



**The Town Of Clayton
Clayton Planning Board Agenda
Monday, June 27, 2016 @ 6:00 PM
Town Council Chambers**

1. CALL TO ORDER

2. ADJUSTMENT OF THE AGENDA

3. APPROVAL OF MINUTES

- a. [Planning Board Minutes - May 23, 2016](#)

4. REPORTS AND COMMENTS

5. OLD BUSINESS

6. NEW BUSINESS

- a. Dairy Road Church 2016-96-SP - Major Site Plan
NC Pin: 165811-67-4218 / Tag ID: 05H03197G
The site is located at the southern corner of Barber Mill Road and Dairy Road.
The applicant is requesting Major Site Plan approval for a new church to be located on a vacant parcel of land.
[Staff Report - Dairy Road Church 2016-96-SP](#)
[Staff Map - Dairy Road Church 2016-96-SP](#)
[Application - Dairy Road Church Major Site Plan 2016-96-SP](#)
[Neighborhood Meeting - Dairy Road Church 2016-96-SP](#)
[Site Plan - Dairy Road Church 2016-96-SP](#)
[Landscape Plan - Dairy Road Church 2016-96-SP](#)
[Elevations - Dairy Road Church 2016-96-SP](#)
[Elevation Plans - Dairy Road Church 2016-96-SP](#)
[BOA Conditional Use Permit Approval](#)
- b. First Street Tavern 2016-88-SUP - Special Use Permit
NC PIN:166913-03-6023 / Tag ID: 05015016
The project site is located at 115 First Street, behind Four Oaks Bank and near the corner of First Street and Fayetteville Street.
The applicant is requesting a Special Use Permit to operate a tavern in an existing structure.

[Staff Report - First Street Tavern 2016-88-SUP](#)
[Staff Map - First Street Tavern 2016-88-SUP](#)
[Application - First Street Tavern 2016-88-SUP](#)
[Neighborhood Meeting Materials - First Street Tavern 2016-88-SUP](#)
[Site Plan - First Street Tavern 2016-87-SUP](#)
[Four Oaks Banks Parking Agreement 2016-87-SUP](#)
[Health Dept. Materials - First Street Tavern 2016-87-SUP](#)
[Health Dept. Materials 2 - First Street Tavern 2016-87-SUP](#)

7. INFORMAL DISCUSSION AND PUBLIC COMMENT

8. ADJOURN



**The Town Of Clayton
Clayton Planning Board Minutes
Monday, May 23, 2016 @ 6:00 PM
Town Council Chambers**

BOARD MEMBERS PRESENT:

Frank Price, Chair (ETJ), Bob Ahlert, Vice Chair (TL) Sarah Brooks (TL), Marty Bizzell (ETJ), James Lipscomb (ETJ), George "Bucky" Coats (TL), Ronald Johnson (TL), Jim Lee (ETJ), Michael Grannis (Councilman), Bob Satterfield (Councilman).

STAFF PRESENT:

David DeYoung, Planning Director; Jay McLeod, Town Planner; Haley Hogg, Town Planner, Laura Gray, Clerk to Board; John McCullen, Town Engineer.

MEMBERS ABSENT:

Nathan Evans (ETJ)

1 CALL TO ORDER

- a)
Frank Price called the meeting to order.

2 ADJUSTMENT OF THE AGENDA

- a)
None.

3 APPROVAL OF MINUTES

- a) April 25, 2016 Planning Board Minutes

ACTION: Motion to Approve.

Motion: Bob Ahlert
Second: James Lipscomb
Vote: Unanimous

4 REPORTS AND COMMENTS

- a)
None.

5 OLD BUSINESS

- a)
None.

6 NEW BUSINESS

- a) **2016-55-RZ Umstead Subdivision - Rezoning**
NC PIN / Tag #: 164800-98-622, 165801-08-4742 / 05g02013, 05g02040a
The property is located at the end of Gregory Drive, off of Amelia Church Road;
south of the Wynston subdivision.

Nathan Evans, the applicant and also a Board Member, was not present at the Planning Board meeting.

Jay McLeod, Town Planner, presented Umstead Subdivision Rezoning to the Planning Board. The applicant is requesting to rezone 19.8± acres from Residential-Estate (R-E) to Residential-10 (R-10), which allows 10,000 sq. ft. single family residential lots.

Mr. McLeod stated this piece of land is currently vacant woodlands. The land is currently in the Town's Extraterritorial Planning Jurisdiction (ETJ), but would need to annex in order to receive water and sewer services necessary to develop at the R-10 density.

The site is bordered by 8,000 sq.ft. single family residential lots to the north in a R-10 zoning district (the Wynston subdivision), and 40,000± sq. ft. single family lots to the south (along Coxwoods Road). The Wynston subdivision is served by public water and sewer, and the Coxwoods neighborhood is served by septic systems.

Mr. McLeod stated a conventional R-10 zoned subdivision would be an appropriate density transition between the two neighborhoods.

Staff recommended approval.

No questions for staff.

Jonathan Barnes with Dalton Engineering and Associates, 446 E. Main Street, came forth to answer any questions from the Planning Board.

No questions for Mr. Barnes and no comments from the public.

ACTION: Motion to Recommend Approval to Council.

Motion: Sarah Brooks

Second: Jim Lee

Vote: Unanimous

- b) **2016-54-SD Umstead Subdivision - Major Subdivision**
NC PIN / Tag #: 164800-98-622, 165801-08-4742 / 05g02013, 05g02040a
The property is located at the end of Gregory Drive, off of Amelia Church Road;
south of the Wynston subdivision.

Jay McLeod, Town Planner, presented Umstead Subdivision to the Planning Board. The applicant is requesting to develop a conventional R-10 (pending successful rezoning) subdivision with 42 single family (SF) detached homes on 19.8± acres.

Mr. McLeod stated the piece of land is currently vacant. The land is currently in the Town's Extraterritorial Planning Jurisdiction (ETJ), but would need to annex in order to receive the water and sewer services that are necessary to develop at the 10,000 sq. ft. single family lot density.

Mr. McLeod noted the site is bordered by 8,000 sq. ft. single family residential lots to the north in an R-10 zoning district (the Wynston subdivision), and 40,000± SF lots to the south (along Coxwoods Road). Staff feels the proposed conventional R-10 zoned subdivision is an appropriate density transition between the two neighborhoods.

Mr. McLeod noted the applicant and staff feel comfortable not requiring a road to cross over the natural stream that runs through the site. The stream will be protected by the required 50' riparian buffer.

Three access points are proposed, with no interconnection between them. An extension of Gregory Drive will serve the majority of the site. An extension of Dayflower Drive will serve seven lots in the northwest (accessed through the Wynston subdivision). And a single lot (Lot 42) is proposed to have access from a paved stubout that connects to Coxwoods Road.

Some question currently exists regarding the ownership of Coxwoods Road, whether it is privately or state-owned. This has impacts on whether this road may be accessed by the applicant when developing this parcel. Staff contacted NCDOT on this matter and NCDOT did not have any additional information.

The applicant will provide sidewalks on both sides of each road, and will connect out to Amelia Church Road. Sidewalks will be along the connection to the adjacent Wynston subdivision, along the extension of Mayflower Drive.

The applicant will provide one street tree per lot, as required by Town of Clayton's Unified Development Code (UDC). The applicant is also proposing a Class "A" landscaping buffer along Amelia Church Road, which is consistent with UDC. Mr. McLeod noted this is a conventional subdivision, so the applicant is requesting to pay fee-in-lieu for recreation.

The applicant is requesting three waivers:

- 1) Waiver from the requirement for interconnectivity
- 2) Request to pay fee-in-lieu for recreation
- 3) Waiver from the maximum cul-de-sac length requirement.

Mr. McLeod noted staff has discussed the waiver of cul-de-sac length with the Fire Marshal. The Fire Marshal feels it is acceptable to waive the cul-de-sac

length due to the proposed positioning of the fire hydrants throughout the neighborhood.

Mr. McLeod stated the subdivision is compatible with surrounding land use, it is consistent with UDC and the applicant addressed the findings of fact.

The neighborhood meeting was held April 14, 2016.

Mr. McLeod stated staff recommends approval of waiver requests and approval of the major subdivision with conditions.

Bob Ahlert questioned why there is no recommendation to annex the property into Town Limits as a condition of approval.

Frank Price stated as a condition of approval an Application of Annexation will need to be filed with the Town.

Marty Bizzell asked for clarification on why there was no proposed cross access over the stream.

Mr. McLeod replied the applicant wanted to respect the riparian buffer. The Planning Department felt respecting the buffer would be a better gain than building a bridge over the stream. No cross access over the stream will result in three separate entrances into the subdivision.

Sarah Brooks clarified the 7 lots that would be accessed through the Wynston subdivision would have no access to the other part of the subdivision unless they entered off of Amelia Church Road. Ms. Brooks asked if the seven lots that are accessed through Wynston subdivision would have sidewalks.

Mr. McLeod responded the seven lots would have sidewalks and the lots will be accessed through the Wynston Subdivision. Lot 42 would access their site through Coxwoods Road.

Ms. Brooks asked if the seven lots would have their own mail kiosk.

Mr. McLeod replied yes, each section will have their own kiosk.

No further questions for staff.

Jonathan Barnes with Dalton Engineering and Associates, 446 E. Main Street, came forth to answer any questions.

Frank Price asked Mr. Barnes to explain Lot 42 access.

Adjacent land owners to the west side have approached Umstead LLC and expressed interest in purchasing the footage for Lot 42 but no negotiation has taken place at this time.

Marty Bizzell asked if the pump station would be maintained by the Town.

Mr. Barnes said to his understanding it will be a Town pump station.

No further questions for the applicant.

David Bullock, 2037 Coxwoods Lane, asked the Board to clarify what was being voted on.

Mr. Price responded the major subdivision with the added condition that the subject parcel be annexed into the Town's Limits and to recommend approval of waiver requests to Town Council.

Staff recommended the following conditions be applied to the approval of the preliminary subdivision plan:

1. Following Board approvals, three copies of the final Preliminary Subdivision Plan meeting the requirements of the Conditions of Approval shall be submitted to the Planning Department for final approval. The conditions of approval shall be recorded on the plans before final approval is granted.
2. All development fees shall be paid prior to final plat recordation.
3. The final plat and subsequent development of the site shall be consistent with the specifications of the approved Preliminary Subdivision Plan. Modifications shall require additional approvals pursuant to Section 155.706 of the Unified Development Code.
4. All signs shall require review/approval pursuant to UDC Section 155.713.
5. A homeowners' association document (if applicable) shall be reviewed by staff and recorded prior to final plats. Such document shall assure responsibility for maintenance of all common facilities and provide adequate means for funding to do so.
6. The landscaping buffer along Amelia Church Road shall be installed prior to the issuance of any Certificate of Occupancy.
7. Any required perimeter landscape buffer shall be installed prior to the commencement of construction on adjacent lots.
8. Lot 42 (the lot accessed from Coxwoods Drive) shall not be allowed to be platted unless evidence is presented to the Planning Department showing that legal access can be made to the lot from Amelia Church Road, via Coxwoods Rd and the paved stubout that connects the lot to Coxwoods Rd.
9. Access and easement shall be provided to any permanent stormwater features, and provision shall be made for their maintenance.
10. Applicant must file an Application of Annexation with the Town.

Waivers:

10. The applicant is requesting a waiver from the requirement for interconnectivity §155.603(B)(2).
11. Recreation fees shall be paid as fee-in-lieu, prior to plat recordation.
12. The applicant is requesting a waiver from the maximum cul-de-sac

length requirement - §155.602(G)(1).

ACTION: Motion to Recommend Approval to Council with Conditions and Waivers.

Motion: Ronald Johnson

Second: Bob Ahlert

Vote: Unanimous

- c) 2016-68-SP Archer Lodge Verizon Tower - Major Site Plan
NC PIN / Tag #: 177000-33-4587 / 16I03019
The property is located off of Covered Bridge Road.

Jay McLeod, Town Planner, presented Archer Lodge Verizon Tower to the Planning Board. The applicant is requesting Major Site Plan approval to install a new 155' (with a 9' lightning rod for a total elevation of 164') monopole Verizon cell tower on the subject property.

The property owner will lease an 80'x80' (.1 acres) space on the subject property to Verizon which will be where the tower and equipment shelter are located. Most of this leased space will be fenced in, and landscaping will be provided to ensure proper screening. The site will be accessed via a new gravel access road off of an existing entrance off of Covered Bridge Road.

Mr. McLeod noted the Town used Cityscape as the consultant to review the new telecommunication tower. The Major Site Plan application is running concurrently with a Special Use Permit application for the tower. Both of these applications have been reviewed for the Town by Cityscape Consultants. Cityscape provided a recommendation to the Town based on their findings.

Mr. McLeod stated the cell tower consultant is present to give a brief presentation.

Susan Rabold, Cityscape Consultant, reviewed the application for Crown Castle International and Verizon Wireless.

Ms. Rabold noted the study showed the proposed tower justifies the need for a new tower in this location to meet Verizon's network coverage objectives.

As part of the requirements for new telecommunication facilities, the applicant was required to perform a balloon test for the proposed cell tower.

Ms. Rabold noted the applicant will only clear out 80x80 for their compound.

Ms. Rabold stated the applicant met all the requirements in the Ordinance.

Ms. Rabold stated she recommends approval with conditions.

Jay McLeod noted those conditions were recommended from Cityscape and

the Planning Department also added conditions for approval.

Michael Grannis asked the distance from the location of the tower to Covered Bridge Road.

Ms. Rabold estimated between 600-700 feet.

No further questions for the consultant.

Tony Stewart and Jason Mayo, agents for Crown Castle, came forth to give a brief presentation and to answer any questions.

George "Bucky" Coats asked how many carriers could a tower of that height have.

Mr. Stewart noted they would have no more than five carriers. Mr. Stewart stated with the merging of big cell carriers they only have four potential carries for the tower.

Mr. Mayo stated the tower is designed for six carriers and they could amend that to five carriers.

Mr. Lee asked about road access to the tower. He stated it appears to come off of a private drive and not a public drive.

Mr. Stewart noted that is correct. Mr. Stewart does not predict the road will become public. Once the tower is complete there will be about one car per month going down that road for monitoring purposes only.

No further questions for the applicant and no comments from the public.

If approved, staff recommended the following conditions be applied to the approval, based in part upon recommendations by Cityscape Consultants:

1. The applicant shall provide a satisfactory approval from the National Environment Policy Act and the State Historical Office; and,
2. The applicant or Crown Castle International, as owner shall submit a satisfactory statement of Compliance with FCC "Good Engineering Practices" and,
3. A tower with foundation plan for a one hundred fifty-five (155) foot monopole tower with a nine (9) foot attached lightning rod, certified by a North Carolina Professional Engineer stating the structure will meet or exceed EIA/TIA-222-G standards (as amended) to include the Town's desired number of antenna arrays of like design; and,
4. The applicant shall confirm that all feed lines, current and future, shall be installed inside the support structure; and,
5. The applicant shall ensure that the monopole structure will be maintained with all ports to remain sealed to prevent habitation by animals.

In addition to the conditions of approval recommended by Cityscape, staff recommended the following conditions:

6. Following Council approval, three final sets of plans shall be delivered to the Planning Department for final approval and recording. The Conditions of Approval for the Special Use Permit and Site Plan (which are identical) shall be recorded on these final plan sets, preferably on the cover page or site plan sheet.

7. The development of the site shall be limited to the approved site plan, and further modifications shall require application through the Planning Department.

8. The site plan shall show the required 10' landscape perimeter buffer around the entire perimeter of the leased area, per §155.310.

9. A successful landscape/site inspection shall be performed by the Planning Department prior to the issuance of a Certificate of Occupancy (or Compliance).

10. All mechanical equipment shall be screened entirely from view, per §155.402((G)(4)(a). This particularly applies to all ground-mounted mechanical equipment (generators, electrical boxes, etc.) within the fenced area. Year-round opaque visual screening is required, which may include dense, evergreen shrubbery.

11. The Special Use Permit shall only apply to the leased area on which the cell tower is to be located, as shown and stated in the site plan and attached lease agreement dated December 18, 2015, and as described in a legal description of the leased area. These area descriptions shall be recorded on the approved site plan.

ACTION: Motion to Approve with Conditions.

Motion: Sarah Brooks

Second: Bob Ahlert

Vote: Unanimous

- d) 2016-75-SUP Archer Lodge Verizon Tower - Special Use Permit
NC PIN / Tag #: 177000-33-4587 / 16I03019
The property is located off of Covered Bridge Road.

The applicant is requesting Special Use Permit approval to install a new 155' monopole Verizon telecommunications tower on a 80'x80' leased portion of the subject parcel. Per the UDC requirements, any new telecommunications facility shall obtain Special Use Permit approval in order to be developed.

The Special Use Permit request was presented and considered with the Archer Lodge Verizon Tower Major Site Plan (2016-68-SP).

ACTION: Motion to Recommend Approval to Council with Conditions.

Motion: George "Bucky" Coats

Second: Ronald Johnson

Vote: Unanimous

e) 2016-100-RZ Old Town Hall - Rezoning

NC PIN / Tag #: 166917-02-7136 / 05015051

The property is at the western corner of East Second Street and Barbour Street.

Haley Hogg, Town Planner, presented Old Town Hall to the Planning Board.

The applicant, Town of Clayton, is requesting to rezone a Town-owned property from Office-Institutional (O-I) to Central Business (B-1).

Ms. Hogg stated the neighborhood meeting was held May 19th, 2016 and no one attended.

Ms. Hogg stated the property is home to the Old Town Hall and was recently declared as surplus property by Town Council. As it is currently zoned, the subject property does not meet the setback requirements stated in the Unified Development Code (UDC). Rezoning the property to the B-1 zoning category, which has no minimum setback requirements, would bring the site into compliance with the UDC.

Ms. Hogg stated a B-1 zoning would be more compatible with the physical dimensions of the site as it exists today. The rezoning request is compatible with surrounding uses, as it is located within Clayton's Downtown, and is bordered on three sides by B-1, and on the fourth side by Residential-6. A zoning of B-1 allows for many uses.

The proposed rezoning is consistent with the Comprehensive Plan 2040.

Ms. Hogg stated staff recommends approval.

Mr. Price asked if there had been discussion of potential buyers demolishing or restoring the existing building.

David DeYoung, Planning Director, responded the Town intends to put out a request for proposed uses. The Town will require the property to not be demolished and will have potential buyers give a time frame of when building/remodeling will be complete.

Mr. Lipscomb expressed concern with the restricted parking near the Old Town Hall.

Mr. DeYoung stated he anticipates modification to parking around the building.

No further questions for staff and no comments from the public.

ACTION: Motion to Recommend Approval to Council.

Motion: Sarah Brooks
Second: James Lipscomb
Vote: Unanimous

7 INFORMAL DISCUSSION AND PUBLIC COMMENT

a)

David DeYoung, Planning Director, informed the Planning Board he would be reviewing applications for new board members in the near future. Councilman Bob Satterfield will be assisting in the process.

8 ADJOURN

a)

Motion to Adjourn.

Motion: George "Bucky" Coats
Second: Frank Price
Vote: Unanimous

Frank Price
Chair

ATTEST:

Laura Gray
Clerk to the Board



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

Planning Board
June 27, 2016

STAFF REPORT

Application Number: 2016-96-SP
Project Name: Dairy Road Church, Major Site Plan

NC PIN / Tag #: 165811-67-4218 / 05H03197G
Town Limits/ETJ: Town Limits
Overlay: None
Applicant: Iglesia de Dios Primeros Frutos
Owner: Erick Lee
Location: Located at the southern corner of Barber Mill Road and Dairy Road

Public Noticing:

- Neighborhood meeting June 1, 2016
- Sign posted prior to June 17, 2016

REQUEST: The applicant is requesting major site plan approval for a new church to be located on a vacant parcel of land

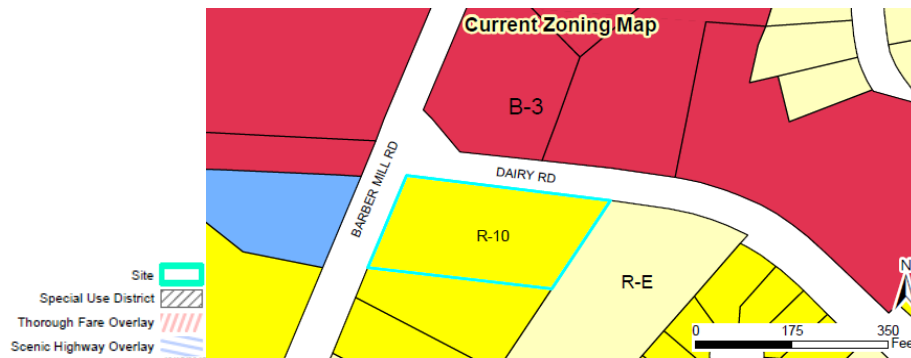
SITE DATA:

Acreage: 1.74 acres
Existing Use: Vacant



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Highway Business (B-3)	Medical Office & Vacant
South	Residential-10 (R-10)	Residential
East	Residential Estate (R-E)	Residential
West	Office Institutional (O-I)	Residential



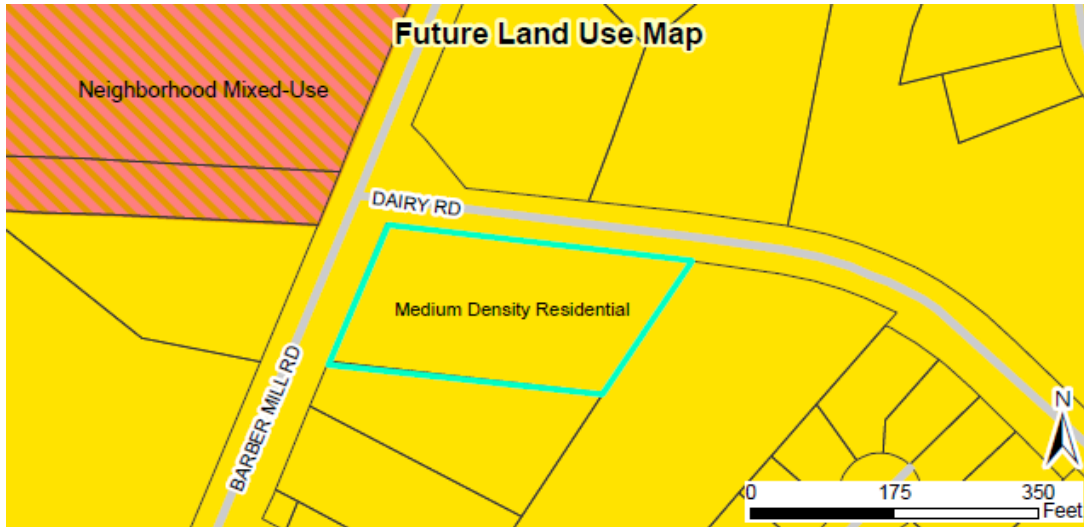
DEVELOPMENT DATA:

Proposed Uses:	Church
Buildings:	One building (7,500 square feet)
Number of Stories:	1 Story
Building height:	Less than 27'
Impervious Surface:	40.3%
Required Parking:	54 spaces (1 space per 200 SF or 1 space per 3 seats, whichever is greater. In this case, 160 seats/3= 54 spaces)
Proposed Parking:	54 spaces
Access/Streets:	Access is proposed off of Dairy Road

STAFF ANALYSIS:**Overview**

The applicant is requesting major site plan approval for a 7,500 square foot church, along with a potential playground, to be developed on 1.74 acres of vacant land. There will be six classrooms within the church, and the sanctuary will be 2,940 square feet in size. The use of a church requires a Conditional Use Permit from the Board of Adjustment in order to be permitted in the subject property's zoning district (R-10). The Town's Board of Adjustment approved the applicant for a Conditional Use Permit (2016-95-CUP, approved with conditions)

during their June 15, 2016 meeting. These conditions of approval are included as an attachment to this staff report.



Consistency with Adopted Plans:

- **2040 Comprehensive Plan**
The proposed use is consistent with the Future Land Use of the Comprehensive Plan 2040. Churches are a complimentary and supportive use to the residential in the area.
- **Unified Development Code**
The proposed development meets requirements in the Unified Development Code (UDC).

Wastewater Allocation

A wastewater allocation is required as a part of this new development. This wastewater allocation must be approved by the Town Manager (if under 10,000 gpd) or the Town Council (if 10,000 gallons or greater). Based upon the use proposed (church with kitchen), the estimated amount that the applicant will be requesting is 800 gallons per day. This will be reviewed by the Town Engineer and then sent to the Town Manager for final sign off.

Landscaping/Buffering

A Class C landscape buffer is required at the eastern and southern borders, along property lines abutting residential. A Class A landscape buffer is required along Barber Mill Road. Additionally, all parking areas are required to be screened with shrubs from the public rights-of-way. As the site plan is currently drawn, there are some parking areas that encroach into the required landscape buffers. This is not permitted and, as part of the Conditions of Approval placed on the Conditional Use Permit for the site, shall be corrected prior to final approval.

Parking

The parking layout of the site consists of two hammerheads. Hammerhead parking is not preferred by staff due to concerns regarding traffic flow. As part of the approval of the Conditional Use Permit, the Board of

Adjustment approved a Condition of Approval that a striped turn-around space shall be provided at the end of each hammerhead for safety purposes. This shall be corrected on the site plan prior to final approval.

Multi-Modal Access

Sidewalks will be provided along Barber Mill Road and Dairy Road. Access from these sidewalks will be provided via sidewalk connections inside of the site. As part of the Conditions of Approval placed upon the Conditional Use Permit by the Board of Adjustment, the applicant shall provide a sidewalk connection from Barber Mill Road to connect through the southern portion of the site to the sidewalk adjacent to the playground area. Additionally, all sidewalk connections shall be provided through a landscaping island rather than a parking space as shown on the current plans. These conditions were placed on the project in order to ensure better connectivity for pedestrians and shall be shown on the plans prior to final approval.

Garbage / Recycling

Trash will be collected through the use of roll-outs. The roll-out area will be screened, in accordance with the UDC.

Architecture/Design

The materials proposed for the structure by the applicant consist of brick siding. The neighboring property, a medical office located directly north, also consists of brick, and has a covered entrance feature. As the church was originally submitted, the applicant was proposing metal siding to be used for the structure. Since this did not meet the architectural character of the neighboring properties, the Board of Adjustment placed a condition upon the Conditional Use Permit stating that metal siding shall not be used for the walls, and final elevations shall meet the approval of Planning Board for quality materials and architectural design.

Planning staff recommends that for a structure of this size, additional architectural features are necessary to break up the monotony of the proposed elevations. This could include features such as soldier courses around the windows or other logical design points, a decorative band around as a knee wall, or other façade embellishments. For a roof line this large, features such as dormers are also strongly recommended to provide architectural interest. The non-residential office building across Dairy Road has a covered entrance feature, which signals visitors where to enter. This building could also benefit from a feature such as this.

CONSIDERATIONS:

- Planning Board approves major site plans.
- The Conditions of Approval placed upon the approved Conditional Use Permit (2016-95-CUP) shall be applied to this site plan.

FINDINGS:

The applicant has addressed the Major Site Plan Approval Criteria outlined in UDC Section 155.707. The applicant's Findings of Fact are incorporated into the record as an attachment to the Staff Report.

CONDITIONS OF APPROVAL

The following Conditions of Approval were placed on the associated Conditional Use Permit (2016-95-CUP) and shall be applied to this site plan:

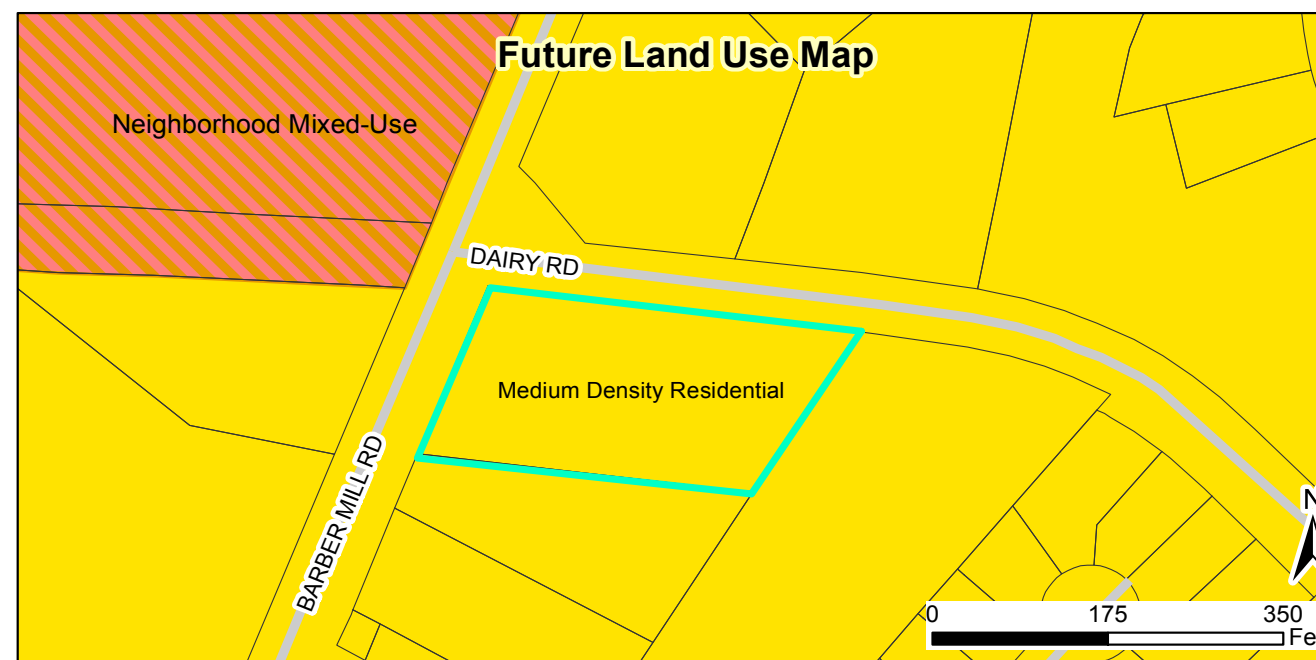
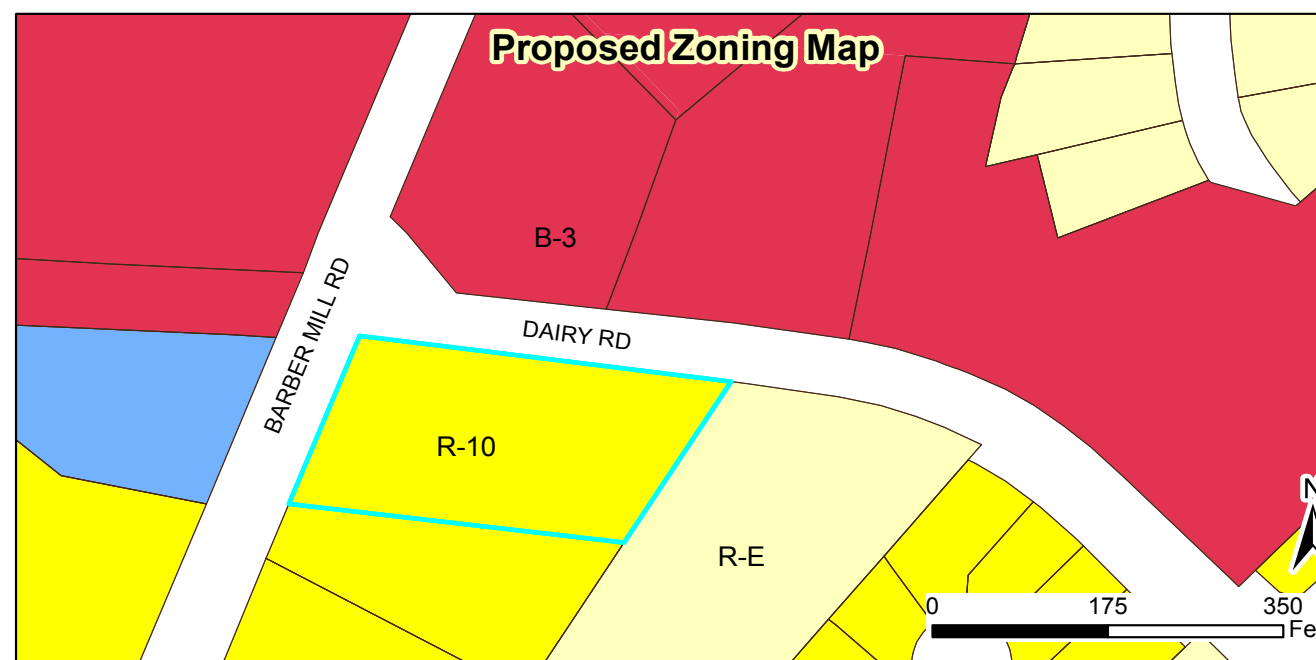
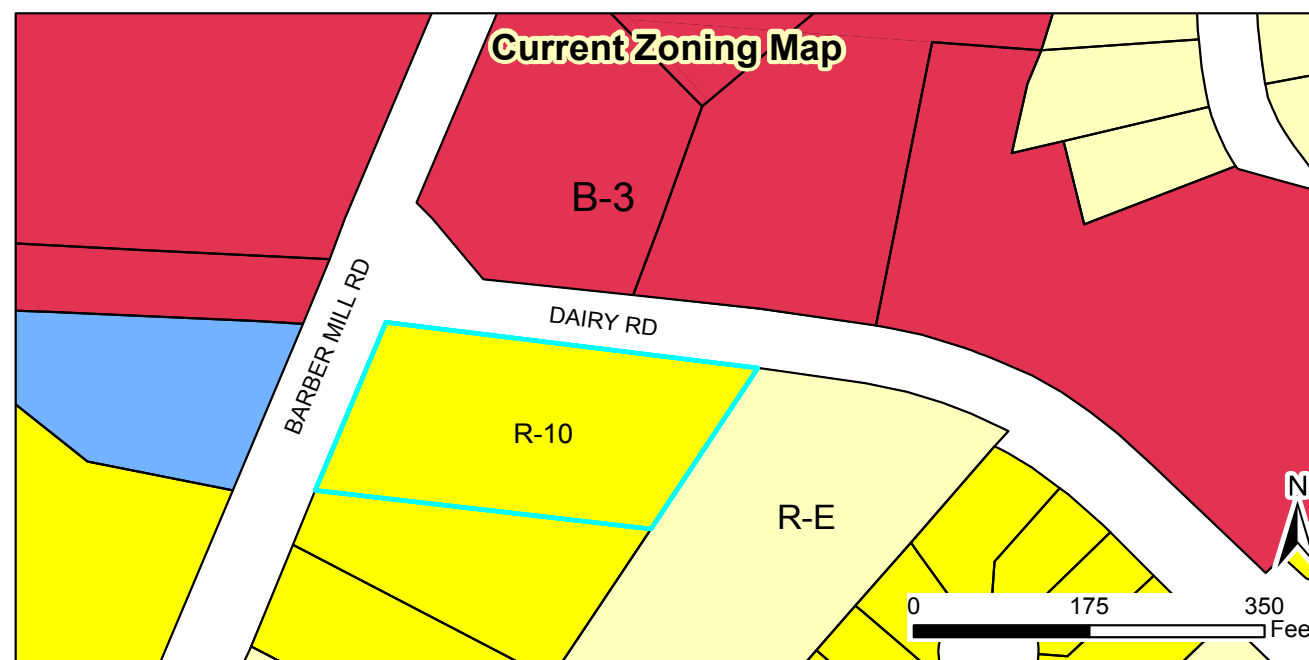
1. If approved by the Planning Board, three copies of the final site plan meeting the Conditions of Approval shall be submitted to the Planning Department for final approval.
2. The conditions of approval for both the Conditional Use Permit and the Major Site Plan (if applicable) shall be recorded on the cover sheet of the final site plan.
3. Development fees shall be paid prior to building permit issuance.
4. The site plan shall conform to the standards for non-residential development in a Residential-10 zoning district.
5. The elevations of the building shall be designed to meet or exceed the design standards of the surrounding buildings, including dormers to break up the roof line, architectural treatments along the façade, and upgraded materials
6. Metal siding shall not be used for the walls. Final elevations shall meet the approval of Planning Board for quality materials and architectural design.
7. Sidewalk(s) shall be provided along at least one side of the entrance drive, to provide direct access to the entrance to the building.
8. A sidewalk connection shall be made through the southern portion of the site, connecting the sidewalk along Barber Mill Road to the sidewalk along the western portion of the playground area.
9. The sidewalk connections from the exterior sidewalk along Barber Mill Road and Dairy Road shall connect to the site through a landscape island, rather than through a parking space.
10. All landscape islands shall meet the required minimum areas as specified in the UDC.
11. Any required stormwater management features shall be shown on the site and landscaping plans, and a detail drawing shall be provided on the plans.
12. Parking areas shall not encroach into the required landscape buffers.
13. Wheelstops shall be provided in appropriate locations, where parking areas abut 5' wide sidewalk.
14. Hammerhead turnouts in the parking area shall be widened to match the aisle width.
15. The end of each hammerhead area shall have a striped (no parking) turn-around space.
16. Parking spaces shall not be larger than 10' x 20' without approval of the Planning Department.
17. All signs shall require a separate sign permit to be approved by the Planning Department.

STAFF RECOMMENDATION:

Staff is recommending **approval with conditions** of the proposed Major Site Plan (2016-96-SP).

ATTACHMENTS:

- 1) Staff report maps
- 2) Application
- 3) Neighborhood Meeting Materials
- 4) Site Plan
- 5) Board of Adjustment Conditional Use Permit (2016-95-CUP) Approval



2016-96-SP Dairy Road Church Major Site Plan
Request: To develop a 7,000 square foot church

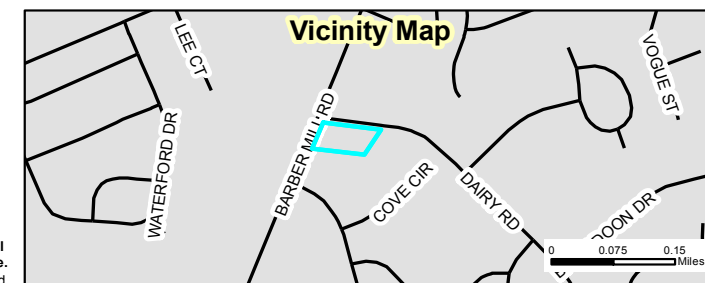
Applicant: Iglesia de Dios Primeros Frutos
 Property Owners: Erick Lee
 Parcel ID: 165811-67-4218
 Tag #: 05H03197G



- Site
- Special Use District
- Thorough Fare Overlay
- Scenic Highway Overlay
- Parcels_03202015_All

Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2016\2016-96-SP Dairy Road Church\2016-96-SP Dairy Road Church.mxd





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

MAJOR SITE PLAN APPLICATION

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

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

SITE INFORMATION

☒ New Major Site Plan

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

Name of Project: CHURCH Acreage of Property: 1.49

County Tag #: 054031976 NC PIN: 165811

Address/Location: Barber Mill Rd and Dairy Rd.

Existing Use: Clear lot Proposed Use: Church

Zoning District: R

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

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

FOR OFFICE USE ONLY

Date Received: MAY 08 2016 Amount Paid: 505.00 File Number: 2016-96-MSP

TOWN OF CLAYTON
PLANNING DEPARTMENT

PROPERTY OWNER INFORMATION

Name: ERICK LEE
 Mailing Address: 401 Cox Rd Ste 130 GAITHERSBURG MD 20878
 Phone Number: _____ Fax: _____
 Email Address: N/A

APPLICANT INFORMATION

Applicant: IGLESIA de DIOS Primeros Frutos
 Mailing Address: 500 OHAIRA St CLAYTON NC
 Phone Number: (919) 601-9911 Fax: 919-366-6443
 Contact Person: Pastor ORLANDO RIVERA
 Email Address: lando53river@gmail.com

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Major Site Plan application.

To be completed by the applicant:			To be completed by staff:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: _____	☒	☐			
2. I have referenced the Plan Requirements Checklist 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 Plan Requirements Checklist	☐	☐			
7. Adjacent property owners list	☒	☐			
8. Wastewater allocation request OR verification of wastewater allocation	☐	☐			
9. Signed and sealed traffic impact analysis (2 copies) (required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)	☐	☐			
10. Neighborhood meeting notice letter (1 copy)* See sample letter and meeting requirements included in this packet *Not required for subdivisions that are part of an approved planned development	☐	☐			
11. Neighborhood meeting summary form (1 copy) * Included in this packet *Not required for subdivisions that are part of an approved planned development	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

EXPLANATION OF PROJECT

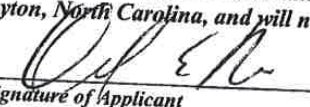
Please provide detailed information concerning all requests. Attach additional sheets if necessary.

Church - To establish a new church
location

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.

ORLANDO RIVERA
Print Name


Signature of Applicant

3-10-16
Date



**Town of Clayton
Planning Department**

111 E. Second Street, Clayton, NC 27520

P.O. Box 879, Clayton, NC 27528

Phone: 919-553-5002

Fax: 919-553-1720

OWNER'S CONSENT FORM

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

Property Name:

Church

Address or PIN #:

1168

AGENT/APPLICANT INFORMATION:

(Name - type, print clearly)

(Address)

(City, State, Zip)

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

Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

OWNER AUTHORIZATION:

ERIC LE

(Name - type, print clearly)

Emile

1168 McKee farm LN

(Address)

Belmont NC 28012

(City, State, Zip)

STATE OF
COUNTY OF

North Carolina
Mecklenburg

Sworn and subscribed before me Brandy L. Griffin, a Notary Public for the above State and County, this
the 11th day of March 2016.

SEAL



August 2015

Brandy L. Griffin
Notary Public
My Commission
Expires:

Sept. 19, 2017

Page 9 of 9

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Major Site Plan

Date of Mailing: May 4, 2016

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: Curk Lane

Signature: 

Date of Meeting: June 1, 2016

Time of Meeting: 6:00pm

Location of Meeting: True Line Surveying

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.*

Neighborhood meeting was held June 1, 2016, 6pm at True Line Surveying. The attendance list is included as a part of these minutes. Betty Sherron, property owner had a question about how storm water was regulated and if parking lot was to be curb and guttered. Curk Lane was able to address her concerns.

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

August 2013

Page 8 of 9

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Church

Application: Major Site plan

Location/Date: True Line Surveying 06/2/16

	NAME	ADDRESS
1	Betty Sherron	5368 Barber Mill Rd.
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

ADJACENT PROPERTY OWNERS LIST

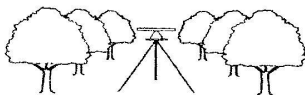
Project Name: Barber Mill Rd. & Diary Rd.

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

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

[illegible]

TRUE LINE SURVEYING, P.C.



May 4, 2016

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a land use change or development proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a Neighborhood Meeting will be held to provide information to area residents about the nature of the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: June 1, 2016

Location: True Line Surveying, 205 W. Main Street, Clayton, NC 27520

Time: 6:00 pm

Type of Application: Major Site Plan

Project/proposal property address: Barber Mill Rd. and Dairy Rd.

General Description: Establish a new Church location

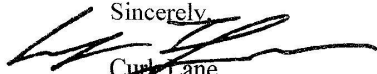
At a minimum, the following will be available for your inspection at the Neighborhood Meeting:

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

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

If you have any questions prior to or after this meeting, you may contact us at 919-359-0427. You may also contact the Planning Department at 919-553-5002.

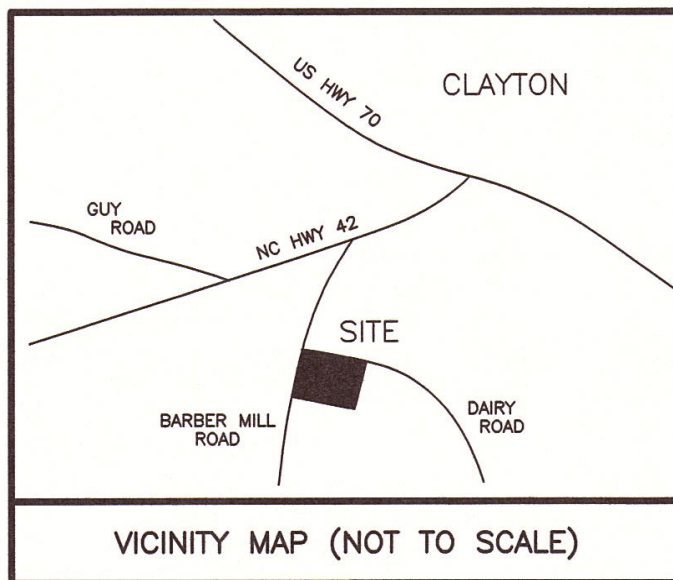
Sincerely,



Clark Lane
True Line Surveying

Cc: Town of Clayton Planning Dept.

205 W. Main Street, Clayton, NC 27520
(919) 359-0427 • Fax: (919) 359-0428

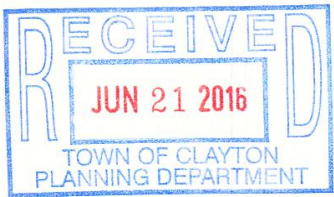


VICINITY MAP (NOT TO SCALE)

SITE PLAN
FOR
IGLESIA de DIOS PRIMEROS FRUTOS
TOWN OF CLAYTON - JOHNSTON COUNTY, NC

INDEX TO DRAWINGS

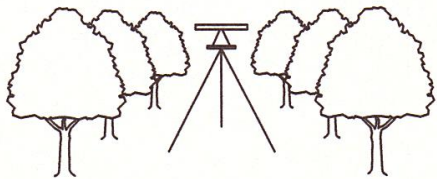
- SHEET 1 - COVER SHEET
- SHEET 2 - SITE PLAN
- SHEET 3 - EXISTING CONDITIONS
- SHEET 4 - LANDSCAPE PLAN



2016-96-SP

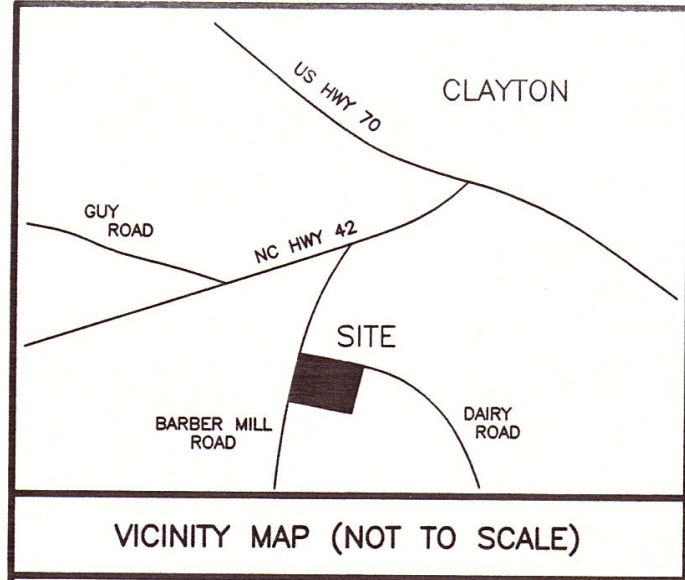
SURVEYED BY:
DRAWN BY:
CHECKED BY:
DRAWING NAME:
SURVEY DATE:
JOB NO.

TRUE LINE SURVEYING, P.C.

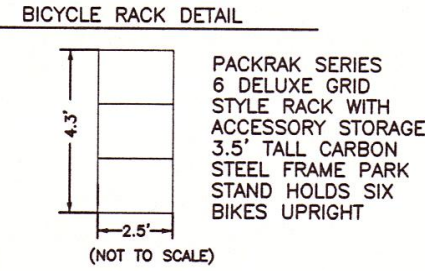
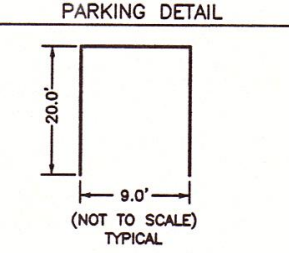
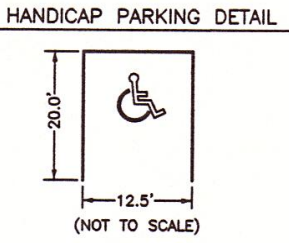


205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

C-1859



HANDICAP SIGN
NOT TO SCALE



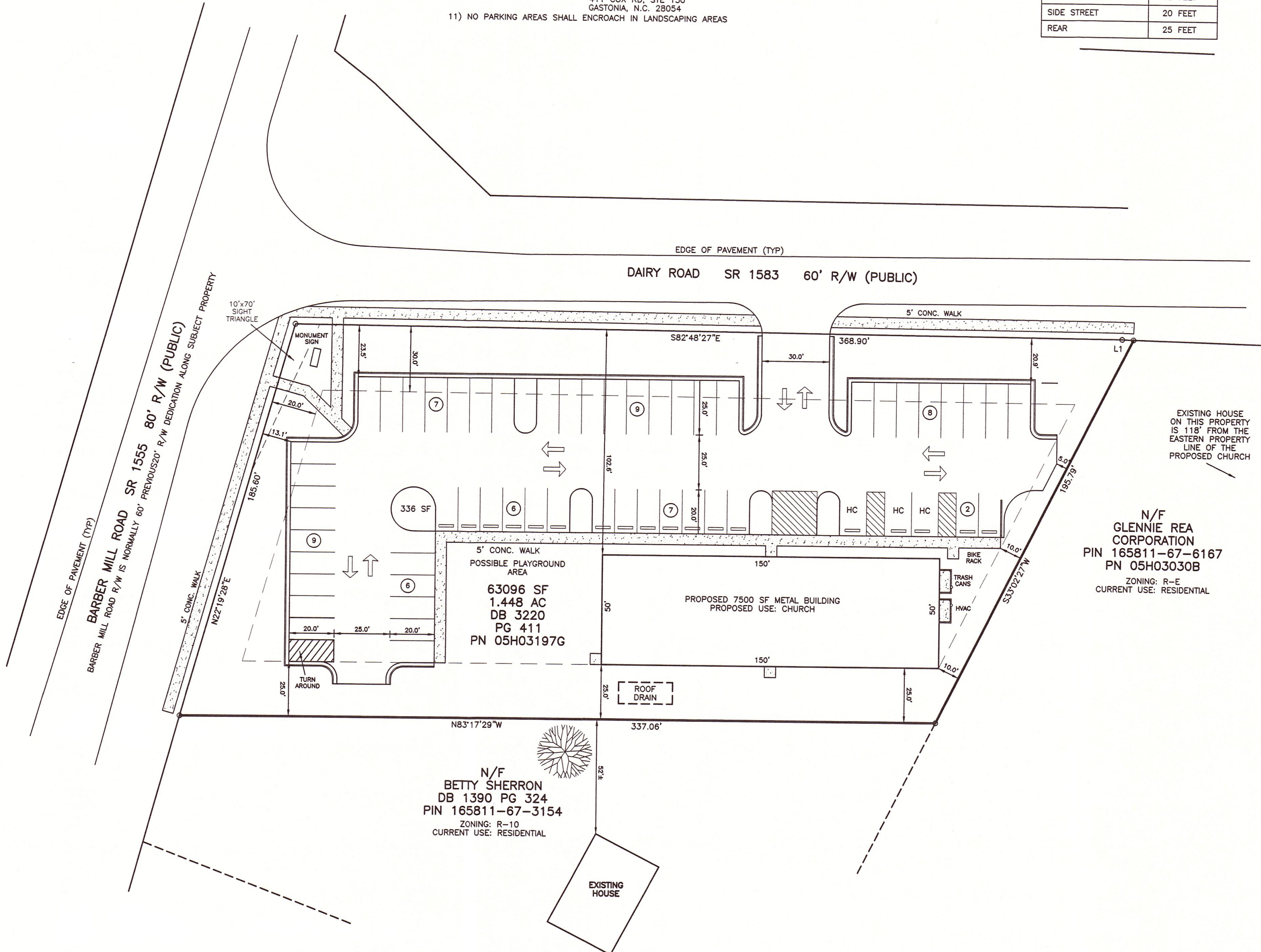
NOTES:

- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
- 2) AREAS COMPUTED BY COORDINATE METHOD.
- 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 4) NO. 5 REBAR IRON STAKES WITH CAPS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
- 5) SITE TO BE SERVED BY INDIVIDUAL TRASH CONTAINERS
- 6) BUILDING SHOWN ON SITE IS EXISTING
- 7) POWER TO BE SUPPLIED BY TOWN OF CLAYTON
- 8) SITE IS LOCATED WITHIN PLANNING JURISDICTION OF THE TOWN OF CLAYTON
- 9) ENTIRE PARKING LOT SHALL BE PAVED AND STRIPED
- 10) CURRENT OWNER OF TRACT: ERIC LE 411 COX RD. STE 130 GASTONIA, N.C. 28054
- 11) NO PARKING AREAS SHALL ENCROACH IN LANDSCAPING AREAS

NOTES:

- 1) SITE IS LOCATED WITHIN THE TOWN LIMITS OF CLAYTON
- 2) SITE SERVED BY SEWER SERVICE FROM CLAYTON
- 3) SITE SERVED BY WATER SERVICE FROM CLAYTON
- 4) SITE SERVED BY ELECTRIC SERVICE FROM CLAYTON
- 5) 1 BIKE RACK SHALL BE REQUIRED, PER CODE
- 6) TRASH AREA AND HVAC TO BE SCREENED AND LANDSCAPED

DIMENSIONAL STANDARDS	
MIN. LOT AREA	10,000 SF
MIN. LOT WIDTH	70 FEET
MAX. BUILDING COVERAGE PER LOT	35%
MAX. IMPERVIOUS SURFACE PER LOT	50%
MAX. BUILDING HEIGHT	35 FEET
SETBACKS	
FRONT	30 FEET
SIDE INTERIOR	10 FEET
SIDE STREET	20 FEET
REAR	25 FEET



N/F
GLENNIE REA
CORPORATION
PIN 165811-67-6167
PN 05H030308
ZONING: R-E
CURRENT USE: RESIDENTIAL

N/F
BETTY SHERRON
DB 1390 PG 324
PIN 165811-67-3154
ZONING: R-10
CURRENT USE: RESIDENTIAL

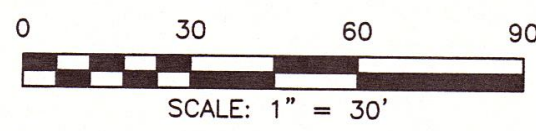
SITE DATA	
AREA IN SITE	63096 SF 1.448 AC
VEHICULAR USE AREA	25436 SF
LANDSCAPED AREA	12619 SF 20.0% OF SITE
LOT COVERAGE	7500 SF 11.9% OF SITE
IMPERVIOUS SURFACE AREA	25436 SF 40.3% OF SITE
BUILDING HEIGHT	20 FEET

NO. SEATS IN SANCTUARY	160
PARKING SPACES REQUIRED	54
PROPOSED PARKING SPACES	54 REGULAR, 3 HANDICAP
ZONING: R-10	
DB 3220 PG 411	
NC PIN NO. 165811-67-4218	

IGLESIA de DIOS PRIMEROS FRUTOS

CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
MAY 3, 2016

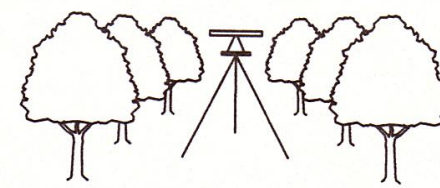
LINE	BEARING	DISTANCE
L1	S81°28'09"E	5.06'



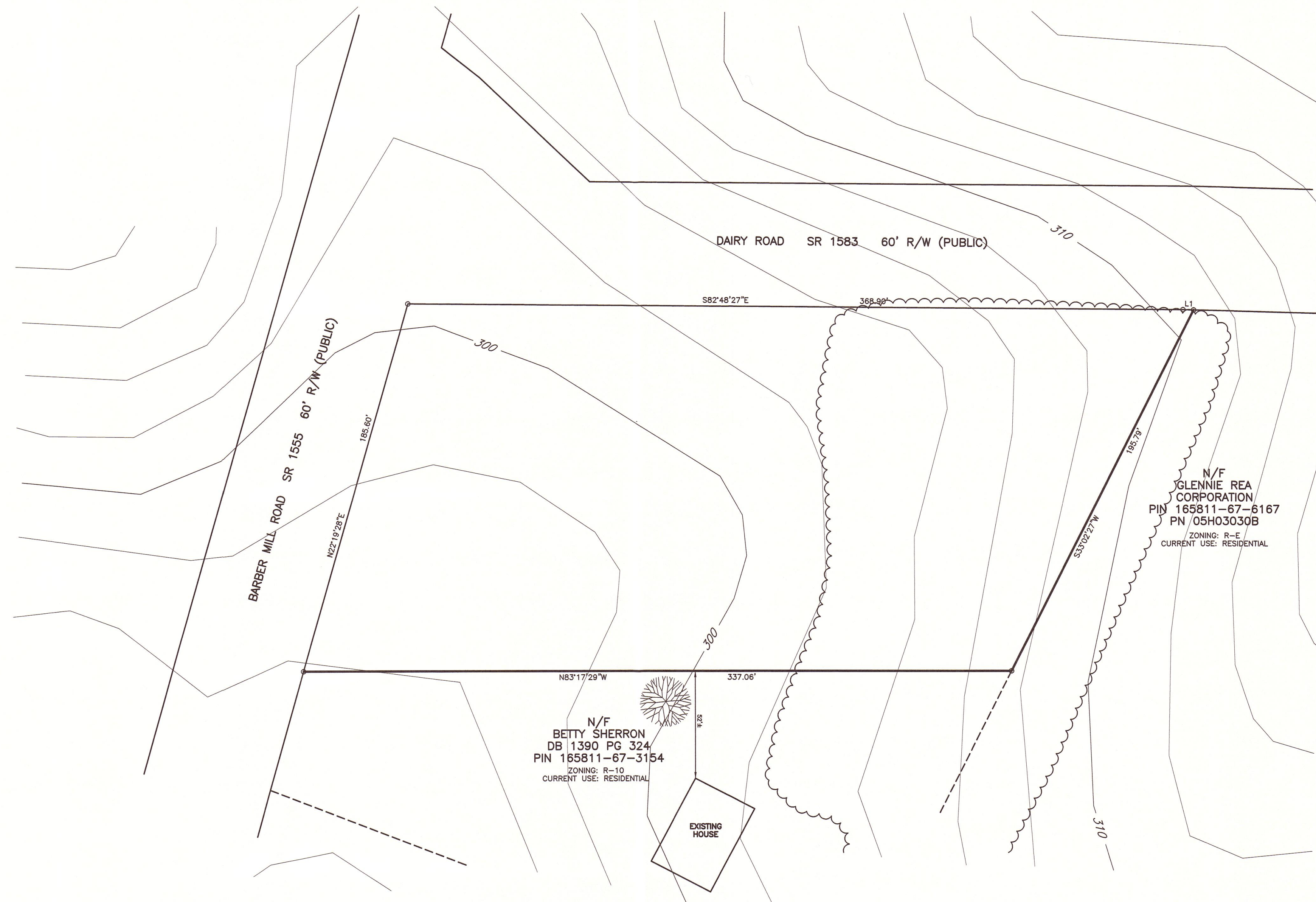
2016-96-SP

SURVEYED BY:	
DRAWN BY:	MIKE
CHECKED BY:	
DRAWING NAME:	
SURVEY DATE:	
JOB NO.	1844.004

TRUE LINE SURVEYING, P.C.

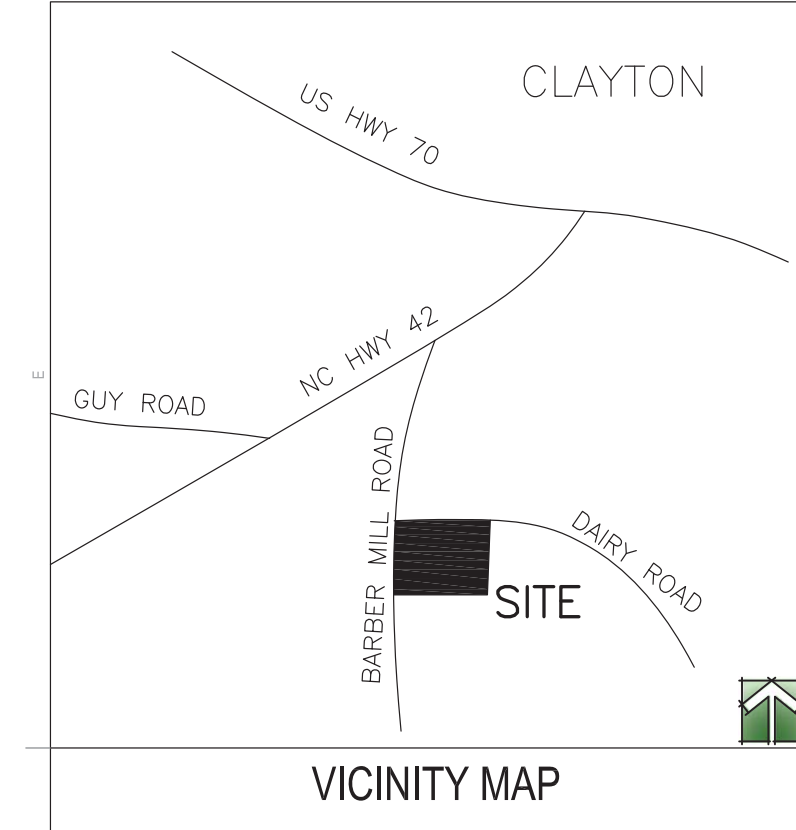


205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com



C-1859

S:\2016\16-02 PM - C:\Users\Owner\Documents\Mark Hall-Mark TRUE LINE\TRUE LINE-CHURCH SITE-01.dwg

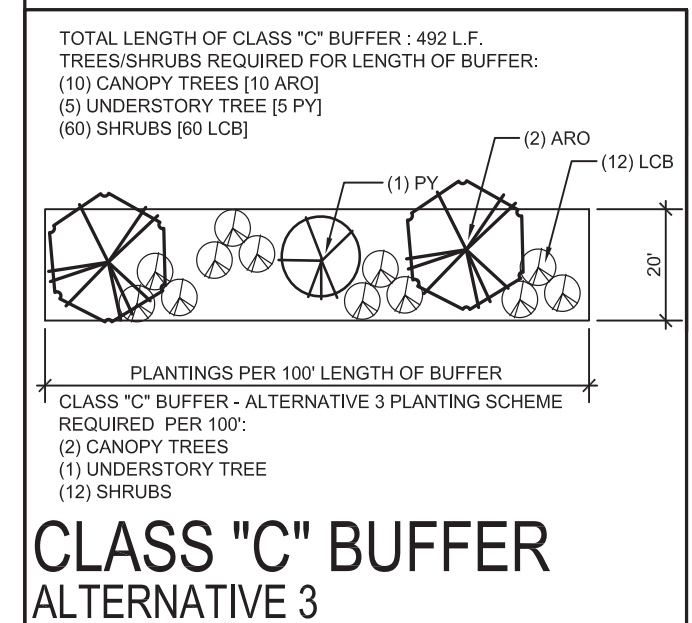
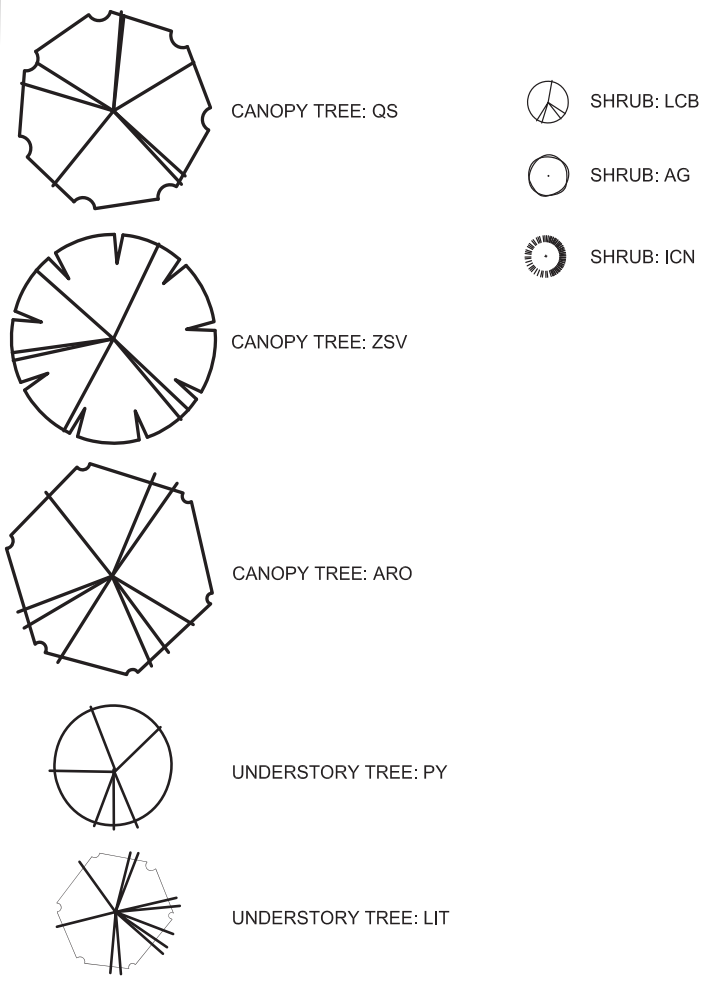


Landscape Notes

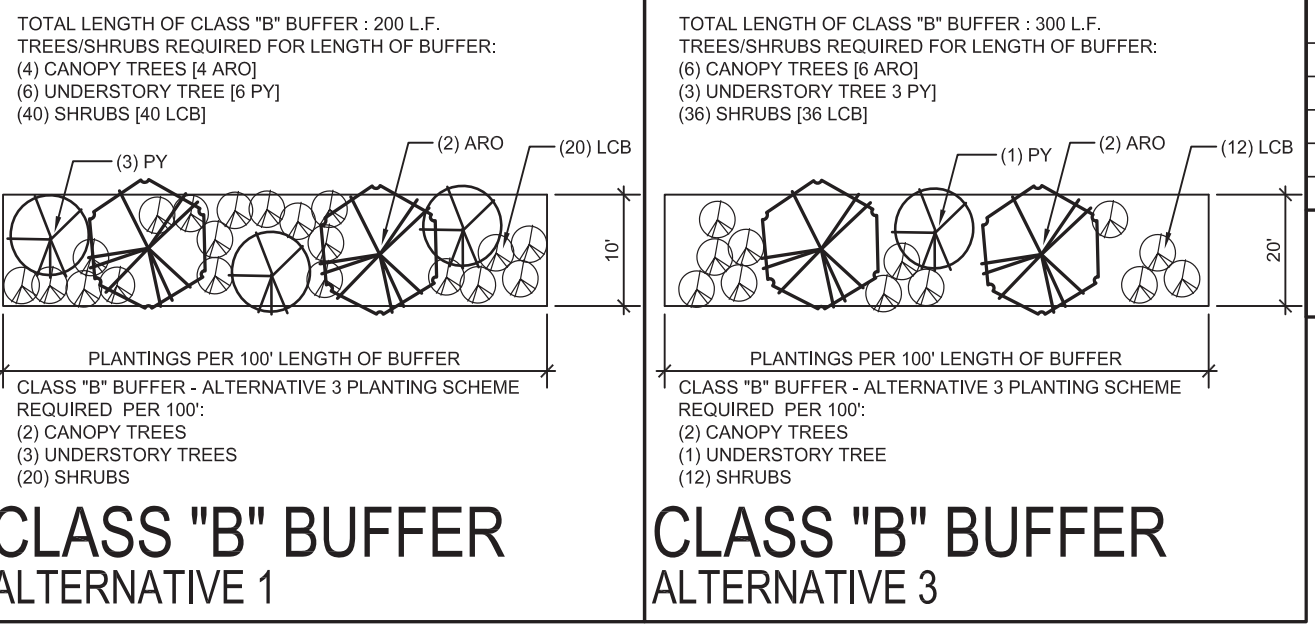
GENERAL LANDSCAPE NOTES

1. ALL PLANT MATERIALS AND PLANTING BEDS SHALL BE LOCATED BY SCALED DIMENSIONS FROM BUILDINGS, CURBS, PAVEMENTS, ETC. LOCATION OF ALL PLANTS SHALL BE REVIEWED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE FOR REVIEW.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANTING AND SHALL BE RESPONSIBLE FOR THEIR REPAIR OR PAY FOR ALL DAMAGES MADE TO UNDERGROUND UTILITIES.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES.
4. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY PROPOSED PLANT SUBSTITUTIONS BY THE LANDSCAPE CONTRACTOR. NO SUBSTITUTIONS SHALL BE MADE UNDER ANY CIRCUMSTANCES WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.
5. ALL DISTURBED AREAS NOT IDENTIFIED TO EITHER BE SEED OR SOODED SHALL BE MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS.
6. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
7. ALL PLANTING BEDS, SAUCERS, AND AREAS DESIGNATED TO BE MULCHED SHALL BE MULCHED WITH A MINIMUM OF 3-INCHES OF TRIPLE SHREDED HARDWOOD MULCH.
8. PLANTING BEDS AND SAUCERS SHALL BE EGGED TO PROVIDE A 2" TO 3" DEEP "V" CUT ALONG ITS BORDER WITH SOODED OR SEEDS AREAS.
9. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
10. GUYING SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.
11. THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL LANDSCAPING IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS SHOWN AND ENLIGHTENED ON THIS SHEET UNLESS ALTERNATIVE METHODS OR PRACTICES ARE REVIEWED AND ACCEPTED BY THE LANDSCAPE ARCHITECT.
12. AT INSTALLATION AND CONTINUOUSLY DURING THE MAINTENANCE CONTRACT, ALL PROPOSED SHRUBS THAT ARE SQUARE IN SHAPE AND ARRANGED IN ROWS SHOULD BE PRUNED INTO BOVED AND CLIPPED HEDGEROWS.
13. 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.
14. 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.
15. ALL HVAC AND MECHANICAL EQUIPMENT WILL BE SCREENED WITH LANDSCAPING OR DECORATIVE FENCING.

Plant Symbol Key



CLASS "C" BUFFER
ALTERNATIVE 3

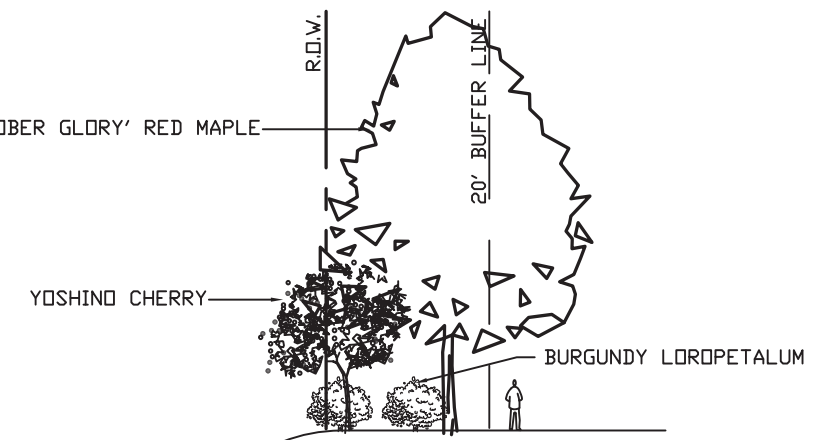


CLASS "B" BUFFER
ALTERNATIVE 1

CLASS "B" BUFFER
ALTERNATIVE 3

LANDSCAPE CALCULATION*			
TOTAL AREA OF LOT:	63,096 SQ.FT.	PLANT TYPE	REQUIRED**
20% OF LOT AREA:	12,619 SQ.FT.	CANOPY TREE	13
REQUIRED LANDSCAPE AREA:	12,619 SQ.FT.	UNDERSTORY TREE	13
PROPOSED LANDSCAPE AREA:	±13,000 SQ.FT.***	SHRUBS	26

* AS PER SECTION 155 402 (D) OF THE UNIFIED DEVELOPMENT CODE
** PER 1,000 SQ.FT. OF REQUIRED LANDSCAPE AREA
*** PROPOSED TOTAL INCLUDES BUFFER AND STREET YARD PLANTINGS



SECTION THRU CLASS "C" BUFFER

Landscape Data

LANDSCAPE REQUIREMENTS

TOTAL AREA OF LOT: 63,096 SQ.FT.
20% OF LOT AREA: 12,619 SQ.FT.
PLANTINGS REQUIRED: 13 CANOPY TREES, 13 UNDERSTORY TREES, 26 SHRUBS

PLANTINGS PROVIDED: 45 CANOPY TREES, 27 UNDERSTORY TREES, 279 SHRUBS

BUFFERS PROVIDED: WEST PROPERTY LINE ALONG BARBER MILL ROAD - TYPE "C"
NORTH PROPERTY LINE ALONG DAIRY ROAD - TYPE "C"
SOUTH PROPERTY LINE - TYPE "B"
EAST PROPERTY LINE - TYPE "B"

BUFFER TYPES: SEE BUFFER DETAILS/DIAGRAMS THIS SHEET
REQUIRED PLANTINGS PER 100 LIN. FT. OF "A" BUFFER:

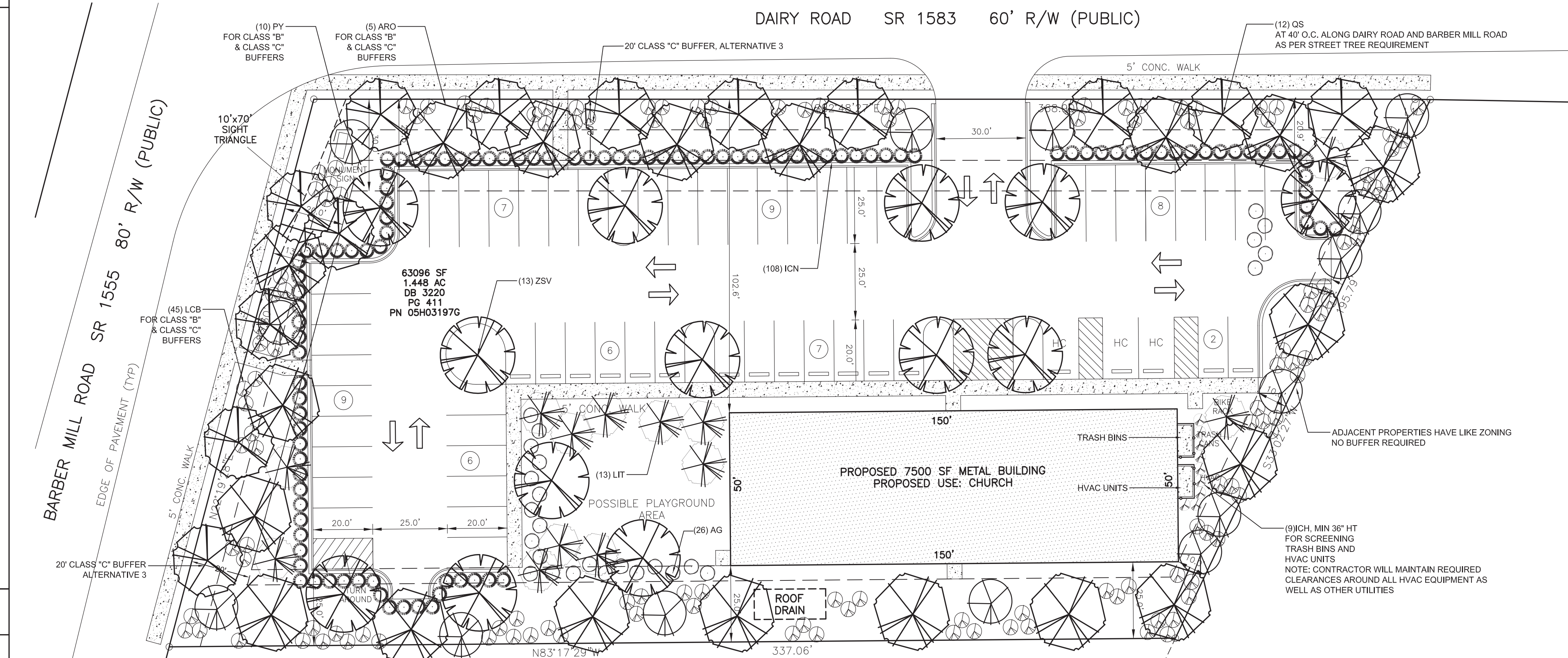
STREET TREES: ALONG PROPERTY LINES ABUTTING BARBER MILL ROAD AND DAIRY ROAD

TRUE LINE SURVEYING, P.C.

205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com
C-1859

STREET YARD TREES

1. STREET YARD TREES SHALL BE REQUIRED ALONG ALL RIGHTS OF WAY AT THE RATE OF ONE CANOPY TREE PER LOT OR ONE CANOPY TREE FOR EVERY 40 LINEAR FEET (SPACE A MAXIMUM OF 50 FEET APART).
2. ALL STREET YARD TREES SHALL BE A MINIMUM OF TWO AND ONE-HALF CALIPER INCHES AT TIME OF PLANTING AND SHALL BE PLANTED NO LESS THAN FIVE FEET OR MORE THAN 15 FEET FROM THE BACK OF THE SIDEWALK.
3. SPECIES SELECTION SHALL COMPLY WITH TOWN OF CLAYTON APPROVED LIST.



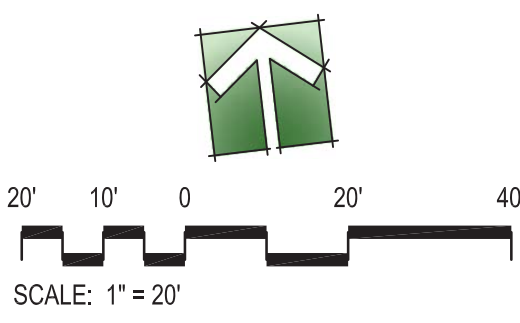
Plant List

PLANT LIST									
ALIAS	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS	
C A N O P Y T R E E S (CANOPY TREES = 45, INCLUDES TREES USED FOR SCREENING/BUFFERS AND STREET TREES)									
ARO	20	JACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5"	8' MIN.	-	B & B	BUFFER TREES	
QS	12	QUERCUS SHUMARDII	SHUMARD OAK	2.5"	8' MIN.	-	B & B	STREET TREES	
ZSV	13	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2.5"	8' MIN.	-	B & B	INTERIOR LANDSCAPE/PARKING	
U N D E R S T O R Y T R E E S (UNDERSTORY TREES = 27, INCLUDES TREES USED FOR SCREENING/BUFFERS)									
LIT	13	LAGERSTROEMIA INDICA 'TUSKEGEE'	TUSKEGEE CRAPE MYRTLE	-	6' MIN.	-	CONT/B&R	INTERIOR LANDSCAPE	
PY	14	PRUNUS X YEDOSHINO	YOSHINO CHERRY	-	6' MIN.	-	CONT/B&R	BUFFER PLANTINGS	
S H R U B S (TOTAL SHRUBS = 279, INCLUDES SHRUBS USED FOR SCREENING/BUFFERS)									
AG	26	ABELIA X GRANDIFLORA	ABELIA	-	30" MIN.	-	5 GAL. MIN.	INTERIOR LANDSCAPE	
ICN	108	ILEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT HOLLY	-	30" MIN.	-	5 GAL. MIN.	PARKING BUFFER	
ICH	9	ILEX CRENATA 'HETZLI'	HETZLI HOLLY	-	30" MIN.	-	5 GAL. MIN.	HVAC/TRASH SCREENING	
LCB	136	LOROPETALUM CHINENSIS 'BURGUNDY'	BURGUNDY LOROPETALUM	-	30" MIN.	-	5 GAL. MIN.	BUFFER PLANTING	

- LAWN AREAS: SEED WITH TARTAN RED FESCUE (NOTE: OWNER MAY SUBSTITUTE BERMUDA, CENTPEDE OR ZOYSIA SOO AS DESIRED)
1. ALL PLANTS AND INSTALLATION SHALL BE IN ACCORDANCE WITH TOWN OF CLAYTON RULES, REGULATIONS AND REQUIREMENTS AND, AT THE LEAST, MEET THE TOWN'S MINIMUM REQUIREMENTS FOR CODE COMPLIANCE.
 2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND IS TO NOTIFY THE CONTRACTOR ASAP OF ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLAN THAT REQUIRE CLEARANCES FOR ACCESS.
 3. THE LANDSCAPE CONTRACTOR SHALL ADJUST ANY SCREEN PLANTING AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS AND OTHER UTILITIES.
 4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A DESIGN-BUILD IRRIGATION PLAN FOR THIS PROJECT TO THE OWNER FOR REVIEW AND ACCEPTANCE. REFER TO SHEET L52.00 FOR IRRIGATION DIRECTIVES.

REVISED
8:04 pm, May 31, 2016

LANDSCAPE PLAN



CHURCH SITE FOR
IGLESIA de DIOS PRIMEROS FRUTOS
Barber Mill Road & Dairy Road
Clayton, North Carolina, 27520



NOTE: THIS SEAL AND SIGNATURE APPLIES ONLY TO THE LANDSCAPE PLAN, LANDSCAPE DETAILS AND LANDSCAPE NOTES
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

TALMAGE "MARK" HALL, ASLA
100 DOVE CT
CLAYTON, NC 27520
919.810.8408
talmagemark@gmail.com

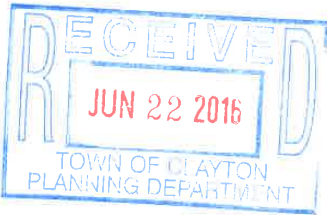
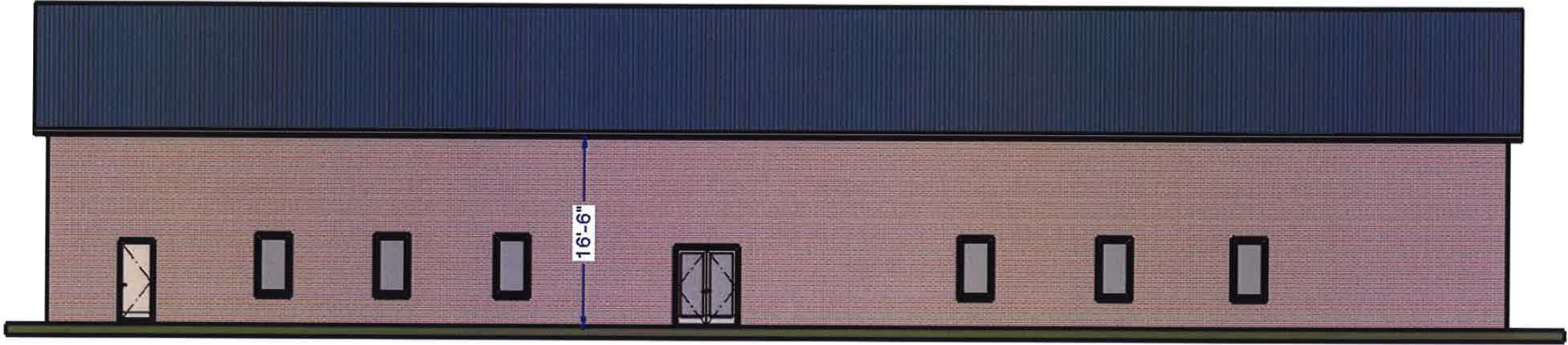
T.O.C. PROJECT NO: 2016-96-SP

		DATE
PROJECT:	TLS-16001	MAY 2016
ISSUE:	SITE PLAN	05.06.2016
REVISIONS:		
	TRC-1ST REVIEW	05.31.2016
DRAWN BY: TMH		
CHECKED BY: TMH		
CONTENT: LANDSCAPE PLAN		

LS1



Iglesia De Dios Primeros Frutos-Church
View From Dairy Road



DRAWINGS PROVIDED BY: Ben Prutey		PROJECT DESCRIPTION: Iglesia De Dios Primeros Frutos		SHEET TITLE: Full Overview		NO. DESCRIPTION BY DATE	
DATE: 6/21/2016		SCALE:		SHEET: 0-1			



Iglesia De Dios Primeros
Frutos-Church
Right Side Elevation



--

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Full Overview

PROJECT DESCRIPTION:
Iglesia De Dios Primeros Frutos

DRAWINGS PROVIDED BY:
Ben Prutey

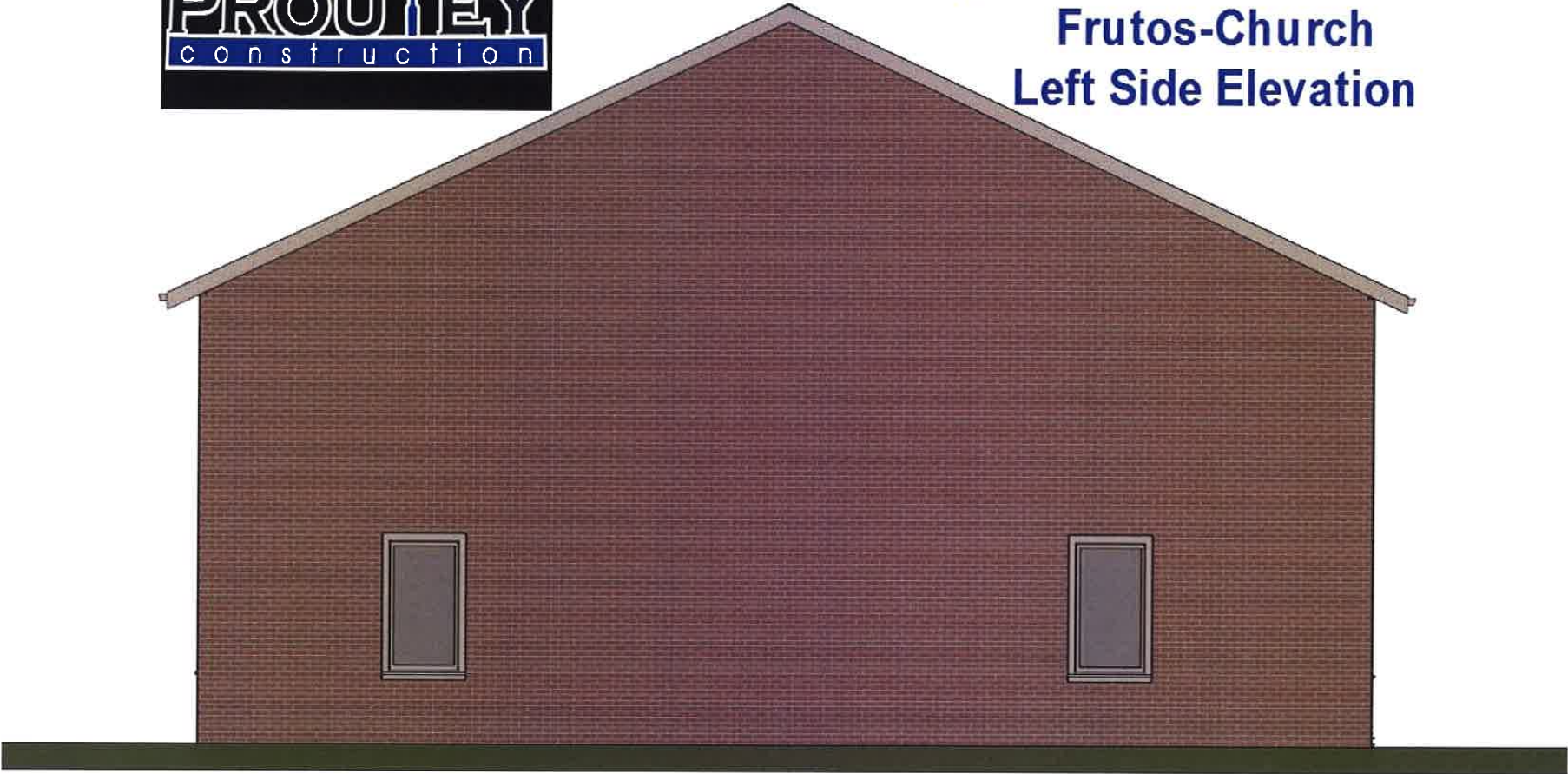
DATE:
6/21/2016

SCALE:

SHEET:
0-1



Iglesia De Dios Primeros
Frutos-Church
Left Side Elevation



--

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Full Overview

PROJECT DESCRIPTION:
Iglesia De Dios Primeros Frutos

DRAWINGS PROVIDED BY:
Ben Prutey

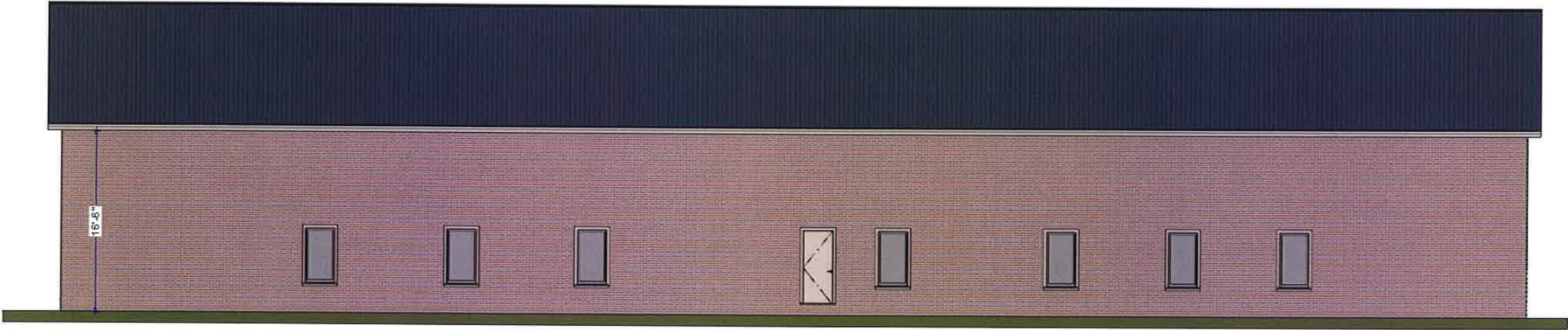
DATE:
6/21/2016

SCALE:

SHEET:
O-1



Iglesia De Dios Primeros Frutos-Church
Rear Elevation



--

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Full Overview

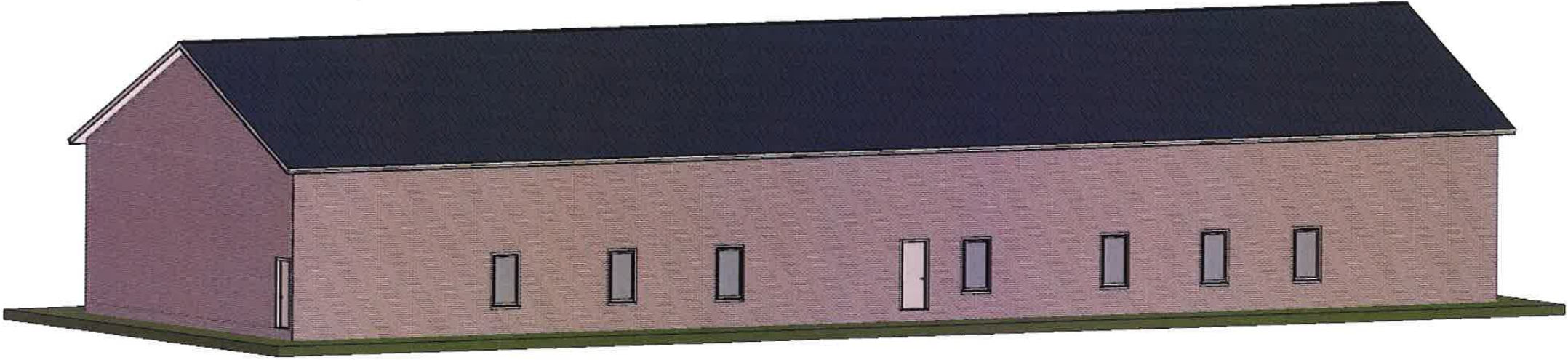
PROJECT DESCRIPTION:
Iglesia De Dios Primeros Frutos

DRAWINGS PROVIDED BY:
Ben Proutey

DATE:
6/21/2016

SCALE:

SHEET:
O-1



--

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Full Overview

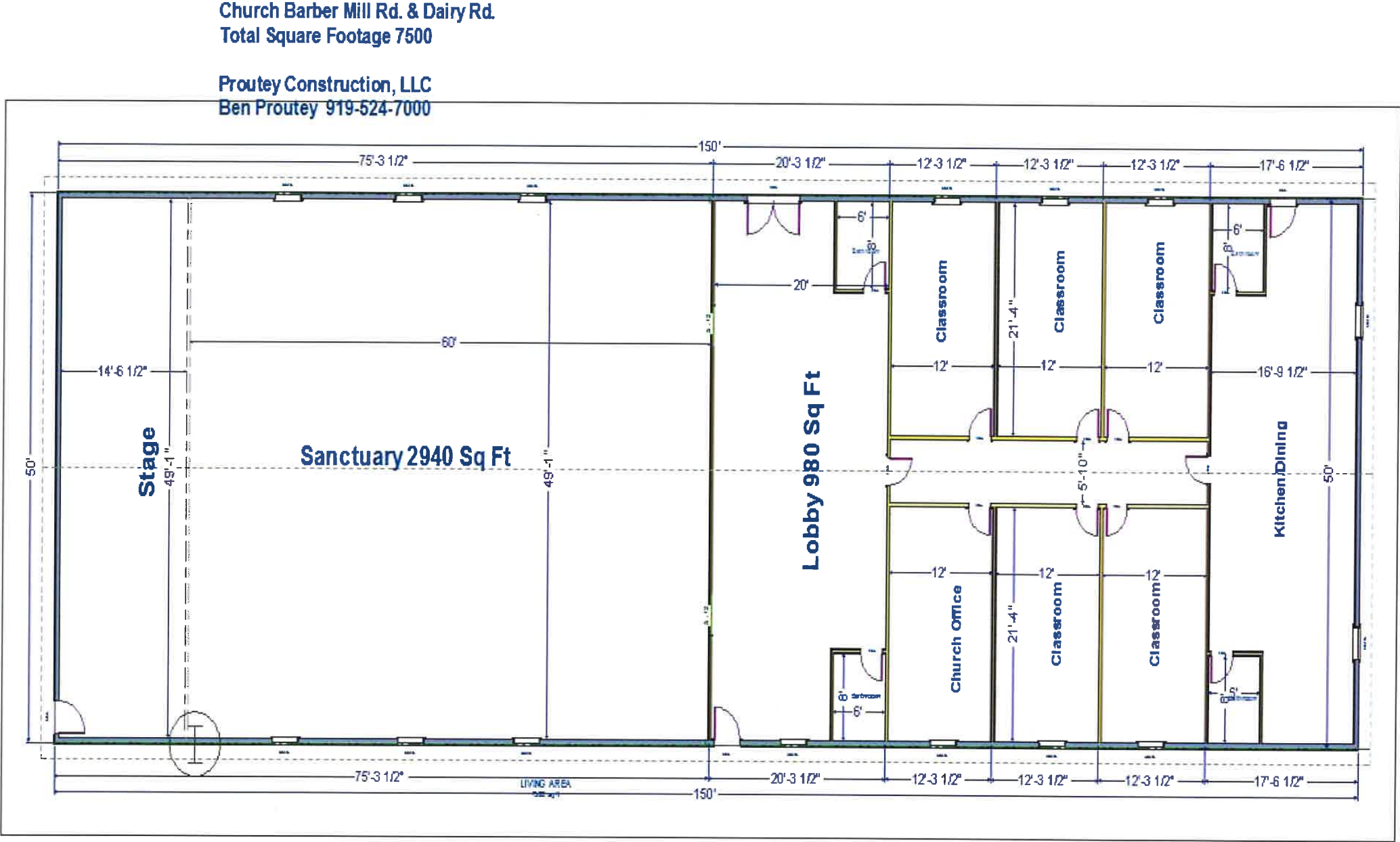
PROJECT DESCRIPTION:
Iglesia De Dios Primeros Frutos

DRAWINGS PROVIDED BY:
Ben Prutey

DATE:
6/21/2016

SCALE:

SHEET:
0-1



DRAWINGS PROVIDED BY: Ben Proutey		PROJECT DESCRIPTION: Iglesia De Dios Primeros Frutos		SHEET TITLE: Floor Plan			
DATE: 6/3/2016		SCALE:		SHEET:		NO. DESCRIPTION BY DATE	
SHEET: FP-1							

**TOWN OF CLAYTON
CONDITIONAL USE PERMIT
PROJECT #: 2016-95-CUP
GRANTED**

On the date listed below, the Board of Adjustment for the Town of Clayton met and held an evidentiary hearing to consider the following application:

Applicant: Dairy Road Church

Property Owner: Eric Le

Brief Property Description: 1.74 acre property located on the southern corner of Dairy Road and Barber Mill Road.

Tax Parcel Number: 05H03197G

Proposed Use of Property: Church

Hearing Date: June 15, 2016

Having heard all the evidence and argument presented at the hearing, the Board of Adjustment makes the following findings:

- (1) That the application will not materially endanger the public health or safety if located where proposed, and developed according to the plans as submitted and approved.
- (2) That the application meets all required specifications and conforms to the standards and practices of sound land use planning and the Town Code of Ordinances, or other applicable regulations.
- (3) That the application will not substantially injure the value of adjoining or abutting property, and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.
- (4) That the application will not adversely affect the adopted plans and policies of the Town, or violate the character of existing standards for development of the adjacent properties.

The Board of Adjustment also finds the Conditional Use Permit is subject to the following conditions:

1. If approved by the Planning Board, three copies of the final site plan meeting the Conditions of Approval shall be submitted to the Planning Department for final approval.
2. The conditions of approval for both the Conditional Use Permit and the Major Site Plan (if applicable) shall be recorded on the cover sheet of the final site plan.
3. Development fees shall be paid prior to building permit issuance.
4. The site plan shall conform to the standards for non-residential development in a Residential-10 zoning district.
5. The elevations of the building shall be designed to meet or exceed the design standards of the surrounding buildings, including dormers to break up the roof line, architectural treatments along the façade, and upgraded materials.
6. Metal siding shall not be used for the walls. Final elevations shall meet the approval of Planning Board for quality materials and architectural design.
7. Sidewalk(s) shall be provided along at least one side of the entrance drive, to provide direct access to the entrance to the building.
8. A sidewalk connection shall be made through the southern portion of the site, connecting the sidewalk along Barber Mill Road to the sidewalk along the western portion of the playground area.
9. The sidewalk connections from the exterior sidewalk along Barber Mill Road and Dairy Road shall connect to the site through a landscape island, rather than through a parking space.
10. All landscape islands shall meet the required minimum areas as specified in the UDC.
11. Any required stormwater management features shall be shown on the site and landscaping plans, and a detail drawing shall be provided on the plans.
12. Parking areas shall not encroach into the required landscape buffers.
13. Wheelstops shall be provided in appropriate locations, where parking areas abut 5' wide sidewalk.
14. Hammerhead turnouts in the parking area shall be widened to match the aisle width.
15. The end of each hammerhead area shall have a striped (no parking) turn-around space.

16. Parking spaces shall not be larger than 10' x 20' without approval of the Planning Department.
17. All signs shall require a separate sign permit to be approved by the Planning Department.
18. The applicant shall provide a Preliminary Grading Plan, which meets the requirements of the Planning Department.
19. The applicant shall provide a Preliminary Lighting Plan, which meets the requirements of the Planning Department.
20. All mechanical equipment and service areas (i.e. – dumpsters or trash cans) shall be completely screened from view.
21. Only a Church is permitted pursuant to this Conditional Use Permit. Expansion or addition of other uses, such as daycare or preschool shall require separate application and review.
22. Prior to issuance of a Certificate of Occupancy, a successful site and landscaping inspection shall be obtained from the Planning Department.

TOWN OF CLAYTON

BY: Donna M. White
Donna White, Chair of Board of Adjustment

DATE: June 15, 2016
[Note: within 14 days of decision per Code Section 155.702(G)]

ATTEST:

Laura Gray
Laura Gray, Board Clerk





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

Planning Board
June 27, 2016

STAFF REPORT

Application Number: 2016-88-SUP
Project Name: First Street Tavern, Special Use Permit

Address: 115 First St
NC PIN/ Tag#: 166913-03-6023 / 05015016
Town Limits/ETJ: Town Limits
Overlay: Downtown
Applicant: David Schearer (dave@firststtavern.com)
Owners: Main Street Development Group LLC, c/o Thad Avent

Neighborhood Meeting: Held on May 16th, 2016
Public Noticing: Property posted prior to June 18, 2016
Letters mailed prior to July 21, 2016
Newspaper Ad published: July 20th & July 27th

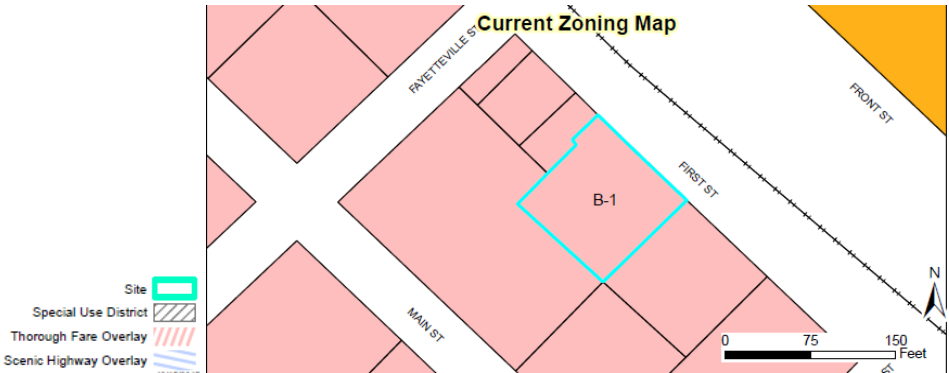
PROJECT LOCATION: The project site is located off of First Street, behind Four Oaks Bank and near the corner of First Street and Fayetteville Street

REQUEST: The applicant is requesting a Special Use Permit to operate a tavern in an existing structure.



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-6 (R-6)	Residential
South	Central Business (B-1)	Commercial
East	Central Business (B-1)	Commercial
West	Central Business (B-1)	Commercial



SITE DATA:

Acreage: .26 acres
Zoning: Central Business (B-1)
Existing Use: Commercial

DEVELOPMENT DATA:

Proposed Uses: Tavern (approx. 1,400 square feet)
Buildings: One building
Number of Stories: Two stories
Impervious Surface: ±3,705 square feet (33.3% of the site)
Capacity/seating: 32 seats (Tavern only)
Required Parking: 17 spaces (1 space per 3 seats of tavern, 1 space per 200 square feet of retail, 1 space per 300 square feet of office)
Proposed Parking: 9 gravel spaces within the railroad right-of-way, per the right-of-way agreement with the Town. General downtown parking shall also be utilized, and there is a parking agreement for the tavern to utilize the handicap parking space located at Four Oak Banks. This existing historical structure is within the Downtown Overlay

District, and is subject to somewhat relaxed parking requirements due to the pedestrian-oriented nature of the downtown.

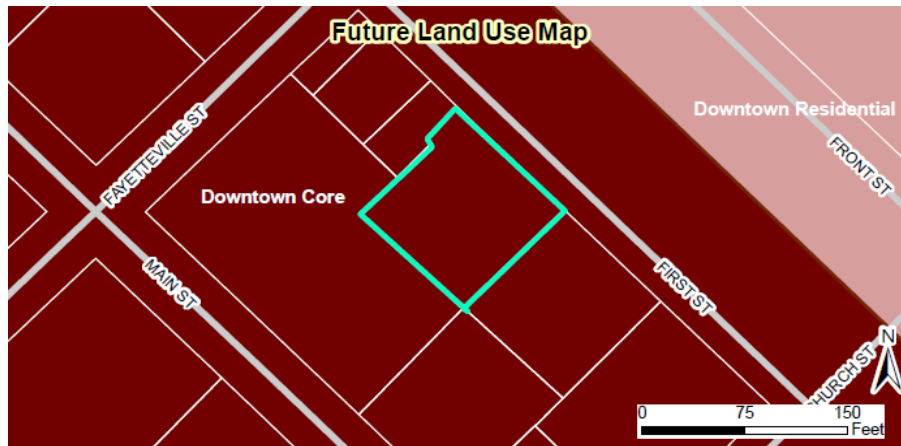
Fire Protection: Town of Clayton

Access/Streets: The main entrance to the building will be on First Street. Handicap access will be in the back via an existing handicap ramp.

STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting a Special Use Permit to operate a tavern in an existing building located within the B-1 zoning district. Any drinking establishment wishing to locate within the B-1 zoning district requires a Special Use Permit in order to operate. As it currently exists, the structure is utilized for office use and retail use. Previous uses have included a salon/spa with a small retail component. If approved, the office use will remain but will only operate in 617 square feet of the second story and the retail use will operate roughly 700 square feet of the structure. The tavern is proposed to be located on the first story, and will have approximately 32 seats, with some of this seating located outside on the front covered porch.



Consistency with the Comprehensive Plan

The proposed development is consistent with the Comprehensive Plan Future Land Use Map, which encourages these types of uses within downtown. The proposal is consistent with the following Goals of the Comprehensive Plan, per the Downtown section:

- D1: Promote quality new, adaptive re-use, and infill development projects downtown while preserving its historic character and small-town charm.
- D3: Reinforce downtown as the social, civic, and cultural center of town.

Consistency with the Unified Development Code

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

Compatibility with Surrounding Uses

The site is bounded by a downtown residence, a bank, and a dog-grooming service. The site is also located just off of Main Street, but still within Clayton's central business district.

Associated Site Plan

Pursuant to §155.711(D)(1), concurrent with request for a Special Use Permit, an applicant shall submit a site plan for review and approval. The associated minor site plan (2016-87-SPM) is provided as an attachment to this staff report.

Wastewater Allocation

The proposed use is considered to be a change of use from what was previously located on the site (hair salon). The applicant is proposing 32 seats, and based on the calculation used for "tavern uses", the business is estimated to use 640 gallons per day. Based on the consumption report, the previous use was estimated at about 130 gallons per day. The applicant's request shall be reviewed by the Town Engineer and then sent to the Town Manager for final approval.

Parking

The applicant is proposing to utilize 9 gravel parking spaces across the street located within the railroad right-of-way. Parking within the railroad right-of-way is permitted, via an agreement that the Town has with the railroad. The remaining required parking spaces shall be utilized through the use of general downtown parking, which is permitted by the UDC.

In order to meet handicap parking requirements, the applicant has obtained a written parking agreement with Four Oaks Bank to utilize their handicap parking space. This agreement is provided as an attachment to the staff report. The route that mobility-impaired patrons will take to access the building involves entering through an existing ramp at the rear of the building.

Landscaping and Buffering

Buffering is not needed based on surrounding zoning. The applicant meets the 20% interior landscape requirements, and will not be making any changes to the site's landscaping.

Multi-Modal Access

A bicycle rack will be provided, per the requirements of the Unified Development Code.

FINDINGS

When considering a Special Use Permit application, The Town Council shall consider specific Findings of Fact. A Special Use which fails to meet any of these Findings shall be deemed adverse to the public interest and shall not be approved. The applicant has addressed the Findings expressly established by Chapter 155.711 (I) of the UDC. The applicant's Findings of Fact are incorporated into the record as an attachment to the Staff Report.

CONSIDERATIONS

- Planning Board shall make a recommendation to Town Council on Special Use Permits.
- The Town Council shall make a final decision on Special Use Permits.

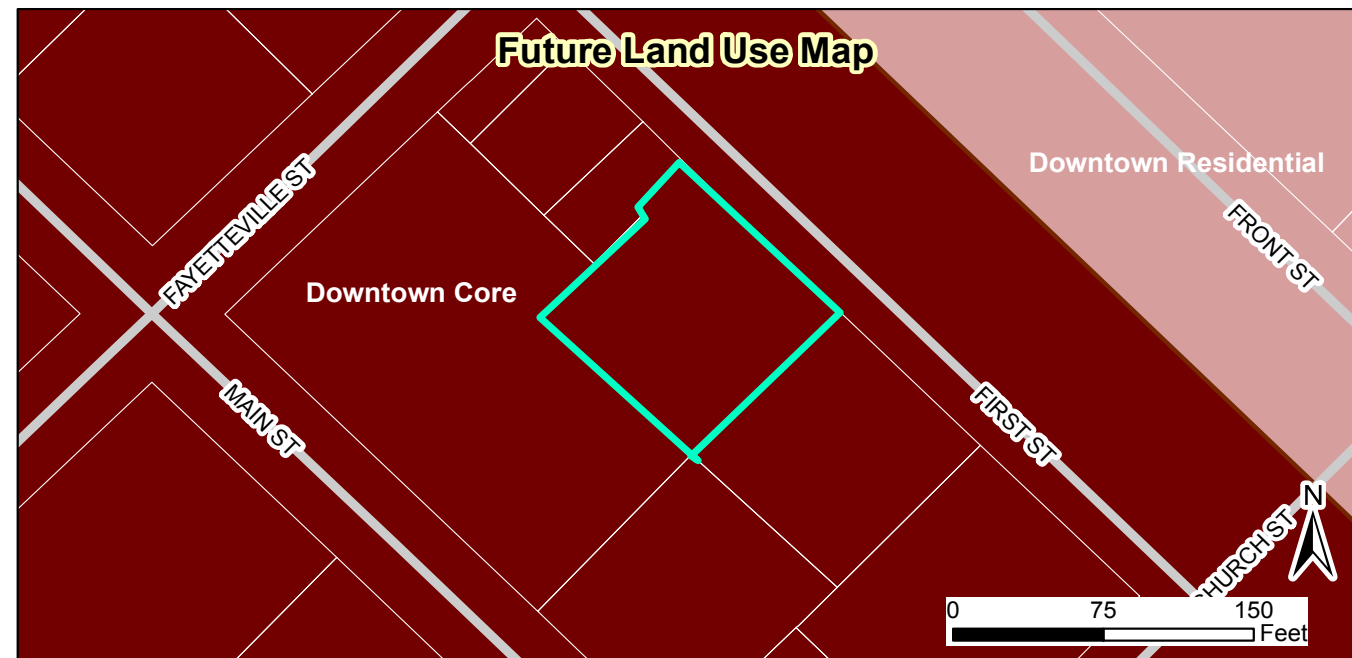
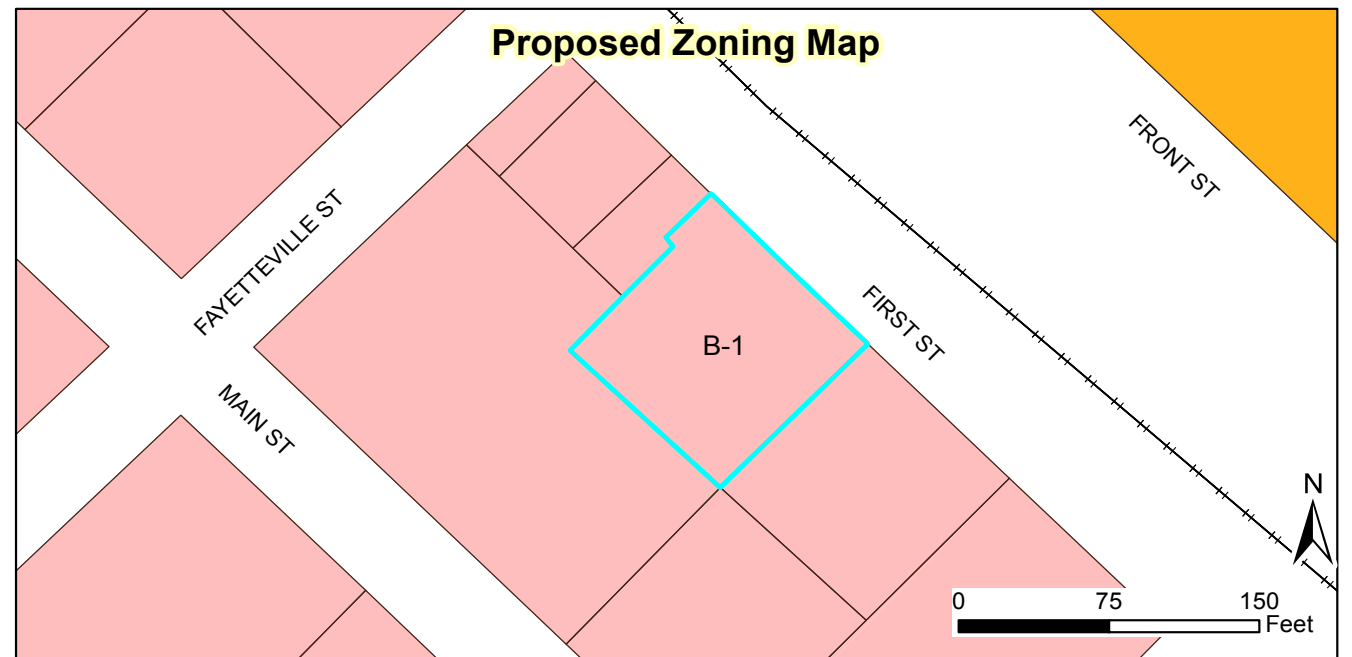
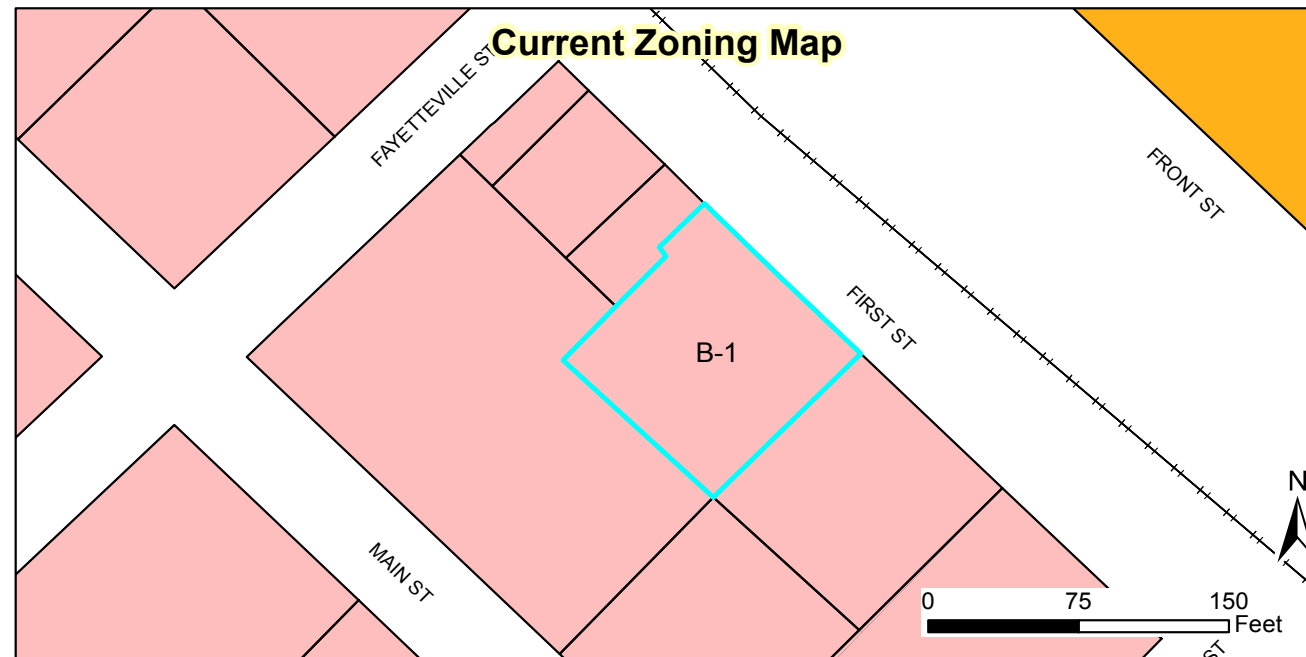
RECOMMENDATION:

Staff is recommending approval of the Special Use Permit with the following conditions:

1. The development of the site is limited to the site design and uses approved by the Planning Board. Modifications to the approved site plan shall require review and approval in accordance with Section 155.707 of the Unified Development Code.
2. Following Board approvals, three copies of the Final Site Plan, Landscape Plan and Architectural Elevations meeting the requirements of the Conditions of Approval and displaying the Conditions of Approval shall be submitted to Planning Department for final approval.
3. All roof mounted and ground mechanical equipment must be completely screened from view, including but not limited to HVAC, electric, and grease traps.
4. Utility, development, and/or wastewater fees shall be paid to the Town prior to issuance of any Zoning Compliance Permit.
5. Any expansion of the cocktail lounge use beyond the approved 32 seats or expansion of outdoor seating areas shall require review as appropriate per §155.711(K) "Modifications to approved Special Use Permits" and/or §155.707 "Site Plan Review".
6. The monument sign on site shall be brought into compliance with the UDC by the installation of a landscaped bed around its base.
7. A final landscape/site inspection shall be performed by the Planning Department prior to the issuance of a Certificate of Occupancy.

ATTACHMENTS

1. Application
2. Staff Report Map
3. Neighborhood Meeting Materials
4. Associated Minor Site Plan (2016-87-SPM)
5. Parking Agreement with Four Oaks Bank
6. Health Department materials



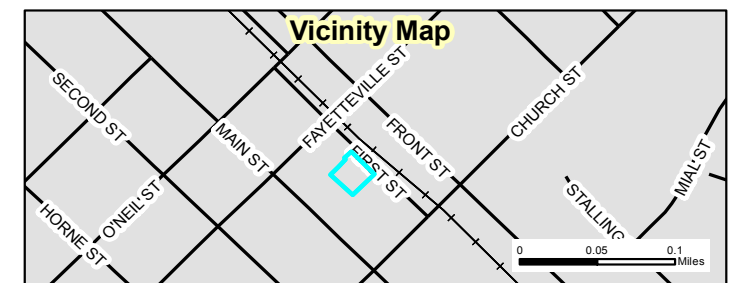
2016-88-SUP First Street Tavern Special Use Permit
Request: Special Use approval to operate a tavern on a property located in the B-1 zoning district

Applicant: David Schearer
 Property Owners: Thad Avant
 Parcel ID: 166913-03-6023
 Tag #: 05015016



- Railroads —+—+—
- Site
- Special Use District
- Thorough Fare Overlay
- Scenic Highway Overlay
- Parcels_03202015_All

Document Path: O:\PLANNING\SPECIAL USE\2016\2016-88-SUP First Street Tavern\Maps\2016-88-SUP First Street Tavern SUP.mxd





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

SPECIAL USE APPLICATION

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

Application Fee: \$400.00.

Advertisement Fee: \$100.00.

All fees are due when the application is submitted.

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

APPLICATION TYPE

☒ New Special Use Permit

☐ Major Modification to an approved SUP

Permit Modified: _____

SITE INFORMATION

Name of Project: FIRST ST. TAVERN Acreage of Property: .26
Parcel ID Number: 05015016 Tax ID: 31-2271370(EIN)
Deed Book: 03322 Deed Page(s): 0502
Address/Location: 115 FIRST ST
CLAYTON, NC 27520
Existing Use: VACANT Proposed Use: TAVERN
Is project within a Planned Development? ☒ No ☐ Yes
Planned Development District (if applicable): _____
Is project within an Overlay District: ☒ No ☒ Yes
Overlay District (if applicable): _____

TAX ID
4485244

OFFICE USE ONLY

Date Received: APR 27 2018 Amount Paid: \$500.00 Permit Number: 2016-88-SUP

version 01-06-2016

TOWN OF CLAYTON
PLANNING DEPARTMENT

Page 1 of 9

PROPERTY OWNER INFORMATION

Name: THAD & JEME AVER
Mailing Address: 338 E. MAIN ST. CLAYTON, NC 27520
Phone Number: (919) 818-7973 (JEME) Fax: (919) 818-0518 (THAD)
Email Address: APG@NC.RR.COM

APPLICANT INFORMATION

Applicant: DAVID J. SCHEARER
Mailing Address: 124 HEIN DR. CLAYTON, NC 27527
Phone Number: 704-491-3479 Fax: N/A
Contact Person: DAVE SCHEARER
Email Address: DAVE@WILDDWILDCAFE.COM 02 FIRSTSTANEDJ2016@GMAIL.COM

REQUIRED INFORMATION (to be submitted with the application)

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

To be completed by the applicant:			To be completed by staff:		
	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: <u>4/19/16</u>	☒	☐			
2. Review Fee (\$400) and Application Fee (\$100)	☒	☐			
3. Completed application (9 copies)	☒	☐			
4. Owner's Consent Form (9 copies)	☒	☐			
5. Adjacent property owners list (9 copies)	☒	☐			
6. Wastewater allocation request OR verification of wastewater allocation (9 copies)	☒	☐			
7. Signed and sealed traffic impact analysis (2 copies)	☐	☒			
8. If applicant is concurrently applying for site plan approval, a copy of the proposed site plan.	☒	☐			
9. Neighborhood meeting notice letter (9 copies) <i>See sample letter and meeting requirements included in this packet</i>	May be provided at time of submittal if meeting date is known – otherwise must be submitted by email or mail on date the letter is mailed out.				
10. Set of stamped, addressed envelopes using the adjacent property owners list	May be provided at time of submittal OR no later than 25 days prior to the Town Council meeting.				
11. Neighborhood meeting summary form (9 copies) <i>Form is included in this packet</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

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

REQUIRED FINDINGS OF FACT

Section 155.711(I) of the Unified Land Development Code requires applications for a Special Use to address the following findings. The burden of proof is on the applicant and failure to adequately address the findings may result in denial of the application. Please attach additional pages if necessary.

1. That the application will not materially endanger the public health or safety if located where proposed, and developed according to the plans as submitted and approved.

NO IT WILL NOT ENDANGER PUBLIC HEALTH OR
SAFETY + WILL BE DEVELOPED ACCORDING TO PLANS

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

YES I WILL CONFORM TO TOWN CODE ORDINANCES

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

WILL DO NOTHING TO DAMAGE ANYTHING

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

NO I WILL NOT

EXPLANATION OF PROJECT

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

A TAVERN W/ SMALL MENU

CONCEPT IS SELF SERVE. CUSTOMER PICK BOTTLE
OF WINE / BEER. PAYS AT BAR/COUNTER.
WE PROVIDE A GLASS. FOOD IS PURCHASED
AT TIME OF BEER/WINE PURCHASE.

NO WAITSTAFF.

THIS IS A LOUNGE MORE THAN A RESTAURANT

APPLICANT AFFIDAVIT

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

DAVID J. SCHAEFER
Print Name

Signature of Applicant

4/29/16
Date

NEIGHBORHOOD MEETING INFORMATION

Purpose:

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

Meeting Date:

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

Meeting Time & Location:

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

Meeting Notice Mailing requirements:

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

Information provided at the Neighborhood Meeting:

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

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

Information provided to Planning Department:

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

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

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

ADJACENT PROPERTY OWNERS LIST

Project Name: First St. Tavern

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



**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: FIRST ST. TAVERN Address or PIN #: 118 EAST FIRST ST.
CLAYTON, NC 27520

AGENT/APPLICANT INFORMATION:

DAVID JOSEPH SCHAFER 124 HEIN DR.
(Name - type, print clearly) (Address)
CLAYTON, NC 27527
(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):

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.

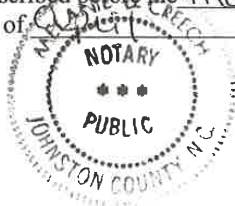
OWNER AUTHORIZATION:

Thad Arent (main street) 338 E. Main Street
(Name - type, print clearly) (Address)
[Signature] Clayton NC 27520
(Owner's Signature) (City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Melanie D. Creech, a Notary Public for the above State and County, this
the 22 day of April, 2016.

SEAL



Melanie D. Creech
Notary Public

My Commission Expires: 11/20/2019

October 2013

The first part of the paper is devoted to the study of the asymptotic behavior of the solutions of the system (1.1) as $t \rightarrow \infty$. It is shown that the solutions of the system (1.1) are bounded and tend to zero as $t \rightarrow \infty$.



In the second part of the paper, we study the asymptotic behavior of the solutions of the system (1.1) as $t \rightarrow \infty$. It is shown that the solutions of the system (1.1) are bounded and tend to zero as $t \rightarrow \infty$.

In the third part of the paper, we study the asymptotic behavior of the solutions of the system (1.1) as $t \rightarrow \infty$. It is shown that the solutions of the system (1.1) are bounded and tend to zero as $t \rightarrow \infty$.



In the fourth part of the paper, we study the asymptotic behavior of the solutions of the system (1.1) as $t \rightarrow \infty$. It is shown that the solutions of the system (1.1) are bounded and tend to zero as $t \rightarrow \infty$.

In the fifth part of the paper, we study the asymptotic behavior of the solutions of the system (1.1) as $t \rightarrow \infty$. It is shown that the solutions of the system (1.1) are bounded and tend to zero as $t \rightarrow \infty$.

In the sixth part of the paper, we study the asymptotic behavior of the solutions of the system (1.1) as $t \rightarrow \infty$. It is shown that the solutions of the system (1.1) are bounded and tend to zero as $t \rightarrow \infty$.



In the seventh part of the paper, we study the asymptotic behavior of the solutions of the system (1.1) as $t \rightarrow \infty$. It is shown that the solutions of the system (1.1) are bounded and tend to zero as $t \rightarrow \infty$.

In the eighth part of the paper, we study the asymptotic behavior of the solutions of the system (1.1) as $t \rightarrow \infty$. It is shown that the solutions of the system (1.1) are bounded and tend to zero as $t \rightarrow \infty$.

In the ninth part of the paper, we study the asymptotic behavior of the solutions of the system (1.1) as $t \rightarrow \infty$. It is shown that the solutions of the system (1.1) are bounded and tend to zero as $t \rightarrow \infty$.

In the tenth part of the paper, we study the asymptotic behavior of the solutions of the system (1.1) as $t \rightarrow \infty$. It is shown that the solutions of the system (1.1) are bounded and tend to zero as $t \rightarrow \infty$.

FIRST STREET
TAVERN
EST. 2016

<Date>

4/29/16

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a land use change or development proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a Neighborhood Meeting will be held to provide information to area residents about the nature of the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date:

MAY 16TH, 2016

Meeting Time:

6pm

Meeting Location:

SOUTHERN TRADITION HOUSE

Type of Application:

SPECIAL USE PERMIT

Project/proposal property address:

115 EAST FIRST ST.

Description of project/proposal:

TAVERN/LOUNGE

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

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

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

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

Sincerely,

<Applicant>

DAVID J. SCHAFER
704-491-3479

Cc: Town of Clayton Planning Dept.

DAVID@WINDINGCAFE.COM

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application:

FIRST STREET TAVARON

Date of Mailing:

APRIL 29TH, 2016

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:

DAVID SCHAEFER

Signature:



Date of Meeting:

MAY 16TH, 2016

Time of Meeting:

6:00 PM

Location of Meeting:

SOUTHERN TRADITIONS HOME

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.

JUDY BARKER EDWARDS - 116 EAST FRONT ST.

DAWN RIED - E. FIRST ST (WARTON)

SABRA LIGHT (MS. BONNIE) - E. FIRST ST.

CONCERNS → PARKING, SECURITY & NOISE

* ALL ISSUES WERE DISCUSSED & EVERYONE IS FINE WITH US GOING IN WITH THIS TYPE OF BUSINESS.

SECURITY → WE WILL PROVIDE OUTSIDE CAMERAS

PARKING → USING ONLY 11 SPACES ON RAILROAD SIDE → NO DESIGNATED PARKING

NOISE → HOURS OF OPERATION WILL NOT BE PAST MIDNIGHT → NO OUTSIDE

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

* NO CHANGES IN PLANS DUE TO MEETING

7015 3010 0001 5262 1183

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ 3.30	Postmark Here APR 2 8 2015
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ 0.47	
Total Postage and Fees \$ 3.77	
Sent To: ROBERT MAHERS	
Street and Apt. No., or PO Box No. 321 E. 2ND ST.	
City, State, ZIP+4® CLAYTON, NC 27520	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 3010 0001 5262 1237

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ 3.30	Postmark Here APR 2 8 2015
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ 0.47	
Total Postage and Fees \$ 3.77	
Sent To: PEGGY MORGAN	
Street and Apt. No., or PO Box No. 207 N. FAIRVIEW ST.	
City, State, ZIP+4® CLAYTON, NC 27520	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 3010 0001 5262 1190

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ 3.30	Postmark Here APR 2 8 2015
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ 0.47	
Total Postage and Fees \$ 3.77	
Sent To: SARRA LIGHT	
Street and Apt. No., or PO Box No. 131 FIRST ST.	
City, State, ZIP+4® CLAYTON, NC 27520	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 3010 0001 5262 1220

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ 3.30	Postmark Here APR 2 8 2015
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ 0.47	
Total Postage and Fees \$ 3.77	
Sent To: LINDA McADAMS	
Street and Apt. No., or PO Box No. 601 BARBARA ST.	
City, State, ZIP+4® CLAYTON, NC 27520	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 3010 0001 5262 1206

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ 3.30	Postmark Here APR 2 8 2015
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ 0.47	
Total Postage and Fees \$ 3.77	
Sent To: HERITAGE PARTNERS LLC	
Street and Apt. No., or PO Box No. 121 FIRST ST.	
City, State, ZIP+4® CLAYTON, NC 27520	

7015 3010 0001 5262 1213

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ 3.30	Postmark Here APR 2 8 2015
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ 0.47	
Total Postage and Fees \$ 3.77	
Sent To: FALLOAKS BANK & TRUST	
Street and Apt. No., or PO Box No. PO BOX 309	
City, State, ZIP+4® FALLOAKS, NC 27524	

7015 3010 0001 5262 0247

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ 3.30	Postmark Here APR 29 2015
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ 0.47	
Total Postage and Fees \$ 3.77	
Sent To KENNETH CAUADY Street and Apt. No., or PO Box No. 203 WEST BLANCHET ST BOX 305 City, State, ZIP+4® CLAYTON, NC 27520	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 3010 0001 5262 1176

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ 3.30	Postmark Here APR 29 2015
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ 0.47	
Total Postage and Fees \$ 3.77	
Sent To CHARLES GORDON Street and Apt. No., or PO Box No. 416 SKINNER RD. City, State, ZIP+4® FAIRFAX, NC 27524-9233	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 3010 0001 5262 0230

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ 3.30	Postmark Here APR 29 2015
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ 0.47	
Total Postage and Fees \$ 3.77	
Sent To CARL EDWARDS Street and Apt. No., or PO Box No. 116 E. FRONT ST. City, State, ZIP+4® CLAYTON, NC 27520	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 3010 0001 5262 1169

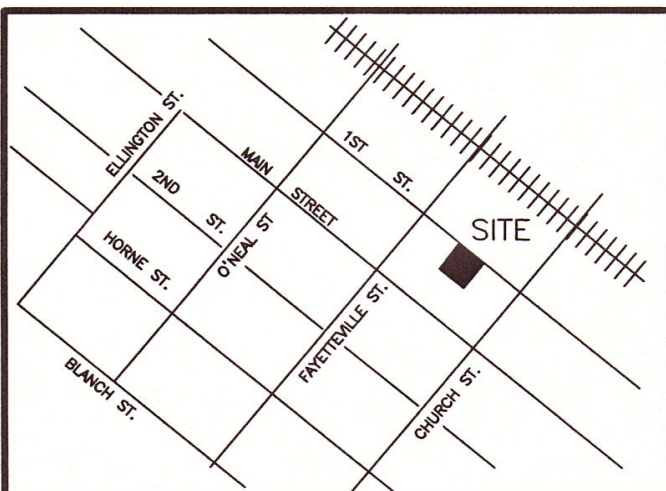
**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

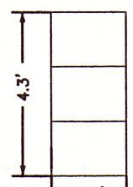
Certified Mail Fee \$ 3.30	Postmark Here APR 29 2015
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ 0.47	
Total Postage and Fees \$ 3.77	
Sent To MAIN ST. DLP GROUP Street and Apt. No., or PO Box No. 520 E. MAIN ST. City, State, ZIP+4® CLAYTON, NC 27520	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



VICINITY MAP (NOT TO SCALE)

BICYCLE RACK DETAIL



PACKRAK SERIES
6 DELUXE GRID
STYLE RACK WITH
ACCESSORY STORAGE
3.5' TALL CARBON
STEEL FRAME PARK
STAND HOLDS SIX
BIKES UPRIGHT

(NOT TO SCALE)

FAYETTEVILLE STREET 50' R/W (PUBLIC)

N/F
CHARLES GORDON
DB 2648 PG 603
PIN 166913-03-5089
ZONING: B-1
CURRENT USE: COMMERCIAL

N/F
FOUR OAKS BANK
DB 999 PG 547
PIN 166913-03-5011
ZONING: B-1
CURRENT USE: COMMERCIAL

N/F
HERITAGE PARTNERS
DB 3409 PG 303
PIN 166913-03-7073
ZONING: B-1
CURRENT USE: COMMERCIAL

N/F
LINDA M. MCADAMS
DB 4596 PG 829
PIN 166913-02-7906
ZONING: B-1
CURRENT USE: RESIDENTIAL

NORTH CAROLINA RAILROAD COMPANY 200' R/W

NOTE: THE AREA IDENTIFIED ON THIS SITE PLAN AS BEING WITHIN THE NORTH CAROLINA RAILROAD COMPANY RAIL CORRIDOR IS SUBJECT TO THE OWNERSHIP OR RIGHTS OF THE NORTH CAROLINA RAILROAD COMPANY. PURSUANT TO REQUIREMENTS OF THE RAILROAD, AND PROPOSED USE OF PROPERTY WITHIN THE RAIL CORRIDOR BOUNDARY REQUIRES USERS TO COMPLY WITH THE POLICIES AND LICENSING PROCEDURES OF NORTH CAROLINA. SEE CHARTER OF THE NORTH CAROLINA RAILROAD COMPANY 1848-49, NC LAWS CH LXXXII (JANUARY 27, 1849) INCORPORATING THE NORTH CAROLINA RAILROAD COMPANY.

DIMENSIONAL STANDARDS	
MIN. LOT AREA	NONE
MIN. LOT WIDTH	NONE
MAX. BUILDING COVERAGE PER LOT	N/A
MAX. IMPERVIOUS SURFACE PER LOT	N/A
MAX. BUILDING HEIGHT	50 FEET
SETBACKS	
FRONT	0 FEET
SIDE INTERIOR	0 FEET
SIDE STREET	0 FEET
REAR	0 FEET

LINE	BEARING	DISTANCE
L1	N46°53'59"W	4.05'
L2	S44°24'59"W	4.95'

0 20 40 60
SCALE: 1" = 20'

LANDSCAPING NOTES:

1. 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, OR IF NO IRRIGATION SYSTEM IS PROVIDED, THIS NOTE IS NOT REQUIRED BUT DROUGHT-TOLERANT LANDSCAPING MUST BE UTILIZED AND NOTED AS SUCH.
2. 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.
3. REQUIRED PLANTING AREAS SHALL INCORPORATE EXISTING NATURAL VEGETATION TO THE MAXIMUM EXTENT FEASIBLE.
4. 20% OF THE ENTIRE SITE SHALL BE LANDSCAPED. PLANTINGS INSIDE OF BUFFERS DO NOT COUNT TOWARDS THIS REQUIREMENT
5. SHRUBS PLANTED AROUND HVAC EQUIPMENT, FOR SCREENING, SHALL BE A MINIMUM OF 30" IN HEIGHT AT TIME OF PLANTING

NOTES:

- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
- 2) AREAS COMPUTED BY COORDINATE METHOD.
- 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 4) NO. 5 REBAR IRON STAKES WITH CAPS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
- 5) SITE TO BE SERVED BY INDIVIDUAL TRASH CONTAINERS
- 6) BUILDING SHOWN ON SITE IS EXISTING
- 7) POWER TO BE SUPPLIED BY TOWN OF CLAYTON
- 8) SITE IS LOCATED WITHIN PLANNING JURISDICTION OF THE TOWN OF CLAYTON
- 9) CURRENT OWNER OF TRACT: MAIN STREET DEVELOPMENT GROUP
338 E MAIN ST
CLAYTON, N.C. 27520
- 10) ZONING: B-1
- 11) ANY EXISTING OR PROPOSED MECHANICAL EQUIPMENT MUST BE SCREENED ENTIRELY FROM VIEW

SITE DATA

AREA IN SITE 11124 SF
0.255 AC

VEHICULAR USE AREA 0 SF
LANDSCAPED AREA 2224 SF 20.0% OF SITE
LOT COVERAGE 2008 SF 18.1% OF SITE
IMPERVIOUS SURFACE AREA 3705 SF 33.3% OF SITE

DB 3322 PG 502
NC PIN NO. 166913-03-6023

ALL LANDSCAPING SHOWN IS EXISTING

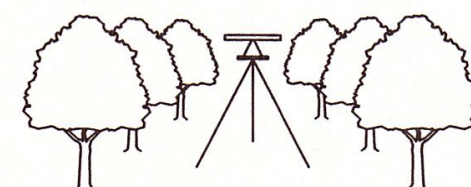
TAVERN USE 1 PARKING SPACE PER 3 SEATS • 32 SEATS = 11
RETAIL USE 1 PARKING SPACE PER 200 SF • 738 SF = 4
OFFICE USE 1 PARKING SPACE PER 300 SF • 387 SF = 2
17 TOTAL PARKING SPACES REQUIRED

FIRST STREET TAVERN FOR **MAIN STREET DEVELOPMENT**

CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
2016-87-SPM MAY 5, 2016

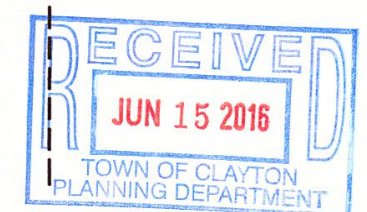
SURVEYED BY:
DRAWN BY: MIKE
CHECKED BY:
DRAWING NAME: SITEPLAN.DWG
SURVEY DATE:
JOB NO. 1056.001

TRUE LINE SURVEYING, P.C.



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

C-1859





Date: June 8, 2016

To: David DeYoung, Town of Clayton Planning Director

From: Brent George, Senior Vice President

A handwritten signature in black ink, appearing to read "Brent George".

Re: Access to handicapped parking space on Four Oaks Bank property

Let this letter serve as verification that Four Oaks Bank gives permission to First Street Tavern, to be located at 115 First Street, Clayton, NC, to access our handicapped parking space at our 102 E. Main Street location directly behind their facility. Their business hours will not significantly overlap our hours and should not present a problem for us. Please do not hesitate to contact me with any questions or further information.

Food Preparation and Storage:

1. Which of the following will be prepared in your facility?

☒ Chicken-will you be using: (check all that apply) PRE-COOKED

☐ Cutting raw

☐ Whole raw

☒ Processed breasts

☒ Cooked from frozen state

☐ Raw hamburger-will you patty? YES ☐ NO ☒

☐ Raw shrimp-will you be cleaning? YES ☐ NO ☒

☐ Raw fish-will you be cleaning? YES ☐ NO ☒

☐ Raw beef or pork-will you be cutting? YES ☐ NO ☒

☐ Raw oysters-will they be served raw? YES ☐ NO ☒

☐ Raw vegetables-will you be washing? YES ☐ NO ☒

2. If any of the above has been checked, please indicate where these items will be washed and prepared or if they will be purchased pre-processed.

PROCESSED BREAST WILL BE PRE-COOKED & STORED
IN COOLER

Note: If meats or vegetables are washed and prepared, separate prep sinks maybe required.

3. Will you be cooling any item(s)? Please describe the item(s) and indicate your procedure for cooling.

ALL ITEMS WILL BE PREPARED COLD &
HEATED TO SERVE
NO COOLING REQUIRED

4. Will any item(s) be pre-cooked and hot held? Describe the item(s) and indicate how temperature will be maintained.

QUESO CRAB DIP } ALL HEATED & MICROWAVE
SQUASH & ARTICHOKE DIP } TO 165° AND HELD HOT
THREE CHEESE DIP } TO STEAMWELL AT
145° OR HIGHER

5. Will any item(s) be thawed? Describe the item(s) and indicate your procedure for thawing.

N/A

9. Will test strips for testing sanitizer be provided? YES ☒ NO ☐

Hot Water Heater:

1. Water heater storage capacity. 50 Gallons Storage)
2. Water heater recovery rate in gallons per hour at a 100F temperature rise.
(134 Gallons per hour) see worksheet
3. Are laundry facilities located on premises? YES ☐ NO ☒

* PROBLEM
ALSO HAS

A 20 GAL

WATER HEATER
UNDER SINKS
THAT WILL BE
USED

Water Supply & Sewage Disposal:

1. Is water supply: ☒ public () well
2. Is building connected to: ☒ municipal sewer () on-site septic system

Storage:

1. How much dry storage do you have? 100 sq. feet
2. Please indicate location of:
- Dry food storage: KITCHEN SHELVING/CABINETS
- Single service storage: CABINETS IN KITCHEN
- Paper products: CABINETS IN KITCHEN
- Chemicals/cleaning products: BATHROOM CABINETS
- Personal & office items: OFFICE UPSTAIRS
- Linen (if applicable): N/A

Garbage and Refuse:

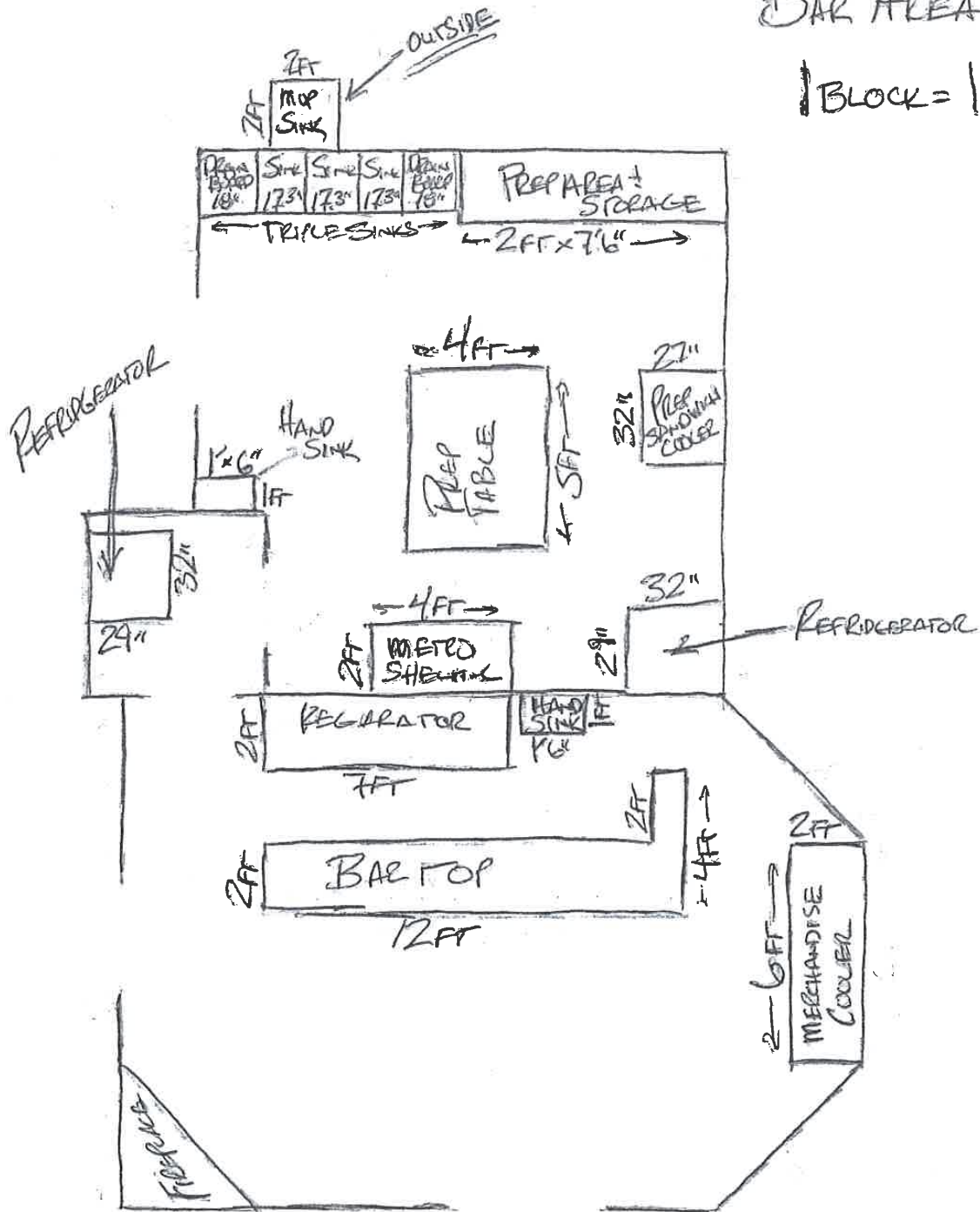
1. Will the facility have:
- | | |
|---|---|
| Dumpster(s) with lids? | YES ☐ NO ☐ |
| Trash can(s) with lids? | YES ☒ NO ☐ |
| Grease storage receptacle? | YES ☒ NO ☐ |
| Can wash cleaning facility? | YES ☐ NO ☒ |
| Off-site contracted cleaning service for dumpsters? | YES ☒ NO ☐ |
2. Location where dumpster(s)/compactor/can(s) will be stored. CITY TO PROVIDE
TRASH/RECYCLE BINS. STORED ON OUTSIDE
OF HOME

WILL CONTACT REPUBLIC SERVICES
OR WASTE MANAGEMENT SERVICES
IF CITY DOES NOT PROVIDE

SE STREET
TAVEN

KITCHEN AND
BAR AREA

1 BLOCK = 1 FOOT



First Street Tavern Menu

Dips & Platters

Hummus Trio – black bean, roasted red pepper & traditional hummus platter served cold with warm white corn tortilla chips

*****Crab Queso – king crab mixed with queso cheese, fresh jalapenos, roasted tomato, cilantro and white onion served with warm white corn tortilla chips**

Spinach & Artichoke- fresh baby spinach and artichokes mixed with mozzarella, cream cheese, fontina and dry roasted veggies served with warm white corn tortilla chips

Three cheese- white american, pepper jack and cream cheese melted with jalapenos, onion & cilantro served with warm white corn tortilla chips

Cheese, cracker & fresh fruit trays – various cheese, crackers and seasonal fresh fruits make up this tray. Made upon request.

Smoked Red Salmon served on toasted french bread with an onion & chive cream cheese spread. Served cold.

White Chocolate Dessert Tray- fresh strawberries, blueberries, white chocolate covered pretzels, shortbread cookies and white chocolate cheesecake bites

Dark & Stormy Tray- chocolate covered strawberries, black cherries, blueberries, chocolate covered pretzels, mint cookies and german chocolate cheesecake bites

Flatbreads

Spinach Chicken Florentine – cooked breast meat chicken, fresh baby spinach, sliced tomato on a crispy flatbread with a garlic, olive oil & cracked pepper base.

Apple, Cheddar & Bacon – granny smith apples, cheddar & fontina cheeses, hickory smoked bacon bits on a crispy flatbread with a vegetable cream cheese base

Pepperoni – crispy flatbread with homemade marinara, mozzarella cheese, basil and Boars Head Pepperoni

Margarita- crispy flatbread with homemade marinara, mozzarella, chopped tomatoes, fresh basil & oregano

Caprese Flatbread- Crispy flatbread with homemade marinara, fresh sliced mozzarella, sliced roma tomato, fresh basil leaves and a balsamic drizzle

******Pear & Gorgonzola**- crispy flatbread with fresh sliced Anjou Pears, gorgonzola cheese, provolone, chopped walnuts with onion & chive cream cheese base

Three Cheese- crispy flatbread with a olive oil & cracked pepper base, pepper jack cheese, white american and mozzarella.

****allergy warning.** Some recipes require tree nuts and shellfish. These are denoted on the menu for possible allergen



JOHNSTON COUNTY PUBLIC HEALTH DEPARTMENT



MAIN OFFICE

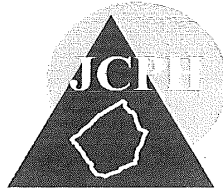
517 North Bright Leaf Boulevard
Smithfield, NC 27577-4407

(919) 989-5200

Fax: (919) 989-5208 Admin.

Fax: (919) 989-5199 Med. Rec.

Connie L. Barnes, Pharm. D.
Board Chair



MARILYN R. PEARSON, MD
Director

ENVIRONMENTAL OFFICE LAND USE CENTER

309 East Market Street
Smithfield, NC 27577-3919

(919) 989-5180

Fax: (919) 989-5190

Oliver Johnson, Ph.D.
Board Vice Chair

May 23, 2016

Mr. David Schearer
124 Hern Dr.
Clayton, NC 27527

Re: First Street Tavern
115 East First St.
Clayton, NC 27520
Application # 122400

Mr. Schearer:

This will acknowledge the receipt of the plans for the above referenced facility. These plans have been reviewed and approved with the following conditions.

1. There is no food prep sinks in facility. Food can be prepped at 3 compartment sink after sink has be cleaned and sanitized and is not being used for dish washing. This 3-compartment sink must also be indirectly drained!
2. There must be 50ft candles of light in bar for cleaning. These lights can be on separate switch so that they can be turned on after restaurant closes at night.
3. Outside doors and windows must have fly fans installed or have self closures installed.
4. Existing water heaters can be utilized. After opening, if hot water temperatures cannot maintain 110 degrees in dish sink and 100 degrees in handsinks, additional water heaters will be required.

stoves, ovens, and other food preparation and holding appliances. If equipment is not National Sanitation Foundation listed, the owner or operator shall submit documentation to this Department that demonstrates that the equipment is at least equivalent to N.C. Food Code standards 4.1 and 4.2. In doing so, if the components of the equipment are the same as those meeting ANSI/N.C. Food Code standards, the Department shall deem the equipment equivalent. For the purpose of the rules, toasters, mixers, microwaves ovens, water heaters, and hoods shall not be considered to be equipment and shall not be required to meet National Sanitation Foundation standards. If used equipment is purchased, it will need to be properly functioning and in good repair. Self-service buffet bars shall meet all current NSF standards for food Protection.

10. All equipment will need to be either mounted or movable. Mounted means flashed or caulk to a sealed surface and movable means easily moved by one person.
11. All surfaces with which food or drink comes in contact shall consist of smooth, no readily corrodible, non-toxic materials in which there are no open cracks or joints that will collect food particles and slime.
12. Shelves, tables, and counters shall not be covered with paper, cardboard, oilcloth, or other absorbent material, and shall be free of crevices.
13. Floors in areas where food stored, prepared, handled, or served, or in which utensils are washed, shall be of such construction as to be easily cleaned. Flooring may be sealed concrete, terrazzo, quarry, or vinyl tile, wood covered with composition flooring or equal. The joints between walls and floors shall be rounded or be otherwise constructed to provide a tight seal between the floor and wall. Floors in toilet rooms shall be constructed of non-absorbent, washable materials. In all rooms in which water is discharged to the floor, or in which floors are subjected to flood-type cleaning, floors shall slope to drain and be provided with floor drains.
14. The walls of kitchens and other room used for the preparation of food and the washing of utensils shall be smooth, washable, and kept clean. Acceptable wall materials include but are not limited to glazed tile; fiberglass reinforced panels, stainless steel, wood or metal; wall board painted with washable, non-absorbent paint; and brick, cinder block, slag block, or concrete blocks, if glazed, tiled, plastered or filled so as to provide a smooth surface. Walls in toilet rooms shall be constructed of non-absorbent, washable material. Ceilings in kitchens and other rooms used for the preparation of food or washing of utensils shall be washable. Acceptable materials include, but are not limited to perforated or non-perforated vinyl faced acoustical tile, fiberglass reinforced panels, and

Equipment Installation Recommendations

1. Equipment not readily movable or sealed to adjacent surfaces shall be spaced to allow access for cleaning. The amount of space required between and behind equipment depends on the size of the equipment and the accessibility needed for cleaning the equipment and adjacent surfaces.
2. The following is the equipment spacing recommendations for stationary equipment:
 - A. If access is available from both ends of the equipment and the total equipment length is 4 feet or less, the equipment should be spaced at least 6 inches from walls and other equipment.
 - B. Provided access is available from both ends of the equipment and the total equipment length is over 4 feet but less than 8 feet, the equipment should be spaced at least 12 inches from walls and other equipment.
 - C. When the total equipment length is 8 feet or more, the equipment should be spaced at least 18 inches from the walls and other equipment.
 - D. A minimum of 6 inches of space should be provided between equipment items to allow access for cleaning. Additional space may be required for large equipment when 6 inches is not adequate to provide access.
3. Equipment placed directly on the floor, such as counters, display cases, cabinets, proofers, ovens, and retarders shall be effectively sealed to the floor using silicone, metal flashing, vinyl coved base, or other approved material. Metal kick plates, which are readily removable, will not be required to be sealed to the floor, provided the base of the equipment is sealed to the floor or the areas behind the kick plates are easily cleanable.
4. Equipment attached to walls, such as lavatories, preparation sinks, utensil washing sinks, dish tables, counters, and cabinets shall be effectively sealed to the wall to prevent splash, debris accumulation, and vermin harborage. **Note:** any combination of low profile or pan head bolts, screws, rivets, silicone sealers, for flashing that effectively closes the opening between the equipment and the walls in a smooth and sanitary manner is acceptable.
5. If the equipment is open underneath, such as drain board, dish table, or open base table, it may be installed at least 3 inches away from the wall.