



**The Town of Clayton
Town of Clayton Planning Board Agenda
Monday, July 24, 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- June 26, 2017
[June 26, 2017 DRAFT Minutes](#)

POTENTIAL ACTION: Approval of Minutes

5. REPORTS AND COMMENTS

6. OLD BUSINESS

7. NEW BUSINESS

- a. 2017-114-SP Johnston Charter Academy
NC PIN:164900-95-2419
Tag:05G02001A
Location:Off of Financial Drive located off of U.S HWY 70 BUS

The applicant is requesting a major modification to the previously approved site plan (2016-189-SP) to develop a one-story 40,553 square foot charter school (Kindergarten – 8th grade).

[Staff Report 2017-114-SP Johnston Charter](#)
[Application 2017-114-SP Johnston Charter](#)
[Staff Report Map -2017-114-SP Johnston Charter](#)
[Site Plan 2017-114-SP- Johnston Charter](#)
[Neighborhood Meeting 2017-114-SP Johnston Charter](#)

POTENTIAL ACTION: Approval of 2017-114-SP Johnston Charter Academy

- b. 2017-99-RZ- Capps Tract
NC PIN: Portions of 165911-65-2257 & 165915-54-6707
Tag: 05026073 & 05g02005y
Location: The property is located behind the commercial development at Enterprise Drive and Cameron Way.

Rezoning from Residential-Estate (R-E) and Highway Business (B-3) to Residential-10 (R-10), with some land also being rezoned from Residential-Estate (R-E) to Highway Business (B-3).

[Staff Report - 2017-99-RZ- Capps Tract](#)

[Application- 2017-99-RZ- Capps Tract](#)

[Site Plan- 2017-99-RZ- Capps Tract](#)

[Map - 2017-99-RZ- Capps Tract](#)

[Neighborhood Meeting Report - 2017-99-RZ -Capps Tract](#)

POTENTIAL ACTION:

Recommendation of Approval of 2017-99-RZ to

Town Council

- c. 2017-96-RZ Clayton Corners & Town Center Blvd Rezoning
NC PIN:164900-86-6735, 165915-53-6108 & 165915-53-0737
Tag: 05025005e, 05g02005g & 05g02001
Location: 11689 and 11649 US HWY 70 BUS, and 957 Town Center Blvd

Request to rezone the parcels from Highway Business-Special Use District (B-3-SUD) to Highway Business (B-3).

[Staff Report 2017-96-RZ Clayton Corners and Town Center Blvd-](#)

[Application 2017-96-RZ Clayton Corners and Town Center Blvd](#)

[StaffReportMap- 2017-96-RZ Town Center Blvd Rezoning](#)

[StaffReportMap- 2017-96-RZ Clayton Corners Rezoning](#)

[Neighborhood Meeting Attendance 2017-96-RZ](#)

POTENTIAL ACTION:

Recommendation of Approval 2017-96-RZ to

Town Council

8. INFORMAL DISCUSSION AND PUBLIC COMMENT

9. ADJOURN



**The Town of Clayton
Clayton Planning Board Minutes
Monday, June 26, 2017 @ 6:00 PM
Town Council Chambers**

BOARD MEMBERS PRESENT:

Frank Price
George "Bucky" Coats
Marty Bizzell
Sarah Brooks
Stephen Powers
Ross Benson

STAFF PRESENT:

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

MEMBERS ABSENT:

James Lipscomb
Bob Ahlert
Randy Wilkins

1 CALL TO ORDER

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

2 ROLL CALL

- a) Mr. McLeod completed roll call. All board members were present with the exception of James Lipscomb, Randy Wilkins, and Bob Ahlert. Mayor Pro-Tem Michael Grannis and Council Member Bob Satterfield were both present.

3 ADJUSTMENT OF THE AGENDA

4 APPROVAL OF MINUTES

- a) Draft Minutes- May 22, 2017

ACTION: Approval of Minutes

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

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.

Ms. Hogg presented that 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.

Mr. Bizzell and Mr. Coats asked about the location of the driveway.

Ms. Hogg then noted where the driveway was located and noted that the Conditional Use Permit was approved at Board of Adjustment.

There were no further questions for Ms. Hogg.

Robert Brantley, representing the applicant briefly noted about the current driveway and increasing the turn-around area for vehicles after Mr. Price asked about the entrance and exit on Highway 42.

There were no further questions for the applicant.

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

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

- 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.

Mr. McLeod presented 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.

Mr. Benson asked about traffic flow with patrons and delivery trucks using the same entrance. He also mentions the one is Wilson is a nice looking location.

Mr. Bizzell noted about the building material on the back side of the building being stucco and the look of the building being consistent. He also mentioned his safety concerns with the trucks and patrons having the same entrance.

Mr. Satterfield agreed about making the look consistent and asked for recommendations of a different look? Mr. Bizzell and Mr. Satterfield agreed that putting brick in the back corner would help with consistency.

Mr. Grannis mentioned his concerns about the trucking issue and if there is enough room for a tractor trailer in the proposed areas.

There were no further questions for staff.

Wyatt Bone, Engineer for the project confronted the trucking concerns and mentions other stores are setup the same way and there have been no issues to date. -

Mr. Grannis asked about the trucks going in front of the building during business hours.

Mr. Bone mentions that there are no restricted delivery times and this also goes on at other sites.

There was discussion between the board and Mr. Bone on other options for the truck entrance, he mentioned that they panned out other options and this one was the best choice.

Mr. Bizzell asked about the building materials on the back and considering adding brick to make it consistent?

Mr. Bone said they are up to listening to the Town's request.

There were no further questions for the applicant.

This was approved with the addition of the facade condition.

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

Motion: Board Member Brooks

Second: Board Member Benson

Vote: Unanimous

- 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).

Mr. DeYoung presented that 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. Mr. DeYoung also mentioned that there will be screening of the vehicles from the Highway.

Mr. Price mentioned that the property is in the right of way and has been operating with the Railroad and if that would change.

Mr. DeYoung noted that the back area of this is already being used, so this would not change.

Mr. Powers asked about any expansion.

Mr. DeYoung noted that there is no expansion, just use of the current site.

Charles Reed, the applicant noted that this site will be used as a central location for

dispatch. There will be no wrecked vehicles stored on site, as there is another location for that.

There were no further questions for the applicant.

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

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

- 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).

Ms. Hogg presented 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).

Mr. Coats asked about the facade of the duplex and mentioned the ones in the surrounding area are very nice.

Mr. DeYoung mentioned that the applicant completed the one across the street and has also built on Stallings Street and Front Street.

Mia Richard, the applicant representative mentions that brick would be incorporated in the facade but the entire duplex will not be brick. Available to answer any questions the board may have.

There were no further questions for the applicant.

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

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

- 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)

Mr. McLeod presented 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.

Mr. Powers asked about the list of uses in the rezoning and Mr. McLeod presented the uses.

Mia Richard, representative for the applicant was available to answer any questions.

There were no further questions for staff or the applicant.

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

Motion: Board Member Benson

Second: Board Member Coats

Vote: Unanimous

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.

Mr. McLeod presented 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 Residential lot (R-E)	Family	Minimum lot size (current), sqft	Minimum lot size (proposed), sqft
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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

Mr. Powers asked if the county comes in the check the lots to see if they will work?

Mr. McLeod mentions the county does come to do soils and Mr. Price mentions that it behooves the developer to know what the soil is before developing.

Mr. Bizzel mentions that you can build very nice homes on 25,000 square foot lots and staff at the county level is thorough in their layouts.

There were no further questions for staff.

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

Motion: Board Member Brooks

Second: Board Member Powers

Vote: Unanimous

8 INFORMAL DISCUSSION AND PUBLIC COMMENT

9 ADJOURN

- a) With there being nothing further, the meeting was adjourned at 7:08 p.m.

**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

July 24, 2017

STAFF REPORT

Application Number: 2016-114-SP

Project Name: Johnston Charter Academy Major Site Plan Modification

NC PIN / Tag #: 164900-95-2419/05G02001A
Overlay: None
Applicant: Bouma USA Management LLC
Owner: Douglas I & Cynthia Stephens Irrevocable Trust
Location: Off of Financial Drive located off of U.S HWY 70 BUS

Public Noticing:

- Neighborhood meeting July 19, 2017
- Sign posted prior to July 14, 2017

REQUEST: The applicant is requesting a major modification to the previously approved site plan (2016-189-SP) to develop a one-story 40,553 square foot charter school (Kindergarten – 8th grade).

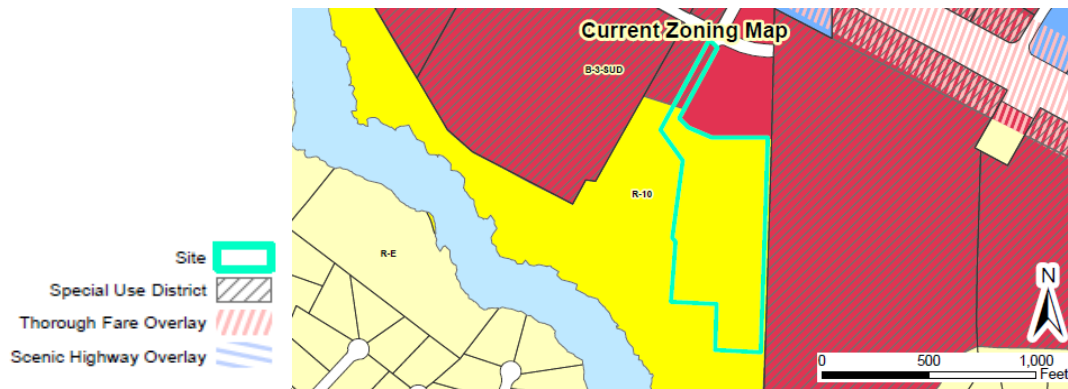
SITE DATA:

Acreage: ±8 acres of 67.56 total acres
Existing Use: Vacant



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Highway Business (B-3)	Vacant
South	Residential-10 (R-10) and Residential-Estate (R-E)	Vacant and Single-Family Residential
East	Highway Business Special Use District (B-3 SUD)	Vacant
West	Residential-10 (R-10) and Highway-Business Special Use District (B-3 SUD)	Vacant and Commercial (WalMart Plaza)

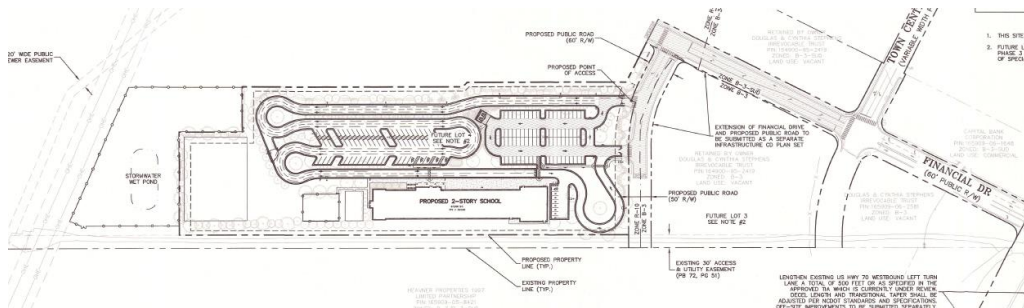
**DEVELOPMENT DATA:**

Proposed Uses:	School, K-8 grades
Number of Students:	772 (maximum)
Buildings:	1 building, 1 story
Floor Area Ratio:	.117
Impervious Surface:	49.55%
Proposed Parking:	153 spaces, including 6 handicap spaces
Required Parking:	1 space per employee= 60, 1 visitor per 50 students= 16, 1 space per 3 seats in gym= 60
Access/Streets:	Access will be provided via an entrance off of Financial Drive, which is proposed to be extended

STAFF ANALYSIS:**Overview**

The applicant is requesting a major modification to a previously approved major site plan (2016-189-SP). The applicant is requesting to modify the previously approved site plan by altering the architectural elevations of the building, and shifting the building and parking lot further west.

Previously approved site plan 2016-189-SP:

[illegible]

Consistency with Adopted Plans:

- Page 3 of 5

Access/Streets

Access into the proposed site will be via a driveway off Financial Drive. This will be a two-way access to serve as both the entrance and exit for the site. Additionally, the applicant is proposing that an existing 30' access and utility easement be utilized for any fire or emergency vehicle access.

Multi-Modal Access

Sidewalks are proposed within the site in order to provide pedestrian connectivity. The applicant is also proposing to provide 16 bike racks for the development.

Traffic Impact Analysis

A Traffic Impact Analysis (TIA) was prepared for this development by Wade Trim, Inc.. This traffic impact analysis was not modified as a part of this request because the total number of students remains the same as what was previously approved.

APPROVAL CRITERIA:

The applicant has addressed the Major Site Plan Approval Criteria outlined in UDC Section 155.707. This is incorporated into the record as an attachment to the Staff Report.

CONSIDERATIONS:

- Planning Board approves Major Site Plans.
- Major Site Plan approval is subject to the associated Special Use Permit, 2016-188-SUP. The site plan shall be subject to any conditions of approval placed upon the associated special use permit.

RECOMMENDATION:

Staff is recommending approval of the above referenced Major Site Plan Modification.

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

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: Johnston Charter Academy

Name of Project: Johnston Charter Academy Acreage of Property: 8 acres of 67.56 parent parcel

County Tag #: 05G02001A NC PIN: 164900-95-2419

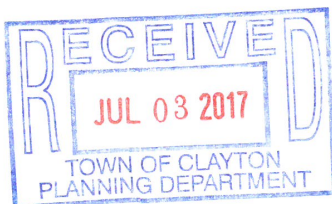
Address/Location: SE of the Town Centre Blvd and Financial Dr intersection

Existing Use: Vacant, undeveloped Proposed Use: K-8 Public Charter School

Zoning District: R10, *B3-SUD, *B3 *Note: Public R/W for Financial Dr extension on these parcels.

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

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



\$540

2017-114-SP

PROPERTY OWNER INFORMATION

Name: Douglas I & Cynthia M Stephens Irrevocable Trust, C/O Matt Stephens

Mailing Address: 319 Chapanoke Rd, Ste 103, Raleigh, NC 27603

Phone Number: (919) 779-8649

Fax: _____

Email Address: Mattstephens@bellsouth.net

APPLICANT INFORMATION

Applicant: Bouma USA Management LLC

Mailing Address: 445 Pettis Ave SE, Ste 201, Ada, MI 49301

Phone Number: (616) 682-6100

Fax: (810) 958-4848

Contact Person: Paul Bierlein

Email Address: paulbierlein@boumausa.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>June 22, 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.
See attached sheet.

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

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.

Paul Bierlein
Print Name


Signature of Applicant

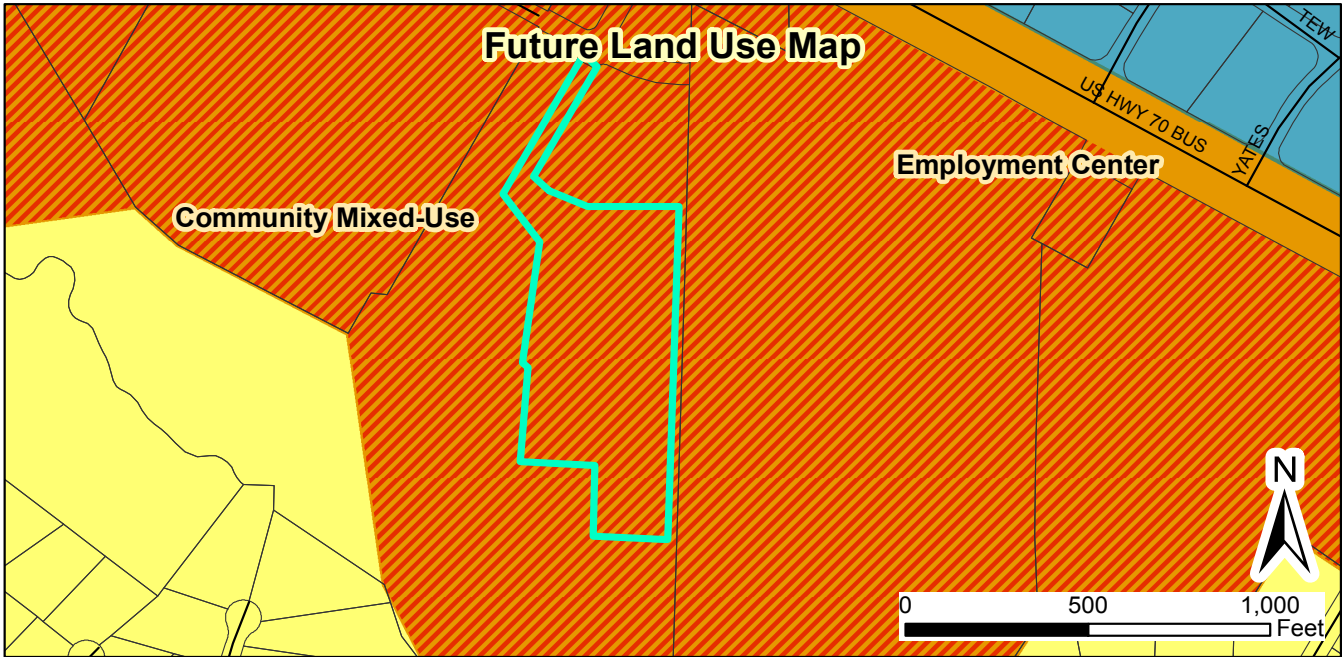
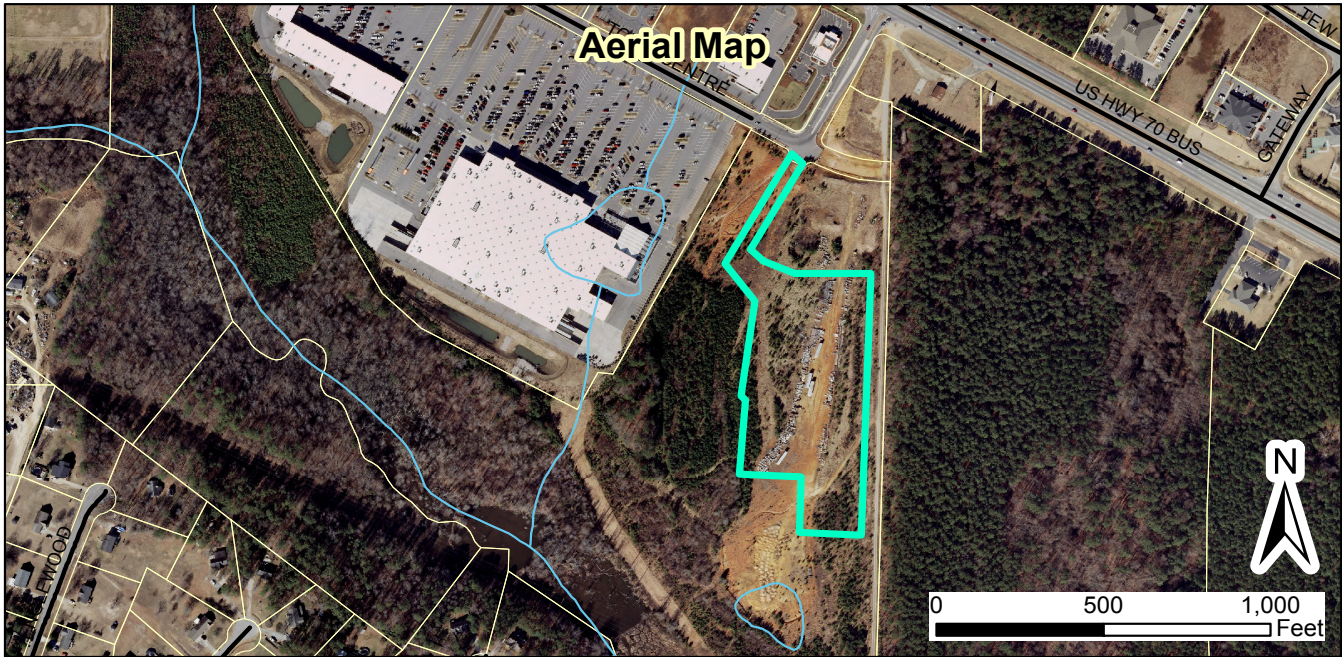
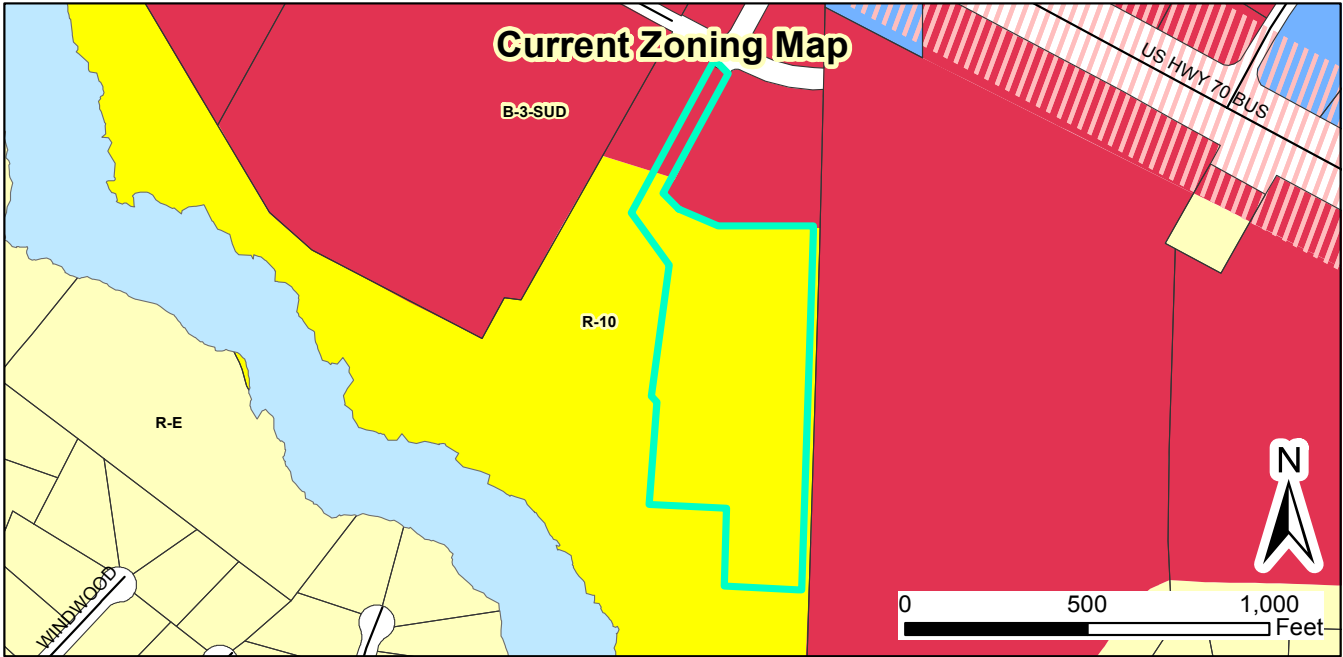
6/28/17
Date

JOHNSTON CHARTER ACADEMY

Explanation of Project

Charter Development Company a subsidiary of National Heritage Academies, in partnership with the Johnston County Charter Academy Board is proposing to build a new tuition free K-8 Charter School in the Town of Clayton. The school board's charter application to the State of North Carolina has been approved with an anticipated August 2018 school opening. The one story school is approximately 40,996 square feet and will serve 772 students when it reaches full capacity in the 2020-2021 school year. The undeveloped approximately 7.9 acre site is located on the eastern side of the Clayton Town Center development, and is part of a 67 acre parent parcel to be re-platted in connection with the proposed school development. The site is:

- a) located on property identified to serve as Community Center (CC) uses in the Future Land Use section of the Comprehensive Plan 2040,
- b) a community-serving, institutional use allowed in the current R-10 zoning district
- c) served adequately by essential public utilities, streets, highways, fire, and police, and public transportation,
- d) large enough to serve the K-8 school, a multi-purpose field, playgrounds, parking, queuing and provide the required setback buffers
- e) directly adjacent and connected to the Clayton Town Center development, which includes a signalized primary entrance on Hwy 70 and two additional un-signalized access points,
- f) situated on an extension of Financial Drive, to be built and dedicated to the Town of Clayton by the applicant,
- g) Located approximately 2 miles from downtown Clayton.



2016-114-SP Johnston Charter Academy Major Site Plan Modification
Request: Major site plan modification to develop a one-story
40,553 square foot charter school
 Applicant: Bouma USA Managemnt LLC
 Property Owner: Stephen Douglas I Irrevoable Trust
 Parcel ID Number: 164900-95-2419

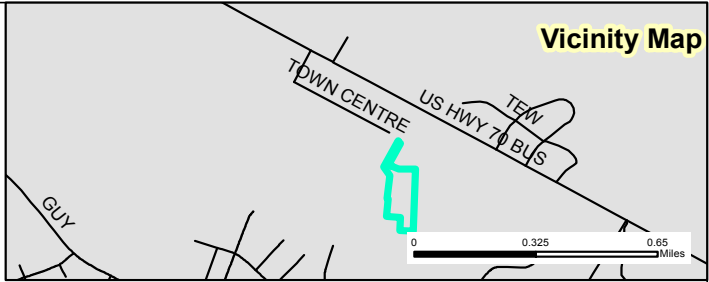


ETJ_Roads_Aug_2016

- Site
- Special Use District
- Thorough Fare Overlay
- Scenic Highway Overlay

10/10/16

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

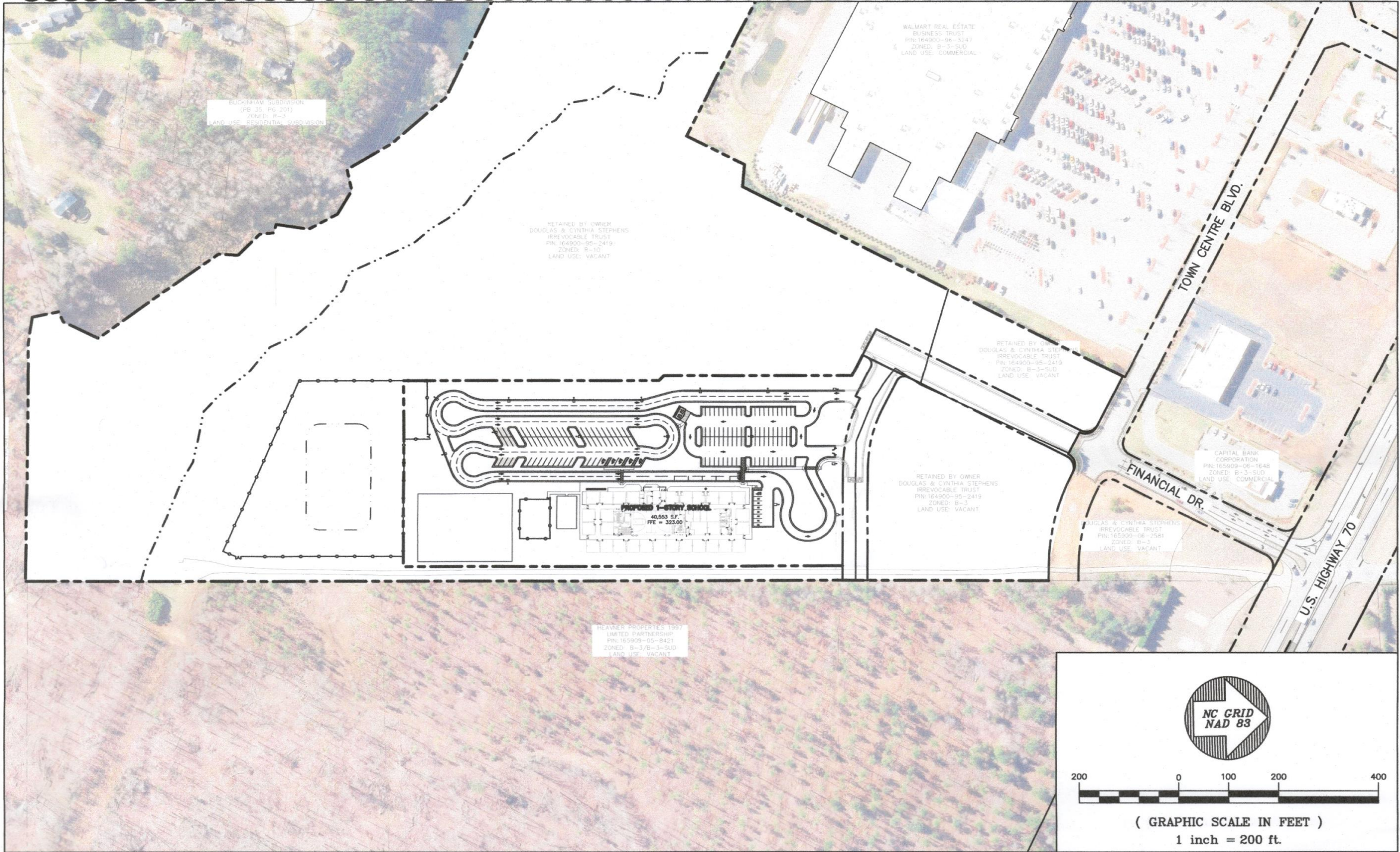


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MAJOR SITE PLAN MODIFICATION
FOR
JOHNSTON CHARTER ACADEMY

CLAYTON, NORTH CAROLINA

MAJOR SITE PLAN MODIFICATION: 2017-114-SP
PREVIOUSLY APPROVED MAJOR SITE PLAN: 2016-189-SP
ASSOCIATED SPECIAL USE PERMIT: 2016-188-SUP



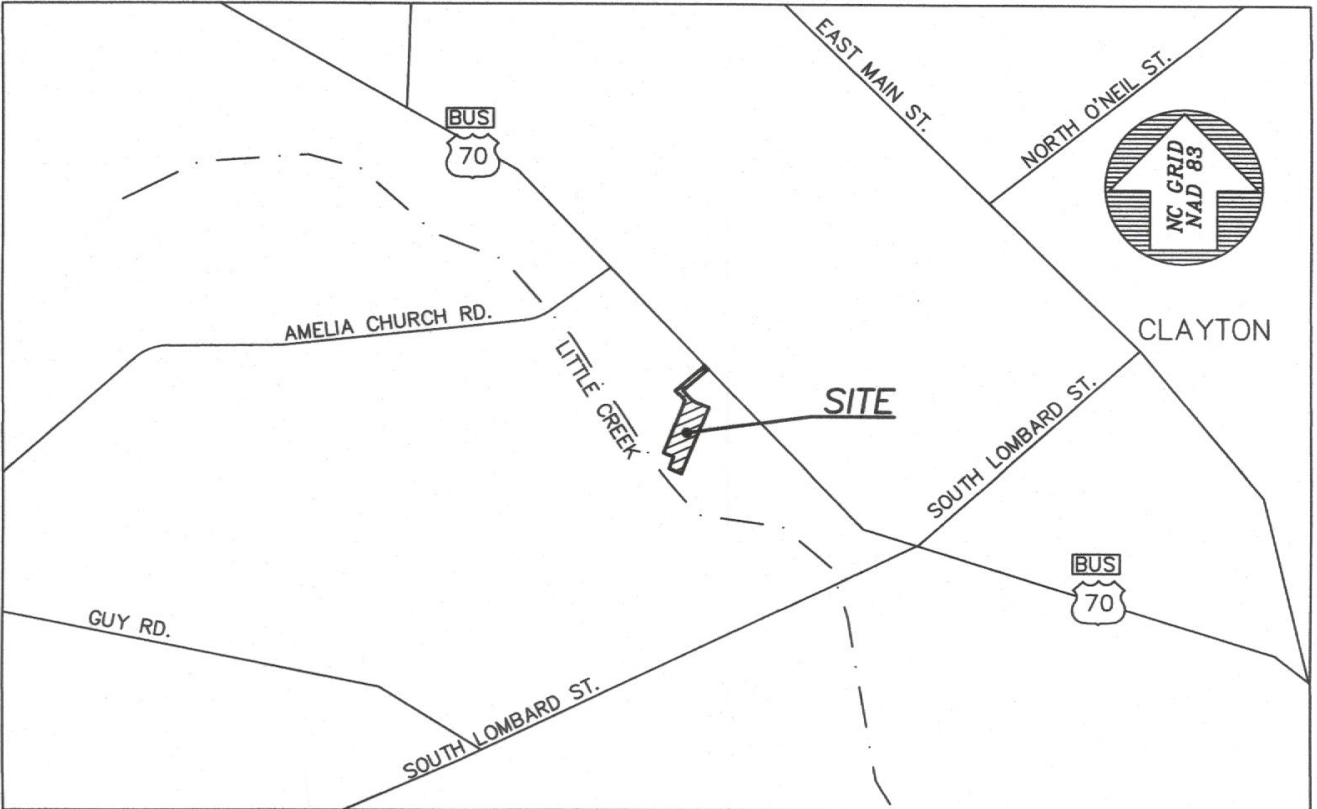
TOWN COUNCIL CONDITIONS OF APPROVAL

THE TOWN COUNCIL ALSO FINDS THE SPECIAL USE PERMIT IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE DEVELOPMENT OF THE SITE IS LIMITED TO THE SITE DESIGN APPROVED BY THE PLANNING BOARD AND USE ("SCHOOL, ELEMENTARY OR SECONDARY") APPROVED BY TOWN COUNCIL VIA THIS SPECIAL USE PERMIT. MODIFICATIONS TO THE APPROVED SITE PLAN SHALL REQUIRE REVIEW AND APPROVAL IN ACCORDANCE WITH SECTION 155.707 OF THE UNIFIED DEVELOPMENT CODE.
2. THE USE ("SCHOOL, ELEMENTARY OR SECONDARY") IS RESTRICTED TO JUST THE PORTION OF PROPERTY (±8 ACRES) ADDRESSED IN THE SITE PLAN (2016-189-SP) SUBMITTED IN CONJUNCTION WITH THIS SPECIAL USE PERMIT.
3. FOLLOWING BOARD APPROVALS, THREE COPIES OF THE FINAL SITE PLAN, LANDSCAPE PLAN, AND ARCHITECTURAL ELEVATIONS MEETING THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, CONDITIONS OF APPROVAL AND DISPLAYING THE CONDITIONS OF APPROVAL SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR FINAL APPROVAL AND STAMPING. ANY CHANGES TO THESE APPROVED PLANS MUST FOLLOW THE APPROPRIATE PROCESS FOR REVISIONS.
4. ALL MECHANICAL EQUIPMENT SHALL BE COMPLETELY SCREENED FROM VIEW.
5. ALL APPLICABLE DEVELOPMENT FEES SHALL BE PAID TO THE TOWN PRIOR TO ISSUANCE OF BUILDING PERMITS.
6. A FINAL LANDSCAPE/SITE INSPECTION SHALL BE PERFORMED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
7. ALL CLASS "C" LANDSCAPE BUFFERS (IN PARTICULAR, REQUIRED WHERE A PARKING AREA ADJUTS RESIDENTIALLY ZONED PROPERTY) SHALL INCLUDE A WALL, OPAQUE FENCE, EVERGREEN HEDGE, BERM, OR COMBINATION THEREOF WITH A MINIMUM HEIGHT OF SIX FEET AT INSTALLATION, AS REQUIRED BY THE UNIFIED DEVELOPMENT CODE.
8. ALL OFF-SITE ROADWAY IMPROVEMENTS RECOMMENDED BY THE TRAFFIC IMPACT ANALYSIS, AND AGREED UPON BY NCDOT CONGESTION MANAGEMENT, NCDOT DIVISION 4, AND THE TOWN SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE DEVELOPMENT.
9. SIDEWALKS SHALL BE PROVIDED ALONG THE WEST SIDE OF THE NEW SECTION OF FINANCIAL DRIVE AND THE SOUTH SIDE OF THE NEW SECTION OF SCHOLAR DRIVE. THE REMAINDER OF SIDEWALKS ALONG PUBLIC RIGHTS-OF-WAY ARE WAIVED BY COUNCIL.
10. BIKE RACKS SHALL BE PROVIDED FOR THE DEVELOPMENT AT THE RATE OF ONE BIKE RACK PER 40 PEOPLE, WHERE "PEOPLE" IS DEFINED AS THE SUMMATION OF ALL EMPLOYEES AND STUDENTS ABOVE 2ND GRADE.

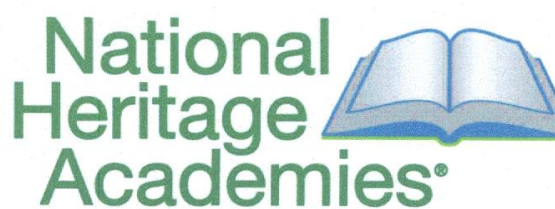
DRAWING LIST

SHEET	DRAWING TITLE
G0001	COVER
C0101	EXISTING CONDITIONS PLAN
C1000	SITE PLAN OVERVIEW
C1001	ENLARGED SITE PLAN
C1101	UTILITY PLAN
C1201	GRADING, EROSION CONTROL & STORMWATER MANAGEMENT PLAN
C4201	STORMWATER WET POND ENLARGEMENT & SECTION
C5001	SITE DETAILS
C5002	SITE DETAILS
C5003	SITE DETAILS
C5004	SITE DETAILS
L1001	LANDSCAPE PLANTING PLAN
L1002	LANDSCAPE PLANTING DETAILS
L1003	LANDSCAPE NOTES
A100	OVERALL FLOOR PLAN
A101	PARTIAL FLOOR PLAN - A
A102	PARTIAL FLOOR PLAN - B
	EXTERIOR ELEVATIONS
	SITE PHOTOMETRIC PLAN



VICINITY MAP
N.T.S.

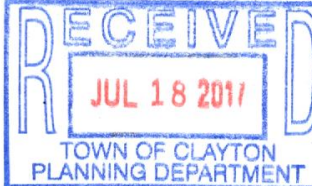
PROJECT OWNER/SCHOOL OPERATOR:



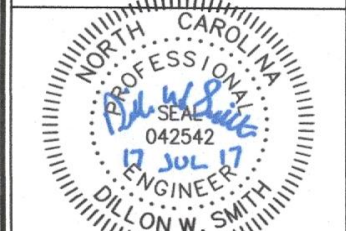
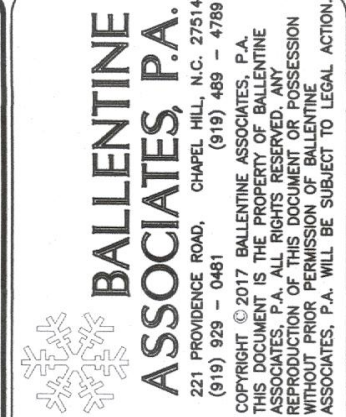
SITE PLANNING / CIVIL ENGINEERING:

BALLENTINE ASSOCIATES, PA.
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
(919) 929 - 0481 (919) 489 - 4789

LANDSCAPE ARCHITECTURE:



REVIEW DRAWING
NOT FOR CONSTRUCTION



DATE	REVISIONS
30 SEP 16	TRC REVIEW COMMENTS
19 OCT 16	TRC REVIEW COMMENTS
19 DEC 16	TRC REVIEW COMMENTS
03 JUL 17	TRC REVIEW COMMENTS
17 JUL 17	TRC REVIEW COMMENTS

DATE	REVISIONS
30 SEP 16	TRC REVIEW COMMENTS
19 OCT 16	TRC REVIEW COMMENTS
19 DEC 16	TRC REVIEW COMMENTS
03 JUL 17	TRC REVIEW COMMENTS
17 JUL 17	TRC REVIEW COMMENTS

OWNER INFORMATION
BOLMA USA MANAGEMENT, LLC
445 PETTIS AVENUE
SUITE 201
ADA, MI 49301
OWNERS REPRESENTATIVE:
MR. PAUL BIERLEN
PH: (616) 682-6100
FAX: (616) 682-6100
EMAIL: paul.bierlen@bolmausa.com

DATE	ISSUED
01 SEP 16	MAJOR SITE PLAN SUBMITTAL #1
30 SEP 16	MAJOR SITE PLAN SUBMITTAL #2
19 DEC 16	MAJOR SITE PLAN SUBMITTAL #3
03 JUL 17	MAJOR SITE MOD. SUBMITTAL #1
17 JUL 17	MAJOR SITE MOD. SUBMITTAL #2

JOHNSTON CHARTER ACADEMY
CLAYTON, NORTH CAROLINA
MAJOR SITE PLAN MODIFICATION

JOB NUMBER: 116022.10
DATE: 01 SEP 16
SCALE: AS SHOWN
DRAWN BY: F.M.E.
REVIEWED BY: D.W.S.

SHEET
G0001



EXISTING CONDITIONS & DEMOLITION NOTES

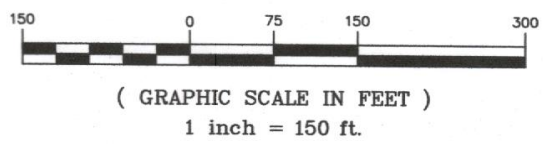
1. EXISTING CONDITIONS SHOWN ARE BASED UPON SITE SURVEYS PERFORMED BY BALLENTINE ASSOCIATES AND JOHNSTON COUNTY GIS DATA.
2. REFER TO SHEET C1201 FOR EROSION CONTROL NOTES AND FOR MORE INFORMATION ABOUT LIMITS OF DISTURBANCE.

DRAWING LEGEND

SYMBOL	DESCRIPTION
	MINOR CONTOUR
	MAJOR CONTOUR
	WATER VALVE
	FIRE HYDRANT
	SEWER MANHOLE
	UTILITY POLE
	UTILITY MANHOLE
	SIGN POST
	PROPERTY LINE
	ADJOINING PROPERTY LINE
	RIGHT-OF-WAY LINE
	WETLANDS
	OVERHEAD ELECTRIC LINE
	WATER LINE
	GAS LINE
	FENCE LINE
	SANITARY SEWER LINE
	STORM DRAINAGE PIPE
	LIMITS OF DISTURBANCE

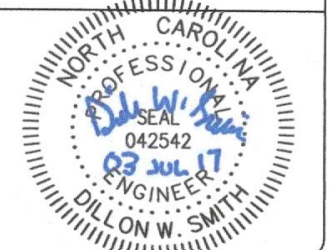
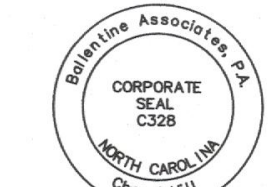


EXISTING CONDITIONS PLAN



**REVIEW DRAWING
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BALLENTINE ASSOCIATES, P.A.
CORPORATE SEAL
COUNTY OF JOHNSTON
NORTH CAROLINA
042542
BY: [Signature]
DATE: 03 JUL 17



DATE	REVISIONS
30 SEP 16	TRC REVIEW COMMENTS
17 OCT 16	TRC REVIEW COMMENTS
19 DEC 16	SUP. CONDITIONS OF APPROVAL
03 JUL 17	OWNER REQUESTED REVISIONS

OWNER INFORMATION
BOUMA USA MANAGEMENT, LLC
445 PETTIS AVENUE
SUITE 201
ADA, MI 49301
OWNERS REPRESENTATIVE:
MR. PAUL BERLIN
PH: (616) 682-6100
FAX: (616) 682-4048
EMAIL: paul.berlin@bousa.com

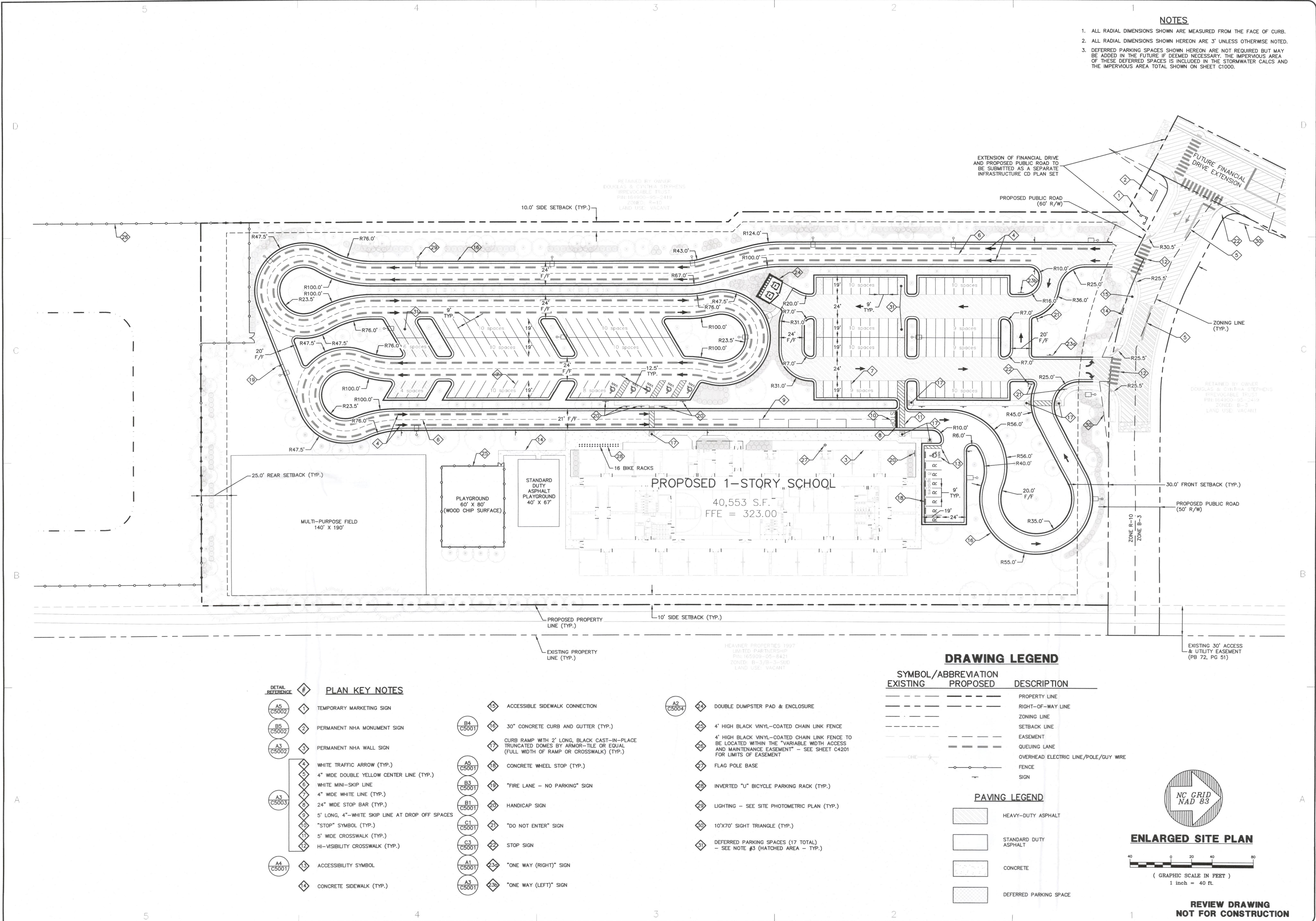
DATE	ISSUED
01 SEP 16	MAJOR SITE PLAN SUBMITTAL #1
30 SEP 16	MAJOR SITE PLAN SUBMITTAL #2
17 OCT 16	MAJOR SITE PLAN SUBMITTAL #3
19 DEC 16	FINAL SUBMITTAL FOR SIGNATURE
03 JUL 17	MAJOR SITE MOD. SUBMITTAL #1

JOHNSTON CHARTER ACADEMY
CLAYTON, NORTH CAROLINA

MAJOR SITE PLAN MODIFICATION

JOB NUMBER: 116022.10
DATE: 01 SEP 16
SCALE: AS SHOWN
DRAWN BY: F.M.E.
REVIEWED BY: D.W.S.

**SHEET
C0101**



BALENTINE ASSOCIATES P.A.
221 PROVIDENCE ROAD, CHASE, N.C. 27524
(919) 801-0444
FAX: (919) 801-0445
www.balentinepa.com

JOHNSTON CHARTER ACADEMY
CLAYTON, NORTH CAROLINA

MAJOR SITE PLAN MODIFICATION

REVISIONS

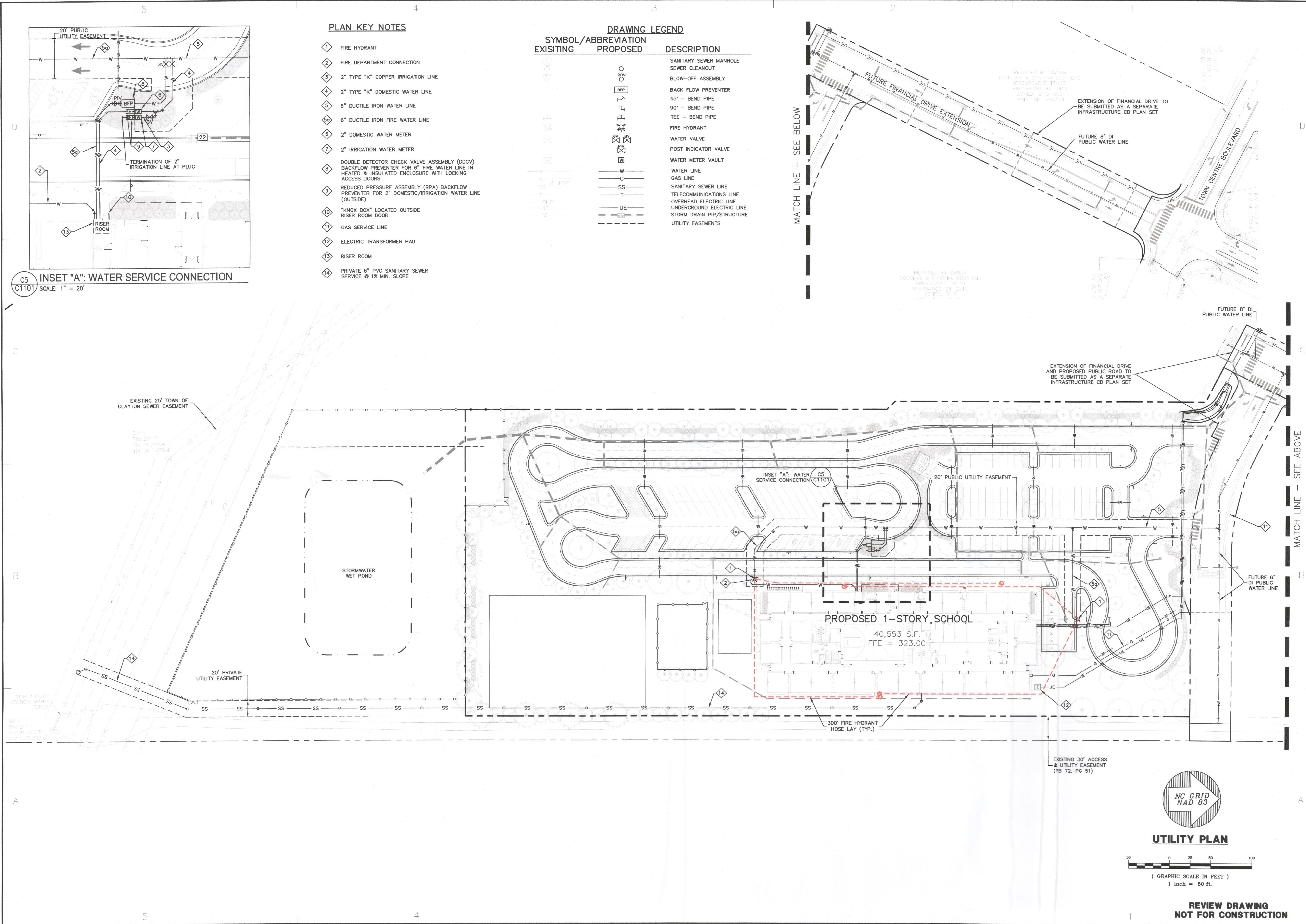
DATE	REVISIONS
17 OCT 16	TRC REVIEW COMMENTS
19 DEC 16	SUP. REVIEW COMMENTS
03 JUL 17	OWNER REQUESTED REVISIONS

OWNER INFORMATION
BOUMA USA MANAGEMENT, LLC
445 PETTIS AVENUE
SUITE 201
ADA, MI 49301
OWNERS REPRESENTATIVE:
MR. PAUL BIERLEIN
TEL: (616) 662-6100
FAX: (616) 662-6100
EMAIL: paul.bierlein@broumas.com

SHEET C1001

REVIEW DRAWING NOT FOR CONSTRUCTION

N:\Projects\11602210 JOHN CHARTER ACADEMY\Drawings\11602210 JOHN CHARTER ACADEMY.dwg, 7/20/2017 10:56:52 AM, DBA:GWS



C5 INSET "A": WATER SERVICE CONNECTION
C1101 SCALE: 1" = 20'

PLAN KEY NOTES

- 1 FIRE HYDRANT
- 2 FIRE DEPARTMENT CONNECTION
- 3 2" TYPE "K" COPPER IRRIGATION LINE
- 4 2" TYPE "K" DOMESTIC WATER LINE
- 5 6" DUCTILE IRON WATER LINE
- 6 6" DUCTILE IRON FIRE WATER LINE
- 7 2" DOMESTIC WATER METER
- 8 2" IRRIGATION WATER METER
- 9 DOUBLE DETECTOR CHECK VALVE ASSEMBLY (DDCV) BACKFLOW PREVENTER FOR 6" FIRE WATER LINE IN HEATED & INSULATED ENCLOSURE WITH LOCKING ACCESS DOORS
- 10 REDUCED PRESSURE ASSEMBLY (RPA) BACKFLOW PREVENTER FOR 2" DOMESTIC/IRRIGATION WATER LINE (OUTSIDE)
- 11 "KNOX BOX" LOCATED OUTSIDE RISER ROOM DOOR
- 12 GAS SERVICE LINE
- 13 ELECTRIC TRANSFORMER PAD
- 14 RISER ROOM
- 15 PRIVATE 6" PVC SANITARY SEWER SERVICE @ 1% MIN. SLOPE

DRAWING LEGEND

SYMBOL/ABBREVIATION		DESCRIPTION
EXISTING	PROPOSED	
SS	SS	SANITARY SEWER MANHOLE
SC	SC	SEWER CLEANOUT
BO	BO	BLOW-OFF ASSEMBLY
BFP	BFP	BACK FLOW PREVENTER
45'	45'	45' - BEND PIPE
90'	90'	90' - BEND PIPE
TEE	TEE	TEE - BEND PIPE
FH	FH	FIRE HYDRANT
WV	WV	WATER VALVE
PIV	PIV	POST INDICATOR VALVE
WMV	WMV	WATER METER VAULT
WL	WL	WATER LINE
GL	GL	GAS LINE
SSL	SSL	SANITARY SEWER LINE
TCL	TCL	TELECOMMUNICATIONS LINE
OEL	OEL	OVERHEAD ELECTRIC LINE
UEL	UEL	UNDERGROUND ELECTRIC LINE
SD	SD	STORM DRAIN PIP/STRUCTURE
UE	UE	UTILITY EASEMENTS

BALLENTINE ASSOCIATES, P.A.
REGISTERED PROFESSIONAL ENGINEER
No. 042542
State of North Carolina
Exp. 03 JUL 17
OFFICE: 100 W. SMITH ST., SUITE 201, RALEIGH, NC 27601
PHONE: (919) 329-0444
FAX: (919) 329-0444
WWW.BALLENTINE-PA.COM

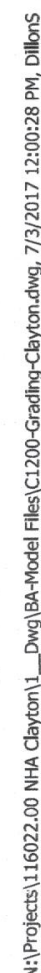
JOHNSTON CHARTER ACADEMY
CLAYTON, NORTH CAROLINA
MAJOR SITE PLAN MODIFICATION

JOB NUMBER: 11602210
DATE: 01 SEP 16
SCALE: AS SHOWN
DRAWN BY: F.M.E.
REVIEWED BY: D.W.S.

SHEET C1101

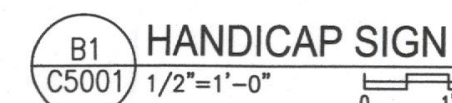
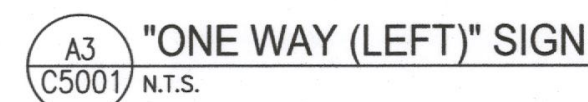
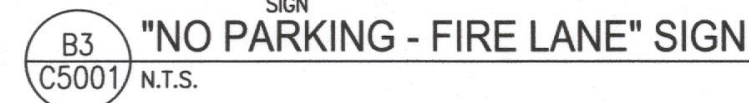
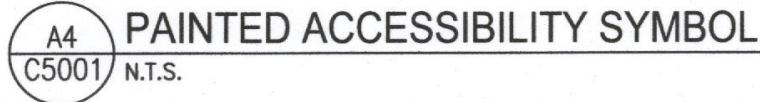
DATE	REVISIONS
30 SEP 16	1. RC REVIEW COMMENTS
17 OCT 16	2. RC REVIEW COMMENTS
19 DEC 16	3. SUP CONDITIONS OF APPROVAL
03 JUL 17	4. OWNER REQUESTED REVISIONS

OWNER INFORMATION
BOUMA USA MANAGEMENT, LLC
445 PETTIS AVENUE
SUITE 201
ADA, MI 49301
OWNERS REPRESENTATIVE:
MR. PAUL BIERLEIN
PH: (616) 682-6100
FAX: (616) 682-6100
EMAIL: paul.bierlein@broumusa.com



SHEET
C1201

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**REVIEW DRAWING
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SHEET
C5001

National Heritage Academies

Construction:

- Body of sign to be SignComp Commercial Body with 1 1/2" retainers
- Faces to be CNC routed aluminum with push-thru lettering and logo
- Bottom readerboard section of sign to be a 19mm whiteface sign
- Sign to be welded construction
- Base to be fabricated from broke formed .063" aluminum mechanically fastened to the bottom of cabinet

Graphics:

- Book logo to be digitally printed on clear cast digital material using eco-solvent ink, laminated and installed on first surface

Electrical:

- Sign is to be horizontally lamped using H.O. fluorescent bulbs
- Qty 3 - 40" bulbs
- One (1) - Allanson 360at ballast
- 120 VAC
- UL Listed

Installation:

- Sign installed using 3" x 5" steel
- Steel to be painted to deter deterioration
- Steel to be torched out for bulbs

RWS
2945C

RWS
4311C

RWS
376C

Detail Section Modulus

Member	Flange Size	Web Thickness
1.116	1.116" x 1.116"	1.116"
2.232	2.232" x 2.232"	2.232"
3.348	3.348" x 3.348"	3.348"
4.464	4.464" x 4.464"	4.464"
5.580	5.580" x 5.580"	5.580"
6.696	6.696" x 6.696"	6.696"
7.812	7.812" x 7.812"	7.812"
8.928	8.928" x 8.928"	8.928"
10.044	10.044" x 10.044"	10.044"
11.160	11.160" x 11.160"	11.160"
12.276	12.276" x 12.276"	12.276"
13.392	13.392" x 13.392"	13.392"
14.508	14.508" x 14.508"	14.508"
15.624	15.624" x 15.624"	15.624"
16.740	16.740" x 16.740"	16.740"
17.856	17.856" x 17.856"	17.856"
18.972	18.972" x 18.972"	18.972"
20.088	20.088" x 20.088"	20.088"
21.204	21.204" x 21.204"	21.204"
22.320	22.320" x 22.320"	22.320"
23.436	23.436" x 23.436"	23.436"
24.552	24.552" x 24.552"	24.552"
25.668	25.668" x 25.668"	25.668"
26.784	26.784" x 26.784"	26.784"
27.900	27.900" x 27.900"	27.900"
29.016	29.016" x 29.016"	29.016"
30.132	30.132" x 30.132"	30.132"
31.248	31.248" x 31.248"	31.248"
32.364	32.364" x 32.364"	32.364"
33.480	33.480" x 33.480"	33.480"
34.596	34.596" x 34.596"	34.596"
35.712	35.712" x 35.712"	35.712"
36.828	36.828" x 36.828"	36.828"
37.944	37.944" x 37.944"	37.944"
39.060	39.060" x 39.060"	39.060"
40.176	40.176" x 40.176"	40.176"
41.292	41.292" x 41.292"	41.292"
42.408	42.408" x 42.408"	42.408"
43.524	43.524" x 43.524"	43.524"
44.640	44.640" x 44.640"	44.640"
45.756	45.756" x 45.756"	45.756"
46.872	46.872" x 46.872"	46.872"
47.988	47.988" x 47.988"	47.988"
49.104	49.104" x 49.104"	49.104"
50.220	50.220" x 50.220"	50.220"
51.336	51.336" x 51.336"	51.336"
52.452	52.452" x 52.452"	52.452"
53.568	53.568" x 53.568"	53.568"
54.684	54.684" x 54.684"	54.684"
55.800	55.800" x 55.800"	55.800"
56.916	56.916" x 56.916"	56.916"
58.032	58.032" x 58.032"	58.032"
59.148	59.148" x 59.148"	59.148"
60.264	60.264" x 60.264"	60.264"
61.380	61.380" x 61.380"	61.380"
62.496	62.496" x 62.496"	62.496"
63.612	63.612" x 63.612"	63.612"
64.728	64.728" x 64.728"	64.728"
65.844	65.844" x 65.844"	65.844"
66.960	66.960" x 66.960"	66.960"
68.076	68.076" x 68.076"	68.076"
69.192	69.192" x 69.192"	69.192"
70.308	70.308" x 70.308"	70.308"
71.424	71.424" x 71.424"	71.424"
72.540	72.540" x 72.540"	72.540"

B5 PERMANENT NHA MONUMENT SIGN
C5002

Construction Signs

120 in

48 in

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GRADES K - 6
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V-sign side A

Plan View of Installation Configuration for V-sign

Side A

Side B

96 in

image TBD

**JOHNSTON
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V-sign side B

48 in

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K-6
FREE
PUBLIC
CHARTER
SCHOOL**

**JOHNSTON
CHARTER
ACADEMY
TEMPORARY
OFFICE**

f

pantone 34-05C

pantone 2950C

120 in

48 in

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2 sided sign-side A

120 in

48 in

**JOHNSTON
CHARTER ACADEMY**
K-6 • No-Cost • APPLY TODAY

2 sided sign-side B

Signature: _____

Date: _____

**MIDWEST
SIGN COMPANY**

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PH 800.245.5800 FAX 616.825.5962 midwestsignco.com

Drawing construction signs
Project: 194A - Johnston
Date: 8/22/2016

Draw by
199

A5 TEMPORARY MARKETING SIGN
C5002

Johnston Charter Academy

 PERMANENT NHA WALL SIGN

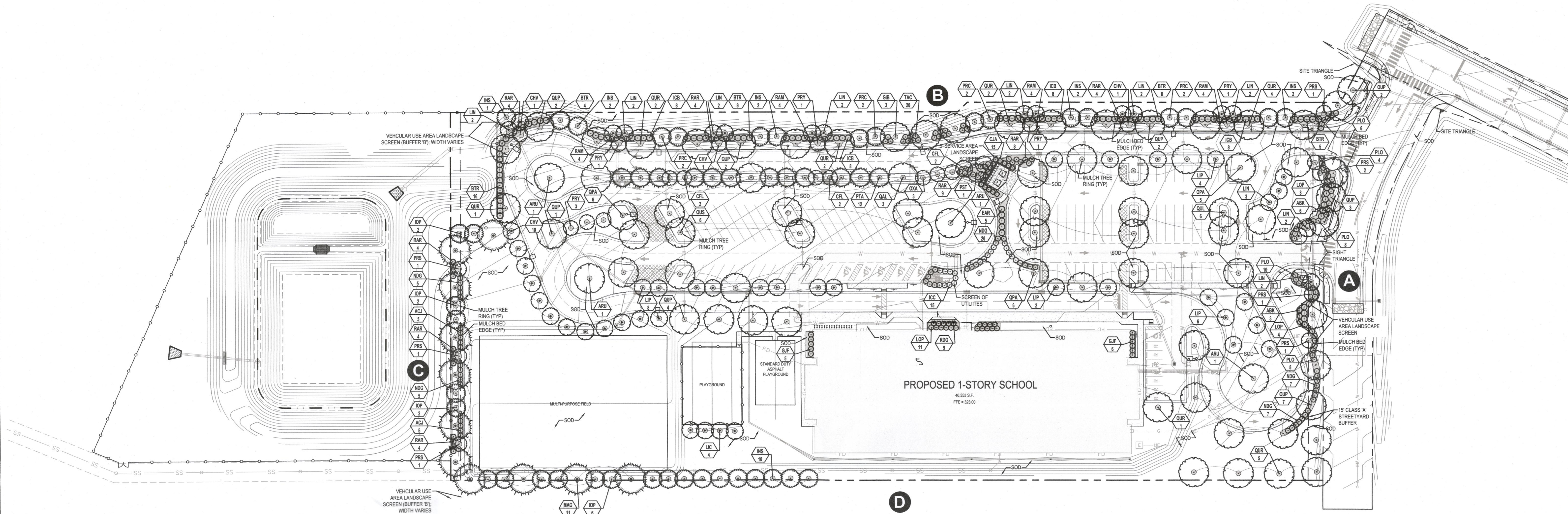
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JOHNSTON CHARTER ACADEMY CLAYTON, NORTH CAROLINA	
MAJOR SITE PLAN MODIFICATION	
JOB NUMBER: 116022.10 DATE: 01 SEP 16 SCALE: AS SHOWN DRAWN BY: F.M.E. REVIEWED BY: D.W.S.	
SHEET C5002	





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ISSUED		REVISED	
MAJOR SITE PLAN SUBMITTAL #1	DATE: 01 SEP 16	TRC REVIEW COMMENTS	DATE: 30 SEP 16
MAJOR SITE PLAN SUBMITTAL #2	02 SEP 16	TRC REVIEW COMMENTS	17 OCT 16
MAJOR SITE PLAN SUBMITTAL #3	03 SEP 16	SUP CONDITIONS OF APPROVAL	19 DEC 16
FINAL SUBMITTAL FOR SIGNATURE	03 SEP 16	OWNER REQUESTED REVISIONS	03 JUL 17
MAJOR SITE MOD. SUBMITTAL #1	03 JUL 17		
OWNER INFORMATION BOUMA, LISA MANAGEMENT, LLC 445 PETTIS AVENUE SUITE 201 ADA, MI 49001 OWNERS REPRESENTATIVE: MR. PAUL BIERLEN PH: (616) 582-6100 FAX: (616) 538-4545 EMAIL: paul.bierlen@broumas.com			
JOHNSTON CHARTER ACADEMY CLAYTON, NORTH CAROLINA		MAJOR SITE PLAN MODIFICATION	
JOB NUMBER: 116022.10			
DATE: 01 SEP 16			
SCALE: AS SHOWN			
DRAWN BY: F.M.E.			
REVIEWED BY: D.W.S.			
SHEET C5004			



PEAK CHARTER ACADEMY - Clayton, NC Master Plant List										
TYPE	SYMBOL	NUMBER	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	SPACING	OTHER
DECIDUOUS CANOPY TREES	ARJ	4	<i>Acer rubrum</i>	October Glory Maple	2 1/2"	8'	6'	B&B	Per Plan	Single Leader, Male Only
	GIB	3	<i>Ginkgo biloba</i>	Maidenhair	2 1/2"	8'	6'	B&B	Per Plan	Single Leader
	QAL	3	<i>Quercus alba</i>	Sawtooth Oak	2 1/2"	8'	6'	B&B	Per Plan	Single Leader
	QPA	16	<i>Quercus palustris</i>	Pin Oak	2 1/2"	8'	6'	B&B	Per Plan	Single Leader
	QUL	6	<i>Quercus lyrata</i>	Overcup Oak	2 1/2"	8'	6'	B&B	Per Plan	Single Leader
	QUP	23	<i>Quercus phellos</i>	Hightower Willow Oak	2 1/2"	8'	6'	B&B	Per Plan	Single Leader
	QUR	17	<i>Quercus rubra</i>	Northern Red Oak	2 1/2"	8'	6'	B&B	Per Plan	Single Leader
QUS	6	<i>Quercus shumardii</i>	Shumard Oak	2 1/2"	8'	6'	B&B	Per Plan	Single Leader	
EVERGREEN CANOPY TREES	MAG	11	<i>Magnolia grandiflora</i>	Southern Magnolia	2 1/2"	8'	6'	B&B	Per Plan	Tree Form
	PST	1	<i>Pinus strobus</i>	Eastern White Pine	2 1/2"	8'	6'	B&B	Per Plan	Tree Form
	PTA	12	<i>Pinus taeda</i>	Loblolly Pine	2 1/2"	8'	6'	B&B	Per Plan	Tree Form
DECIDUOUS UNDERSTORY TREES	CFL	6	<i>Cornus florida</i>	Flowering Dogwood	2"	6'	4'	B&B	Per Plan	Single Trunk
	CHV	13	<i>Chionodoxa virginicus</i>	Fringe Tree	2"	6'	4'	B&B	Per Plan	Multi-Stem, 3 Canes Minimum
	LIC	4	<i>Lagerstroemia indica</i> x 'Irene Caroline Beauty'	Caroline Beauty Crape Myrtle	2"	6'	4'	B&B	Per Plan	Multi-Stem, 3 Canes Minimum
	LIN	21	<i>Lagerstroemia indica</i> x 'Irene Natchez'	Natchez Crape Myrtle	2"	6'	4'	B&B	Per Plan	Single Trunk
	LIP	20	<i>Lagerstroemia indica</i> x 'Irene Purple Tower'	Purple Tower Crape Myrtle	2"	6'	4'	B&B	Per Plan	Multi-Stem, 3 Canes Minimum
	OXA	3	<i>Oxydendrum album</i>	Sourwood	2"	6'	4'	B&B	Per Plan	Single Trunk
	PRS	8	<i>Prunus serrulata</i>	Japanese Flowering Cherry	2"	6'	4'	B&B	Per Plan	Single Trunk
PRY	7	<i>Prunus x yedoensis</i>	Yoshino Cherry	2"	6'	4'	B&B	Per Plan	Single Trunk	
EVERGREEN UNDERSTORY TREES	INS	19	<i>Ilex x 'Nelle R. Stevens'</i>	Nelle Stevens Holly	2"	6'	4'	B&B	Per Plan	Pyramidal, Full To Ground
	IOP	12	<i>Ilex opaca</i>	American Holly	2"	6'	4'	B&B	Per Plan	Pyramidal, Full To Ground
	PRC	8	<i>Prunus caroliniana</i>	Carolina Cherry Laurel	2"	6'	4'	B&B	Per Plan	Pyramidal, Full To Ground
DECIDUOUS SHRUBS	EAR	5	<i>Euconymus alata</i> 'Rudy Haag'	Rudy Haag Burning Bush	n/a	24"	24"	CONT.	6" O.C.	Full To Ground
EVERGREEN SHRUBS	ABK	9	<i>Abelia x grandiflora</i> 'Kaledioscop' PPF16,998	'Kaledioscop' Abelia	n/a	24"	24"	CONT.	5" O.C.	VUA Screen, Buffer Screen, Full To Ground
	ACJ	10	<i>Acuba japonica</i>	Spotted Laurel	n/a	24"	24"	CONT.	5" O.C.	Buffer Screen, Full To Ground
	BTR	41	<i>Berberis thunbergii</i> 'Rose Glow'	Rose Glow Japanese Barberry	n/a	24"	24"	CONT.	6" O.C.	Buffer Screen, Full To Ground
	CJA	15	<i>Camellia</i> x 'April Tryst'	April Tryst Camellia	n/a	4"	3"	B&B	5" O.C.	Service Area Screen, Pyramidal, Full To Ground
	GJF	11	<i>Gardenia jasminoides</i> 'Frost proof'	Frostproof Gardenia	n/a	24"	24"	CONT.	5" O.C.	Full To Ground
	ICC	32	<i>Ilex cornuta</i> 'Burford Nani'	Dwarf Burford Holly	n/a	24"	24"	CONT.	5" O.C.	Buffer Screen, Full To Ground
	ICB	15	<i>Ilex cornuta</i> 'Carissima'	Carissa Holly	n/a	24"	24"	CONT.	5" O.C.	Ulliesen Screen, Full To Ground
	LOP	23	<i>Lonicera chinensis</i> 'Shirang'	Purple Diamond Semi-Dwarf Longpetal	n/a	24"	24"	CONT.	5" O.C.	VUA Screen, Buffer Screen, Full To Ground
	NDO	44	<i>Nandina domestica</i> 'Buffheart'	Gulfstream Nandina	n/a	24"	24"	CONT.	5" O.C.	VUA Screen, Buffer Screen, Full To Ground
	PLO	36	<i>Prunus laurocerasus</i> 'Otto Luyken'	Otto Luyken	n/a	24"	24"	CONT.	5" O.C.	VUA Screen, Buffer Screen, Full To Ground
	RAM	16	<i>Rhododendron</i> 'Autumn Monarch'	Autumn Monarch Encore Azalea	n/a	24"	24"	CONT.	5" O.C.	Buffer Screen, Full To Ground
	RAR	41	<i>Rhododendron</i> 'Autumn Royalty'	Autumn Royalty Encore Azalea	n/a	24"	24"	CONT.	5" O.C.	Buffer Screen, Full To Ground
	RDC	9	<i>Raphiolepis delacourii</i> 'Georgia Petter' PPR9,983	Georgia Petter Indian Hawthorne	n/a	18"	18"	CONT.	5" O.C.	Full To Ground
	TAC	20	<i>Taxus cuspidata</i>	Japanese Yew	n/a	24"	18"	CONT.	5" O.C.	Buffer Screen, Full To Ground
TURF	SOD	n/a	<i>Cynodon dactylon</i> - Sod	Bermuda Sod	n/a	n/a	n/a	n/a	n/a	

- PLANT LIST NOTES
- All plant material shall comply with the sizing and grading standards as set forth in the most current ANSI Z60.180 - American Standard for Nursery Stock.
 - No substitutions shall be made without the written authorization of the Project Landscape Architect.
 - Verification of total quantities of plants on the Master Landscape Plan shall be the responsibility of the landscape contractor.
 - Contractor shall locate all utilities prior to plant installation. Contractor shall be responsible for all damages incurred by his work.
 - All plant and tree line locations shall be staked in the field for approval by the Project Landscape Architect or Owner's Representative PRIOR to installation.
 - For plant sizing - the caliper, height, and width must all be provided to be accepted by the Owner.
 - For each individual plant type specified, if more than one plant is proposed, each of those plants must match in form, size, shape, etc.
 - See Details, Notes, and Specifications for additional requirements.

REQUIRED LANDSCAPE CALCULATIONS AND NOTES

A 15' Class 'A' Street/Yard Buffer

Total Frontage: 462'
Less Entry Driveway: 77'
Total Applicable Buffer Length: 385'

Required Shade Trees: 8
Existing Shade Trees: 0
Proposed Shade Trees: 8
Calc: 2 per 100LF (385 / 100) = 3.85
3.85 x 2 = 7.7

Required Understory Trees: 4
Existing Understory Trees: 0
Proposed Understory Trees: 4
Calc: 1 per 100LF (385 / 100) = 3.85
3.85 x 1 = 3.85

Required Shrubs: 39
Existing Shrubs: 0
Proposed Shrubs: 39
Calc: 10 per 100LF (385 / 100) = 3.85
3.85 x 10 = 38.5

Total Shade Trees: 8
Total Understory Trees: 4
Total Shrubs: 39

Note: No required trees or shrubs located within this buffer (Dashed Line, as seen on plan) have been counted towards the 'Interior Landscape Requirements' of the property.

D NO BUFFER REQUIRED

Note: No Landscape Buffer is required in this area because subject property (R-10) is adjacent to (B-3). See 'Compatibility Buffer Requirements' (Table 4-5) of Code Section: 155.402.E.2.c.

B 10' Class 'C' Landscape Buffer

Frontage: 954'
Total Applicable Buffer Length: 954'

Required Shade Trees: 20
Existing Shade Trees: 0
Proposed Shade Trees: 20
Calc: 2 per 100LF (954 / 100) = 9.54
9.54 x 2 = 19.08 = 20

Required Understory Trees: 39
Existing Understory Trees: 39
Proposed Understory Trees: 39
Calc: 3 per 100LF (954 / 100) = 9.54
9.54 x 3 = 28.62 = 29

Required Shrubs: 115
Existing Shrubs: 0
Proposed Shrubs: 115
Calc: 12 per 100LF (954 / 100) = 9.54
9.54 x 12 = 114.48 = 115

Total Shade Trees: 20
Total Understory Trees: 39
Total Shrubs: 115

Note: Design Team has chosen 'Alternative 1' Class 'C' Buffer

Note: Class 'C' Buffer required because "the perimeter of all parking areas and other vehicular use areas adjacent to residentially-zoned property shall provide a Class 'C' Buffer as set forth in" Code 155.402.D.2.a.1.

Note: A combination of 3' tall earthen berm and evergreen shrubs and evergreen understory trees will be provided to meet the additional requirements of a Class 'C' Buffer.

Note: Landscape Buffer has been extended past the 10' required zone. Required trees and shrubs will be placed throughout the area between the property line and the Vehicular Use Area.

Note: No required trees or shrubs located within this buffer (Dashed Line, as seen on plan) have been counted towards the 'Interior Landscape Requirements' of the property.

Provided Varying Width Class 'C' Buffer Information:
Minimum Width: 10'
Maximum Width: 39'
Total Area of (Typical) 10' Buffer: 9,540 SF
Total Area of Provided 'Varying Width' Buffer: 29,839 SF

C 10' Class 'C' Landscape Buffer

Frontage: 382'
Less BMP: 120'
Total Applicable Buffer Length: 262'

Required Shade Trees: 6
Existing Shade Trees: 0
Proposed Shade Trees: 6
Calc: 2 per 100LF (262 / 100) = 2.62
2.62 x 2 = 5.24 = 6

Required Understory Trees: 8
Existing Understory Trees: 0
Proposed Understory Trees: 8
Calc: 3 per 100LF (262 / 100) = 2.62
2.62 x 3 = 7.86 = 8

Required Shrubs: 32
Existing Shrubs: 0
Proposed Shrubs: 32
Calc: 12 per 100LF (262 / 100) = 2.62
2.62 x 12 = 31.44 = 32

Total Shade Trees: 6
Total Understory Trees: 8
Total Shrubs: 32

Note: Design Team has chosen 'Alternative 1' Class 'C' Buffer

Note: Class 'C' Buffer required because "the perimeter of all parking areas and other vehicular use areas adjacent to residentially-zoned property shall provide a Class 'C' Buffer as set forth in" Code 155.402.D.2.a.1.

Note: A combination of 3' tall earthen berm and evergreen shrubs and evergreen understory trees will be provided to meet the additional requirements of a Class 'C' Buffer.

Note: Landscape Buffer has been extended past the 10' required zone. Required trees and shrubs will be placed throughout the area between the property line and the Vehicular Use Area.

Note: No required trees or shrubs located within this buffer (Dashed Line, as seen on plan) have been counted towards the 'Interior Landscape Requirements' of the property.

Site Interior Landscape Requirement

Requirement:
1) 20% of the TOTAL LOT AREA shall be landscaped
2) Per 1,000 SF: 1 Canopy Tree, 2 Shrubs

Calculations:
Total Lot Area: 345,481 SF
20% of Total Lot Area: 69,096.2 SF
69,096.2 / 1,000 = 69.09 = 70

Required Vegetation Counts:
Total Canopy Trees: 70
Total Understory Trees: 70
Total Shrubs: 140

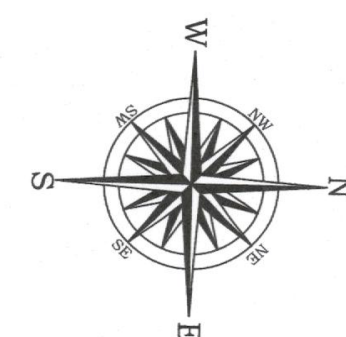
Proposed Vegetation Counts:
Total Canopy Trees: 70
Total Understory Trees: 70
Total Shrubs: 140

Note: Landscaping located within the Vehicular Use Area has been counted to meet the minimum requirements.

Note: Landscaping located within the required Perimeter Landscape Buffers (only Buffers 'A', 'B', & 'C' are required) has not been counted to meet the minimum requirements.

Notes:

- All landscaping to be maintained in perpetuity.
- Unless otherwise specified, all lawn areas to be sod.
- Within the Site Distance Triangle, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to impede the sight vision at the intersection.
- See L1002 for landscape installation details.
- Trees located within landscape islands will be required to be limbed between 0' and 6' above the curbline.
- All landscaped areas shall be provided with an automatically operated irrigation system that will adequately cover all living plant material, such system shall include a rain sensor.
- All landscaped areas shall be maintained in an attractive and healthy condition. Dead or diseased plantings shall be removed and replaced in a timely fashion.
- See Sheet L1003 for Irrigation Specifications.
- No existing landscape material to be used for landscape credit.



SCALE: 1" = 50' - 0"

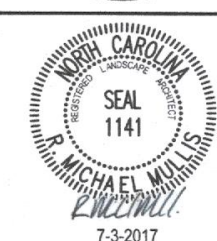
LANDSCAPE PLANTING PLAN

THIS SHEET WAS PREPARED BY:



ADDRESS: 133 Keybridge Drive, Suite E
Morrisville, NC 27560
PHONE: 941-400-1624
EMAIL: mike.mullis@mullisdesign.com
WEB: mullisdesigngroup.com

REVIEW DRAWING
NOT FOR CONSTRUCTION



DATE	REVISIONS
30 SEP 16	TRC REVIEW COMMENTS
17 OCT 16	SUP CONDITIONS OF APPROVAL
19 DEC 16	OWNER REQUESTED REVISIONS
03 JUL 17	

OWNER INFORMATION
BOUMA USA MANAGEMENT, LLC
445 PETTIS AVENUE
SUITE 201
ADA, MI 48301
OWNERS REPRESENTATIVE:
MR. PAUL BIERLEIN
PH: (616) 682-6100
FAX: (616) 888-4848
EMAIL: paul.bierlein@brouma.com

DATE	ISSUED
01 SEP 16	MAJOR SITE PLAN SUBMITTAL #1
30 SEP 16	MAJOR SITE PLAN SUBMITTAL #2
17 OCT 16	MAJOR SITE PLAN SUBMITTAL #3
19 DEC 16	FINAL SUBMITTAL FOR SIGNATURE
03 JUL 17	MAJOR SITE MOD. SUBMITTAL #1

JOHNSTON CHARTER ACADEMY
CLAYTON, NORTH CAROLINA

MAJOR SITE PLAN MODIFICATION

JOB NUMBER: 116022-10

DATE: 01 SEP 16

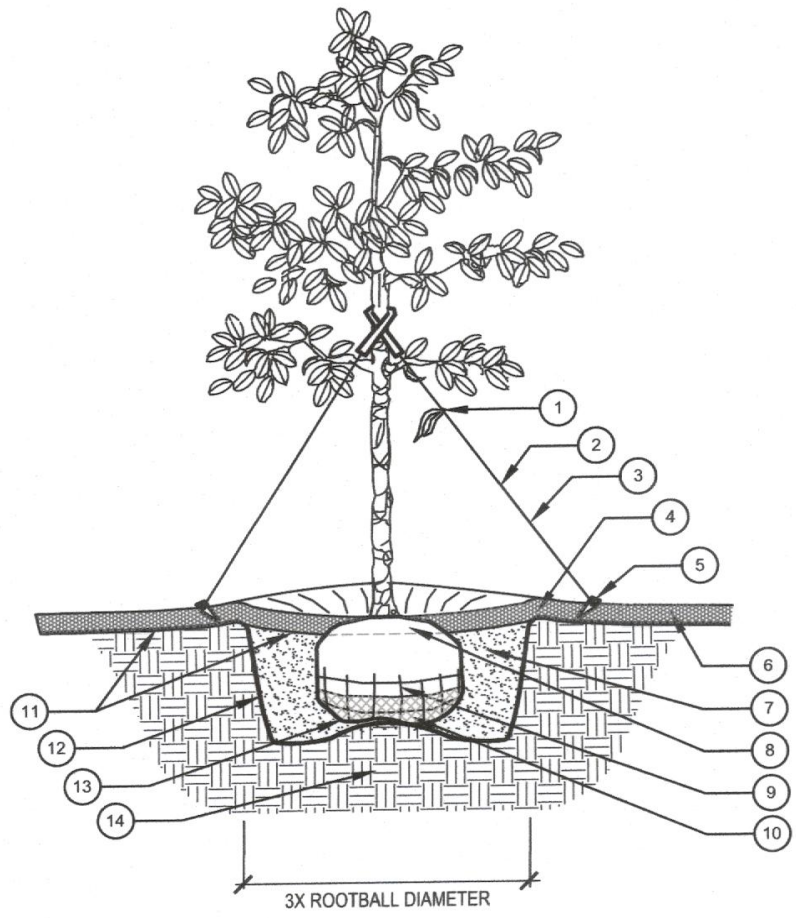
SCALE: AS SHOWN

DRAWN BY: TAW

REVIEWED BY: MDG

SHEET

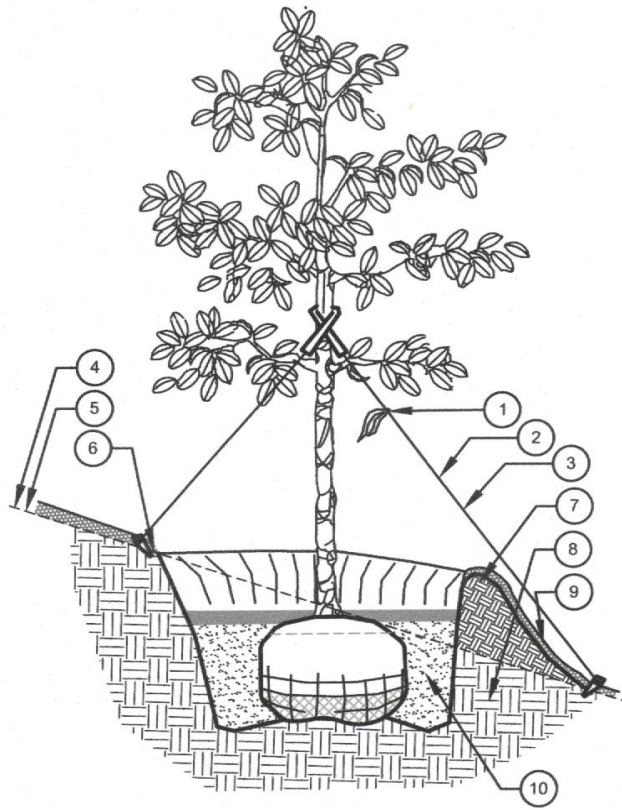
L1001



A TREE PLANTING

SECTION

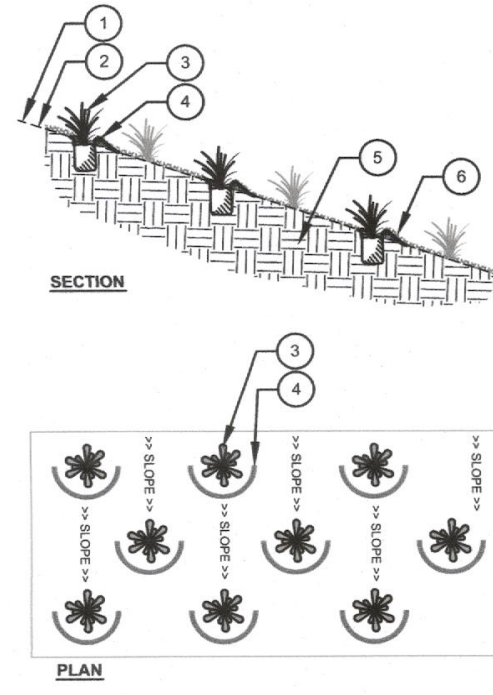
- 1 WARNING FLAG
 - 2 TREE STRAP
 - 3 TREE GUY WIRE STAKED JUST OUTSIDE EARTHEN SAUCER, ADD TURNBUCKLES IF NECESSARY TO STABILIZE TREE
 - 4 EARTHEN SAUCER AT EDGE OF PLANTING PIT
 - 5 TREE GUYING STAKE
 - 6 3" MULCH LAYER
 - 7 BACKFILL WITH SOIL PER SPECIFICATIONS
 - 8 FIND TOP-MOST ROOT ON ROOTBALL. POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
 - 9 REMOVE TOP 1/2 OF WIRE ROOT BALL BASKET OR ROOTBALL STRAPS, REMOVE ALL SYNTHETIC STRAP MATERIAL FROM ENTIRE ROOTBALL
 - 10 REMOVE TOP 3/4 OF BURLAP ROOTBALL COVERING. REMOVE ALL SYNTHETIC COVERING FROM ENTIRE ROOTBALL
 - 11 FINISHED GRADE - LANDSCAPE SOIL
 - 12 PLANTING PIT: EXCAVATE PLANTING PIT TO 3 TIMES THE WIDTH OF ROOTBALL (8" MIN. FLARING SIDES OF PIT AS SHOWN. SCARIFY SIDES OF PIT SO THAT THE SIDES ARE NOT SMOOTHED OR GLAZED)
 - 13 ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING
 - 14 UNDISTURBED SUBGRADE
- NOTES:
1. ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE



D TREE ON 4:1 OR GREATER SLOPE

SECTION

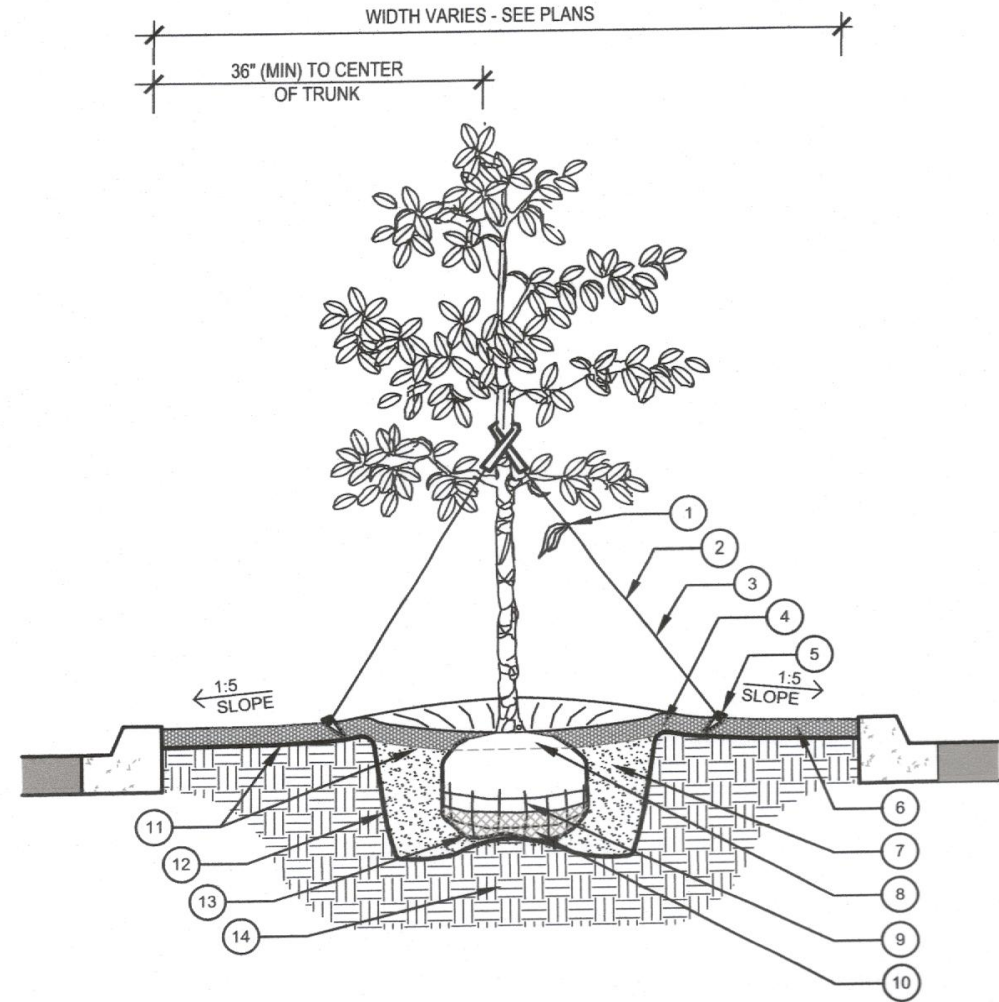
- 1 WARNING FLAG
 - 2 TREE STRAP
 - 3 TREE GUY WIRE STAKED JUST OUTSIDE EARTHEN SAUCER, ADD TURNBUCKLES IF NECESSARY TO STABILIZE TREE
 - 4 ORIGINAL 4:1 (OR GREATER) SLOPE
 - 5 PLACE SLOPE STABILIZATION MATERIAL SECURELY ON SLOPE (SEE ENGINEER'S PLANS)
 - 6 TO INSTALL TREE, LOCATE TREE POSITION AND CUT SLIT IN STABILIZATION MATERIAL (PER SECTION 6.13 OF THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL). LARGE ENOUGH TO SLIP ROOTBALL THROUGH AND INSTALL PLANT PER REQUIREMENTS. NOTE THAT TOP CORNER OF PLANT ROOTBALL IS NOT BE HIGHER THAN ORIGINAL GRADE OF SLOPE.
 - 7 CREATE TREE SAUCER BY EXCAVATING THE HIGH SIDE AND PLACING EXCAVATED DIRT ON LOW SIDE OF PLANT AREA, CREATING SAUCER FOR PLANT TO BE PLANTED WITHIN. FIRMLY FORMED SAUCER ANGLE OF REPOSE VARIES WITH THE STEEPNESS OF ORIGINAL SLOPE. HEIGHT OF SAUCER TO BE EQUAL TO HEIGHT OF ORIGINAL GRADE OF IMPACTED SOIL ON THE HIGH SIDE OF SAUCER.
 - 8 COMPACTED SUBGRADE OR PLANTING MEDIUM AS LISTED IN SPECIFICATIONS
 - 9 3" MULCH, OR AS SPECIFIED IN SPECIFICATIONS
 - 10 BACKFILL WITH SOIL PER SPECIFICATIONS
- NOTES:
1. REFER TO MASTER PLANT LIST FOR SPACING REQUIREMENT BETWEEN PROPOSED VEGETATION
 2. COVER REMAINING EXPOSED DIRT WITH MULCH



G GROUNDCOVER ON 4:1 OR GREATER SLOPE

SECTION

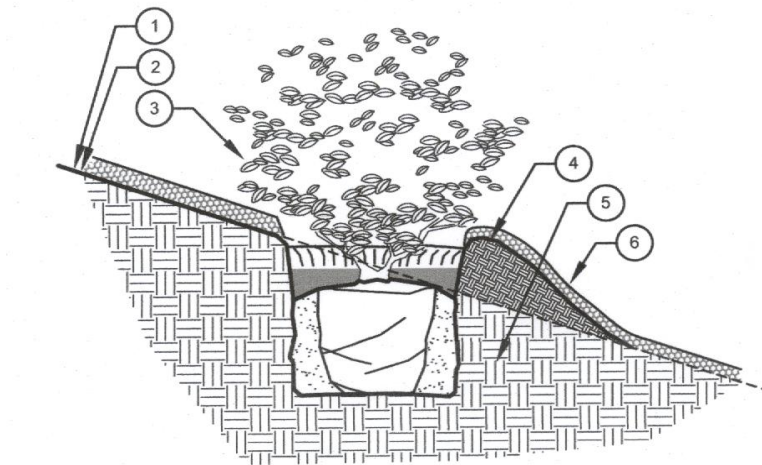
- 1 ORIGINAL 4:1 (OR GREATER) SLOPE
 - 2 PLACE SLOPE STABILIZATION MATERIAL SECURELY ON SLOPE (SEE ENGINEER'S PLANS)
 - 3 TO INSTALL PLANT, LOCATE PLANTING POSITION AND CUT SLIT IN STABILIZATION MATERIAL (PER SECTION 6.13 OF THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL). LARGE ENOUGH TO SLIP ROOTBALL THROUGH AND INSTALL PLANT PER REQUIREMENTS. NOTE THAT TOP CORNER OF PLANT ROOTBALL IS NOT BE HIGHER THAN ORIGINAL GRADE OF SLOPE.
 - 4 CREATE PLANT SAUCER BY EXCAVATING THE HIGH SIDE AND PLACING EXCAVATED DIRT ON LOW SIDE OF PLANT AREA, CREATING SAUCER FOR PLANT TO BE PLANTED WITHIN. FIRMLY FORMED SAUCER ANGLE OF REPOSE VARIES WITH THE STEEPNESS OF ORIGINAL SLOPE. HEIGHT OF SAUCER TO BE EQUAL TO HEIGHT OF ORIGINAL GRADE OF IMPACTED SOIL ON THE HIGH SIDE OF SAUCER.
 - 5 COMPACTED SUBGRADE OR PLANTING MEDIUM AS LISTED IN SPECIFICATIONS
 - 6 3" MULCH, OR AS SPECIFIED IN SPECIFICATIONS
- NOTES:
1. REFER TO ENGINEERING PLANS FOR SLOPE STABILIZATION MATING
 2. EXISTING SLOPE TO REMAIN UNCHANGED AFTER PLANTING (4:1 TO 2:1)
 3. REFER TO MASTER PLANT LIST FOR SPACING REQUIREMENT BETWEEN PROPOSED VEGETATION
 4. COVER REMAINING EXPOSED DIRT WITH MULCH



B PLANTED PARKING LOT ISLANDS / MEDIANS - SLOPE AND SPACING

SECTION

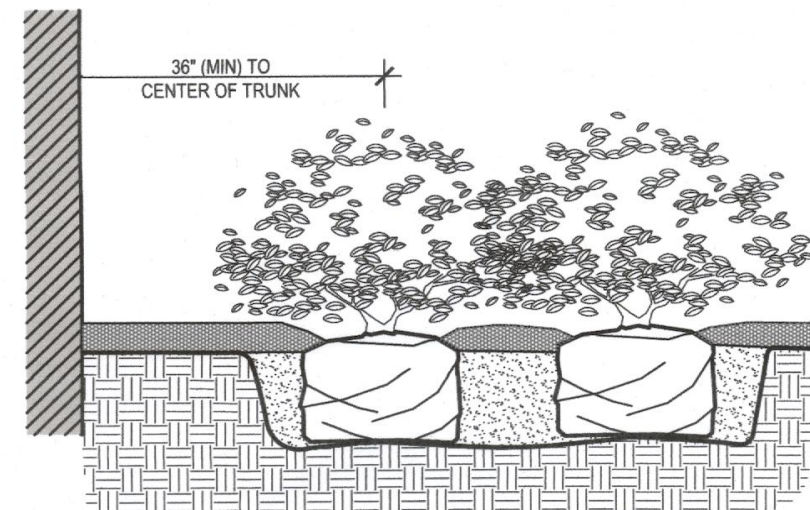
- 1 WARNING FLAG
 - 2 TREE STRAP
 - 3 TREE GUY WIRE STAKED JUST OUTSIDE EARTHEN SAUCER, ADD TURNBUCKLES IF NECESSARY TO STABILIZE TREE
 - 4 EARTHEN SAUCER AT EDGE OF PLANTING PIT
 - 5 TREE GUYING STAKE
 - 6 3" MULCH LAYER
 - 7 BACKFILL WITH SOIL PER SPECIFICATIONS
 - 8 FIND TOP-MOST ROOT ON ROOTBALL. POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
 - 9 REMOVE TOP 1/2 OF WIRE ROOT BALL BASKET OR ROOTBALL STRAPS, REMOVE ALL SYNTHETIC STRAP MATERIAL FROM ENTIRE ROOTBALL
 - 10 REMOVE TOP 3/4 OF BURLAP ROOTBALL COVERING. REMOVE ALL SYNTHETIC COVERING FROM ENTIRE ROOTBALL
 - 11 FINISHED GRADE - LANDSCAPE SOIL
 - 12 PLANTING PIT: EXCAVATE PLANTING PIT TO 3 TIMES THE WIDTH OF ROOTBALL (8" MIN. FLARING SIDES OF PIT AS SHOWN.
 - 13 SCARIFY SIDES OF PIT SO THAT THE SIDES ARE NOT SMOOTHED OR GLAZED
 - 14 ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING
 - 15 UNDISTURBED SUBGRADE
- NOTES:
1. ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES.
 2. ALL TREES SHALL BE CENTERED WITHIN MEDIAN
 3. 1" MINIMUM VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH
 4. CROWN ISLANDS @ 1:5 SLOPES (OR AS SPECIFIED IN THE LANDSCAPE PLANS)
 5. CLEAR ZONE: MIN. 36" FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF. SEE PLANS.
 6. EXCAVATE CONTINUOUS 36" DEEP (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX
 7. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP.)



E SHRUB ON 4:1 OR GREATER SLOPE

SECTION

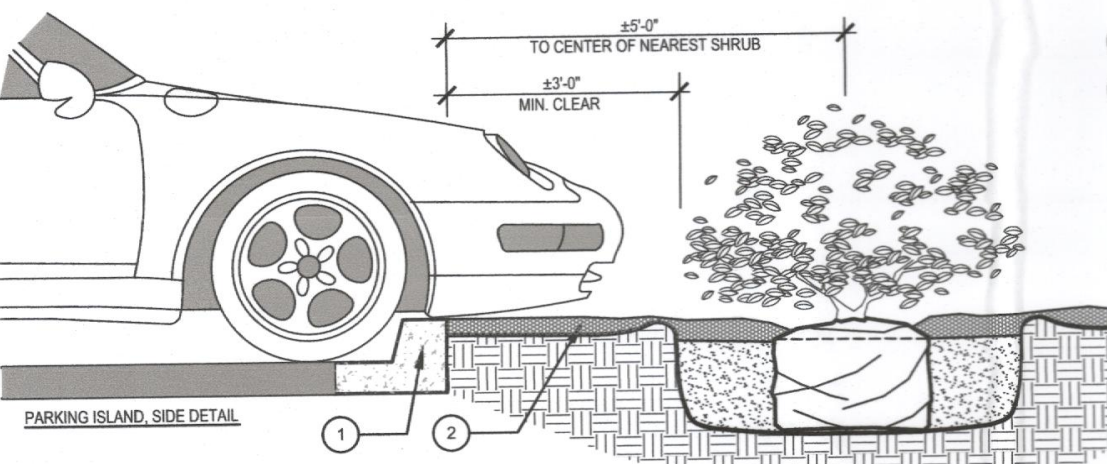
- 1 ORIGINAL 4:1 (OR GREATER) SLOPE
 - 2 PLACE SLOPE STABILIZATION MATERIAL SECURELY ON SLOPE (SEE ENGINEER'S PLANS)
 - 3 TO INSTALL PLANT, LOCATE PLANTING POSITION AND CUT SLIT IN STABILIZATION MATERIAL (PER SECTION 6.13 OF THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL). LARGE ENOUGH TO SLIP ROOTBALL THROUGH AND INSTALL PLANT PER REQUIREMENTS. NOTE THAT TOP CORNER OF PLANT ROOTBALL IS NOT BE HIGHER THAN ORIGINAL GRADE OF SLOPE.
 - 4 CREATE PLANT SAUCER BY EXCAVATING THE HIGH SIDE AND PLACING EXCAVATED DIRT ON LOW SIDE OF PLANT AREA, CREATING SAUCER FOR PLANT TO BE PLANTED WITHIN. FIRMLY FORMED SAUCER ANGLE OF REPOSE VARIES WITH THE STEEPNESS OF ORIGINAL SLOPE. HEIGHT OF SAUCER TO BE EQUAL TO HEIGHT OF ORIGINAL GRADE OF IMPACTED SOIL ON THE HIGH SIDE OF SAUCER.
 - 5 COMPACTED SUBGRADE OR PLANTING MEDIUM AS LISTED IN SPECIFICATIONS
 - 6 3" MULCH, OR AS SPECIFIED IN SPECIFICATIONS
- NOTES:
1. REFER TO MASTER PLANT LIST FOR SPACING REQUIREMENT BETWEEN PROPOSED VEGETATION
 2. COVER REMAINING EXPOSED DIRT WITH MULCH



H PLANTINGS ADJACENT TO BUILDINGS - SPACING

SECTION

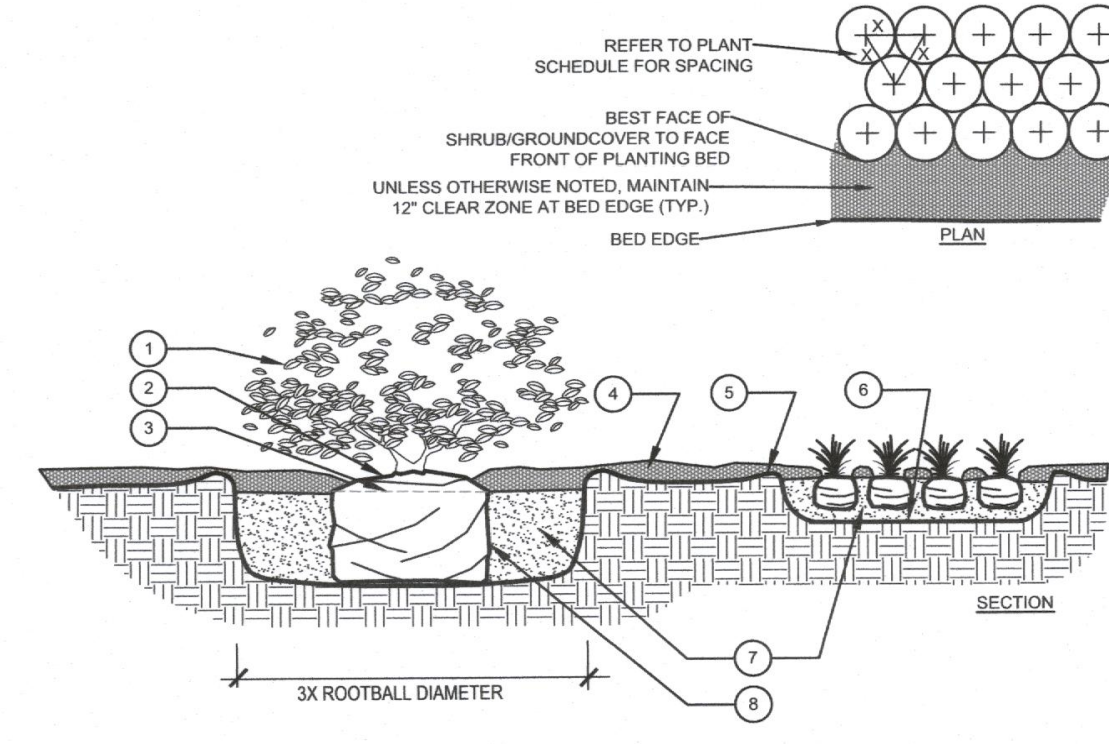
- 1 FINISHED PLANT BED
 - 2 3" MULCH LAYER
 - 3 SHOVEL EDGE
 - 4 SEEDING GRASS AREA
- NOTES:
1. PROVIDE SMOOTH CONTINUOUS EDGE AS SHOWN FOR ALL PLANT BEDS ADJACENT TO LAWN AREAS. DIG EDGE WITH COMMON SPADE OR STRAIGHT BLADE SHOVEL.



C PARKING SPACE / CURB SYSTEM PARKING

SECTION

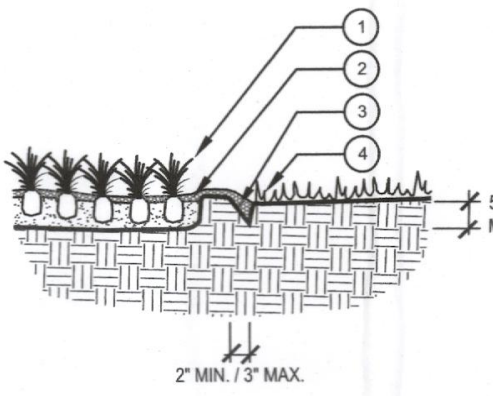
- 1 PARKING LOT AND CURB SYSTEM BY OTHERS
- 2 INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP



F SHRUB / GROUNDCOVER PLANTING

SECTION

- 1 PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS HEIGHT
 - 2 FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY
 - 3 TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL
 - 4 3" MINIMUM MULCH AS SPECIFIED - DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS' ONLY COVER SIDES OF ROOTBALL WITH MULCH
 - 5 FINISHED GRADE (SEE GRADING PLAN)
 - 6 EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED
 - 7 PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUNDCOVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED
 - 8 SCARIFY ROOTBALL SIDES AND BOTTOM
- NOTE:
1. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.



I SHOVEL EDGE (PLANTING COMPLETE)

SECTION

- 1 FINISHED PLANT BED
 - 2 3" MULCH LAYER
 - 3 SHOVEL EDGE
 - 4 SEEDING GRASS AREA
- NOTES:
1. PROVIDE SMOOTH CONTINUOUS EDGE AS SHOWN FOR ALL PLANT BEDS ADJACENT TO LAWN AREAS. DIG EDGE WITH COMMON SPADE OR STRAIGHT BLADE SHOVEL.

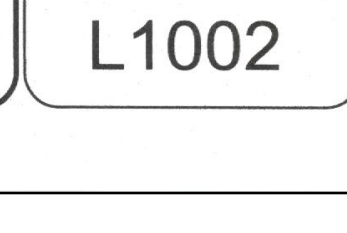
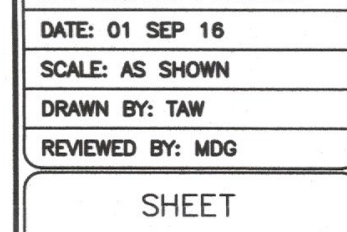
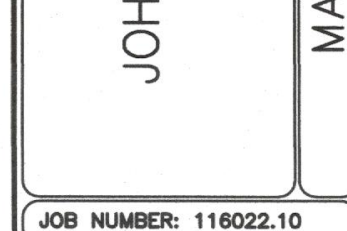
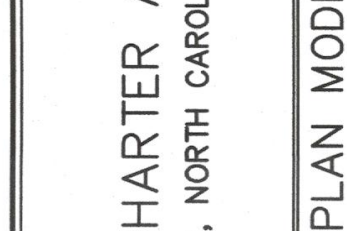
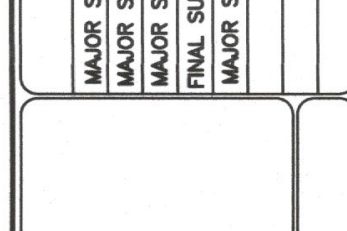
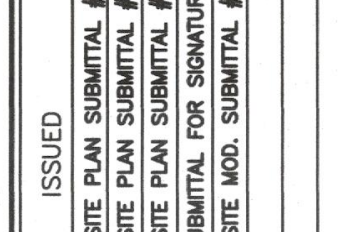
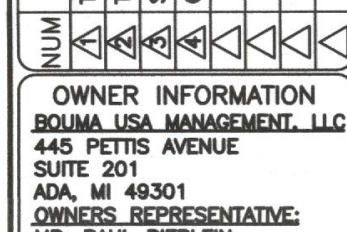
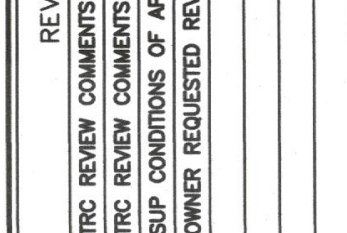
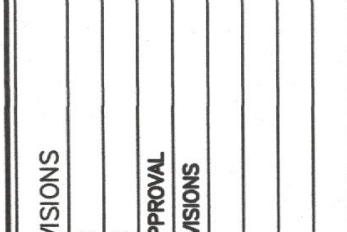
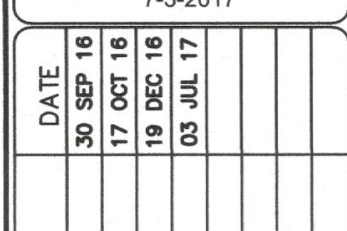
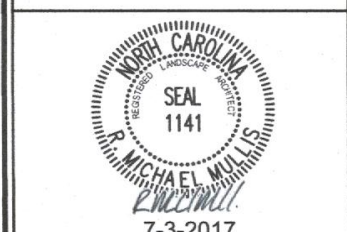
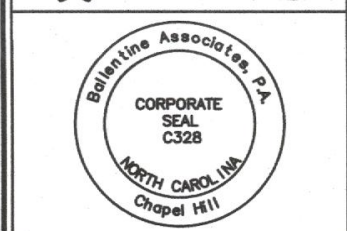
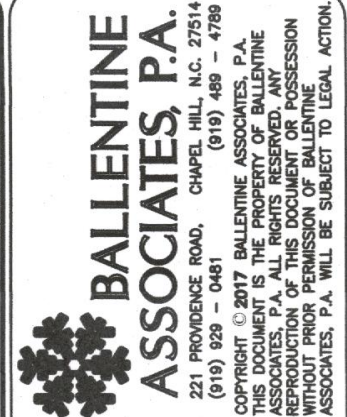
LANDSCAPE PLANTING DETAILS

THIS SHEET WAS PREPARED BY:



ADDRESS: 133 Keybridge Drive, Suite E
Morrisville, NC 27560
PHONE: 941-400-1624
EMAIL: mike.mullis@mullisdesigngroup.com
WEB: mullisdesigngroup.com

REVIEW DRAWING
NOT FOR CONSTRUCTION







A101

CLAYTON, NORTH CAROLINA

PROJECT No. • 170102

A102





FRONT ELEVATION

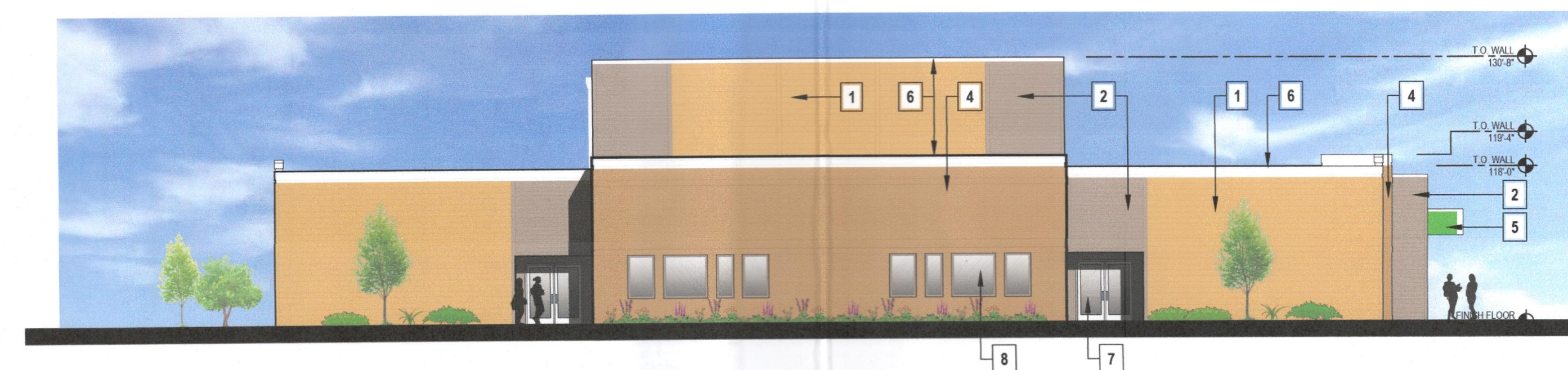


SIDE ELEVATION



BACK ELEVATION

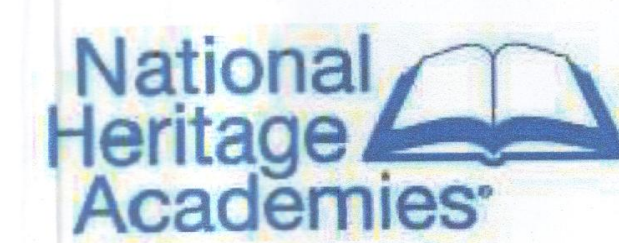
EXTERIOR FINISHES			
1	PAINT 1	HARDIEPLANK LAP SIDING - SMOOTH NAVAJO BEIGE	
2	PAINT 2	HARDIEPLANK LAP SIDING - SMOOTH SW 7018 - DOVETAIL	
3	PAINT 3	HARDIETRIM BOARDS - SMOOTH SW 7018 - DOVETAIL	
4	STANDARD BRICK	COLOR TBD	
5	CANOPY PANEL 1	TBD	
6	COPING	CLEAR ANODIZED FINISH	
7	STOREFRONT SYSTEM	ALUMINUM STOREFRONT SYSTEM CLEAR ANODIZED FINISH	
8	WINDOW SYSTEM	ANDERSON WINDOW, 100 SERIES COLOR: SANDTONE EXTERIOR, WHITE INTERIOR, SHADES 0112 ALABASTER	
9	DOOR & FRAME PAINT	MFR: SHERWIN WILLIAMS COLOR: SW 7018 - DOVETAIL FINISH: SEMI-GLOSS/EXTERIOR	
10	PI-EXT	MFR: SHERWIN WILLIAMS COLOR: SW 7018 - DOVETAIL FINISH: SEMI-GLOSS/EXTERIOR (TYPICAL AT ALL EXTERIOR EXPOSED STEEL)	



SIDE ELEVATION

07.06.2017

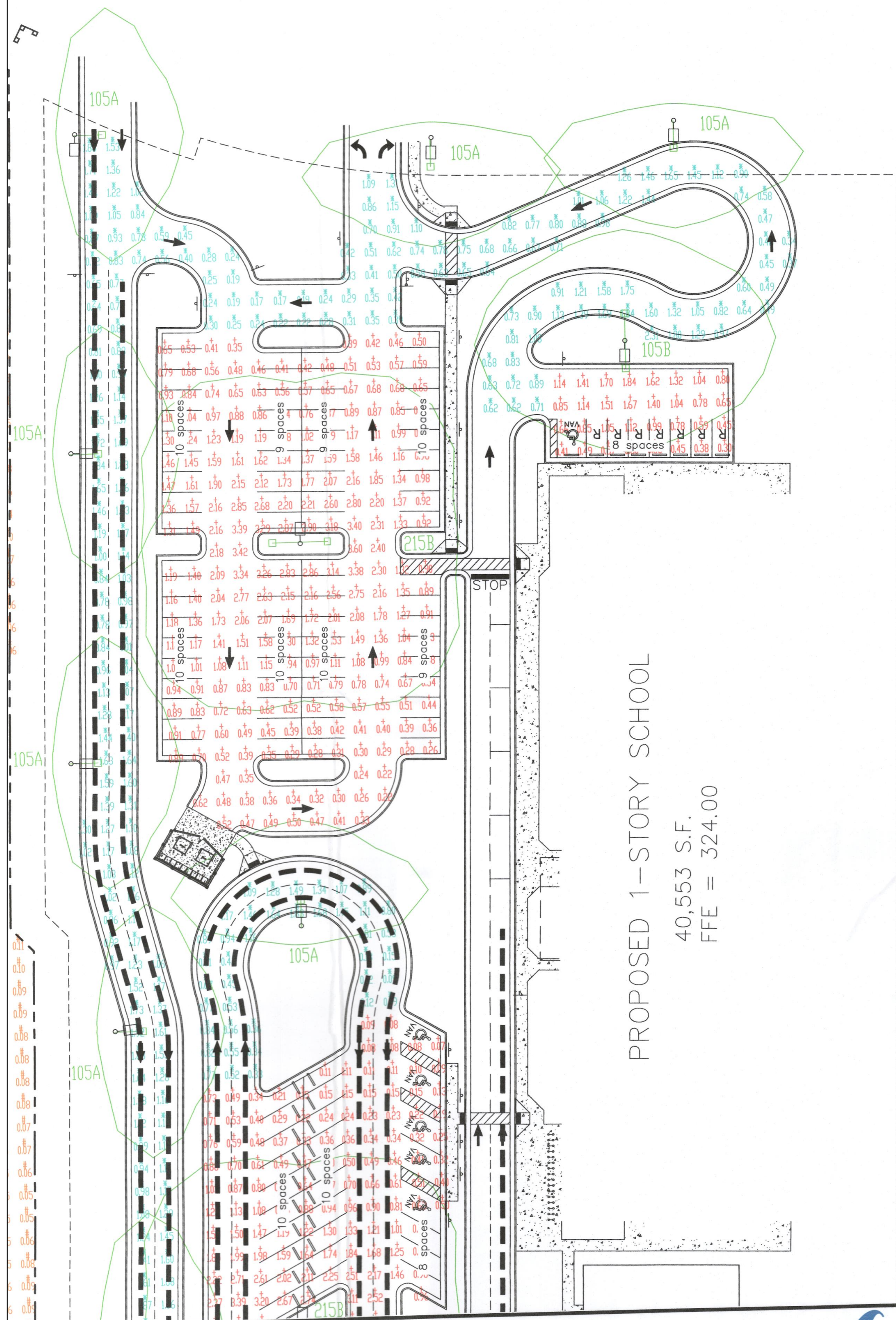
NHA - JOHNSTON



Bouma USA

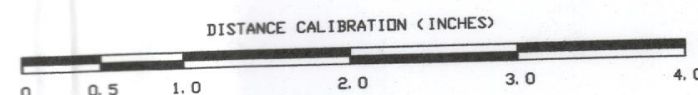


HENRICKSON
ARCHITECTURE + PLANNING



TOLERANCE
Lighting design are predicted values
as been supplied to Duke Energy
information, differences in luminaire
elevation differences, reflective
loss (foliage or otherwise) in the
area listed in this design may
values. Normal tolerances of voltage,
fixture will also affect results.

Customer approval _____ Date _____



PROPOSED 1-STORY SCHOOL

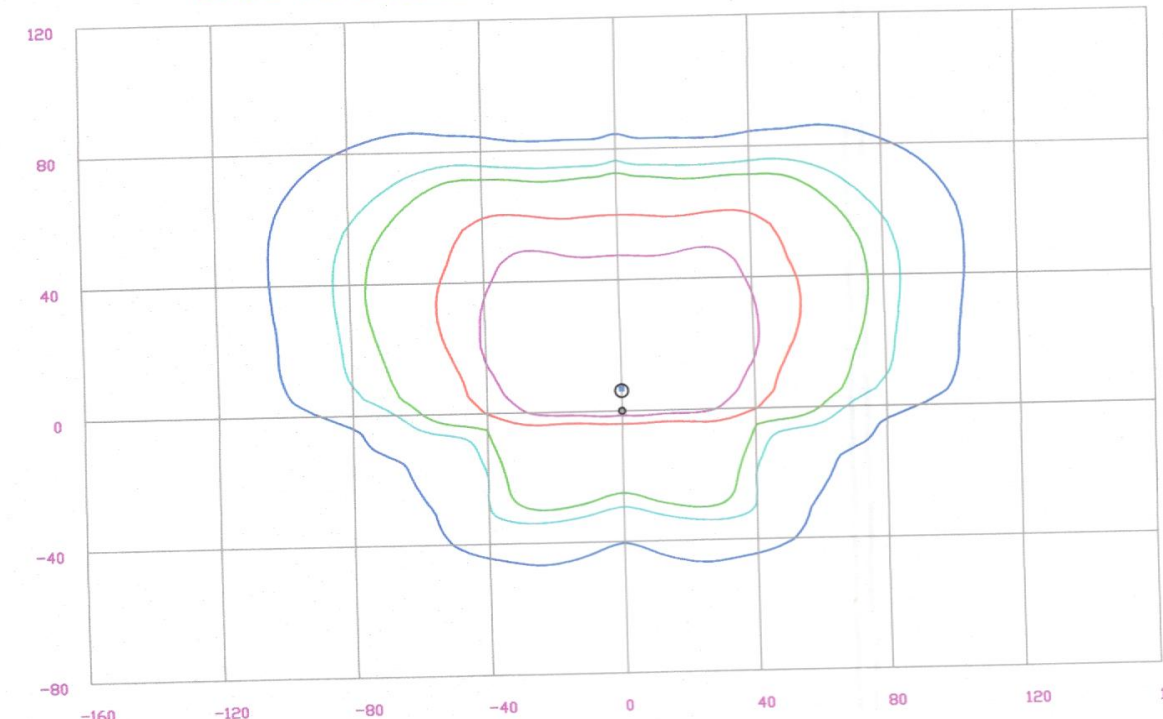
40,553 S.F.
FFE = 324.00



ISOFOOTCANDLE CURVES

FIXTURE: LED 215 - AEL
MOUNTING HEIGHT: 30 FT
LIGHT SOURCE: 60 LED'S, 4000K, 70 CRI
PATTERN TYPE III, B3-U0-G3(zero light at or above 90 degrees)
ASSY# L19KLED22RWMC
POLE ASSY# PLFG30GYC (GRAY)

NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LED LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION. FOR INITIAL FOOTCANDLES, DIVIDE THE READINGS BELOW BY .85.



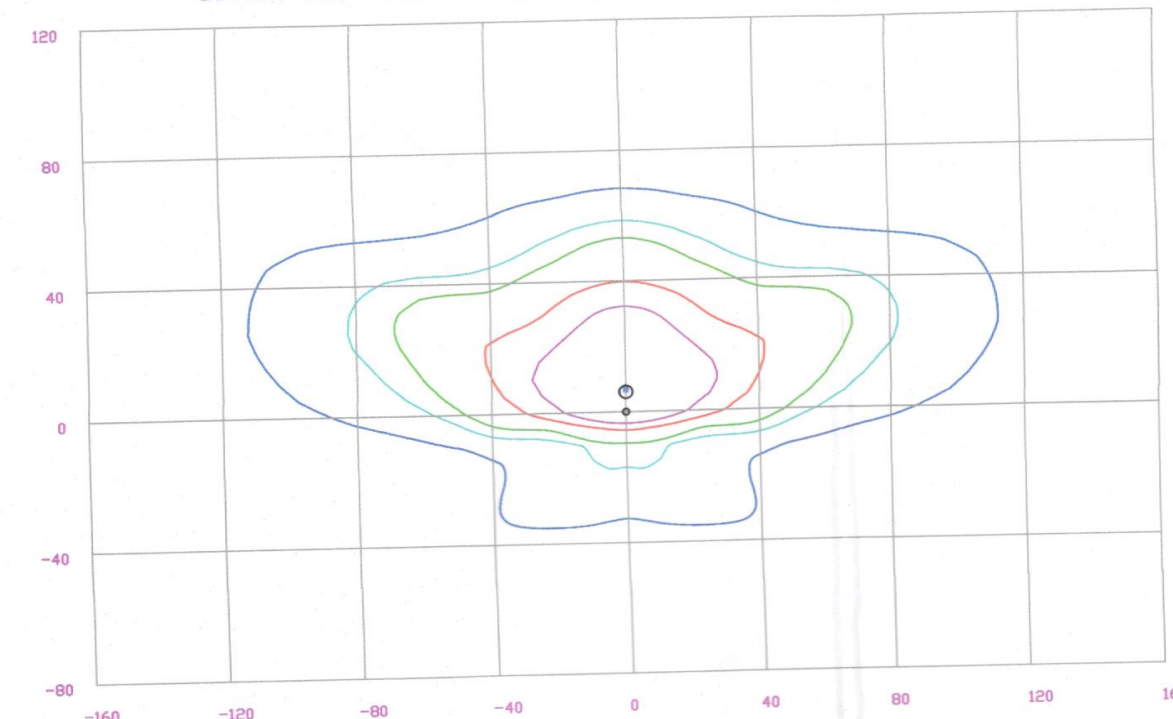
LEGEND (OUTER to INNER): 0.100 , 0.250 , 0.350 , 0.650 , 1.00



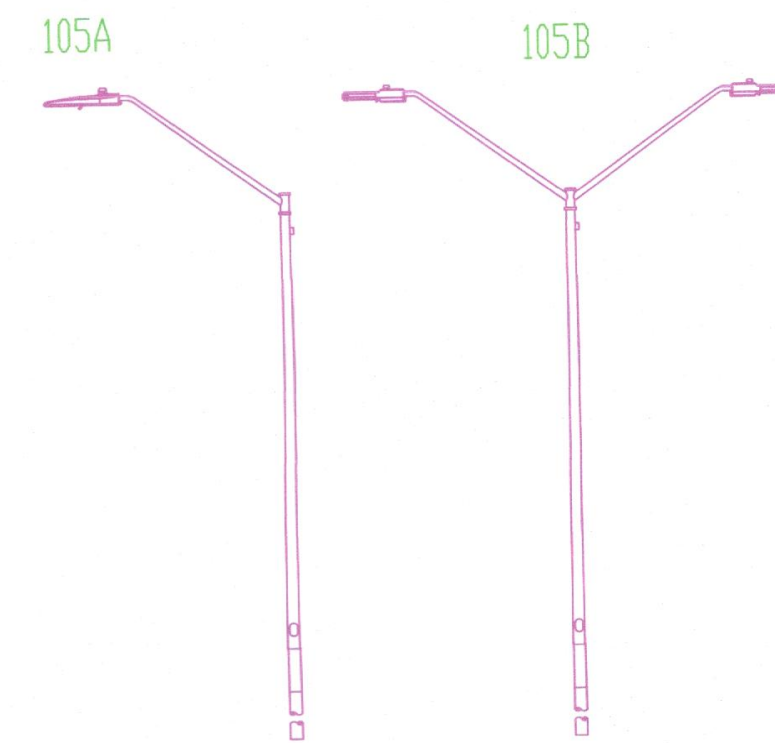
ISOFOOTCANDLE CURVES

FIXTURE: LED 105 - AEL
MOUNTING HEIGHT: 30 FT
LIGHT SOURCE: 30 LED'S, 4000K, 70 CRI
PATTERN TYPE II, B2-U0-G3(zero light at or above 90 degrees)
ASSY# L9LED10RWMC
POLE ASSY# PLFG30GYC (GRAY)

NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LED LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION. FOR INITIAL FOOTCANDLES, DIVIDE THE READINGS BELOW BY .85.



LEGEND (OUTER to INNER): 0.100 , 0.250 , 0.350 , 0.650 , 1.00



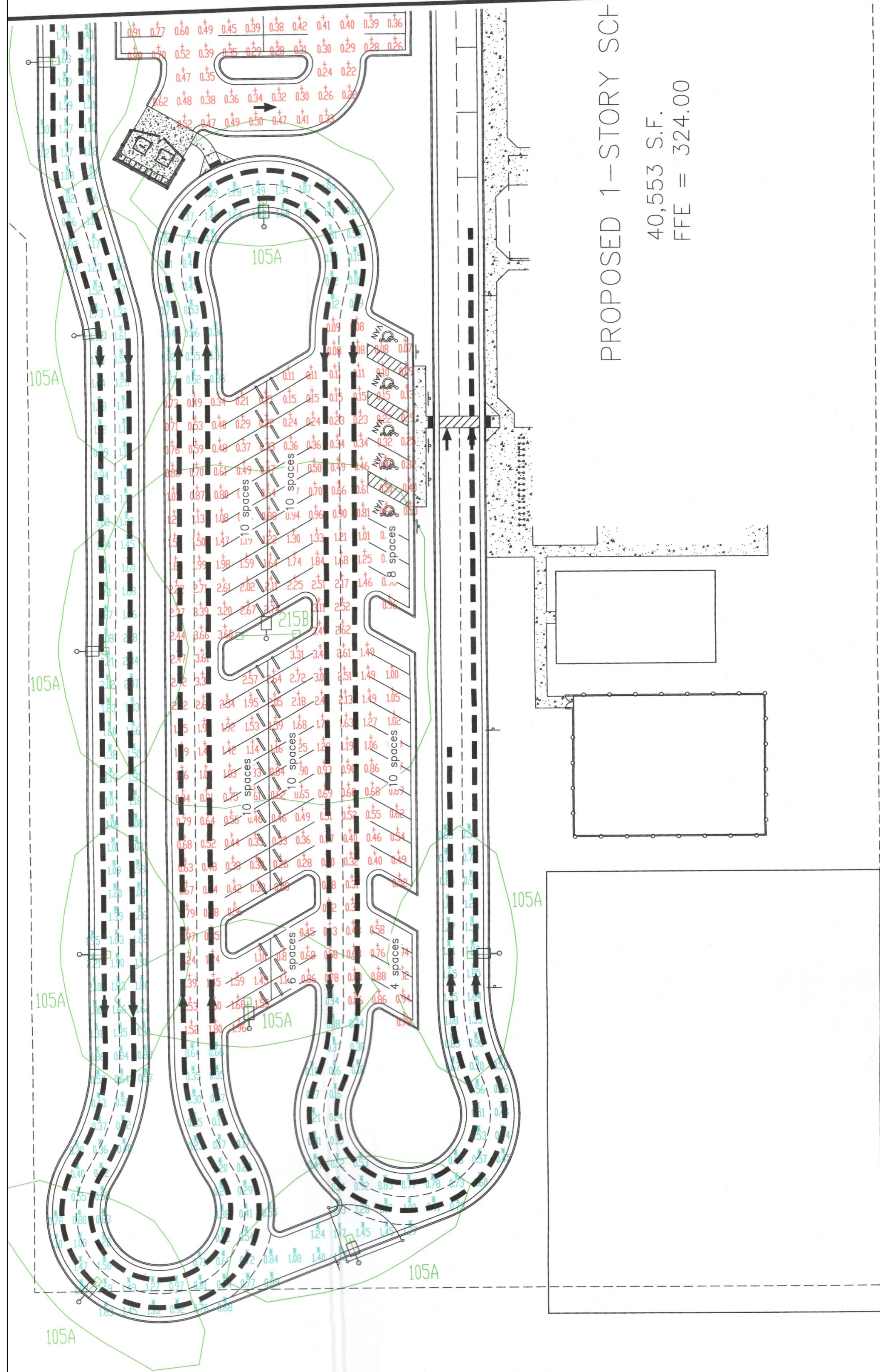
CALCULATION SUMMARY		GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
AREA NAME	DIMENSIONS									
New Area	1091.00x2279.38ft	Parking	533	10.00	(A)	1.12	3.66	0.07	51.96	15.86
		Driveway	430	10.00	(A)	0.97	2.34	0.09	27.38	11.34
		Property Line	548	10.00	(B)	0.06	0.38	0.00	198.22	31.08

JOHNSTON CHARTER ACADEMY (17-0094) LUMINAIRE SCHEDULE						
TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF QTY
105A	⬮	American Electr LED105 1/POLE (1) "L105" LED105 1-4/POLE	(1) 9472 lumens	9472	30' MT HT Autobahn	0.85 13
105B	⬮	American Electr LED105 2/POLE (2) "L105" LED105 1-4/POLE	(2) 9472 lumens	9472	30' MT HT Autobahn	0.85 1
215B	⬮	American Electr LED215 2/POLE (2) "L215" LED215 1-4/POLE	(2) 18562 lumens	18562	30' MT HT Autobahn	0.85 2

PROPRIETARY & CONFIDENTIAL

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JOHNSTON CHARTER ACADEMY	
CLAYTON, NC	
SITE LIGHTING PLAN	
Designed by	DEP LIGHTING SOLUTIONS
Reviewed by	T. Ferguson Scale 1" = 30'
Date	06/30/2017 Size "Arch D"
Description	LED 105 & 215 Roadway
Drawing No.	17-0094B Sht. 1 OF 2



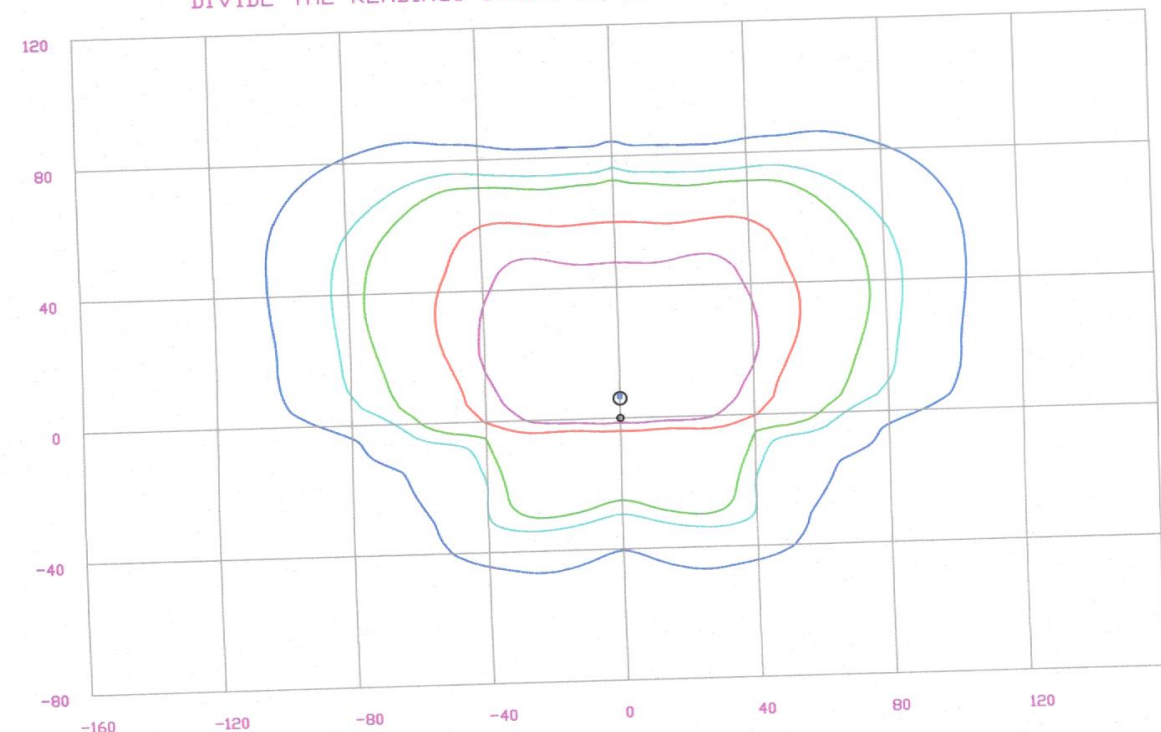
PROPOSED 1-STORY SCH

40,553 S.F.
FFE = 324.00

ISOFOOTCANDLE CURVES

FIXTURE: LED 215 - AEL
MOUNTING HEIGHT: 30 FT
LIGHT SOURCE: 60 LED'S, 4000K, 70 CRI
PATTERN: TYPE III, B3-U0-G3(zero light at or above 90 degrees)
ASSY# L19KLED22RWMC
POLE ASSY# PLFG30GYC (GRAY)

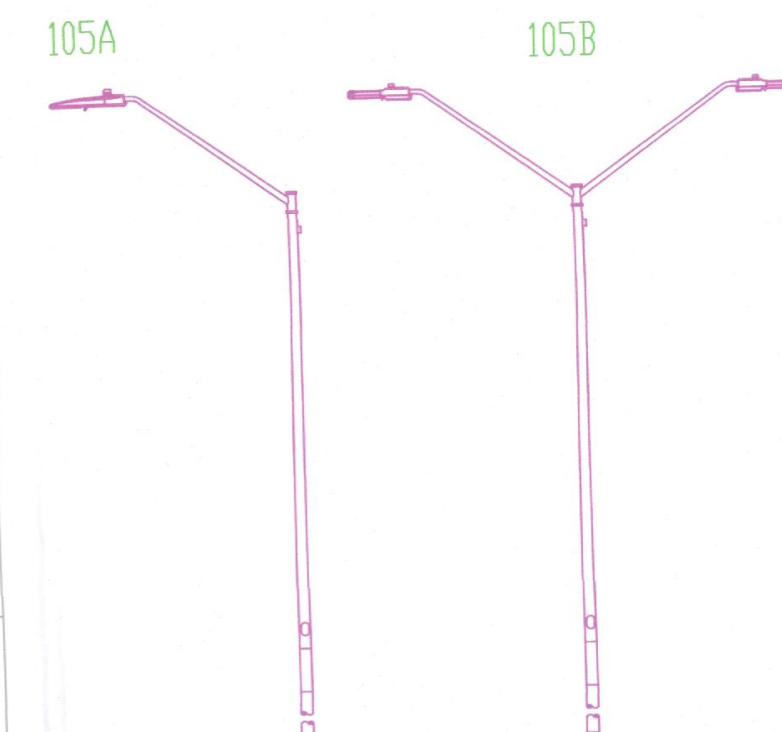
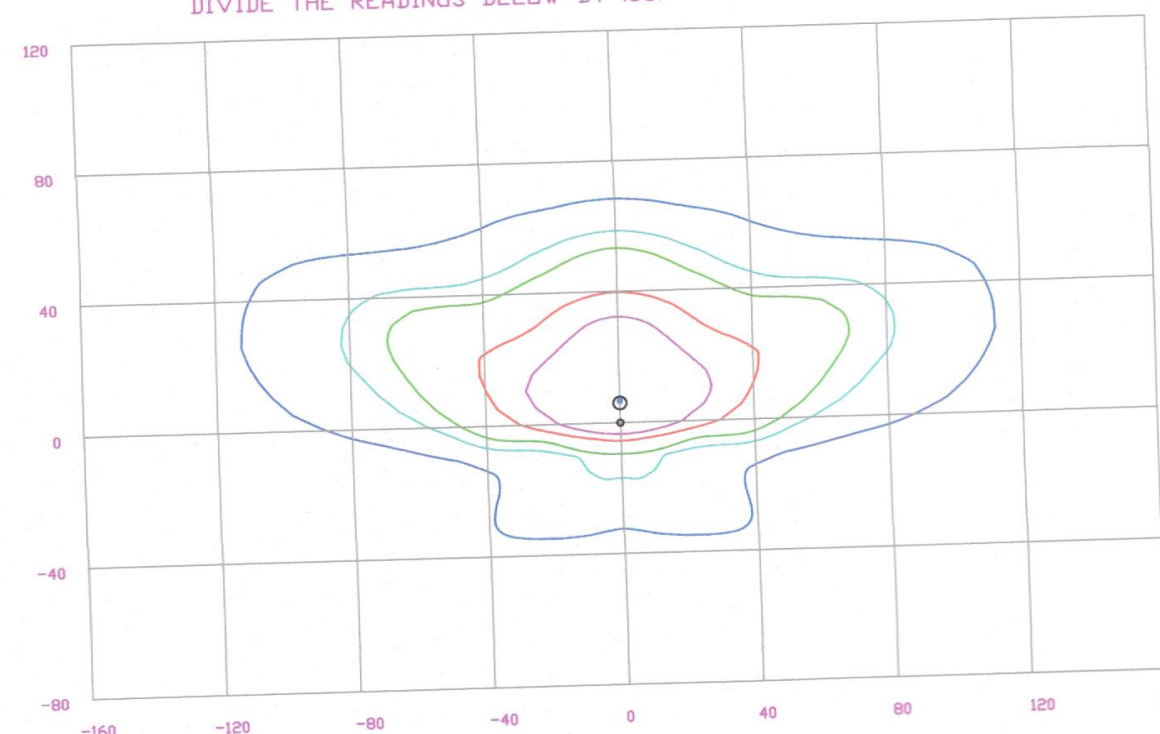
NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LED LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION. FOR INITIAL FOOTCANDLES, DIVIDE THE READINGS BELOW BY .85.



ISOFOOTCANDLE CURVES

FIXTURE: LED 105 - AEL
MOUNTING HEIGHT: 30 FT
LIGHT SOURCE: 30 LED'S, 4000K, 70 CRI
PATTERN: TYPE II, B2-U0-G3(zero light at or above 90 degrees)
ASSY# L9LED10RWMC
POLE ASSY# PLFG30GYC (GRAY)

NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LED LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION. FOR INITIAL FOOTCANDLES, DIVIDE THE READINGS BELOW BY .85.

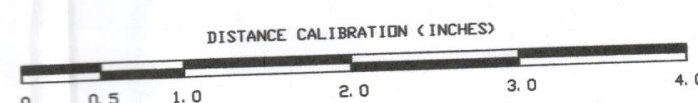


CALCULATION SUMMARY		GRID / TYPE		# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
AREA NAME	DIMENSIONS										
New Area	1091.00x2279.38ft	Parking		533	10.00	(+)	1.12	3.66	0.07	51.96	15.86
		Driveway		430	10.00	(X)	0.97	2.34	0.09	27.38	11.34
		Property Line		548	10.00	(#)	0.06	0.38	0.00	198.22	31.08

JOHNSTON CHARTER ACADEMY (17-0094) LUMINAIRE SCHEDULE						
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF QTY
105A	⬢	American Electr LED105, 1-POLE (1) "L105" LED105, 1-4/POLE	(1) 9472 lumens	9472	30' MT HT Autobahn	0.85 13
105B	⬢	American Electr LED105, 20180 (2) "L105" LED105, 1-4/POLE	(2) 9472 lumens	9472	30' MT HT Autobahn	0.85 1
215B	⬢	American Electr LED215, 20180 (2) "L215" LED215, 1-4/POLE	(2) 18562 lumens	18562	30' MT HT Autobahn	0.85 2

TOLERANCE
Lighting design are predicted values
been supplied to Duke Energy
emission, differences in luminaire
ation differences, reflective
(tolerance or otherwise) in the
n listed in this design may
yes. Normal tolerances of voltage,
sture will also affect results.

Customer approval _____ Date _____



PROPRIETARY & CONFIDENTIAL
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JOHNSTON CHARTER ACADEMY	
CLAYTON, NC	
SITE LIGHTING PLAN	
Designed by	DEP LIGHTING SOLUTIONS
Reviewed by	T. Ferguson Scale 1" = 40'
Date	06/30/2017 Size "Arch D"
Description	LED 105 & 215 Roadway
Drawing No.	17-0094B Sht. 2 OF 2

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Major Modification to an approved site plan Major Site Plan Modification: 2017-114-SP
Previously Approved Major Site Plan: 2016-189-SP
Date of Mailing: July 7, 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: Dillon Smith

Signature: *Dillon W. Smith*

Date of Meeting: Jul 19, 2017

Time of Meeting: 6:30 PM

Location of Meeting: The Clayton Center

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

The neighborhood meeting was attended by those individuals identified on the Neighborhood Meeting Attendance Roster. In addition to the applicant's representatives, one neighbor and two Johnston Charter Academy School Board members attended the neighborhood meeting.

General questions were asked, but no issues were raised nor any changes made to the application. Doug Bouma and Dillon Smith led the group through a Power Point presentation, highlighting NHA's background, site plan elements, landscaping, traffic circulation, parking, building elevations, project location and milestone time line.

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



7 July 2017

Subject: Johnston Charter Academy
US Hwy 70 Clayton, NC
Neighborhood Meeting Invitation

Dear Clayton Property Owner,

You are receiving this letter because you own property adjacent to, or in close proximity to, the referenced site according to Johnston County tax records. On October 24, 2016 the Town of Clayton Planning Board approved a Major Site Plan for the referenced project. The approved site plan featured a 2-story school building on a proposed 7.56 acre lot.

The purpose of this letter is:

1. To notify you that an application has been filed with the Town of Clayton to modify the approved Major Site Plan based on a slightly revised site plan, which will feature a one-story building on a 7.93 acre lot, and
2. To invite you to attend a Neighborhood Meeting where representatives of the applicant will be present to explain the modification request, to answer questions, and solicit comments. The meeting specifics are:

Meeting Date:	July 19, 2017
Meeting Time:	6:30 PM
Meeting Location:	Clayton Center, 111 E 2nd St, Clayton, NC

Type of Application(s): Major Site Plan Modification/SUP Modification

Description of project: National Heritage Academies, in partnership with the Johnston Charter Academy Board of Directors seeks to build a new K-8 Charter School in the Town of Clayton. The school board's charter application to the State of North Carolina has been approved with an anticipated August 2018 school opening. The one-story school is approximately 41,000 square feet and will serve 772 students when it reaches full capacity in the 2020 school year.

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

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

A map is enclosed with this letter showing the location of the property that is subject to this application.

If you have any questions prior to or after this meeting, you may contact us at 616-682-6100. You may also contact the Planning Department at 919-553-5002.

Sincerely,

Paul Bierlein

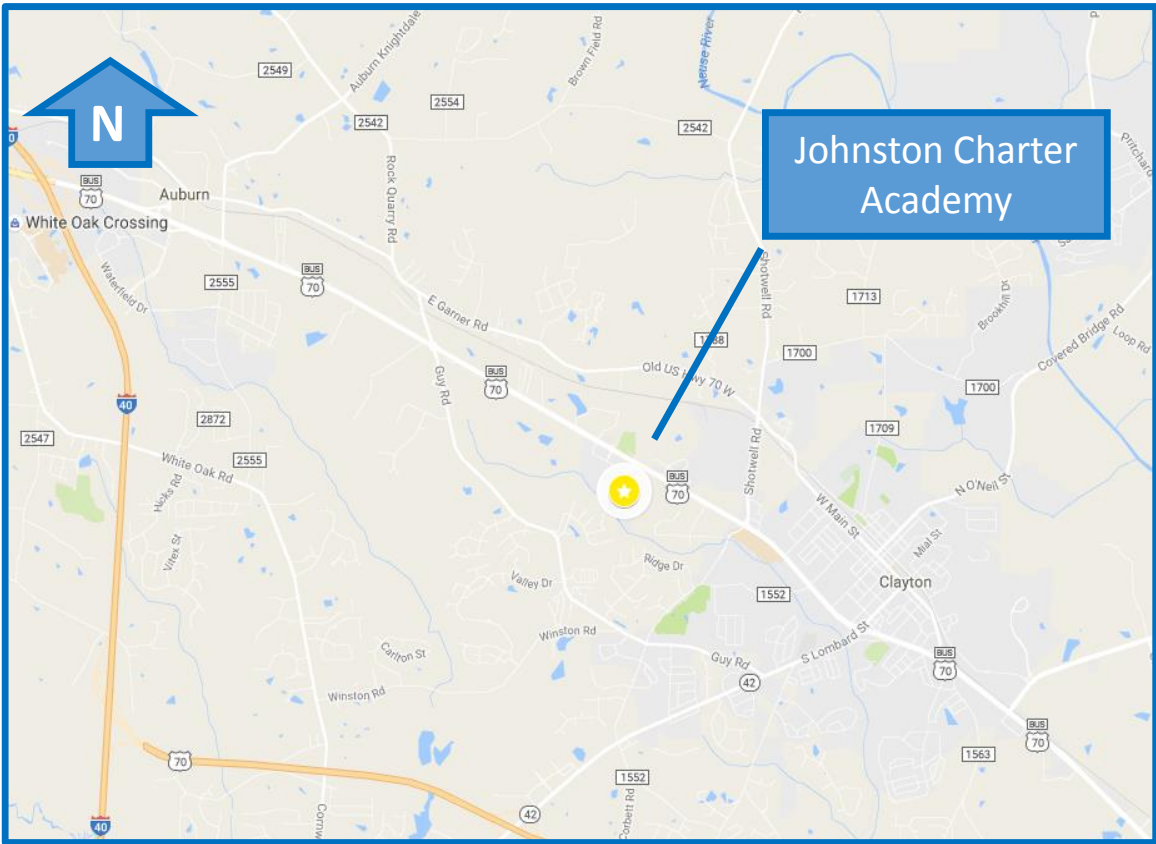
Paul Bierlein
Bouma USA Management LLC
Cc: Town of Clayton Planning Department

Ada, Michigan

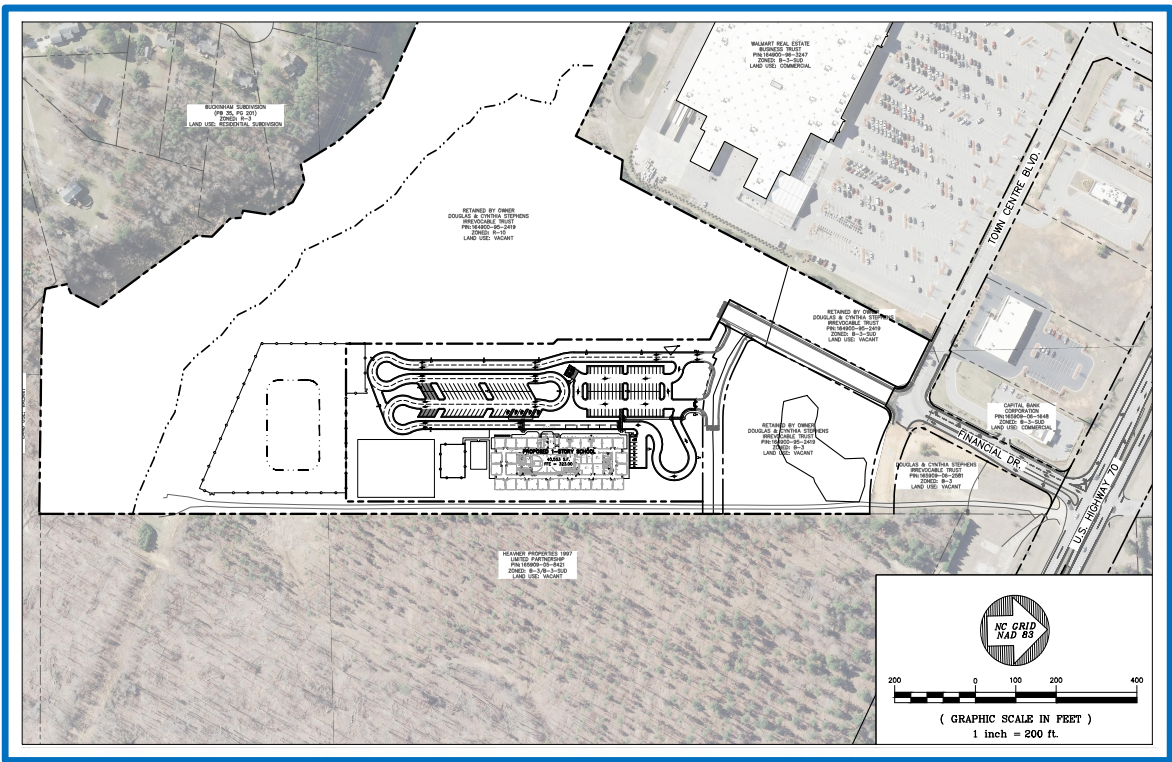
Palmdale, CA

JOHNSTON CHARTER ACADEMY

CLAYTON, NORTH CAROLINA



VICINITY MAP



NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Johnston Charter Academy

Major Modification

Major Site Plan Modification: 2017-114-SP

Application: to an approved site plan

Previously Approved Major Site Plan: 2016-189-SP

Location/Date: The Clayton Center - July 19, 2017 at 6:30 PM

	NAME	ADDRESS
1	Dan Serna	445 Pettis Ada, Mi
2	Leslie Merendino	780 Lightfoot Dr
3	Ebony Haywood	5921 Halfmoon Ct
4	John Jeyner	Grand Rapids MI
5	Dario Stanley	Bama USA
6	Dillon Smith	221 PROVIDENCE ROAD, CHAPEL HILL
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

ADJACENT PROPERTY OWNERS LIST

Project Name: Johnston Charter Academy

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	See attached List	See attached List



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



Result 1

id: 05G02001A
Tag: 05G02001A
Tax Unique Id: 4681315
Owner Name 1: STEPHEN DOUGLAS I
IRRVOCABLE TRUST
Owner Name 2: CYNTHIA M STEPHENS
IRRVOCABLE TRUST
Mail Address 1: 319 CHAPANOKE RD STE 102
Mail Address 2: RALEIGH, NC 27603-0000
Book: 01875
Page: 0903

Result 2

id: 05G02033F
Tag: 05G02033F
Tax Unique Id: 4647118
Owner Name 1: JOYE, HARRY J.
Owner Name 2:
Mail Address 1: 330 AVERY FARM LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6792
Book: 04969
Page: 0154

Scale: 1:31228 - 1 in. = 2602.33 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
July 3, 2017



*** DISCLAIMER ***

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

Result 3

id: 05G02033G
Tag: 05G02033G
Tax Unique Id: 4693003
Owner Name 1: JOYE, HARRY J.
Owner Name 2:
Mail Address 1: 330 AVERY FARM LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6792
Book: 04969
Page: 0154

Result 4

id: 05G02001L
Tag: 05G02001L
Tax Unique Id: 4681327
Owner Name 1: STEPHEN DOUGLAS I
IRR VOCABLE TRUST
Owner Name 2: CYNTHIA M STEPHENS
IRR VOCABLE TRUST
Mail Address 1: 319 CHAPANOKE RD STE 102
Mail Address 2:
Mail Address 3: RALEIGH, NC 27603-0000
Book: 01875
Page: 0903

Result 5

id: 05G02002C
Tag: 05G02002C
Tax Unique Id: 4703400
Owner Name 1: HEAVNER PROPERTIES 1997
LIMITED PARTNERSHIP
Owner Name 2: HEAVNER, CECIL
Mail Address 1:
Mail Address 2: PO BOX 2346
Mail Address 3: SMITHFIELD, NC 27577-2346
Book: 01664
Page: 0549

Result 6

id: 05G02001J
Tag: 05G02001J
Tax Unique Id: 4747740
Owner Name 1: WALMART REAL ESTATE
BUSINESS TRUST
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 8050, MS 0555
Mail Address 3: BENTONVILLE, AR 72712-8050
Book: 02278
Page: 0313

Result 7

id: 05G02001B
Tag: 05G02001B
Tax Unique Id: 4746835
Owner Name 1: EAGLEDALE REALTY, LLC
Owner Name 2:
Mail Address 1: 10689 N PENNSYLVANIA ST
STE 100
Mail Address 2:
Mail Address 3: INDIANAPOLIS, IN 46280-1099
Book: 04873
Page: 0376

Result 8

id: 05G02198W
Tag: 05G02198W
Tax Unique Id: 4754461
Owner Name 1: MERENDINO, LESLIE
Owner Name 2:
Mail Address 1: 557 POLENTA RD
Mail Address 2:
Mail Address 3: SMITHFIELD, NC 27577-8001
Book: 04636
Page: 0742



*** DISCLAIMER ***

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

Result 9

id: 05G02027F
Tag: 05G02027F
Tax Unique Id: 4674717
Owner Name 1: LEE, JUDY
Owner Name 2:
Mail Address 1: 208 COBBLESTONE CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8451
Book: 04968
Page: 0479

Result 10

id: 05G02034
Tag: 05G02034
Tax Unique Id: 4647117
Owner Name 1: JOYE, HARRY J.
Owner Name 2:
Mail Address 1: 330 AVERY FARM LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6792
Book: 04969
Page: 0154

Result 11

id: 05E99020F
Tag: 05E99020F
Tax Unique Id: 4710911
Owner Name 1: NORTH CAROLINA DEPT OF AGRICUL
Owner Name 2:
Mail Address 1: CENTRAL CROPS RESEARCH STA
Mail Address 2: 13223 U S HWY 70 WEST
Mail Address 3: CLAYTON, NC 27520-0000
Book:
Page:

Result 12

id: 05G02001K
Tag: 05G02001K
Tax Unique Id: 4638507
Owner Name 1: CAPITAL BANK CORPORATION
Owner Name 2:
Mail Address 1: 150 ALHAMBRA CIR STE 700
Mail Address 2:
Mail Address 3: CORAL GABLES, FL 33134-4523
Book: 03505
Page: 0021

Result 13

id: 05G01199X
Tag: 05G01199X
Tax Unique Id: 4756139
Owner Name 1: CLAYTON SELF STORAGE GROUP, LLC
Owner Name 2:
Mail Address 1: 5540 YATES MILL POND RD
Mail Address 2:
Mail Address 3: RALEIGH, NC 27606-9688
Book: 04717
Page: 0350

Result 14

id: 05G02001I
Tag: 05G02001I
Tax Unique Id: 4885371
Owner Name 1: EAGLEDALE REALTY, LLC
Owner Name 2:
Mail Address 1: 10689 N PENNSYLVANIA ST STE 100
Mail Address 2:
Mail Address 3: INDIANAPOLIS, IN 46280-1099
Book: 04873
Page: 0376



*** DISCLAIMER ***

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

Result 15

id: 05G02001H
Tag: 05G02001H
Tax Unique Id: 4692958
Owner Name 1: LEVINSON, JAMES R.
Owner Name 2:
Mail Address 1:
Mail Address 2: P O BOX 117
Mail Address 3: BENSON, NC 27504-0117
Book: 03680
Page: 0193

Result 16

id: 05G02028O
Tag: 05G02028O
Tax Unique Id: 4674706
Owner Name 1: HERRERA, NANCY YVETTE
Owner Name 2: BLAKESLEE, MARK KENT
Mail Address 1: 2221 CEDARWOOD COURT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 01921
Page: 0491

Result 17

id: 05G02027E
Tag: 05G02027E
Tax Unique Id: 4674716
Owner Name 1: RAY, HAZEL M
Owner Name 2:
Mail Address 1: 2216 CEDARWOOD CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 01270
Page: 0308

Result 18

id: 05G02028P
Tag: 05G02028P
Tax Unique Id: 4711756
Owner Name 1: SOROCHAK, ROBERT M JR
Owner Name 2:
Mail Address 1: 2212 CEDARWOOD COURT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02093
Page: 0766

Result 19

id: 05G02027D
Tag: 05G02027D
Tax Unique Id: 4711696
Owner Name 1: JOHNSON, JOHN FRANCE
Owner Name 2: JOHNSON, KATHLEEN H
Mail Address 1: 2220 CEDARWOOD COURT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02019
Page: 0099

Result 20

id: 05G02026X
Tag: 05G02026X
Tax Unique Id: 4674736
Owner Name 1: CAPPS, DENNIS H JR
Owner Name 2:
Mail Address 1: 209 COBBLESTONE COURT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02024
Page: 0157



*** DISCLAIMER ***

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

Result 21

id: 05G02021Y
Tag: 05G02021Y
Tax Unique Id: 4674725
Owner Name 1: ROSE, RANDY L
Owner Name 2: ROSE, EILEEN
Mail Address 1: 2315 HUNTSBRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8630
Book: 01221
Page: 0864

Result 22

id: 05G02026U
Tag: 05G02026U
Tax Unique Id: 4636861
Owner Name 1: PREVATTE, AMY MARIE
Owner Name 2:
Mail Address 1: 2208 CEDARWOOD CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8012
Book: 04264
Page: 0863

7015 1730 0002 3833 7291

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com ™.	
MIAMI, FL 33134	
Certified Mail Fee \$3.35	0580
Postage \$0.49	07
Total Postage and Fees \$3.84	Postmark Here
Sent To Capital Bank Corp.	
Street and Apt. No., or PO Box No. 150 Alhambra Cir. Ste. 700	
City, State, ZIP+4® Coral Gables, FL 33134	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7015 1730 0002 3833 7284

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com ™.	
RALEIGH, NC 27606	
Certified Mail Fee \$3.35	0580
Postage \$0.49	07
Total Postage and Fees \$3.84	Postmark Here
Sent To Clayton Self Storage Group	
Street and Apt. No., or PO Box No. 5540 Yates Mill Pond Rd.	
City, State, ZIP+4® Raleigh, NC 27606	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7015 1730 0002 3833 7314

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com ™.	
CLAYTON, NC 27520	
Certified Mail Fee \$3.35	0580
Postage \$0.49	07
Total Postage and Fees \$3.84	Postmark Here
Sent To Judy Lee	
Street and Apt. No., or PO Box No. 208 Cobblestone Ct.	
City, State, ZIP+4® Clayton, NC 27520	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7015 1730 0002 3833 7307

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com ™.	
CLAYTON, NC 27520	
Certified Mail Fee \$3.35	0580
Postage \$0.49	07
Total Postage and Fees \$3.84	Postmark Here
Sent To NC Dept. of Agriculture, Central Crops	
Street and Apt. No., or PO Box No. 13223 US Hwy. 70 West	
City, State, ZIP+4® Clayton, NC 27520	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7015 1730 0002 3833 7277

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
BENSON, NC 27504	
Certified Mail Fee \$3.35	0580 07
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$0.00	
☐ Return Receipt (electronic) \$0.00	
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
☐ Adult Signature Restricted Delivery \$0.00	
Postage \$0.49	Postmark Here
Total Postage and Fees \$3.84	07/07/2017
Sent To James P. Levinson	
Street and Apt. No., or PO Box No. P.O. Box 117	
City, State, ZIP+4® Benson, NC 27504	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7015 1730 0002 3833 7260

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
CLAYTON, NC 27520	
Certified Mail Fee \$3.35	0580 07
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$0.00	
☐ Return Receipt (electronic) \$0.00	
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
☐ Adult Signature Restricted Delivery \$0.00	
Postage \$0.49	Postmark Here
Total Postage and Fees \$3.84	07/07/2017
Sent To Nancy Herrera / Mark Blakeslee	
Street and Apt. No., or PO Box No. 2221 Cedarwood Ct.	
City, State, ZIP+4® Clayton, NC 27520	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7015 1730 0002 3833 7215

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
CLAYTON, NC 27520	
Certified Mail Fee \$3.35	0580 07
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$0.00	
☐ Return Receipt (electronic) \$0.00	
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
☐ Adult Signature Restricted Delivery \$0.00	
Postage \$0.49	Postmark Here
Total Postage and Fees \$3.84	07/07/2017
Sent To Randy Rose / Eileen Rose	
Street and Apt. No., or PO Box No. 2315 Huntbridge Dr.	
City, State, ZIP+4® Clayton, NC 27520	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7015 1730 0002 3833 7208

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
CLAYTON, NC 27520	
Certified Mail Fee \$3.35	0580 07
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$0.00	
☐ Return Receipt (electronic) \$0.00	
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
☐ Adult Signature Restricted Delivery \$0.00	
Postage \$0.49	Postmark Here
Total Postage and Fees \$3.84	07/07/2017
Sent To Amy Marie Prevatte	
Street and Apt. No., or PO Box No. 2208 Cedarwood Ct.	
City, State, ZIP+4® Clayton, NC 27520	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7015 1730 0002 3833 7239

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
CLAYTON, NC 27520	
Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$3.84
Sent To	John Johnson / Kathleen Johnson
Street and Apt. No., or PO Box No.	2220 Cedarwood Ct.
City, State, ZIP+4®	Clayton, NC 27520
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7015 1730 0002 3833 7222

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
CLAYTON, NC 27520	
Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$3.84
Sent To	Dennis H. Capps Jr.
Street and Apt. No., or PO Box No.	204 Cobblestone Ct.
City, State, ZIP+4®	Clayton, NC 27520
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7015 1730 0002 3833 7253

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
CLAYTON, NC 27520	
Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$3.84
Sent To	Hazel Ray
Street and Apt. No., or PO Box No.	2216 Cedarwood Ct.
City, State, ZIP+4®	Clayton, NC 27520
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7015 1730 0002 3833 7246

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
CLAYTON, NC 27520	
Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$3.84
Sent To	Robert M. Sorochak, Jr.
Street and Apt. No., or PO Box No.	2212 Cedarwood Ct.
City, State, ZIP+4®	Clayton, NC 27520
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7015 1730 0002 3833 7364

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
CLAYTON, NC 27520	
Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$3.84
Sent To	Harry J. Joye
Street and Apt. No., or PO Box No.	220 Avery Farm Ln.
City, State, ZIP+4®	Clayton, NC 27520
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7015 1730 0002 3833 7376

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
RALEIGH, NC 27603	
Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$3.84
Sent To	Stephen Douglas Irrevocable Trust
Street and Apt. No., or PO Box No.	319 Chapanoke Rd. Ste. 102
City, State, ZIP+4®	Raleigh, NC 27603
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



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

*Planning Board
July 24, 2017*

STAFF REPORT

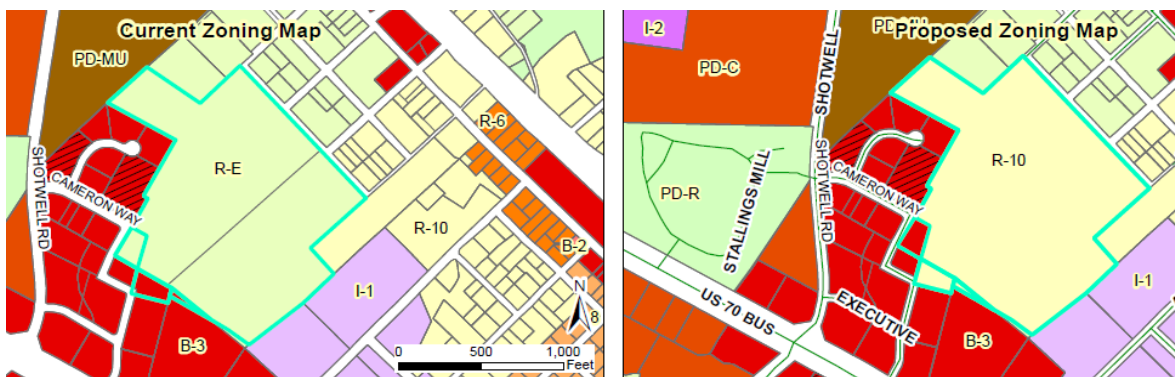
Application Number: 2017-99-RZ Project Name: Capps Tract Rezoning

NC PIN / Tag #: portions of 165911-65-2257 / 05026073 and 165915-54-6707 / 05g02005y
Town Limits/ETJ: portion within town limits, portion within ETJ
Overlay: none
Applicant: Withers Ravenel (c/o Don Mizelle)
Owner: Stella Puckett Capps Estate (c/o Jerry Capps)
Location: The property is located behind the commercial development at Enterprise Drive and Cameron Way.

Public Noticing:

- Neighborhood meeting July 11, 2017
- Site posted July 14, 2017
- Letters mailed prior to August 18, 2017
- Newspaper ad posted prior to August 25, 2017

REQUEST: Rezoning from Residential-Estate (R-E) and Highway Business (B-3) to Residential-10 (R-10), with some land also being rezoned from Residential-Estate (R-E) to Highway Business (B-3).



SITE DATA:

Acreage: 36.318 acres being rezoned
Existing Use: Agriculture or vacant

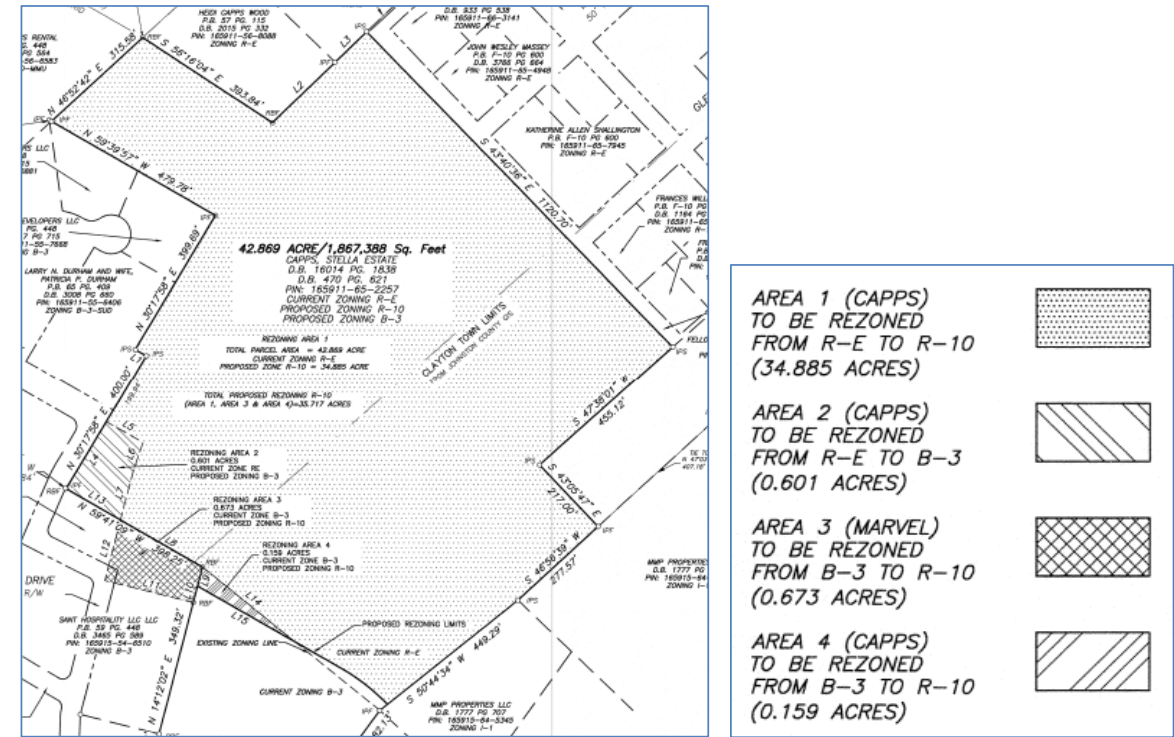
ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-Estate (R-E)	Single Family Residential
South	Highway Business (B-3)	Commercial and Vacant
East	Residential-10 (R-10) and Light Industrial (I-1)	Church, Industrial, and Vacant
West	Residential-Estate (R-E) and Highway Business (B-3)	Agricultural, Commercial, and Vacant

STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting to rezone 36± acres. The land is currently agricultural or vacant and primarily tucked behind the Cameron Way / Enterprise Drive commercial park. The land is partially within and without the Town Limits. The rezoning request is in anticipation of a potential right-of-way abandonment (part of Enterprise Drive) and realignment as well as a potential future subdivision request, although neither have been formally submitted at this time.



Existing vs. Proposed Zoning

The following uses are typical (but not exhaustive) of the zoning district: **Highway Business (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 zoning district: **Residential-10 (R-10)**

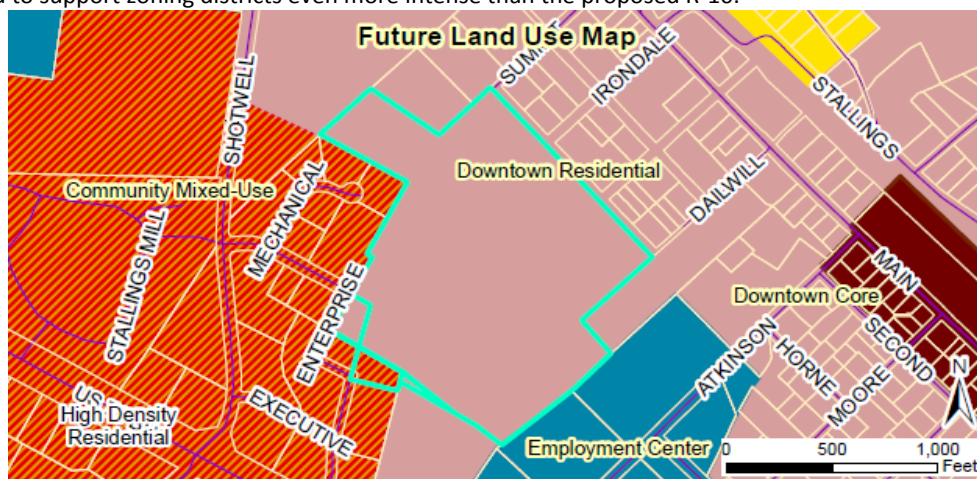
- Single family detached residential
- Apartments, Duplexes, and Townhomes are allowed by Special Use Permit only
- Daycares and Churches are allowed by Conditional Use Permit only
- Golf Course or Park

The following uses are typical (but not exhaustive) of the zoning district: **Residential-Estate (R-E)**

- Single family detached residential
- Apartments, Duplexes, and Townhomes are not allowed
- Manufactured Home Park is allowed by Special Use Permit only
- Daycares, Churches, Funeral Homes, and Kennels are allowed by Conditional Use Permit only
- Golf Course, Park, or Private Stable

Consistency with the Comprehensive Plan 2040

The property is identified primarily in the adopted Future Land Use Map as Downtown Residential, which is intended to support zoning districts even more intense than the proposed R-10.



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	

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...
- H1: Encourage a range of housing types and lot sizes that meets the needs of various income levels, family sizes, and ages.

Comprehensive Plan Goals not supporting the rezoning request include:

- none

Consistency with Overlay Districts

There are no Overlay Districts.

Compatibility with surrounding land uses and potential for adverse effects

The site is located adjacent to properties zoned Residential-Estate, Residential-10, Light Industrial, and Highway Business. Some of the adjacent properties are occupied by active uses as permitted by their zoning district, but not all adjacent properties have active uses. A rezoning to Residential-10 would be consistent with the existing and surrounding residential uses, and supportive of the surrounding nonresidential uses.

Capacity/adequacy of public facilities and services

Town water and sewer facilities are adjacent and could potentially be tapped to serve any future development on this parcel.

CONSIDERATIONS:

- Rezonings are decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.

Staff Report
2017-99-RZ

- 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) Site Plan and Legal Description
- 3) Staff Report Map
- 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

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.

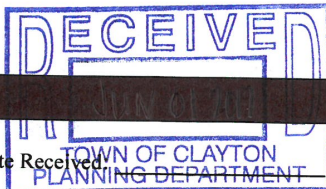
Note on Planned Developments: Requests to rezone to a Planned Development District must be accompanied by a Master Plan submittal. Master Plans are approved as Preliminary Subdivision Plats – please submit a concurrent Preliminary Subdivision Plat application and Master Plan.

SITE INFORMATION

Name of Project: Capps Tract Acreage of Property: 35.40
County Tag Number: 05026073 NC PIN: p/o 165911-65-2257
Address/Location: X:2156265.4327436 Y:695040.09389218
Existing Zoning District: RE
Proposed Zoning District: R-10

APPLICANT INFORMATION

Applicant: WithersRavenel
Mailing Address: 115 MacKenan Drive, Cary, NC 27511
Phone Number: 919-535-5237 Fax: 919-467-6008
Contact Person: Don Mizelle
Email Address: dmizelle@withersravenel.com



FOR OFFICE USE ONLY

Date Received: 2017-09-14

Amount Paid: \$1600

File Number: 2017-09-142

version 1/6/2016

Page 1 of 10

PROPERTY OWNER INFORMATION

Name: Stella Puckett Capps Estate c/o Jerry Capps

Mailing Address: 3620 Wind Sock Court, Eastover, NC 28312

Phone Number: n/a

Fax: n/a

Email Address: n/a

EXPLANATION OF PROJECT

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

The owner intends to rezone the residential estate portion of the site to R-10 so that a residential community can be developed near Clayton's downtown.

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: <u>05/02/17</u>	☒	☐			
2. Review Fee (\$500 for standard rezoning <u>OR</u> \$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 Town's 2040 Comprehensive Plan indicates that the future land use of the portion of the site to be rezoned is Downtown Residential. Under this land use, the proposed rezoning of R-10 is considered compatible with the Town's future land use designation.
2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
The rezoning would increase the density of residential development potential on the site. The site is in close proximity to existing roadway infrastructure and is large enough to support a higher density zoning.
3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
The proposed change will allow expanded residential options in close proximity to downtown. This directly aligns with the Goals LU1 & LU2 of the Comprehensive Plan, applying increased densities of residential development near the downtown and maximizing existing infrastructure and pedestrian opportunities.
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.
Water, sewer, and stormwater infrastructure currently exists to serve the site. Extensions to these systems will likely occur with the development of the subject site. Transportation systems are being evaluated via a traffic impact analysis and will be reviewed by Town staff. According to the County, schools are at capacity, however; plans to accommodate growth in the area are being developed. 80-81 additional students may result from this project.
5. It has been determined that the legal purposes for which zoning exists are not violated.
The rezoning of this site from R-E to R-10 would not violate any legal purposes for which zoning exists as the zoning district proposed is an allowed district within the Town of Clayton. The table of permitted uses and other use restrictions of the UDO for R-10 districts will remain in place to preserve the purpose of the district.
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.
No adverse effects have been determined for the adjoining property owners at the time of this submittal. The residential nature of the proposed zoning classification should compliment both adjoining residential areas to the north and the institutional, office, and retail uses nearby to the south and west of the property.
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.
No property owner will benefit at the cost of the general public with this development. The site will abide by the standards of the Town's Land Development Ordinance and other policies and procedures of the Town which in part serve to protect the public health, safety, and general welfare.

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.

Don Mizelle
Print Name

Don Mizelle
Signature of Applicant

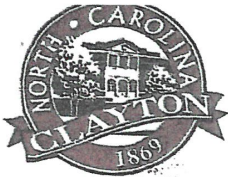
6/1/2017
Date

LEGAL DESCRIPTION
CAPPS TRACT TOWNES - REZONING AREA
CAPPS, STELLA PUCKETT ESTATE
PIN: 165911-65-2257

BEGINNING AT AN EXISTING REBAR WITH NC GRID (NAD 83(2011)) COORDINATES: N 695,178.53 AND E 2,155,700.72, SAID POINT IS SOUTH 59°38'11" EAST 10,270.69' (GROUND), 10,270.54' (GRID) FROM N.C.G.S "MORIAH RESET 2" N.C GRID COORDINATES (2011): N 701,370.11; E 2,146,838.92 WITH COMBINED FACTOR 0.99988797. FROM SAID POINT OF BEGINNING THE FOLLOWING COURSES AND DISTANCES:

SOUTH 56°16'04" EAST 393.84 FEET TO A REBAR FOUND,
THENCE NORTH 45°29'49" EAST 222.05 FEET TO AN IRON PIPE FOUND,
THENCE NORTH 45°27'26" EAST 111.76 FEET TO AN IRON PIPE SET,
THENCE SOUTH 43°40'36" EAST 1120.70 FEET TO AN IRON PIPE SET,
THENCE SOUTH 47°35'41" WEST 455.28 FEET TO AN IRON PIPE SET,
THENCE SOUTH 42°59'32" EAST 217.00 FEET TO AN IRON PIPE SET,
THENCE SOUTH 47°00'28" WEST 277.01 FEET TO AN IRON PIPE SET,
THENCE SOUTH 50°44'34" WEST 424.96 FEET TO A POINT,
THENCE LEAVING THE CAPPS EASTERN BOUNDARY LINE NORTH 46°34'20" WEST 160.68 FEET TO A POINT,
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 126.73 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 53°50'00" WEST 126.39 FEET,
THENCE NORTH 61°05'40" WEST 291.71 FEET TO A POINT ON THE CAPPS WESTERN BOUNDARY LINE,
THENCE NORTH 14°12'58" EAST 27.60 FEET TO A REBAR FOUND,
THENCE NORTH 59°41'09" WEST 398.25 FEET TO AN IRON PIPE FOUND,
THENCE NORTH 30°17'58" EAST 400.00 FEET TO AN IRON PIPE SET,
THENCE NORTH 59°42'01" WEST 32.68 FEET TO AN IRON PIPE SET,
THENCE NORTH 30°17'58" EAST 399.69 FEET TO AN IRON PIPE FOUND,
THENCE NORTH 59°39'57" WEST 479.78 FEET TO AN IRON PIPE FOUND,
THENCE NORTH 46°52'42" EAST 315.58 FEET TO A REBAR FOUND,
AND THE POINT AND PLACE OF BEGINNING
CONTAINING 1541844 SQ. FT. OR 35.396 ACRES MORE OR LESS.

OWNER	ADDR1	ADDR2
WILLIAMS, FRANCES	PO BOX 233	CLAYTON, NC 27528
FELLOWSHIP BAPTIST CHURCH	204 ATKINSON ST	CLAYTON, NC 27520
MMP PROPERTIES LLC	PO BOX 565	BENSON, NC 27505
CAPPS, JOSEPH EDWIN	222 SUMMIT ST	CLAYTON, NC 27520
DURHAM, LARRY N & DURHAM, PATRICIA P	1198 PEELE RD	CLAYTON, NC 27520
SHACKLEFORD-BUNN DEV CO LLC	1025 RIDGE RD	CLAYTON, NC 27520
CORPORATE DEVELOPERS LLC	155 BENNETT PL	CLAYTON, NC 27527
WOOD, HEIDI CAPPS & WOOD, BRENT E	222 SUMMIT ST	CLAYTON, NC 27520
RARY, JAMES KENNETH JR & RARY, SHELIA	219 SUMMIT ST	CLAYTON, NC 27520
BV 173 LLC	1414 YANCEYVILLE ST STE 300	GREENSBORO, NC 27405
MICHAEL LYNN MARVEL REVOCABLE TRUST & MARVEL, MICHAEL LYNN TRUSTEE	2127 WILLOW HILL LN	CLAYTON, NC 27520
MASSEY, JOHN WESLEY	8041 ST ANDREWS DR	LAURINBURG, NC 28352
LEE BROTHERS RENTAL	400 W MAIN STREET	CLAYTON, NC 27528
ALLEN, MARY & SHALLINGTON, KATHERINE ALLEN	PO BOX 1633	CLAYTON, NC 27528
SANT HOSPITALITY LLC	761 ENTERPRISE DR	CLAYTON, NC 27520



TOWN OF CLAYTON

Planning Department

111 E. Second Street, Clayton, NC 27520

P.O. Box 879, Clayton, NC 27528

Phone: 919-553-5002

OWNER'S CONSENT FORM

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

Project Name: Capps Tract

Address or PIN #: 05026073

AGENT/APPLICANT INFORMATION:

WithersRavenel, Inc. - Attn: Don Mizelle

(Name - type, print clearly)

115 MacKenan Drive

(Address)

Cary, NC 27511

(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*):

Rezoning

Subdivision Preliminary Plat

Special Use

Site Plan

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:

JACQUELINE CAPPS

(Name - type, print clearly)

6621 WAKEHURST ROAD

(Address)

CHARLOTTE, NC 28226

(City, State, Zip)

STATE OF

North Carolina

COUNTY OF

Mecklenburg

Sworn and subscribed before me Bridget Speller-Purinton, a Notary Public for the above State and County, this the 22nd day of May, 2017.

SEAL

BRIDGET SPELLER-PURINGTON
Notary Public
Mecklenburg Co., North Carolina
My Commission Expires March 23, 2021

Bridget Speller-Purinton
Notary Public
My Commission
Expires:

March 23, 2021



**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

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: Capps Tract Rezoning **Address or PIN #:** 165915-54-6707

AGENT/APPLICANT INFORMATION:

Don Mizelle - Withers Ravenel

(Name - type, print clearly)

115 MacKenan Drive

(Address)

Cary, NC 27511

(City, State, Zip)

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

Rezoning of a portion of the parcel above from B3 to R-10

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:

MICHAEL L. MARVER
(Name - type, print clearly)

(Owner's Signature)

2127 Wilkes Hill Lane
(Address)

CLAYTON, NC 27520
(City, State, Zip)

STATE OF

COUNTY OF

Sworn and subscribed before me Imogene Cogar, a Notary Public for the above State and County, this 2nd day of October, 2019.



Notary Public

My Commission
Expires:

10-1-2019

October 2013

1. AREAS COMPUTED BY COORDINATE METHOD.
2. BASIS OF BEARING NAD 83(2011), NAD 88
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
4. IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
5. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FEMA FLOOD ZONE AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY INSURANCE RATE MAP NO. 3720165900 4, PANEL 1659, EFFECTIVE DATE DEC. 2, 2005.

N.C.G.S. "MORIAH RESET 2"
NAD 83 (2011)
N.C. GRID COORDS.
N=701,370.11
E=2146,839.92
C.G.F. 0.99998797
N 79°34'30" E
per(IND)
N.C.G.S. "LOGGE"
NAD 83 (2011)

CL - CENTER LINE
CMF - CONCRETE MONUMENT FOUND
IPF - IRON PIPE FOUND
IPS - IRON PIPE SET
RBF - REBAR FOUND

ADJOINER _____
BOUNDARY _____
C _____
R/W _____
TOWN OF CLAYTON
TOWN LIMITS _____

AREA TO BE REZONED
FROM R-E TO R-10
(35.40ACRES)

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 59°42'01" W	32.68'
L2	N 45°29'49" E	222.05'
L3	N 45°27'26" E	111.76'

TOTAL PARCEL AREA = 42.870 ACRE
CURRENT ZONING R-E
AREA TO BE REZONED TO R-10 = 35.40 ACRE

I, MARSHALL G. WRIGHT, LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISORY DEED DESCRIPTIONS RECORDED IN REFERENCES HEREON, THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS BROKEN LINES DRAWN FROM INFORMATION HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 300,000+/-; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 1ST OF JUNE A.D., 2017.

MARSHALL G. WIGHT, PROFESSIONAL LAND SURVEYOR L-5034

I, MARSHALL G. WIGHT, LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AND EXISTING STREET.

MARSHALL G. WIGHT, PROFESSIONAL LAND SURVEYOR L-5034

GRAPHIC SCALE
0' 200' 400' 1 inch = 200 feet

RECEIVED
JUN 01 2017
TOWN OF CLAYTON
PLANNING DEPARTMENT



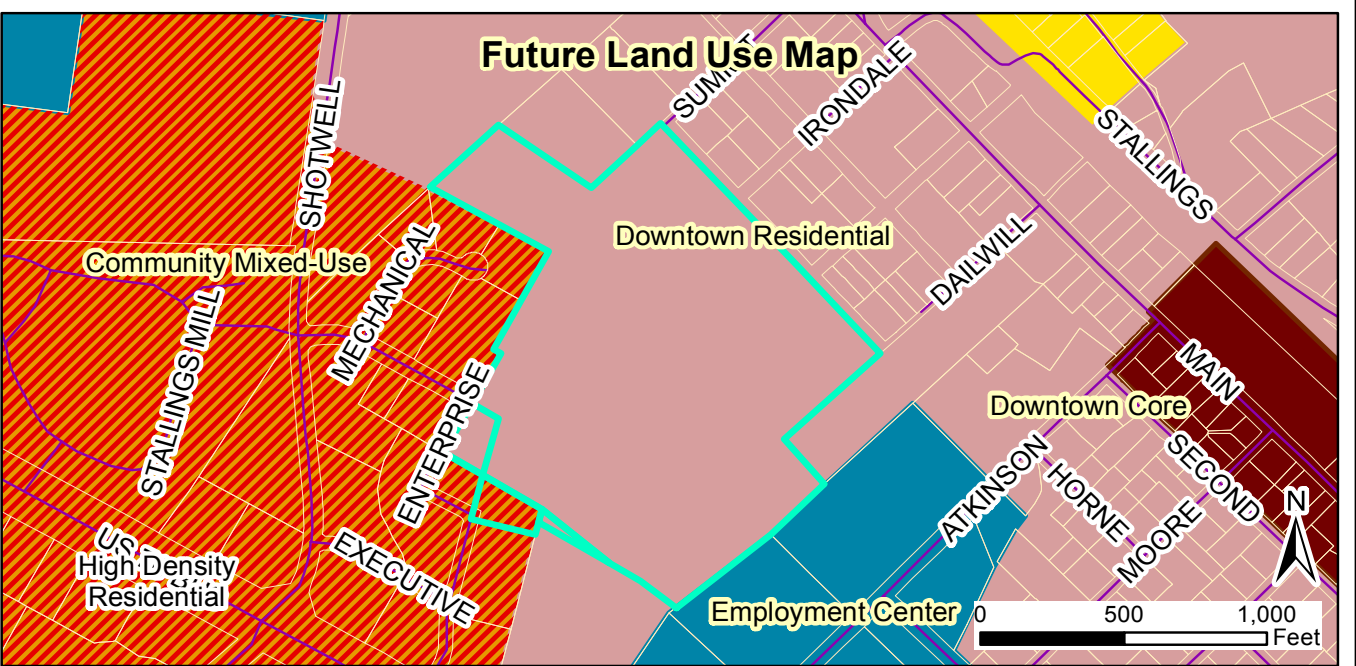
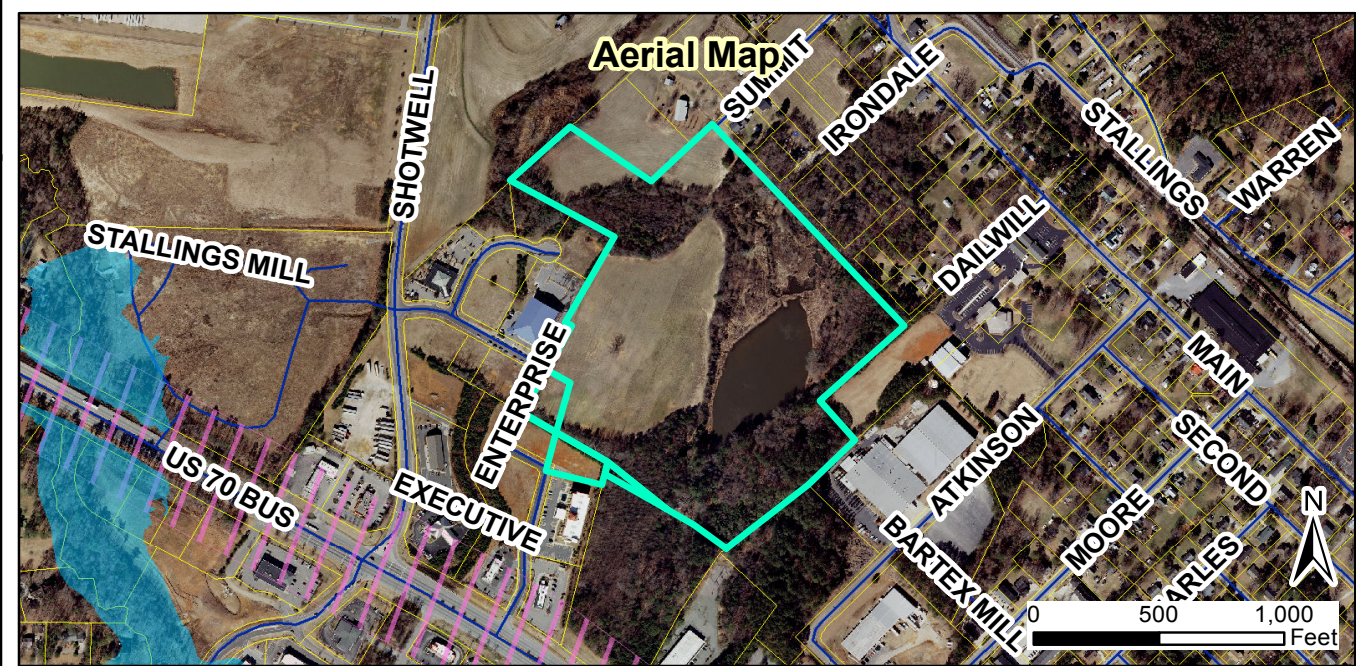
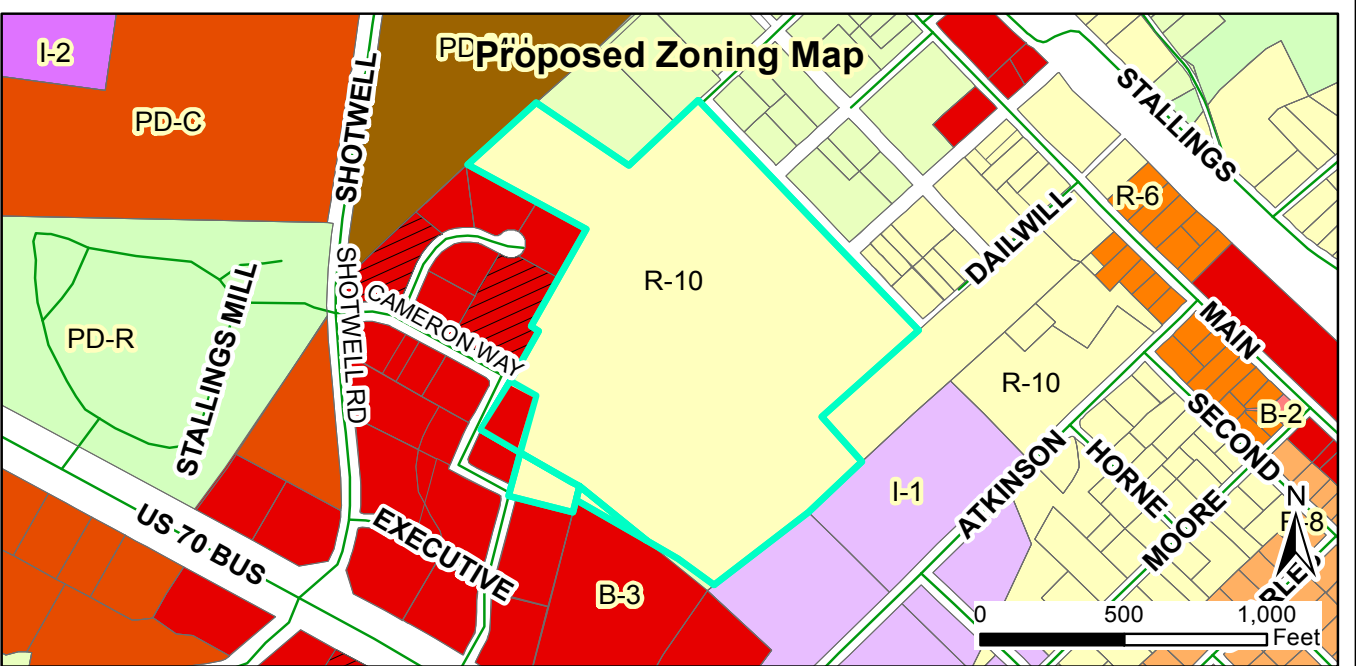
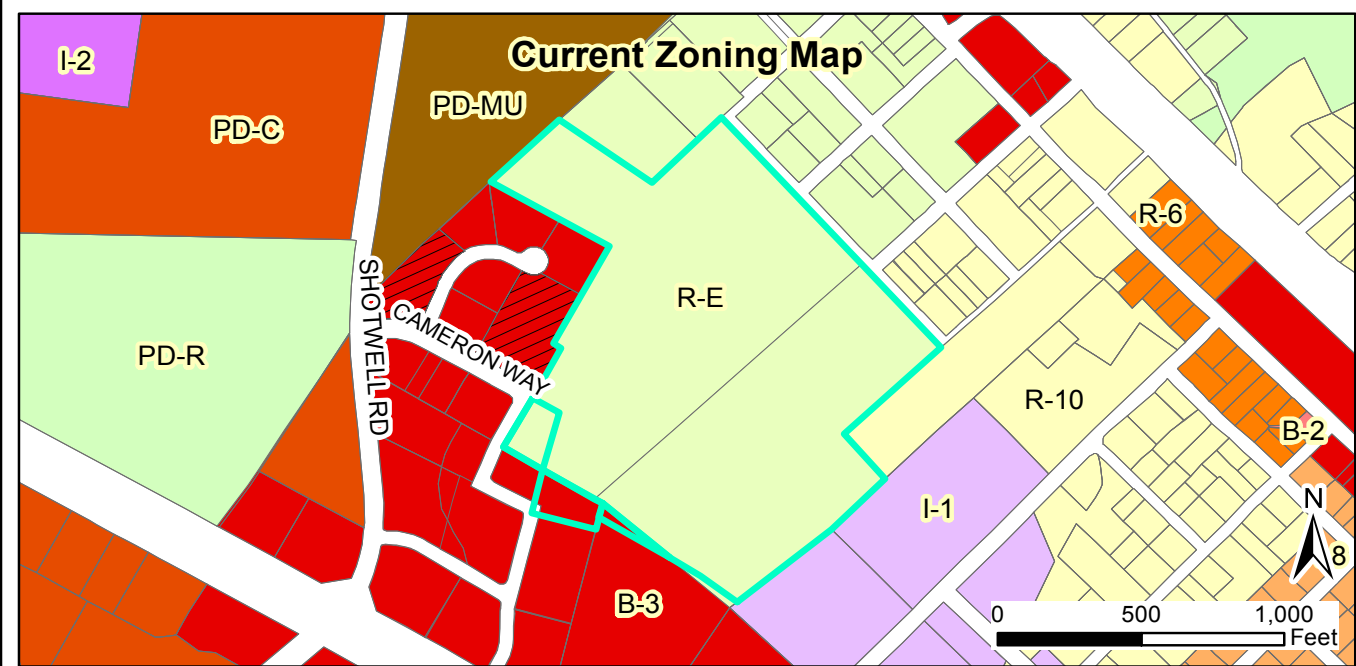
BOUNDARY AND REZONING MAP FOR THE TOWN OF CLAYTON
CAPPS TRACT TOWNES

CAPPS, STELLA PUCKETT ESTATE

TOWNSHIP: CLAYTON	COUNTY: JOHNSTON
ZONE: R-E, B-3	P.I.N. 165911-65-225

WithersRavenel
Engineers | Planners | Surveyors

115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com



Request:
2017-99-RZ, Capps Tract, Rezoning to R-10 and B-3

Applicant: Withers Ravenel
 Property Owners: Capps Estate & Mike Marvel
 Parcel ID: 165911-65-2257 & 165915-54-6707
 Tag #: 05026073 & 05g02005y

Staff Report Map



Document Path: O:\PLANNING\REZONING\Rezoning\2017\2017-99-RZ Capps Tract rezoning\Maps\Map - Capps tract rezoning 2017-99-RZ.mxd

Legend

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

07/18/2017
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.

ADJACENT PROPERTY OWNERS LIST

Project Name: Capps Tract

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
05026078, 05026076, 05026077	WILLIAMS, FRANCES	PO BOX 233, CLAYTON, NC 27528
05026041	FELLOWSHIP BAPTIST CHURCH	(204 Atkinson St. Clayton, NC 27520)
05026095T, 05026095D,	MMP PROPERTIES LLC	P O BOX 565, BENSON, NC 27505
05026073D	CAPPS, JOSEPH EDWIN	222 SUMMITT ST, CLAYTON, NC 27520
05026073M	DURHAM, LARRY N & DURHAM, PATRICIA P	1198 PEELE RD, CLAYTON, NC 27520
05027001	SHACKLEFORD-BUNN DEV CO LLC	1025 RIDGE ROAD, CLAYTON, NC 27520
05026073E, 05026073T, 05026073S, 05026073J	CORPORATE DEVELOPERS LLC	155 BENNETT PLACE, CLAYTON, NC 27527
05026073Q	WOOD, HEIDI CAPPS & WOOD, BRENT E	222 SUMMIT ST, CLAYTON, NC 27520
05G01014W	RARY, JAMES KENNETH JR & RARY, SHELIA	219 SUMMIT ST, CLAYTON, NC 27520
05G02005T	BV 173 LLC	1414 YANCEYVILLE ST STE 300, GREENSBORO, NC 27405
05G02005V, 05G02005Y	MICHAEL LYNN MARVEL REVOCABLE TRUST & MARVEL, MICHAEL LYNN TRUST	2127 WILLOW HILL LN, CLAYTON, NC 27520
05E99012D	MASSEY, JOHN WESLEY	8041 ST ANDREWS DR, LAURINBURG, NC 28352
05G02005A	LEE BROTHERS RENTAL	400 W MAIN STREET, CLAYTON, NC 27520
05E99002D	ALLEN, MARY & SHALLINGTON, KATHERINE ALLEN	PO BOX 1633, CLAYTON, NC 27528
05G02005W	SANT HOSPITALITY LLC	761 ENTERPRISE DR., CLAYTON, NC 27520



WithersRavenel

Our People. Your Success.

06-27-17

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 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: July 11th, 2017

Meeting Time: 6:00p.m. – 7:00p.m.

Meeting Location: The Clayton Center (111 East 2nd Street)

Type of Application: Rezoning Application

Parcel/Pin #: 165911-65-2257

Description of project/proposal: Proposed rezoning from Residential Estate to R-10.

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.

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

If you have any questions prior to or after this meeting, you may contact us at 919-535-5237. You may also contact the Town of Clayton Planning Department at 919-553-5002.

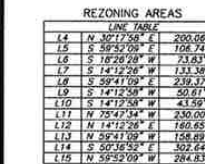
Sincerely,

Don Mizelle

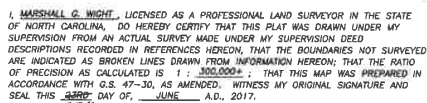
WithersRavenel

Cc: Town of Clayton Planning Dept

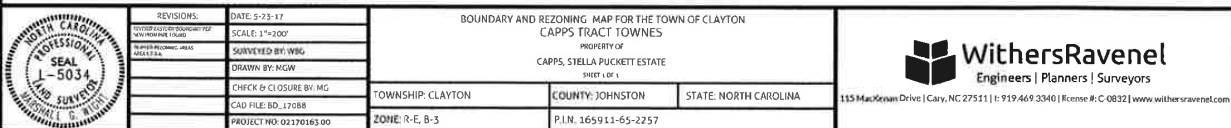
115 MacKenan Drive | Cary, NC 27511
t: 919.469.3340 | f: 919.467.6008 | www.withersravenel.com | License No. C-0832
Cary | Greensboro | Pittsboro | Raleigh | Wilmington



N.C.G.S. "MORIAN RESET 2"
NAD 83 (2011)
N.C. GRID COORDS.
N=791,370.11
E=2,146,838.92
C.G.F. 0.99988797



MARSHALL G. WIGHT, PROFESSIONAL LAND SURVEYOR L-5034



NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Capps Tract
 Application: Rezoning
 Location/Date: The Clayton Center/ July 11 6pm / 2017

	NAME	ADDRESS
1	Ken Alford	150 MICHAEL WAY CLAYTON
2	Jim & Shelia Rary	219 Summit St., Clayton
3	Enni ^{Reckoway} Barty	P.O Box 535 Clayton
4	Brent & Heidi Wood	236 Summit St.
5	Joseph Capps	222 SUMMIT ST.
6	Keran Swan	11684 US 70
7		
8		
9		
10		
11		
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17		
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20		

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Capps Tract Rezoning

Date of Mailing: 6/27/2017

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: Don Mizelle

Signature: 

Date of Meeting: 7/11/2017

Time of Meeting: 6pm

Location of Meeting: The Clayton Center

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

Meeting began at 6:05pm at the Pool Meeting Room at the Clayton Center. Approximately 12 people were in attendance including the applicant and his consultants.

WithersRavenel explained the nature of the R-10 rezoning request and the process moving forward. The purpose of the neighborhood meeting was explained as was the future permitting requirements that would be needed prior to any construction work on the subject property. WithersRavenel reviewed the conceptual plan with those in attendance explaining potential road connections, reconfigurations of existing streets, wetlands, stream, buffers, and the developer's planned use of the site for townhomes.

A list of comments, concerns, and questions is attached along with any action items to address such.

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

Capps Tract Rezoning

Neighborhood Meeting Report – Discussion items

Q: How will Summit Street connection (with barricades) impact access to adjacent properties (Heidi & Brent Woods tract, which appears to be currently landlocked)? How can access be secured while limiting additional traffic from accessing Summit Street? What type of barrier will be constructed to prevent new traffic on Summit Street?

A: WR explained the potential future connection to Summit from the planned internal street network. Discussed the geometry of the roadway design possibilities and options for providing a permanent access easement to secure access to Summit Drive. Barricade type TBD by the Town of Clayton at site plan review.

Action: Developer will meet with adjoining owners to plan access easements as needed to address the issue.

Q: What will be the price point of the townhomes envisioned for the site?

A: Market dictates such – currently, the market suggests around \$225K. It was also discussed that some other townhome developments in this general part of town are currently selling from \$150K-180K. The market will determine specifics of product and price.

Q: How will the development and the townhomes be maintained?

A: HOA will be established for the perpetual care of the site.

Q: How soon could the project be constructed?

A: WR offered a projected timeline of 2-3 years based on other similar projects. It was also pointed out that sitework construction could begin within the next year.

Q: Does the developer have plans to develop or own other parcels in the immediate area?

A: No plans for such.

Q: Will the proposed recreation area be buffered with landscaping – can it be evergreen?

A: Yes – to what extent is to be determined.

Q: What will become of the undeveloped west side of the property along Summit Drive?

A: Likely open space or buffer area.

Q: What happens in the stream buffer and undeveloped property in the north eastern portion of the site?

A: Left as-is.

Q: Any perimeter buffers planned?

A: Yes – extent TBD at site plan.

Q: What type of townhomes are planned – like “the Pointe”

A: No – those are age targeted units – 55 and older. Market will determine but likely 2 stories 1800-2400 square feet.

Comments:

- Existing well location on Joseph Capps site should be considered with respect to potential access easement to Wood property and connection to Summit Drive extension.
- Exiting offsite safety issues at Main Street and Summit intersection because of odd geometry.
- Don't want starter townhomes in this area.



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

Planning Board
July 24, 2017

STAFF REPORT

Application Number: 2017-96-RZ

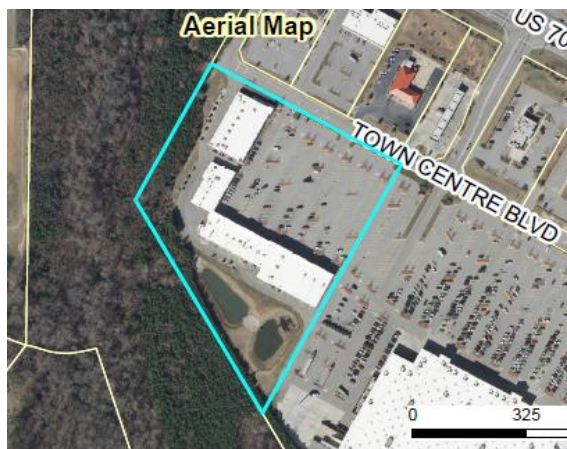
Project Name: Clayton Corners and Town Center Blvd Rezoning

NC PIN / Tag #: 165915-53-6108 / 05025005e, 165915-53-0737 / 05g02005g, 164900-86-6735 / 05g02001
Town Limits/ETJ: Town Limits
Overlay: Thoroughfare Overlay District
Applicant: Town of Clayton
Owner: DDRM Clayton Corners, LLC and Eagledale Realty, LLC
Location: 11689 and 11649 US HWY 70 BUS, and 957 Town Center Blvd

Public Noticing:

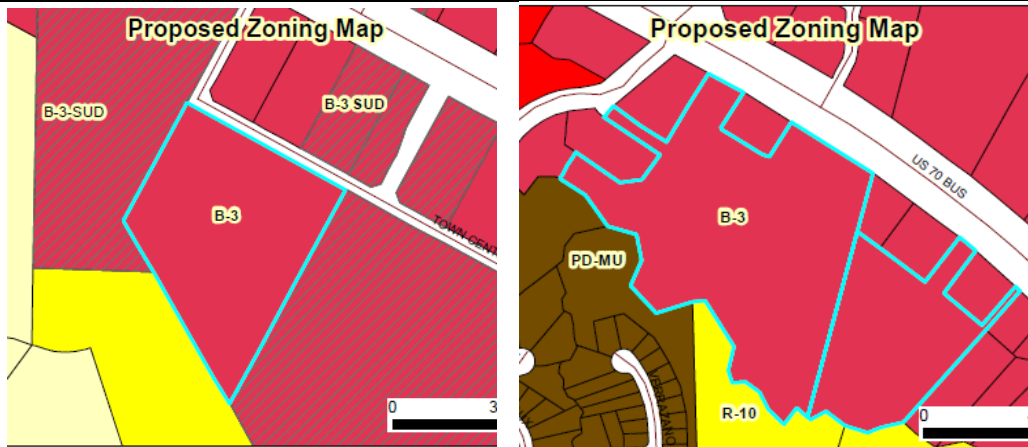
- Neighborhood meeting July 6, 2017
- Signs Posted prior to April 14, 2017
- Letters mailed prior to August 25, 2017
- Newspaper ad published August 23 2017 and August 30, 2017

REQUEST: Request to rezone the parcels from Highway Business-Special Use District (B-3-SUD) to Highway Business (B-3).



SITE DATA:**Acreage:** 22.04 acres (Clayton Corners) and 9.09 (Town Center Blvd)**Existing Uses:** Commercial**ADJACENT ZONING AND LAND USES:**

Direction	Zoning	Existing Use
North	Highway-Business (B-3) / Highway-Business Special Use District (B-3 SUD)	Commercial
South	Residential-10 (R-10) / Planned Development Mixed Use (PD-MU)	Vacant / Residential
East	Highway Business Special Use District (B-3 SUD) / Highway-Business (B-3)	Commercial
West	Highway-Business Special Use District (B-3 SUD) / Highway-Business (B-3)	Vacant / Commercial

**STAFF ANALYSIS AND COMMENTARY:****Overview**

The Town is requesting to rezone the subject parcels from Highway-Business Special Use District (B-3 SUD) to Highway-Business (B-3), in order to remove the Special Use District designation. Special Use Districts require all potential uses to go through the special use process in order to be permitted, regardless of what the base zoning district typically permits. In 2015, staff was directed by Town Council to examine the locations of special use districts within Clayton and consider the removal of these districts on a case-by-case basis.

Compatibility with Surrounding Land Uses

The proposed zoning change is to remove the special use district designation from the parcels, but the base zoning district of B-3 will remain. Therefore, the proposed zoning change does not affect the compatibility of these parcels with the surrounding land uses.

Consistency with the 2040 Comprehensive Plan

The proposed zoning change is generally consistent with the Comprehensive Plan 2040.

CONSIDERATIONS:

- Rezoning is 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.
 - If approved, this rezoning will result in a modification to amend the official zoning map for The Town of Clayton.
-

APPROVAL CRITERIA:

The applicant has addressed the Rezoning Approval Criteria outlined in §155.704. The applicant's responses are incorporated as an attachment to the Staff Report.

STAFF RECOMMENDATION:

Staff is recommending approval of the rezoning of the subject parcels.

ATTACHMENTS:

- 1) Staff Report Maps
- 2) Application
- 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.

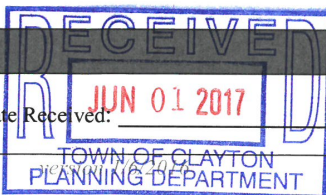
Note on Planned Developments: Requests to rezone to a Planned Development District must be accompanied by a Master Plan submittal. Master Plans are approved as Preliminary Subdivision Plats – please submit a concurrent Preliminary Subdivision Plat application and Master Plan.

SITE INFORMATION

Name of Project: Clayton Corners & Town Center Blvd Rezoning **Acreage of Property:** 22.04 & 9.09
County Tag Number: 05025005E, 05G02005G, 05G02001I **NC PIN:** 165915-53-6108, 165915-53-0737, 164900-86-6735
Address/Location: 11689 & 11649 US HWY 70 BUS and 957 Town Center Blvd
Existing Zoning District: Highway-Business Special Use District (B-3 SUD)
Proposed Zoning District: Highway-Business (B-3)

APPLICANT INFORMATION

Applicant: Town of Clayton
Mailing Address: PO BOX 879 Clayton, NC 27528
Phone Number: 919-359-2102 **Fax:** 919-553-1720
Contact Person: Haley Hogg, Planner
Email Address: hhogg@townofclaytonnc.org



FOR OFFICE USE ONLY

Date Received: JUN 01 2017

Amount Paid: Town initiated

File Number: 2017-96-RZ

Page 1 of 11

PROPERTY OWNER INFORMATION

Name: DDRM Clayton Corners, LLC & Eagledale Realty, LLC

Mailing Address: 3300 Enterprise Pkwy Beachwood, Ohio 44122 and 10689 N Pennsylvania St STE 100 Indianapolis, IN 46280-1099

Phone Number: _____ **Fax:** _____

Email Address: _____

EXPLANATION OF PROJECT

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

Rezoning subject properties from Highway-Business Special Use District (B-3 SUD) to Highway Business (B-3) in order to remove the Special Use District from the properties.

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: _____	☐	☒			
2. Review Fee (\$500 for standard rezoning OR \$1,000 + \$5.00/acre for Planned Developments) and Advertisement Fee (\$100)	☐	☒	<i>*Town initiated</i>		
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 consistent with the adopted plans of the Town. The requested zoning change remains consistent with the future land use map, and does not affect the underlying zoning district of B-3.

2. Suitability of the subject property for uses permitted by the current vs. the proposed district.

Removing the special use district overlay will not affect the suitability of the properties for uses permitted by the current vs. proposed district. The requested change will not alter the underlying district of B-3. Instead, uses that are permitted outright in B-3 will now be permitted outright on these properties without the requirement of them having to obtain a special use permit.

3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.

The proposed change meets and exceeds specific demand within the Town. Removing the special use district overlay from these properties shortens the approval process for businesses to operate that consist of uses permitted outright in the B-3 zoning district.

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 zoning will not have an impact on these facilities. This request is to simply rezone the properties, and does not impact public facilities and services.

5. It has been determined that the legal purposes for which zoning exists are not violated.

The proposed rezoning does not violate 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. The proposed rezoning does not change the underlying zoning district of B-3.

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.

No one property owner or small group will benefit materially from the change to the detriment of the general public.

APPLICANT AFFIDAVIT

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

Haley Hogg (on behalf of Planning Dept.)

Print Name


Signature of Applicant

6-1-17

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)



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: Clayton Corners Rezoning **Address or PIN #:** 165915-53-0737 & 165915-53-6108

AGENT/APPLICANT INFORMATION:

Town of Clayton

(Name - type, print clearly)

111 East Second Street

(Address)

Clayton, NC 27528

(City, State, Zip)

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

Rezoning Application (B-3 SUD to B-3)

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:

Don Thompson

(Name - type, print clearly)

3500 Piedmont Rd NE Suite 730

(Address)

Atlanta, GA 30305

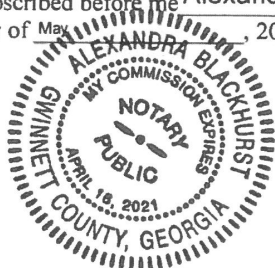
(City, State, Zip)

STATE OF Georgia

COUNTY OF Gwinnett

Sworn and subscribed before me Alexandra Blackhurst, a Notary Public for the above State and County, this the 31st day of May, 2017.

SEAL



October 2013

Alexandra Blackhurst
Notary Public

My Commission Expires: April 18, 2021



**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: Town Centre Blvd Rezoning **Address or PIN #:** 957 Town Centre Blvd (05G020011 / 164900-66-6735)

AGENT/APPLICANT INFORMATION:

Town of Clayton
(Name - type, print clearly)

111 East Second Street

(Address)

Clayton, NC 27528

(City, State, Zip)

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

Rezoning application (B-3 SUD to B-3) to remove
the special use district

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:

EMERALD DALE REALTY, LLC
(Name - type, print clearly)

10689 N. Pennsylvania St. STE 100
(Address)

(Owner's Signature)

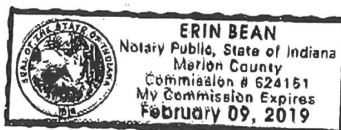
Indianapolis, IN 46280
(City, State, Zip)

STATE OF INDIANA
COUNTY OF MARION

Sworn and subscribed before me ERIN BEAN
the 8th day of JUNE, 20 17.

, a Notary Public for the above State and County, this

SEAL



October 2013

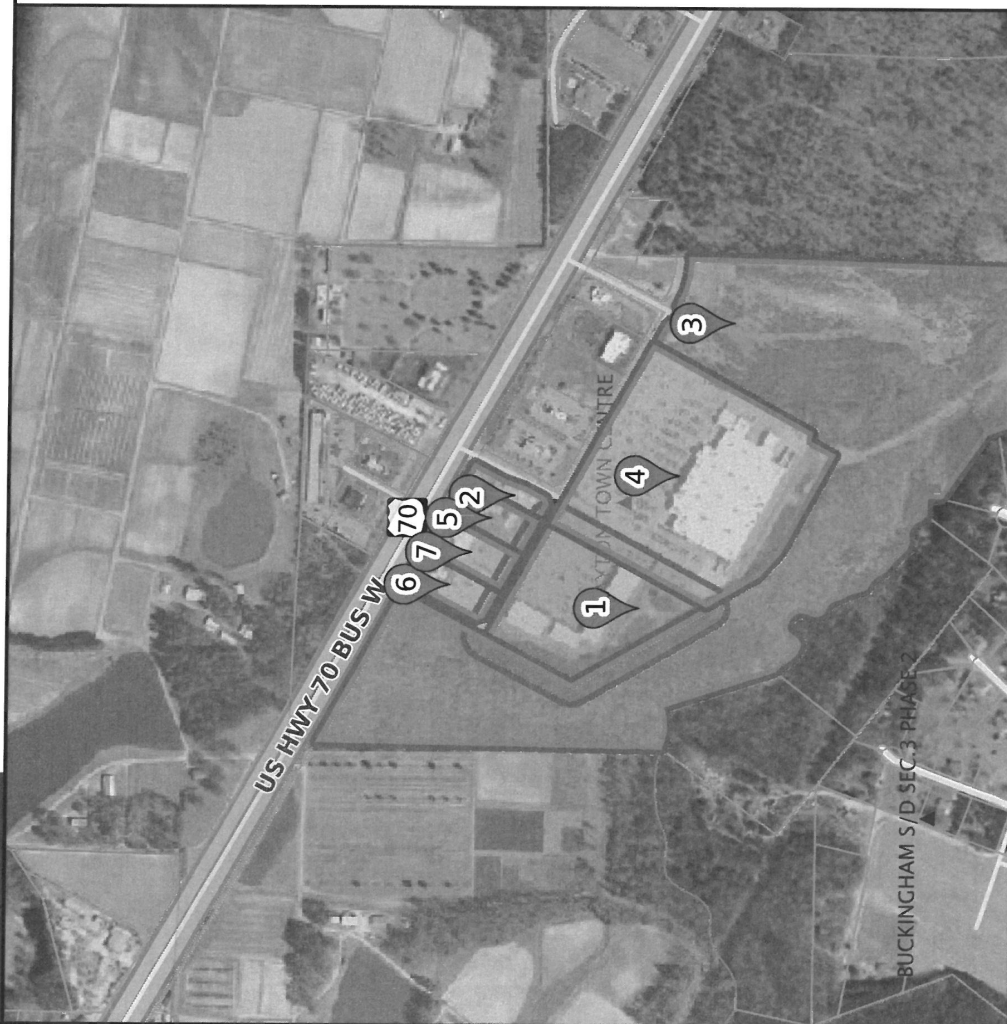
Erin Bean
Notary Public

My Commission Expires: 2/9/2019



*** DISCLAIMER ***

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



Result 1

id: 05G02001I
Tag: 05G02001I
Tax Unique Id: 4883371
Owner Name 1: EAGLEDALE REALTY, LLC
Owner Name 2:
Mail Address 1: 10689 N PENNSYLVANIA ST
STE 100
Mail Address 2:
Mail Address 3: INDIANAPOLIS, IN 46280-1099
Book: 04873
Page: 0376

Result 2

id: 05G02001E
Tag: 05G02001E
Tax Unique Id: 4705924
Owner Name 1: MURPHY OIL USA INC
Owner Name 2:
Mail Address 1: 200 PEACH STREET
Mail Address 2: PO BOX 7300
Mail Address 3: EL DORADO, AR 71731-0000
Book: 03587
Page: 0776

Scale: 1:8906 - 1 in. = 742.14 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
June 9, 2017



*** DISCLAIMER ***

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

Result 3

id: 05G02001A
Tag: 05G02001A
Tax Unique Id: 4681315
Owner Name 1: STEPHEN DOUGLAS I
IRRVOABLE TRUST
Owner Name 2: CYNTHIA M STEPHENS
IRRVOABLE TRUST
Mail Address 1: 319 CHAPANOKE RD STE 102
Mail Address 2:
Mail Address 3: RALEIGH, NC 27603-0000
Book: 01875
Page: 0903

Result 4

id: 05G02001J
Tag: 05G02001J
Tax Unique Id: 4747740
Owner Name 1: WALMART REAL ESTATE
BUSINESS TRUST
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 8050, MS 0555
Mail Address 3: BENTONVILLE, AR 72712-8050
Book: 02278
Page: 0313

Result 5

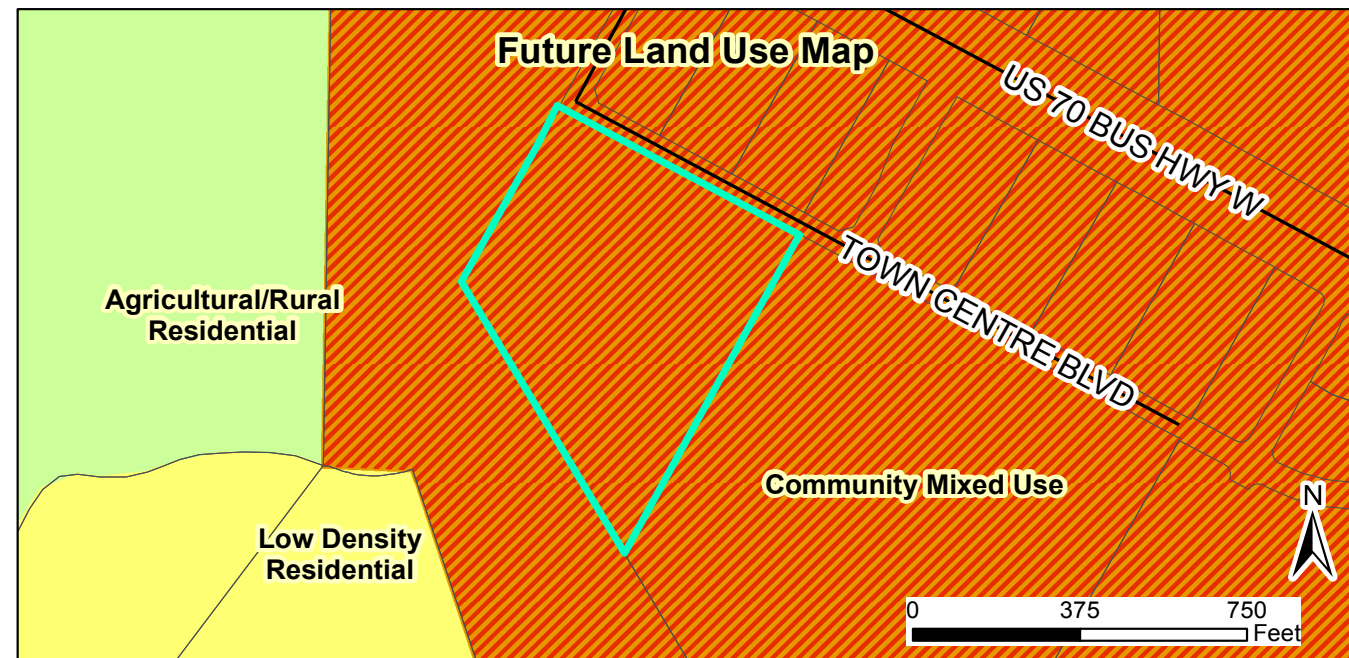
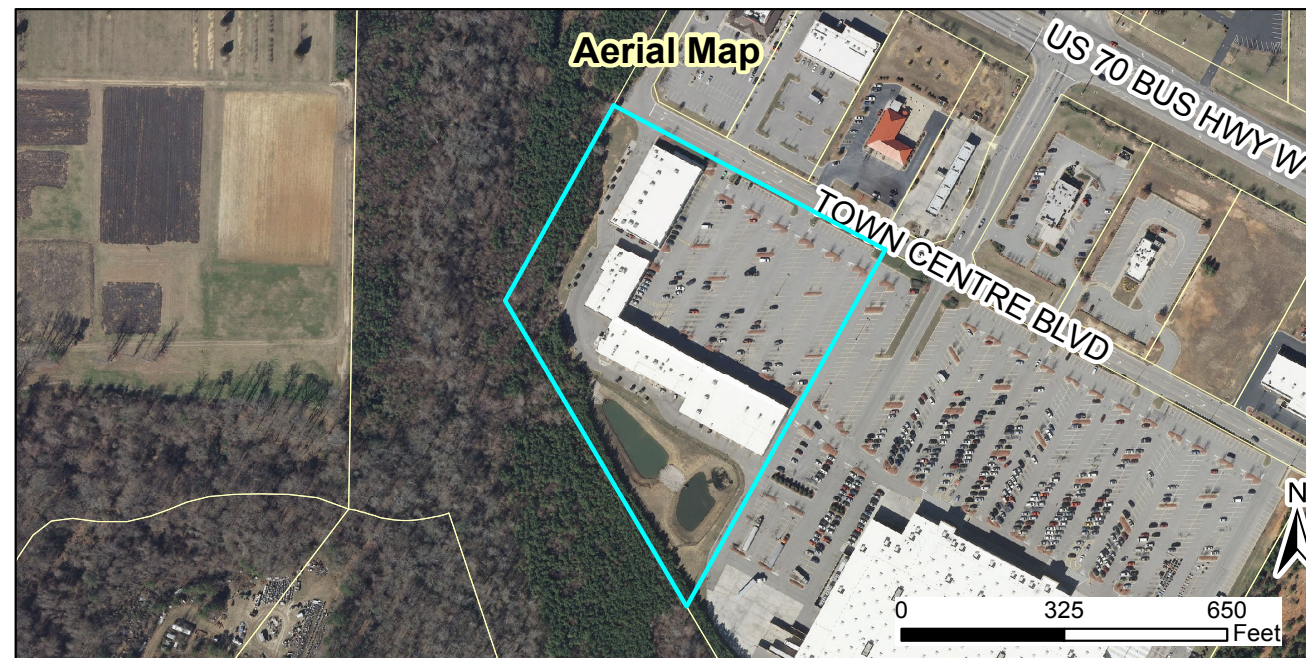
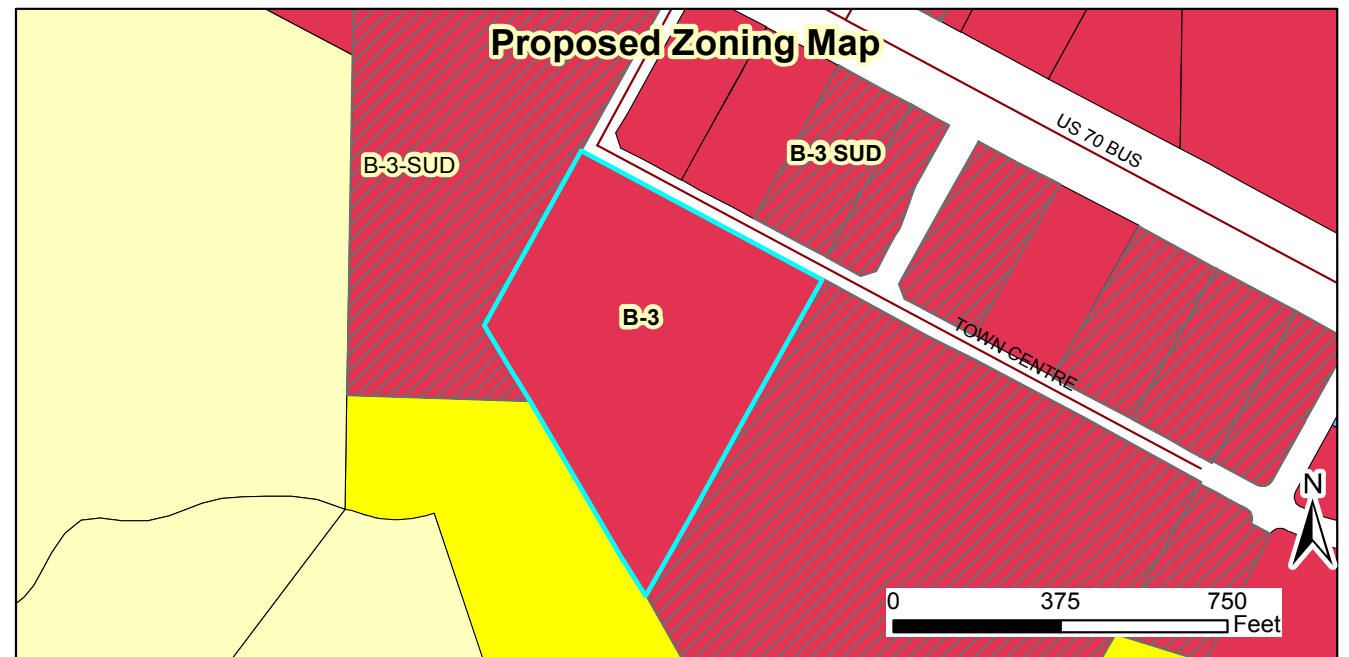
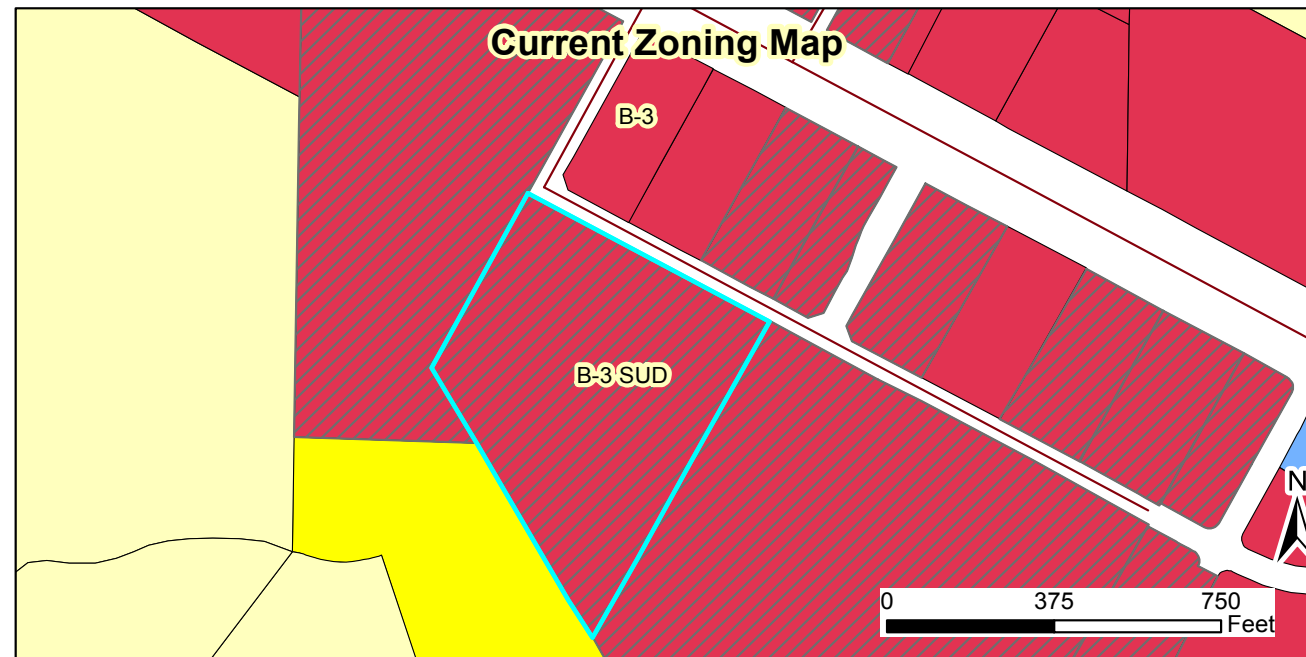
id: 05G02001F
Tag: 05G02001F
Tax Unique Id: 4692950
Owner Name 1: PCG ENTERPRISES OF
CLAYTON LLC
Owner Name 2:
Mail Address 1: 12905 HIGHWAY 70 WEST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02571
Page: 0265

Result 6

id: 05G02001H
Tag: 05G02001H
Tax Unique Id: 4692958
Owner Name 1: LEVINSON, JAMES R.
Owner Name 2:
Mail Address 1:
Mail Address 2: P O BOX 117
Mail Address 3: BENSON, NC 27504-0117
Book: 03680
Page: 0193

Result 7

id: 05G02001G
Tag: 05G02001G
Tax Unique Id: 4747720
Owner Name 1: CAROLINA PARK LLC
Owner Name 2:
Mail Address 1: 9005 PEACHTREE TOWN LN
Mail Address 2:
Mail Address 3: KNIGHTDALE, NC 27545-9710
Book: 04541
Page: 0642



2017-96-RZ Clayton Corners & Town Center Blvd Rezoning

Request: To rezone from B-3 SUD to B-3

Applicant: Town of Clayton

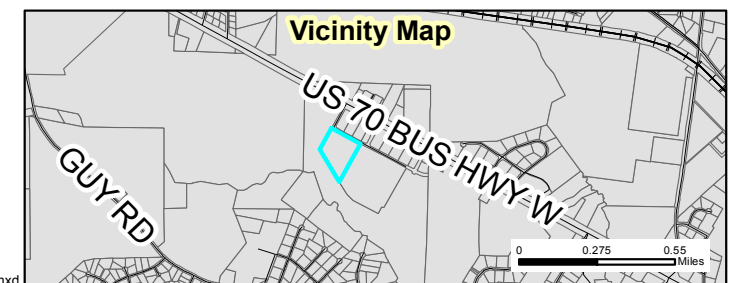
Property Owners: DDRM Clayton Corners, LLC & Eagledale Realty, LLC

Parcel ID: 165915-53-6108, 165915-53-0737, 164900-86-6735

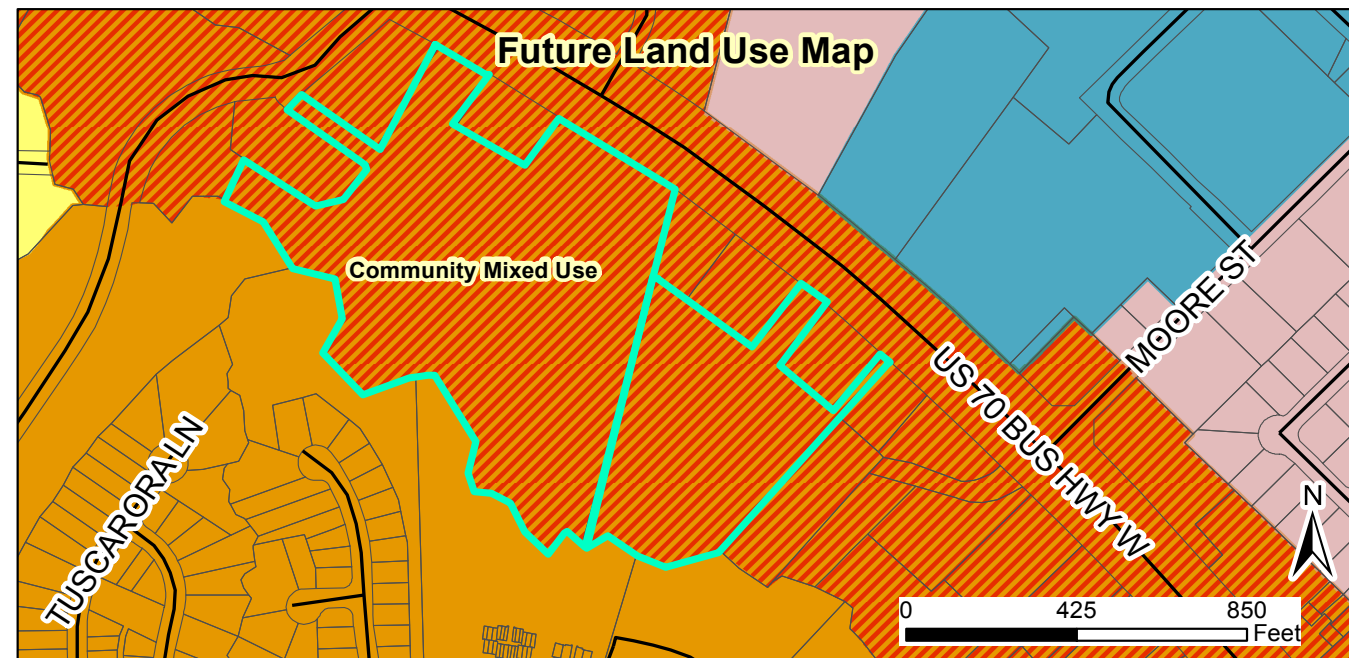
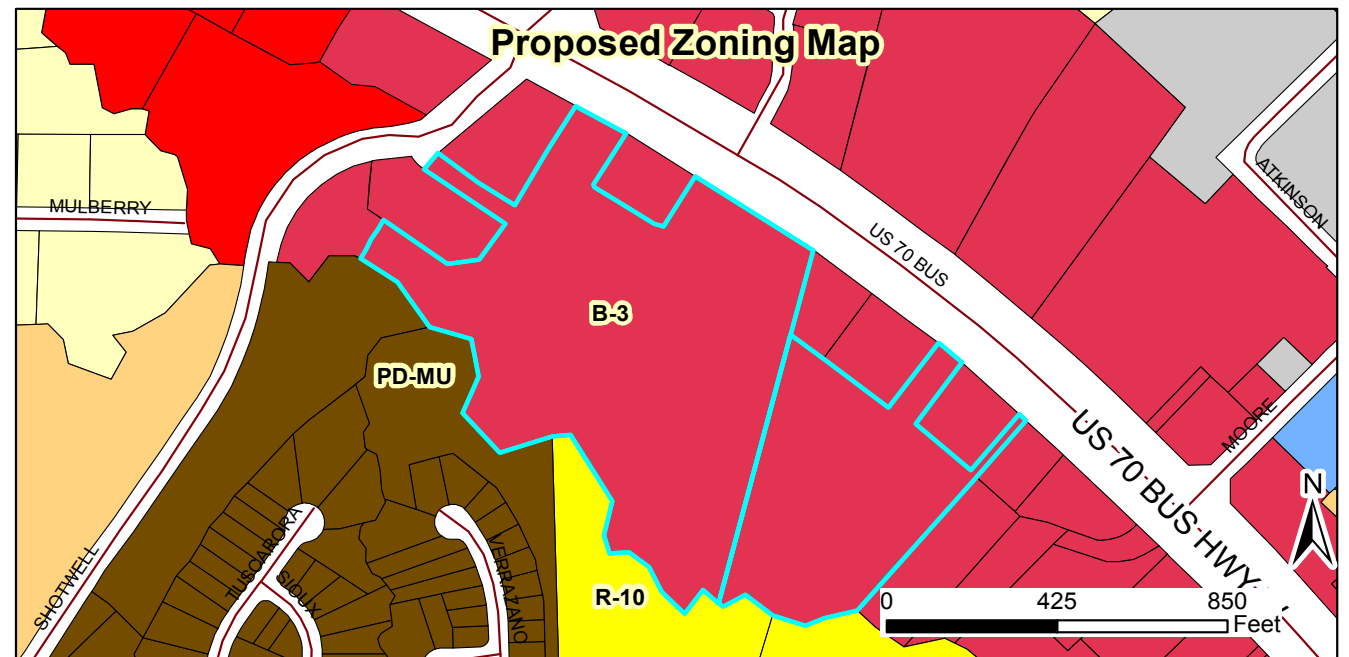
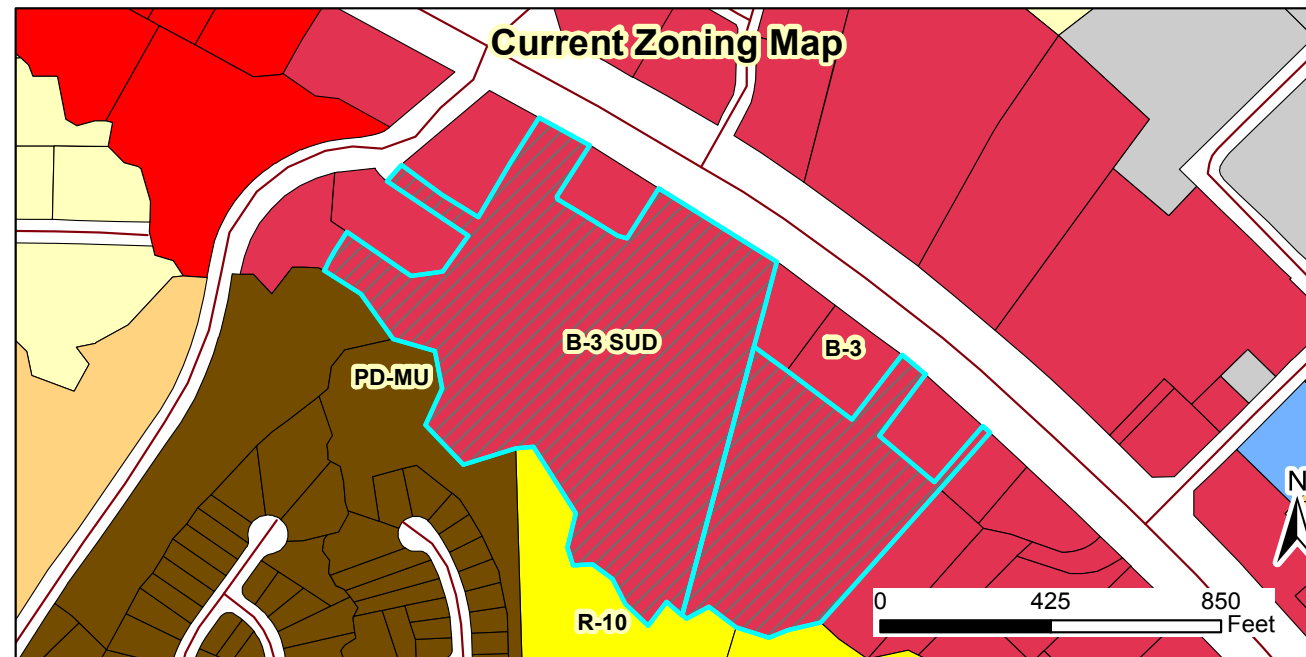
Tag #: 05025005e, 05g02005g, 05g02001



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



Document Path: O:\PLANNING\REZONING\Rezoning\2017\2017-96-RZ Clayton Corners & Town Center Blvd\Maps\StaffReportMap- 2017-96-RZ Town Center Blvd Rezoning.mxd



2017-96-RZ Clayton Corners & Town Center Blvd Rezoning

Request: To rezone from B-3 SUD to B-3

Applicant: Town of Clayton

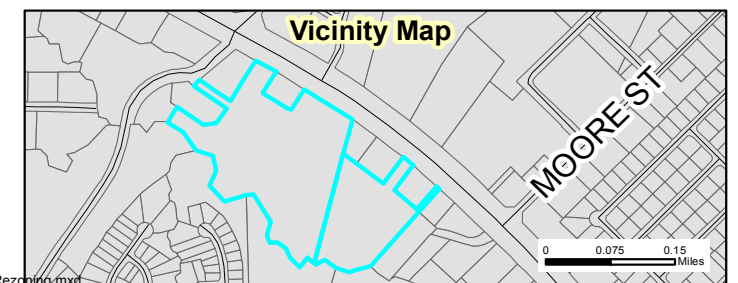
Property Owners: DDRM Clayton Corners, LLC & Eagledale Realty, LLC

Parcel ID: 165915-53-6108, 165915-53-0737, 164900-86-6735

Tag #: 05025005e, 05g02005g, 05g02001



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



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NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: 2017-96-RZ Clayton Corners + Town Center Blvd. RZ

Date of Mailing: 6/13/17

Date of Meeting: 7/6/17

Time of Meeting: 6:00 PM

Location of Meeting: Clayton Center Lobby

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

Printed Name: Haley Hogg

Signature: Haley Hogg

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.*

No one attended the meeting. The meeting ended
at 6:30 PM.

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: 2017-96-RZ Clayton Corners + Town Center Blvd Rezoning

Application: Rezoning

Location/Date: Clayton Center Lobby, 7/6/17

	NAME	ADDRESS
1	Haley Hogg	TOC
2		
3		
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