: Charles E. Reed

Email Address: creed@otwtransport.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: 4/28/2017	☒	☐			
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.

OTW Transport has been operating out of this location since January 2016. Buck's Service Station abuts the subject address and they also tow and perform mechanical services on cars. Since OTW has operated out of this location for over a year and identical services are performed at the adjacent property there should not be any material endangerment to the public.

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

OTW proposes to redesign the "Hwy 70 facing" fence and gate so that it will shield the passerbyers from viewing the trucks parked on the side and rear of the subject property. The redesign would be the moving of the forward facing fence and gate forward approximately 30 feet, using 6-8 foot vinyl privacy fencing.

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.

By replacing the current forward facing fence and gate, it will enhance the subject property as well as the surrounding properties due to it being a pleasing white vinyl privacy fence and shielding the equipment behind such.

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 will not adversely affect the adopted plans and policies of the Town, or violate the character of existing standards for the development of the adjacent properties. Buck's service station and towing is adjacent to the subject property.

EXPLANATION OF PROJECT

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

This request concerns the parking of Service/Tow trucks in the rear and side of the concerned property, 10278 US 70 Bus. Hwy W.. OTW Transport is a small towing and roadside assistance company that services Car Clubs such as AAA, Roadside America, Agero and several others, in addition to servicing the USPS and Uhaul.

The request is solely to park the service vehicles, including the tow trucks behind the fence (and proposed fence). OTW will not use the subject property to store wrecked or impounded vehicles.

OTW uses this location due to its central location with respect to servicing the Clayton area. Due to this location we are able to service members of the community with quick response times, thus getting them back on the road or getting their vehicle out of the road in a timely fashion. This obviously improves traffic flow through all areas of Clayton.

OTW plans to be part of the "Police Rotation" for accidents but when this occurs OTW will use other facilities to accommodate the storage needs and will not use the subject property for this purpose.

OTW currently has 4 local employees and looks to hire an additional 2 to handle the current demand. We are a 24/7, 365 operation, however, the employees are rarely at the subject property duty to our work is servicing those out on the roads.

APPLICANT AFFIDAVIT

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

Charles E. Reed

Print Name



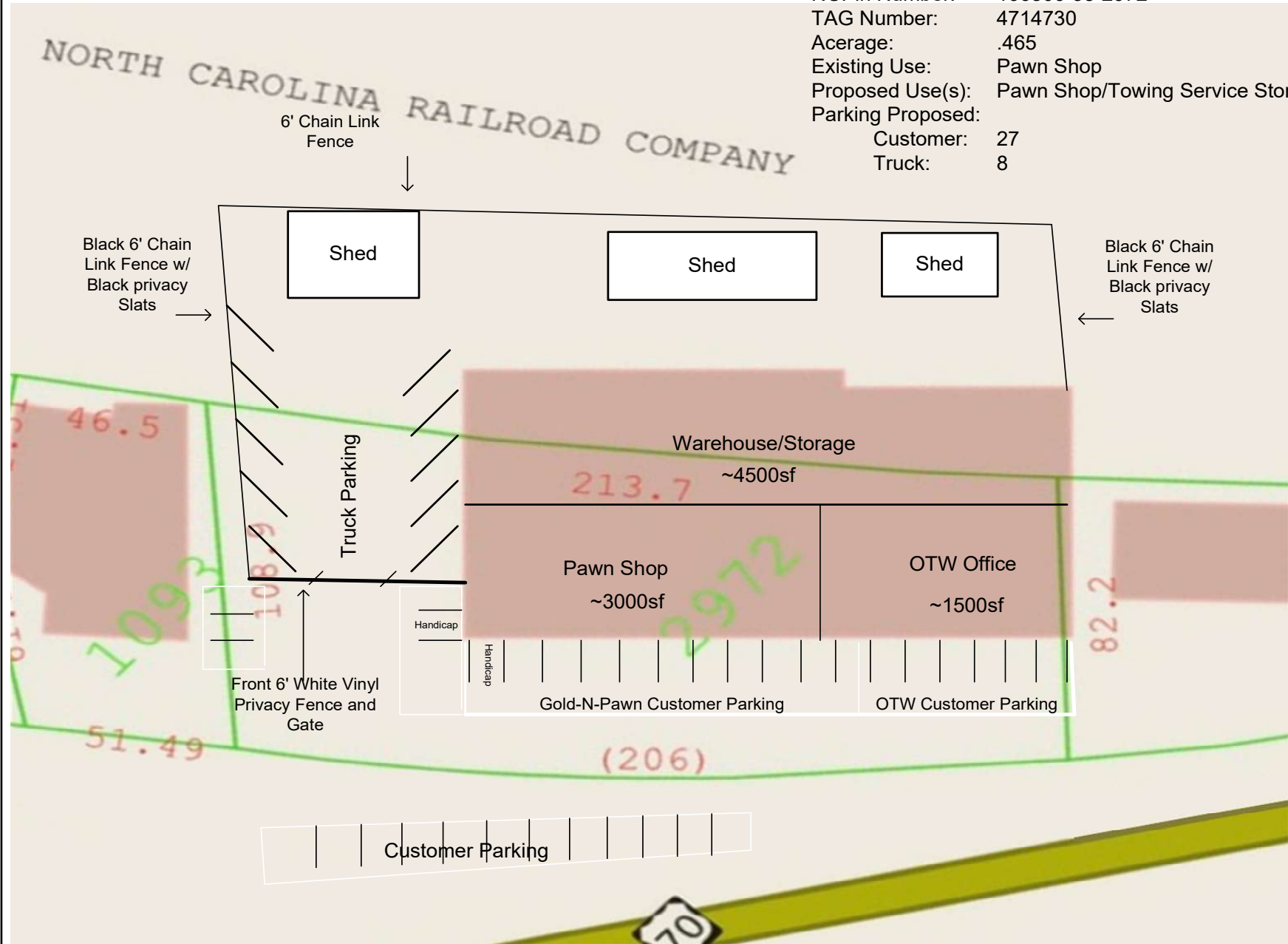
Signature of Applicant

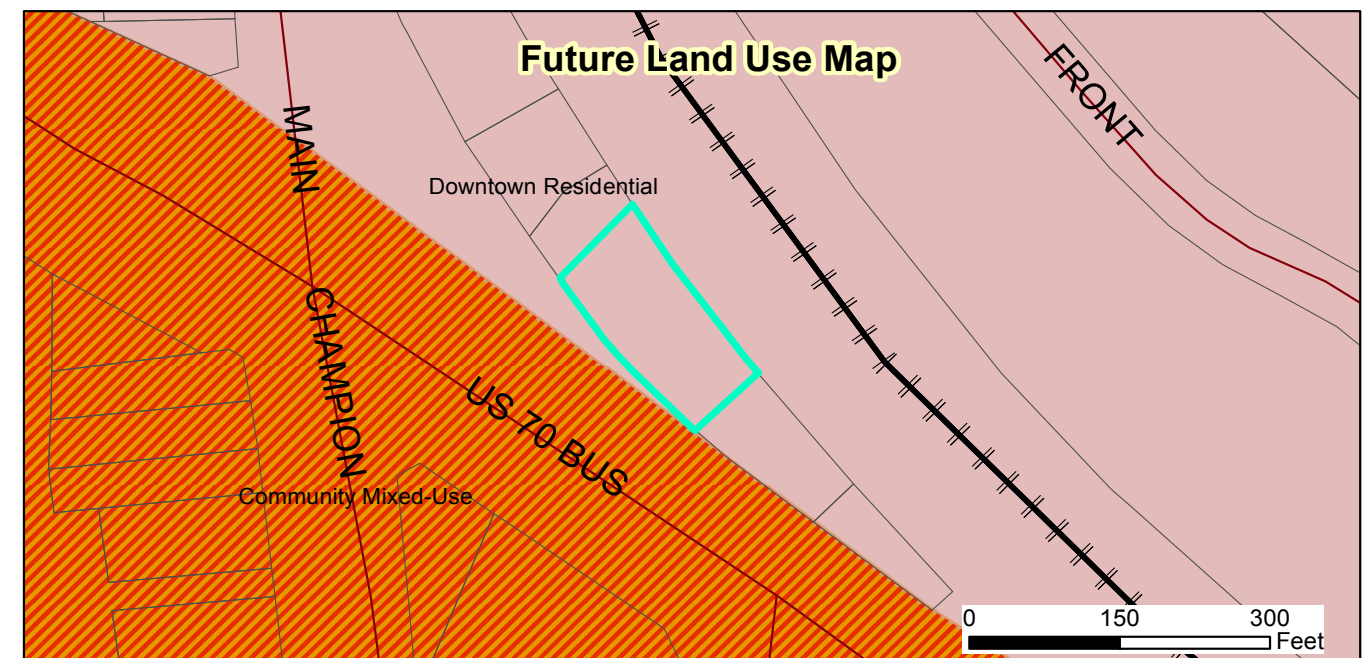
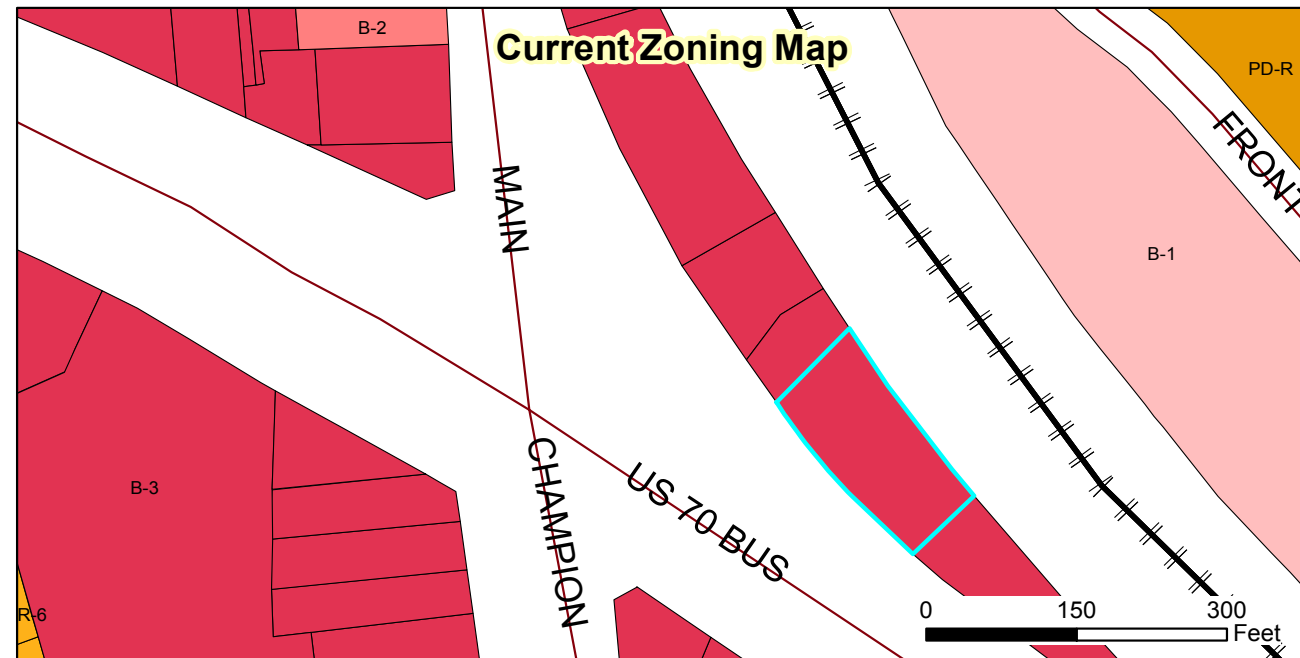
April 30, 2017

Date

SITE DATA TABLE

NCPin Number:	166806-38-2972
TAG Number:	4714730
Acerage:	.465
Existing Use:	Pawn Shop
Proposed Use(s):	Pawn Shop/Towing Service Storage
Parking Proposed:	
Customer:	27
Truck:	8

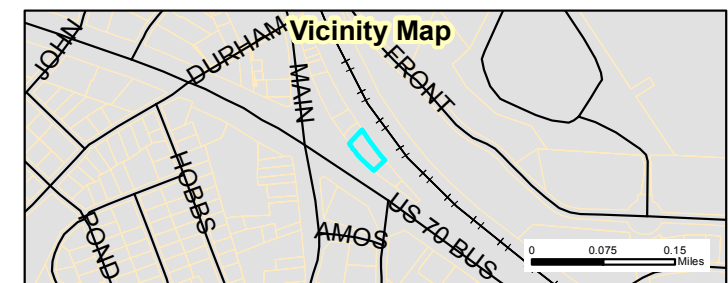




2017-78-SUP OTW Transport Special Use Permit
Request: To operate a towing company on the subject property
 Applicant: Charles Reed
 Property Owners: G&E Holdings, LLC
 Parcel ID: 166806-38-2972
 Tag #: 4714730



- Parcels
- All_Roads
- Special Use District
- Scenic Highway Overlay
- Roads
- Railroads



Document Path: O:\PLANNING\SPECIAL USE\2017\2017-78-SUP OTW Transport\Maps\Staff Report Map 2017-78-SUP OTW Transport.mxd



Towing - Hauling - Recovery - Roadside Assistance

NEIGHBORHOOD MEETING

AGENDA

May 15, 2017

- I. Greeting and Introductions
- II. Introduction to Process, Special Use Permit
- III. Review requested use and changes to property
- IV. Question and Answer
- V. Issues and Discussion (if any)
- VI. Closing comments

10278 US 70 Business Hwy West - Clayton, NC 27520 - (919) 975-7055
www.otwtransport.com

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: May 2, 2017

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

Printed Name: Charles Reed Signature: [Signature]

Date of Meeting: May 15, 2017 Time of Meeting: 6 pm

Location of Meeting: 10278 US 70 Business Hwy W. Clayton, NC

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.

No Attendees.

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



Towing - Hauling - Recovery - Roadside Assistance

RECEIPT OF DOCUMENTS

May 19, 2017

The following documents were delivered to the Planning and Zoning Office of Clayton on May 19, 2017.

Neighborhood Meeting Summary Form
Neighborhood Meeting Agenda
Neighborhood Meeting Attendance Roster
Neighborhood Meeting Minutes
3 copies of:

Response to Memorandum from Planning Staff, Haley Hogg dtd May 18, 2017

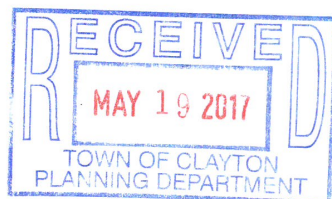
Revised copy of site plan

Received by: *Dede Bumgarner*

Print Name: *Dede Bumgarner*

Sign:

Date: *5/19/17*



10278 US 70 Business Hwy West - Clayton, NC 27520 - (919) 975-7055
www.otwtransport.com



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

June 26, 2017

STAFF REPORT

Application Number: 2017-59-SUP
Project Name: 420 Andrews Duplex Special Use Permit

NC PIN / Tag #: 166917-00-5981 / 05013004
Town Limits/ETJ: Town Limits
Applicant: Hi Tiders, LLC
Owner: Hi Tiders, LLC
Location: 420 Andrews Street, at the intersection of Andrews Street and Fisher Street

Public Noticing:

- Neighborhood meeting June 6, 2017
- Sign posted May 10, 2017
- Letters sent prior to July 28, 2017
- Newspaper ad July 26, 2017 and August 2, 2017

REQUEST: The applicant is requesting a special use permit to develop a two-family duplex on a property zoned Residential-8 (R-8).

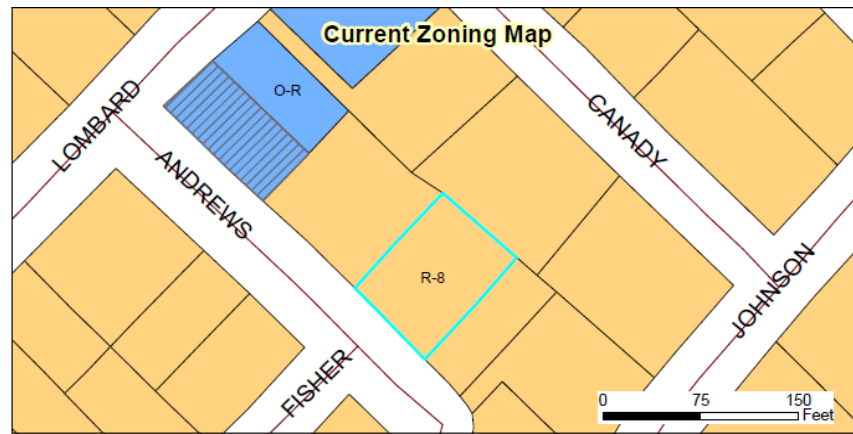
SITE DATA:

Acreage: 0.21 acres
Existing Use: Single-Family Dwelling



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-8 (R-8)	Single-Family Residential and Duplex
South	Residential-8 (R-8)	Single-Family Residential and Duplex
East	Residential-8 (R-8)	Single-Family Residential
West	Residential-8 (R-8)	Single-Family Residential



DEVELOPMENT DATA:

Proposed Uses:	Duplex
Buildings:	One building (1,498 SF)
Impervious Surface:	16.4%
Fire Protection:	Town of Clayton
Access/Streets:	Access will be provided via two driveways located off Andrews Street
Water/Sewer Provider:	Town of Clayton
Electric Provider:	Town of Clayton

STAFF ANALYSIS:**Overview**

The applicant is requesting a special use permit to develop a two-family duplex on the subject property, which is zoned Residential-8 (R-8). Per UDC requirements, the use of a duplex is subject to the issuance of a special use permit. There is currently an existing single-family home located on the site, but this will be demolished if the Special Use Permit is approved so that the duplex may be built. The property is located off Andrews Street, and is located in close proximity to existing duplexes in the area (northwest and south).

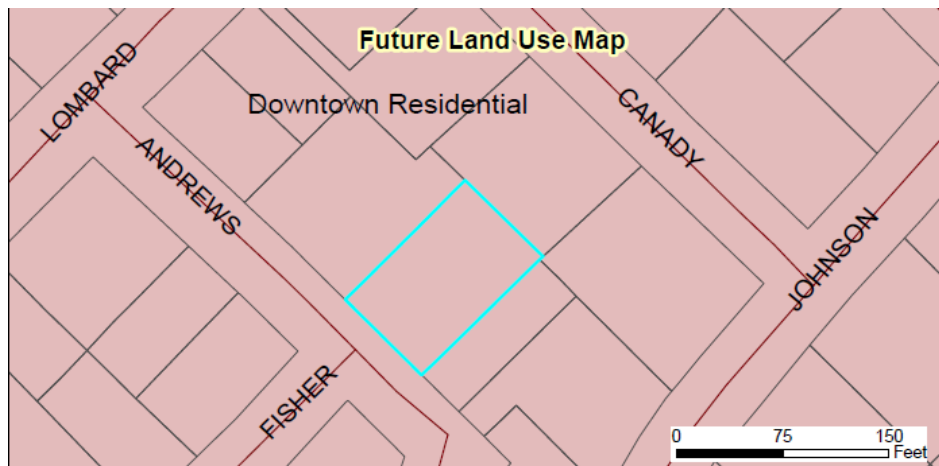
Consistency with Adopted Plans:

- **Comprehensive Plan 2040**

The 2040 Comprehensive Plan designates this property as “Downtown Residential”. The proposed use is consistent with this designation since “downtown residential” may include higher density residential uses.

- **Unified Development Code**

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



Associated Site Plan

The proposed duplex will be 1,498 square feet in size, and will consist of two residential units. Both units will have a driveway provided off Andrews Street. The rear of the duplex will include a patio for each unit, and will be enclosed through the use of a 6-foot tall privacy fence.

Landscaping and Buffering

Two street trees are proposed on the site, as required within the Unified Development Code.

Multi-Modal Access

There is an existing sidewalk located along Andrews Street. This sidewalk will remain.

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 adequately addressed the Findings of Fact expressly established by Chapter 155.711(l) of the UDC, and these Findings are accepted as part of the completed application.

CONSIDERATIONS:

- The Town Council approves Special Use Permits. The Planning Board shall make a recommendation to the Town Council.

RECOMMENDATION:

Staff is recommending approval of the Special Use Permit 2017-59-SUP.

ATTACHMENTS:

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

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: 420 Andrews Duplex Acreage of Property: .21 Acres

Parcel ID Number: 05013004 Tax ID: 4427031

Deed Book: 04705 Deed Page(s): 0782

Address/Location: 420 Andrews Street, Clayton, NC 27520

Existing Use: Single-Family Residential Proposed Use: Duplex

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): _____

OFFICE USE ONLY

Date Received: APR 04 2017 Amount Paid: \$500.00 Permit Number: 2017-59-Sup

version 01/06/2016

Page 1 of 9

PROPERTY OWNER INFORMATIONName: Hi Tidlers, LLCMailing Address: 328 E. Main Street, Clayton, NC 27520Phone Number: (919) 422-4704

Fax: _____

Email Address: james@myhtr.com**APPLICANT INFORMATION**Applicant: Hi Tidlers, LLCMailing Address: 328 E. Main Street, Clayton, NC 27520Phone Number: (919) 422-4704

Fax: _____

Contact Person: James LipscombEmail Address: james@myhtr.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>3-3-17</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 use of this property as a two family duplex home will not materially endanger the public health or safety of the surrounding neighborhood or the general public.

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

This request for a duplex (two family home) is consistent with the existing development pattern of the neighborhood. There are currently two (2) duplex units directly to the left of the subject property and a total of four (4) duplex units within 100 feet of the subject property.

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 duplex as proposed will not injure values of surrounding properties. The duplex as proposed should improve values considering the condition of the structure currently on the site.

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 application is staying within the adopted plans and policies of the Town and will not violate the character of the existing standards for development of the adjacent properties.

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

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.

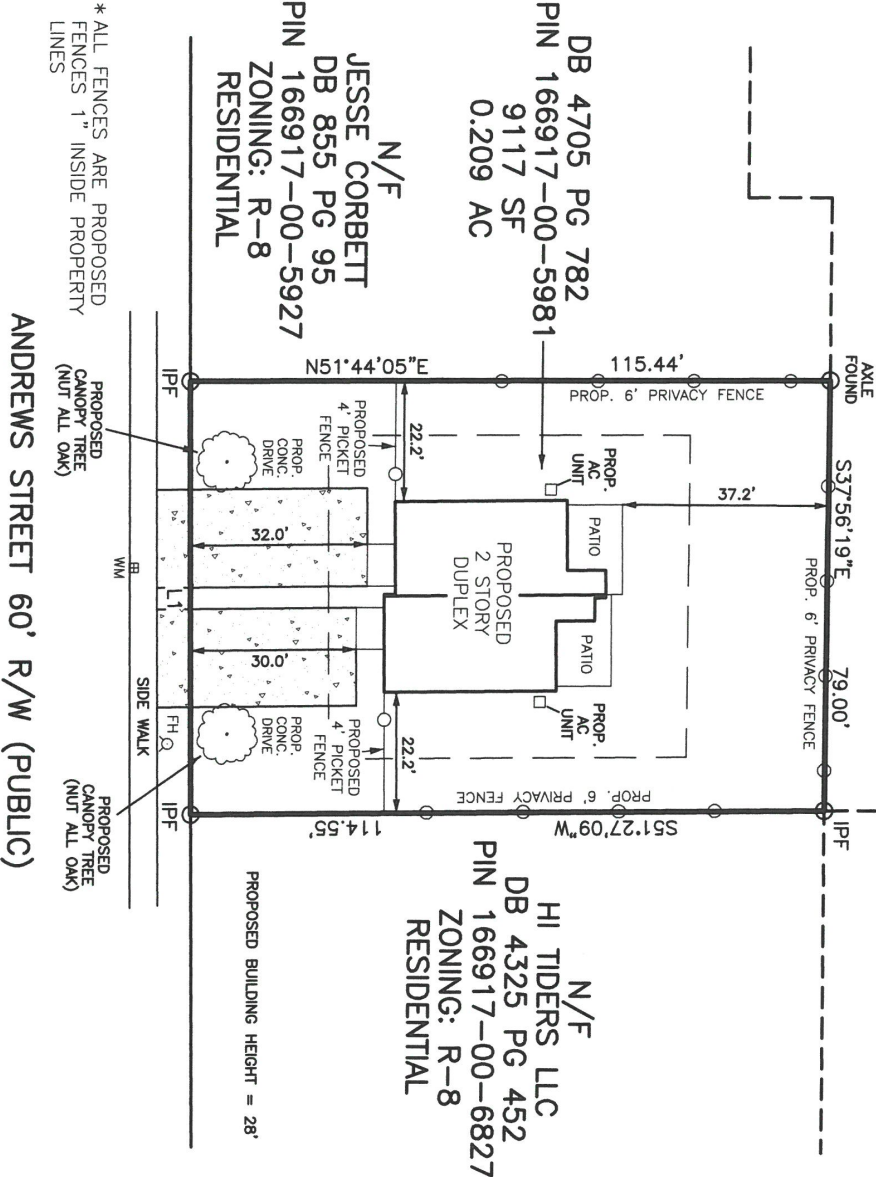
4-3-17
Date

MINIMUM BUILDING SETBACKS
ZONING: R-8

FRONT.....25'
SIDE.....10'
REAR.....25'

N/F
TILLEY PRESTON
DB 1511 PG 720
PIN 166917-01-6050
ZONING: R-8
RESIDENTIAL

RECEIVED
MAY 22 2017
TOWN OF CLAYTON
PLANNING DEPARTMENT
N/F
ROBIN PERREY
DB 2570 PG 192
PIN 166917-00-7931
ZONING: R-8
RESIDENTIAL



LOT COVERAGE TABLE

COVERAGE AREA.....1498 SF
LOT AREA.....09117 SF
PERCENTAGE OF IMPERVIOUS AREA.....16.4%
DOES LOT HAVE STATE ROAD FRONTAGE? ☐ YES ☐ NO
DOES LOT HAVE RECORDED EASEMENT? ☐ YES ☒ NO
DRAINWAY OR ACCESS DRIVE DRAINAGE CULVERT
TYPE AND SIZE _____

NUMBER	DIRECTION	DISTANCE
L1	N38°34'46"W	79.57'

NOTES:

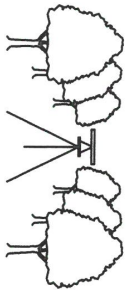
PUBLIC WATER SYSTEM ☐ YES ☐ NO
WELL ☐ YES ☒ NO
PUBLIC SEWER SYSTEM ☒ YES ☐ NO

IMPERVIOUS SURFACE TABLE

DUPLEX.....1498 SF
CONCRETE DRIVEWAYS.....1116 SF
TOTAL.....2614 SF
LOT AREA.....09117 SF
PERCENTAGE OF IMPERVIOUS AREA.....28.7%

STORMWATER ADMINISTRATOR SIGNATURE _____

PLOT PLAN
OF
420
ANDREWS STREET
TOWN OF CLAYTON
FOR
JAMES LIPSCOMB



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

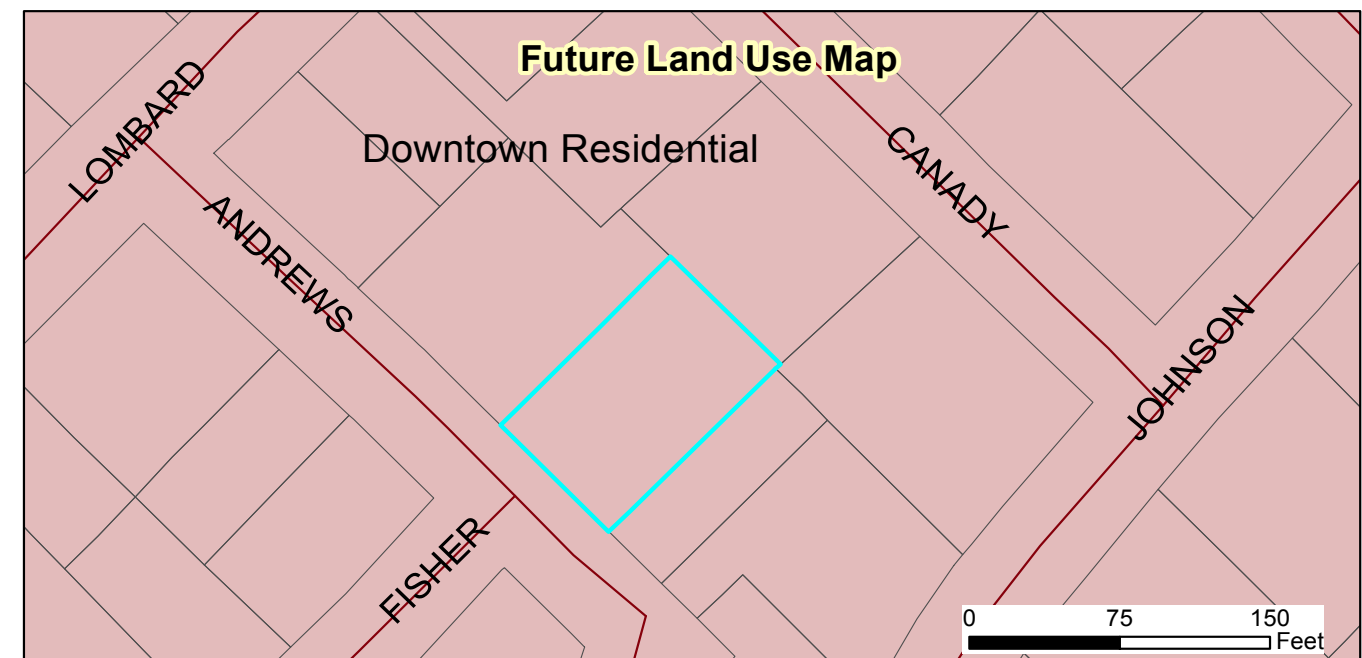
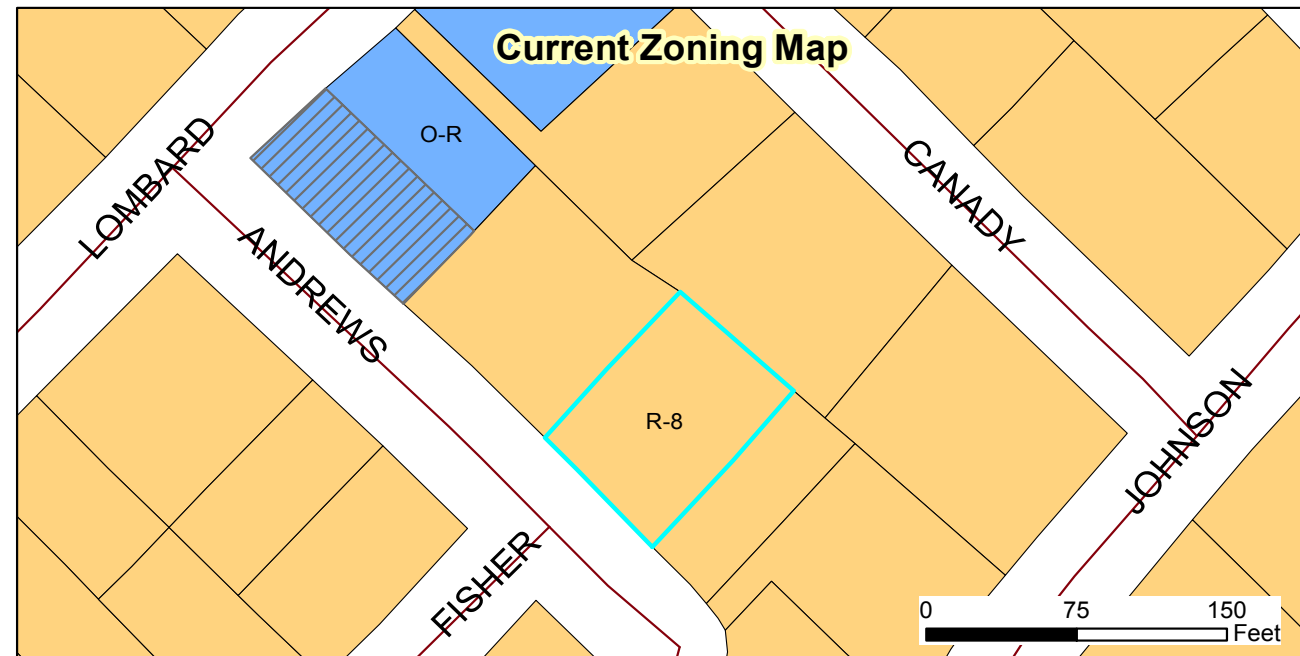
JOB NO: 522.021

DRAWN: DANNY

DATE: 4/28/17

CHECKED: CURK

C-1589

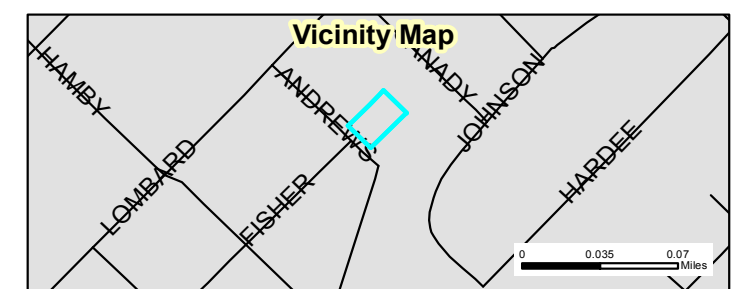


2017-59-SUP 420 Andrews Duplex Special Use Permit
Request: To develop a two-family duplex on the subject property
 Applicant: Hi Tidlers, LLC
 Property Owners: Hi Tidlers, LLC
 Parcel ID: 166917-00-5981
 Tag #: 05013004

Document Path: O:\PLANNING\SPECIAL USE\2017\2017-59-SUP 420 Andrews Complex\Maps\Staff Report Map 2017-59-SUP Andrews Du



- Parcels
- All_Roads
- Special Use District
- Thorough Fare Overlay
- Scenic Highway Overlay
- Roads
- Railroads



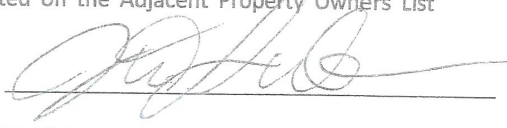
NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Special Use Application

Date of Mailing: May 17, 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: James Lipscomb Signature: 

Date of Meeting: June 6, 2017 Time of Meeting: 6:00 pm

Location of Meeting: 328 E. Main Street, Clayton, NC 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.

One neighborhood representative attended the meeting. Mr. Smith was very excited and ready to see improvements made to the property located at 420 Andrews Street. Concerns were expressed in regards to parking, however once he reviewed the site plan he agreed parking would not be an issue. No changes were made to the application as submitted, as a result of the meeting.

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

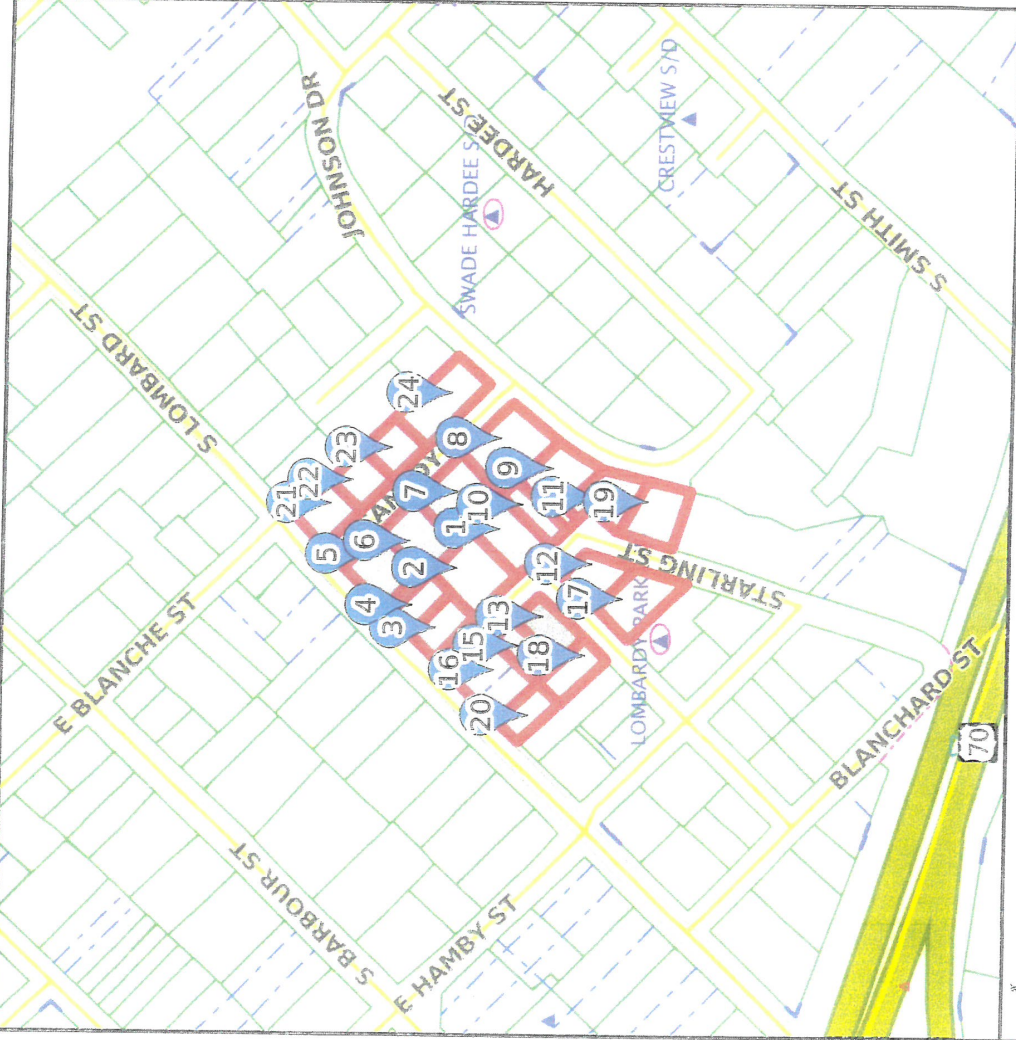
Project: 420 Andrews Duplex
Application: Special Use Application
Location/Date: 328 E. Main Street, June 6, 2017 @ 6 pm

	NAME	ADDRESS
1	Daniel Smith	309 Starling St, Clayton, NC 27520
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		



*** **DISCLAIMER** ***

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



Result 1

id: 05013004
Tag: 05013004
Tax Unique Id: 4427031
Owner Name 1: HI TIDERS, LLC
Owner Name 2:
Mail Address 1: 328 E MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2464
Book: 04705
Page: 0782

Result 2

id: 05013003
Tag: 05013003
Tax Unique Id: 4728818
Owner Name 1: CORBETT, JESSE V JR
Owner Name 2: CORBETT, JANICE
Mail Address 1: 1020 RIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 00855
Page: 0095

Scale: 1:3251 1 in. = 270.88 feet

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

Johnston County GIS
April 3, 2017



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Result 3

Id: 05013002
Tag: 05013002
Tax Unique Id: 4746873
Owner Name 1: LIPSCOMB, JAMES H
Owner Name 2: LIPSCOMB, JOHN V
Mail Address 1: 107 STONE LANE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02613
Page: 0072

Result 4

Id: 05013001
Tag: 05013001
Tax Unique Id: 4711813
Owner Name 1: LIPSCOMB, JAMES H
Owner Name 2: LIPSCOMB, JOHN V
Mail Address 1: 107 STONE LANE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03799
Page: 0540

Result 5

Id: 05012001
Tag: 05012001
Tax Unique Id: 4754977
Owner Name 1: BLINSON RE HOLDINGS LLC
Owner Name 2:
Mail Address 1: 415 S LOMBARD ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2557
Book: 04617
Page: 0818

Result 6

Id: 05012001A
Tag: 05012001A
Tax Unique Id: 4645479
Owner Name 1: REGNER, STEVE L
Owner Name 2: REGNER, MELANIE R
Mail Address 1: 828 PARKRIDGE DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Book: 01901
Page: 0537

Result 7

Id: 05012002
Tag: 05012002
Tax Unique Id: 4750699
Owner Name 1: PRESTON, TILLEY M
Owner Name 2:
Mail Address 1: 409 CANADY ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2504
Book: 01511
Page: 0720

Result 8

Id: 05012003
Tag: 05012003
Tax Unique Id: 4688865
Owner Name 1: PERREY, ROBIN E
Owner Name 2:
Mail Address 1: 8173 WHITE OAK ROAD
Mail Address 2:
Mail Address 3: GARNER, NC 27529-0000
Book: 02570
Page: 0192



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Result 9

Id: 05013006
Tag: 05013006
Tax Unique Id: 4637920
Owner Name 1: CARROLL, TONY RAY
Owner Name 2:
Mail Address 1: 2301 TWIN ACRES RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9444
Book:
Page:

Result 10

Id: 05013005
Tag: 05013005
Tax Unique Id: 4638466
Owner Name 1: HI TIDERS LLC
Owner Name 2:
Mail Address 1: 713 FERNWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2107
Book: 04325
Page: 0452

Result 11

Id: 05013007A
Tag: 05013007A
Tax Unique Id: 4639754
Owner Name 1: GARDNER, MARGARET M
Owner Name 2: GARDNER, GEORGE WHELESS
Mail Address 1: 249 HARDEE ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03149
Page: 0963

Result 12

Id: 05013028
Tag: 05013028
Tax Unique Id: 4626872
Owner Name 1: LIPSCOMB LLC
Owner Name 2:
Mail Address 1: 3407 BARBER MILL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8574
Book: 04650
Page: 0846

Result 13

Id: 05013025A
Tag: 05013025A
Tax Unique Id: 4645504
Owner Name 1: JONES, JOHNNY BATTLE
Owner Name 2:
Mail Address 1: 413 BLANCHARD ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2701
Book: 03585
Page: 0774

Result 14

Id: 05013025A
Tag: 05013025A
Tax Unique Id: 4645504
Owner Name 1: JONES, JOHNNY BATTLE
Owner Name 2:
Mail Address 1: 413 BLANCHARD ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2701
Book: 03585
Page: 0774



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Result 15

Id: 05013025B
Tag: 05013025B
Tax Unique Id: 4645505
Owner Name 1: BROWN, DEBORAH JEAN
Owner Name 2:
Mail Address 1: 411 ANDREWS ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03672
Page: 0998

Result 16

Id: 05013021
Tag: 05013021
Tax Unique Id: 4697202
Owner Name 1: FESTEJOS ENTERPRISES INC
Owner Name 2:
Mail Address 1: 905 E MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2629
Book: 04388
Page: 0902

Result 17

Id: 05013056
Tag: 05013056
Tax Unique Id: 4645507
Owner Name 1: SOUTH FAYETTEVILLE
STREET LLC
Owner Name 2:
Mail Address 1: 603 SOUTH FAYETTEVILLE
STREET
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03422
Page: 0887

Result 18

Id: 05013025
Tag: 05013025
Tax Unique Id: 4645503
Owner Name 1: HOOKER, DEBORAH ANNE
Owner Name 2:
Mail Address 1: 510 FISHER STREET
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03205
Page: 0904

Result 19

Id: 05013007
Tag: 05013007
Tax Unique Id: 4645497
Owner Name 1: SMITH, DANIEL G
Owner Name 2:
Mail Address 1: 509 STARLING ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03149
Page: 0970

Result 20

Id: 05013022
Tag: 05013022
Tax Unique Id: 4707180
Owner Name 1: WALTERS, LUTHER A
Owner Name 2: WALTERS, KATHERINE C
Mail Address 1: 5715 HIGHWAY 85 N
Mail Address 2:
Mail Address 3: CRESTVIEW, FL 32536-9003
Book: 04628
Page: 0707



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Result 21

Id: 05012006
Tag: 05012006
Tax Unique Id: 4645463
Owner Name 1: SOUTH FAYETTEVILLE
STREET LLC
Owner Name 2:
Mail Address 1: 603 SOUTH FAYETTEVILLE
STREET
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03422
Page: 0887

Result 23

Id: 05012062A
Tag: 05012062A
Tax Unique Id: 4688879
Owner Name 1: LEE, CHARLES FRED
Owner Name 2: LEE, TEXIE C
Mail Address 1: 2130 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8221
Book: 01220
Page: 0169

Result 22

Id: 05012062
Tag: 05012062
Tax Unique Id: 4688859
Owner Name 1: CREECH, AMELIA SUE
Owner Name 2:
Mail Address 1: 10 CATES CT
Mail Address 2:
Mail Address 3: HILLSBOROUGH, NC
27278-0000
Book: 00922
Page: 0842

Result 24

Id: 05012004
Tag: 05012004
Tax Unique Id: 4688866
Owner Name 1: CARTER, MARY B
Owner Name 2:
Mail Address 1: 424 CANADY ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 00579
Page: 0596

May 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: June 6, 2017

Meeting Time: 6:00 pm

Meeting Location: 328 E. Main Street, 2nd floor conference room

Type of Application: Special Use Application

Project/proposal property address: 420 Andrews Street, Clayton

Description of project/proposal: Applicant is proposing to tear down the existing structure and build a new two-family duplex structure.

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

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

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

If you have any questions prior to or after this meeting, you may contact us at 919-422-4704. You may also contact the Planning Department at 919-553-5002.

Sincerely,



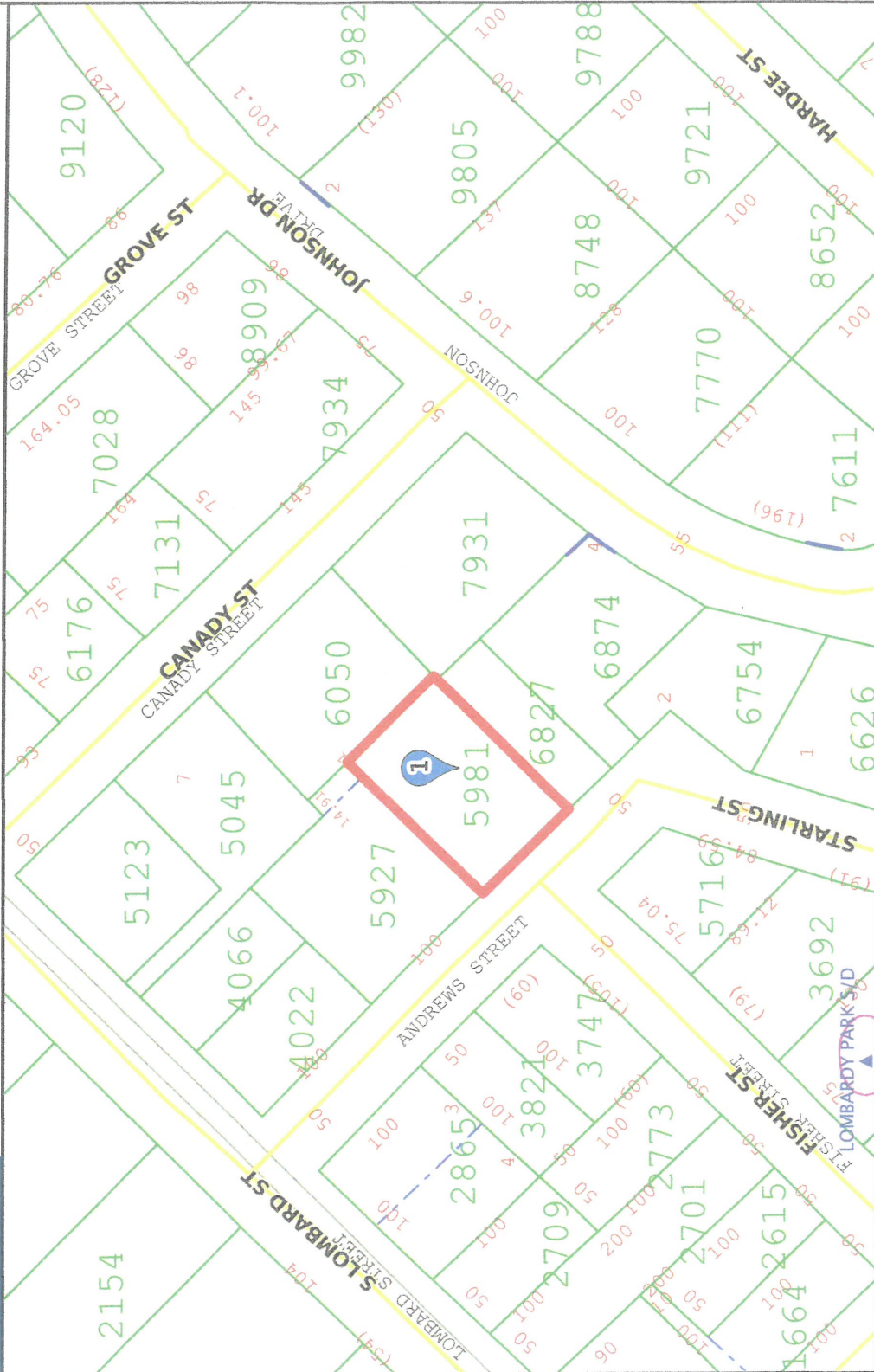
Hi Tidlers, LLC

Cc: Town of Clayton Planning Dept.



*** DISCLAIMER ***

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



Scale: 1:1056 - 1 in. = 87.97 feet

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

Johnston County GIS
May 17, 2017



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

*Planning Board
June 26, 2017*

STAFF REPORT

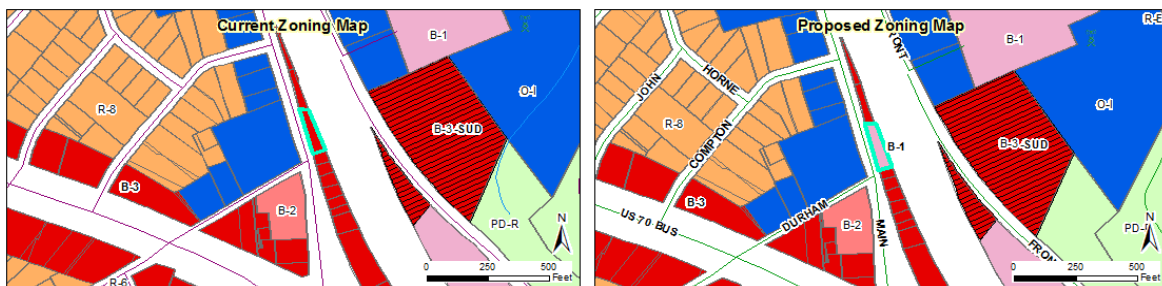
Application Number: 2017-81-RZ
Project Name: 800 E Main St, Rezoning

NC PIN / Tag #: 166806-29-8767 / 05008071
Town Limits/ETJ: Town Limits
Overlay: Downtown Overlay District, and Watershed Protection Overlay
Applicant: Lipscomb LLC
Owner: Lipscomb LLC
Location: 800 E Main St (the old auto parts store next to Pittman's Auto)

Public Noticing:

- Neighborhood meeting June 12, 2017
- Site posted June 12, 2017
- Letters mailed prior to July 26, 2017
- Newspaper ad posted prior to July 26, 2017

REQUEST: Rezoning from Highway Business (B-3) to Central Business (B-1)



SITE DATA:

Acreage: 0.19 acres
Existing Use: Retail / Vacant (being remodeled)

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Highway Business (B-3)	Auto shop
South	Highway Business (B-3)	Residential or office
East	Highway Business – Special Use District (B-3-SUD)	Vacant
West	Office-Institutional	Apartments

STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting to rezone 0.19 acres with an existing building to B-1 (Central Business). The existing site (including most of the area for parking) is partially within the railroad right-of-way. It is on Main Street, in the downtown area of Clayton. Many of the properties between Main Street and the railroad tracks on this side of downtown tend to struggle with being pinched between the two rights-of-way. A rezoning to B-1 would bring additional use restrictions (suitable for a non-residential, downtown property), but also come with the potential for relaxed parking requirement, reduced setbacks, and development standards (which are common to all B-1 properties downtown). The more intense B-1 zoning request is supported by the location: in downtown, on Main Street, adjacent to the Downtown Core Future Land Use designation.

Existing vs. Proposed Zoning

The following uses are typical (but not exhaustive) of the existing zoning district: B-3

- Nursing home
- Upper-story residence
- Daycare
- Hospital
- Trade or technical school
- Government service
- Fitness center
- Nursery
- Car-wash
- Convenience store
- Creative studio
- Bank
- Hotel
- Office
- Microbrewery
- Restaurant
- Retail
- Service

The following uses are typical (but not exhaustive) of the proposed zoning district: B-1

- Upper-story residence
- Government Service
- Creative studio
- Microbrewery
- Office
- Restaurant
- Retail
- Service

Consistency with the Comprehensive Plan 2040

The property is identified in the adopted Future Land Use Map as Downtown Residential, and it is on the border with the Downtown Core area. A B-1 zoning district is compatible with this Future Land Use designation.

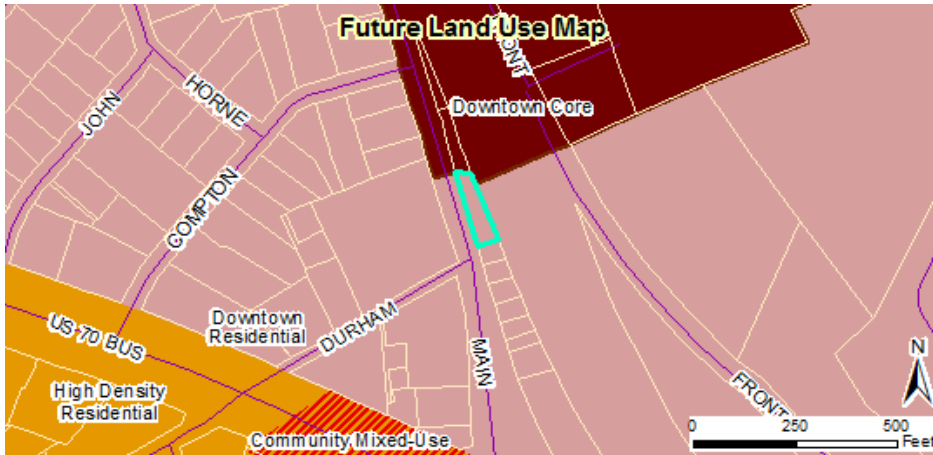
Comprehensive Plan Goals supporting the rezoning request include:

- LU1: Preserve Clayton's small-town character while allowing for growth and development in appropriate areas.

- LU2: Encourage quality development which maximizes existing infrastructure, promotes walking and biking, and enhances safety.
- D1: Promote quality new, adaptive re-use, and infill development projects downtown...

Comprehensive Plan Goals not supporting the rezoning request include:

- none



The following table identifies which zoning districts are consistent with the Future Land Use Map categories (designations).

Future Land Use Designation	COMPATIBLE ZONING DISTRICTS												
	R-E	R-10	R-8	R-6	O-R	O-I	B-1	B-2	B-3	I-1	I-2	PF	PDD
ARR	X											X	
LDR	X	X										X	
MDR		X	X	X								X	
HDR			X	X								X	
DR			X	X	X	X	X					X	X
NC						X	X	X				X	X
CC								X	X			X	X
DC							X					X	X
EC									X	X	X	X	X
ROS												X	

Consistency with Overlay Districts

The property is both within the existing Downtown Overlay District, which currently generally just provides some additional regulation of signage, and the Watershed Protection Overlay District, which provides protection of public water intakes. B-1 is a zoning district that is consistent with and almost exclusively occurs in the Downtown Overlay District. The Watershed Protection Overlay District regulates development standards like density and impervious surface coverage, which this site is likely exempt from since it is already developed. Regardless of a rezoning to B-1, all other regulations in overlays would still apply.



Compatibility with surrounding land uses and potential for adverse effects

Until its recent change of ownership, the site was an auto supply shop (retail). The proposed B-1 zoning district would provide for similar uses as the current B-3 district. B-1 properties are generally intended to be high intensity sites that serve as downtown business sites. The rezoning request is consistent with the existing building and surrounding uses.

Capacity/adequacy of public facilities and services

The capacity of public facilities and services, such as water supply, wastewater, stormwater, roads, recreation facilities, and schools will not be adversely affected if the property is rezoned from B-3 to B-1; the allowed uses are similar enough between the two districts. The site is currently served by existing infrastructure, and represents a maximization (not an overextension) of those resources.

CONSIDERATIONS:

- Rezonings are decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining why the Council considers the action taken to be reasonable and in the public interest.

STAFF RECOMMENDATION:

Approval of the rezoning.

ATTACHMENTS:

- 1) Application
- 2) Staff Report Maps

Staff Report
2017-81-RZ

3) Neighborhood Meeting Materials



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

REZONING APPLICATION

Pursuant to Article 7, Section 155.704 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 amend the Official Zoning Map.

Application Fees: **Standard Rezoning Fee: \$500.00**
Rezoning to Planned Development District Fee: \$1,000.00 + \$5.00 acre
Advertisement Fee: \$100.00
All fees are due when the application is submitted.

Note on Planned Developments: Requests to rezone to a Planned Development District must be accompanied by a Master Plan submittal. Master Plans are approved as Preliminary Subdivision Plats – please submit a concurrent Preliminary Subdivision Plat application and Master Plan.

SITE INFORMATION

Name of Project: 800 E. Main Street Acreage of Property: .19
County Tag Number: 05008071 NC PIN: 166806-29-8767
Address/Location: 800 E. Main Street
Existing Zoning District: B-3
Proposed Zoning District: B-1

APPLICANT INFORMATION

Applicant: Lipscomb, LLC
Mailing Address: 3407 Barber Mill Road, Clayton, NC
Phone Number: (919) 422-4704 Fax: _____
Contact Person: James Lipscomb
Email Address: james@myhtr.com

FOR OFFICE USE ONLY

Date Received: _____ Amount Paid: _____ File Number: 2017-81-RZ

version 1/6/2016

Page 1 of 10

PROPERTY OWNER INFORMATION

Name: Lipscomb, LLC

Mailing Address: 3407 Barber Mill Road, Clayton, NC

Phone Number: (919) 422-4704

Fax:

Email Address: james@myhtr.com

EXPLANATION OF PROJECT

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

Applicant is requesting re-zoning of existing building at 800 E. Main from B-3 to B-1, Central Business District. Proposed use will change from an auto-parts/ storage building to a restaurant/ special event facility, site plan will be submitted at a later date.

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Rezoning application.

To be completed by the applicant:			For staff use only:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: 4/27/17	☒	☐			
2. Review Fee (\$500 for standard rezoning OR \$1,000 + \$5.00/acre for Planned Developments) and Advertisement Fee (\$100)	☒				
3. Completed application	☒				
4. Owner's Consent Form <i>Required if applicant is not property owner.</i>	☐	☒			
5. A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department).	☒				
6. If property to be rezoned is a <u>portion</u> of a parcel: - Property legal description typed (10 pt. font or greater, and also submitted electronically in MS Word format.) - Plat showing property to be rezoned, matching legal description.	☐	☒			
7. Adjacent property owners list	☒	☐			
8. Neighborhood meeting notice letter (1 copy) <i>See sample letter and meeting requirements included in this packet</i>	☐				
9. Neighborhood meeting summary form (1 copy) <i>Included in this packet</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				
10. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list (1 set) <i>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.</i>	☐				

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.
The request is in keeping with Town of Clayton proposed Downtown Overlay District.
Staff has verbally supported the zoning change.

2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
The proposed use is more suitable as zoned B-1, central business district,
due to its current location on Main Street and the close proximity to the Railroad
Right-of-Way.

3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
The proposed change will greatly improve the use and keeps with the proposed
Downtown Overlay District and the Town's Unified Development Code.

4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, potable water supply and stormwater drainage facilities is available for the proposed use.
The proposed change will not impact any of the above listed public facilities and
services.

5. It has been determined that the legal purposes for which zoning exists are not violated.
There will not be any violations of zoning in regards to the legal purposes for
which zoning exists.

6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.
There will be no adverse effect upon adjoining property owners.

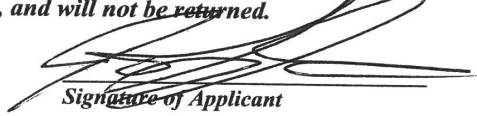
7. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.
The Town can be assured that no one property owner or small group of owners
will materially benefit from the zoning change.

APPLICANT AFFIDAVIT

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

JAMES LIPSCOMB

Print Name



Signature of Applicant

5-1-16

Date

ADJACENT PROPERTY OWNERS LIST

Project Name: 800 E. Main Street

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

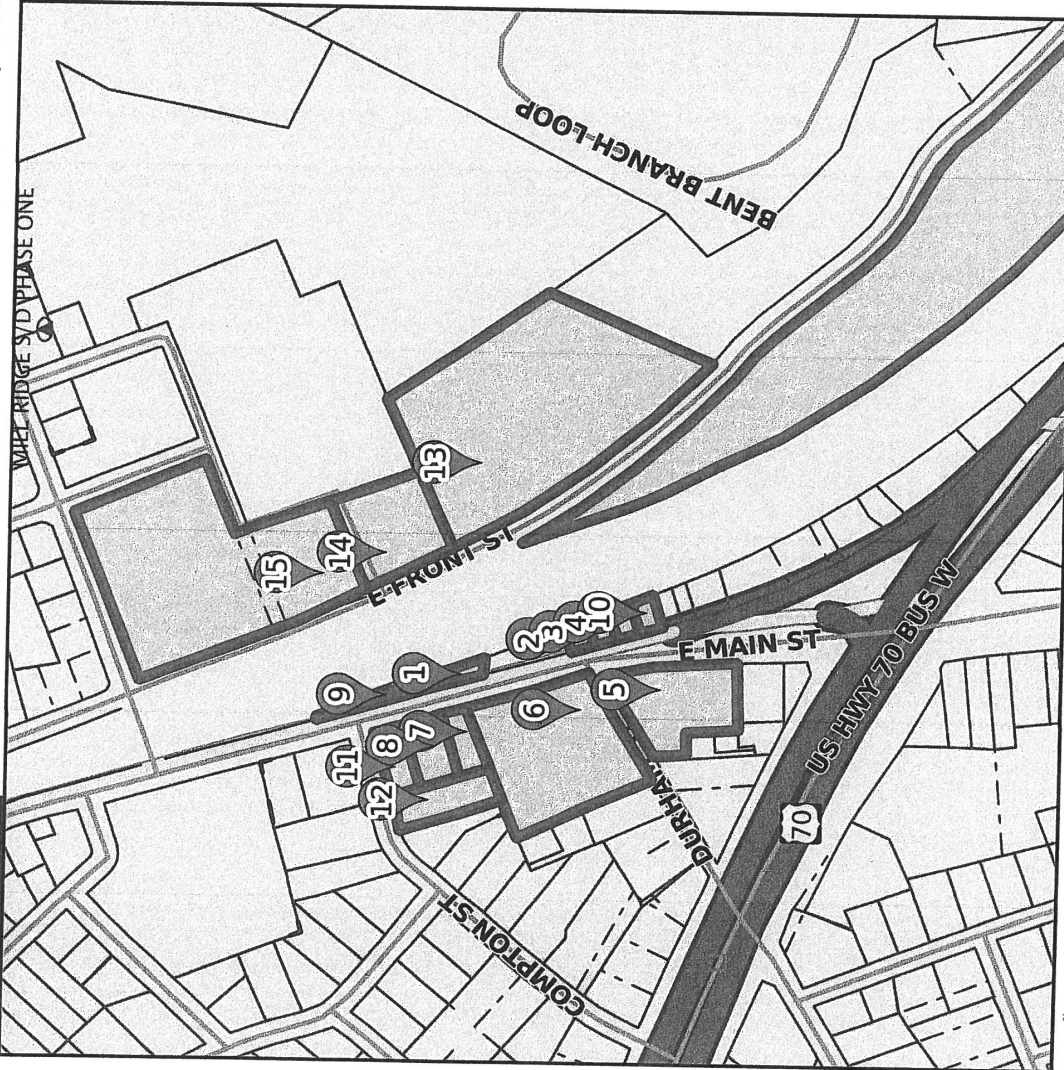
It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

PARCEL NUMBER	NAME	ADDRESS
		SEE ATTACHED
		LIST



*** DISCLAIMER ***

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



Result 1

id: 05008017A
Tag: 05008017A
Tax Unique Id: 4689127
Owner Name 1: BRANNON, RUBY P LIFE ESTATE
Owner Name 2: FOBES, ROBERT EUGENE JR REMAINDER
Mail Address 1: 623 E MAIN STREET
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03267
Page: 0407

Result 2

id: 05008016
Tag: 05008016
Tax Unique Id: 4645440
Owner Name 1: TROIS LODGE PROPERTIES LLC
Owner Name 2:
Mail Address 1: 154 HARDY RD
Mail Address 2:
Mail Address 3: WENDELL, NC 27591-0000
Book: 03621
Page: 0333

Scale: 1:4300 - 1 in. = 358.3 feet

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

Johnston County GIS
May 1, 2017



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Result 3

id: 05008015
Tag: 05008015
Tax Unique Id: 4645439
Owner Name 1: MINTER, M L
Owner Name 2: MINTER, GERALDINE G
Mail Address 1: 579 RANCH RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6465
Book: 01094
Page: 0396

Result 4

id: 05008014
Tag: 05008014
Tax Unique Id: 4645438
Owner Name 1: TROIS LODGE PROPERTIES
LLC
Owner Name 2:
Mail Address 1: 154 HARDY RD
Mail Address 2:
Mail Address 3: WENDELL, NC 27591-0000
Book: 03621
Page: 0333

Result 5

id: 05008008
Tag: 05008008
Tax Unique Id: 4714456
Owner Name 1: GORDON, CHARLES B
Owner Name 2: POWHATAN RD LIMITED
PARTNERSHIP
Mail Address 1:
Mail Address 2: PO BOX 327
Mail Address 3: CLAYTON, NC 27528-0327
Book: 03544
Page: 0488

Result 6

id: 05008018
Tag: 05008018
Tax Unique Id: 4746856
Owner Name 1: HERITAGE COURT
APARTMENTS
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 450233
Mail Address 3: ATLANTA, GA 31145-0233
Book: 00915
Page: 0801

Result 7

id: 05008025
Tag: 05008025
Tax Unique Id: 4645443
Owner Name 1: POWHATAN ROAD LIMITED
PRTNRSH
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 327
Mail Address 3: CLAYTON, NC 27528-0000
Book: 02755
Page: 0360

Result 8

id: 05008025A
Tag: 05008025A
Tax Unique Id: 4645444
Owner Name 1: POWHATAN ROAD LIMITED
PRTNRSH
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 327
Mail Address 3: CLAYTON, NC 27528-0000
Book: 02755
Page: 0360



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Result 9

id: 05008017B
Tag: 05008017B
Tax Unique Id: 4682398
Owner Name 1: CLAYTON AREA MINISTRIES
INC
Owner Name 2:
Mail Address 1: 704 EAST MAIN STREET
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03934
Page: 0743

Result 10

id: 05008013
Tag: 05008013
Tax Unique Id: 4645431
Owner Name 1: LEE, PERCY Y
Owner Name 2: LEE, JOYCE C
Mail Address 1: 2149 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02001
Page: 0623

Result 11

id: 05008026
Tag: 05008026
Tax Unique Id: 4699516
Owner Name 1: BRANNAN, ANN MARCELLE
Owner Name 2:
Mail Address 1: 703 E MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2625
Book:
Page:

Result 12

id: 05008024
Tag: 05008024
Tax Unique Id: 4679226
Owner Name 1: GRIGGS, CHARLEY C JR
Owner Name 2: GRIGGS, AMY W
Mail Address 1: 209 SHADY HOLLOW LN
Mail Address 2:
Mail Address 3: GARNER, NC 27529-5096
Book: 03733
Page: 0283

Result 13

id: 05037011
Tag: 05037011
Tax Unique Id: 4690958
Owner Name 1: EAST VILLAGE INVESTMENTS
LLC
Owner Name 2:
Mail Address 1: 227 E FRONT ST
Mail Address 2:
Mail Address 3: NEW BERN, NC 28560-2145
Book: 04099
Page: 0330

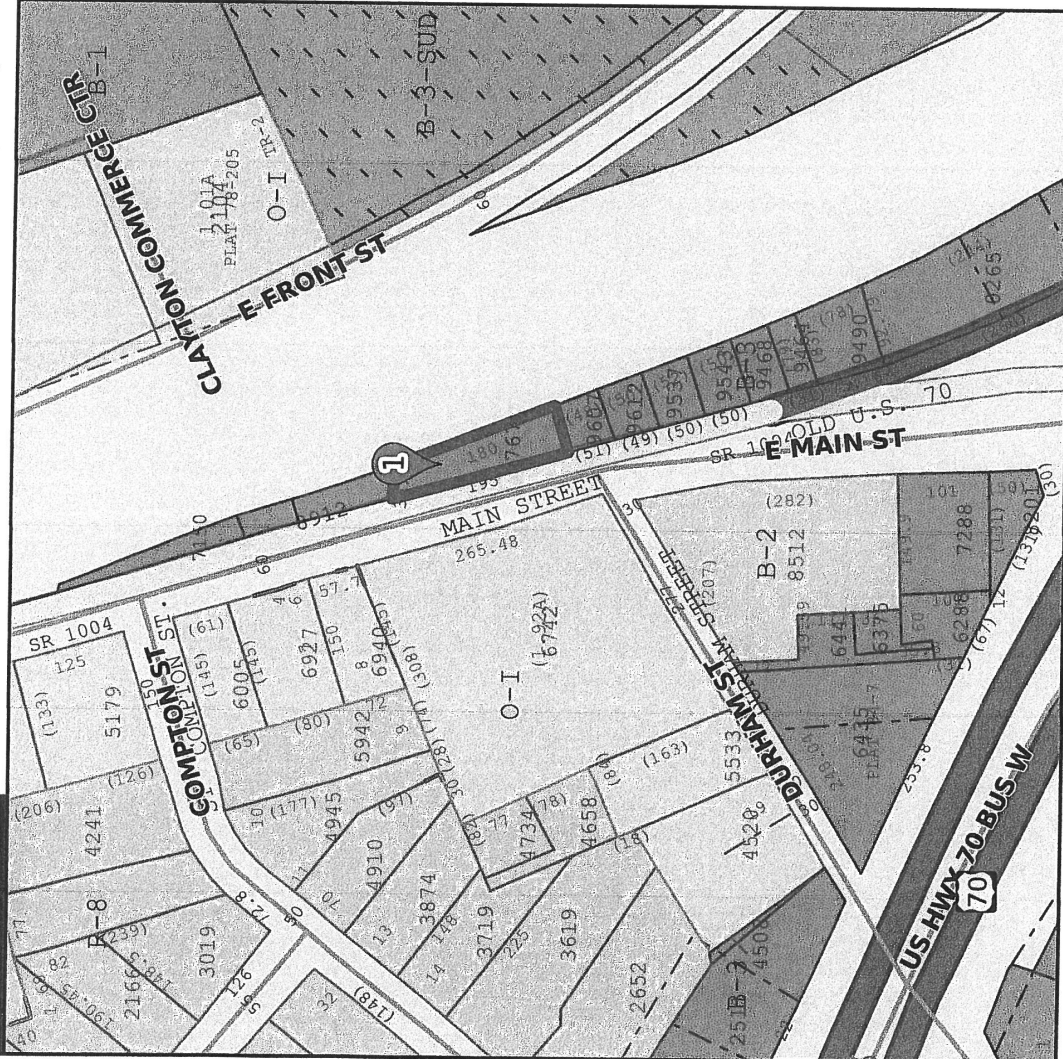
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Tag: 05037009T
Tax Unique Id: 4636658
Owner Name 1: WBB LLC
Owner Name 2:
Mail Address 1: 132 CITATION LANE
Mail Address 2:
Mail Address 3: SMITHFIELD, NC 27577-0000
Book: 03322
Page: 0198



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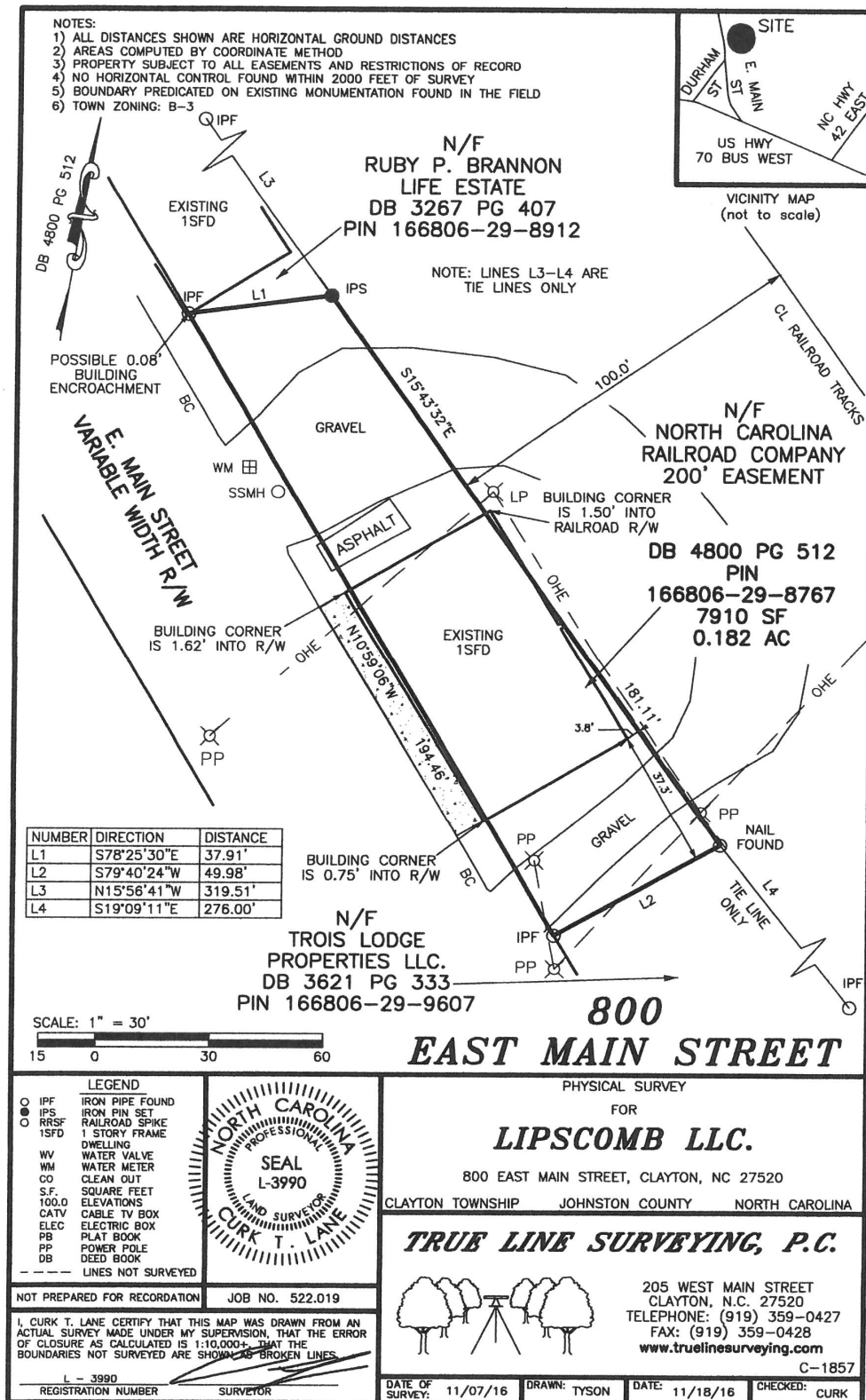
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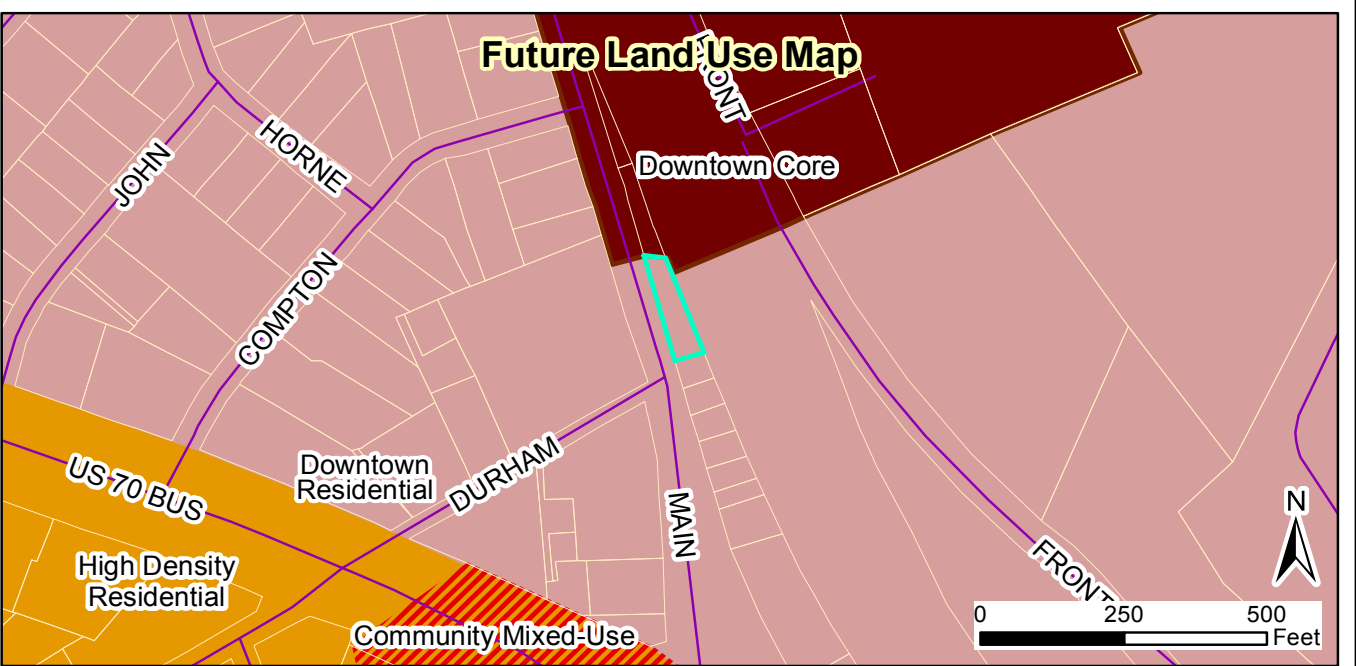
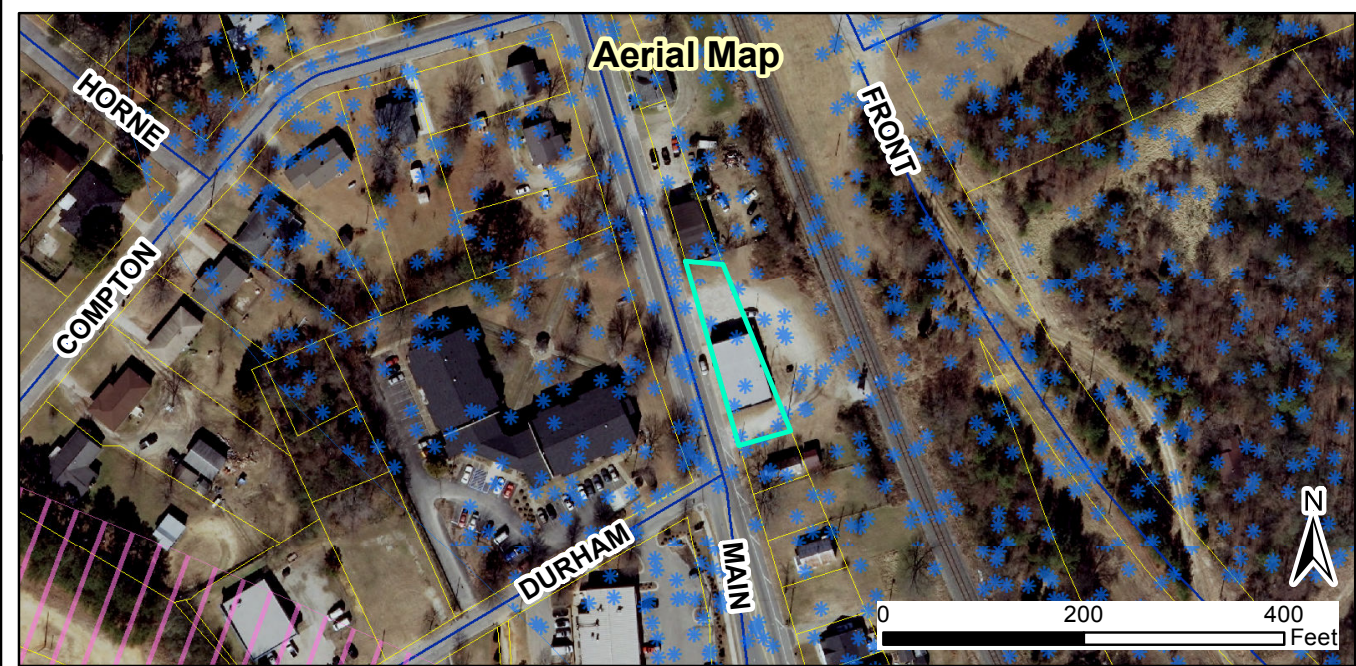
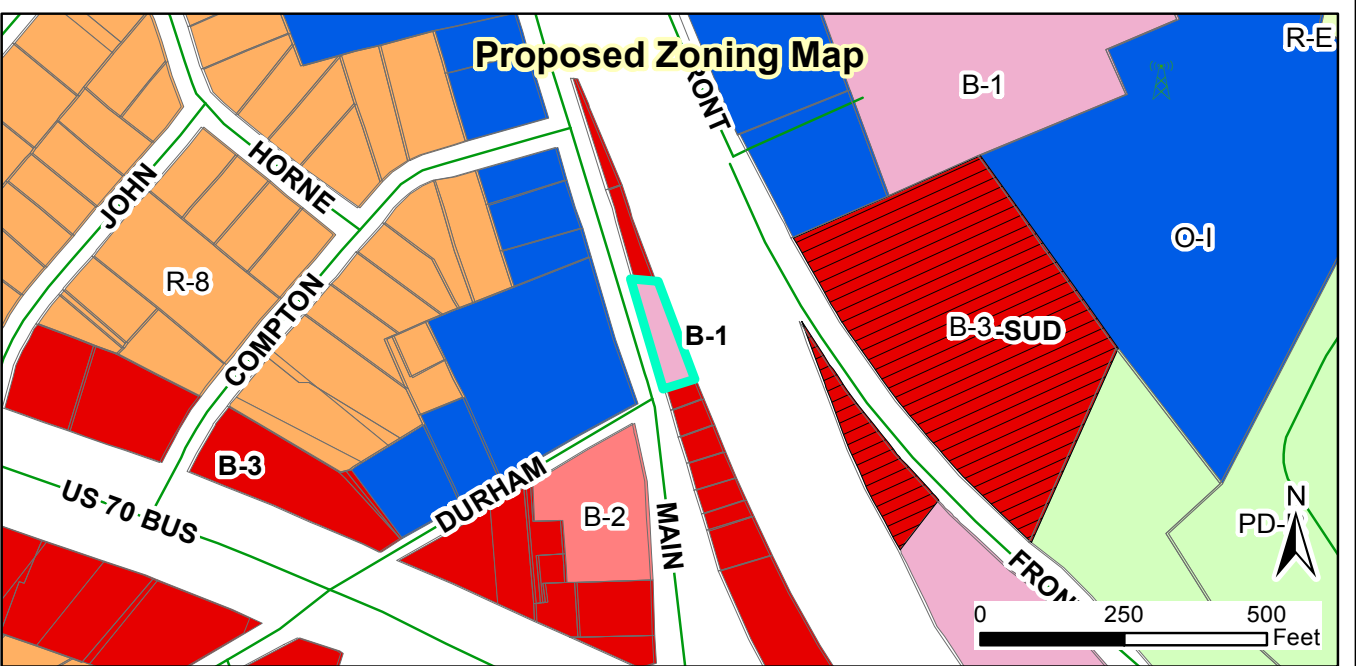
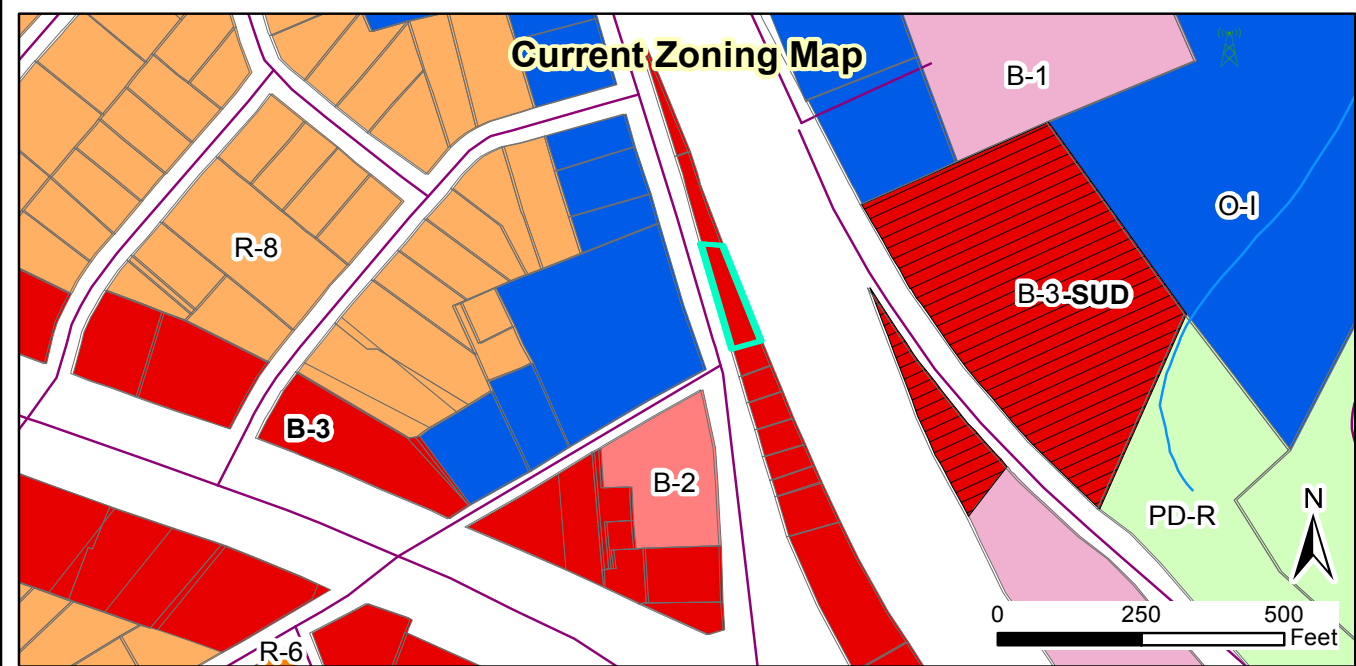
id: 05008071
Tag: 05008071
Tax Unique Id: 4628056
NCPin: 166806-29-8767
Mapsheet No: 166806
Owner Name 1: LIPSCOMB LLC
Owner Name 2:
Mail Address 1: 3407 BARBER MILL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8574
Site Address 1:
Site Address 2:
Book: 04800
Page: 0512
Market Value: 83570
Assessed Acreage: 1
Calc. Acreage: 0.19
Sales Price: 90000
Sale Date: 2016-07-21

Scale: 1:2150 - 1 in. = 179.15 feet

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

Johnston County GIS
May 1, 2017





Request:
2017-81-RZ, 800 E Main St, Rezoning from B-3 to B-1

Applicant: Lipscomb LLC
 Property Owners: Lipscomb LLC
 Parcel ID: 166806-29-8767
 Tag #: 05008071

Staff Report Map



Document Path: \\TOC-FILE-01\Shares\ComDev\Planning\PLANNING\REZONING\Rezoning\2017\2017-81-RZ 800 E Main Street\Maps\Map - 800 E Main St rezoning 2017-81-RZ.mxd

Legend

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

05/24/2017
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: 800 E. Main- Rezoning Application

Date of Mailing: May 28, 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: James Lipscomb Signature: [Signature]

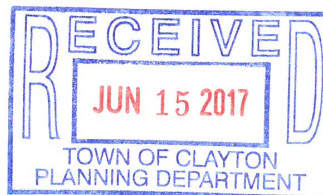
Date of Meeting: 6-12-17 Time of Meeting: 6:00 pm

Location of Meeting: 328 E. Main Street

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

meeting was adjourned around 6:30 pm due to no neighborhood representatives being present. All materials were readily available, however there was no one present to conduct a meeting.

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



NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: 800 E. Main Street

Application: Rezoning Application

Location/Date: 328 E. Main Street, 6/12 @ 6:00 pm

	NAME	ADDRESS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

ADJACENT PROPERTY OWNERS LIST

Project Name: 800 E. Main Street

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

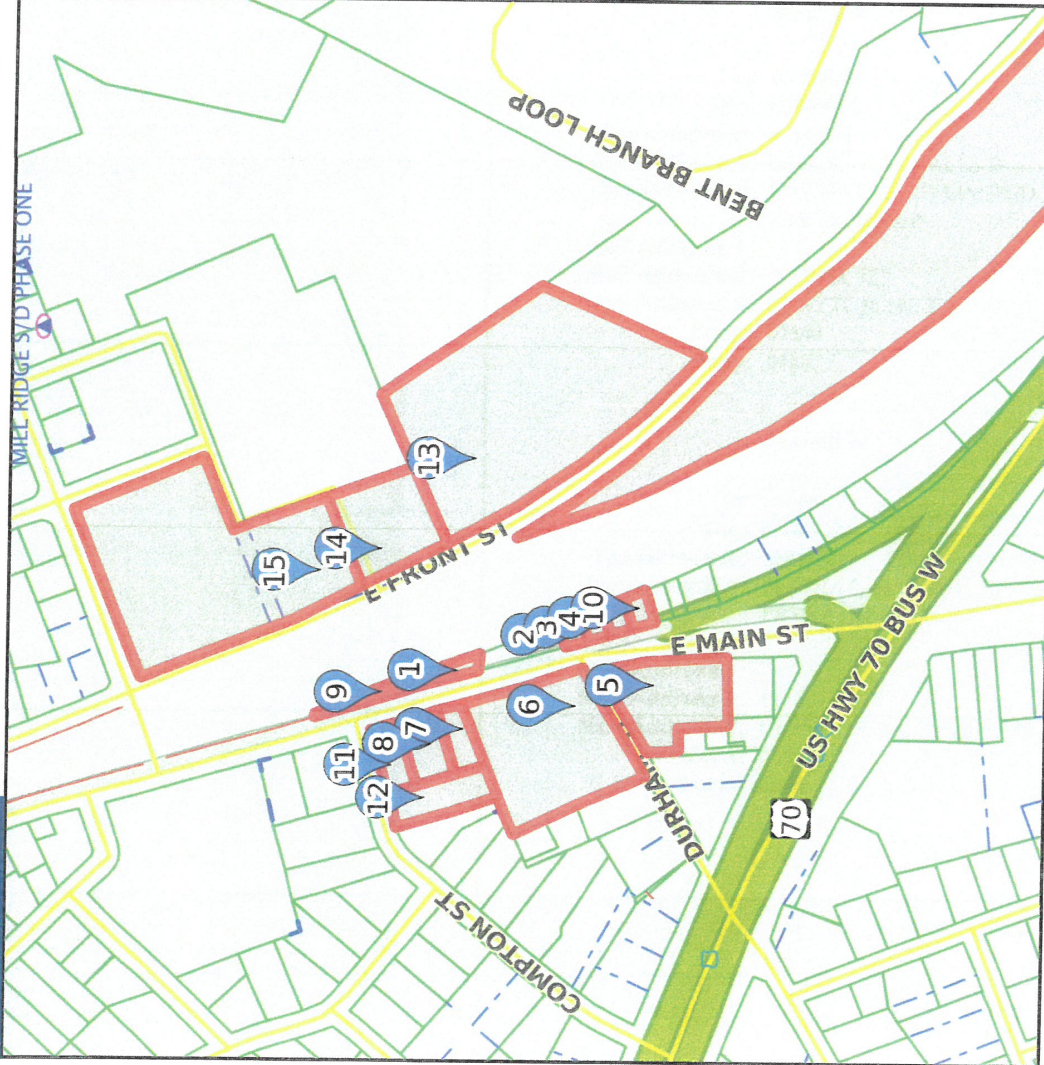
It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

[illegible]



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Result 1

id: 05008017A
Tag: 05008017A
Tax Unique Id: 4689127
Owner Name 1: BRANNON, RUBY P LIFE ESTATE
Owner Name 2: FOBES, ROBERT EUGENE JR REMAINDER
Mail Address 1: 623 E MAIN STREET
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03267
Page: 0407

Result 2

id: 05008016
Tag: 05008016
Tax Unique Id: 4645440
Owner Name 1: TROIS LODGE PROPERTIES LLC
Owner Name 2:
Mail Address 1: 154 HARDY RD
Mail Address 2:
Mail Address 3: WENDELL, NC 27591-0000
Book: 03621
Page: 0333

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Johnston County GIS
May 1, 2017



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Owner Name 2: MINTER, GERALDINE G
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Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6465
Book: 01094
Page: 0396

Result 4

id: 05008014
Tag: 05008014
Tax Unique Id: 4645438
Owner Name 1: TROIS LODGE PROPERTIES
LLC
Owner Name 2:
Mail Address 1: 154 HARDY RD
Mail Address 2:
Mail Address 3: WENDELL, NC 27591-0000
Book: 03621
Page: 0333

Result 5

id: 05008008
Tag: 05008008
Tax Unique Id: 4714456
Owner Name 1: GORDON, CHARLES B
Owner Name 2: POWHATAN RD LIMITED
PARTNERSHIP
Mail Address 1:
Mail Address 2: PO BOX 327
Mail Address 3: CLAYTON, NC 27528-0327
Book: 03544
Page: 0488

Result 6

id: 05008018
Tag: 05008018
Tax Unique Id: 4746856
Owner Name 1: HERITAGE COURT
APARTMENTS
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 450233
Mail Address 3: ATLANTA, GA 31145-0233
Book: 00915
Page: 0801

Result 7

id: 05008025
Tag: 05008025
Tax Unique Id: 4645443
Owner Name 1: POWHATAN ROAD LIMITED
PRTNRSHP
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 327
Mail Address 3: CLAYTON, NC 27528-0000
Book: 02755
Page: 0360

Result 8

id: 05008025A
Tag: 05008025A
Tax Unique Id: 4645444
Owner Name 1: POWHATAN ROAD LIMITED
PRTNRSHP
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 327
Mail Address 3: CLAYTON, NC 27528-0000
Book: 02755
Page: 0360



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Result 9

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Tag: 05008017B
Tax Unique Id: 4682398
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INC
Owner Name 2:
Mail Address 1: 704 EAST MAIN STREET
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03934
Page: 0743

Result 10

id: 05008013
Tag: 05008013
Tax Unique Id: 4645431
Owner Name 1: LEE, PERCY Y
Owner Name 2: LEE, JOYCE C
Mail Address 1: 2149 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02001
Page: 0623

Result 11

id: 05008026
Tag: 05008026
Tax Unique Id: 4699516
Owner Name 1: BRANNAN, ANN MARCELLE
Owner Name 2:
Mail Address 1: 703 E MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2625
Book:
Page:

Result 12

id: 05008024
Tag: 05008024
Tax Unique Id: 4679226
Owner Name 1: GRIGGS, CHARLEY C JR
Owner Name 2: GRIGGS, AMY W
Mail Address 1: 209 SHADY HOLLOW LN
Mail Address 2:
Mail Address 3: GARNER, NC 27529-5096
Book: 03733
Page: 0283

Result 13

id: 05037011
Tag: 05037011
Tax Unique Id: 4690958
Owner Name 1: EAST VILLAGE INVESTMENTS
LLC
Owner Name 2:
Mail Address 1: 227 E FRONT ST
Mail Address 2:
Mail Address 3: NEW BERN, NC 28560-2145
Book: 04099
Page: 0330

Result 14

id: 05037009T
Tag: 05037009T
Tax Unique Id: 4636658
Owner Name 1: WBB LLC
Owner Name 2:
Mail Address 1: 132 CITATION LANE
Mail Address 2:
Mail Address 3: SMITHFIELD, NC 27577-0000
Book: 03322
Page: 0198



*** DISCLAIMER ***

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

Result 15

id: 05037009Q

Tag: 05037009Q

Tax Unique Id: 4690934

Owner Name 1: UNITED STATES POSTAL
SERVICE

Owner Name 2:

Mail Address 1: 3980 DEKALB TECH.
PARKWAY S240

Mail Address 2:

Mail Address 3: ATLANTA, GA 30340-2778

Book: 01632

Page: 0163

May 28, 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: June 12, 2017

Meeting Time: 6:00 pm

Meeting Location: 328 E. Main Street, 2nd floor conference room

Type of Application: Rezoning Application

Project/proposal property address: 800 E. Main Street, Clayton

Description of project/proposal: Applicant is requesting re-zoning of existing building at 800 E. Main Street from B-3 to B-1, Central Business District. Proposed use will change from an auto-parts/storage building to a restaurant/special event facility.

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

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

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

If you have any questions prior to or after this meeting, you may contact us at 919-422-4704. You may also contact the Planning Department at 919-553-5002.

Sincerely,

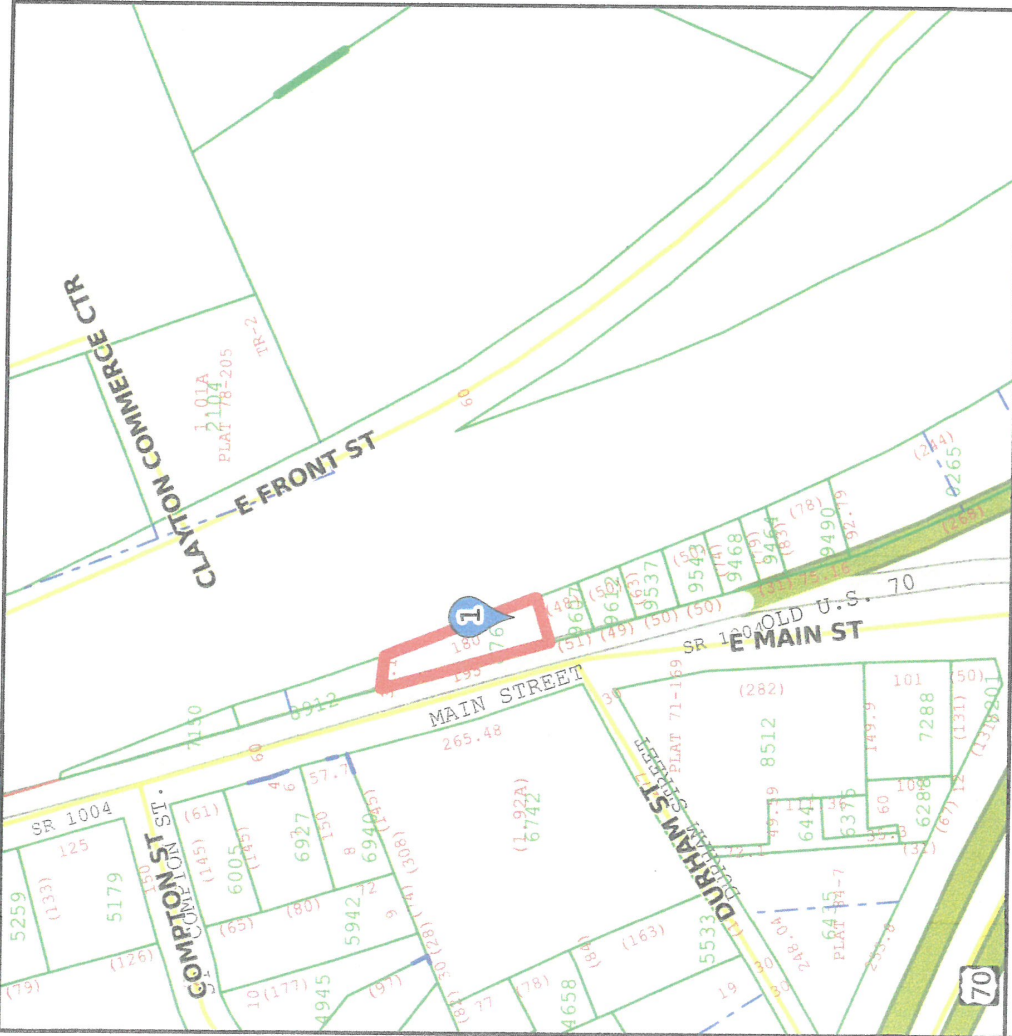
Lipscomb, LLC

Cc: Town of Clayton Planning Dept.



*** DISCLAIMER ***

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



Result 1

id: 05008071
Tag: 05008071
Tax Unique Id: 4628056
NCPin: 166806-29-8767
Mapsheet No: 166806
Owner Name 1: LIPSCOMB LLC
Owner Name 2:
Mail Address 1: 3407 BARBER MILL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8574
Site Address 1:
Site Address 2:
Book: 04800
Page: 0512
Market Value: 83570
Assessed Acreage: 1
Calc. Acreage: 0.19
Sales Price: 90000
Sale Date: 2016-07-21



Scale: 1:2150 - 1 in. = 179.15 feet

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

Johnston County GIS
May 26, 2017



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

*Town Council
June 26, 2017*

STAFF REPORT

Application Number: 2017-102-OA
Project Name: Lot Size Minimum (R-E) Amendment
(Ordinance Amendment)

Applicant: Town

Public Noticing:

- Newspaper ad to be published July 26 & August 2

REQUEST: Request to make amendments to the text of the Unified Development Code, Title XV, §155, relating to minimum lot size for public water and septic lots in the Residential-Estate (R-E) zoning district.

SECTIONS PROPOSED FOR AMENDMENT:

The following sections of Title XV, Chapter 155 are proposed for amendment:

- 203, Tables 2-2: Conventional Subdivision Regulations, and 2-3: Open Space Subdivision Regulations

STAFF ANALYSIS AND COMMENTARY:

Overview

The proposed amendment would adjust the minimum lot size requirement for public water and septic lots in the Residential-Estate (R-E) zoning district from 30,000sqft to 25,000sqft. This will not change the amount of land or physical soil characteristics necessary for installation of a septic system (which is regulated by the County Environmental Health Dept.), but will allow the size of a public water and septic lot to be more in tune with the potential physical restrictions of the site, instead of the more arbitrary 30,000sqft requirement. Reducing the minimum lot size for these lots would not entitle them to a 25,000sqft lot if the soils and physical conditions of the site required more land for purposes of proper septic system function.

Single Family Residential lot (R-E)	Minimum lot size (current), sqft	Minimum lot size (proposed), sqft
Public water and sanitary sewer	20,000	20,000
Public water and septic	30,000	25,000
Private well and septic	40,000	40,000

Additional minor changes are also proposed to facilitate the correct mathematical treatment of density in the Residential-Estate zoning district. Maximum allowed density is carried to the tenths place (rounded down), which is more accurate for determining maximum number of dwelling units per acre.

An analysis of lot sizes for septic subdivisions is included as an attachment to this staff report. Some of these subdivisions were approved by the County, and subsequently annexed or brought into the Town's ETJ, while others were approved by the Town under the current regulations. The analysis shows that it is rare for subdivisions with well-drained soils to need 30,000 sq ft per lot other than for regulatory purposes. This suggests that a reduction to 25,000 sq.ft. minimum lot size for septic subdivisions would not compromise their performance, or the integrity of the zoning district. In fact a reduction below the artificial 30,000 sq.ft. floor might even make better use of other town resources (land, roads, water lines, etc.).

Approval Criteria:

- **Consistency with remainder of the Chapter**
The request is consistent with the remainder of Chapter 155.
- **Novelty of the request**
The request does not introduce overly novel changes to the Code.
- **Correction of existing errors**
n/a.
- **Compliance with state or federal statutes or case law**
The request is consistent with all known state, federal, and case laws.

CONSIDERATIONS

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

STAFF RECOMMENDATION:

Staff is recommending approval.

CONDITIONS:

Staff has no recommendation of Conditions.

ATTACHMENTS:

- 1) Application

- 2) Draft Ordinance Amendment, in strikethrough/underline.
- 3) Lot size analysis



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ORDINANCE AMENDMENT APPLICATION

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

Application Fee: TBD

Advertisement Fee: \$100.00

All fees are due when the application is submitted.

AMENDMENT INFORMATION

Project Name: Avery Farm Lot size (R-E) Amendment
Existing title of Code Section(s): General Use Districts(Conventional Subdivision Standards)(Dimensional Standards)
Code Section Number(s): 155.203(G)(6)

APPLICANT/CONTACT INFORMATION

Applicant: Adams & Hodge Engineering, PC
Mailing Address: 335 Athletic Club Boulevard, Clayton, NC 27527
Phone Number: 919-736-7278 Fax: N/A
Contact Person: Donnie Adams
Email Address: donnie@adamsandhodge.com

DESCRIPTION OF REQUESTED CHANGES

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

This ordinance adjustment is an effort to bring the dimensional standards for the
R-E zoning more into alignment with local and county standards in regard to a minimum
lot size for a single family residential lot that is serviced by public water and individual
septic systems. Min. Lot size 25,000k for public water & septic lots

FOR OFFICE USE ONLY		
Date Received: <u>JUN 09 2017</u>	Amount Paid: <u>N/A</u>	File Number: <u>2017-102-0A</u>
Version 05/10/18 TOWN OF CLAYTON PLANNING DEPARTMENT		town initiated

REQUIRED INFORMATION (to be submitted with the application)

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

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

APPROVAL CRITERIA

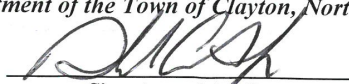
All applications for Ordinance Amendment must address the following criteria:

- The extent to which the proposed text amendment is consistent with the remainder of the chapter, including specifically, any purpose and intent statements.
The proposed amendment is consistent in that the only change is the
Minimum square footage for a lot serviced by public water & individual septic systems
- The extent to which the proposed text amendment represents a new idea not considered in the existing chapter, or represents a revision necessitated by changing circumstances over time.
The proposed text amendment does not represent a new idea, it simply reduces the
Minimum square footage requirement for a lot serviced by public water & individual
septic systems
- Whether or not the proposed text amendment corrects an error in the chapter.
This proposed text amendment does not correct an error in the chapter, it is a revision
To minimum square footage requirements
- Whether or not the proposed text amendment revises the chapter to comply with state or federal statutes or case law.
This proposed text amendment does not revise the chapter to comply with state or federal
Statutes or case law, it is a revision to minimum square footage requirements

APPLICANT AFFIDAVIT

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

Donnie Adams, PE
Print Name


Signature of Applicant

06/09/2017
Date

Table 2-2 Conventional Subdivision Regulations

Conventional Subdivision Standards														
Zoning District	Unit type	Lot Standards					Density (dwelling units/acre)	Minimum Setbacks (ft.)				Building Standards		
		Min. Site Area (acres)	Min. Parcel Size (sq. ft.)	Min. lot area (sq. ft.)	Min. lot width (ft.)	Max. lot coverage (%)		Max. impervious surface (%)	Front	Side Interior	Side Street	Rear	Max. height (ft.)	Min. dwelling unit size (sq. ft.)
R-E	Single Family with water and sewer	-	-	20,000	80	35	2	50	35	15	25	30	35	1,400
	Single Family with well and septic	-	-	40,000	100	35	1	50	35	15	25	30	35	1,400
	Single Family with public water and septic			30,000	80	35	1	50	35	15	25	30	35	1,400
R-10	Single Family	-	-	10,000	70	35	4	50	30	10	20	25	35	1,100
	Zero Lot Line	-	-	10,000	70	35	4	50	30	0	20	25	35	1,100
	Alley Loaded	-	-	10,000	70	35	4	50	30	10	10	25	35	1,100
	Two Family	Set by Special Use Process	12,000	Set by Special Use Process										
	Townhouse (2 units)		12,000											
	Townhouse (3+units)		20,000											
R-8	Apartments		20,000											
	Single Family	-	-	8,000	60	35	5	55	25	10	15	25	35	1,100
	Zero Lot Line	-	-	8,000	60	35	5	55	25	0	15	25	35	1,100
	Alley Loaded	-	-	8,000	60	35	5	55	15	10	15	25	35	1,100
	Two Family	Set by Special Use Process	10,000	Set by Special Use Process										
	Townhouse (2 units)		10,000											
	Townhouse (3+units)		20,000											

Table 2-2 Conventional Subdivision Regulations

Conventional Subdivision Standards																									
Zoning District	Unit type	Lot Standards					Density (dwelling units/acre)	Minimum Setbacks (ft.)				Building Standards													
		Min. Site Area (acres)	Min. Parcel Size (sq. ft.)	Min. lot area (sq. ft.)	Min. lot width (ft.)	Max. lot coverage (%)		Max. impervious surface (%)	Front	Side Interior	Side Street	Rear	Max. height (ft.)	Min. dwelling unit Size (sq. ft.)	Accessory structures										
R-E	Single Family with water and sewer	-	-	20,000	80	35	50	2	35	15	25	30	35	1,400	See § 155.308										
	Single Family with well and septic	-	-	40,000	100	35	50	1	35	15	25	30	35	1,400											
	Single Family with public water and septic			30,000 25,000	80	35	50	1	35	15	25	30	35	1,400											
R-10	Single Family	-	-	10,000	70	35	50	4	30	10	20	25	35	1,100	See § 155.308										
	Zero Lot Line	-	-	10,000	70	35	50	4	30	0	20	25	35	1,100											
	Alley Loaded	-	-	10,000	70	35	50	4	30	10	10	25	35	1,100											
	Two Family	Set by Special Use Process	12,000	Set by Special Use Process																					
	Townhouse (2 units)		12,000																						
	Townhouse (3+units)		20,000																						
R-8	Apartments			20,000	Set by Special Use Process																				
	Single Family	-	-	8,000												60	35	55	5	25	10	15	25	35	1,100
	Zero Lot Line	-	-	8,000												60	35	55	5	25	0	15	25	35	1,100
	Alley Loaded	-	-	8,000												60	35	55	5	15	10	15	25	35	1,100
	Two Family	Set by Special Use Process	10,000	Set by Special Use Process																					
	Townhouse (2 units)		10,000																						
	Townhouse (3+units)		20,000																						

Column1	Column2	Column22	Column3	Column4	Column5	Column6	Column7	Column10
Research on proposed lot size amendment for R-E septic subdivisions								
Neighborhood	Town Limits or ETJ	Original approving body	Water source	Min. lot size	Avg. lot size	Original land cover type	Year of construction (general est.)	Notes
Warrick Park	Town Limits	Town	public	25,000	35,060	farmland	2017	Directly adjacent to Fieldstone
Avery Farm (proposed)	Town Limits	in-process (Town)	public	25,000	34,848	farmland	2018	
Hannah's Creek	ETJ	County / Town	public	21,370	33,430	farmland	2009	
Fieldstone	ETJ	County	private well	37,664	45,218	farmland	1993	Directly adjacent to Warrick Park
Lakewood Acres	ETJ	County	private well	17,947	25,120	unk.	1975	
Coxwoods	ETJ	County	public	38,811	45,590	woodlands	1989	Directly adjacent to Umstead
St. Johns Woods (Phase 1 & 2)	ETJ	County	public	25,200	44,479	unk.	2013	
St. Johns Woods (Phase 3)	ETJ	Town	public	25,002	29,063	woodlands	2017	
Rhodes (Farm) Estates	ETJ	Town	public	30,000	46,003	farmland	2017	
Old Fields	ETJ	Town	public	21,586	34,450	unk.	2015	
Walden Woods	Town Limits	Town	public	31,776	58,820	woodlands	1989	
Cassedale	Town Limits	Town	public	22,958	35,837	unk.	2007	Adjacent to Smithridge Estates
Smithridge Estates	ETJ	County	private well	35,207	63,855	unk.	1985	Adjacent to Cassedale

Table 2-2 Conventional Subdivision Regulations

Conventional Subdivision Standards																
Zoning District	Unit Type	Lot Standards							Density (dwelling units / acre)	Minimum Setbacks (ft.)				Building Standards		
		Min. Site Area (Acres)	Min. Parcel Size (sq. ft.)	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Max Lot Coverage (%)	Max Impervious Surface (%)	Front		Side Interior	Side Street	Rear	Max. Height (ft.)	Min. Dwelling Unit Size (sq. ft)	Accessory Structures	
R-E	Single Family with <u>public</u> water and sewer	--	--	20,000	80	35	50	<u>22.1</u>	35	15	25	30	35	1,400	See §155.308	
	Single Family with public water and septic	--	--	30,000 <u>25,000</u>	80	35	50	<u>11.7</u>	35	15	25	30	35	1,400		
	Single Family with well and septic	--	--	40,000	100	35	50	<u>11.0</u>	35	15	25	30	35	1,400		
R-10	Single Family	--	--	10,000	70	35	50	4	30	10	20	25	35	1,100	See §155.308	
	Zero Lot Line	--	--	10,000	70	35	50	4	30	0	20	25	35	1,100		
	Alley Loaded	--	--	10,000	70	35	50	4	30	10	10	25	35	1,100		
	Two Family		12,000	Set by Special Use Process												
	Townhouse (2 units)		12,000													
	Townhouse (3+ units)		20,000													

Article 2 / Zoning Districts
§155.203 General Use District Standards

	Apartments		20,000												
R-8	Single Family	--	--	8,000	60	35	55	5	25	10	15	25	35	1,100	See §155.308
	Zero Lot Line	--	--	8,000	60	35	55	5	25	0	15	25	35	1,100	
	Alley Loaded	--	--	8,000	60	35	55	5	15	10	15	25	35	1,100	
	Two Family		10,000	Set by Special Use Process											
	Townhouse (2 units)		10,000												
	Townhouse (3+ units)		20,000												
	Apartments		20,000												
R-6	Single Family	--	--	6,000	50	35	60	7	20	6	10	20	35	960	See §155.308
	Zero Lot Line	--	--	6,000	50	35	60	7	20	0	10	25	35	960	
	Alley Loaded	--	--	6,000	50	35	60	7	10	6	10	25	35	960	
	Two Family		8,000	Set by Special Use Process											
	Townhouse (2 units)		8,000												
	Townhouse (3+ units)		20,000												
	Apartments		20,000												

Notes	
1	Minimum dwelling unit size = total heated square footage
2	Manufactured homes and manufactured home parks shall meet the minimum requirements set forth in UDC §155.301 (F) and (G)
3	In no instance shall the area of a residential lot be less than the size determined to be adequate by the County Health Department after soil and ground water table investigations have been made.
4	A minimum of 1,245 square feet of Recreation and Open Space is required per unit for Single Family, Zero Lot Line and Alley Loaded units.
5	Public water and sewer is required in the R-10, R-8 and R-6 Zoning Districts. Within Town limits, connection to public water and sewer is also required for lots contiguous to existing service.
6	Lots using a zero side interior setback for one lot line are required to double the side interior setback requirement established for a single family unit for the opposite lot line.
7	In the R-10 and R-8 Zoning Districts, townhouse parcels, apartment parcels, and upper story residential shall not exceed a density of 10 dwelling units per acre.
8	In the R-6 Zoning District, townhouse parcels, apartment parcels, and upper story residential shall not exceed a density of 12 dwelling units per acre.

Table 2-3 Open Space Subdivision Regulations

Open Space Subdivision Standards															
Zonin g Distric t	Unit Type	Lot Standards						Density (dwellin g units / acre)	Minimum Setbacks (ft.)				Building Standards		
		Min. Site Area (Acres)	Min. Parcel Size (sq. ft.)	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Max Lot Coverag e (%)	Max Impervious Surface (%)		Front	Side Interio r	Side Stree t	Rear	Max. Height (ft.)	Min. Dwelling Unit Size (sq. ft)	Accessor y Structur es
R-E	Single Family	10	--	12,000	48	35	50	<u>33.7</u>	21	9	15	18	35	1,400	See §155.308
R-10	Single Family	10	--	8,000	50	35	50	5	25	6	15	15	35	1,100	See §155.308
	Zero Lot Line	10	--	8,000	50	35	50	5	25	0	15	15	35	1,100	
	Alley Loaded	10	--	6,000	42	35	50	7	15	5	10	15	35	960	
	Two Family	10	12,000	12,000	75	35	50	3	25	6	15	15	35	960	See §155.308
	Townhouse (2 units)	10	12,000	6,000	42	35	50	3	25	6	15	15	35	960	
	Townhouse (3+ units)	10	20,000	4,000	25	35	50	10	25	15	15	15	35	700	
	Apartments	10	20,000	--	--	35	50	10	25	15	15	15	35		
R-8	Single Family	10	--	6,000	42	35	55	7	20	6	10	15	35	960	See §155.308
	Zero Lot Line	10	--	6,000	42	35	55	7	20	0	10	15	35	960	

Article 2 / Zoning Districts
§155.203 General Use District Standards

	Alley Loaded	10	--	4,800	40	40	55	9	10	5	10	15	35	960	
	Two Family	10	10,000	9,000	65	40	55	4	20	6	10	15	35	700	
	Townhouse (2 units)	10	10,000	4,800	40	40	55	9	20	6	10	15	35	700	
	Townhouse (3+ units)	10	20,000	3,000	21	40	55	10	20	--	10	15	35	700	
	Apartments	10	20,000	--	--	40	55	10	15	10	15	20	35		
Notes															
1	Minimum dwelling unit size = total heated square footage														
2	Minimum dwelling unit size for multi-family is a per unit minimum														
3	Manufactured homes and manufactured home parks shall meet the minimum requirements set forth in UDC §155.301 (F) and (G)														
4	In no instance shall the area of a residential lot be less than the size determined to be adequate by the County Health Department after soil and ground water table investigations have been made.														
5	A minimum of 1,245 square feet per unit of public Recreation and Open Space is required in the R-E Zoning District														
6	A minimum of 12.5% of the total site acreage is required to be Recreation and Open Space in all Open Space Subdivisions.														
7	Public water and sewer is required in all residential Zoning Districts.														
8	Lots using a zero side interior setback for one lot line are required to double the side interior setback requirement established for a single family unit for the opposite lot line.														
9	In the R-10 and R-8 Zoning Districts, townhouse parcels, apartment parcels, and upper story residential shall not exceed a density of 10 dwelling units per acre.														
10	The minimum building separation for townhouse parcels and apartment parcels is 20 feet.														