



**The Town Of Clayton
Clayton Planning Board Agenda
Monday, February 22, 2016 @ 6:00 PM
Town Council Chambers**

1. CALL TO ORDER

2. ADJUSTMENT OF THE AGENDA

3. APPROVAL OF MINUTES

- a. July 27, 2015 Meeting Minutes
- September 28, 2015 Meeting Minutes
- October 26, 2015 Meeting Minutes
- November 30, 2015 Meeting Minutes
- January 25, 2016 Meeting Minutes
- [July 27, 2015 Meeting Minutes](#)
- [September 28, 2015 Meeting Minutes](#)
- [October 26, 2015 Meeting Minutes](#)
- [November 30, 2015 Meeting Minutes](#)
- [January 25, 2016 Meeting Minutes](#)

POTENTIAL ACTION: Motion for Approval

4. REPORTS AND COMMENTS

5. OLD BUSINESS

6. NEW BUSINESS

- a. The applicant is requesting Major Site Plan approval (acting as a master plan) to develop a 900,000 square foot API production facility as an expansion to the existing Novo Nordisk Pharmaceuticals.
[Staff Report - 2015-82-SP Novo Nordisk Master Plan](#)
[Staff Map - 2015-82-SP Novo Nordisk Bright Sky](#)
[Application - 2015-82-SP Novo Nordisk Bright Sky Major Site Plan](#)
[Neighborhood Meeting Materials - 2015-82-SP Novo Nordisk Bright Sky](#)
[Site Plan - 2016-20-SUP Novo Nordisk Bright Sky](#)

POTENTIAL ACTION: Motion for Recommendation

- b. The applicant is requesting a Special Use Permit to allow a maximum building height for the associated Master Plan to be 90 feet, which exceeds

the limit permitted in the UDC.

[Staff Report - 2016-20-SUP Novo Bright Sky Building Height](#)

[Staff Map - 2016-20-SUP Novo Nordisk Bright Sky Building](#)

[Application - 2016-20-SUP Novo Nordisk Bright Sky Building](#)

[Neighborhood Meeting Materials - 2016-20-SUP Novo Nordisk Bright Sky Building](#)

[Site Plan - 2016-20-SUP Novo Nordisk Bright Sky Building](#)

POTENTIAL ACTION: Motion for Recommendation

- c. To develop the subject parcel for a new electrical substation for the Town of Clayton.

[Staff Report - 2016-06-SP Clayton Substation Major Site Plan](#)

[Staff Map- 2016-06-SP Clayton Northside Substation](#)

[Application - 2016-06-SP Clayton Northside Substation](#)

[Neighborhood Meeting Materials - 2016-06-SP Clayton Northside Substation](#)

[Site Plan - 2016-06-SP Clayton Northside Substation](#)

POTENTIAL ACTION: Motion for Approval

- d. Request to rezone the subject parcel from Residential-Estate (R-E) to Public Facilities (PF)

[Staff Report - 2015-84-RZ Clayton Substation Rezoning](#)

[Staff Report Map-2015-84-RZ Clayton Northside Substation](#)

[Application - 2015-84-RZ Clayton Northside Substation Rezoning](#)

[Neighborhood Meeting Materials - 2015-84-RZ Clayton Northside Substation](#)

POTENTIAL ACTION: Motion for Recommendation

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

[Staff Report - 2016-24-RZ Cameron Way Rezoning](#)

[Staff Map - 2016-24-RZ Cameron Way Rezoning](#)

[Application - 2016-24-RZ Cameron Way Rezoning](#)

[Neighborhood Meeting - 2016-24-RZ Cameron Way Rezoning](#)

POTENTIAL ACTION: Motion for Recommendation

- f. Request to rezone the subject parcel from B-3 and R-E to I-1

[Staff Report - 2016-13-RZ 3900 Powhatan Road](#)

[Staff Map - 2016-13-RZ 3900 Powhatan Road Rezoning](#)

[Application - 2016-13-RZ 3900 Powhatan Rd Rezoning](#)

[Correspondence Email from Johnston County Planning Director - 2016-13-RZ 3900 Powhatan Rd](#)

[Correspondence Email from Jim Lee - 2016-13-RZ 3900 Powhatan Rd](#)

POTENTIAL ACTION: Motion for Recommendation

- g. Request to make minor amendments to the text of the Unified Development Code, Title XV, §155. These amendments seek to either update the Code based on recent state legislative changes, correct typos, text, or references, relocate text to more appropriate sections, and/or otherwise make minor changes to the Code to clarify language, intent, or definitions.

[Staff Report - 2016-41-OA - Ordinance Amendment](#)

[UDC Ordinance Amendment - 2016-41-OA Glitch Bill - Articles 100-600, 719, and 800 - v20160216](#)

POTENTIAL ACTION: Motion for Recommendation

7. INFORMAL DISCUSSION AND PUBLIC COMMENT

8. ADJOURN

Minutes
Clayton Planning Board
July 27, 2015

PRESENT: David Teem, Marty Bizzell, Frank Price, James Lipscomb, George “Bucky” Coats, Bob Ahlert, Sarah Brooks, Ronald Johnson, Jean Sandaire, Jim Lee and Bob Satterfield, Michael Grannis

STAFF PRESENT: David DeYoung, Planning Director; Jay McLeod, Planner; Haley Hogg, Planner; John McCullen, Town Engineer and Kimberly Moffett, Town Clerk

I. CALL TO ORDER

The meeting was called to order at 6:01 p.m. by Frank Price, Chair. Roll call was taken by Kimberly Moffett.

II. ADJUSTMENTS TO THE AGENDA

III. APPROVAL OF MINUTES

Minutes of June 22, 2015 Meeting

ACTION: Approval of Minutes

Motion: Sarah Brooks
Second: Ronald Johnson
Vote: Unanimous

IV. REPORTS AND COMMENTS

Mr. DeYoung introduced Haley Hogg, who is a new Planner for the Town.

V. OLD BUSINESS

None

VI. NEW BUSINESS

A. Gordon Tract Rezoning RZ 2014-21

Request to rezone 61.29 acres located east of Glen Laurel Rd, between Vinson and Powhatan Roads from Residential-Estate (R-E) (Town) and Agricultural Residential (AR) (County) to Residential-8 (R-8).

Mr. DeYoung provided a report regarding this rezoning. The property is located at the corner of Glen Laurel and Powhatan Road. Applicant is requesting to rezone 61.29 acres from Residential Estate to Residential 8. Since a portion of the property is located outside of the Town's ETJ, the property owner has entered into an annexation agreement with the Town and currently has a split zone with a portion being in the ETJ and the other portion being located in Johnston County. Mr. DeYoung provided additional information regarding the history of this property. Mr. DeYoung stated that both Clayton and Wilson Mills wish to annex. The property will be annexed via county authorization.

Request is for 177 single family detached homes. The area is in the overlay watershed protection. The required Neighborhood meeting was held July 2, 2015. The proposed zoning is compatible with Future Land Use and is consistent with the Strategic Growth Plan. The surrounding land uses are primarily agricultural.

Staff is recommending approval of the rezoning.

Mr. Price confirmed that the entire site would be rezoned to R-8. Mr. Lee had concerns regarding stories of Indian artifacts being located on the site. Mr. DeYoung stated there were no reports of that. There were no further questions for staff.

Mr. Jerry Dalton of Dalton Associates, 446 E. Main Street, addressed the board and stated there were numerous meetings with the Town, NCDOT and all are fully satisfied with off-site improvements. There were many conversations with the town regarding the best zoning designation. He stated that open space will be included and further stated they had gone the "extra" mile with the school district and addition of extra sidewalk.

There were no questions for the applicants.

Mr. Price opened the meeting up for Public Comments and reminded everyone that the Public Hearing for this matter will be held at the September 8, 2015 Town Council Meeting. He asked people to keep their comments brief.

Mr. Ken Best, 521 Greenpath, stated he was not sure if he was for or against this, since he has not seen a map yet and questioned when concerns should be voiced.

Frank Price stated the Planning Board was glad to hear concerns, but reminded this is not the official Public Hearing and the Town Council will make all final decisions. Mr. DeYoung stated that he would provide additional information regarding the subdivision.

ACTION: Motion to Approve Rezoning

Motion: Sarah Brooks
Second: Bob Ahlert
Vote: Unanimous

B. Gordon Tract Subdivision PSD 2014-95

Request for development of an R-8 residential subdivision with detached, single family residential units. Total of 177 lots with maximum impervious surface of 36% or 2 dwelling units per acre. This is because this property is located within the Watershed Protection Overlay. Applicant has chosen the 36% option, which will equal 1.75% (3,329) SFT per lot.

Approval of this subdivision is subject to approval of Rezoning Application RZ-2014-21. A portion is located outside of the ETJ so the owner has entered into annexation agreement with Town. With annexation agreement in place, Johnston County has authorized the Town to process the development application for entire property. Under annexation agreement Town will be providing water & sewer services, police & fire protection and also assuming responsibility for public roads, once accepted by Town Council.

Property will be developed as a single family subdivision with internal public streets. Property has adequate frontage to facilitate connections to Gordon Road and Glen Laurel Road, providing ingress and egress to developments. Additional connections/stub out streets are required and are shown on plan.

A 20' wide Class B perimeter will be around the entire subdivision, with exception of school entrance and roadway.

Sidewalks will be provided along both sides of the streets. Fee-in-lieu for recreation and open space will be accepted.

There are no waivers or deviations.

Project is compatible with the Unified Development Code and the applicant addressed Findings of Facts.

Staff is recommending approval with conditions as listed in Staff Report.

Mr. Ahlert asked if there would be a fence around the contained pond. Mr. DeYoung stated he would allow the applicant to address.

Mr. Jerry Dalton, applicant, stated it is proposed to develop around the pond, as long as pond is found to be in a safe condition. Fencing or walkway would be around pond.

With regard to connection and adjacent subdivision they were okay with either option. He stated it was his understanding there was policy for inner-connectivity and stated that road was out there for such purpose. Stated they can attach to stub out and will but are willing to do whatever the Town and Board advise to be the best option.

It is was asked there were any questions of the applicant.

There was discussion regarding location of cemetery. Mr. Dalton stated it was located near the intersection of Vinson Road. Mr. Lee indicated there was a comment at the neighborhood meeting regarding current access to the cemetery and current parking by a house at the location that might not continue. Mr. Lee asked if there was a solution. Mr. Dalton stated there could be. He stated nothing is final at this point and that final construction plans had not been drawn up and if there was a concern they do not want to block access to the cemetery and would everything in their means to make that happen.

Mr. Price asked if there were a location determined for the Post Office Box Kiosk. Mr. Dalton stated they are currently look at a central area, possibly by the pond. This are might also include a couple of parking spaces so folks could get out of the car, off the road and get their mail. They are leaning towards one central location.

Mr. Teem questioned what home materials might be used, what homes would look like and further stated town Council will need such information. Applicant stated that information would be provided to Council.

Question was raised regarding price point. Applicant stated he did not but would be prepared with that information at the Town Council meeting.

At this time the floor was opened for Public Comment.

Mrs. Rita Jones who resides at 2452 Vinson Road was present and stated she the cemetery discussion is in here family and she has concerns regarding access. She asked if there would be a 20' buffer at the cemetery. She also had a question regarding the road that dead ends by field. She states that field is constantly tilled and concern about the berm was something to separate it and they do not want it tree lined because that would draw from the field. They do not want the field to appear to be an invitation for others to enter the property for bike riding,

Mr. Price stated that to the best of his understanding that the buffer would be completely around the perimeter of the site and the cemetery would be excluded but there would be a buffer between the cemetery and the adjoining houses.

Council Member Satterfield confirmed that the road would be built to the property line. Mr. DeYoung stated the applicant will build the road to the property line otherwise when adjacent development comes in there would be a 20' section on previously developed property. Mr. DeYoung stated his recommendation would be that a barrier at the end of the road which is adjacent to the road.

Mr. Ahlert stated that he noticed that berm was not included in the plans as currently proposed. Mr. DeYoung stated staff had noticed that as well and stated that it would be included in the next drawing.

Mr. Coats questioned cemetery and if owners willing to relocate. Mr. DeYoung stated that was not a conversation that was held with staff and that would be a private property matter.

ACTION: Approval with Conditions

Motion: Bob Ahlert
Second: David Teem
Vote: Unanimous

C. Brookside Rezoning 15-22-01-RZ

Request to rezone 20.88 acres located east of Amelia Church Road, between NC 42 Hwy W and Breeze Lane from R-10 (Single-Family Residential-10) to R-8 (Single-Family Residential-8).

Mr. McLeod stated currently zoned R-10 which is similar to neighborhood surrounding it. Parcel to the west is PDMU (Planned Development Mixed Use) and currently proposed site is a wooded lot. Proposed zoning is R-8 which would allow 8,000 square foot residential lots. Applicant held neighborhood meeting on July 2, 2015.

Proposed zoning is compatible with Strategic Growth Plan and Surround Land Use Map.

Staff is recommending approval of rezoning from R-10 to R-8.

There were no questions for staff.

Mr. Jerry Dalton, who is the working with the owner/developer, addressed the Council and stated that the property has a few challenges to include jurisdictional wetland and buffers. He states work has been done with NCDOT and possibility of coming in off of Highway 42 and they are not pleased with that option and asked about alternatives. A design was prepared going into that part of the property which was very cumbersome and issues with wetlands and crossing and the fact was compounded that if it went in off of Highway 42 there is also a second crossing that would have to be gone through. It is known in the industry that if you start crossing one time it is one thing but asking for a second crossing that is another. This would pretty much limit you to coming in off of 42 or not coming in off of 42 and the fact that you would have to have multiple crossings on such a small piece of property. Environmentally the wetlands have been identified and the buffers. Some years back a stub out was installed and so that it was available at this time. He understands there will be a lot of concern about the amount of traffic and that is why the stub is there. In order to compromise the long term traffic issues, there are two other stubs, which they are required to stub also. He stated they don't necessarily want to do it because it is expensive but they are required to do so. Looking at this long term it is very probable that less than 20% of the traffic within the subdivision would use Satinwood Drive in the long term. However, in the short term that is not satisfying to them and it is understood. One way to lessen the impact to adjacent subdivisions is to use multiple stubs, which they have done. He further stated that they have to use what has been presented them.

There were no questions for the applicant.

At this time the floor was open for Public Comments. Mr. Price reminded all that Public Hearing would take place at Town Council meeting in September, where comments could also be shared.

Mr. Eric Ballard of 1013 Breeze Way addressed the board and stated main concern regarding zoning is they do not want a stub out and stated while the complexities of using NC 42 as an entrance are understood if there are things that could be done, should be done. The use of NC 42 as an entrance point is the preference.

ACTION: Approval of Rezoning

Motion: Sarah Brooks

Second: Ron Johnson

Vote: Unanimous

D. Brookside Subdivision 15-22-02-SUB

Request to recommend approval for a major preliminary subdivision for a property located east of Amelia Church Road, between NC 42 Hwy W and Breeze Lane.

Mr. McLeod provided information regarding this project to allow 38 single family dwelling units on approximately 21 acres. Primary access point would be through Satinwood Drive at this point in time. Along the eastern edge and southern edge there are wetlands and a stream buffer.

Minimum lot size would be 9,000 square feet and maximum lot is almost 1.5 acres. Average lot is equal to or greater than 10,000 square feet. Lots on the north that border Wynston Subdivision are similar in size and shape. Mr. McLeod provided a map that showed where cul de sac and stub out are located which allow connectivity. No access is proposed on NC 42.

Landscaping is consistent with R-8 subdivision. Class "A" buffer against the existing R-10 neighborhoods. There is a Class "B" buffer along the R-E zoned parcels to the south. Applicant proposed to use the existing natural vegetative buffers as the landscape buffer on the east and south. Staff feels this is consistent.

No waiver or deviations.

According to code once subdivision reaches 75 lots a secondary access point is required, but since this is only 38 lots it does not trigger that threshold.

Project is consistent with the Strategic Growth Plan, Surrounding Land Use, Unified Development Code and Overlays.

Applicant has addressed Findings of Facts.

Staff is recommending approval with Conditions as listed in Staff Report.

Mr. Lee inquired if there had been any pursuit of a temporary easement for use during the construction period. Mr. McLeod stated he would allow the applicant to address that question.

There was brief discussion regarding the Post Office Kiosk location. Mr. Ahlert had concerns regarding stack up of vehicles. Also discussed was possibility of pedestrian easement should if at some point in the future the Town decide to develop pedestrian facilities to NC 42, potentially in conjunction with widening of NC 42 via NCDOT might also include sidewalks.

Mr. Bizzell asked if road was NCDOT or Town maintained. Mr. McLeod stated it was town maintained. There was also a question regarding Lot #25 and backing up to wetlands and whether staff were comfortable with that. Mr. McLeod stated they were.

With no further questions for staff the applicant addressed the Board.

Mr. Dalton stated he wished to clear up any confusion regarding the kiosk. It will be a complete circle with the kiosk located on the left.

Mr. Lee questioned whether engineering standards would allow a turn lane on NC 42? Mr. Dalton stated that was looked at and stated it is much worse than it looks on paper. It would require forfeiting a good portion of the land.

Mr. Price stated that NCDOT has strongly indicated they do not want another entrance at this area.

Mr. Lee asked about the chances of an easement for a temporary construction entrance. Mr. Dalton stated that if they could get a construction entrance and not have to come in Satinwood Drive that would be desirable. He stated they could not make that promise at this point and stated they are willing to speak with the owner(s) of the adjacent property.

Mr. Teem asked if the homes would be compatible with surrounding homes. Mr. Dalton stated that information would be prepared and available for Town Council members.

The floor was opened for public comments.

Mr. Eric Ballard addressed the board and stated he has concerns regarding the width of the street and ability of emergency vehicles being able to get down street should there be two vehicles parked on either side of the road. He also had concerns regarding the safety of children who live in this area. He stated he felt it was unreasonable to add additional traffic to this area. Also had concerns as to ability of school bus to make turns. Also addressed concerns regarding garbage trucks experiencing inability to make necessary turns.

He also had concerns about the addition of approximately 60-100 vehicles using Satinwood Drive and Breeze Lane. Stated that if the additional stub outs are added many of the concerns of the neighborhood would go away because there would be more than one way to enter and exit. However, it is his belief that the owner of the other property is not interested in selling his property unless it was for commercial development, so it is his belief that additional stub outs will not occur.

Again addressed issue of safety of children. He asked that a way be found to allow an entrance from NC 42.

Also concerned regarding big equipment traffic causing a problem on the street. He feels that this advance notice is going to be needed to be provided to all neighbors living in the area advising that large equipment will be using their street and restrict parking on the street for those times. Feels this is a real disruption to neighbors. It should be noted there was a total of 17 neighbors in attendance at this meeting.

Mr. Mike Orlowski of 2012 Satinwood Drive was present and stated safety is his #1 priority with regard to the children living in this subdivision. He spoke about school bus not being able to make turns. He has concerns about a 40% increase in traffic. He stated he hoped that the stub outs would occur and hopes for the widening of 42; but what if that doesn't happen. He doesn't feel this is smart or safe planning. He again stated his deep concern for safety of children.

Mr. Price commented that streets are for vehicles and also there was a nice park in proximity to this development and that is where the children should be playing, not in the streets.

Mr. Eric Ballard stated he respectfully disagreed with Mr. Price and stated that children are going to play in their neighborhood and feels that is where they are supposed to play. He further stated that parks are available for families to go and play but as there are no cross walks and no safe way for the children to get to the park, so again he would again respectfully disagree. He stated the kids are going to play in the neighborhood and are encouraged to play there. He stated this is a safe neighborhood and everyone knows one another.

Floor was open for questions from Planning Board.

Ms. Brooks asked when a traffic analysis would be required.

Mr. McLeod stated an analysis typically required only for subdivision larger than 100 units.

Mr. Bizzell asked about the dimensions of Satinwood. Mr. DeYoung stated town standards are 27' back to back. Based on the measurements the gentleman gave it is probably 27' back to back with 22' asphalt, 2' in and 5-6" of curbing.

Mr. Ballard approached and he was advised that he had had his opportunity to speak and asked to make it brief. He stated the roads are not the width as mentioned above. He stated they are 21' asphalt and 1' of curb on either side for a total of 23' wide on Breeze Lane.

Mr. Lee stated he has concerns regarding emergency vehicles and suggested that perhaps "No Parking" signs need to be placed on road. He also concerned about construction vehicles and realizes we cannot demand a temporary construction entrance on any ones property.

Discussion continued and Mr. Lee stated he would approve if another entrance was available. Mr. Price reminded Planning Board does not approve or deny but rather it the job of the Planning Board to make a recommendation of one way or another. Mr. Price further stated he doubted that the Town Attorney that requiring a construction access through another property would be a legal condition that Council could base their decision on.

Mr. Lipscomb stated that the developer has met the requirements placed on him by the Town and Findings of Facts and has a hard time adding additional requirements and feels this project needs to move forward to Town Council.

Mr. Price addressed the width of the street and further stated that hopefully the width of the street allowed for emergency vehicles to get in. He also stated that he believe the chance of two vehicles parking directly across from each other on either side of street was pretty slim. At this point, the audience reacted negatively to that statement. Mr. Price went on to further state that he was sure that it could happen but stated that the Fire Department did not bring any concern to the attention of the Planning Board.

Mr. Price further stated that he appreciated the concerns of those in attendance but there is a review process and was just pointing out this project had been through the review process and that particular concern was not raised. The audience again voiced their opinions stating that was not their fault. Mr. Price stated he did not say it was any ones fault and further stated that he previously stated the Planning Board did not have final say and this item would go before the Town Council to make final decision.

At this time Mr. Ballard attempted to address the Board again and Mr. Price advised he was not going to be allowed to speak again. He thanked him for his previous input and stated the public portion of the hearing had been closed. Mr. Ballard apologized.

Mr. Price stated he would entertain a motion at this time.

ACTION: Approval with condition to determine if there is an alternative method for construction entrance

Motion: Jim Lee
Second: Bucky Coats
Vote: Unanimous

E. Town Facility Operations Center Rezoning RZ 2015-25

Request to rezone 13.10 acres located east of Lee Court, between NC 42 Hwy W and Barber Mill Road, from B-3 (Business Highway) to PF (Public Facilities).

Mr. DeYoung presented information regarding Items E, F & G. All three property are town properties and request is to rezone all properties to PF (Public Facilities).

Staff recommends approval of all three rezonings.

ACTION: Approval of Rezoning

Motion: Sarah Brooks

Second: David Teem

Vote: Unanimous

F. Town Facility Waste Water Treatment Plant Rezoning RZ 2015-26

Request to rezone 53.27 acres located along Durham Street, between Holding Street and Vogue Street, from R-8 (Single-Family Residential-8) to PF (Public Facilities).

G. Maplewood Cemetery Rezoning RZ 2015-28

Request to rezone 16.15 acres located south of US 70 Bus Hwy W, between Regency Drive and O'Hara Street, from R-8 (Single-Family Residential-8) to PF (Public Facilities).

H. Comprehensive Plan 2040 Update

Presentation by Land Design regarding the updated Comprehensive Plan 2040. The update replaces the 2008 Strategic Growth Plan. Staff is requesting that the Planning Board recommend approval of the updated Comprehensive Plan.

Jake Petroski, who is a planner with Land Design, provided information regarding the update. He stated it was an eight-month process to create this guide for future planning, infrastructure, and development. Items looked at included former goals and objectives like "creating an alive downtown" as well as which objectives were accomplished, which ones weren't and why and whether any goals needed to be revised. He provided an in-depth look at the entire product.

Mr. Ahlert stated he had some concerns about having not received a copy of the full plan prior to the meeting.

Anticipated schedule will be as follows; presentation to Town Council on August 17, 2015 with potential adoption at September 8, 2015 Town Council meeting.

Mr. DeYoung stated that should there be any questions, please direct them to him.

ACTION: Approval to Move Forward with Presentation to Town Council

Motion: Jim Lee
Second: David Teem
Vote: Unanimous

VII. INFORMAL DISCUSSION AND PUBLIC COMMENT

Mr. Wade Holloway of 8404 Crowder Road addressed the Board regarding property that his brother owns on Castleberry Road. He provided information regarding this property and it being placed on the market in 2007 and with crash of market it did not sell. He stated currently there are several developers who have indicated an interest in the property. He stated the property is located in the ETJ and stated he was asking that consideration be given to lifting the limit of number of houses per acre and consider allowing the density to be as high as possible with possibly 3-4 houses per acre. Mr. Price stated the number of lots is usually determined by the amount of sewer availability.

Mr. DeYoung stated the Legislator has been modifying G.S. § 153.340 which is an Aesthetic bill, once complete and passed it would restrict abilities to place aesthetic restrictions.

Question was asked regarding status rezoning petition. Mr. DeYoung stated it is currently on Governor's desk.

VIII. ADJOURN

With there being nothing further the meeting was adjourned at 8:25 p.m.

ACTION: Adjourn

Motion: Sarah Brooks
Second: David Teem
Vote: Unanimous

Frank Price, Chair
Planning Board

ATTEST:

Kimberly A. Moffett, CMC, NCMC
Town Clerk

Minutes
Clayton Planning Board
September 28, 2015

PRESENT: Frank Price, Jean Sandaire, Jim Lee, George “Bucky” Coats, James Lipscomb, Ronald Johnson, Marty Bizzell, Robert Ahlert and Bob Satterfield

ABSENT: David Teem

LATE ARRIVAL: Sarah Brooks

I. CALL TO ORDER

The meeting was called to order at 6:01 p.m. by Frank Price, Chair. Roll call was taken by David DeYoung.

II. ADJUSTMENTS TO THE AGENDA

Request was made to move Item “G” (Clayton Professional Center Phase 3, 14-151-02-SP, Major Site Plan) under New Business to Item “A” under New Business.

III. APPROVAL OF MINUTES

IV. REPORTS AND COMMENTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. Clayton Professional Center, Phase 3, 14-151-01-SP, Major Site Plan

Mr. Price recused himself from this item and Mr. Ahlert presided.

Applicant is requesting to develop a 9,800 SF medical office building on 4.65 acres located at 900 S. Lombard Street. The current zoning is Office-Institutional. 48 parking spaces are proposed. Access will be provided by the existing main entrance to the Clayton Professional Center. Impervious surface is .92/acre. Water and Sewer is provided by Town of Clayton.

A rendering of the site plan was provided and the architecture, landscaping and signage will be representative of Lot 2 of the Clayton Professional Center.

Mr. Johnson asked if there were any issues with easement and applicant stated there were none.

With there being nothing further from the applicant, Mr. McLeod presented for the Town.

He stated this property would be the third parcel in the grouping of Clayton Professional Center. He stated that the proposed amount of parking spaces was one space short, but that variation had been approved by the Planning Director. A modified 20' Class B buffer will be provided on the side of parcel which is adjacent to the Elementary School. The site has two dumpsters proposed in an enclosure with a revised plan to require matching the materials of the building. Additionally there are revised plans to require the screening of the HVAC units.

Staff recommends approval with conditions as listed in the Staff Report.

The floor was opened for Public Comments, hearing none the item was turned over to the Board for deliberation.

ACTION: Motion for Approval with Conditions as Noted

Motion: George "Bucky" Coats
Second: James Lipscomb
Vote: Unanimous

B. Blinson Office Rezoning – 15-40-01-RZ

Mr. Lipscomb rescued himself from this item.

David Orringer, representative from HomeTowne Realty stated this is a gateway corridor which is an excellent location for small business. This rezoning would allow small business owners to purchase property in downtown and bring their business/service to the community.

There were no questions for the applicant representative and Mr. DeYoung provided the following information. Applicant is True Line Surveying and owner is Blinson RE Holdings LLC. Request is for rezoning of two lots located at 415 S. Lombard Street from Residential-8 (R-8) to Office Residential (O-R). The required neighborhood meeting was held with no opposition.

Staff recommends approval.

There were questions regarding available parking. It was stated there was adequate parking on Canady Street as well a handicap space nearby. With nothing further, the item was turned over to the Planning Board for deliberation.

ACTION: Motion for Approval

Motion: Sarah Brooks
Second: Robert Ahlert
Vote: Unanimous

C. Grand Plaza Rezoning – 15-47-01-RZ

Mr. Perricone, applicant is requesting rezoning of two parcels, including the main body of the Grand Plaza strip commercial building at Gulley Drive, from Highway Business-Special Use District (B-3-SUD) to the standards Highway Business (B-3).

Mr. DeYoung provided a brief background on the current zoning of this property. The current proposed use for this property is not part of the permitted uses of SUD and Planning Staff felt this SUD was hindering the development for this area. Proposed zoning is compatible with Future Land Use. Staff is recommending approval.

Questions were asked as to why this property was originally zoned B-3 SUD, and Mr. DeYoung stated he did not have that information. There were no further questions for staff.

With there being nothing further, the item was turned over to the Planning Board for deliberation.

ACTION: Motion for Approval

Motion; Robert Ahlert
Second: Ronald Johnson
Vote: Unanimous

D. Gateway Conference Center, 15-38-01-SP, Major Site Plan

Mr. Jim Lee recused himself from this item.

Applicant is requesting to develop a 5,000+/- SF conference and event center in the Gateway Medical Park area located at 501 Yates Drive. A PowerPoint presentation was provided. There have been no comments from the NCDOT regarding driveway or intersection along Highway 70.

There were questions regarding the materials being used. Mr. Bledsoe, who is an engineer, was presented and stated the roof would be metal and green in color and walls will be cream color stone product with darker rock space veneer. It will be sensitive to the other finishes in the area and it will definitely blend.

Mr. DeYoung stated this is located in Gateway Park and currently there are several vacant lots within. Proposed project is for a conference center and event venue. There is more parking than is required by code. A request is approve the alternative amount of parking. Staff has introduced this as a request since this will be an event venue and felt it was important to have as much parking as possible. Staff also recommended that condition be added regarding dumpster enclosure which would be consistent with code. It is believed applicant planned to do a wooden enclosure but staff is requesting some sort of materials that match the proposed building as required by code.

Staff recommended approval with conditions of site plan and also recommend that approval be grant to exceed the 54 required spaces and allow 61 parking spaces.

There was no one further that wished to speak.

ACTION: Approval of Site Plan

Motion: Sarah Brooks
Second: Jean Sandaire
Vote: Unanimous

ACTION: Approval of Additional Parking Spaces

Motion: George “Bucky” Coats
Second: Robert Ahlert
Vote: Unanimous

**E. East Village Walk, 12-05-04-PDD and
F. Planned Development Rezoning East Village Walk, 12-05-05-SD, Major Subdivision
(Master Plan)**

Mr. Bizzell and Mr. Lipscomb recused themselves.

Applicant representative provided history and background on this project which will be an active adult community. Applicant is requesting rezoning of the single-family residential portion of the East Village development (52 +/- acres) from Planned Development-Residential to a differently configured Planned Development-Residential, to ultimately include 300 +/- dwelling units.

Presentation provided that showed the overall plan. Issues discussed included greenway and connections, amenities to be offered, 55+ age, increased density, 2 parking spaces per home, and additional parking at clubhouse/pool. Also provided information regarding the traffic impact study and

Traffic impact study has been completed. Trip figures reduce when senior living is involved. Average number of trips is normally 10 per day, however, with senior living that figures decreases to 4 trips per day.

Applicants provided information regarding the history of this type of development. Plan is for two types of homes; village and cottage homes. Village homes would be slightly larger units and these type units would face to a courtyard.

Questions were asked of applicant included guest parking. Applicant stated there would be 40 guest spaces. Also discussed were concerns about cards parking on the street that

is only 20' wide. It was confirmed that the age restriction would be occupancy of 55+. Also discussed was the main access road and emergency vehicles. It was stated there was a second road from the Arbors was planned.

With no further questions of applicant, Mr. McLeod presented for the Town. He stated the owner/applicant is East Village Investments, LLC. Request is rezone 52.57 acres of land to PD-R for East Village Walk. Existing zone is PD-R; however, this was designated in 2012 when property was running concurrently with a different master plan than current one proposed. Since all Planned Developments are tied to specific Master Plans the property must go through the rezoning again.

The property is located on 52.57 acres within the Watershed Protection Overlay. A total of 300 single family homes are planned. A total of 3 access points to the property will be provided. Applicant is proposing a streetscape along the main road. Landscape buffer will be provided along perimeter. A total of six pocket parks and one club house will be located on property. Also planned amenities to be included are pool, fitness center and club rooms. The project is compatible with Surrounding Land Uses, is consistent with the Strategic Growth Plan and the UDC.

Applicant has addressed the Major Subdivision Approval Criteria and Findings of Facts have been met.

Staff is recommending approval of both the rezoning and the Preliminary Subdivision/Master Plan with conditions as outlined in Staff Report.

Question was asked if Fire Department had approved and Mr. McLeod stated they had. Mr. Lee stated he had some concerns with the parking. Mr. McLeod stated the applicant suggested that each homeowner have the option for separate guest parking spaced paved on the side of the alley. Discussion continued regarding parking, alley and easements. Currently the ordinance requires two parking spaces per house, so the ordinance is met and additional parking would be provided on the main street.

Questions were asked regarding sidewalks and access to mailboxes. It was stated that sidewalks would be located on both sides on the main road as well as sidewalks in the courtyards. There are no sidewalks in the alley. Mailbox locations would encourage pedestrian access.

Also questioned and discussed were community centers. It was stated that these centers would include flexible use space, bathrooms and kitchenettes. The HOA would take over and direct the use of these spaces.

The floor was opened for Public Comment.

Ms. Angela Jones a resident of Pecan Lane came forward. She stated she has concerns regarding possible traffic on Front Street. She stated this was already an issue and asked that it be considered.

Nancy Baldwin, 116 Pecan Lane, stated she lives directly across from proposed project and stated that 300 headlights would be directed into her home. She stated there is no buffer being shown. She is also concerned about the addition of noise. She was concerned about parking issues, construction noise and traffic dangers. She further stated she had concerns about no trees and no privacy and addressed these are some of the reason folks originally moved to Clayton.

Mr. Randall Randolph of 2009 Raccoon Run stated he feels that this project will bring in a higher spending demographic. His did have one concern regarding streets and felt they should be private versus public. He stated he felt like a gated community and had concerns about the Town taking it over for maintenance. He stated he thinks this will be for the Town.

Question was raised by Mr. Lee regarding to public access. Mr. McLeod stated intent was to dedicate the alleys to the Town of Clayton; however, it is at the discretion of the Town Council whether to accept that dedication.

Mr. Lee asked for additional information regarding folks on Pecan Lane being promises berm, etc. Mr. DeYoung stated that buffer that was put in is a varying height buffer. It runs from Old 42 to the bus repair shop at the roundabout. The berm near Mrs. Baldwin's height is not as quite as high in other areas. Staff has previously taken steps to try to mitigate including moving plants from other areas to try and create a solid screen wall. Discussion can continue.

With no further public comments, the items were turned over to the Planning Board for deliberation.

ACTION: Approval of Rezoning

Motion: Robert Ahlert
Second: Ronald Johnson
Vote: Unanimous

ACTION: Approval of Preliminary Master Plan with Conditions as stated in Staff Report

Motion: Jean Sandaire
Second: Ronald Johnson
Vote: Unanimous

ACTION: Amend Approval to include Additional Condition that Cottage Lanes be privately owned and maintained and restricted as a no parking zone.

Motion: Jean Sandaire
Second: Ronald Johnson
Vote: Unanimous

G. Creech Tract, 15-27-01-SD, Major Subdivision (Master Plan)

Mr. McLeod presented and stated owner is Everland Lee LLC and applicant is Dalton Engineering. Name of project is Wynwood Manor. The applicant is requesting Master Plan approval for 181 single-family detached residential homes generally located southeast of the intersection of Shotwell Road and Covered Bridge Road, and adjacent to the Cassedale residential subdivision.

The maximum high of homes will be 35' and clubhouse maximum height will be 45'. The impervious surface maximum is 75% per lot and 50% for the entire development.

Staff recommends provide justification for reduced setbacks and lot widths. Additionally, staff recommends fencing height be restricted to 4' in lots that are adjacent to open space.

Required neighborhood meeting was held. Concerns raised included lot sizes, traffic issues, lot setbacks, lack of contribution to community at large, congestion of traffic on Covered Bridge Road and also concern about multi family or commercial development.

Traffic Impact Analysis showed no traffic would be projected through development into Cassedale subdivision. Project is consistent with the Surrounding Land Use and Strategic Growth Plan.

Staff is recommending approval with conditions as stated in Staff Report and as modified with deletions of Conditions # 17 & # 20. Staff also recommend approval of waiver regarding sidewalks.

There were questions and discussion regarding the Traffic Study relating to Covered Bridge and Shotwell Roads and signals.

Applicant, Jerry Dalton of Dalton Engineering Associates addressed the board and shared history of the project. He discussed the open space, visibility that will be offered with pocket parks, amenities to include a pool.

He also discussed the Traffic Impact Analysis. He stated they were both pleased and disappointed with the report. The disappointment was with regard to the need for signal at intersection of Covered Bridge and Shotwell Road and questions regarding responsibility for same. He further stated that the developer is doing all they can to mitigate traffic issues to include stub-outs.

There were questions from the board with regard to turn lanes and entrances. Mr. Dalton stated the developer had met all requirements and has done all that has been asked of them.

Floor was opened for public comments. Mr. Price reminded all that this was not a public hearing and official public hearing, where official decisions would be made, are held by Town Council.

Ms. Brown who is a resident of Cassedale stated her property was adjacent to a proposed tract. She stated she had concerns regarding the proposed lot size, loss of hometown feel, buffers and boundaries, traffic to include speeding issues and young children. She also had concerns regarding home values.

Mr. Gappe of 552 Crestdale Drive spoke and shared his reasons for having moved to his present home. He voiced his concerns and stated they were similar to Ms. Brown.

Mr. Hopping spoke and stated his concerns were about the community being so close and traffic concerns about folks cutting through Cassedale. Other items of concern to him included sewer.

Ms. Pitman shared her concern about being connected. She stated Cassedale does not want to be connected to the new project. She also stated she does not want sewer.

Mr. Richard McLaughlin has concerns regarding Covered Bridge Road and an entrance from this location would cause headlights to shine directly into his front window. He also shared concerns regarding possible issues with his well with all the ground disturbances that would take place during construction. He questioned what type of bond would be required of the developer and if the developer would be responsible for something of this nature. He also stated he had concerns regarding speed issues

Mr. Rodney Partcini stated he did a great deal of research prior to moving to Clayton and is concerned the reasons he selected Clayton would no longer exist with this project. He also stated does not want sewer nor does he want a road into the subdivision.

Mr. Kit Creasey stated while he understood the need for growth he really hoped that Clayton would retain its small town feel and turn into a concrete jungle. He urged that plans for homes be scrutinized.

Mr. Don Hauser of 199 Cedardale Court stated his concerns were about the traffic study and also had concerns regarding the size of lots and allowing more houses in smaller spaces.

There was discussion and clarification regarding reduced setbacks and staff requesting additional justification for that. Additionally it was stated that Staff feels it is very important for both subdivisions to have second access and reality is that our UDO requires is.

Staff recommended approval with Conditions and Waiver as listed in Staff Report with modifications to Conditions #17 and removal of Condition #20.

ACTION: Motion for Approval

Motion: James Lipscomb
Second: Robert Ahlert
Vote: Unanimous

ACTION: Motion for Approval of Waiver

Motion: Robert Ahlert
Second: Sarah Brooks
Vote: Unanimous

VII. INFORMAL DISCUSSION AND PUBLIC COMMENT

VIII. ADJOURN

With there being nothing further, the meeting was adjourned at 9:00 p.m.

ACTION: Motion to Adjourn

Motion: Robert Ahlert
Second: George “Bucky” Coats
Vote: Unanimous

Duly adopted this the 22nd day of February, 2016

Frank Price, Chair
Clayton Planning Board

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk

Minutes
Clayton Planning Board
October 26, 2015

PRESENT: Frank Price, David Teem, Marty Bizzell, George “Bucky” Coats, Sarah Brooks, Robert Ahlert, Ronald Johnson, James Lipscomb, Jim Lee and Bob Satterfield.

ABSENT: Jean Sandaire

I. CALL TO ORDER

The meeting was called to order at 6:01 p.m. by Frank Price, Chair.

II. ADJUSTMENTS TO THE AGENDA

III. APPROVAL OF MINUTES

The minutes from the July, August, and September 2015 Planning Board meetings were tabled until the November Planning Board meeting.

IV. REPORTS AND COMMENTS

Mr. DeYoung stated that Ms. Powers, who had served as the Clerk to the Board, resigned her position with the Town. She has decided to stay at home with her child. Board Members offered their best wishes to Ms. Powers.

V. OLD BUSINESS

None

VI. NEW BUSINESS

A. 15-25-01-SP Operations Center Expansion Phase 1 - Major Site Plan

Mr. DeYoung provided information regarding request to construct new truck access from Highway 42, employee parking, truck docks, storage space, and storm water measures as required. This will be an expansion of the Town of Clayton’s Operations Center.

The applicant is McGill Associates and the owner is Town of Clayton. Funding is available for expansion. Site is 2.67 acres and this parcel was recently rezoned. Required Neighborhood Meeting was held. Site Plan was provided.

Staff recommends approval of plan with Conditions as listed in Staff Report.

There were no questions of staff.

ACTION: Approval of Site Plan

Motion: Robert Ahlert
Second: Ronald Johnson
Vote: Unanimous

B. 13-106-01-SD Hannah's Creek - Major Subdivision Modification

Request to create 1 additional lot in the existing Hannah's Creek subdivision using land currently designated as "open space".

Mr. Ahlert requested that applicant explain the difference of the Johnston County Board Approval of March 2005 and the one recorded in May 2006. Mr. Ahlert stated he believed this item is an invalid request and should be considered dead.

Mr. DeYoung stated that the reason this item was coming before the Board was that Staff felt this item needed to go through the entire process. Staff feels that the applicant needs to work out details with the residents and go through the administrative process. Applicant has requested postponement of this item

Council Member Satterfield stated he agreed that everyone deserved to have their case heard. It was his understanding that when the County approved the subdivision it was approved as open space and was recorded as Future Development. It was requested that the attorney and staff go to courthouse and find the required paperwork to find out details regarding the approval.

ACTION: Table this item until November 30, 2015

Motion: David Teem
Second: Sarah Brooks
Vote: Unanimous

C. 15-51-01-SUP Nick's Flippin Kids – Special Use Permit

Mr. Lee rescued himself from this item.

Mr. McLeod presented and stated request for a special use permit to open "Nick's Flippin Kids", a gymnastics facility, in an existing & vacant building located in a Special Use District.

The owner is Mooring Capital Fund and the location of this project is Highway 70 East at the old Ashley/Chloe Furniture Building. Request is to use front portion of the building. The building is currently vacant. Required Neighborhood Meeting was held on October 15, 2015.

The applicant has addressed the Findings of Fact. Project is consistent with the UDC.

Staff recommended approval of the Special Use Permit.

There was brief discussion regarding signage and whether there would be any changes. It was stated the Chloe Sign would be coming down.

There were no questions for staff and the applicant was called upon.

Mr. Lee was present and offered history about this building. He stated all parking will remain the same and the only changes will be to the interior of the building in that some of the walls will come down as will some lighting.

There were no further questions for the applicant

ACTION: Approval of Special Use Permit

Motion: George "Bucky" Coats

Second: David Teem

Vote: Unanimous

D. 15-48-01-PDD NC 42 East - Mixed Use Rezoning/Master Plan

Mr. Bizzell recused himself from this item.

Mr. DeYoung provided information regarding a request to rezone 45.75 acres from Industrial-Heavy (I-2) and Residential-Estate (R-E) to Planned Development Mixed Use (PD-MU).

The applicant is Commercial Properties Inc. and the owner is James Hunt. Currently the property is a vacant wooded parcel. This project is located in the Thoroughfare Overlay and Watershed Protection Overlay. The required Neighborhood Meeting was held on October 12, 2015 with only one person in attendance.

Mr. DeYoung stated the Master Plan at this time is more of a bubble plan at this stage and that each part of the plan will come in for Major Site Plan approval.

Included will be 240 apartment units on 20 acres, commercial retail on 21.26 acres and a self-storage unit on 4.49 acres.

Setbacks with reference to the self-storage will be adjusted prior to Town Council.

Substantial buffering is being provided on the north east and south property lines with a 40' buffer along Highway 42 and a 15' buffer along Glen Laurel Road. Also being provided is a 10' landscape between the apartment site and the commercial site.

Sidewalks will be provided along Glen Laurel Road and there will be greenway trail along Highway 42 that will connect ultimately to the Mountain to Sea Trail and will continue through this project and connect to our Park Property.

Confirmation regarding the Traffic Study Analysis has not been received from NCDOT.

Project is compatible with Surrounding Land Uses and is consistent with the UDC. Applicant has addressed the Rezoning approval criteria as well as the Master Plan criteria.

Staff recommended approval of the Rezoning and concurrent approval of the Master Plan.

Mr. Coats questioned staff regarding the right in and right out on Highway 42. He had concerns regarding stacking. Mr. DeYoung stated all entrance locations were still being looked at and stated that report had not been received back from NCDOT. Additionally, Mr. DeYoung stated that would be other widening improvements that will be necessary at Glen Laurel Road that will improve some of the access problems that currently occur.

Mr. Robbie Bell, representing the owner/developer addressed the Planning Board.

He provided a PowerPoint showing the color scheme to be used. They will be earth tones and will blend in very nicely. He stated that 4 BMP's were being proposed for the site.

There was a discussion regarding the timing of the timing of the project and NCDOT. Mr. Bell stated they had been meeting with NC DOT. Mr. DeYoung stated the sections that would require widening improvements would have to be completed according to their standard, so there would be no need to be redone.

There were questions regarding the self-storage unit. It is proposed to be a 116,000 sq. ft. facility with three-stories. 93,000 sq. ft. would be climate controlled in the main building and there would be elevators.

Mr. Ronald Stevenson, who is a Traffic Engineer for the applicant, stated they are working through traffic details with NCDOT at this time. He further stated they are looking at different options regarding entrance locations.

There were no further questions at this time.

ACTION: Approval of Rezoning

Motion: Robert Ahlert

Second: David Teem

Vote: Unanimous

ACTION: Approval of Master Plan

Motion: Ronald Johnson

Second: David Teem
Vote: Unanimous

E. Adopt 2016 Meeting Calendar

ACTION: Approval of 2016 Meeting Schedule

Motion: Robert Ahlert
Second: Sarah Brooks
Vote: Unanimous

VII. INFORMAL DISCUSSION AND PUBLIC COMMENT

- A copy of the Adopted Comprehensive Plan was provided to all members.
- The Annual Appreciation Event will be held on December 8, 2015 from 6:00-800 p.m.
The event will be held at Brick & Mortar located on Main Street.

VIII. ADJOURN

With there being nothing further the meeting was adjourned at 6:45 p.m.

ACTION: Adjournment

Motion: Sarah Brooks
Second: David Teem
Vote: Unanimous

Duly adopted this the 22nd day of February, 2016.

Frank Price, Chair

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk

**Town of Clayton
Planning Board Minutes
November 30, 2015**

The regular meeting of the Clayton Planning Board for the month of November was held at 6:00pm at Town Hall at 111 East Second Street.

PRESENT: Frank Price (Chair) (ETJ), David Teem (Vice Chair) (TL), George “Bucky” Coats (TL), Ronald L. Johnson (TL), Robert J. Ahlert (TL), James Lipscomb (ETJ), Nathan Evans (ETJ), Bob Satterfield (Councilman), Michael Grannis (Councilman)

ARRIVED LATE: Marty D. Bizzell (ETJ), 6:07 pm.

ABSENT: Sarah Brooks (TL), Jim Lee (ETJ)

STAFF PRESENT: David DeYoung, Planning Director; Jay McLeod, Planner; Haley Hogg, Planner; Laura Gray, Clerk to Planning Board

1. CALL TO ORDER:

Mr. Price called the meeting to order at 6:01pm.

David DeYoung took roll.

2. ADJUSTMENTS TO THE AGENDA:

- A.** Mr. DeYoung asked to move item “A” (13-106-01-SD Hannah’s Creek – Major Subdivision) down to the end of the agenda.

3. APPROVAL OF MINUTES:

- A.** Approval of August 15, 2015 Meeting Minutes.

ACTION:

Motion:

Second:

Vote:

MOTION FOR APPROVAL

Mr. Coats

Mr. Teem

Unanimous

4. REPORTS AND COMMENTS:

David DeYoung introduced Laura Gray as the new Board Clerk and Nathan Evans (ETJ) as a new Board Member. The Alternate Town Limit [ALT] (TL) position is still available.

5. OLD BUSINESS:

None

6. NEW BUSINESS:

B. 15-50-01-SD Rhodes Farm Subdivision – Major Subdivision

Request for approval to develop a conventional subdivision with 41 single family detached homes. The property is located off of Little Creek Church Road, on the corner of Peele Road and Little Creek Church Road.



David DeYoung, staff, stated the applicant is asking approval for a conventional 41 lot single-family development. The zoning of the development is Residential-Estate (R-E) located on 51.92 acres. The neighborhood meeting was held November 10, 2015. Overall, the average size of the lots will be around 1.29 acres, with a minimum of 30,000 square feet which meets the minimum lot size requirement when public water (provided by Johnston County) and septic systems are utilized. The subdivision will have five access points, one main access off of Little Creek Church Road and the other four in the form of stub-outs connecting to adjacent properties.

The applicant is requesting a ditch/swale road due to the rural characteristics of the proposed development, and that it will connect to Little Creek Church Road, which also lacks curb-and-gutter. The applicant is also requesting a waiver (fee-in-lieu) from 155.602(H)(1) requiring sidewalks be installed throughout the development due to the lack of curb & gutter.

The low density of the proposed development makes it compatible with surrounding land usage. The applicant will provide one street tree per lot, as required by Town of Clayton's Unified Development Code (UDC).

Mr. DeYoung stated staff recommends approval of waiver requests and subdivision with conditions stated in the staff report. Mr. DeYoung reiterated it is only a recommendation to Council and there may be public present that want to speak and the applicant is in the audience.

No questions for staff.

Dan Simmons with Triangle Civil Works, represents the applicant. Mr. Simmons stated they are currently in the process of a detailed soil investigation. Depending on the location of septic appropriate soils there may be fewer lots on the property but not more.

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

If approved, staff recommends 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 Little Creek Church Road shall be installed prior to the issuance of any Certificate of Occupancy.
7. Recreation fees shall be paid as fee-in-lieu, prior to plat recordation.

ACTION:

Motion:

Second:

Vote:

MOTION FOR RECOMMENDATION WITH CONDITIONS

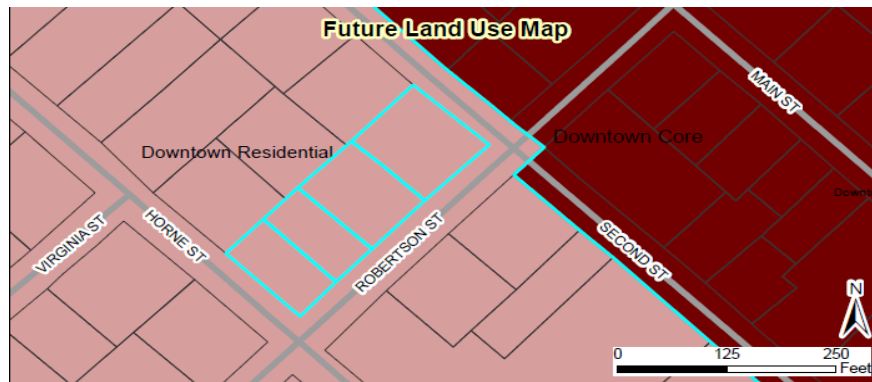
Mr. Johnson

Mr. Alhert

Unanimous

C. 15-45-03-SUP Hocutt Baptist Western Parking – Special Use Permit

Request for a special use permit to develop a parking lot to be used for an existing church. The property is located at 250, 214, 210 South Robertson Street.



David DeYoung, staff, stated this has previously been to Town Council to request rezoning of six parcels of land on the north side of Robertson Street between East Horne Street and East Second Street. Council approved the rezoning request of the subject parcels from Residential-8 (R-8) to Office-Institutional-Special Use District (O-I-SUD). The neighborhood meeting was held November 10, 2015. This application is proposing to convert the temporary parking lot into a permanent parking lot. The applicant has also submitted a Major Site Plan application for the parking lot, which is running concurrently with the Special Use Request.

The proposed parking lot will have two access points, one located off of West Horne Street and the other located off of West Second Street and the applicant will also provide a crosswalk to the church property. The parking lot will consist of a total of 58 parking spaces, and the applicant will be adding a 5' concrete sidewalk along South Robertson Street, East Second Street, and East Horne Street.

Mr. DeYoung stated staff feels the applicant has done everything asked of them from Town Council. Staff recommended approval for the Special Use Permit, along with the Major Site Plan. Mr. DeYoung clarified there would be two motions; one motion for recommendation for Council (Special Use) and one motion for approval (Site Plan). Mr. DeYoung made it aware the applicant was in the audience and there may be public that may want to speak.

David Teem asked if the crosswalk would have signs and pavement markings. Mr. DeYoung replied yes.

Ronald Johnson asked if the applicant had to have sidewalks. Mr. DeYoung stated it was a requirement. Mr. DeYoung stated as parcels are being redeveloped the Town is incorporating sidewalk requirements.

Sean Hines, Green Engineering, and a member of Hocutt Baptist Church spoke on behalf of the applicant. Mr. Hines displayed the expected fence and landscaping of the development.

Mr. Teem asked if there would be handicapped spaces in the lot. Mr. Hines said no, the handicap spaces are located on the main church campus.

No further questions and no comments from the public.

ACTION:	MOTION FOR RECOMMENDATION OF APPROVAL
Motion:	Mr. Ahlert
Second:	Mr. Teem
Vote:	Unanimous

D. 15-45-02-SP Hocutt Baptist Church Western Parking Lot – Major Site Plan

Request for Major Site Plan approval to develop a 58 space parking lot to be used for an existing church. The property is located at 250, 214, 210 South Robertson Street.

This item was considered and voted on at the same time as 15-45-03-SUP Hocutt Baptist Western Parking – Special Use Permit

ACTION:	MOTION FOR APPROVAL
Motion:	Mr. Bizzell
Second:	Mr. Johnson
Vote:	Unanimous

B. 13-106-01-SD Hannah's Creek – Major Subdivision

Request to add one lot (Lot 78) to the existing Hannah's Creek subdivision using land currently designated as "Reserved by Owner". The property is located in the existing Hannah's Creek subdivision, south of the intersection of Corvina Drive, Concord Court, and Vinyard Drive.



James Lipscomb recused himself prior to presentation.

David DeYoung, staff, stated this application is unique and the original subdivision was approved by Johnston County. The applicant is now proposing to add one lot to the existing subdivision. The applicant is Curk Lane and the developer is Darryl Evans. Mr. DeYoung stated the applicant has a formal presentation to give and that would be presented by the developer's attorney.

The original approval, granted by Johnston County, showed the proposed Lot 78 as "Permanent Open Space". It has been functioning as permanent open space as an undeveloped area in the subdivision. When the plat was recorded by Johnston County a year later in 2006, the area was labeled "Reserved for Future Development".

Mr. DeYoung stated when the Town of Clayton's Planning Department received the request for a Minor Subdivision approval in 2014, the Planning Department saw a recorded plat that showed Lot 78 "Reserved for Future Development". Planning staff subsequently granted the Minor Subdivision approval (MSD2014-07). Subsequent to that, the department did receive the backup information from Johnston County and home owners.

When asked to proceed to platting, with approval of the Minor Subdivision, Mr. DeYoung felt the necessary information wasn't provided for it to proceed as a Minor Subdivision. The department revoked the approval and converted it into a Major Subdivision. This would allow the applicant and residents time to talk the conversion over. Mr. DeYoung wanted to make sure that full disclosure was made to all parties as to what was occurring on the site. The 2014 approval was rescinded by the Planning Department.

To pursue their original goal, the developer agreed to pursue a Major Subdivision Application in order to create Lot 78. Major Subdivisions Applications require neighborhood meetings, and are decided in a quasi-judicial hearing by Town Council.

George Coats asked what the legal requirements are in place for a developer to change it from "Permanent Open Space" to "Reserved for Future Development". Mr. DeYoung replied that it is the process that is taken place.

Bob Satterfield asked how the plat can get approved one way and then be taking to the courthouse and get recorded another way. Mr. DeYoung stated that errors do occur between final approvals of any type of recordings.

Mr. Price added he was informed that the individual responsible for reviewing in 2006 no longer works for Johnston County, so there is no explanation how it happened.

Marty Bizzell asked with the removal of the open space would it still meet the County's requirement for open space and the Town's requirement for UDO open space. Mr. DeYoung replied the subdivision does not meet the Town of Clayton's UDO requirements. They can meet the open space requirements but do not meet the active requirements. The Town has active and passive requirements in the Town of Clayton's code.

Mr. Bizzell asked with the addition of a walking trail would that be considered active recreation. Mr. DeYoung replied the staff would consider a walking trail an active recreation component.

Mr. DeYoung noted from a planning perspective it is a minor modification but for a resident perspective it is a major modification.

No further questions for staff.

Joseph Hamer, with McCullers, Whitaker and Hamer, PLLC, represented the developer. Mr. Hamer called on Curk Lane to address the issue on Johnston County's approval and clerical error.

Curk Lane, True Line Surveying, stated the Lot 78 was intentionally recorded as "Reserved for Future Development". Mr. Lane stated he meet with planning staff of Johnston County. Phase III was approved by Clayton's Town Council. Phases I and II were approved by Johnston County. Mr. Lane stated during talk with Johnston County Lot 78 was permanent open space until the last phase was recorded.

Robert Alhert asked for the documentation that proved they could change from open space to future development. Mr. Lane said it never went before any board so there was no documentation.

Joseph Hamer began with his presentation. Mr. Hamer stated to his knowledge modification of the open space is not prevented anywhere in the Town's Code. The applicant originally turned in the application for a minor modification back in February of 2014. That initial minor subdivision plan was approved. When Lot 78 was being staked off the applicant received opposition from home owners. Phase I and II were approved by Johnston County. Phase III and Lot 78 came through the Town of Clayton in February 2014. The applicant submitted plans both for Phase III and Lot 78 at the same time due to the number of lots in Phase III. The number of lots in Phase III was directly contingent on the approval of Lot 78. Once the approval occurred, Phase III was finalized, as proposed, on the assumption that the applicant would be able to develop Lot 78.

Mr. Hamer stated the applicant made numerous efforts to accommodate home owners. The applicant proposed a nature trail. The trail would have two trail heads to allow the residents to enjoy the trail. Mr. Hamer state after opposition and much concern from the residents about the nature trail the applicant came up with a second proposal. The applicant proposed to remove the nature trail and clear the lot behind lot 73 for open space at his own expense.

Mr. Hamer calls on Andrew Hodge, Engineer, to discuss the storm water impervious implications of the proposed Lot 78.

Andrew Hodge, 3335 Athletic Club Boulevard, noted he evaluated pre vs post storm water calculations for Lot 78 to see if it would affect a down stream flow. Mr. Hodge noted there would be no negative implications in adding Lot 78. Mr. Hodge has been on site twice and feels the drainage system on site is performing as designed.

Mr. Hamer stated the applicant consulted with Thad Avent, appraiser, with Avent-Permenter Group of 338 E. Main Street. Mr. Avent's analysis proposed there would be no material damage to the adjoining properties. The analysis concluded it would be an asset to the value of homes. Mr. Hamer stated Mr. Avent concluded there is no additional value of open space.

Mr. Avent came forth to answer any questions.

George Coats asked how Mr. Avent concluded that open space would not add value to home owners. Mr. Avent stated from an appraisers stand point it does not add value but he cannot say that for a prospective home owner in that development.

No further questions for Mr. Avent.

Mr. Hamer stated he found no prohibition for the modification of open space anywhere in the Town's Code. Mr. Hamer stated he feels the applicant meets the Code.

Mr. Coats asked if the homeowners had asked to buy the property. Mr. Hamer responded that to his knowledge there was no productive discussion.

No more questions for the attorney.

Mr. Price asked anyone to come forward that wanted to speak.

Jay Johnson, 54 Vinyard Drive, resident of Hannah's Creek came forth. Mr. Johnson spoke on the petition signed by the residents on the proposed Lot 78. The petition was signed by 52 out of 68 lots. The residents were led to believe they would have a community area, at which children could play and residents could gather. The first issue the residents have is the inconsistency on the plat maps. The second issue is drainage issues for the neighborhood. The residents are concerned that development of Lot 78 could make drainage issues worse for the neighborhood.

- 1) Lot 78 was proposed as wetlands and residents are concerned it will make drainage issues worse.
- 2) The Major Subdivision application didn't provide clear answers. The applicant put "N/A" for answers.
- 3) Despite the analysis by Mr. Hodge, the residents are concerned if the storm water conveyance will be adequate for pollution, sewage and water flow to prevent flooding and/or contamination.
- 4) There is concern the percolation test was conducted during an unusual drought and not indicative of normal conditions.

- 5) Residents are concerned with septic fields so close to owner's backyards, wetlands and areas. This could lead to environment and health concerns.
- 6) The water backup and the water not flowing freely from draining easement from lot 52. Residents are concerned with the water flow once the retention pond is taking away at completion of construction.
- 7) There is a 20 foot drainage easements between lot 46 and lot 47 and back of lots 50 and 51. It appears to direct most of the watershed runoff directly to lot 78 septic field. The residents are concerned with sanitation.

Misty Jackson, 87 Concord Court, resident of Hannah's Creek came forth to represent the residents of Hannah's Creek. She stated residents of Hannah's Creek were told the area of Lot 78 would be their common area. She noted the Lot 78 area has been misrepresented to current potential buyers as common area. Ms. Jackson went on to say it was promised as a play area for their children, and there was even talk of a community pool. The residents were unaware the applicant had planned to take the common area away from the residents until September of 2015. Ms. Jackson stated HOA dues were being used to maintain the land and carry insurance on the land. Ms. Jackson mentioned the residents feel Darryl Evans is proposing wetlands as their new open space, which the residents feel aren't usable to them.

Josh Carlisle, 34 Corvina Drive, a resident of Hannah's Creek spoke on behalf of the concerned residents. Mr. Carlisle expressed concerned about the lack of compromise from Mr. Evans.

Kathy Pagano, 66 Concord Court, spoke on behalf of the residents. She expressed concern about the wetland property.

Patrick Collins, 112 Cabernet Court, expressed concern about the open space and future open space.

Joseph Hamer spoke briefly on Darryl Evans behalf. Mr. Hamer noted Mr. Evans paid the property taxes on Lot 78. Mr. Evans paid to maintain the property up until two years ago. The HOA was given the option to pay for the maintenance of the property to have it maintained to the resident's standards.

No questions for the applicant.

ACTION:

Motion:

Second:

Vote:

MOTION FOR RECOMMENDATION OF DENIAL

Mr. Ahlert

Mr. Coats

5-2 (Marty Bizzell and Nathan Evans)

7. INFORMAL DISCUSSION AND PUBLIC COMMENT

None

8. ADJOURN

Mr. Coats made a motion to adjourn. David Teem seconded the motion and it passed unanimously at 8:00 pm.

Duly adopted this 30th day of November 2015, while in regular session.

X

Frank Price
Planning Board Chairman

ATTEST:

X

Laura Gray
Clerk to Planning Board

**Town of Clayton
Planning Board Minutes
January 25, 2016**

The regular meeting of the Clayton Planning Board for the month of January was held at 6:00pm at Town Hall at 111 East Second Street.

PRESENT: Frank Price (Chair) (ETJ), George “Bucky” Coats (TL), Sarah Brooks (TL), Marty Bizzell (ETJ), James Lipscomb (ETJ), Jim Lee (ETJ), Nathan Evans (ETJ), Michael Grannis (Councilman)

ABSENT: David Teem (Vice Chair) (TL), Robert J. Ahlert (TL), Ronald L. Johnson (TL), Bob Satterfield (Councilman)

STAFF PRESENT: David DeYoung, Planning Director; Jay McLeod, Planner; Haley Hogg, Planner; Laura Gray, Clerk to Planning Board; Kimberly Moffett, Town Clerk and John McCullen, Town Engineer.

1. CALL TO ORDER:

Frank Price called to order at 6:03 pm.

David DeYoung took roll.

James Lipscomb, Sarah Brooks, George “Bucky” Coats and Nathan Evans were sworn in by Kimberly Moffett.

David DeYoung asked the board members to elect a Chair and Vice Chair. George Coats nominated Frank Price as Chair and David Teem as Vice Chair. The motion was seconded by Sarah Brooks and passed unanimously.

2. ADJUSTMENTS TO THE AGENDA:

Mr. DeYoung requested item “C” (15-48-03-SP Glen Laurel Self Storage) be moved to Old Business.

3. APPROVAL OF MINUTES:

A. Approval of December 28, 2015 Meeting Minutes.

ACTION:

Motion:

Second:

MOTION FOR APPROVAL

Ms. Brooks

Mr. Coats

Vote: Unanimous

4. REPORTS AND COMMENTS:

None

5. OLD BUSINESS:

C. 15-48-03-SP Glen Laurel Storage– Major Site Plan

Request to develop a self-storage facility on 4.98 acres of land as a part of the NC 42 East Mixed Use Planned Development.
1430 NC HWY 42, Clayton, NC 27527

Mr. Bizzell recused himself.



Jay McLeod, staff, presented Glen Laurel Self Storage to the Planning Board. The applicant is requesting Major Site Plan approval to develop a self-storage facility on 4.98 acres of the subject parcel, located on the corner of NC HWY 42 East and Glen Laurel Road. The facility will consist of 120,900 total square feet within three separate buildings. This facility will be a part of the NC 42 East Mixed Use Planned Development. The subject parcel was rezoned to Planned Development-Mixed Use (PD-MU) on December 7th, 2015. A Master Plan for the property was also approved at this time, which set the development standards for the property. This site plan is consistent with the development standards in the approved Master Plan, and any conditions of approval that were placed on the Master Plan shall be applied to the approval of this site plan.

The site meets all applicable elements of the UDC landscaping requirements. Since the development is a part of a Planned Development, it is required to provide a Class “C” landscape buffer along all project boundaries. The applicant is proposing a 40 foot Class “C” landscape buffer along the Southern project boundary, and a 15 foot Class “C” landscape buffer along

Glen Laurel Road. An alternative buffer approval has been granted by Town Council, as part of the Master Plan, for the frontage on Glen Laurel Road, to remove the requirement for a six foot high wall, fence, hedge, berm, or combination thereof. However, the applicant will still be providing a six foot tall wooden fence as a part of the 40 foot buffer along the Southern property line.



Mr. McLeod stated staff recommends approval with conditions and the applicant has prepared a presentation for the Planning Board.

Mr. Coats asked if there would still be a right in and right out further to the north on Glen Laurel. Mr. McLeod responded yes it will and that is not part of this approval.

Mr. Price called on the applicant, Gary Walston, architect with BNK. Mr. Walston stated the subject parcel is zoned PD-MU and is part of the watershed protection overlay and thoroughfare overlay (NC 42). Mr. Walston noted there will be three storage buildings. Mr. Walston clarified the full access drive off of Glen Laurel will not be signalized. The full access into the self storage is about 1000 ft. from the intersection of Glen Laurel.

Jim Lee asked if the RV storage was for motorized RV or for motor homes. Mr. Lee expressed concern about the distance between each building and if RV drivers will have the space to maneuver their vehicle. Mr. Walston responded the developer specifically designs storage units for RV vehicles and this is the typical space (50 ft).

Michael Grannis expressed concern about not having a dumpster on site. Mr. Walston noted storage facilities do not typically provide dumpsters. The applicant will provide collection for the office area only, not storage users.

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

If approved, staff recommends the following conditions be applied to the approval of the Major Site Plan:

1. Following Board approvals, three copies of the plans, meeting the Conditions of Approval, including conditions of approval from the NC 42 East Master Plan, shall be submitted to the Planning Department for final approval. All conditions of approval shall be printed on the cover sheet of the plan set.
2. 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 the Unified Development Code.
3. All roof mounted and ground mechanical equipment shall be completely screened from view.
4. A Zoning Compliance Permit shall be required prior to issuance of any building permits.
5. Utility construction plans shall be approved by the Public Works Department prior to issuance of building permits.
6. All signage shall require a sign permit from the Planning Department, and shall meet standards of the Unified Development Code.
7. A site/landscape inspection by the Planning Department shall be required prior to issuance of a certificate of occupancy. All site improvements shall be installed prior to the site inspection.

ACTION:

Motion:
Second:
Vote:

MOTION FOR APPROVAL WITH CONDITIONS 15-48-03-SP

Ms. Brooks
Mr. Lipscomb
Unanimous

6. NEW BUSINESS:

A. 2015-79-RZ Carolina Park LLC- Rezoning

Request to rezone parcel from "Highway Business – Special Use District" B-3 SUD to B-3 in order to remove the Special Use District Overlay.

12965 US 70 HWY W., Clayton, NC 27520

Mr. Bizzell returned.



Haley Hogg, staff, presented the rezoning of Carolina Park to the Planning Board. Ms. Hogg stated the applicant is requesting to rezone the subject parcel from B-3 (SUD) to B-3, in order to remove the Special Use District designation from the property. The site is located along Town Centre Boulevard, off of US 70 Business Highway West. The applicant held the neighborhood meeting January 13, 2016 and no one attended. Ms. Hogg explained Special Use Districts require all potential uses to go through the special use process in order to operate, regardless of what the base zoning district permits. The proposed zoning change is to remove the special use district designation from the parcel, but the base zoning district of B-3 will remain. Therefore, the proposed zoning change is compatible with the surrounding land uses, which are all commercial uses. The proposed zoning change is consistent with Clayton's 2040 Comprehensive Plan. Ms. Hogg stated staff recommends approval of the rezoning of the subject parcel and the applicant is in the audience.

Mr. Lee asked if possible to go ahead and remove the zoning of SUD on all the parcels. Mr. DeYoung approached the podium and requested just the approval of Carolina Park. Mr. DeYoung mentioned staff will look at presenting the removal of SUD to those surrounding parcels.

No further questions for staff.

Mr. Price called on the applicant. Abdul Kamalpasha, 303 Parkridge Drive, came forward to provide additional information. Mr. Kamalpasha noted the zoning makes the process of occupancy difficult due to the process and waiting period.

Mr. Price asked the applicant his current occupancy. The applicant responded he has 50% occupancy at the current time.

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

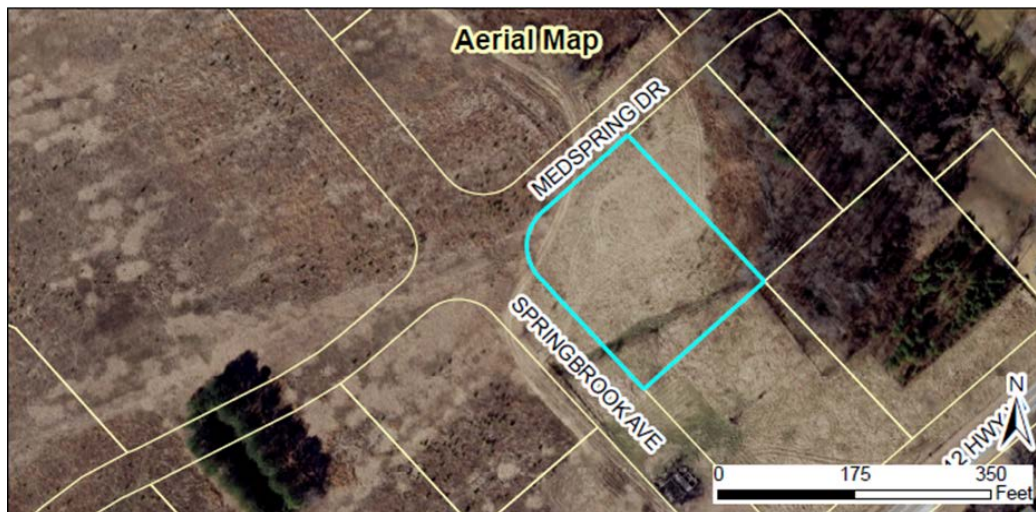
ACTION:	MOTION FOR APPROVAL 2015-79-RZ
Motion:	Mr. Lipscomb
Second:	Mr. Coats
Vote:	Unanimous

B. 2015-67-SP AS & PC Medical Office- Major Site Plan

Request to develop Lot 5 of the Spring Branch Planned Development into a multi-tenant medical office.

204 Medspring Drive, Clayton, NC 27520

Jay McLeod, staff, presented AS & PC Medical Office to the Planning Board. Mr. McLeod stated the applicant is requesting Major Site Plan approval for a multi-tenant medical office located at the corner of MedSpring Drive and Springbrook Avenue. The subject parcel is currently zoned PD-MU and is a part of the Spring Branch Planned Development.



The original Master Plan for Spring Branch designated this parcel's use to be a "Drive-Thru Restaurant" with a maximum square footage of 3,600 square feet. The applicant is now proposing a 12,000 square foot multi-tenant medical office. While the use and size has changed from what was originally approved in the Master Plan, staff is comfortable with the change because the use is becoming less intensive. The proposed development meets requirements in the Unified Development Code (UDC). Since the use of the lot differs from what was approved in the original Master Plan, an Administrative Amendment was required to update the new use and square footage for Lot 5. This update to the Spring Branch Master Plan was approved by staff on January 20, 2016.

The applicant also submitted an updated Trip Generation letter for the lot, which shows a decrease in the number of trips per day from the originally approved use (drive-thru restaurant).

The 2040 Comprehensive Plan designates this site as “Community Mixed Use”. The proposed use is consistent with this designation, as it is part of the Spring Branch Planned Development which has a Master Plan that includes various uses.

Staff is not entirely satisfied with the proposed sidewalk connections, and minor adjustments should be made to better adhere to the intent of the Code.

There is one dumpster located on the site. This dumpster will be screened from view by a dumpster enclosure that matches the materials of the building, as required by the Unified Development Code.

The elevations of the building match on all four sides of the building, as required by the Unified Development Code. The building will consist of brick material and will have clear storefront doors and windows.



Mr. McLeod stated staff recommends approval with conditions. If approved, staff recommends the following conditions be applied to the approval of the major site plan:

1. Following Board approvals, three copies of the plans, meeting the Conditions of Approval, shall be submitted to the Planning Department for final approval. These plans must also meet the Conditions of Approval for the Spring Branch Planned Development.
2. All Conditions of Approval related to this plan shall be recorded on the cover sheet of the revised plans prior to their submission to the Planning Department.
3. 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 the Unified Development Code.
4. All roof mounted and ground mechanical equipment shall be completely screened from view.
5. A Zoning Compliance Permit shall be required prior to issuance of any building permits.
6. Utility construction plans shall be approved by the Public Works Department prior to issuance of building permits.

7. All signage shall require a sign permit from the Planning Department, and shall meet standards of the Unified Development Code.
8. A site/landscape inspection by the Planning Department shall be required prior to issuance of a certificate of occupancy. All site improvements shall be installed prior to the site inspection.
9. All parking lot aisles shall be a minimum of 24' in width, as required by the UDC.
10. The sidewalk connection shown on the plans connecting the building to the corner of the proposed access drive and Springbrook Avenue shall be removed from the plans. Instead, a connection shall be provided connecting directly from the sidewalks along the sides of the building to the existing sidewalk along Springbrook Avenue.

Mr. Bizzell questioned if the access drive would be constructed at the same time as the proposed facility. Mr. McLeod said it would be constructed at the same time.

No further questions for staff.

Mr. Price called on the applicant. Robert Rantley, Engineering and Environmental Science Company of 3008 Anderson Drive Suite 102, Raleigh, NC 27609, came forth to provide additional information. Mr. Rantley stated the building would be a 12000 sq. ft. office building. One half will be medical offices and the other half will be tenants.

Mr. Lipscomb asked staff if a generic office could occupy space or would all spaces have to be medical. Mr. McLeod responded with the size of the facility, general offices could occupy the vacant space.

No more questions for the applicant or staff and no comments from the public.

ACTION:	MOTION FOR APPROVAL 2015-67-SP
Motion:	Ms. Brooks
Second:	Mr. Bizzell
Vote:	Unanimous

D. 15-60-01-SD Saint John's Woods Phase 3- Major Subdivision

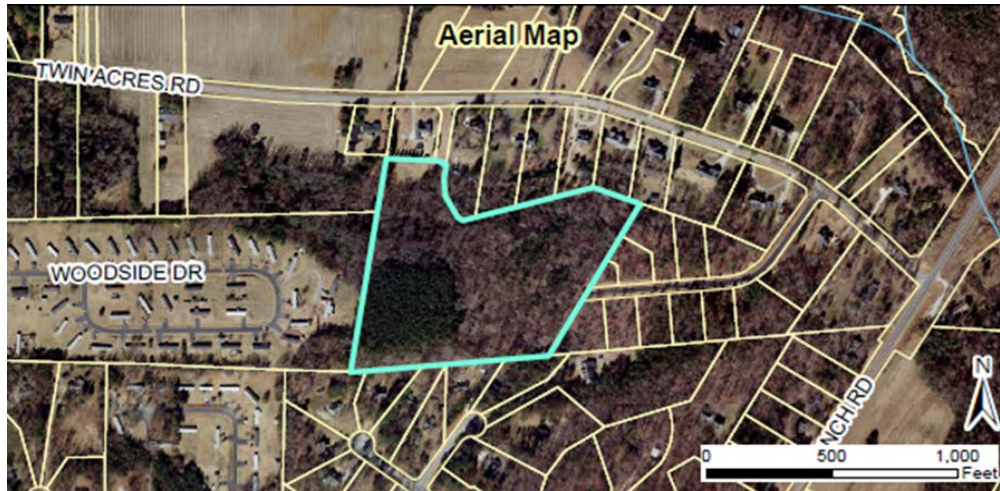
Request to develop 16 single family residential lots on 10 acres of land.

The property is located at the end of the current Knights Bridge Road, off of Ranch Road, south of the US 70 Bypass.

Mr. Lipscomb recused himself.

Jay McLeod, staff, presented Saint John's Wood Phase 3 to the Planning Board. Mr. McLeod stated the applicant is requesting preliminary subdivision plat approval for Phase 3 of Saint John's Wood. This represents the completion of a neighborhood that was begun when this property was under the jurisdiction of the County. The applicant is requesting approval for a

total of 16 lots on 14.585 acres. The specifics of this subdivision will mimic the prior Phase 2, which is identified as the existing homes on Knights Bridge Drive.



The proposed neighborhood is consistent with previous phases and the surrounding residential development. No recreation or open space is provided on site, and the developer will pay fee-in-lieu for recreation fees. Access will be provided via an extension of Knights Bridge Drive. A waiver for cul-de-sac length is required, as described below.

Waivers/Deviations/Variations from Code Requirements

- The creation of the subdivision as originally proposed would create an illegal flag lot (off of Twin Acres Rd) from the remainder of the original parcel. Therefore, approval of the final subdivision will require that the remainder must become a new lot (Lot 36), accessible off of Twin Acres Rd via an extension of the existing right-of-way stub, with an appropriate amount of lot width. This will create 16 conforming lots as part of this subdivision.
- The applicant is requesting to pay fee-in-lieu for recreation fees, as on-site recreation or open space will not be provided by the developer.
- The applicant is requesting a waiver to the maximum cul-de-sac length. The extension of this neighborhood as proposed will create a $\pm 1,900$ foot long cul-de-sac, which is nearly twice the length allowed by §155.602(G)(1) for residential streets with lots greater than 20,000 sq.ft. The proposed neighborhood does have a stub-out to the neighboring parcel, so any future development on that parcel will connect to that stub-out.
- The applicant is requesting a waiver from the requirement for street connectivity, per §155.602(K)(2), which requires an intersecting cross street every 1,500 linear street feet. The applicant feels this is justified because of the riparian buffer that creates hardship providing the connection, as well as the provision of a stub-out at the end of the neighborhood, which will provide future connection if the adjacent parcel ever intensifies in use.

- The applicant is requesting a waiver from providing curb-and-gutter per §155.602(I). This street is proposed for dedication to NCDOT and will not connect to an existing road with curb-and-gutter.
- The applicant is requesting a waiver from providing sidewalks because the roads of the proposed neighborhood will not connect to roads with sidewalks.

If approved, staff recommends the following conditions be applied to the approval of the preliminary subdivision plan:

1. The final plat and subsequent development of the site shall be consistent with the specifications of the approved Preliminary Subdivision Plan. The Preliminary Subdivision Plan shall be modified prior to final approval to incorporate a viable Lot 16, which is the remainder of the parcel not fronting on Knights Bridge Rd. Modifications to the approved Preliminary Subdivision Plan may require additional approvals pursuant to Section 155.706 of the Unified Development Code.
2. All development fees shall be paid prior to final plat recordation, except that capacity fees shall be paid prior to issuance of building permits.
3. Resource conservation areas as defined by Section 155.500 of the Unified Development Code (UDC) shall be identified on the final plats as being permanently set aside, and shall be protected in perpetuity by a binding legal instrument recorded with the deed which includes clear restriction on the use of the resource conservation area, as described in Section 155.500(F) of the UDC.
4. If a Homeowner's Association (HOA) is required for this subdivision, the HOA documents shall be reviewed by Planning Department staff prior to the platting of the first phase of the development. Such HOA documents shall contain the following provisions:
 - a. Full governance of the HOA shall be turned over in its entirety to the homeowners at the time that the 80th percentile unit is platted.
 - b. Any and all common areas, amenities, or facilities that are part of the Preliminary Subdivision Plan approval shall be clearly identified in the HOA documents.
 - c. Assurance that the HOA shall have sufficient means to maintain all common areas, amenities, and facilities.
5. Any and all roads that are to be dedicated to either the Town or NCDOT shall be accepted by the appropriate entity on or before the issuance of a Certificate of Occupancy for the 75th percentile unit or building on that road.

Waivers:

6. A waiver is hereby granted for providing cross-access street connectivity.
7. A waiver is hereby granted for excessive cul-de-sac length, provided that Knights Bridge Rd shall provide right-of-way to the property line, and any subsequent development on the adjacent parcel shall require connection.
8. A waiver is hereby granted for providing curb-and-gutter streets.
9. A waiver is hereby granted from providing sidewalks along new road construction.
10. Fee-in-lieu shall be paid for recreation fees prior to plat recordation.

Mr. McLeod stated staff recommends approval with conditions.

No questions for staff.

Mr. Price called on the applicant, James Lipscomb, 328 East Main Street. Mr. Lipscomb mentioned there may be a possible land swap with Lot 16. The owner owns 2 lots; the 2 lots together make a pie shape lot. Mr. Lipscomb is proposing giving the owner land in the front in return for the owner's land in the back. This would make the lots more uniform and rectangular in shape.

Mr. Lipscomb noted he was involved as the real-estate agent on Phase 2 of Saint John's Wood and helped develop the restrictive covenants of HOA. He noted during that phase the association was so small they did not activate or have a formal association. Mr. Lipscomb mentioned that since the development is pushing close to the 20 lots they have met with the residents of Phase 2 about a formal HOA. He stated the residents are agreeable to HOA formation. Phase 3 will have the same restrictive covenants as Phase 2.

Mr. Lee asked if Phase 2 does not have a HOA, would Phase 3 still have a HOA. Mr. Lipscomb responded yes; Phase 3 will have a HOA and if possible will combine with Phase 2.

Mr. Bizzell asked if development continues what are the plans for the mailboxes. Mr. Lipscomb responded they will approach that when the time comes. He also noted they are considering another location for the mailboxes.

Mr. Price noted this is a subdivision that started under the County and the Town later inherited it into their ETJ.

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

ACTION:	MOTION FOR APPROVAL WITH CONDITIONS 15-60-01-SD
Motion:	Mr. Lee
Second:	Mr. Bizzell
Vote:	Unanimous

B. INFORMAL DISCUSSION AND PUBLIC COMMENT

None

C. ADJOURN

Sarah Brooks made a motion to adjourn. Frank Price seconded the motion and it passed unanimously at 7:01 pm.

X

Frank Price
Planning Board Chairman

ATTEST:

X

Laura Gray
Clerk to Planning 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
February 22, 2016

STAFF REPORT

Application Number: 2015-82-SP

Project Name: Novo Nordisk Bright Sky Major Site Plan
(acting as a Master Plan)

NC PIN: 167804-50-7128, 167804-60-8595, 167700-68-5440, 167700-67-6564, 167700-47-9547
Tag #: 05E99010N, 05I05008A, 05I05008J, 05I05022A, 05I0521C
Town Limits/ETJ: ETJ
Overlay: partly in the Watershed Protection Overlay
Applicant: Novo Nordisk Pharmaceutical Industries, Inc.
Owner: Novo Nordisk Pharmaceutical Industries, Inc.
Location: The northern properties are located along Powhatan Road with the Norfolk Railroad directly south. The southern properties are located along the Norfolk Railroad, with Gordon Road located to the south.

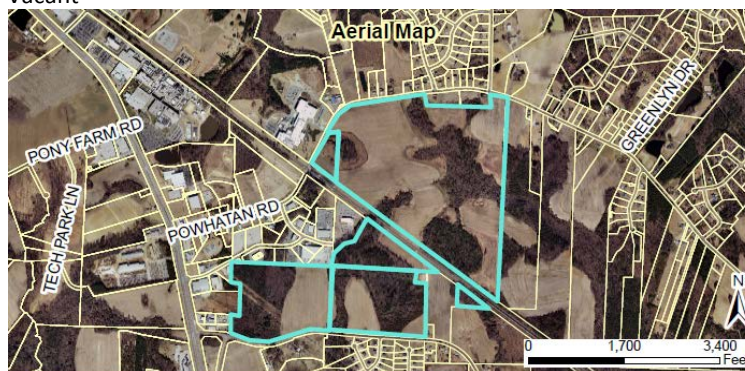
Public Noticing:

- Neighborhood meeting February 9, 2016
- Sign posted prior to February 12, 2016
- Newspaper ad published prior to March 24, 2016
- Letters mailed prior to March 24, 2016

REQUEST: The applicant is requesting major site plan approval (acting as a Master Plan) to develop a 900,000 square foot production facility as an expansion to the existing Novo Nordisk Pharmaceuticals.

SITE DATA:

Acreage: ±296.65 acres
Existing Use: Vacant



ADJACENT ZONING AND LAND USES:

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

DEVELOPMENT DATA:

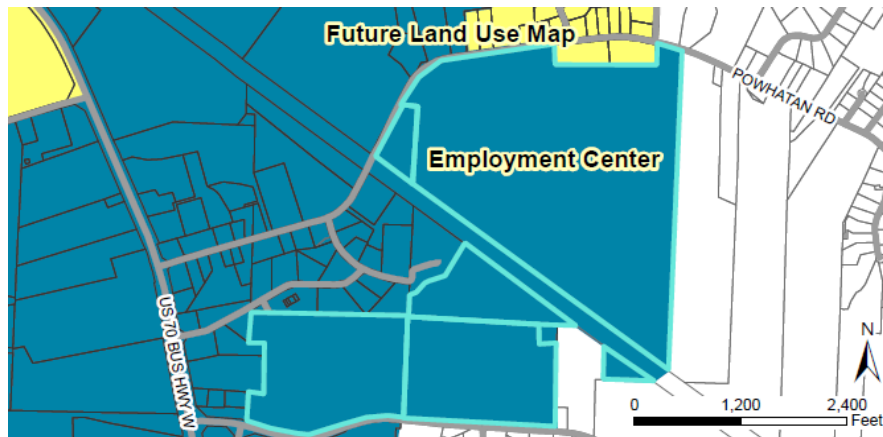
Proposed Uses:	Industrial
Buildings:	17
Number of Stories:	1-5
Impervious Surface:	10.1%
Access/Streets:	There will be two permanent entrances off of Powhatan Road. There will also be one entrance located off of Gordon Road.
Water/Sewer Provider:	Town of Clayton
Electric Provider:	Duke Energy

STAFF ANALYSIS:

Overview

The applicant is requesting major site plan approval (acting as a Master Plan) to develop a 900,000 square foot industrial production facility. This development will be an expansion of the existing Novo Nordisk Pharmaceutical development, and will consist of various industrial buildings including offices, warehouses, storage, fermentation, recovery buildings, purification buildings, and associated parking. The development will also include a fire water tank, cooling towers, office space, and on-site wastewater treatment. The majority of the buildings will be developed during Phase 1, with the rest being a part of Phase 2 development. Phase 1 is scheduled to start as soon as approval is granted, with Phase 2 construction as yet unscheduled. The construction for Phase 1 is anticipated to take ± 5 years. The overall development will also include a bridge over the Norfolk Southern Railroad connecting to Gordon Road, with this road to be used as an access road to the site.

The site plan is acting as a Master Plan for the development and will ultimately be decided upon at Town Council. All individual site plans that come in after this shall be considered "Minor Site Plans" and will be reviewed at staff level to ensure all landscaping and parking requirements are met, and to ensure that the buildings match the development standards set forth in the approved Master Plan.



Consistency with Adopted Plans:

- **2040 Comprehensive Plan**
The 2040 Comprehensive Plan designates the subject parcels as "Employment Center". Employment Centers consist of uses such as industrial, research and development, and warehouse. The proposed uses of the subject parcels are industrial and are consistent with the 2040 Comprehensive Plan.
- **Unified Development Code**
The proposed building height of the development exceeds what is permitted in the I-1 zoning district. However, the applicant has submitted a Special Use Permit application to run concurrently with this plan, to obtain approval from Town Council to allow a maximum building height of 90'.

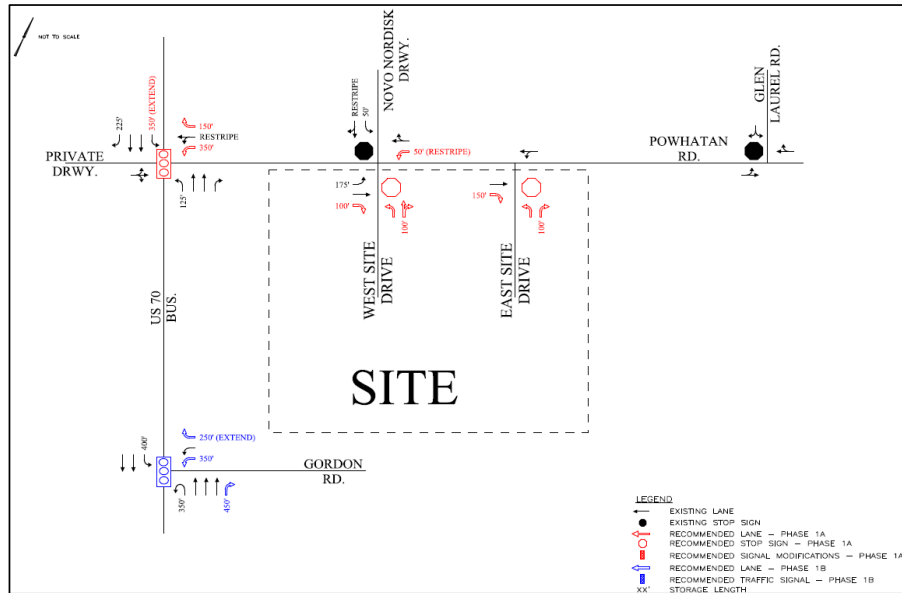
Landscaping and Buffering

The landscaping and buffering will be addressed as part of the individual site plans for each building. The overall project has Class C berms and landscaping on all public rights-of-way. This helps buffer the development from any adjacent residential uses. Following NCDOT road construction along Gordon Rd, the company has vowed to receive input from the nearby Edinburgh subdivision and either leave the Class C berm or return the land to a farmland/grassland condition. This desire to protect and work with neighbors was a major theme at the neighborhood meeting.

Traffic Impact Analysis

The recommended roadway improvements included in the TIA are to accommodate projected traffic that is associated with Phase 1 of the development. No additional improvements are recommended to be performed to accommodate the projected traffic included in Phase 2. As part of the recommendations, a traffic signal will be installed at the intersection of US 70 Business and Gordon Road.

The applicant is taking measures to contain all construction activity within the site, including fabrication of construction materials on site, which limits truck traffic on public roads.



Stormwater in the Watershed Protection Overlay

The possible necessity of a Special Intensity Allocation is currently being investigated by Johnston County Stormwater Management and Town staff.

Access/Streets

There are two permanent access points proposed to connect into the site off of Powhatan Road. There is also a third access located off of Powhatan, but this will only be used as a temporary access for construction purposes. Additionally, there is also a proposed access located off of Gordon Road, connecting to the main site via an access road that will be installed by NCDOT. After normal operations begin, the majority of traffic on Powhatan Rd will be daily employee traffic, and the majority of traffic on Gordon Rd will be truck and shipping traffic.

Environmental

The development plan shows a commitment to avoiding wetland and stream impacts, and avoids these impacts to the greatest extent possible. As a result, a large portion of the properties will remain undeveloped.

Compatibility with Surrounding Land Uses

The site was recently rezoned to accommodate this use, which is industrial. There are significant landscaping, buffers, and natural areas surrounding the proposed buildings, such that the operations are buffered from their neighbors. Even the inclusion of an ±85-foot tall building will not overly impact neighbors, as it is located nearly in the middle of the site, as far from adjacent properties as possible.

Signs

Due to the 5-year timeframe for construction, the applicant has opted to use Permanent Signs to designate construction entrances. Following construction, new sign permits will be required for normal, operational signage. The applicant is also working with NCDOT for directional signage that will be placed by NCDOT in their US 70 right-of-way.

Architecture/Design

The architecture is modern and similar to what is found on the current Novo site. It is modern, industrial, and will be suitable for the site and will uphold Clayton's requirement for quality architecture and materials.

Construction Activities

The construction of Phase 1 is expected to last ± 5 years. This is a very large project and to capture the impact that it will have on the community, the applicant has included in the site plans a Temporary Construction Facilities Plan sheet detailing their maximum impact at peak construction activity. This involves contractor's trailers, a cantina, on-site fabrication facility, batching concrete plant, and other construction supportive uses. The company's stated ethic and plan attempts to minimize their impact on their neighbors though keeping as much construction activities on-site as possible.

Even the concrete used in the construction will be created on-site at the batching plant. This alone will keep hundreds of concrete trucks off of Powhatan Road. There is also a wash station planned for trucks before they leave the site, to keep construction dirt and debris off of the public road network.

Staff does still have some concern regarding the potential impact of the concrete batching plant location, which is very close to Powhatan Rd and neighboring residential properties. Staff has discussed the possibility of switching the location of the batching plant with nearby dirt storage piles as a way to move the plant closer to the interior of the site and to provide additional sound and visual buffering for the adjacent residential properties. The applicant's site engineers are currently considering the proposed location switch and its feasibility for construction operations.

Waivers/Deviations/Variances from Code Requirements

The proposed maximum building height for the development is 90 feet, which exceeds the height permitted by the UDC. In order to obtain a maximum height limit of 90 feet, the applicant has submitted a Special Use Permit, which is running concurrently with this request. Per UDC, Town Council may grant a Special Use Permit for structures exceeding the maximum height limits.

CONSIDERATIONS:

- This Master Plan approval is requested for Phases 1 and 2.
- Any subsequent Phase 2 approval will be contingent (among other things) upon an updated Traffic Impact Analysis and Stormwater Impact.
- Town Council approves Master Plans.
- This Site Plan is contingent upon concurrent approval of Special Use Permit 2016-20-SUP, which seeks to exceed the current maximum building height for the parcel.

FINDINGS:

The applicant has addressed the Master 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:

If approved, staff recommends the following additional conditions be applied to the approval of the Major Site Plan (acting as a Master Plan):

1. Following Board approvals, three copies of the Master Plan, meeting the requirements of the Conditions of Approval, shall be submitted to the Planning Department for final approval.
2. The Master Plan shall record the Conditions of Approval on it, as well as any related Conditions of Approval from associated Special Use Permits or Temporary Use Permits.
3. The development of the site is limited to the uses approved by the Town Council. Modifications to the approved Master Plan shall require review and approval in accordance with Section 155.705 of the Unified Development Code.
4. The Master Plan establishes the bulk, area, and dimensional standards for the overall development, and all subsequent specific development approvals of the buildings or phases shall be reviewed by staff as Minor Site Plans, unless they are deemed “substantial deviations” (per §155.707). These Minor Site Plan reviews shall not require review and approval by the Planning Board so long as they meet the requirements of the Unified Development Code. If there is uncertainty, the Planning Director may choose to require Major Site Plan review by the Planning Board for any particular building or phase of construction.
5. The maximum building height of 90 feet is contingent upon and subject to the Conditions of Approval of Special Use Permit 2016-20-SUP.
6. All off-site roadway improvements recommended by the Traffic Study, NCDOT Congestion Management, and the Town shall be installed or bonded prior to the issuance of a Certificate of Occupancy for the for the portion of the development that generates the roadway improvement.
7. At such time as it may be desirable to pursue Phase 2 development, the applicant shall submit an updated Traffic Impact Analysis and accommodate roadway improvements at the time that those improvements are warranted by the updated TIA.
8. A Temporary Use Permit for the entirety of construction activities up to and including those shown on the Temporary Construction Facilities Plan sheet shall be obtained via separate approval from the Planning Director.
9. The concrete/asphalt batching plant shall only be used for on-site construction activities, and shall require a separate Temporary Use Permit, issued by the Planning Director.
10. Any off-premises signage shall be coordinated and implemented by NCDOT in their right-of-way.

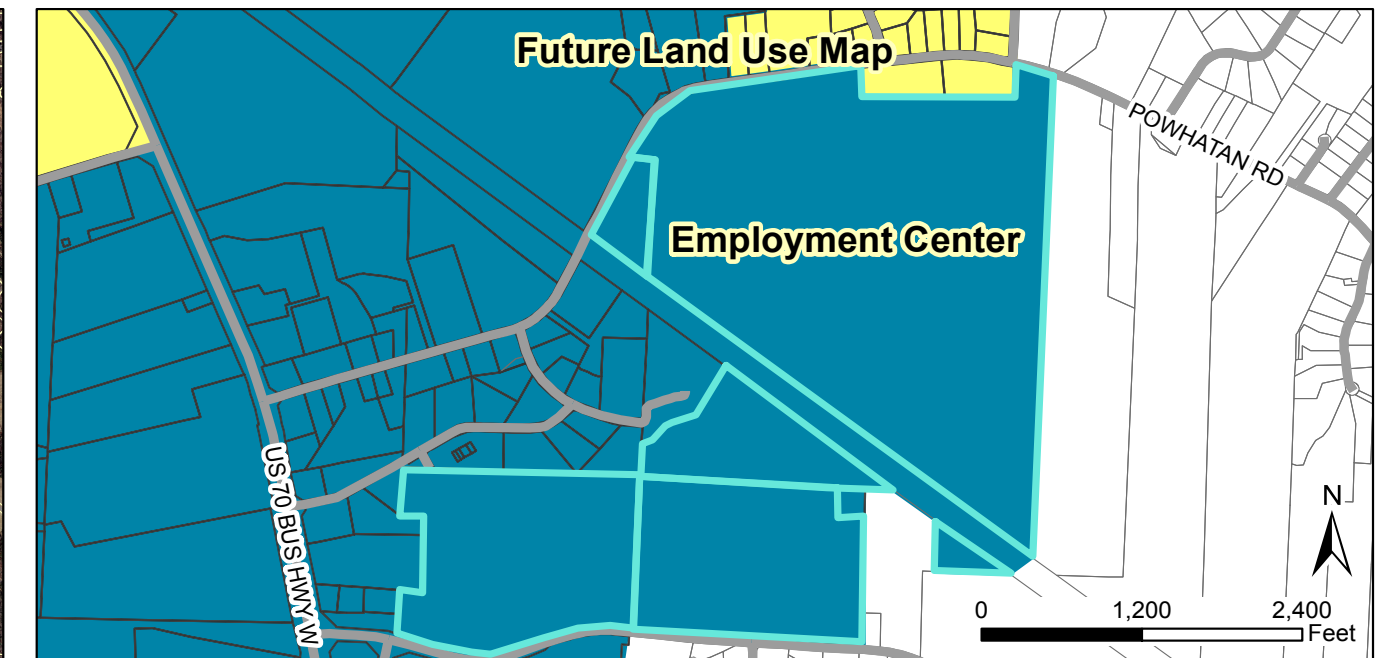
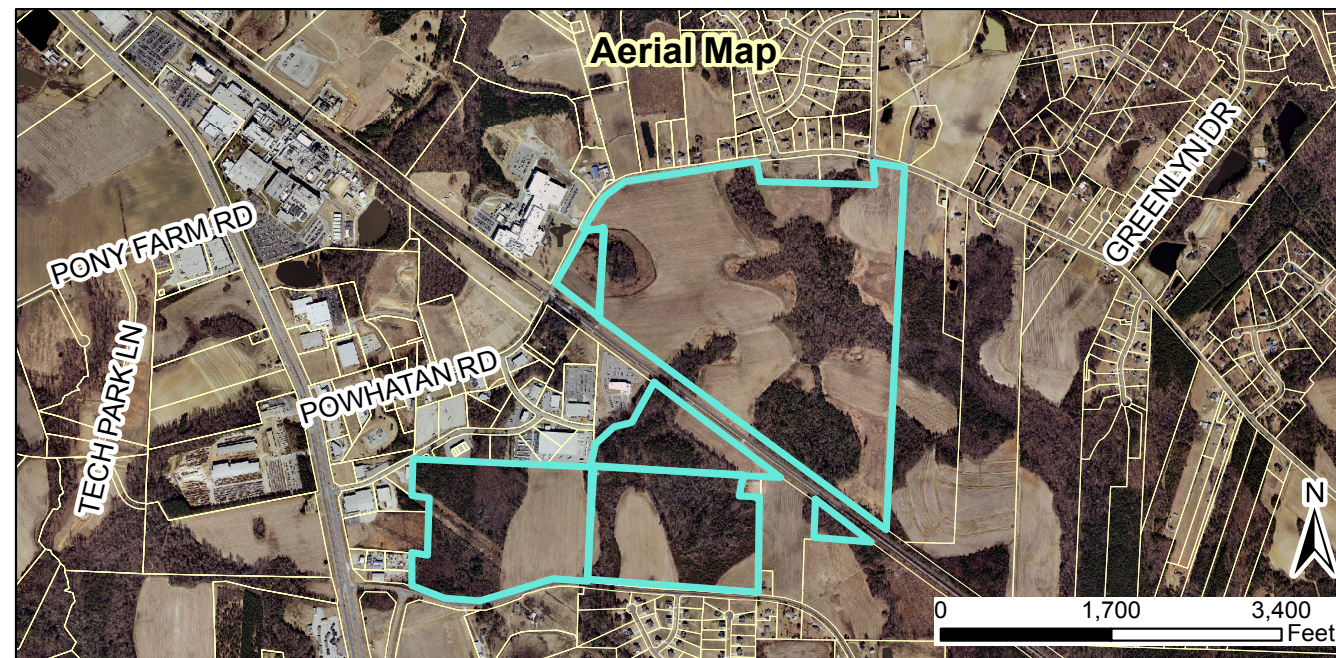
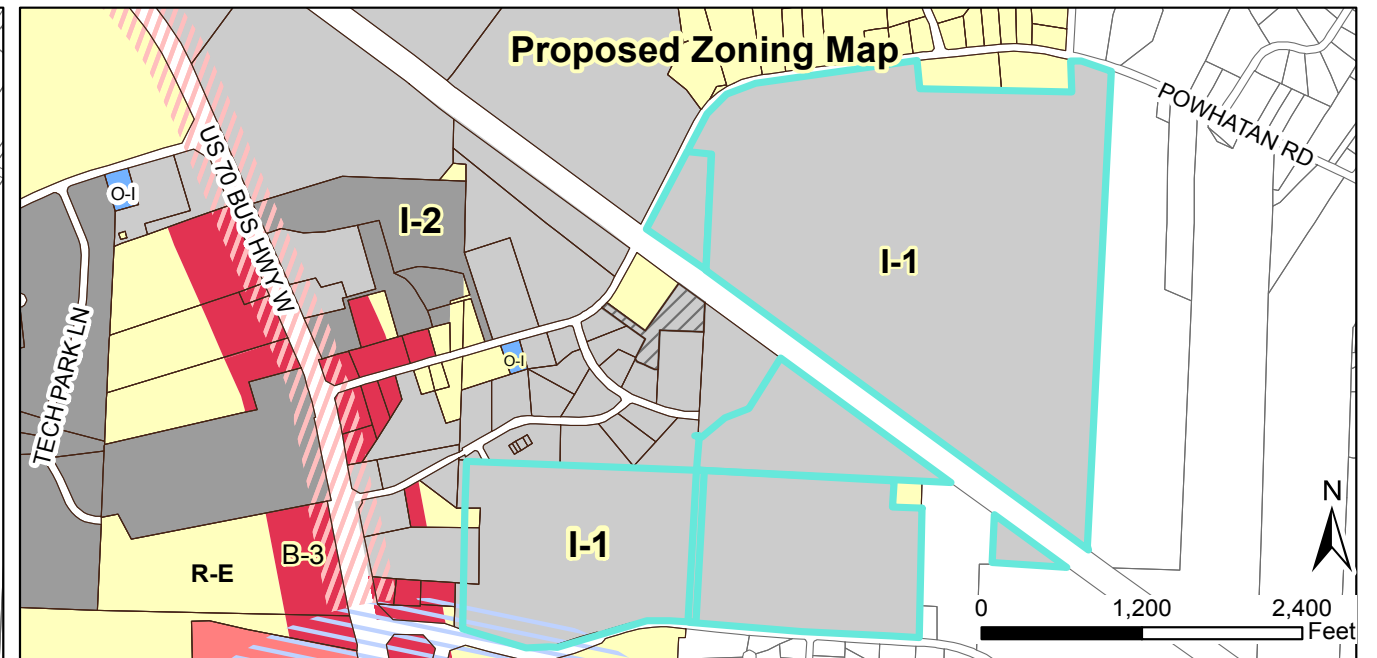
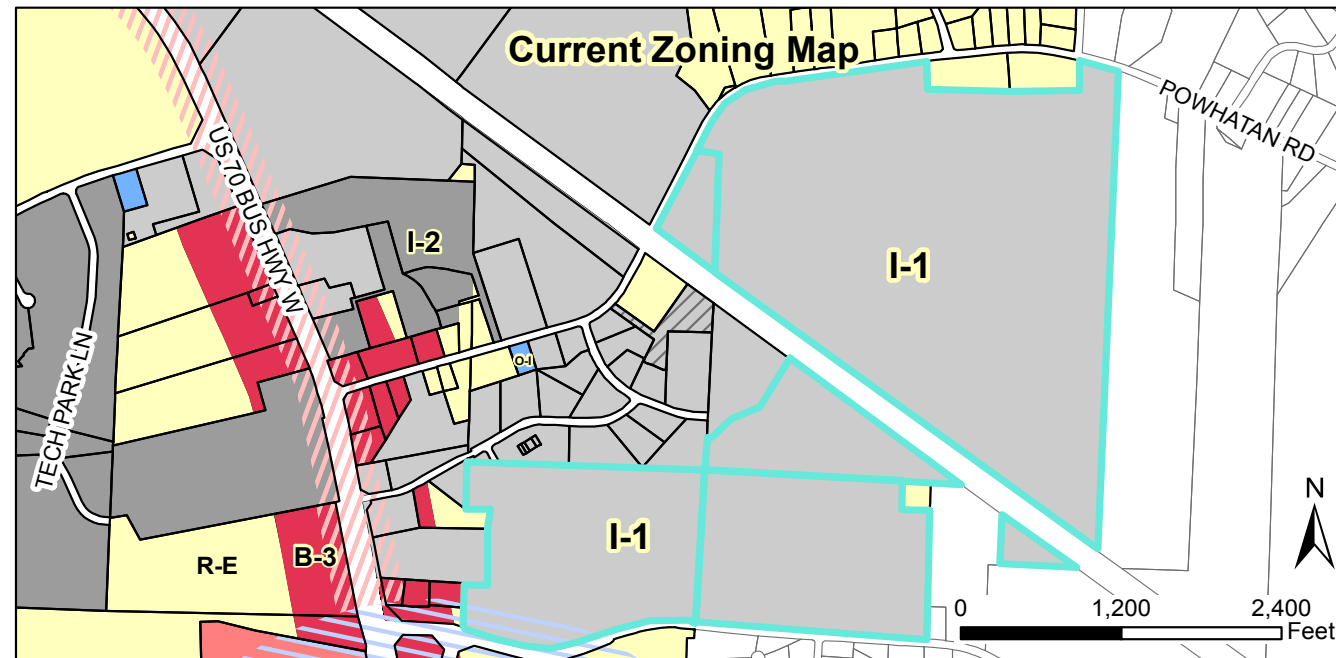
STAFF RECOMMENDATION:

Staff is recommending approval with conditions of the proposed Major Site Plan 2015-82-SP (acting as a Master Plan).

ATTACHMENTS:

- 1) Staff report maps

- 2) Application
- 3) Neighborhood Meeting Materials
- 4) Site Plan



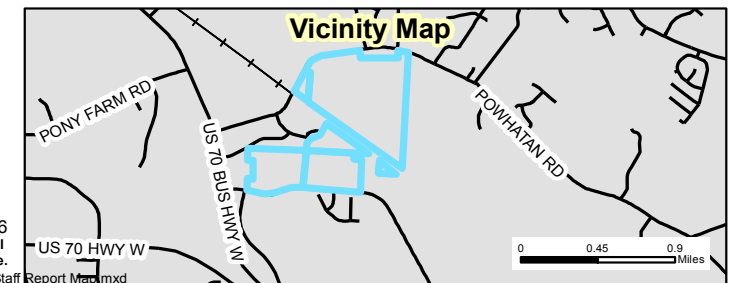
2015-82-SP- Novo Nordisk Bright Sky Major Site Plan (acting as a Master Plan)
Request: To develop a 900,000 square foot API production facility.
2015-20-SUP- Novo Nordisk Bright Sky Building Height Special Use Permit
Request: Special Use request to allow a maximum building height of 90'

Applicant: Novo Nordisk Pharmaceutical Industries, Inc.
 Property Owners: Novo Nordisk Pharmaceutical Industries, Inc.
 Parcel IDs: 167804-50-7128, 167804-60-8595, 167700-68-5440, 167700-67-6564, 167700-47-9547
 Tag #s: 05E99010N, 05I05008A, 05I05008J, 05I05022A, 05I0521C



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

2/3/16
 Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.





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: Bright Sky Project Acreage of Property: 296 Acres
County Tag #: 05E99010N, 05I05008A, 05I05008J, 05I05022A, 05I05021A, NC PIN: 167804-50-7128, 167804-60-8595, 167700-68-5440, 167700-67-6564, 167700-47-9545
Address/Location: Powhatan Road, 1988 Gordon Road, and 2304 Gordon Road, Clayton, NC

Existing Use: Agriculture Proposed Use: Industrial

Zoning District: I-1 - Light Industrial

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

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

FOR OFFICE USE ONLY

Date Received: <u>DEC 3 8 2015</u>	Amount Paid: <u>\$1980.00</u>	File Number: <u>2015-82-SP</u>
------------------------------------	-------------------------------	--------------------------------

(Note: A blue 'RECEIVED' stamp from the Town of Clayton Planning Department is overlaid on the 'Date Received' field.)

PROPERTY OWNER INFORMATION

Name: Novo Nordisk Pharmaceutical Industries, Inc.
Mailing Address: 3612 Powhatan Road, Clayton, NC 27527
Phone Number: 919-457-7167 Fax: _____
Email Address: galo@novonordisk.com

APPLICANT INFORMATION

Applicant: Novo Nordisk Pharmaceutical Industries, Inc.
Mailing Address: 3612 Powhatan Road, Clayton, NC 27527
Phone Number: 919-457-7167 Fax: _____
Contact Person: Gary Lohr
Email Address: galo@novonordisk.com

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Major Site Plan application.

To be completed by the applicant:			To be completed by staff:		
<i>Submit 9 copies of all materials unless otherwise noted or directed by staff</i>	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: <u>12/02/2015</u>	☒	☐			
2. I have referenced the <i>Plan Requirements Checklist</i> and used this as a guide	☒				
3. Site Plan Review Fee (\$500 + \$5/acre)	☒				
4. Completed application	☒				
5. Owner's Consent Form	☐	☒			
6. Plan sets meeting the requirements listed in the <i>Plan Requirements Checklist</i>	☒	☐			
7. Adjacent property owners list	☒	☐			
8. Wastewater allocation request OR verification of wastewater allocation	☐	☒			
9. Signed and sealed traffic impact analysis (2 copies) <i>(required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)</i>	☒	☐			
10. Neighborhood meeting notice letter (1 copy)* <i>See sample letter and meeting requirements included in this packet</i> <i>*Not required for subdivisions that are part of an approved planned development</i>	☒	☐			
11. Neighborhood meeting summary form (1 copy) * <i>Included in this packet</i> <i>*Not required for subdivisions that are part of an approved planned development</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

EXPLANATION OF PROJECT

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

The project will consist of the construction of an approximately 900,000 square foot API production facility. In addition to access off of Powhatan Road, a new construction/truck access is proposed off of Gordon Road which will include a bridge over the Norfolk Southern railroad. The construction related facilities will consist of: warehouses for raw materials, finished product, and consumable/cold storage; fermentation buildings for raw product growth; recovery buildings for separation of yeast and byproducts from API; purification buildings for product refinement; waste water tank, fire water tank, and cooling towers; office space, gowning, and laboratory building; central utility building housing boilers for clean steam, processed air and water; electric substation, gate houses at facility entrances; waste water pre-treatment facility; parking facilities; and stormwater management basins.

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.

Gary Lohr
Print Name

Mary John
Signature of Applicant

21 Dec 2015
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: Bright Sky Project

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
167700-77-4939	New Bethel Church	1814 Gordon Road, Clayton, NC 27520
167700-77-7532	Betty L Mitchell	2367 Gordon Road, Clayton, NC 27520
167700-86-5850	Matthew E Spence	1685 Gordon Road, Clayton, NC 27520
167700-76-4994	Betty C Woodall	2175 Grabtown Road, Smithfield, NC 27577
167700-90-0621	Eugene D Woodall Betty Sue Woodall	484 Packing Plant Rd, Smithfield, NC 27577
167700-37-7058	Theodore James Cihos Betty Cihos	2017 Fox Den, Clayton, NC 27527
167700-37-7594	Walthom Group	442 1/2 East Main Street, Clayton, NC 27520
167700-37-7870	Winstead Building I A NC Partnership	P.O. DRAWER 1960, Smithfield, NC 27577
167700-37-9213	Theodore James Cihos Betty Cihos	2017 Fox Den, Clayton, NC 27527
167700-38-8091	Raymond M House Jr Angela C House	2020 Casey Road, Clayton, NC 27520
167700-48-1211	Walthom Group	442 1/2 East Main Street, Clayton, NC 27520
167700-48-5249	North Tech 120 LLC	120 North Tech Drive, Suite 102, Clayton, NC 27520
167700-48-9258	Neuse River Leasing Inc	2160 Satellite Boulevard, Duluth, GA 30097
167700-56-1770	Betty L Mitchell	2367 Gordon Road, Clayton, NC 27520
167700-56-9884	Claudia Gonzalez Santillan Jose Guadalupe Rocha Saucedo	103 Granton Court, Clayton, NC 27520
167700-58-2364	Neuse River Leasing Inc	2160 Satellite Boulevard, Duluth, GA 30097
167700-58-6227	Neuse River Leasing Inc	2160 Satellite Boulevard, Duluth, GA 30097

ADJACENT PROPERTY OWNERS LIST

Project Name: Bright Sky Project

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
167700-59-3446	Young Mun Son Hae Sook Son	3733 Powhatan Rd, Clayton, NC 27520
167700-59-6259	Lamm Media Group LLC	P.O. BOX 90, Smithfield, NC 27577
167700-66-3895	David J Koehler Valerie L Koehler	102 Granton Court, Clayton, NC 27520
167700-66-5871	David W Wiley Lisa B Wiley	24 Slateford Drive, Clayton, NC 27520
167700-66-8841	Benny Harold Langdon Deborah P Langdon	19 Slateford Drive, Clayton, NC 27520
167700-68-0854	Johnston County Industrial Development Corporation	P.O. BOX 1179, Smithfield, NC 27577
167700-76-0890	Scot Schwichow Diane M Schwichow	147 Eddlestone Court, Clayton, NC 27520
167700-76-3757	Charles E Adkins Tara Kristin Adkins	148 Eddlestone Ct, Clayton, NC 27520
167700-76-5792	Joseph B Jones Dorothy Jones	P.O. Box 871, Clayton, NC 27520
167804-51-8252	Powhatan Free Will Baptist	3470 Powhatan Road, Clayton, NC 27527
167804-61-0681	Grifols Therapeutics Inc	P.O. BOX 110526, Durham, NC 27709
167804-61-5488	Teresa Smith Scott	3366 Powhatan Road, Clayton, NC 27527
167804-61-7520	Larry Smith Linda T Smith	3352 Powhatan Road, Clayton, NC 27527
167804-61-9916	Roger William Hill Ginger Smith Hill	3276 Powhatan Road, Clayton, NC 27527
167804-62-3275	Kan D Holding LLC	444 E Main Street, Clayton, NC 27520
167804-71-1317	Roger William Hill	3276 Powhatan Road, Clayton, NC 27527
167804-71-2399	Warren Douglas Smoot Sharon Bond Smoot	3248 Powhatan Road, Clayton, NC 27527

ADJACENT PROPERTY OWNERS LIST

Project Name: Bright Sky Project

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
167804-71-4452	Earl Wayne Poole Nancy E Poole	3226 Powhatan Road, Clayton, NC 27527
167804-71-6196	Powhatan Properties LLC	305 Deerfield Drive, Clayton, NC 27527
167804-81-3106	James Terry Ellis Sandra Stephenson Ellis	2007 Ridge Road, Clayton, NC 27520
167804-81-4402	Yazan Hassan Issa	23 Glen Laurel Road, Clayton, NC 27527
167804-91-0564	Powhatan Road Limited Partnership	P.O. BOX 327, Clayton, NC 27528
167804-91-5923	Charles B Gordon Powhatan Road Limited Partnership	P.O. BOX 327, Clayton, NC 27528
167804-41-9237	Novo Nordisk Pharmaceutical Industries Inc	3612 Powhatan Road, Clayton, NC 27527
167804-40-6294	Novo Nordisk Pharmaceutical Industries Inc	3612 Powhatan Road, Clayton, NC 27527
167700-47-9545	Young Family Irrevocable Trust Jenny Y Kelling Trustee	3739 National Dr, Ste 227, Raleigh, NC 27612

SAMPLE NEIGHBORHOOD MEETING LETTER

(PLACE ON AGENT'S OR OWNER'S LETTERHEAD)

<Date>

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: _____ Meeting Time: _____

Meeting Location: _____

Type of Application: _____

Project/proposal property address: _____

Description of project/proposal: _____

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 *<Insert phone number of applicant>*. You may also contact the Planning Department at 919-553-5002.

Sincerely,

<Applicant>

Cc: Town of Clayton Planning Dept.

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Bright Sky Project

Application: _____

Location/Date: _____

	NAME	ADDRESS
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NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application:

Date of Mailing: _____

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

Printed Name: _____ Signature: _____

Date of Meeting: _____ Time of Meeting: _____

Location of Meeting: _____

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

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

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



January 28, 2016

Dear Clayton Area Property Owner:

As a follow-up to the original Neighborhood Meeting notification letter dated January 21, 2016, this subsequent letter is to notify you that a Special Use Permit application has been filed with the Town of Clayton by Novo Nordisk Pharmaceutical Industries, Inc., in addition to the Master Site Plan application referenced in the initial letter. A Special Use Permit has been requested in order for several of the proposed buildings associated with the project to exceed the maximum building height of 50-feet. Per Town of Clayton regulations, a Neighborhood Meeting is required to provide information to area residents about the nature of the Special Use Permit request. As recommended by the Town, information regarding the Special Use proposal will be presented in conjunction with the Master Site Plan Neighborhood Meeting as originally proposed in the January 21, 2016 letter as detailed below. Representative with Novo Nordisk, the Town of Clayton, NC Department of Transportation, and environmental and engineering consultants Kimley-Horn and Associates, and Fluor Engineering will be present to explain the Master Site Plan and Special Use Permit applications, answer questions, and solicit comments.

Meeting Date: February 9, 2016

Meeting Time: 6:00 pm

Meeting Location: Johnston County Workforce Development Center – Discovery Room
135 Best Wood Drive, Clayton, NC 27520

Type of Application: Major Site Plan and Special Use Permit

Property Address: The approximately 269-acre project site is located off of Powhatan Road, east of the existing Novo Nordisk Pharmaceutical Industries facility located at 3612 Powhatan Road in Clayton.

Description of Project/Proposal: The project will consist of the construction of an approximately 900,000 square foot Active Pharmaceutical Ingredients (APIs) production facility. The facility will employ approximately 700 people when it begins operations scheduled for 2020. The construction-related facilities will consist of the following: warehouses for raw materials, finished products, and consumable/cold storage; fermentation buildings for raw product growth; recovery buildings for separation of yeast and byproducts from API; purification buildings for product refinement; waste water tank, fire water tank, and cooling towers; office space, gowning and laboratory building; central utility building housing boilers for clean steam, processed air and water; electrical substation; gate houses at facility entrances; waste water pre-treatment facility; parking facilities; and stormwater management basins. In addition to access off of Powhatan Road, a southern access is proposed off of Gordon Road which will include a bridge over the Norfolk Southern railroad.

Novo Nordisk Pharmaceutical
Industries, Inc.

3612 Powhatan Road
Clayton, NC 27527

T: 919-550-2200
F: 919-553-3670

www.novonordisk-clayton.com

The following will be available for your review at the Neighborhood Meeting:

1. A copy of the project application/plans
2. A map showing the location of the project in relation to neighboring properties and roads.
3. A map/plans showing the development proposal.
4. Architectural building elevations (associated with the Special Use Permit)

If you have any questions prior to or after this meeting, you may contact me at (919) 550-2200.
You may also contact the Planning Department at (919) 553-5002.

Sincerely,



Gary Lohr
Director, Site Support
Novo Nordisk Pharmaceutical Industries, Inc.

Cc: Town of Clayton Planning Department

Novo Nordisk Pharmaceutical
Industries, Inc.

3612 Powhatan Road
Clayton, NC 27527

T: 919-550-2200
F: 919-553-3670

www.novonordisk-clayton.com

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: _____

Date of Mailing: _____

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

Printed Name: _____

Signature: _____

Date of Meeting: 09 Feb 2016

Time of Meeting: 1800 or 6:00pm

Location of Meeting: JCWD: Discovery Room at 135 Best Wood Dr., Clayton, NC 27520

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

* See Attached Novo Nordisk Meeting Minutes *

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Bright Sky Project

Application: _____

Location/Date: _____

	NAME	ADDRESS
1	Allen Wellen	Smithfield, NC
2	Haley Hogg	Town of Clayton, Staff
3	JAY McLEOD	" " " "
4	Travis Dunn	305 Deerfield Dr.
5	Baby Furt	FLUOR CORP.
6	Beth Dean	Kimley-Horn
7	Benny + Debbie Fargnoli	19 Stratford Dr Clayton NC
8	Rick Hester	Po Box 1288 Smithfield
9	Bergie Gaddis	P.O. Box 1809, Smithfield, NC
10	Deborah Porto	ICC Clayton
11	Mike Wickey	3416 Kemphrick Ct Raleigh
12	Carol Wickey	3416 Kemphrick Ct Raleigh
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NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Bright Sky Project

Application: _____

Location/Date: _____

	NAME	ADDRESS
1	DAVID DZYOUNG	111 EAST 2 ND ST. CLAYTON 27520
2	Matt Kuntz	
3	Garry Lohr	
4	Gwen Lohr	
5	Norwood Thompson	442 1/2 E. Main St
6	JOE BIZELL	120 S. THIRD ST. SMITHFIELD
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Minutes

Meeting: NNPII DAPI US Neighborhood Meeting

Date of meeting: 09Feb2016 at 1800

Participants: Town of Clayton, Fluor, Kimley-Horn, NNPII DAPI US, Johnston Co. Sheriff's Dept., Neighborhood residents (See attached Attendance Roster)

Excused: Justin Lamb, Chris Johnson, et al.

Meeting organiser: Gary Lohr

Note Taker: Beth Reed/Jessica Gadbois

Copy: Town of Clayton

Topic/Action	Responsible	Deadline
Meeting commenced at 18:14 with Gary Lohr - Introduced self & DAPI US Project - Introduced groups present: - Kimley-Horn - Town of Clayton - Johnston County - NC-DOT - Fluor - Jo Co Sheriff's Department - Neighbors of NNPII DAPI US Project	Gary Lohr	N/A
PowerPoint utilized by Gary Lohr to present & discuss DAPI US Expansion Project - Agenda included: - Welcome - Safety & Practicalities - Novo Nordisk overview - Origin of Novo Nordisk as a company - Product lines - Introduced GLP1-Oral Protein potential - Worldwide Pandemic of Diabetes - Supply vs Demand - Need for additional insulin production - See Q & A section: #1 - Novo Nordisk in Clayton - History/Development of existing facility - Expansions to meet continued supply & demand 2014 Expansion utilized remaining Novo Nordisk property W. of Powhatan Rd. - Novo's commitment to their Triple Bottom Line: - Financial, Social & Environmental responsibility: Focus on Social & Environmental	Gary Lohr	N/A

Continued on page 2

Topic/Action	Responsible	Deadline
○ DAPI Expansion ▪ Novo's commitment to job site & community ▪ Social Responsibility: Giving back to the community • Job creation ▪ Environmental Aspirations • LEED • Minimize wetland impact • Waste strategies • Water usage • Heat Recovery • Minimize Waste ▪ Rational for Expansion: • Site Clayton: sq. Footage, acreage & project cost • Meet increased demands on insulin supply due to rapid increase in worldwide Diabetes patients • Diversify products & production locations ○ Project Execution ▪ Gary Lohr hands Execution portion of presentation over to Bailey Forrest, Site Manager – Fluor Engineering at 18:27		
○ Project Execution/Logistics ▪ Introduced self, excitement for project & Novo Nordisk as a client ▪ Fluor Philosophy: contain activity within site ▪ Site Layout ▪ Construction Schedule & duration • Phase 1 & Phase 2 ▪ Measures taken to minimize Wetland Impact ▪ Gordon Road • Reviewed Map of Gordon Rd. ○ Access location & needs ○ Note: This opened Q & A's #2. - 8	Bailey Forrest	N/A
• Closing: Gary Lohr closed meeting 18:46 ○ Provided contact information ○ Shared gratitude for attendance & project support ○ Proposed ideas for Social/Environmental responsibility ▪ Community Garden for educational purposes as well as potential donations to local food banks • Bailey Forrest closed with "Being a good neighbor, we are here to stay & be good neighbors"	Gary Lohr/Bailey Forrest	N/A
➤ Questions & Answers		
Question #1: Neighborhood resident: What is attributing to the rise in Diabetes worldwide? Answer: Gary Lohr: A number of attributing factors such as environmental, genetics, diet, obesity as well as early/accurate detection have influenced the increase in Diabetic patients globally.	Gary Lohr	N/A
Question #2: Multiple residents: Requested a closer look at Gordon Road via the map on the Presentation screen and what the impact/improvements will be on the Road. Answer: Tim Little with NCDOT responded on the street improvements: The intersection improvements at US 70/Gordon Road will be required including signalization and US 70/Powhatan Road intersection improvements will also be required based upon the results of the Traffic Study prepared by Kimley-Horn and Associates.	Tim Little	N/A

Topic/Action	Responsible	Deadline
Question #3: Neighborhood resident: Is the property line, beyond the track, anywhere near Entrance? Answer: Bailey Forrest: Spoke of the Security House, laydown/construction then proceeded to show the resident on the Presentation slide Map.	Bailey Forrest	N/A
Question #4: Neighborhood resident: How far does the road & bridge come up from US Hwy 70? Answer: Norwood Thompson responded the road would go through a southern field not across from Edenborough. Answer: Bailey Forrest zoomed in on the Presentation Map to show Bridge across the Rail Road. Answer: Gary Lohr spoke on the importance of taking traffic away from the neighborhood. Answer: Tim Little spoke on the traffic, Street/Road improvements on Edenborough, Gordon & Bus 70.	Bailey Forrest, Gary Lohr & Tim Little	N/A
Question #5: Neighborhood resident inquired about Gate C Answer: Bailey Forrest explained this was temporary for staging	Bailey Forrest	N/A
Question #6: Neighborhood resident: Are you widening Gordon Road? Answer: Tim Little: There will be minimal widening required from Gordon Road Access tie in to Gordon Road back to the Gordon Road/US 70 Intersection; 2 feet wide on shoulders for Trucks traffic.	Tim Little	N/A
Question #7: Allen Wellons: How many employed by Construction Craft? Answer: Bailey Forrest : 1600-1800 Construction Craft for 2018, they will have split access to the site. (Allen replied he liked the numbers of employment)	Bailey Forrest	N/A
Question #8: Neighborhood resident: Do you anticipate more land acquisition for future projects? Answer: Gary Lohr: No additional acquisitions are proposed and if future expansion occurs outside the Phase 1 and 2 plans, it would be located to avoid wetland areas and potentially in the upland area within the existing property adjacent to the Powhatan/Glen Laurel Road intersection.	Gary Lohr	N/A
➤ End of Meeting Minutes/Q&A		

ADJACENT PROPERTY OWNERS LIST

Project Name: Bright Sky Project

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
167700-77-4939	New Bethel Church	1814 Gordon Road, Clayton, NC 27520
167700-77-7532	Betty L Mitchell	2367 Gordon Road, Clayton, NC 27520
167700-86-5850	Matthew E Spence	1685 Gordon Road, Clayton, NC 27520
167700-76-4994	Betty C Woodall	2175 Grabtown Road, Smithfield, NC 27577
167700-90-0621	Eugene D Woodall Betty Sue Woodall	484 Packing Plant Rd, Smithfield, NC 27577
167700-37-7058	Theodore James Cihos Betty Cihos	2017 Fox Den, Clayton, NC 27527
167700-37-7594	Walthom Group	442 1/2 East Main Street, Clayton, NC 27520
167700-37-7870	Winstead Building I A NC Partnership	P.O. DRAWER 1960, Smithfield, NC 27577
167700-37-9213	Theodore James Cihos Betty Cihos	2017 Fox Den, Clayton, NC 27527
167700-38-8091	Raymond M House Jr Angela C House	2020 Casey Road, Clayton, NC 27520
167700-48-1211	Walthom Group	442 1/2 East Main Street, Clayton, NC 27520
167700-48-5249	North Tech 120 LLC	120 North Tech Drive, Suite 102, Clayton, NC 27520
167700-48-9258	Neuse River Leasing Inc	2160 Satellite Boulevard, Duluth, GA 30097
167700-56-1770	Betty L Mitchell	2367 Gordon Road, Clayton, NC 27520
167700-56-9884	Claudia Gonzalez Santillan Jose Guadalupe Rocha Saucedo	103 Granton Court, Clayton, NC 27520
167700-58-2364	Neuse River Leasing Inc	2160 Satellite Boulevard, Duluth, GA 30097
167700-58-6227	Neuse River Leasing Inc	2160 Satellite Boulevard, Duluth, GA 30097

ADJACENT PROPERTY OWNERS LIST

Project Name: Bright Sky Project

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PARCEL NUMBER	NAME	ADDRESS
167700-59-3446	Young Mun Son Hae Sook Son	3733 Powhatan Rd, Clayton, NC 27520
167700-59-6259	Lamm Media Group LLC	P.O. BOX 90, Smithfield, NC 27577
167700-66-3895	David J Koehler Valerie L Koehler	102 Granton Court, Clayton, NC 27520
167700-66-5871	David W Wiley Lisa B Wiley	24 Slateford Drive, Clayton, NC 27520
167700-66-8841	Benny Harold Langdon Deborah P Langdon	19 Slateford Drive, Clayton, NC 27520
167700-68-0854	Johnston County Industrial Development Corporation	P.O. BOX 1179, Smithfield, NC 27577
167700-76-0890	Scot Schwichow Diane M Schwichow	147 Eddlestone Court, Clayton, NC 27520
167700-76-3757	Charles E Adkins Tara Kristin Adkins	148 Eddlestone Ct, Clayton, NC 27520
167700-76-5792	Joseph B Jones Dorothy Jones	P.O. Box 871, Clayton, NC 27520
167804-51-8252	Powhatan Free Will Baptist	3470 Powhatan Road, Clayton, NC 27527
167804-61-0681	Grifols Therapeutics Inc	P.O. BOX 110526, Durham, NC 27709
167804-61-5488	Teresa Smith Scott	3366 Powhatan Road, Clayton, NC 27527
167804-61-7520	Larry Smith Linda T Smith	3352 Powhatan Road, Clayton, NC 27527
167804-61-9916	Roger William Hill Ginger Smith Hill	3276 Powhatan Road, Clayton, NC 27527
167804-62-3275	Kan D Holding LLC	444 E Main Street, Clayton, NC 27520
167804-71-1317	Roger William Hill	3276 Powhatan Road, Clayton, NC 27527
167804-71-2399	Warren Douglas Smoot Sharon Bond Smoot	3248 Powhatan Road, Clayton, NC 27527

ADJACENT PROPERTY OWNERS LIST

Project Name: Bright Sky Project

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

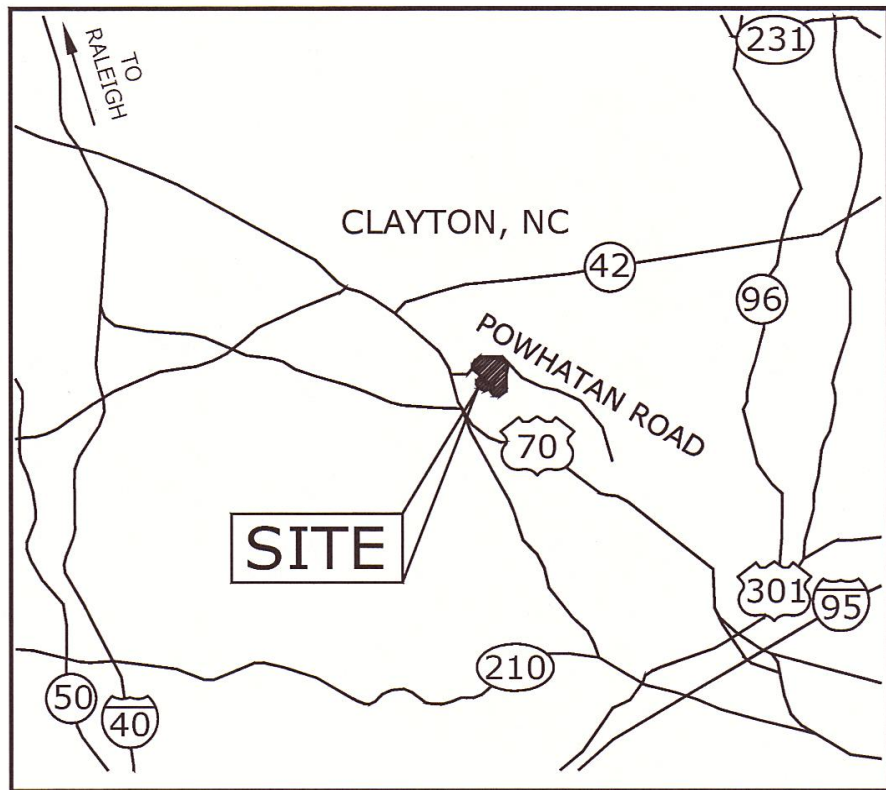
It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

PARCEL NUMBER	NAME	ADDRESS
167804-71-4452	Earl Wayne Poole Nancy E Poole	3226 Powhatan Road, Clayton, NC 27527
167804-71-6196	Powhatan Properties LLC	305 Deerfield Drive, Clayton, NC 27527
167804-81-3106	James Terry Ellis Sandra Stephenson Ellis	2007 Ridge Road, Clayton, NC 27520
167804-81-4402	Yazan Hassan Issa	23 Glen Laurel Road, Clayton, NC 27527
167804-91-0564	Powhatan Road Limited Partnership	P.O. BOX 327, Clayton, NC 27528
167804-91-5923	Charles B Gordon Powhatan Road Limited Partnership	P.O. BOX 327, Clayton, NC 27528
167804-41-9237	Novo Nordisk Pharmaceutical Industries Inc	3612 Powhatan Road, Clayton, NC 27527
167804-40-6294	Novo Nordisk Pharmaceutical Industries Inc	3612 Powhatan Road, Clayton, NC 27527
167700-47-9545	Young Family Irrevocable Trust Jenny Y Kelling Trustee	3739 National Dr, Ste 227, Raleigh, NC 27612

Novo Nordisk Diabetes API-US

3612 POWHATAN ROAD
CLAYTON, NORTH CAROLINA
USA

SITE MASTER PLAN PACKAGE



LOCATION MAP

NTS

DEVELOPER

Novo Nordisk
3612 POWHATAN ROAD
CLAYTON, NORTH CAROLINA
USA

PARCEL OWNER

Novo Nordisk
3612 POWHATAN ROAD
CLAYTON, NORTH CAROLINA
USA

SURVEYOR

McKIM & CREED
Raleigh, North Carolina 27606
Phone: (919)233-8091, Fax: (919)233-8031
NC FIRM No. 1222

ENGINEER

EFDEE Engineering Professional Corporation
100 Fluor Daniel Drive, Greenville, SC 29607
License No. C-0742

ARCHITECT

ENCEE Architectural Services, P.C.
100 Fluor Daniel Drive, Greenville, SC 29607
License No. C-0742

LANDSCAPE ARCHITECT

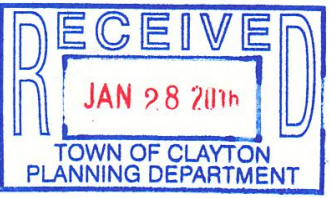
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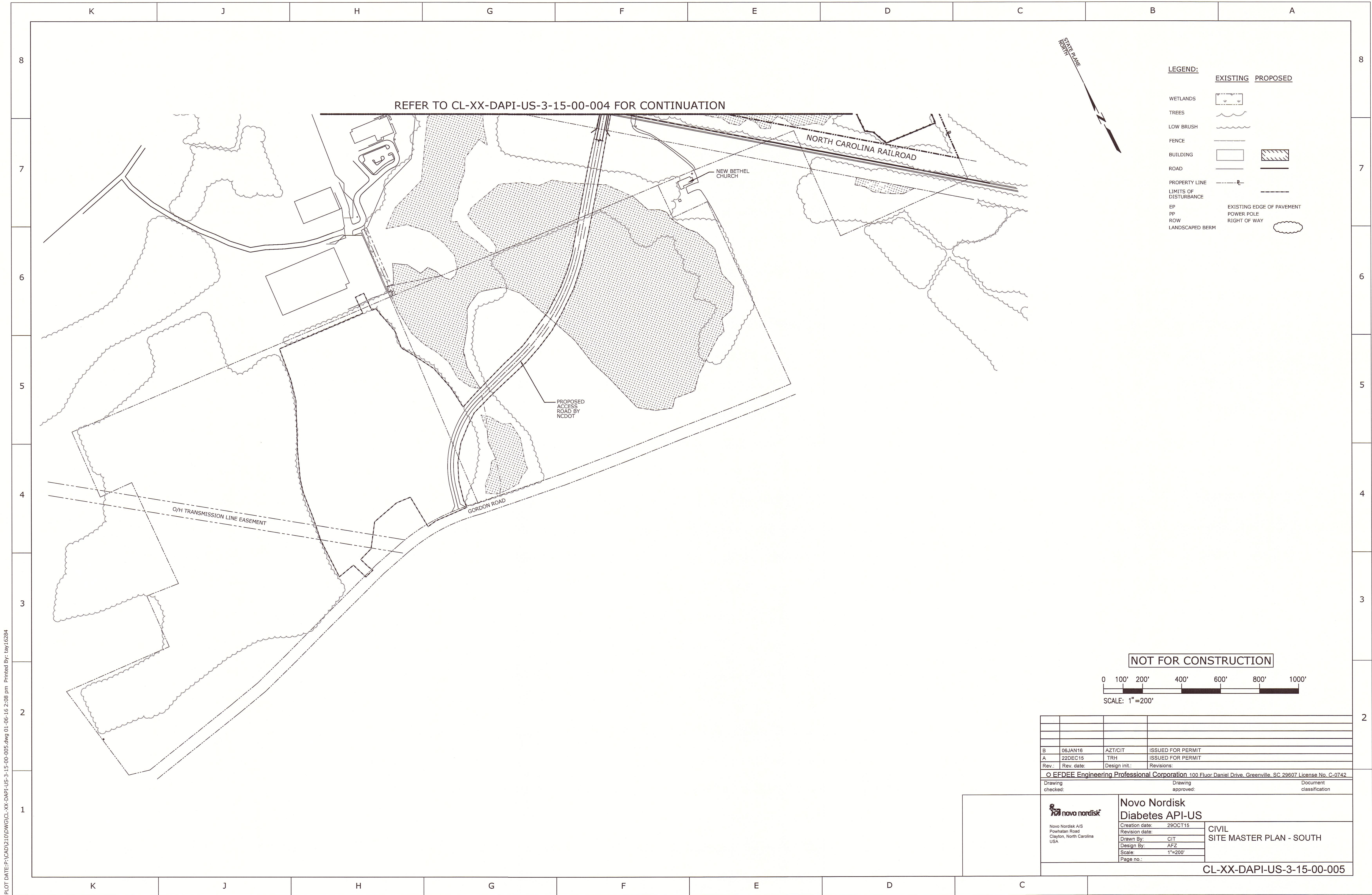
DRAWING LIST

DRAWING NUMBER	DRAWING DESCRIPTION
CIVIL DRAWINGS	
CL XX DAPI-US 3 15 00 010	CIVIL - SITE MASTER PLAN - COVER SHEET
CL XX DAPI-US 3 15 00 002	CIVIL - EXISTING SITE CONDITIONS PLAN
CL XX DAPI-US 3 15 00 004	CIVIL - SITE MASTER PLAN 1 OF 2
CL XX DAPI-US 3 15 00 005	CIVIL - SITE MASTER PLAN 2 OF 2
CL XX DAPI-US 3 15 00 007	CIVIL - TEMPORARY CONSTRUCTION FACILITIES PLAN
CL ZZ DAPI-US 3 15 00 004	CIVIL - SITE MASTER PLAN WITH AERIAL
ARCHITECTURAL DRAWINGS	
CL-XX-DAPI-US-2-10-01-001	ARCHITECTURAL - COVER SHEET
CL-XX-DAPI-US-2-10-01-002	ARCHITECTURAL - ELEVATIONS
CL-XX-DAPI-US-2-10-01-003	ARCHITECTURAL - ELEVATIONS
CL-XX-DAPI-US-2-10-01-004	ARCHITECTURAL - AERIAL VIEWS
SURVEY DRAWINGS	
R.1.3.0.0407	BOUNDARY SURVEY SHEET
R.1.3.0.0407	BOUNDARY SURVEY SHEET
R.1.3.0.0408	TOPOGRAPHIC SURVEY SHEET
R.1.3.0.0408	TOPOGRAPHIC SURVEY SHEET

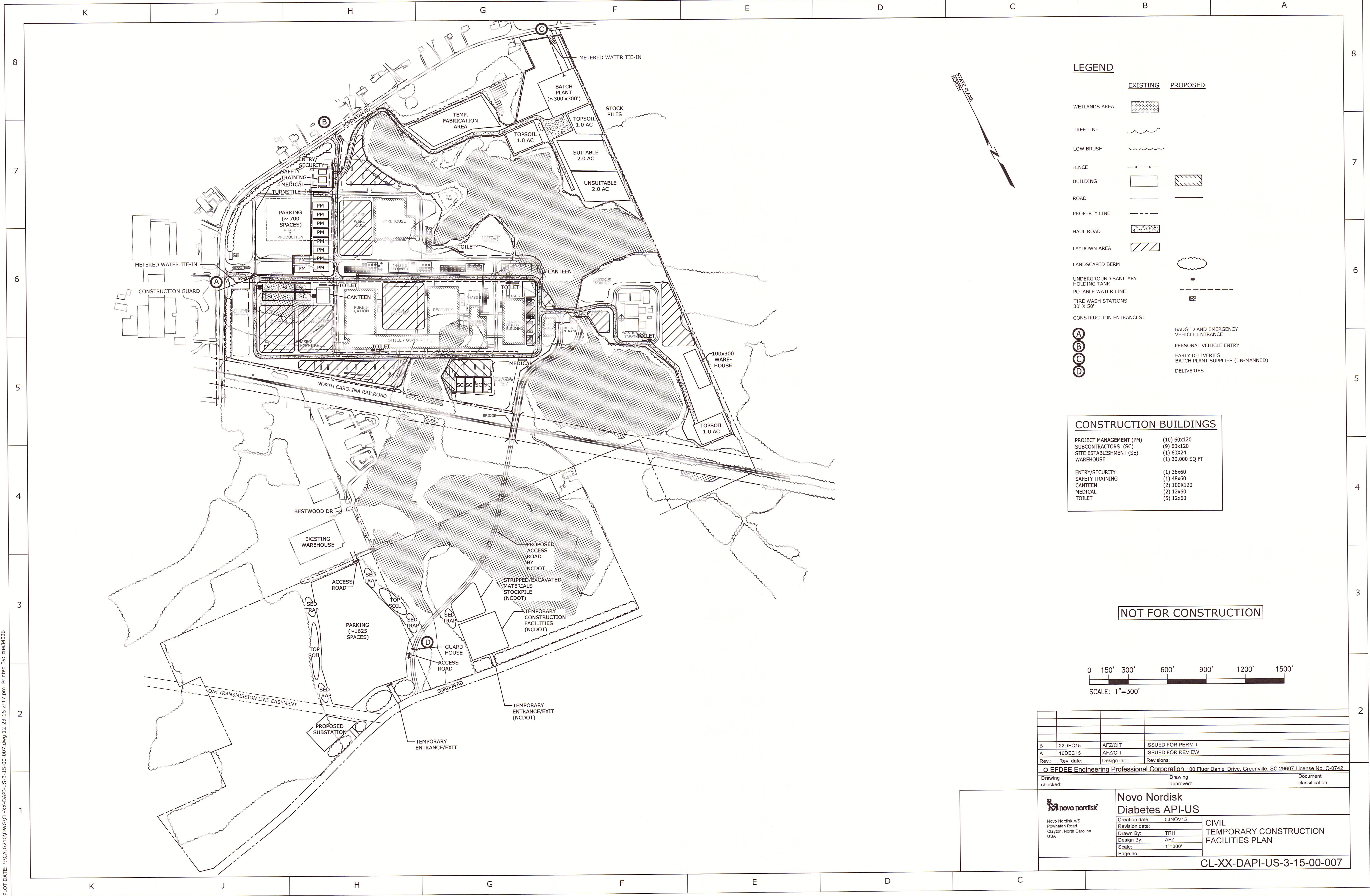


Know what's below.
Call before you dig.

D	27JAN16	CIT	REVISED PER REVIEW COMMENTS
C	06JAN16	AFV/CIT	ISSUED FOR PERMIT
B	22DEC15	AFZ/CIT	ISSUED FOR PERMIT
A	16NOV15	AFZ/CIT	ISSUED FOR REVIEW
Rev.:	Rev. date	Design init.:	Revisions:
O EFDEE Engineering Professional Corporation 100 Fluor Daniel Drive, Greenville, SC 29607 License No. C-0742			
Drawing checked:		Drawing approved:	Document classification
 Novo Nordisk A/S Powhatan Road Clayton, North Carolina USA		Novo Nordisk Diabetes API-US	
		Creation date: 03NOV15	
		Revision date: 27JAN16	
		Drawn By: TRH	
		Design By: AFZ	
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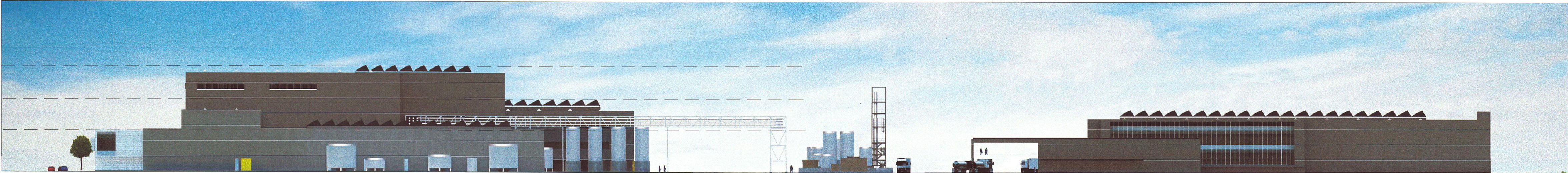


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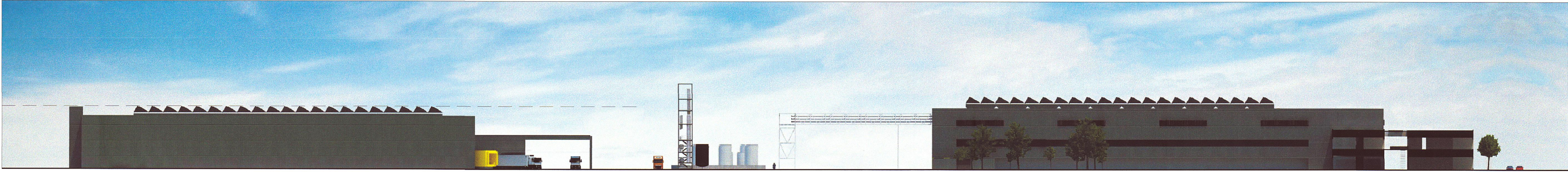
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- Fermentation Roof Level
86'-0"
- Recovery and Purification Roof Level
56'-0"
- Spine Roof Level
38'-0"



BRIGHT SKY
CONCEPTUAL EAST FACADE

- Warehouse Roof Level
50'-0"

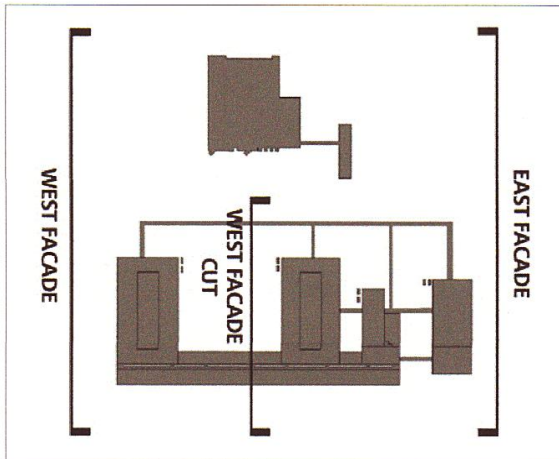


BRIGHT SKY
CONCEPTUAL WEST FACADE - CUT

- Warehouse Roof Level
50'-0"

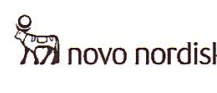


BRIGHT SKY
CONCEPTUAL WEST FACADE



KEY PLAN

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A	16DEC15	TM	ISSUED FOR REVIEW
Rev.:	Rev. date:	Design Init.:	Revisions:
○ ENCEE Architectural Services, P.C., 100 Fluor Daniel Drive, Greenville, SC 29607 License No. C-0742			
Drawing checked:		Drawing approved:	
		Document classification	



Novo Nordisk A/S
Powhatan Road
Clayton, North Carolina
USA

Novo Nordisk
Diabetes API-US

Creation date: 08DEC15

Revision date:

Drawn By: DB

Design By: TM

Scale: N.T.S.

Page no.:

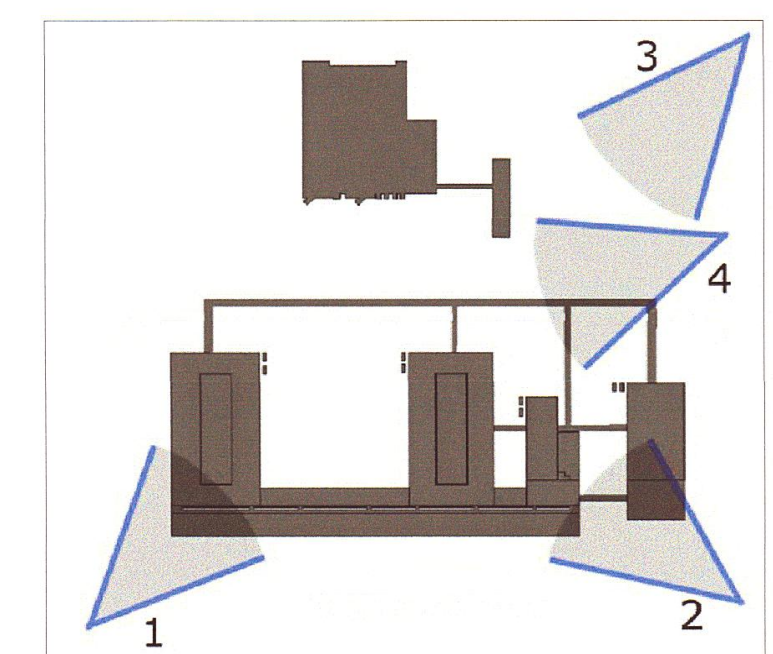
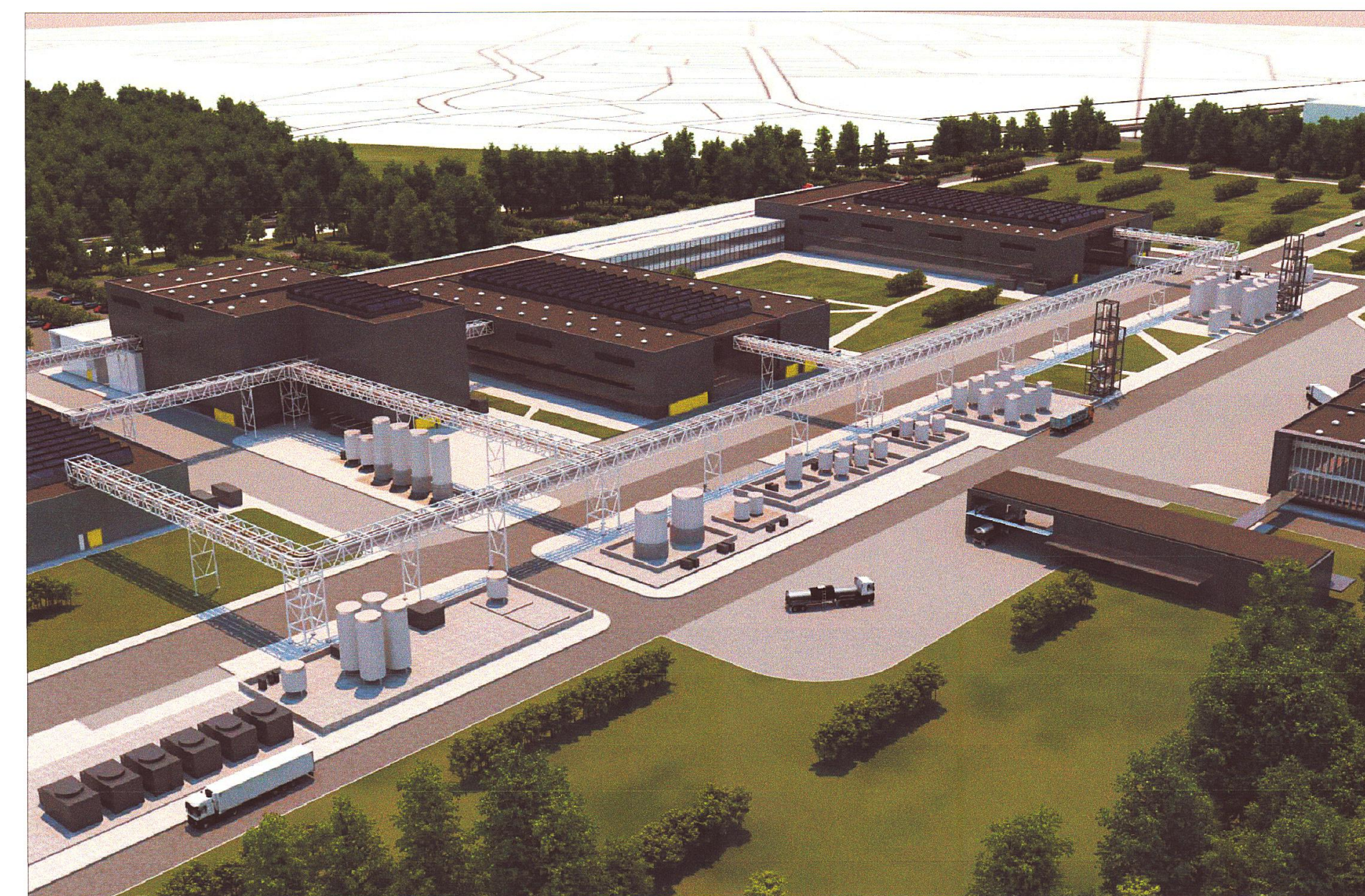
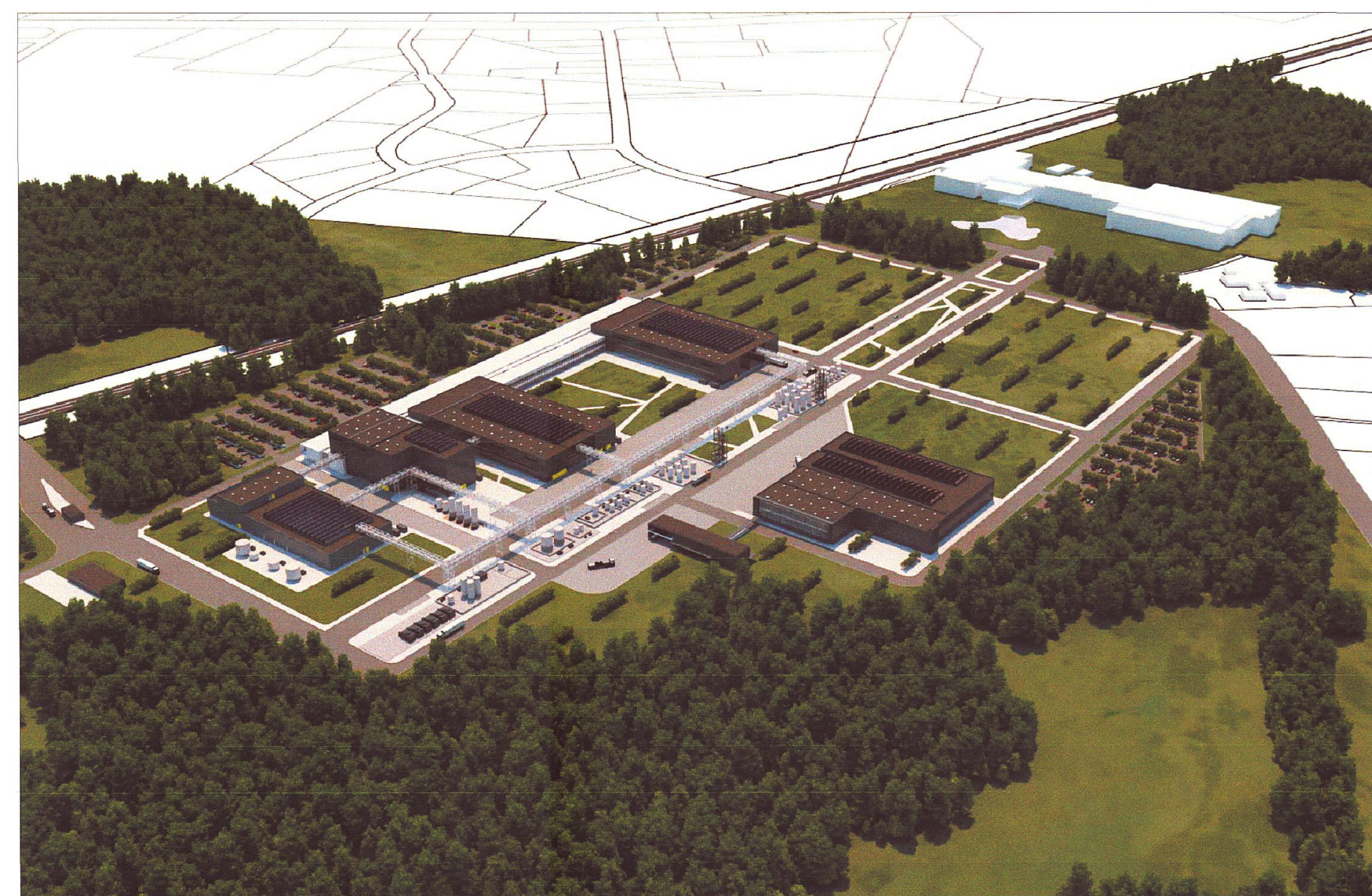
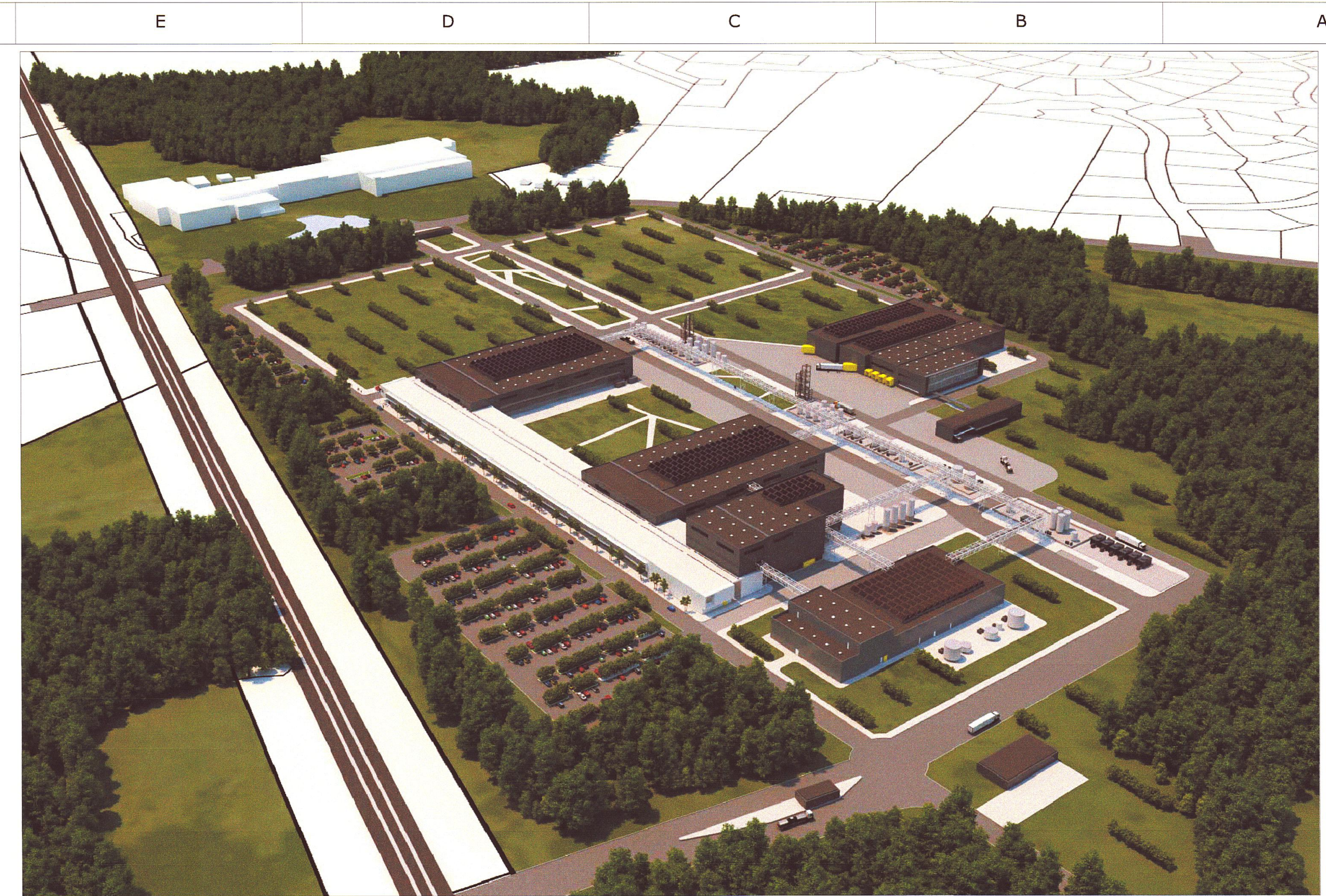
ELEVATIONS

ELEVATIONS

CL-XX-DAPI-US-2-10-00-002

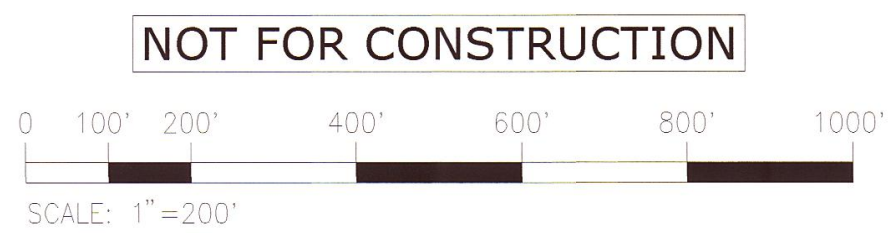
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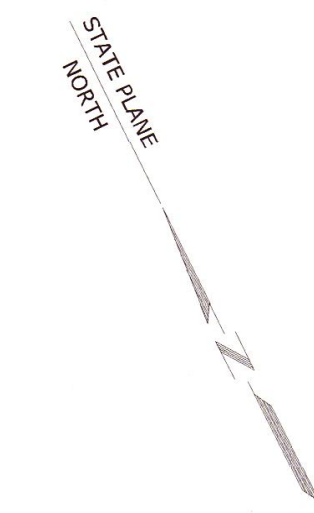
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A	16DEC15	TM	ISSUED FOR REVIEW
Rev.:	Rev. date:	Design Init.:	Revisions:
☐ ENCEE Architectural Services, P.C. 100 Flor Daniel Drive, Greenville, SC 29607 License No. C-0742			
Drawing checked:		Drawing approved:	
		Document classification	
 Novo Nordisk A/S Poowarden Road Clayton, North Carolina USA		Novo Nordisk Diabetes API-US	
Creation date: 08DEC15 Revision date: Drawn By: DB Design By: TM Scale: N.T.S. Page no.:		- - AERIAL VIEWS	
CL-XX-DAPI-US-2-10-00-004			

PLOT DATE: P:\CADD\210\DWG\CL ZZ DAPI-US 3 15 00004.dwg 01-27-16 11:50 am Printed By: taylor12324



NOTES:
1. REFER TO DRAWING CL-XX-DAPI-US-3-15-00-001 FOR GENERAL NOTES, LIST OF DRAWINGS AND SPECIFICATIONS.

LEGEND:	
EXISTING	PROPOSED
PROPERTY LINE	
TREES	
FENCE	
BUILDING	
ROAD	
STORMWATER MANAGEMENT BASIN No. 3	
DISTURBED WETLANDS	
UNDISTURBED WETLANDS	



— LEGEND —

R/W RIGHT-OF-WAY
IPF IRON PIPE FOUND
PKS P.K. NAIL SET
IRS IRON ROD SET
R/SF RAILROAD SPIKE FOUND
ISF IRON STAKE FOUND
PMS PARKER-MAYLON NAIL FOUND
RW MON RIGHT-OF-WAY MONUMENT
CSF COTTON SPRINKLE FOUND
● COMPUTED POINT
BM BOOK OF MAPS
CP COMPUTED POINT (NOT SET)
PB PLAT BOOK
N/F NOW OR FORMERLY
DB DEED BOOK
PG PAGE

I, RANDY S. RAMBEAU, SR., PLS. L-2520,
CERTIFY THAT THIS PLAT WAS DRAWN UNDER
MY SUPERVISION FROM AN ACTUAL SURVEY
MADE UNDER MY SUPERVISION FROM INFORMATION
SHOWN IN DEED BOOKS REFERENCED ON MAP AND
MAP BOOKS REFERENCED ON MAP THAT ANY LINES NOT
ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND
THE PLAT THAT THE RATIO OF PRECISION AS ON
CALCULATED FROM THE INFORMATION AS NOTED ON
THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S.
47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE,
REGISTRATION NUMBER AND SEAL THIS THE 12TH
DAY OF DECEMBER, A.D. 2015.

Randy S. Rambeau, Sr.

RANDY S. RAMBEAU, SR. L-2520
PROFESSIONAL LAND SURVEYOR

I, RANDY S. RAMBEAU, SR., PLS. L-2520,
CERTIFY THAT THE SURVEY IS OF ANOTHER
CATEGORY, SUCH AS THE RECOMBINATION OF
EXISTING PARCELS, A COURT-ORDERED SURVEY,
OR OTHER EXCEPTION TO THE DEFINITION OF
SURVEYING.

Randy S. Rambeau, Sr. DATE 12/18/15

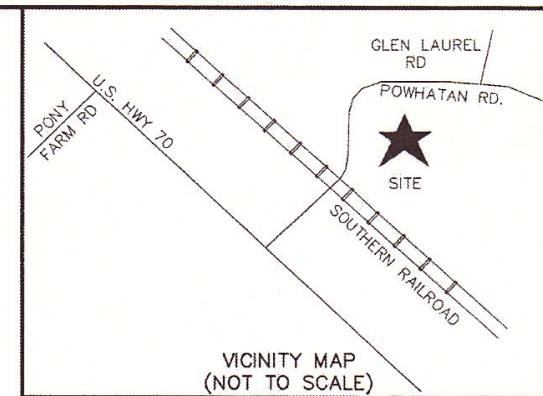


STATE OF NORTH CAROLINA
COUNTY OF _____

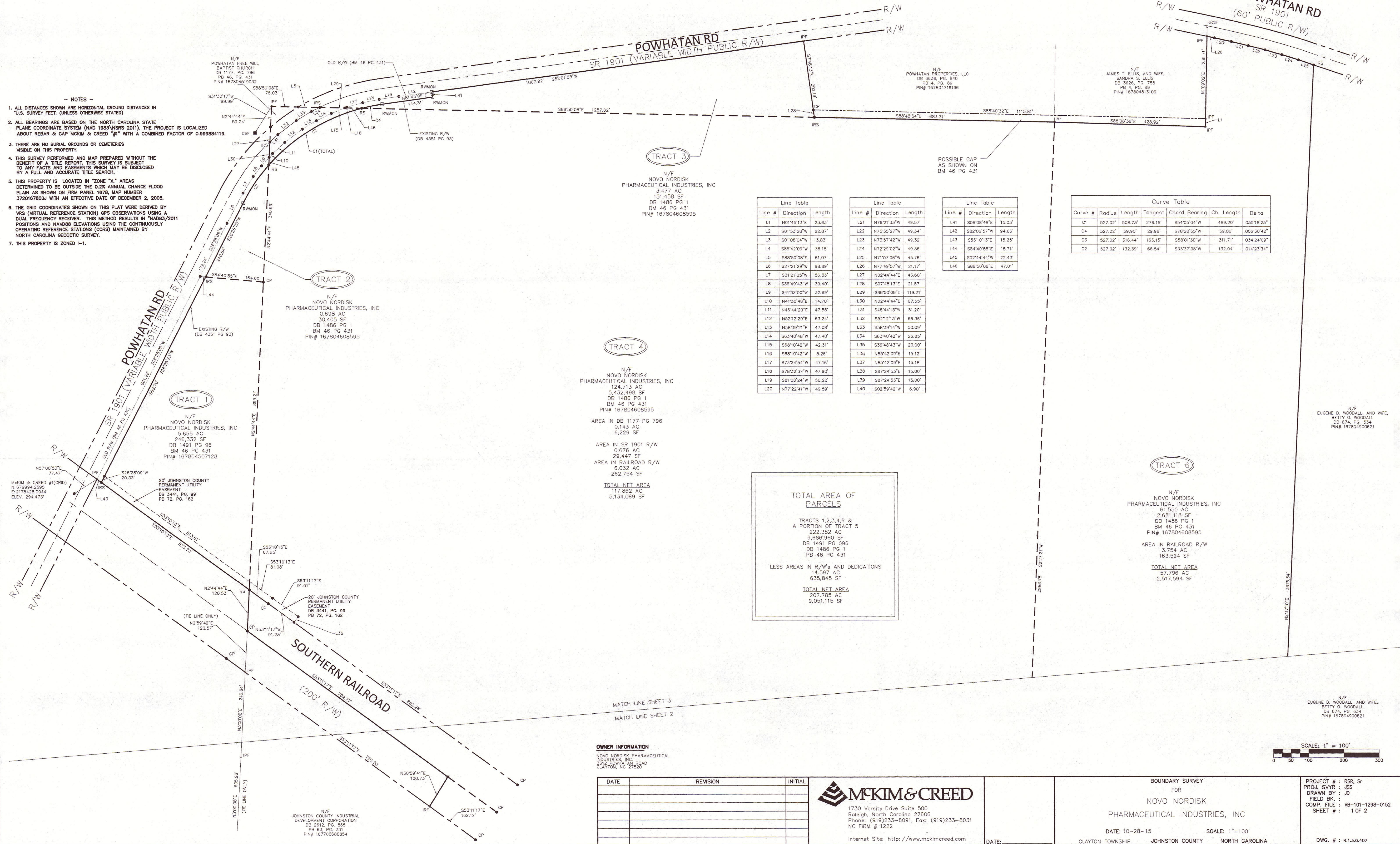
I, REVIEW OFFICER OF _____ COUNTY,
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS
CERTIFICATION IS AFFIXED MEETS ALL STATUTORY
REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____

N.C. GRID (NAD83/11)



- NOTES —
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN
"U.S. SURVEY FEET. (UNLESS OTHERWISE STATED)
 - ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE
PLANE COORDINATE SYSTEM (NAD 1983) VERS 2011. THE PROJECT IS LOCALIZED
ABOUT REBAR & CAP MCKIM & CREED #1 WITH A COMBINED FACTOR OF 0.999884119.
 - THERE ARE NO BURIAL GROUNDS OR CEMETERIES
VISIBLE ON THIS PROPERTY.
 - THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT THE
BENEFIT OF A TITLE REPORT. THIS SURVEY IS SUBJECT
TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED
BY A FULL AND ACCURATE TITLE SEARCH.
 - THIS PROPERTY IS LOCATED IN "ZONE X," AREAS
DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD
PLAIN AS SHOWN ON FIRM PANEL 1678, MAP NUMBER
3720167803J WITH AN EFFECTIVE DATE OF DECEMBER 2, 2005.
 - THE GRID COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY
VRS (VIRTUAL REFERENCE STATION) GPS OBSERVATIONS USING A
DUAL FREQUENCY RECEIVER. THIS METHOD RESULTS IN "NAD83/2011
POSITIONS AND HORIZONTAL ELEVATIONS USING THE CONTINUOUSLY
OPERATING REFERENCE STATIONS (CORS) MAINTAINED BY
NORTH CAROLINA GEODETTIC SURVEY.
 - THIS PROPERTY IS ZONED I-1.



SCALE: 1" = 100'
0 50 100 200 300

MCKIM & CREED

1730 Varsity Drive Suite 500
Raleigh, North Carolina 27606
Phone: (919)233-8091, Fax: (919)233-8031
NC FIRM # 1222

Internet Site: <http://www.mckimcreed.com>

DATE: _____

BOUNDARY SURVEY
FOR
NOVO NORDISK
PHARMACEUTICAL INDUSTRIES, INC.

DATE: 10-28-15
CLAYTON TOWNSHIP JOHNSTON COUNTY NORTH CAROLINA

PROJECT # : RSR, Sr
PROJ. SVR : JSS
DRAWN BY : JD
FIELD BY :
COMP. FILE : VB-101-1298-0152
SHEET # : 1 OF 2

DWG. # : R1.3.0.407

N/F
EUGENE D. WOODALL AND WIFE,
BETH D. WOODALL
DB 674, PG. 534
PIN# 167804900821



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

February 22, 2016

STAFF REPORT

Application Number: 2016-20-SUP

Project Name: Novo Nordisk Bright Sky Building Height Special Use Permit

NC PIN: 167804-50-7128, 167804-60-8595,
Tag #: 05E99010N, 05I05008A,
Town Limits/ETJ: ETJ
Overlay: partly in the Watershed Protection Overlay
Applicant: Novo Nordisk Pharmaceutical Industries, Inc.
Owner: Novo Nordisk Pharmaceuticals Industries, Inc.
Location: The northern properties are located along Powhatan Road with the Norfolk Railroad directly south. The southern properties are located along the Norfolk Railroad, with Gordon Road located to the south.

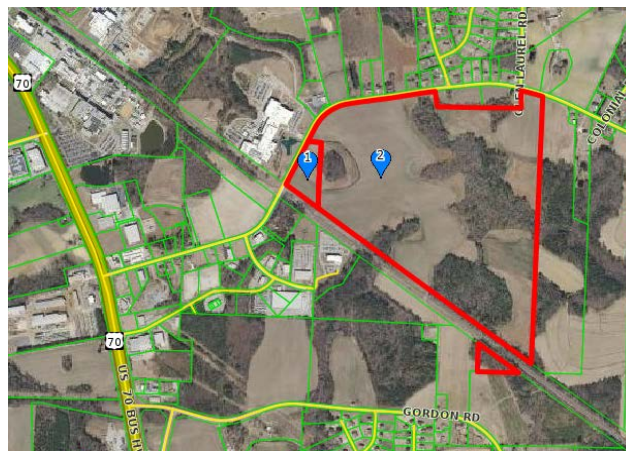
Public Noticing:

- Neighborhood meeting February 9, 2016
- Sign posted prior to February 12, 2016
- Newspaper ad prior to March 24, 2016
- Letters mailed prior to March 24, 2016

REQUEST: The applicant is requesting a Special Use Permit to allow a maximum building height for the associated Master Plan to be 90 feet, which exceeds the limit permitted in the UDC.

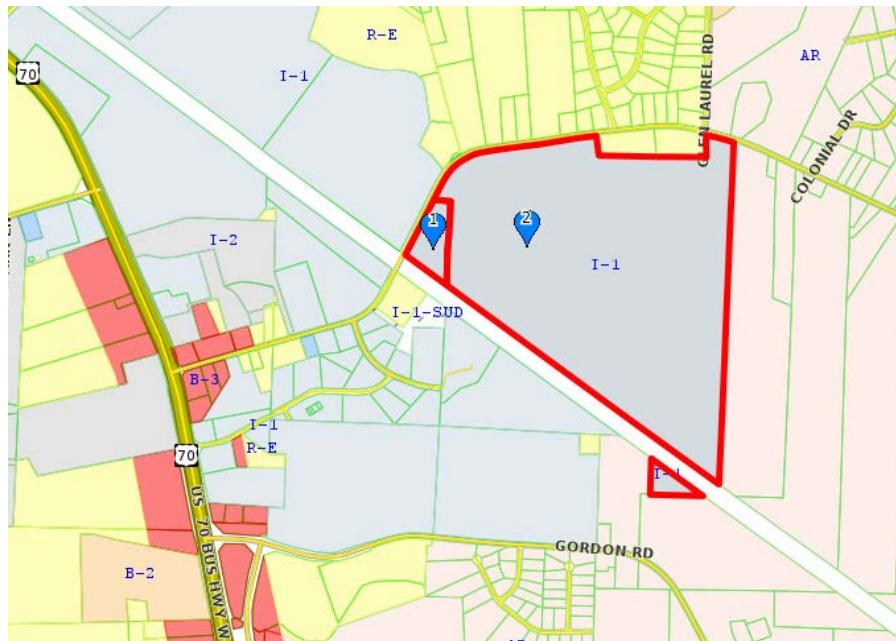
SITE DATA:

Acreage: ±180.76 acres
Existing Use: Vacant



ADJACENT ZONING AND LAND USES:

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



STAFF ANALYSIS:

Overview

The applicant is requesting a Special Use Permit to allow a maximum building height of 90 feet for the buildings that will be a part of the new production facility for Novo Nordisk Pharmaceuticals. This request is running concurrently with a Major Site Plan (acting as a Master Plan) for the development. The subject sites are zoned I-1, which limits the maximum building height to 50 feet. However, according to the UDC, Town Council may grant a Special Use Permit for structures exceeding this maximum height limit.

Consistency with Adopted Plans:

- **2040 Comprehensive Plan**

The request is consistent with the 2040 Comprehensive Plan, which designates this area as an Employment Center.

Associated Site Plan

The applicant is requesting Major Site Plan (acting as a Master Plan) approval concurrently with this request. The development standards proposed as part of the plan have the maximum building height exceeding what is permitted in the subject zoning district. The fermentation building is the only building proposed to reach a maximum building height of 90 feet, while the majority of the other buildings are proposed to reach a maximum height of 60 feet. The exact heights proposed for each building is provided in the Master Plan as shown below:

DEVELOPMENT SUMMARY TABLE - PHASE 1			
BUILDING NAME	BUILDING FOOTPRINT (SQ. FT) +/-	MAX HEIGHT (FEET) +/-	HEIGHT OCCUPIED (FEET) +/-
PURIFICATION	87620	60	55
RECOVERY	91520	60	55
SPINE	125420	60	55
FERMENTATION	24680	90	85
CENTRAL UTILITY BUILDING	60480	60	55
GUARD HOUSE	1250	20	15
GUARD HOUSE	1250	20	15
WAREHOUSE	105750	60	55
SAMPLES	8500	60	55
DEVELOPMENT SUMMARY TABLE - PHASE 2			
PRODUCTION UNIT 1	74460	60	55
PRODUCTION UNIT 2	74460	60	55
PRODUCTION UNIT 3	169100	60	55
RECOVERY	91600	60	55
SPINE	69000	60	55
FERMENTATION	9600	90	85
CENTRAL UTILITY BUILDING	14800	60	55
WAREHOUSE	78200	60	55

SETBACK FOR ALL BUILDINGS COMPLIES WITH MINIMUM
FRONT: 40', SIDE: 20' AND REAR: 20'

Fire Safety

The requested Special Use Permit has been reviewed by the Fire Department for safety purposes. The Fire Chief has approved the maximum height of 90 feet so long as all safety requirements are met for the individual buildings. When each building comes in for Minor Site Plan approval, the Fire Department will review the plans and will address all safety requirements as part of the review process.

FINDINGS

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

CONSIDERATIONS:

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

RECOMMENDATION:

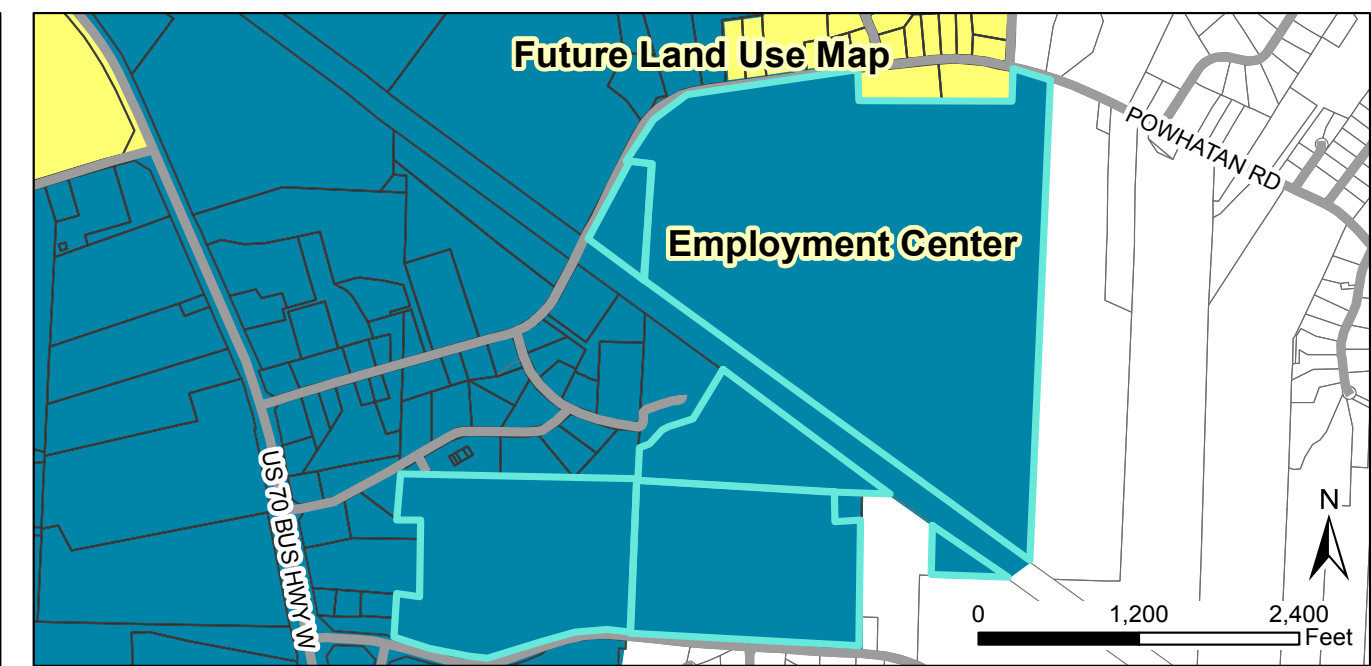
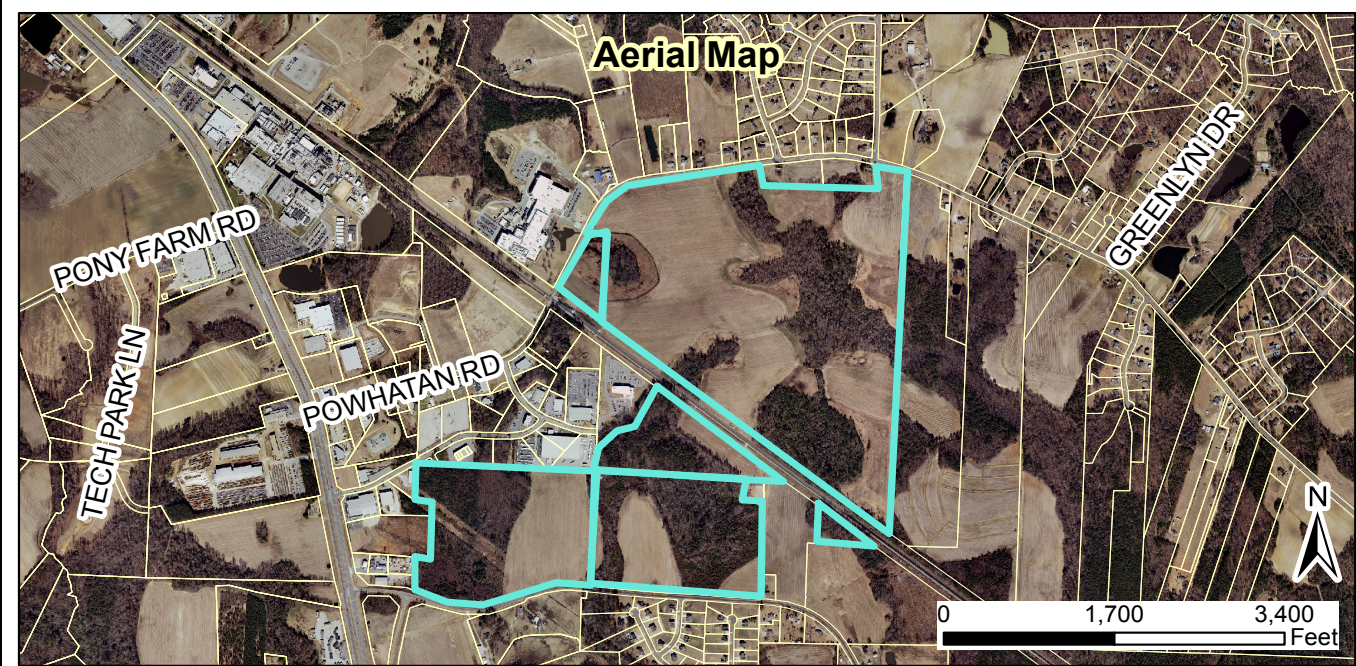
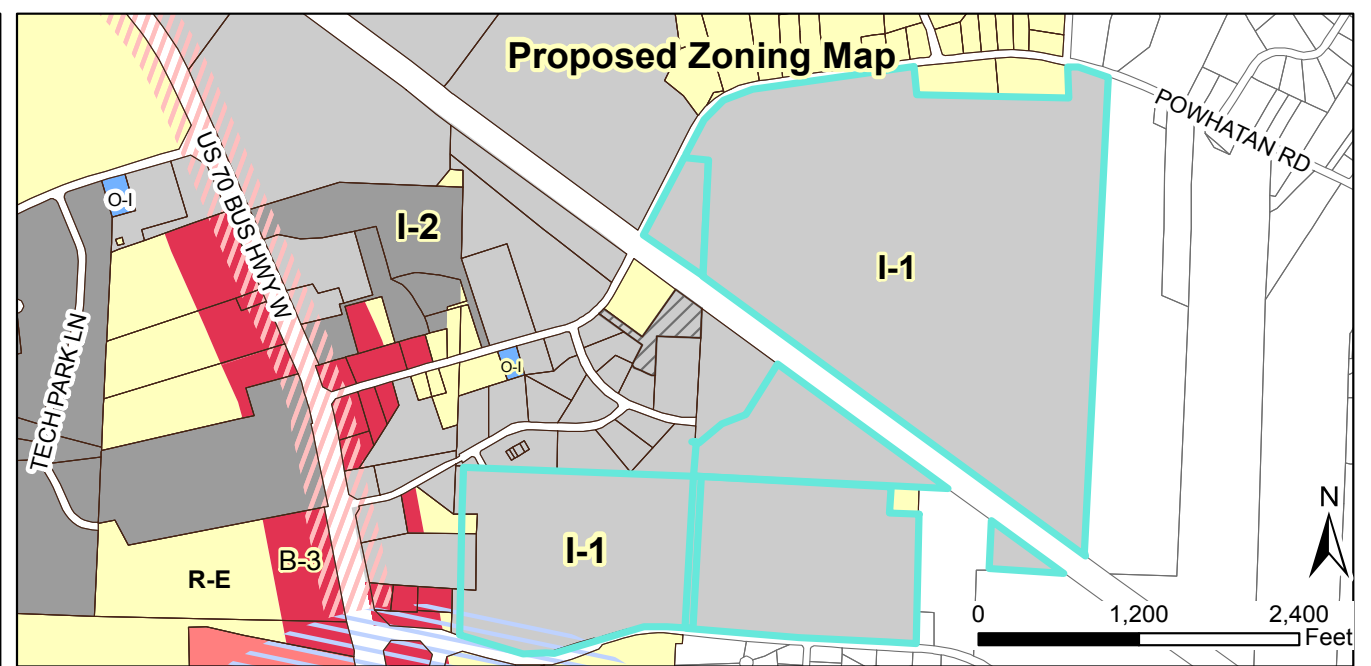
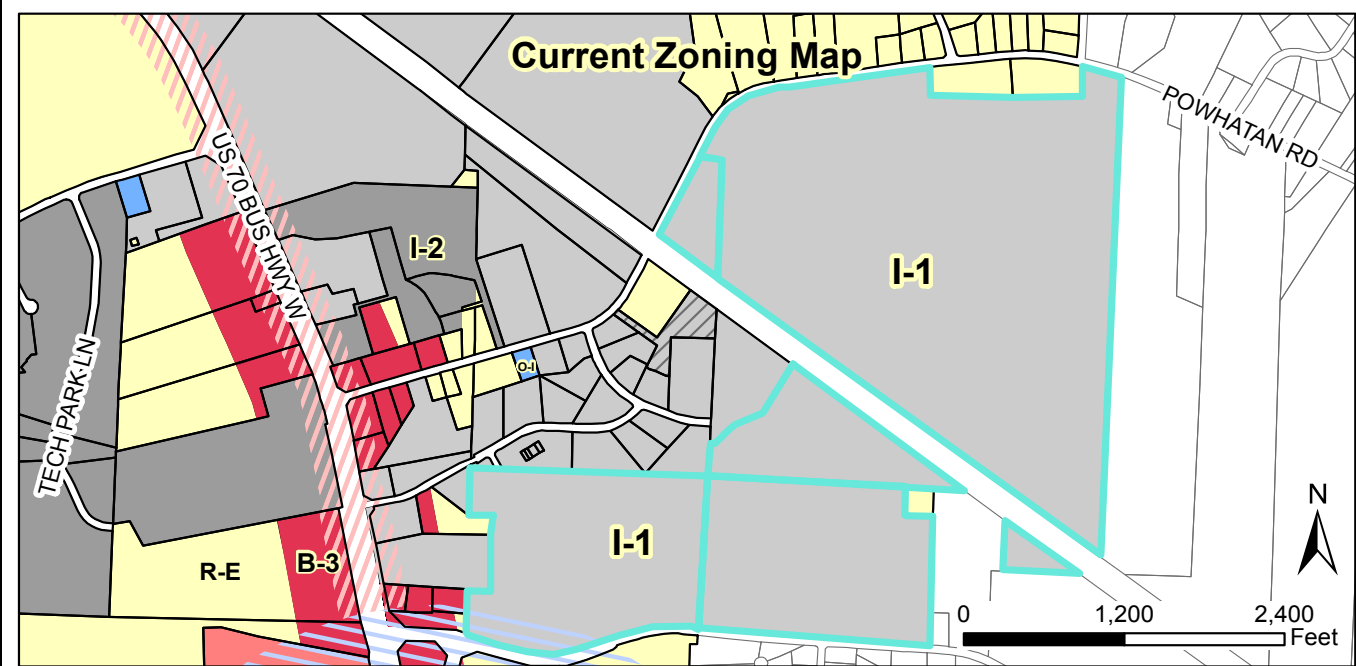
Staff is recommending **approval with conditions** of the above referenced Special Use Permit (2016-20-SUP).

CONDITIONS OF APPROVAL:

1. All buildings exceeding the maximum height limitation for this zoning district (currently 50 feet) shall be located at least 10 feet from the present day project limits (defined as the outermost property line of the parcels included in this Special Use Permit) for every 1 foot that the building exceeds the height of 50 feet.
 2. The building height specifications identified in the approved Master Plan shall be the extent to which each particular building height may be exceeded.
 3. This Special Use Permit shall only apply to this Master Plan, and shall be null and void should any portion of the property in the future be split off from the current project.
 4. This Special Use Permit shall only apply to the two parcels on the north side of the railroad tracks.
-

ATTACHMENTS:

- 1) Staff Report Map
- 2) Application
- 3) Neighborhood Meeting Materials
- 4) Associated Site Plan, 2015-82-SP

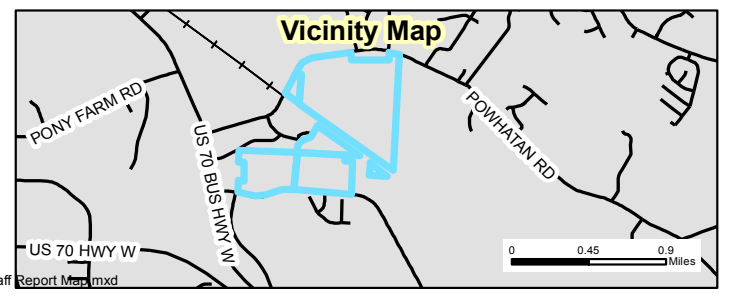


2015-82-SP- Novo Nordisk Bright Sky Major Site Plan (acting as a Master Plan)
Request: To develop a 900,000 square foot API production facility.
2015-20-SUP- Novo Nordisk Bright Sky Building Height Special Use Permit
Request: Special Use request to allow a maximum building height of 90'

Applicant: Novo Nordisk Pharmaceutical Industries, Inc.
 Property Owners: Novo Nordisk Pharmaceutical Industries, Inc.
 Parcel IDs: 167804-50-7128, 167804-60-8595, 167700-68-5440, 167700-67-6564, 167700-47-9547
 Tag #s: 05E99010N, 05I05008A, 05I05008J, 05I05022A, 05I0521C



- Site
 - Parcels_03202015_All
 - Special Use District
 - Thorough Fare Overlay
 - Scenic Highway Overlay
- 2/3/16
 Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.
 Report Map.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.

Fee: The application fee is \$400.00. 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: Bright Sky Project Acreage of Property: 296 Acres
Parcel ID Number: 05I05008A, 05E99010N Tax ID: 4418463, 4418458
Deed Book: 01486, 01491 Deed Page(s): 0001
Address/Location: 3612 Powhatan Rd. Clayton, NC 27527

Existing Use: Agriculture Proposed Use: Industrial

Is project within a Planned Development? ☒ No ☐ Yes

Planned Development District (if applicable): _____

Is project within an Overlay District: ☒ No ☐ Yes

Overlay District (if applicable): _____

OFFICE USE ONLY

RECEIVED TOWN OF CLAYTON PLANNING DEPARTMENT	Date Received: <u>JAN 28 2016</u>	Amount Paid: <u>\$400.00</u>	Permit Number: <u>2016-20-SUP</u>

PROPERTY OWNER INFORMATION

Name: Novo Nordisk Pharmaceutical Industries, Inc.

Mailing Address: 3612 Powhatan Road, Clayton, NC 27527

Phone Number: 919-457-7167 **Fax:** _____

Email Address: galo@novonordisk.com

APPLICANT INFORMATION

Applicant: Novo Nordisk Pharmaceutical Industries, Inc.

Mailing Address: 3612 Powhatan Road, Clayton, NC 27527

Phone Number: 919-457-7167 **Fax:** _____

Contact Person: Gary Lohr

Email Address: galo@novonordisk.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>12/02/2015</u>	☒	☐			
2. Review Fee (\$400)	☒	☐			
3. Completed application (9 copies)	☐	☒			
4. Owner's Consent Form (9 copies)	☐	☒			
5. Adjacent property owners list (9 copies)	☐	☒			
6. Wastewater allocation request OR verification of wastewater allocation (9 copies)	☐	☒			
7. Signed and sealed traffic impact analysis (2 copies)	☐	☒			
8. If applicant is concurrently applying for site plan approval, a copy of the proposed site plan.	☐	☒			
9. Neighborhood meeting notice letter (9 copies) <i>See sample letter and meeting requirements included in this packet</i>	May be provided at time of submittal if meeting date is known – otherwise must be submitted by email or mail on date the letter is mailed out.				
10. Set of stamped, addressed envelopes using the adjacent property owners list	May be provided at time of submittal OR no later than 25 days prior to the Town Council meeting.				
11. Neighborhood meeting summary form (9 copies) <i>Form is included in this packet</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

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

REQUIRED FINDINGS OF FACT

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

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

The applicant is committed to 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 and other applicable regulations.

The applicant is committed to meet all required specifications and to conform to the standards and practices of sound land use planning and the Town Code of Ordinances and 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.

The applicant is committed to developing the project in complete cooperation with the Town of Clayton and the surrounding community so as to not substantially injure the value of adjoining or abutting property or be detrimental to the use 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 applicant is committed to fully comply with the adopted plans and policies of the Town and will not violate the character of existing standards for development of the adjacent properties.

EXPLANATION OF PROJECT

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

As requested by the Town of Clayton's Planning Department Technical Review Committee First Review Comments dated January 15, 2016, a special use permit is required in order for the maximum building height to exceed 50 feet. The Architectural Building Elevations submitted with the Major Site plan (Acting as a Master Plan) 2015-82-SP, indicate a building height of 86 feet, which is necessary to accommodate the process equipment. As the design progresses, there may be a few locations where the building height might need to increase another 10 feet to accommodate vessel loading requirements.

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.

Gary Lohr
Print Name

[Signature]
Signature of Applicant

26 Jun 2016
Date



January 28, 2016

Dear Clayton Area Property Owner:

As a follow-up to the original Neighborhood Meeting notification letter dated January 21, 2016, this subsequent letter is to notify you that a Special Use Permit application has been filed with the Town of Clayton by Novo Nordisk Pharmaceutical Industries, Inc., in addition to the Master Site Plan application referenced in the initial letter. A Special Use Permit has been requested in order for several of the proposed buildings associated with the project to exceed the maximum building height of 50-feet. Per Town of Clayton regulations, a Neighborhood Meeting is required to provide information to area residents about the nature of the Special Use Permit request. As recommended by the Town, information regarding the Special Use proposal will be presented in conjunction with the Master Site Plan Neighborhood Meeting as originally proposed in the January 21, 2016 letter as detailed below. Representative with Novo Nordisk, the Town of Clayton, NC Department of Transportation, and environmental and engineering consultants Kimley-Horn and Associates, and Fluor Engineering will be present to explain the Master Site Plan and Special Use Permit applications, answer questions, and solicit comments.

Meeting Date: February 9, 2016

Meeting Time: 6:00 pm

Meeting Location: Johnston County Workforce Development Center – Discovery Room
135 Best Wood Drive, Clayton, NC 27520

Type of Application: Major Site Plan and Special Use Permit

Property Address: The approximately 269-acre project site is located off of Powhatan Road, east of the existing Novo Nordisk Pharmaceutical Industries facility located at 3612 Powhatan Road in Clayton.

Description of Project/Proposal: The project will consist of the construction of an approximately 900,000 square foot Active Pharmaceutical Ingredients (APIs) production facility. The facility will employ approximately 700 people when it begins operations scheduled for 2020. The construction-related facilities will consist of the following: warehouses for raw materials, finished products, and consumable/cold storage; fermentation buildings for raw product growth; recovery buildings for separation of yeast and byproducts from API; purification buildings for product refinement; waste water tank, fire water tank, and cooling towers; office space, gowning and laboratory building; central utility building housing boilers for clean steam, processed air and water; electrical substation; gate houses at facility entrances; waste water pre-treatment facility; parking facilities; and stormwater management basins. In addition to access off of Powhatan Road, a southern access is proposed off of Gordon Road which will include a bridge over the Norfolk Southern railroad.

Novo Nordisk Pharmaceutical
Industries, Inc.

3612 Powhatan Road
Clayton, NC 27527

T: 919-550-2200
F: 919-553-3670

www.novonordisk-clayton.com

The following will be available for your review at the Neighborhood Meeting:

1. A copy of the project application/plans
2. A map showing the location of the project in relation to neighboring properties and roads.
3. A map/plans showing the development proposal.
4. Architectural building elevations (associated with the Special Use Permit)

If you have any questions prior to or after this meeting, you may contact me at (919) 550-2200.
You may also contact the Planning Department at (919) 553-5002.

Sincerely,



Gary Lohr
Director, Site Support
Novo Nordisk Pharmaceutical Industries, Inc.

Cc: Town of Clayton Planning Department

Novo Nordisk Pharmaceutical
Industries, Inc.

3612 Powhatan Road
Clayton, NC 27527

T: 919-550-2200
F: 919-553-3670

www.novonordisk-clayton.com

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: _____

Date of Mailing: _____

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

Printed Name: _____

Signature: _____

Date of Meeting: 09 Feb 2016

Time of Meeting: 1800 or 6:00pm

Location of Meeting: JCWD: Discovery Room at 135 Best Wood Dr., Clayton, NC 27520

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

* See Attached Novo Nordisk Meeting Minutes *

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Bright Sky Project

Application: _____

Location/Date: _____

	NAME	ADDRESS
1	Allen Wellen	Smithfield, NC
2	Haley Hogg	Town of Clayton, Staff
3	JAY McLEOD	" " " "
4	Travis Dunn	305 Deerfield Dr.
5	Baby Furt	FLUOR CORP.
6	Beth Dean	Kimley-Horn
7	Benny + Debbie Fargnoli	19 Stratford Dr Clayton NC
8	Rick Hester	Po Box 1288 Smithfield
9	Bergie Gaddis	P.O. Box 1809, Smithfield, NC
10	Deborah Porto	ICC Clayton
11	Mike Wickey	3416 Kemphrick Ct Raleigh
12	Carol Wickey	3416 Kemphrick Ct Raleigh
13		
14		
15		
16		
17		
18		
19		
20		

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Bright Sky Project

Application: _____

Location/Date: _____

	NAME	ADDRESS
1	DAVID DZYOUNG	111 EAST 2 ND ST. CLAYTON 27520
2	Matt Kuntz	
3	Garry Lohr	
4	Gwen Lohr	
5	Norwood Thompson	442 1/2 E. Main St
6	JOE BIZELL	120 S. THIRD ST. SMITHFIELD
7		
8		
9		
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Minutes

Meeting: NNPII DAPI US Neighborhood Meeting

Date of meeting: 09Feb2016 at 1800

Participants: Town of Clayton, Fluor, Kimley-Horn, NNPII DAPI US, Johnston Co. Sheriff's Dept., Neighborhood residents (See attached Attendance Roster)

Excused: Justin Lamb, Chris Johnson, et al.

Meeting organiser: Gary Lohr

Note Taker: Beth Reed/Jessica Gadbois

Copy: Town of Clayton

Topic/Action	Responsible	Deadline
Meeting commenced at 18:14 with Gary Lohr - Introduced self & DAPI US Project - Introduced groups present: - Kimley-Horn - Town of Clayton - Johnston County - NC-DOT - Fluor - Jo Co Sheriff's Department - Neighbors of NNPII DAPI US Project	Gary Lohr	N/A
PowerPoint utilized by Gary Lohr to present & discuss DAPI US Expansion Project - Agenda included: - Welcome - Safety & Practicalities - Novo Nordisk overview - Origin of Novo Nordisk as a company - Product lines - Introduced GLP1-Oral Protein potential - Worldwide Pandemic of Diabetes - Supply vs Demand - Need for additional insulin production - See Q & A section: #1 - Novo Nordisk in Clayton - History/Development of existing facility - Expansions to meet continued supply & demand 2014 Expansion utilized remaining Novo Nordisk property W. of Powhatan Rd. - Novo's commitment to their Triple Bottom Line: - Financial, Social & Environmental responsibility: Focus on Social & Environmental	Gary Lohr	N/A

Continued on page 2

Topic/Action	Responsible	Deadline
○ DAPI Expansion ▪ Novo's commitment to job site & community ▪ Social Responsibility: Giving back to the community • Job creation ▪ Environmental Aspirations • LEED • Minimize wetland impact • Waste strategies • Water usage • Heat Recovery • Minimize Waste ▪ Rational for Expansion: • Site Clayton: sq. Footage, acreage & project cost • Meet increased demands on insulin supply due to rapid increase in worldwide Diabetes patients • Diversify products & production locations ○ Project Execution ▪ Gary Lohr hands Execution portion of presentation over to Bailey Forrest, Site Manager – Fluor Engineering at 18:27		
○ Project Execution/Logistics ▪ Introduced self, excitement for project & Novo Nordisk as a client ▪ Fluor Philosophy: contain activity within site ▪ Site Layout ▪ Construction Schedule & duration • Phase 1 & Phase 2 ▪ Measures taken to minimize Wetland Impact ▪ Gordon Road • Reviewed Map of Gordon Rd. ○ Access location & needs ○ Note: This opened Q & A's #2. - 8	Bailey Forrest	N/A
• Closing: Gary Lohr closed meeting 18:46 ○ Provided contact information ○ Shared gratitude for attendance & project support ○ Proposed ideas for Social/Environmental responsibility ▪ Community Garden for educational purposes as well as potential donations to local food banks • Bailey Forrest closed with "Being a good neighbor, we are here to stay & be good neighbors"	Gary Lohr/Bailey Forrest	N/A
➤ Questions & Answers		
Question #1: Neighborhood resident: What is attributing to the rise in Diabetes worldwide? Answer: Gary Lohr: A number of attributing factors such as environmental, genetics, diet, obesity as well as early/accurate detection have influenced the increase in Diabetic patients globally.	Gary Lohr	N/A
Question #2: Multiple residents: Requested a closer look at Gordon Road via the map on the Presentation screen and what the impact/improvements will be on the Road. Answer: Tim Little with NCDOT responded on the street improvements: The intersection improvements at US 70/Gordon Road will be required including signalization and US 70/Powhatan Road intersection improvements will also be required based upon the results of the Traffic Study prepared by Kimley-Horn and Associates.	Tim Little	N/A

Topic/Action	Responsible	Deadline
Question #3: Neighborhood resident: Is the property line, beyond the track, anywhere near Entrance? Answer: Bailey Forrest: Spoke of the Security House, laydown/construction then proceeded to show the resident on the Presentation slide Map.	Bailey Forrest	N/A
Question #4: Neighborhood resident: How far does the road & bridge come up from US Hwy 70? Answer: Norwood Thompson responded the road would go through a southern field not across from Edenborough. Answer: Bailey Forrest zoomed in on the Presentation Map to show Bridge across the Rail Road. Answer: Gary Lohr spoke on the importance of taking traffic away from the neighborhood. Answer: Tim Little spoke on the traffic, Street/Road improvements on Edenborough, Gordon & Bus 70.	Bailey Forrest, Gary Lohr & Tim Little	N/A
Question #5: Neighborhood resident inquired about Gate C Answer: Bailey Forrest explained this was temporary for staging	Bailey Forrest	N/A
Question #6: Neighborhood resident: Are you widening Gordon Road? Answer: Tim Little: There will be minimal widening required from Gordon Road Access tie in to Gordon Road back to the Gordon Road/US 70 Intersection; 2 feet wide on shoulders for Trucks traffic.	Tim Little	N/A
Question #7: Allen Wellons: How many employed by Construction Craft? Answer: Bailey Forrest : 1600-1800 Construction Craft for 2018, they will have split access to the site. (Allen replied he liked the numbers of employment)	Bailey Forrest	N/A
Question #8: Neighborhood resident: Do you anticipate more land acquisition for future projects? Answer: Gary Lohr: No additional acquisitions are proposed and if future expansion occurs outside the Phase 1 and 2 plans, it would be located to avoid wetland areas and potentially in the upland area within the existing property adjacent to the Powhatan/Glen Laurel Road intersection.	Gary Lohr	N/A
➤ End of Meeting Minutes/Q&A		

ADJACENT PROPERTY OWNERS LIST

Project Name: Bright Sky Project

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
167700-77-4939	New Bethel Church	1814 Gordon Road, Clayton, NC 27520
167700-77-7532	Betty L Mitchell	2367 Gordon Road, Clayton, NC 27520
167700-86-5850	Matthew E Spence	1685 Gordon Road, Clayton, NC 27520
167700-76-4994	Betty C Woodall	2175 Grabtown Road, Smithfield, NC 27577
167700-90-0621	Eugene D Woodall Betty Sue Woodall	484 Packing Plant Rd, Smithfield, NC 27577
167700-37-7058	Theodore James Cihos Betty Cihos	2017 Fox Den, Clayton, NC 27527
167700-37-7594	Walthom Group	442 1/2 East Main Street, Clayton, NC 27520
167700-37-7870	Winstead Building I A NC Partnership	P.O. DRAWER 1960, Smithfield, NC 27577
167700-37-9213	Theodore James Cihos Betty Cihos	2017 Fox Den, Clayton, NC 27527
167700-38-8091	Raymond M House Jr Angela C House	2020 Casey Road, Clayton, NC 27520
167700-48-1211	Walthom Group	442 1/2 East Main Street, Clayton, NC 27520
167700-48-5249	North Tech 120 LLC	120 North Tech Drive, Suite 102, Clayton, NC 27520
167700-48-9258	Neuse River Leasing Inc	2160 Satellite Boulevard, Duluth, GA 30097
167700-56-1770	Betty L Mitchell	2367 Gordon Road, Clayton, NC 27520
167700-56-9884	Claudia Gonzalez Santillan Jose Guadalupe Rocha Saucedo	103 Granton Court, Clayton, NC 27520
167700-58-2364	Neuse River Leasing Inc	2160 Satellite Boulevard, Duluth, GA 30097
167700-58-6227	Neuse River Leasing Inc	2160 Satellite Boulevard, Duluth, GA 30097

ADJACENT PROPERTY OWNERS LIST

Project Name: Bright Sky Project

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
167700-59-3446	Young Mun Son Hae Sook Son	3733 Powhatan Rd, Clayton, NC 27520
167700-59-6259	Lamm Media Group LLC	P.O. BOX 90, Smithfield, NC 27577
167700-66-3895	David J Koehler Valerie L Koehler	102 Granton Court, Clayton, NC 27520
167700-66-5871	David W Wiley Lisa B Wiley	24 Slateford Drive, Clayton, NC 27520
167700-66-8841	Benny Harold Langdon Deborah P Langdon	19 Slateford Drive, Clayton, NC 27520
167700-68-0854	Johnston County Industrial Development Corporation	P.O. BOX 1179, Smithfield, NC 27577
167700-76-0890	Scot Schwichow Diane M Schwichow	147 Eddlestone Court, Clayton, NC 27520
167700-76-3757	Charles E Adkins Tara Kristin Adkins	148 Eddlestone Ct, Clayton, NC 27520
167700-76-5792	Joseph B Jones Dorothy Jones	P.O. Box 871, Clayton, NC 27520
167804-51-8252	Powhatan Free Will Baptist	3470 Powhatan Road, Clayton, NC 27527
167804-61-0681	Grifols Therapeutics Inc	P.O. BOX 110526, Durham, NC 27709
167804-61-5488	Teresa Smith Scott	3366 Powhatan Road, Clayton, NC 27527
167804-61-7520	Larry Smith Linda T Smith	3352 Powhatan Road, Clayton, NC 27527
167804-61-9916	Roger William Hill Ginger Smith Hill	3276 Powhatan Road, Clayton, NC 27527
167804-62-3275	Kan D Holding LLC	444 E Main Street, Clayton, NC 27520
167804-71-1317	Roger William Hill	3276 Powhatan Road, Clayton, NC 27527
167804-71-2399	Warren Douglas Smoot Sharon Bond Smoot	3248 Powhatan Road, Clayton, NC 27527

ADJACENT PROPERTY OWNERS LIST

Project Name: Bright Sky Project

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

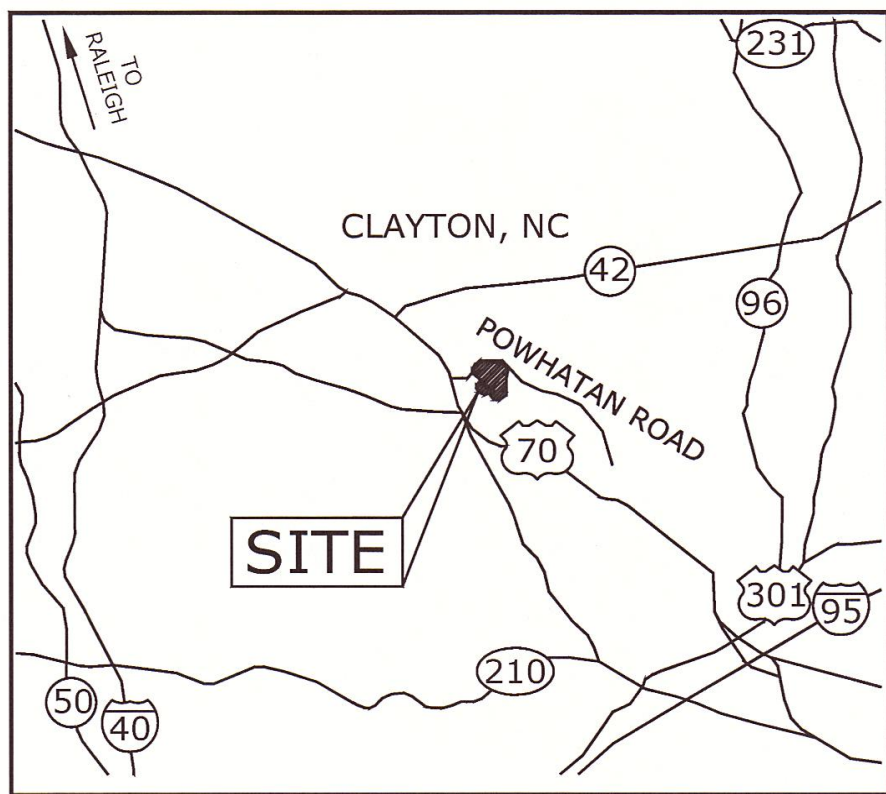
It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

PARCEL NUMBER	NAME	ADDRESS
167804-71-4452	Earl Wayne Poole Nancy E Poole	3226 Powhatan Road, Clayton, NC 27527
167804-71-6196	Powhatan Properties LLC	305 Deerfield Drive, Clayton, NC 27527
167804-81-3106	James Terry Ellis Sandra Stephenson Ellis	2007 Ridge Road, Clayton, NC 27520
167804-81-4402	Yazan Hassan Issa	23 Glen Laurel Road, Clayton, NC 27527
167804-91-0564	Powhatan Road Limited Partnership	P.O. BOX 327, Clayton, NC 27528
167804-91-5923	Charles B Gordon Powhatan Road Limited Partnership	P.O. BOX 327, Clayton, NC 27528
167804-41-9237	Novo Nordisk Pharmaceutical Industries Inc	3612 Powhatan Road, Clayton, NC 27527
167804-40-6294	Novo Nordisk Pharmaceutical Industries Inc	3612 Powhatan Road, Clayton, NC 27527
167700-47-9545	Young Family Irrevocable Trust Jenny Y Kelling Trustee	3739 National Dr, Ste 227, Raleigh, NC 27612

Novo Nordisk Diabetes API-US

3612 POWHATAN ROAD
CLAYTON, NORTH CAROLINA
USA

SITE MASTER PLAN PACKAGE



LOCATION MAP

NTS

DEVELOPER

Novo Nordisk
3612 POWHATAN ROAD
CLAYTON, NORTH CAROLINA
USA

PARCEL OWNER

Novo Nordisk
3612 POWHATAN ROAD
CLAYTON, NORTH CAROLINA
USA

SURVEYOR

McKIM & CREED
Raleigh, North Carolina 27606
Phone: (919)233-8091, Fax: (919)233-8031
NC FIRM No. 1222

ENGINEER

EFDEE Engineering Professional Corporation
100 Fluor Daniel Drive, Greenville, SC 29607
License No. C-0742

ARCHITECT

ENCEE Architectural Services, P.C.
100 Fluor Daniel Drive, Greenville, SC 29607
License No. C-0742

LANDSCAPE ARCHITECT

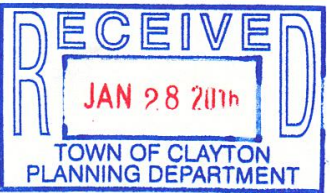
TBD



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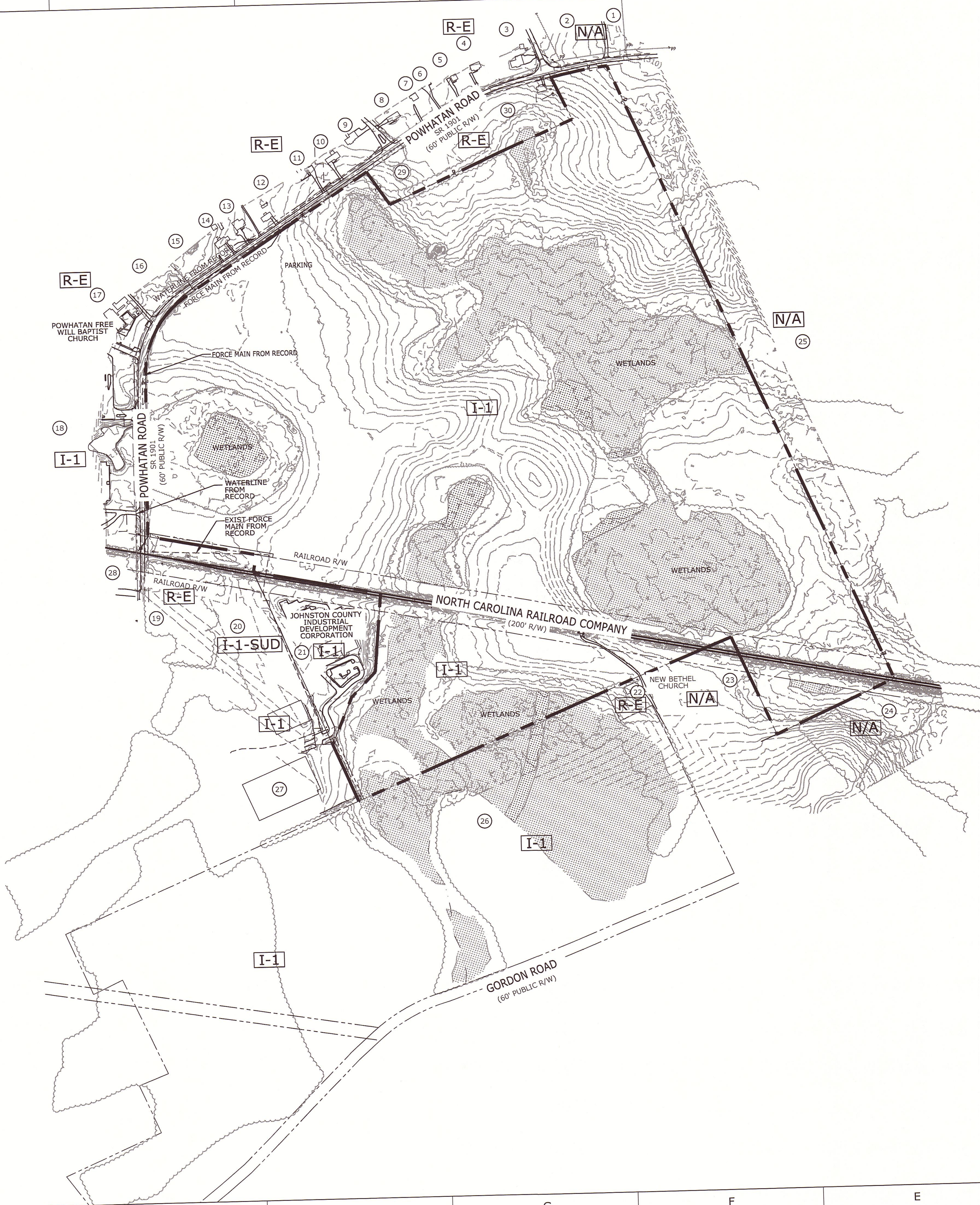
DRAWING LIST

DRAWING NUMBER	DRAWING DESCRIPTION
CIVIL DRAWINGS	
CL XX DAPI-US 3 15 00 010	CIVIL - SITE MASTER PLAN - COVER SHEET
CL XX DAPI-US 3 15 00 002	CIVIL - EXISTING SITE CONDITIONS PLAN
CL XX DAPI-US 3 15 00 004	CIVIL - SITE MASTER PLAN 1 OF 2
CL XX DAPI-US 3 15 00 005	CIVIL - SITE MASTER PLAN 2 OF 2
CL XX DAPI-US 3 15 00 007	CIVIL - TEMPORARY CONSTRUCTION FACILITIES PLAN
CL ZZ DAPI-US 3 15 00 004	CIVIL - SITE MASTER PLAN WITH AERIAL
ARCHITECTURAL DRAWINGS	
CL-XX-DAPI-US-2-10-01-001	ARCHITECTURAL - COVER SHEET
CL-XX-DAPI-US-2-10-01-002	ARCHITECTURAL - ELEVATIONS
CL-XX-DAPI-US-2-10-01-003	ARCHITECTURAL - ELEVATIONS
CL-XX-DAPI-US-2-10-01-004	ARCHITECTURAL - AERIAL VIEWS
SURVEY DRAWINGS	
R.1.3.0.0407	BOUNDARY SURVEY SHEET
R.1.3.0.0407	BOUNDARY SURVEY SHEET
R.1.3.0.0408	TOPOGRAPHIC SURVEY SHEET
R.1.3.0.0408	TOPOGRAPHIC SURVEY SHEET



D	27JAN16	CIT	REVISED PER REVIEW COMMENTS
C	06JAN16	AFV/CIT	ISSUED FOR PERMIT
B	22DEC15	AFZ/CIT	ISSUED FOR PERMIT
A	18NOV15	AFZ/CIT	ISSUED FOR REVIEW
Rev.:	Rev. date	Design init.	Revisions:
O EFDEE Engineering Professional Corporation 100 Fluor Daniel Drive, Greenville, SC 29607 License No. C-0742			
Drawing checked:		Drawing approved:	Document classification
 Novo Nordisk A/S Powhatan Road Clayton, North Carolina USA		Novo Nordisk Diabetes API-US	
		Creation date: 03NOV15	
		Revision date: 27JAN16	
		Drawn By: TRH	
		Design By: AFZ	
		CIVIL COVER SHEET SITE MASTER PLAN PACKAGE	
		Scale: 1"=400'	
Page no.:			
CL XX DAPI-US 3 15 00010			

PLOT DATE: P:\CADD\21\DWG\CL XX DAPI-US 3 15 00002.dwg 01:27:16 11-14-2016 Printed By: tary15284



NOTES:
1. FOR TOPOGRAPHIC AND BOUNDARY SURVEY DATA NOT SHOWN ON THIS DRAWING, REFER TO THE FOLLOWING DRAWINGS DEVELOPED BY MCKIM AND CREED, INC. RALIEGH, NC.

BOUNDARY SURVEY SHEET
1 OF 2 DWG. NO. R.1.3.0.0407
2 OF 2 DWG. NO. R.1.3.0.0407

TOPOGRAPHIC SURVEY SHEET
1 OF 2 DWG. NO. R.1.3.0.0408
2 OF 2 DWG. NO. R.1.3.0.0408

LEGEND:

EXISTING

TREES
LOW BRUSH
FENCE
BUILDING
ROAD
PROPERTY LINE
CONTOUR
EP
PP
ROW
PROPERTY ZONING

ADJACENT LAND OWNERS:

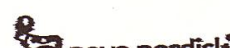
#	ID	Tax Id	NCPIN	OWNER	SITE ADDRESS	BOOK	PAGE	ACERAGE
1	05E990075	4305566	167804-91-0564	POWATHAN ROAD LIMITED PARTERSHIP	2990 POWATHAN ROAD	4270	489	4.09
2	05E99007H	4352303	167804-91-5923	GORDAN, CHARLES B & POWATHAN ROAD LIMITED PARTERSHIP	23 GLEN LAUREL ROAD	3544	488	28.57
3	05I05006K	4320363	167804-81-4402	ISSA, YAZAN HASSAN	3094 POWATHAN ROAD	3852	652	0.92
4	05I05006L	4320329	167804-81-2521	HAMILTON, CONSTANCE	3116 POWATHAN ROAD	4472	761	0.94
5	05I05006M	4380942	167804-81-1501	JANCUSKA, THOMAS	3138 POWATHAN ROAD	3810	674	0.94
6	05I05006N	4320330	167804-71-9581	LOGAN, LAUREN MICHELLE	3160 POWATHAN ROAD	3831	925	0.94
7	05I05006O	4320359	167804-71-8550	MCZORN, DEBRA L	100 MOHICAN TRAIL	1539	435	0.92
8	05I05006P	4320360	167804-71-8550	MCZORN, DEBRA L	101 MOHICAN TRAIL	1564	537	0.92
9	05I05006Q	4320348	167804-71-4452	POOLE, EARL WAYNE & NANCY E	3248 POWATHAN ROAD	3774	515	0.92
10	05I05006R	4320324	167804-71-2399	SMOOT, WARREN DOUGLAS & SHARON BOND	3276 POWATHAN ROAD	1079	217	1.04
11	05I05005A	4375730	167804-71-1317	HILL, WILLIAM ROGER		1827	240	13.96
12	05I05005	4308756	167804-61-9916	HILL, WILLIAM ROGER & GINGER SMITH	3352 POWATHAN ROAD	3598	783	1.67
13	05I05004A	4304331	167804-61-7520	SMITH, LARRY & LINDA T	3366 POWATHAN ROAD			1.67
14	05I05004C	4362239	167804-61-5489	SCOTT, TERESA SMITH		4394	143	21.12
15	05I05004	4376261	167804-62-3775	KAN D HOLDINGS LLC		4016	306	7.25
16	05I05012	4361282	167804-61-0681	GRIFOLS THERAPEUTICS INC	3468 POWATHAN ROAD			2.86
17	05I05013	4277996	167804-51-8252	POWATHAN FREE WILL BAPTIST	3612 POWATHAN ROAD	3834	908	54.3
18	05E99010G	4424422	167804-41-9237	NOVO NORDISK PHARMACEUTICAL INDUSTRIES INC	3733 POWATHAN ROAD	3049	156	4
19	05I05014A	4320370	167700-59-3446	SON, YOUNG MUM & SON HAE SOOK	3755 POWATHAN ROAD	3439	837	4.15
20	05I05019Q	4320374	167700-59-6259	LAM MEDIA GROUP LLC	135 BEST WOOD DRIVE	2612	865	8.01
21	05I05008K	4352508	167700-68-0854	JOHNSON COUNTY INDUSTRIAL DEVELOPMENT CORPORATION	1814 GORDAN ROAD			14.68
22	05I05022C	4320400	167700-77-4839	NEW BETHEL CHURCH	2367 GORDAN ROAD			29.81
23	05I05023	4320375	167700-77-7532	MITCHELL, BETTY L	1650 GORDAN ROAD	4009	497	50
24	05I05024A	4359701	167700-86-5850	SPENCE, MATTHEW E		674	534	50
25	05I06001B	4357432	167804-90-0621	WOODALL, EUGENE D BETTY SUE	1988 GORDAN ROAD	4702	650	45.79
26	05I05022A	4425791	167700-67-6564	COUNTY OF JOHNSON		1843	505	2.79
27	05I05019O	4348876	167700-58-6227	NEUSE RIVER LEASING INC		1389	114	8.27
28	05E99010H	4357872	167800-40-6294	NOVO NORDISK PHARMACEUTICAL INDUSTRIES INC		3638	840	3.76
29	05I05010	4348873	167804-71-6196	POWATHAN PROPERTIES LLC	3059 POWATHAN ROAD	3626	755	3.37
30	05E99006M	4407917	167804-81-3105	ELLIS, JAMES TERRY & SANDRA STEPHENSON				

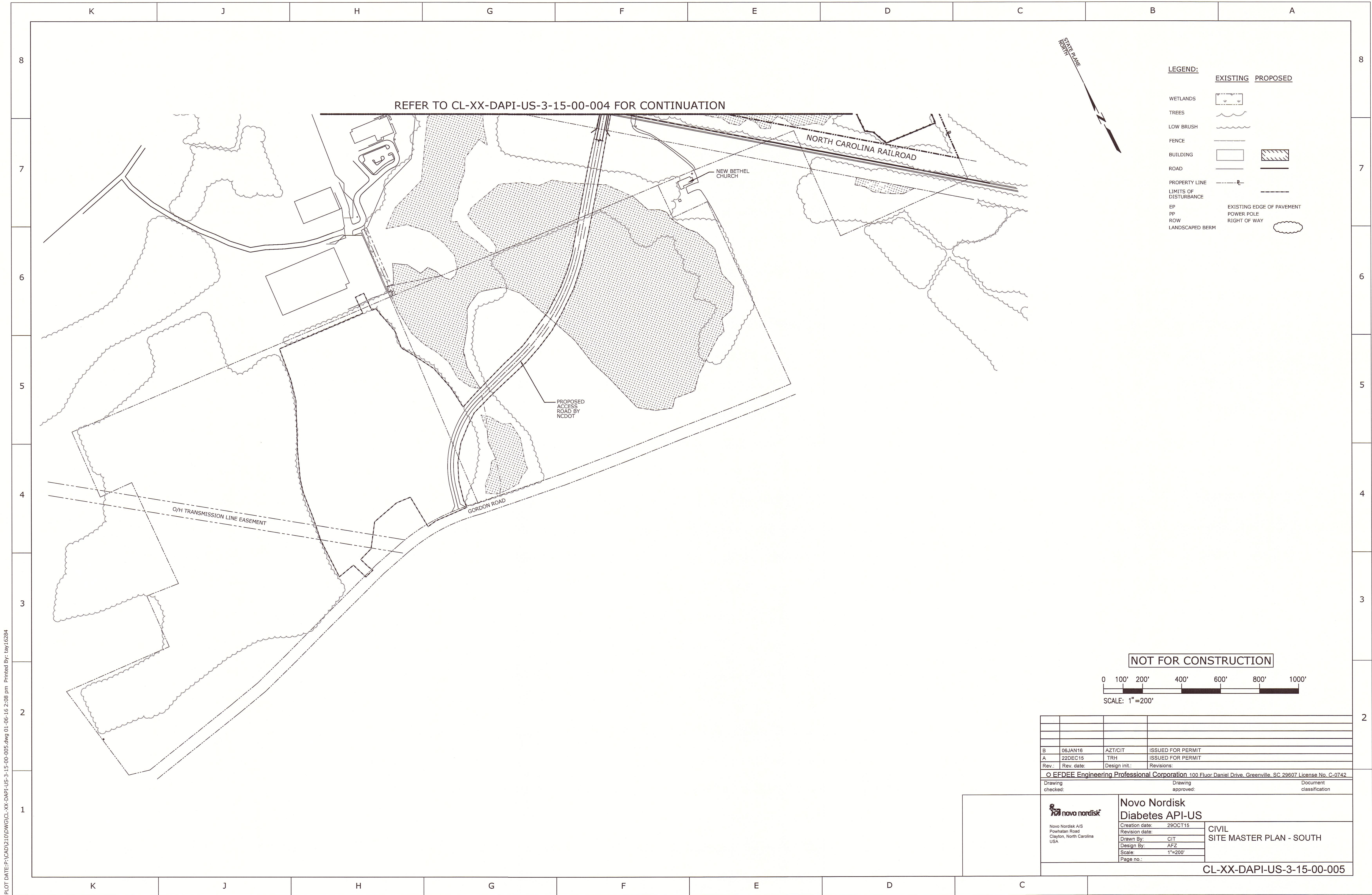
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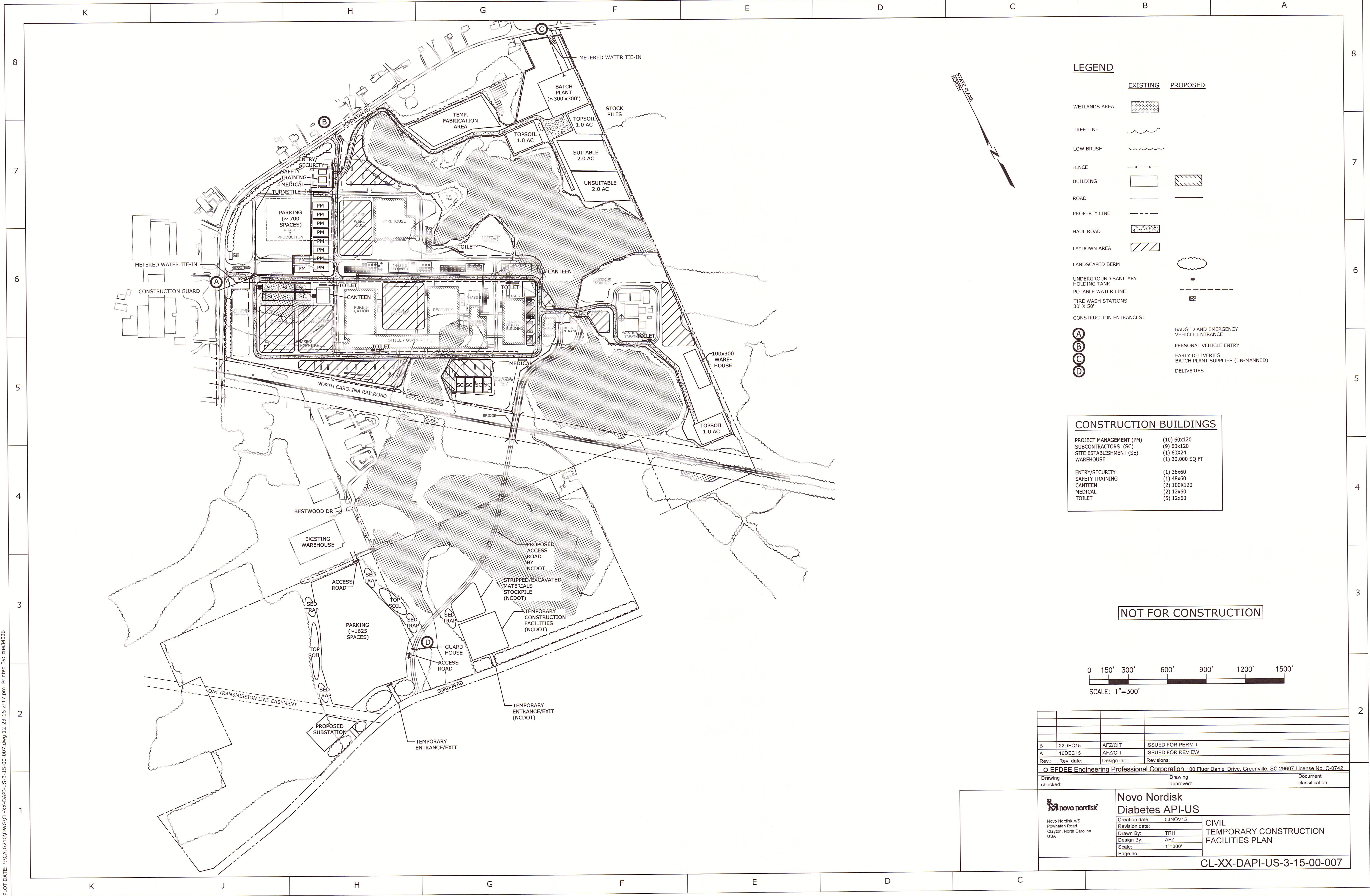
0 150' 300' 600' 900' 1200' 1500'

SCALE: 1"=300'



E	27JAN16	CIT	REVISED PER REVIEW COMMENTS
D	12JAN16	CIT	ISSUED FOR LAND DISTURBANCE PERMIT
C	06JAN16	AZT/CIT	ISSUED FOR PERMIT
B	22DEC15	AFZ/CIT	ISSUED FOR PERMIT
A	16DEC15	AFZ/CIT	ISSUED FOR REVIEW
Rev.:	Rev. date	Design int.:	Revisions:
O EFDEE Engineering Professional Corporation 100 Fluor Daniel Drive, Greenville, SC 29607 License No. C-0742			
Drawing checked:		Drawing approved:	Document classification
		Novo Nordisk Diabetes API-US	
Novo Nordisk A/S Powhatan Road Clayton, North Carolina USA		Creation date: 29OCT15 Revision date: 27JAN16 Drawn By: CIT Design By: AFZ Scale: 1"=200' Page no.:	CIVIL EXISTING SITE CONDITIONS PLAN
		CL XX DAPI-US 3 15 00002	







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BRIGHT SKY
CONCEPTUAL

MAIN ENTRY

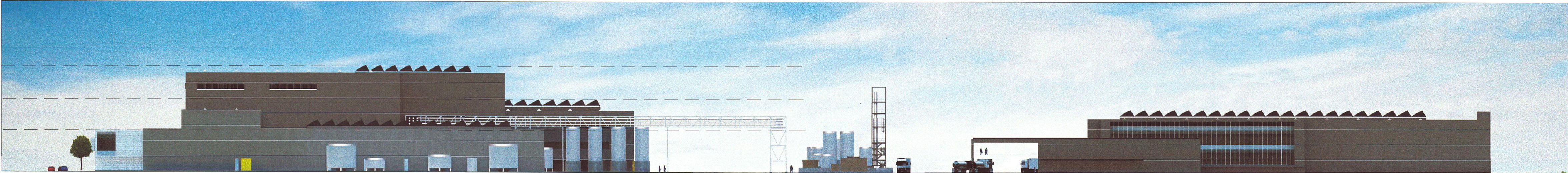
BRIGHT SKY
SITE CONCEPTUAL PLAN

KEY PLAN

B		22DEC15	TM	ISSUED FOR PERMIT
A		16DEC15	TM	ISSUED FOR REVIEW
Rev:	Rev. date:	Design Init.:	Revisions:	
ENCEE Architectural Services, P.C. 100 Fluor Daniel Drive, Greenville, SC 29607 License No. C-0742				
Drawing checked:		Drawing approved:		Document classification
 Novo Nordisk A/S Povungtun Road Clayton, North Carolina USA Novo Nordisk Diabetes API-US Creation date: 08DEC15 Revision date: Drawn By: DB Design By: TM Scale: N.T.S. Page no.: COVER SHEET				
CL-XX-DAPI-US-2-10-00-001				

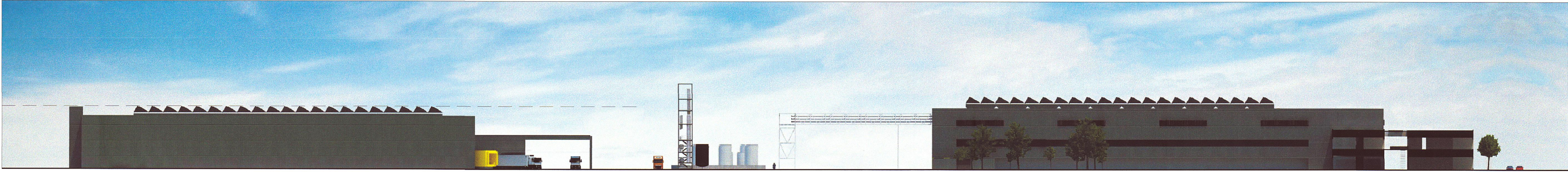
PLOT DATE: P:\CAD\220\VD\For Submittal\120815\SHEET2.dwg 12-22-15 12:06 pm Printed By: bom21583

- Fermentation Roof Level
86'-0"
- Recovery and Purification Roof Level
56'-0"
- Spine Roof Level
38'-0"



BRIGHT SKY
CONCEPTUAL EAST FACADE

- Warehouse Roof Level
50'-0"

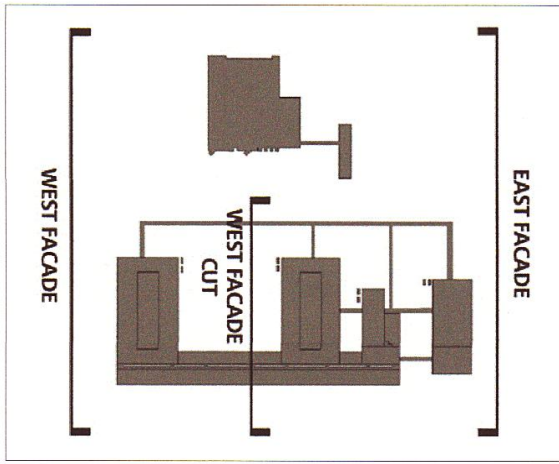


BRIGHT SKY
CONCEPTUAL WEST FACADE - CUT

- Warehouse Roof Level
50'-0"



BRIGHT SKY
CONCEPTUAL WEST FACADE



KEY PLAN

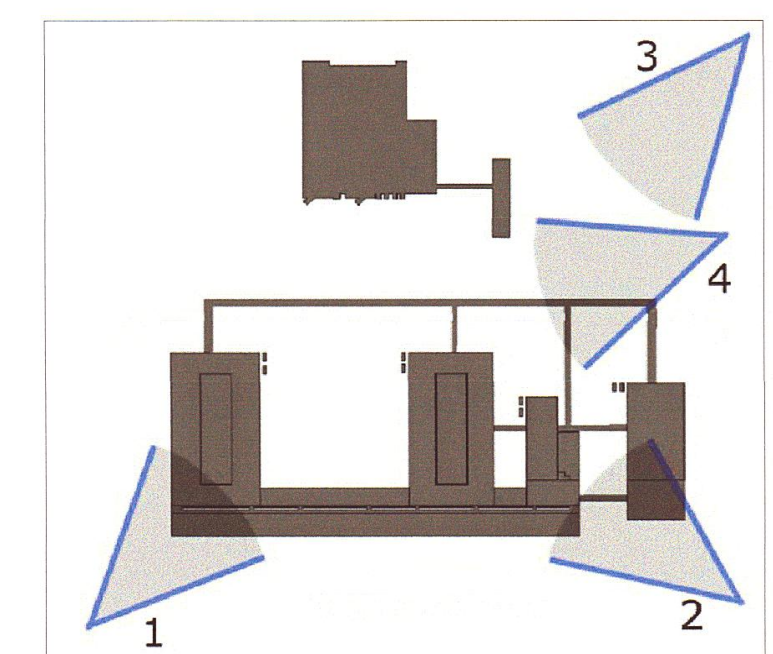
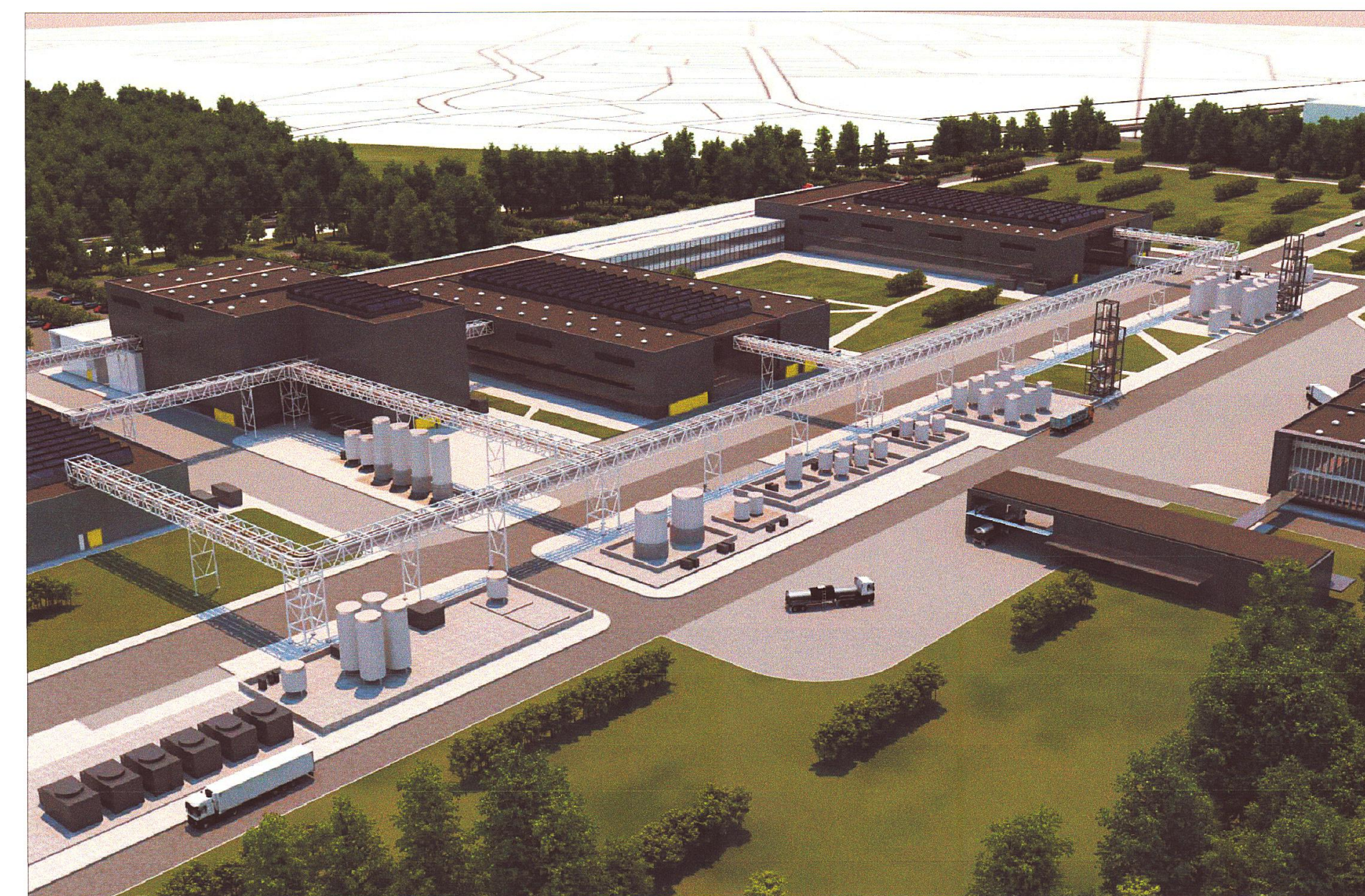
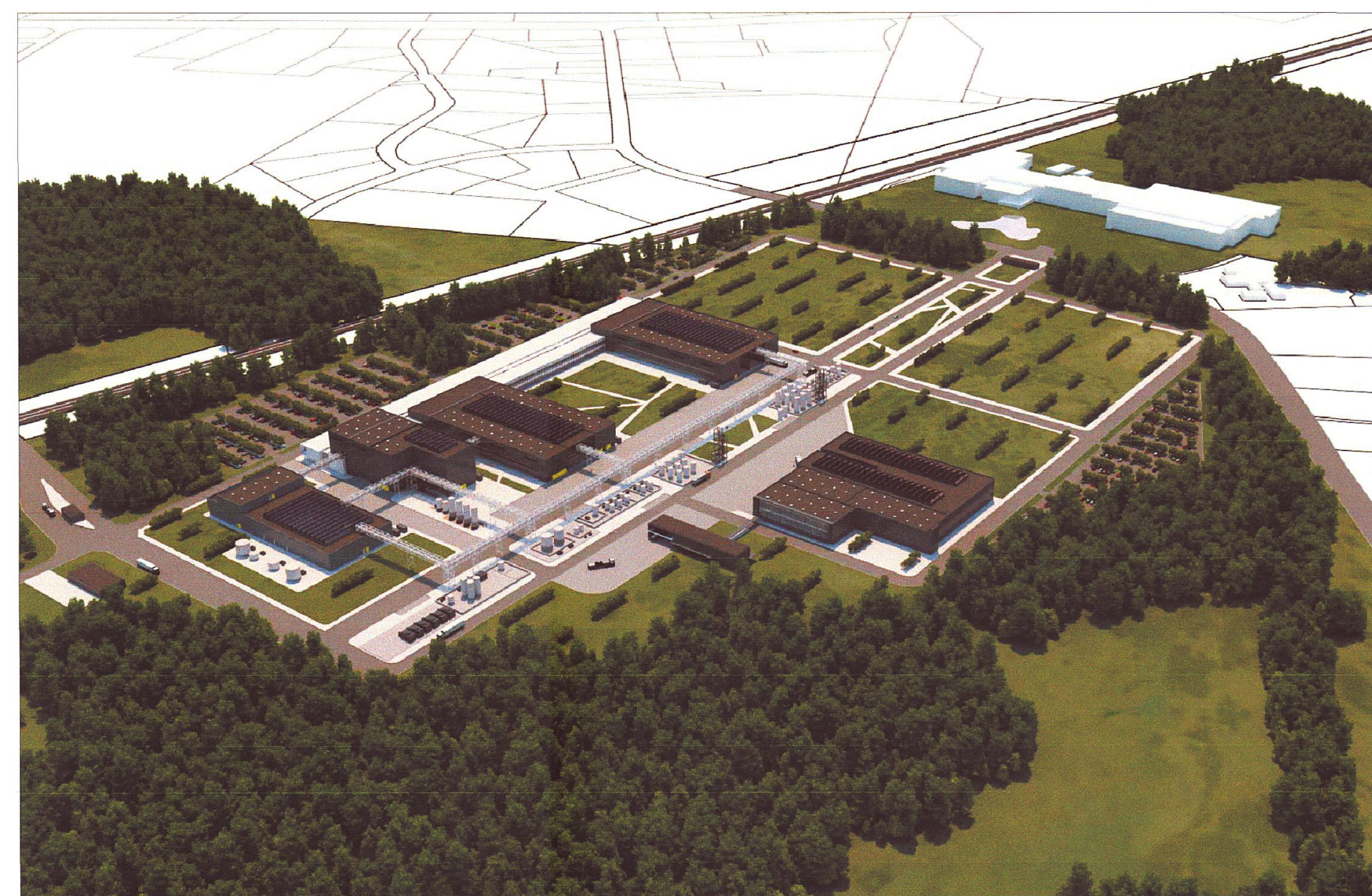
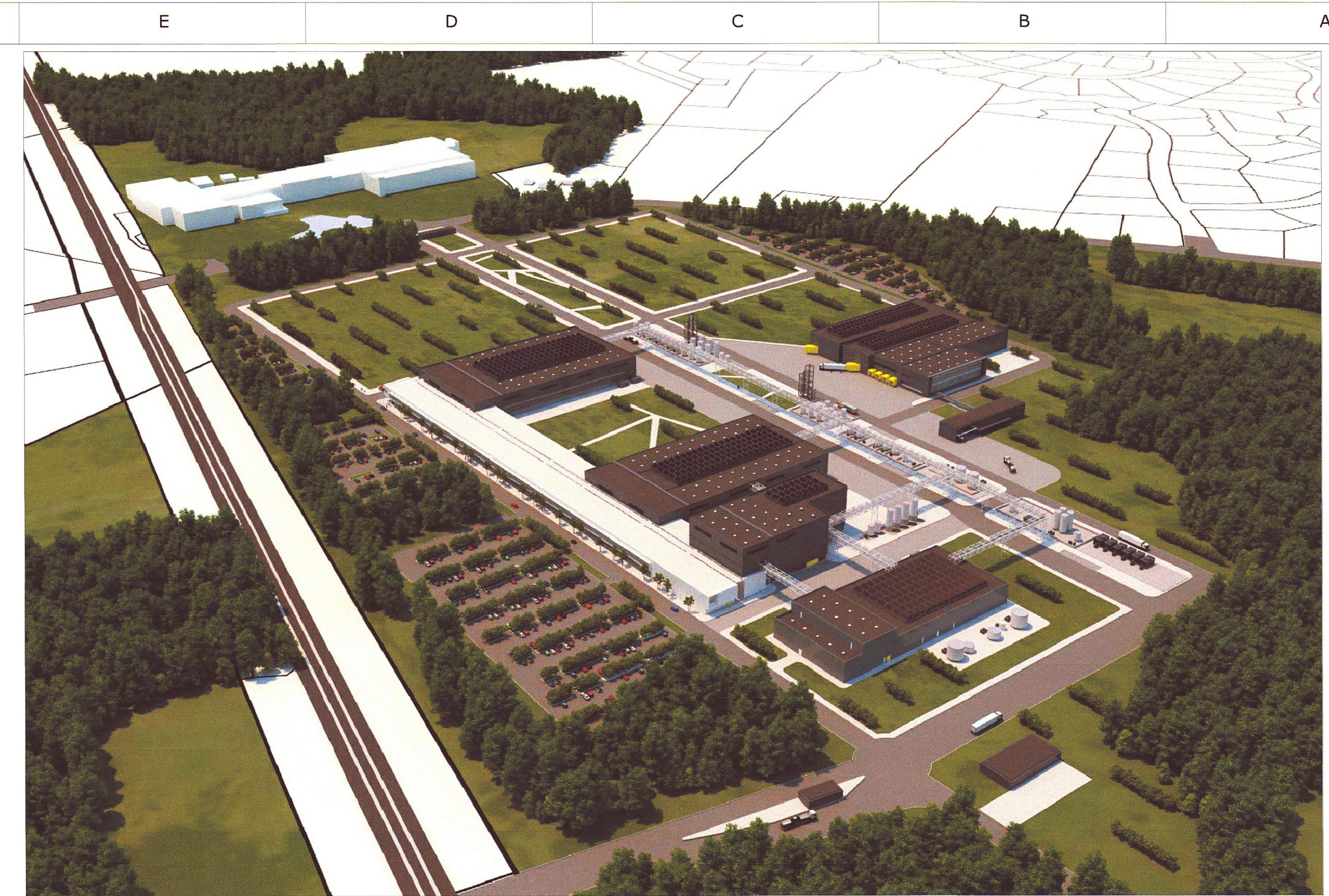
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Drawing checked:		Drawing approved:	
		Document classification	
 Novo Nordisk A/S Powhatan Road Clayton, North Carolina USA		Novo Nordisk Diabetes API-US	
		Creation date: 08DEC15	
		Revision date:	
		Drawn By: DB	
		Design By: TM	
		Scale: N.T.S.	
		Page no.:	

ELEVATIONS

CL-XX-DAPI-US-2-10-00-002

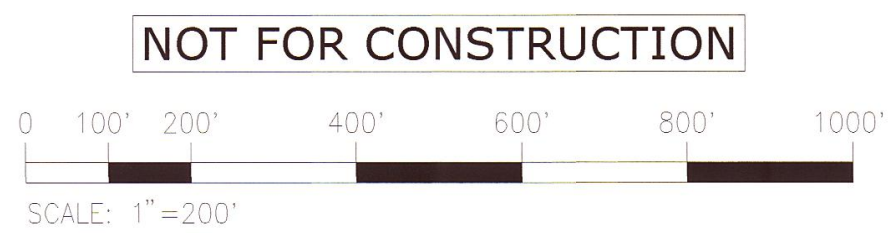
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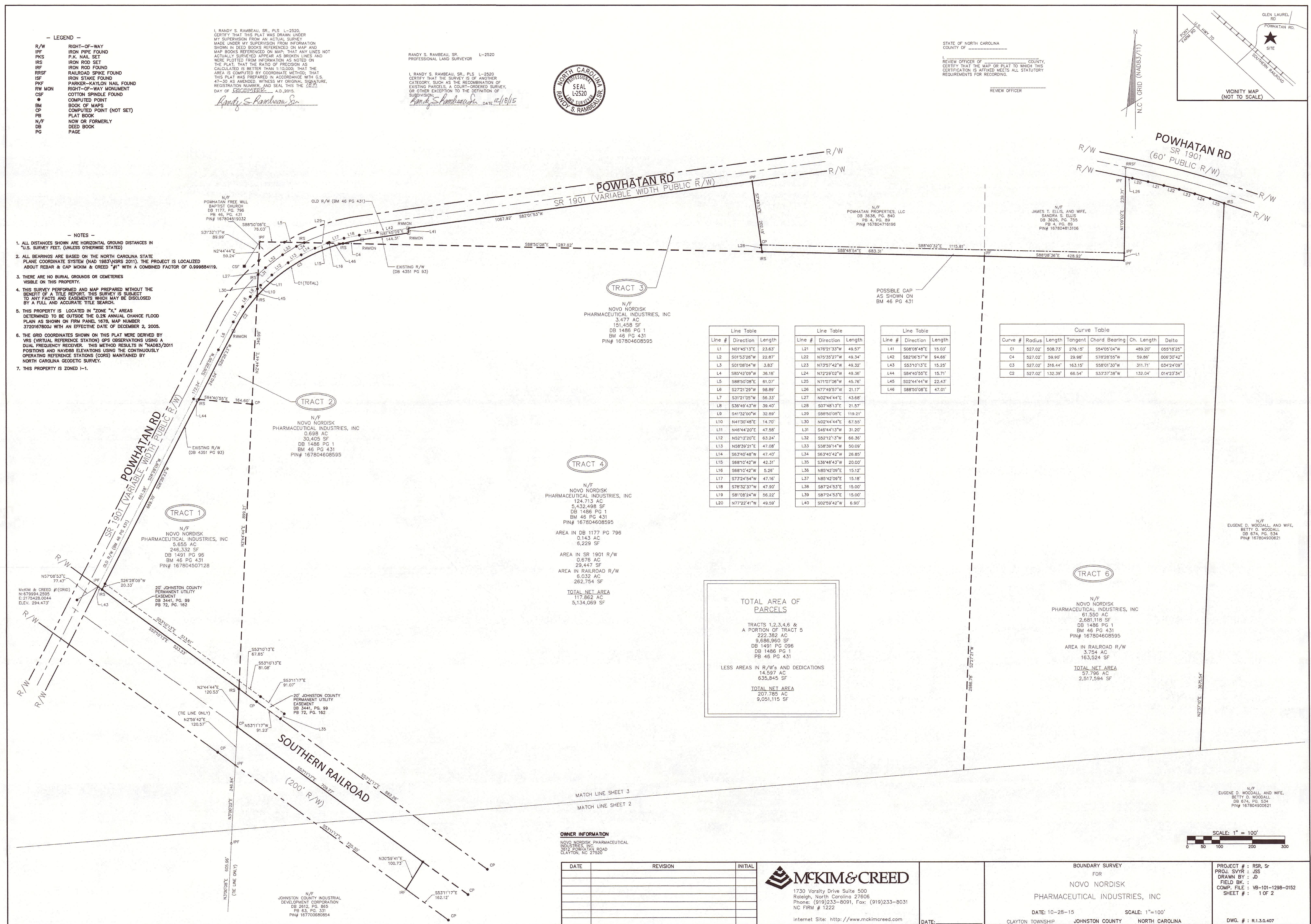
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A	16DEC15	TM	ISSUED FOR REVIEW
Rev.:	Rev. date:	Design Init.:	Revisions:
☐ ENCEE Architectural Services, P.C. 100 Flor Daniel Drive, Greenville, SC 29607 License No. C-0742			
Drawing checked:		Drawing approved:	
		Document classification	
 Novo Nordisk A/S Povungtun Road Clayton, North Carolina USA		Novo Nordisk Diabetes API-US	
Creation date: 08DEC15 Revision date: Drawn By: DB Design By: TM Scale: N.T.S. Page no.:		- - AERIAL VIEWS	
CL-XX-DABI-US-2-10-00-004			

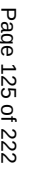
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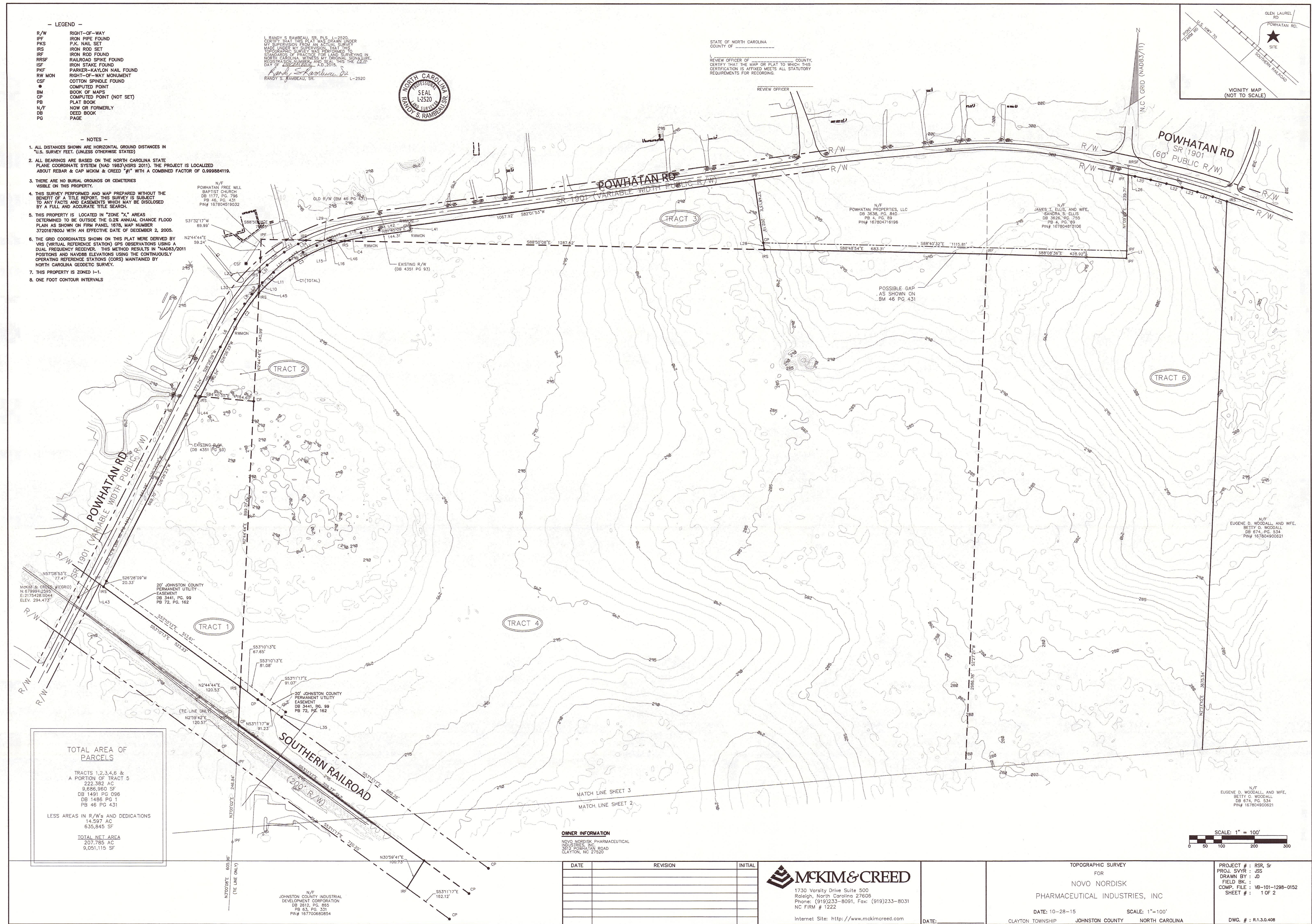


NOTES:
1. REFER TO DRAWING CL-XX-DAPI-US-3-15-00-001 FOR GENERAL NOTES, LIST OF DRAWINGS AND SPECIFICATIONS.

LEGEND:	
EXISTING	PROPOSED
PROPERTY LINE	
TREES	
FENCE	
BUILDING	
ROAD	
STORMWATER MANAGEMENT BASIN No. 3	
DISTURBED WETLANDS	
UNDISTURBED WETLANDS	









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

Planning Board
February 22, 2016

STAFF REPORT

Application Number: 2016-06-SP

Project Name: Clayton Northside 230 KV Substation Major Site Plan

NC PIN / Tag #: 166900-96-3977 / 05H02199W
Town Limits/ETJ: Town Limits and ETJ (with pending annexation application)
Overlay: Watershed Protection Overlay
Applicant: Town of Clayton
Owner: Town of Clayton
Location: This property is addressed at 1200 N O'Neil Street, but is physically located north of the approved Ashcroft subdivision, west of the Sam's Branch greenway, south of the Neuse River.

Public Noticing:

- Neighborhood meeting: February 3, 2016
- Sign posted prior to February 12, 2016

REQUEST: To develop a portion of the subject parcel for a new electrical substation for the Town of Clayton.

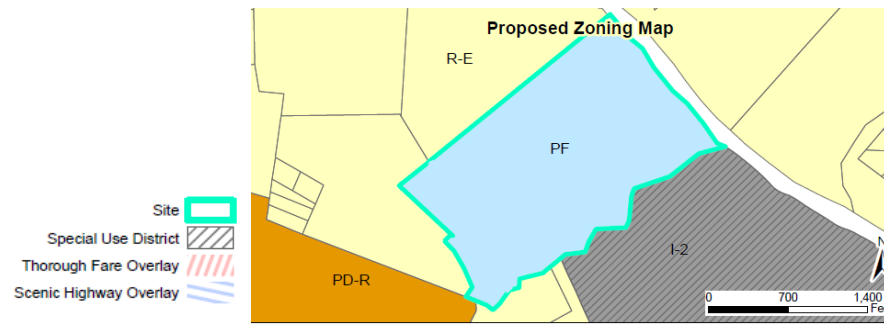
SITE DATA:

Acreage: ±5 acres
Existing Use: Vacant



ADJACENT ZONING AND LAND USES:

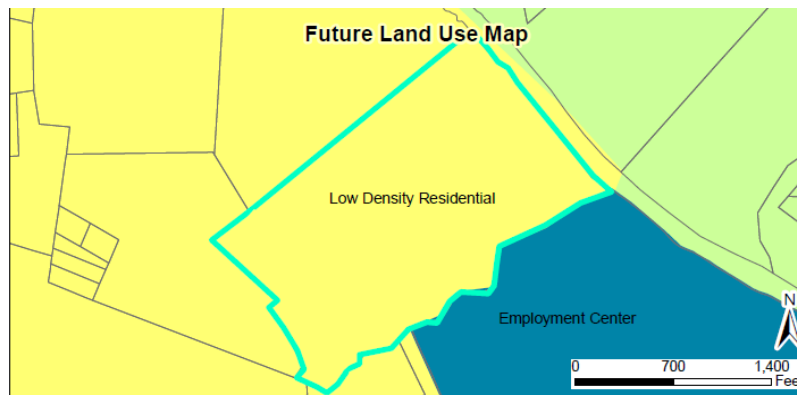
Direction	Zoning	Existing Use
North	Residential-Estate (R-E)	Vacant
South	Industrial-Heavy (I-2) and Residential-Estate (R-E)	Caterpillar R&D Facility and Vacant
East	Residential-Estate (R-E)	Vacant/Residential
West	Residential-Estate (R-E) and Planned Development Residential (PD-R)	Vacant and Ashcroft Subdivision (currently approved and in early phases of construction).

**DEVELOPMENT DATA:**

Proposed Uses:	Government Service
Buildings:	0
Impervious Surface:	1.46 acres
Fire Protection:	Town of Clayton
Access/Streets:	There will be one gravel access driveway
Electric Provider:	Town of Clayton

STAFF ANALYSIS AND COMMENTARY:**Overview**

The Town of Clayton Electric Department is requesting to develop a portion of the subject property as a new electrical substation to serve the Town. Running concurrently with this request, the Town has also submitted a Rezoning application to rezone the subject property from R-E to PF in order to provide consistency between the zoning district and use of the property. Additionally, the Town is also in the process of annexing the westernmost portion of the property which is currently not located within the Town Limits. The property in question houses several public facilities, including the shooting range, wastewater pump facility, Sam's Branch greenway, and the Clayton Riverwalk-on-the-Neuse greenway. The majority of the parcel is undeveloped.



Consistency with Adopted Plans:

- **Compatibility with Surrounding Land Uses**
The proposed site plan is compatible with surrounding land uses and supportive of residential uses.
- **Consistency with 2040 Comprehensive Plan**
The 2040 Comprehensive Plan designates this property as "Low Density Residential". The proposed site plan is consistent with public infrastructure necessary to support residential development.

Landscaping and Buffering

The Town of Clayton will be providing landscaping around the entire substation site to provide visual screening, including landscaping on the south side of the power line easement. Necessarily, the landscaping must be short enough so that it will not interfere with overhead powerlines or with the operation of the equipment. Chainlink fence also encloses the equipment, and is screened by the landscaping.

Access/Streets

There is one access drive for the substation, which crosses other private properties. This is a 20' wide gravel driveway that enters through the Ashcroft subdivision, which is currently under construction. The driveway connects to N O'Neil Street.

Waivers/Deviations/Variances from Code Requirements

N/A

CONSIDERATIONS:

- Planning Board approves Major Site Plans.
- This site plan is contingent upon approval of the associated rezoning request 2015-84-RZ.

FINDINGS:

The applicant has addressed the Major Site Plan Approval Criteria outlined in UDC Section 155.707.

CONDITIONS:

If approved, staff recommends the following additional conditions be applied to the approval of the Major Site Plan for Clayton Northside 230KV Substation Major Site Plan:

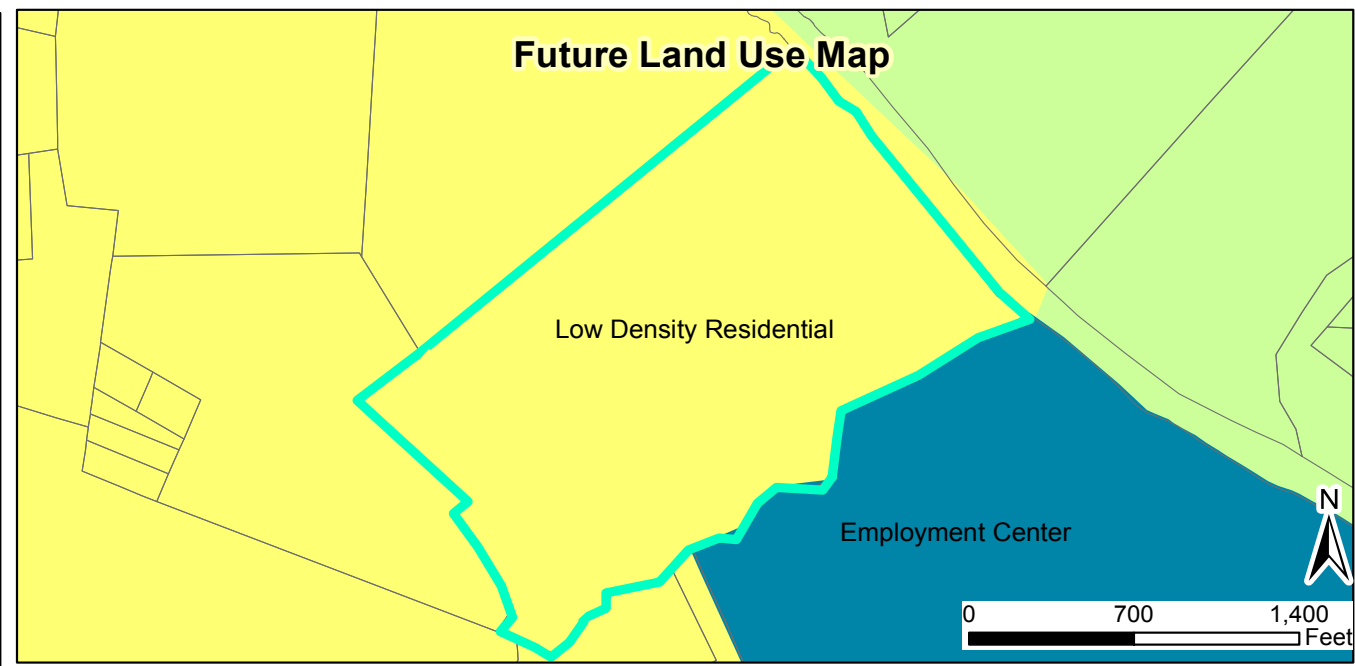
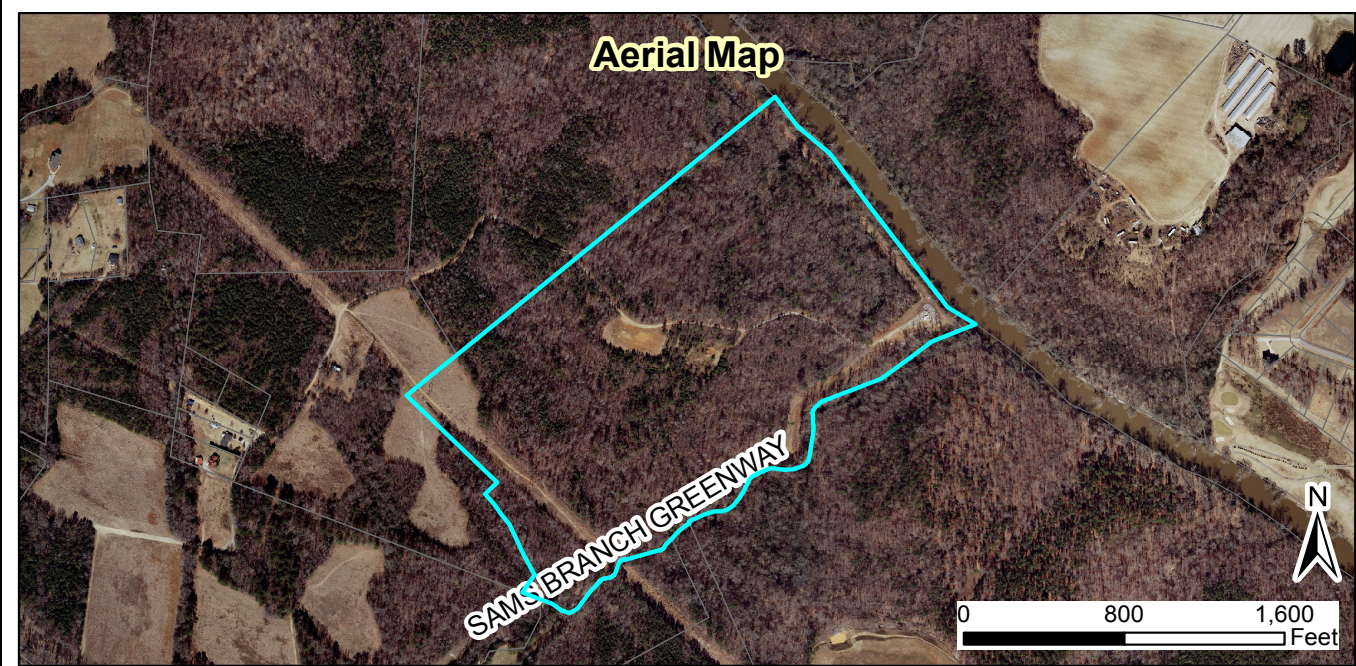
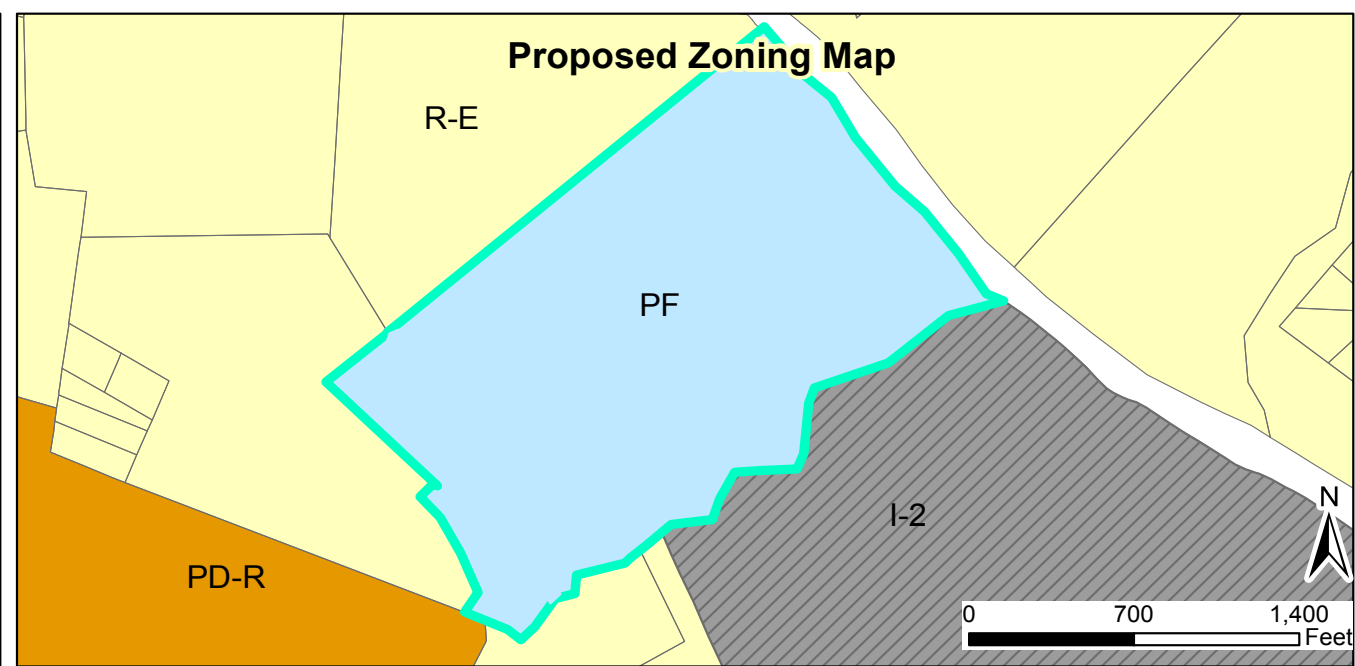
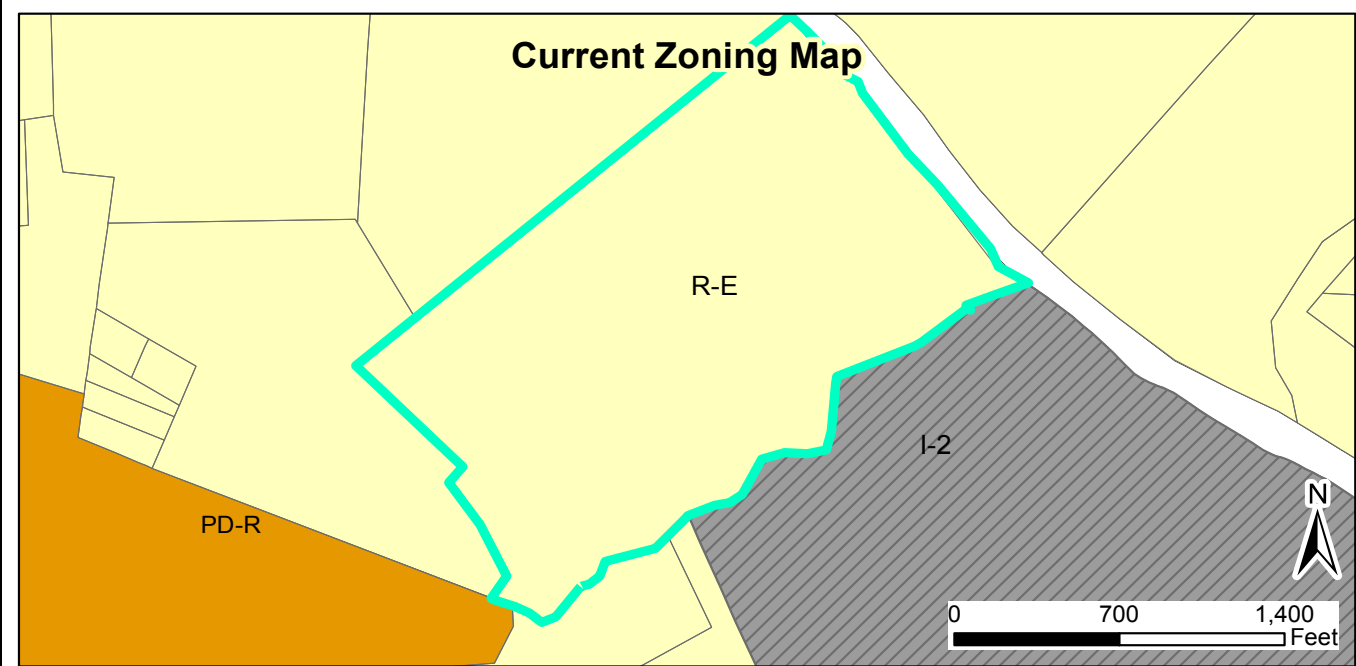
1. Following board approvals, three copies of the Final Site Plan, Landscape Plan, and Architectural Elevations meeting the requirements of the Conditions of Approval shall be submitted to the Planning Department for Final approval. The conditions of approval shall be recorded on the final approved site plan.
 2. The development of the site is limited to the site design and uses approved by the Planning Board. Modification to the approved site plan shall require review and approval in accordance with Section 155.707 of the Unified Development Code.
 3. A site/landscape inspection by the Planning Department shall be required prior to issuance of a certificate of occupancy. All site improvements shall be installed prior to the site inspection.
 4. A Zoning Compliance Permit shall be required prior to issuance of any building permits.
-

STAFF RECOMMENDATION:

Staff is recommending approval of the Major Site Plan 2016-06-SP.

ATTACHMENTS:

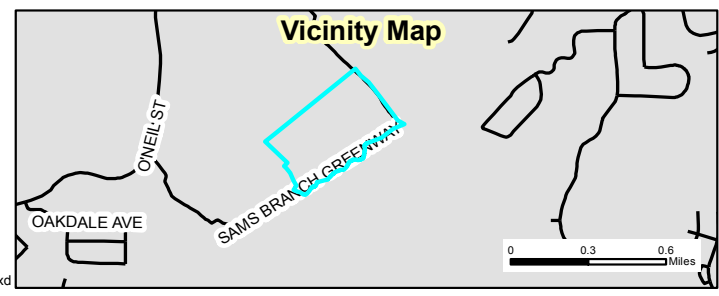
- 1) Staff Report Maps
- 2) Application
- 3) Neighborhood Meeting Materials
- 4) Site Plan



2015-84-RZ- Clayton Northside 230KV Substation Rezoning
2016-06-SP- Clayton Northside 230KV Substation Major Site Plan
Requests: To rezone the subject parcel from R-E to PF,
and to develop a new electrical substation for the Town of Clayton
 Applicant: Town of Clayton
 Property Owners: Town of Clayton
 Parcel ID: 166900-96-3977
 Tag #: 05H02199W



- ETJ_Parcels
 - Site
 - Special Use District
 - Thorough Fare Overlay
 - Scenic Highway Overlay
- Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.



Document Path: O:\PLANNING\REZONING\Rezoning\2015\2015-84-RZ- Clayton Northside 230 KV Substation Rezoning (formerly Sam's Branch)\Maps\StaffReportMap- Clayton Northside Substation RZ and SP.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: Clayton Substation Acreage of Property: _____

County Tag #: _____ NC PIN: 166900-76-9720 & 166900-97.5141

Address/Location: _____

Existing Use: _____ Proposed Use: Electrical Substation

Zoning District: PF (Public Facilities)

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

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

FOR OFFICE USE ONLY

Date Received: <u>JAN 05 2015</u>	Amount Paid: _____	File Number: <u>2016-06-5P</u>
-----------------------------------	--------------------	--------------------------------

PROPERTY OWNER INFORMATION

Name: Town of Clayton

Mailing Address: 111 EAST SECOND STREET, CLAYTON, NORTH CAROLINA, 27528

Phone Number: 919-359-9335 **Fax:** 919-553-1720

Email Address: jwmcleod@townofclaytonnc.org

APPLICANT INFORMATION

Applicant: Town of Clayton

Mailing Address: 111 East Second Street, Clayton NC, 27528

Phone Number: 919-553-1530 **Fax:**

Contact Person: Dale Medlin, Clayton Public Power

Email Address: dmedlin@townclaytonnc.org

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Major Site Plan application.

To be completed by the applicant:			To be completed by staff:		
<i>Submit 9 copies of all materials unless otherwise noted or directed by staff</i>	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: _____	☐	☒			
2. I have referenced the <i>Plan Requirements Checklist</i> and used this as a guide	☒				
3. Site Plan Review Fee (\$500 + \$5/acre)	☐	x			
4. Completed application	☒				
5. Owner's Consent Form	☐	☒			
6. Plan sets meeting the requirements listed in the <i>Plan Requirements Checklist</i>	☒	☐			
7. Adjacent property owners list	☐	☒			
8. Wastewater allocation request OR verification of wastewater allocation	☐	☒			
9. Signed and sealed traffic impact analysis (2 copies) (required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)	☐	☒			
10. Neighborhood meeting notice letter (1 copy)* <i>See sample letter and meeting requirements included in this packet</i> <i>*Not required for subdivisions that are part of an approved planned development</i>	☐	☒			
11. Neighborhood meeting summary form (1 copy) * <i>Included in this packet</i> <i>*Not required for subdivisions that are part of an approved planned development</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

EXPLANATION OF PROJECT

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

The project will consist of site development plans for a new electrical substation in Clayton, NC. The substation site will be adjacent to an existing Duke Energy overhead transmission corridor on the property of W. Gattis Lee (parcel PIN 166900-76-9720). The substation will be located on a portion of the W. Gattis Lee property as well as parcel owned by Town of Clayton. The substation site is approximately 3 acres (approximately 1 acre of the W. Gattis Lee site plus the access drive, and approximately 2 acres on the Town of Clayton property.

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.

Print Name

Signature of Applicant

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: _____

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

SAMPLE NEIGHBORHOOD MEETING LETTER

(PLACE ON AGENT'S OR OWNER'S LETTERHEAD)

<Date>

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: _____ Meeting Time: _____

Meeting Location: _____

Type of Application: _____

Project/proposal property address: _____

Description of project/proposal: _____

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 **<Insert phone number of applicant>**. You may also contact the Planning Department at 919-553-5002.

Sincerely,

<Applicant>

Cc: Town of Clayton Planning Dept.

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: _____

Application: _____

Location/Date: _____

	NAME	ADDRESS
1		
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NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: _____

Date of Mailing:

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

Printed Name: _____ Signature: _____

Date of Meeting: _____ Time of Meeting: _____

Location of Meeting:

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.

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

August 2015

Page 8 of 9



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: _____ **Address or PIN #:** _____

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:

(Name - type, print clearly)

(Address)

(Owner's Signature)

(City, State, Zip)

STATE OF _____
COUNTY OF _____

Sworn and subscribed before me _____, a Notary Public for the above State and County, this the _____ day of _____, 20____.

SEAL

Notary Public
My Commission
Expires: _____

August 2015

Page 9 of 9

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: 2015-84-RZ + 2016-06-SP Clayton Northside 230 KV Substation

Application: Rezoning and Major Site Plan

Location/Date: Clayton Center Lobby/Town Hall; 2/3/16 @ 6:00 PM

	NAME	ADDRESS
1	Haley Hogg	Town of Clayton; Staff
2	Dale Medlin	Town of Clayton Electric Director
3	Tony PEARCE	UTILITY ELEC. CONSULTANTS
4		
5		
6		
7		
8		
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19		
20		

Jody L. McLeod
MAYOR

Bruce Thompson
TOWN ATTORNEY

Steve Biggs
TOWN MANAGER



Bob Satterfield
Art Holder
Jason Thompson
R.S. "Butch" Lawter, Jr.
COUNCIL MEMBERS

Michael Grannis
MAYOR PRO TEM

January 19, 2016

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed by the Town of Clayton for a rezoning and major site plan involving Town 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 Town will be present to explain the rezoning, answer questions, and solicit comments.

Meeting Date: February 3, 2016

Location: Clayton Center Lobby, Clayton Town Hall 111 E. Second Street, Clayton, NC 27520

Time: 6:00pm

Type of Application: Rezoning & Major Site Plan

General Description: Rezoning the subject property (Parcel ID: 166900-96-3977) from Residential-Estate (R-E) to Public Facilities (PF). Major Site Plan approval is also being requested to develop an electrical substation on the subject property.

If you have any questions prior to or after this meeting, you may contact me at 919-553-5002
Town of Clayton Planning

Sincerely,

Haley Hogg
Town Planner
Town of Clayton

cc: Clayton Planning Dept.

P. O. Box 879 - Clayton, North Carolina 27528 - Office (919) 553-5002 - Fax (919) 553-8919

MAJOR SITE PLAN SUBMITTAL
CLAYTON SUBSTATION
JOHNSTON COUNTY, NORTH CAROLINA

Date: January 4, 2016

PROJECT DATA:

NAME OF PROJECT:

CLAYTON SUBSTATION
CLAYTON, NORTH CAROLINA

LEAD FIRM:

UTILITY ELECTRICAL CONSULTANTS, PC
620 N. WEST STREET, SUITE 103
RALEIGH, NC 27603
CONTACT: TONY B. PEARCE, PE
PHONE: (919) 821-1410
FAX: (919) 821-2417

PREPARED BY:

McKIM & CREED, INC.
1730 VARSITY DRIVE, SUITE 500
RALEIGH, NORTH CAROLINA 27606
PHONE: (919) 233-8091
FAX: (919) 233-8031
CONTACT: GARETH AVANT, PE
EMAIL: gavant@mckimcreed.com

OWNER/DEVELOPER:

TOWN OF CLAYTON
111 EAST SECOND STREET
CLAYTON, NORTH CAROLINA, 27528

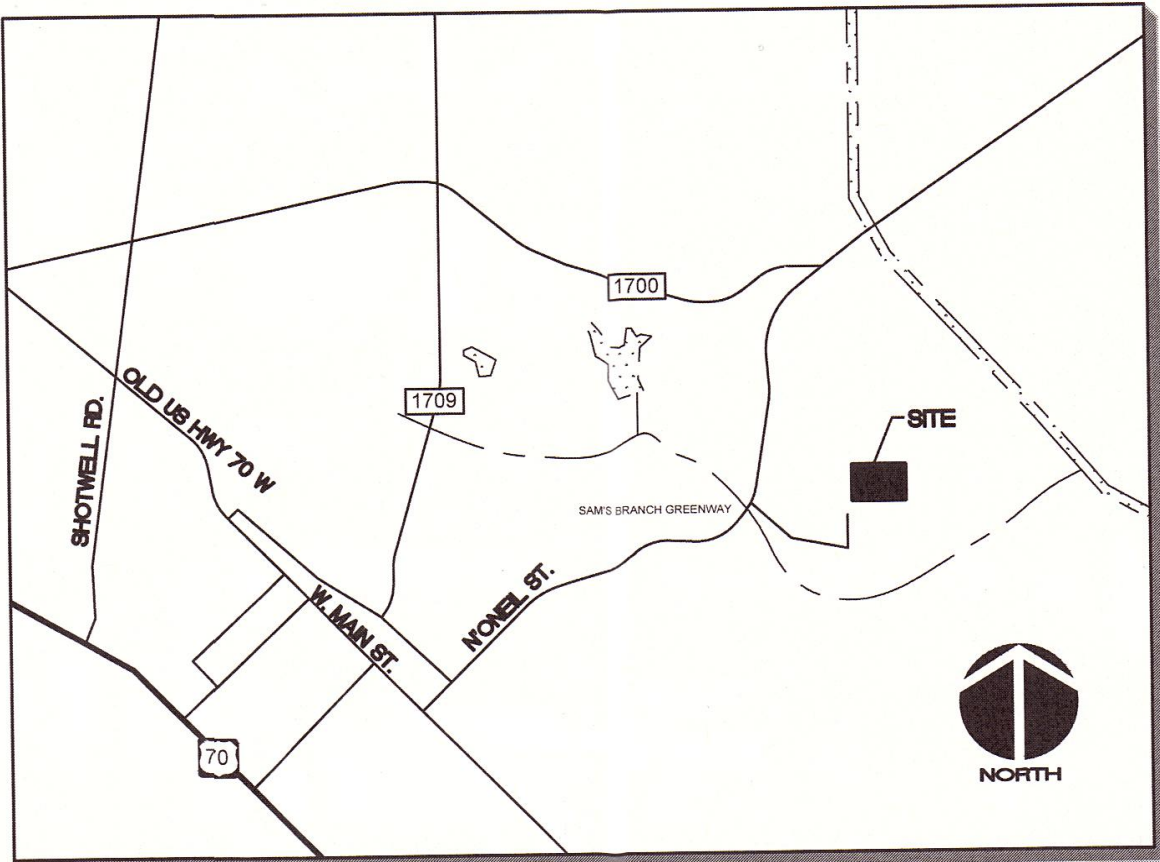
CONSULTANTS:

CIVIL ENGINEERS

McKIM & CREED, INC.
1730 VARSITY DRIVE, SUITE 500
RALEIGH, NORTH CAROLINA 27606
PRIMARY CONTACT: GARETH AVANT, PE
PHONE: (919) 233-8091
FAX: (919) 233-8031
EMAIL: gavant@mckimcreed.com

ELECTRICAL ENGINEERS

UTILITY ELECTRICAL CONSULTANTS PC
620 N WEST ST, SUITE 103
RALEIGH, NORTH CAROLINA 27603
PRIMARY CONTACT: TONY B. PEARCE, PE
PHONE: (919) 821-1410
EMAIL: tpearceuec@bellsouth.net



VICINITY MAP
NOT TO SCALE

SHEET INDEX		
PAGE	SHEET NO.	SHEET NAME
1	C0.1	COVER SHEET
2	C0.2	BOUNDARY SURVEY
3	C0.3	EXISTING CONDITIONS PLAN
4	C1.0	SITE PLAN
5	C2.0	GRADING, DRAINAGE AND EROSION CONTROL PLAN
6	C3.0	LANDSCAPING PLAN
7	D1.0	GRADING, DRAINAGE AND EROSION CONTROL DETAILS

Lead Firm:

Utility
Electrical
Consultants
PC

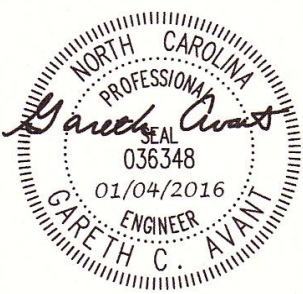
620 N. West St., Suite 103
RALEIGH, NORTH CAROLINA
PH: (919) 821-1410

Site Plans Prepared By:

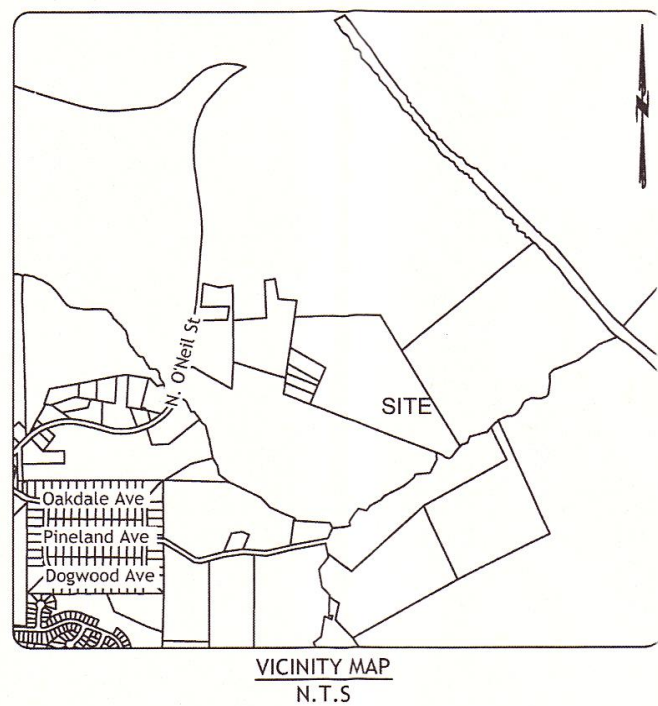


McKIM & CREED

1730 Varsity Drive, Suite 500
Raleigh, North Carolina 27606
Phone: 919.233.8091, Fax: 919.233.8031
Website: www.mckimcreed.com
F-1222



FINAL DRAWINGS
FOR REVIEW PURPOSES ONLY



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE _____ OWNER _____

CERTIFICATE REQUIRED ON RECOMBINATION PLATS

THIS PLAT REPRESENTS A RECOMBINATION OF PREVIOUSLY RECORDED PARCELS OF LAND AND DOES NOT CONSTITUTE A SUBDIVISION AS SPECIFIED BY THE NORTH CAROLINA GENERAL STATUTES. APPROVAL FOR RECOMBINATION BY THE TOWN OF CLAYTON IS GRANTED BY CERTIFICATION BELOW.

DATE _____ PLANNING DIRECTOR - TOWN OF CLAYTON, NC _____

REVIEW OFFICER'S CERTIFICATE

I, _____ REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____ REVIEW OFFICER _____

JOHNSTON COUNTY REGISTER OF DEEDS

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING ON THIS _____ DAY OF _____ 20____ AT _____

BY _____
REG. OF DEEDS ASST. REG. OF DEEDS

SURVEYOR CERTIFICATION

I, Jeremy Taylor, certify that this plat was drawn under my supervision from an actual survey made under my supervision (dated and description recorded in books referenced); that the boundaries not surveyed are clearly indicated as drawn from information found in books referenced; that the ratio of precision as exceeds 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended.

I further certify that this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.

Witness my original signature, registration number and seal this _____ day of October, 2015.

J. TAYLOR
LAND CONSULTANTS, PLLC
License No. P-0829
5448 Apex Parkway, #165
Apex, NC 27502 (919) 301-1104

PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCE OR SALES

LEE, W. GATTIS
D.B. 4381, PG. 338
PIN: 166900-76-9720

EXISTING AREA: ± 42.79 ACRES (P.B. 70, PG 403)
- 7.56 ACRES TO TOWN OF CLAYTON
NEW AREA: ± 35.23 ACRES

LINE	BEARING	DISTANCE
L1	S 47°08'47" W	46.96'
L2	S 37°12'31" W	111.79'
L3	S 62°52'05" W	44.88'
L4	N 1°11'12" W	44.37'
L5	N 50°36'14" W	55.19'
L6	N 36°40'59" W	56.41'

JOHNSTON LAND GROUP, LLC &
CERCO CONSTRUCTION, INC.
D.B. 3278, PG. 985
PIN: 166900-75-1949

POSITIONAL ACCURACY CERTIFICATION

I, Jeremy Taylor, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

- (1) Class of survey: Urban Land Class (A)
- (2) Positional accuracy: 0.05' (1)
- (3) Type of GPS field procedure: Real Time Kinematic - NC Network
- (4) Dates of Survey: May - June, 2012
- (5) Datum / Epoch: NAD 83 (05B23011)
- (6) Published / fixed control used: NC Real Time Network
- (7) Geoid Model: Geoid 12
- (8) Combined grid factor (AVG): 0.999900207
- (9) Units: US Survey Feet

NOTES:

1. All distances shown are horizontal ground measurements in U.S. Survey Feet.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.
3. Areas calculated by CAD software (coordinate geometry).

TOWN OF CLAYTON
D.B. 714, PG 278
PIN: 166900-97-5141

EXISTING AREA: ± 75.00 ACRES (PER DEED)
+ 7.56 ACRES FROM LEE W. GATTIS
NEW AREA: ± 82.56 ACRES

RECOMBINATION PLAT

prepared for
TOWN OF CLAYTON

Clayton Township
Johnston County
North Carolina

October 21, 2015

OWNERS:

TOWN OF CLAYTON
P.O. BOX 874
CLAYTON, NC 27528
DB 714, PG 278
NC PIN: 166900-97-5141

W. GATTIS, LEE
P.O. BOX 72
CLAYTON, NC 27528
DB 4381, PG 338
NC PIN: 166900-76-9720

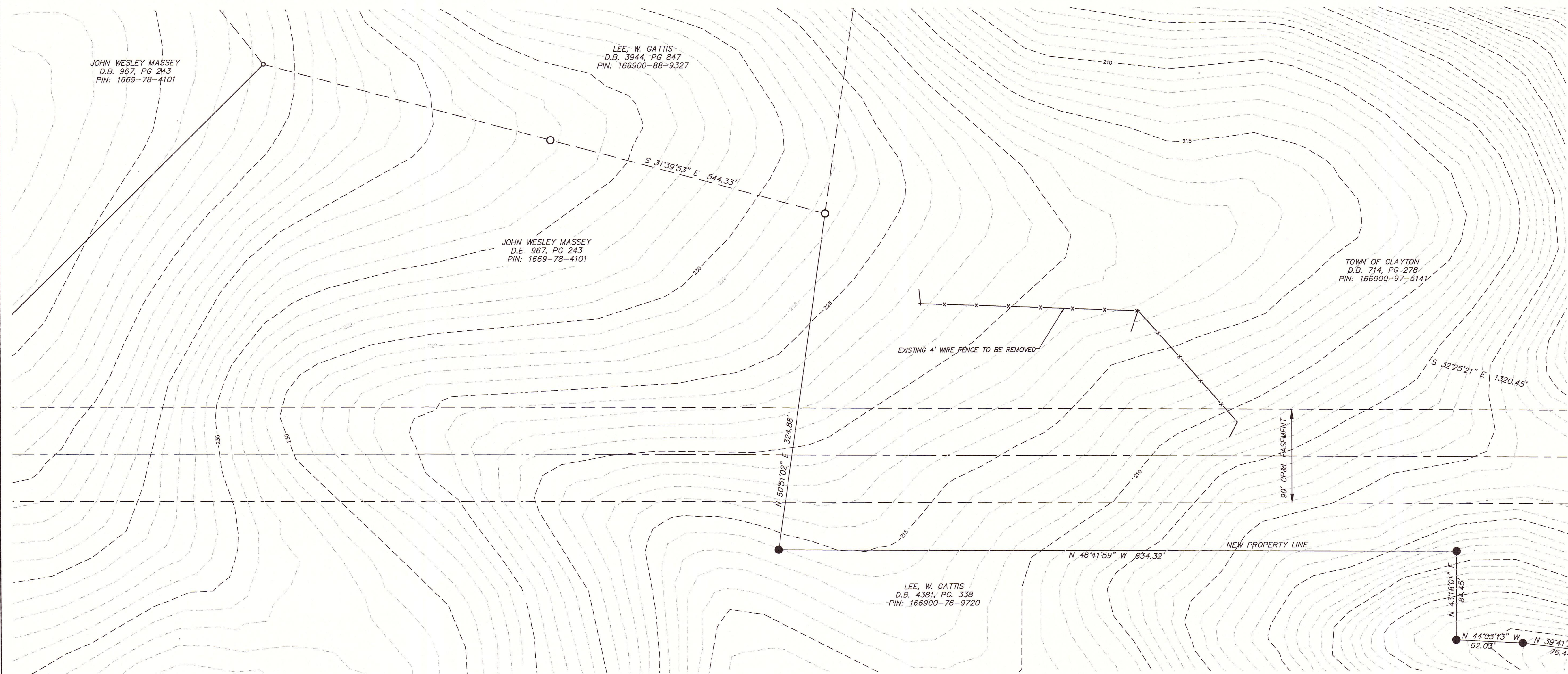
LEGEND & NOMENCLATURE

- Existing Iron Pipe
- New 3/4" Iron Pipe
- Concrete Monument Set
- Computed Point
- Deed Book
- Page
- Square Feet
- Acres
- Sight Triangle
- Address

GRAPHIC SCALE
0 50 100 200
IN FEET
1 inch = 100 feet

REVISIONS

10/12/15 ORIGINAL ISSUE
10/21/15 BOUNDARY REVISION

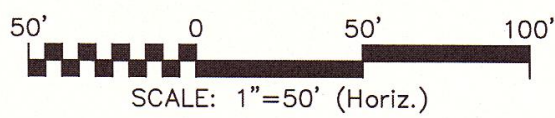


- GENERAL SITE NOTES:**
1. GENERAL CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
 2. ALL CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH CURRENT TOWN OF CLAYTON AND JOHNSTON COUNTY STANDARDS, SPECIFICATIONS AND DETAILS.
 3. ALL PERMITS RELATING TO THIS PROJECT MUST BE OBTAINED PRIOR TO CONSTRUCTION.
 4. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
 5. CONTRACTOR SHALL VERIFY LAYOUT AND CONTACT ENGINEER WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

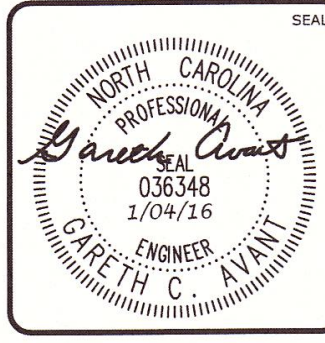
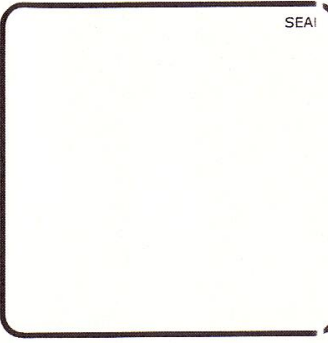
LEGEND

- PROPERTY LINE
- x-x-x- EXISTING FENCE
- - - - - EASEMENT LINE

DATA TABLE:	
NAME OF PROJECT:	CLAYTON SUBSTATION
PARCEL IDENTIFICATION NUMBER:	166900-76-9720 & 166900-97-5141
PROPERTY SIZE:	
PROPERTY LOCATION:	CLAYTON TOWN LIMITS
EXISTING ZONING DISTRICT:	R-E (RESIDENTIAL ESTATE)
PROPOSED ZONING DISTRICT:	PF (PUBLIC FACILITIES)
OVERLAY:	WATERSHED PROTECTION OVERLAY
EXISTING USE:	VACANT
PROPOSED USE:	MAJOR UTILITY (ELECTRICAL SUBSTATION)
NUMBER OF SEATS/STUDENTS/FUELING POSITIONS:	N/A
EXISTING DENSITY:	N/A
PROPOSED DENSITY:	N/A
EXISTING INTENSITY:	N/A
PROPOSED INTENSITY:	N/A
FLOOR AREA RATIO:	N/A
BUILDING COVERAGE:	N/A
PERVIOUS SURFACE AREA:	
IMPERVIOUS SURFACE AREA:	63,750 SF OR 1.46 AC
BUILDING HEIGHT:	N/A
REQUIRED PARKING:	N/A
PROPOSED PARKING:	N/A
REQUIRED ACCESSIBLE PARKING:	N/A
PROPOSED ACCESSIBLE PARKING:	N/A
REQUIRED LOADING SPACE(S)	N/A



REV. NO.	DESCRIPTION	DATE
1	1ST MAJOR SITE PLAN SUBMITTAL	2016.03.04
	REVISIONS	



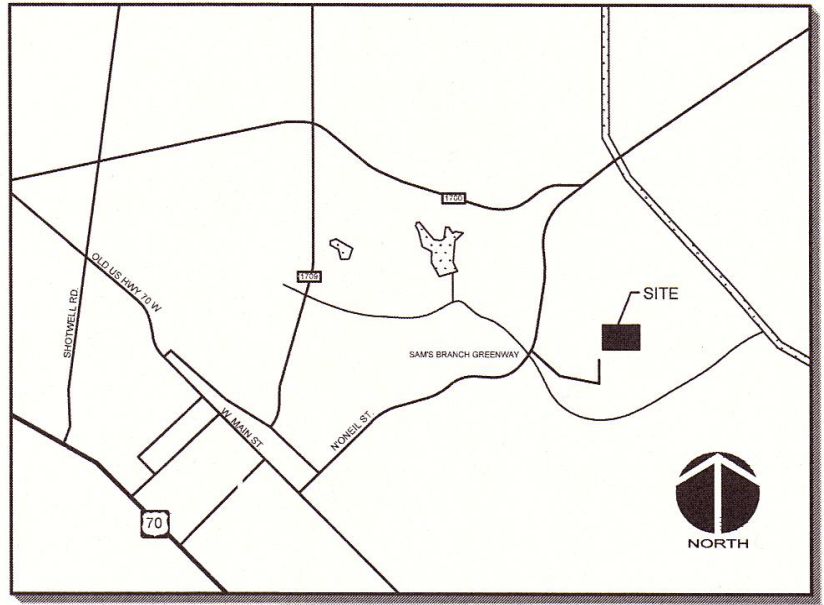
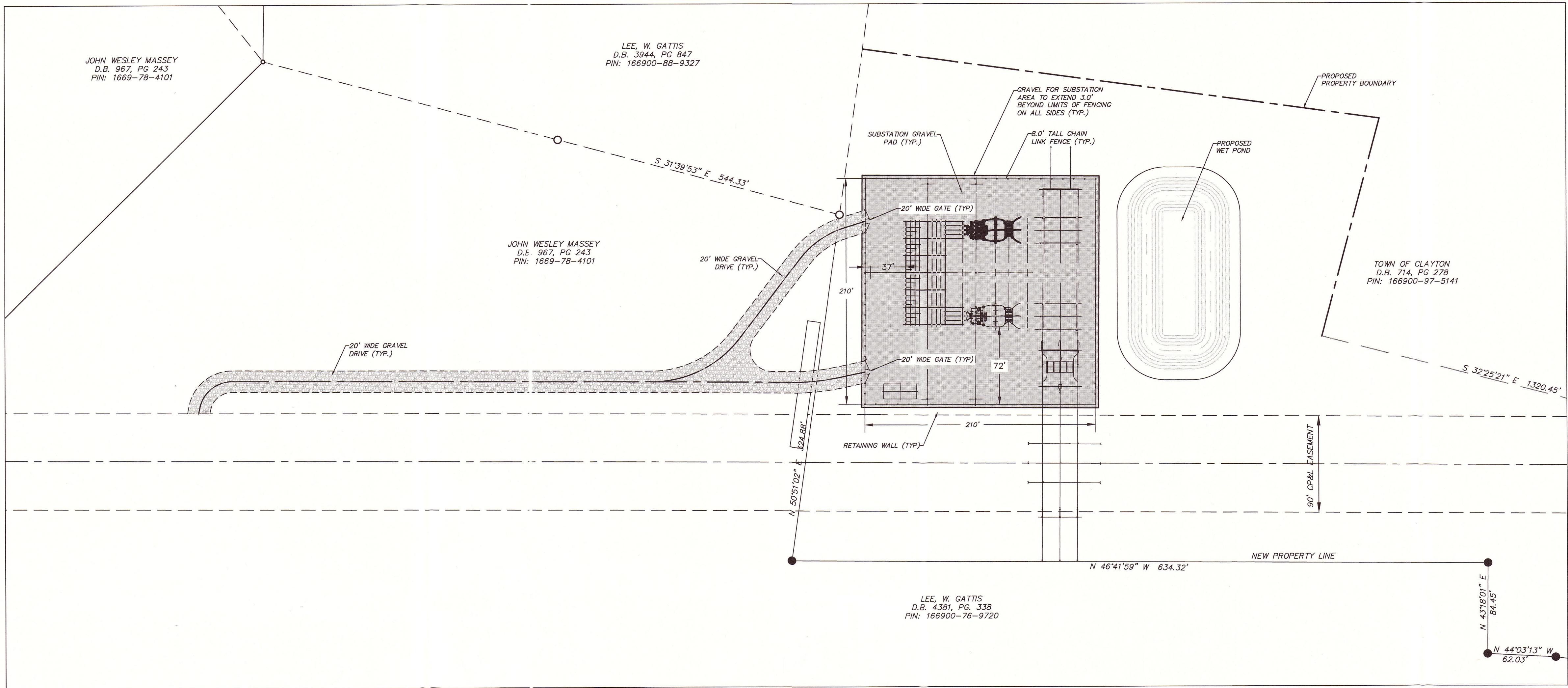
MCKIM & CREED
1730 Varsity Drive, Suite 500
Raleigh, North Carolina 27606
Phone: (919)233-8091, Fax: (919)233-8031
F-1222
www.mckimcreed.com

Utility Electrical Consultants PC
620 N. West St., Suite 103
RALEIGH, NORTH CAROLINA
PH: (919) 881-1410

CLAYTON SUBSTATION
JOHNSTON COUNTY, NORTH CAROLINA

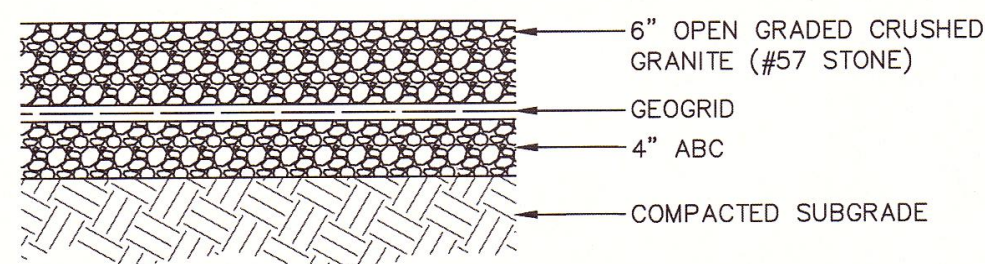
EXISTING CONDITIONS PLAN

DATE: JANUARY 4, 2016	SCALE	N/C FILE NUMBER
MCE PROJ. # 03243-0004	HORIZONTAL: 1" = 50'	C0.X
DRAWN: KAK	VERTICAL: N/A	C0.3
DESIGNED: KAK		
CHECKED: GCA		
PROJ. MGR.: CHS		
STATUS: MAJOR SITE PLAN SUBMITTAL FOR REVIEW PURPOSES ONLY	REVISION	

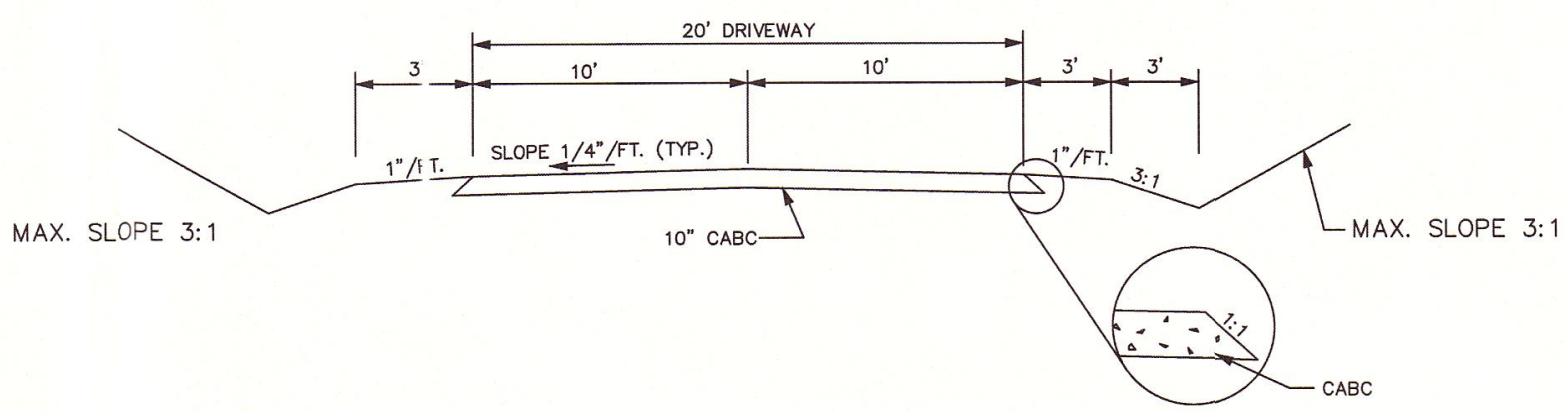


- GENERAL SITE NOTES:**
1. GENERAL CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
 2. ALL CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH CURRENT TOWN OF CLAYTON AND JOHNSTON COUNTY STANDARDS, SPECIFICATIONS AND DETAILS.
 3. ALL PERMITS RELATING TO THIS PROJECT MUST BE OBTAINED PRIOR TO CONSTRUCTION.
 4. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
 5. CONTRACTOR SHALL VERIFY LAYOUT AND CONTACT ENGINEER WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

- LEGEND**
- PROPERTY LINE
 - RIGHT-OF-WAY
 - EXISTING FENCE
 - EASEMENT LINE
 - NEW CHAIN LINK FENCE
 - SUBSTATION GRAVEL PAD
6" #57 STONE ON GEOGRID
 - GRAVEL DRIVE
8" ABC STONE ON GEOGRID



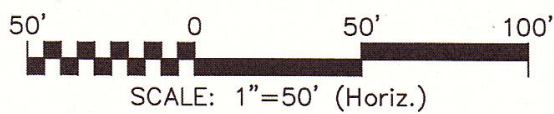
SUBSTATION PAD SECTION
(NOT TO SCALE)



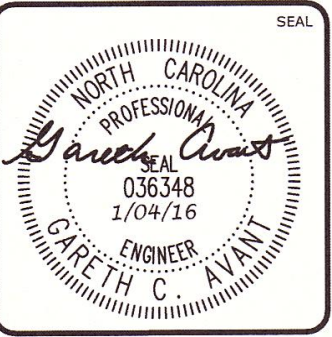
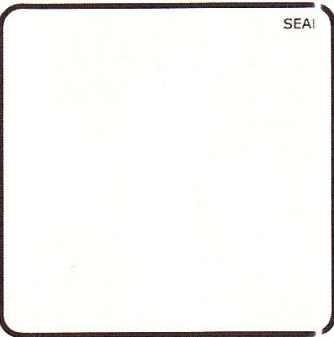
TYPICAL DRIVEWAY SECTION
20 FT. STONE SECTION
(NOT TO SCALE)

NOTE:
CONTOURS AND SPOT ELEVATIONS WITHIN THE SUBSTATION PAD AND DRIVEWAY AREAS REPRESENT TOP OF COMPACTED 4" ABC. ONCE THE 4" ABC IN THE SUBSTATION PAD AREA HAS BEEN ESTABLISHED AND COMPACTED THE SITE WILL BE MADE AVAILABLE TO THE SUBSTATION ERECTION CONTRACTOR. THE GRADING CONTRACTOR SHALL COORDINATE THE INSTALLATION OF GEOGRID AND FINAL SURFACE TREATMENT IN THE SUBSTATION PAD AREA WITH THE SUBSTATION ERECTION CONTRACTOR.

DATA TABLE:	
NAME OF PROJECT:	CLAYTON SUBSTATION
PARCEL IDENTIFICATION NUMBER:	166900-76-9720 & 166900-97-5141
PROPERTY SIZE:	
PROPERTY LOCATION:	CLAYTON TOWN LIMITS
EXISTING ZONING DISTRICT:	R-E (RESIDENTIAL ESTATE)
PROPOSED ZONING DISTRICT:	PF (PUBLIC FACILITIES)
OVERLAY:	WATERSHED PROTECTION OVERLAY
EXISTING USE:	VACANT
PROPOSED USE:	MAJOR UTILITY (ELECTRICAL SUBSTATION)
NUMBER OF SEATS/STUDENTS/FUELING POSITIONS:	N/A
EXISTING DENSITY:	N/A
PROPOSED DENSITY:	N/A
EXISTING INTENSITY:	N/A
PROPOSED INTENSITY:	N/A
FLOOR AREA RATIO:	N/A
BUILDING COVERAGE:	N/A
PERVIOUS SURFACE AREA:	63,750 SF OR 1.46 AC
IMPERVIOUS SURFACE AREA:	N/A
BUILDING HEIGHT:	N/A
REQUIRED PARKING:	N/A
PROPOSED PARKING:	N/A
REQUIRED ACCESSIBLE PARKING:	N/A
PROPOSED ACCESSIBLE PARKING:	N/A
REQUIRED LOADING SPACE(S):	N/A



REV. NO.	DESCRIPTION	DATE
1	1ST MAJOR SITE PLAN SUBMITTAL	2016.01.04



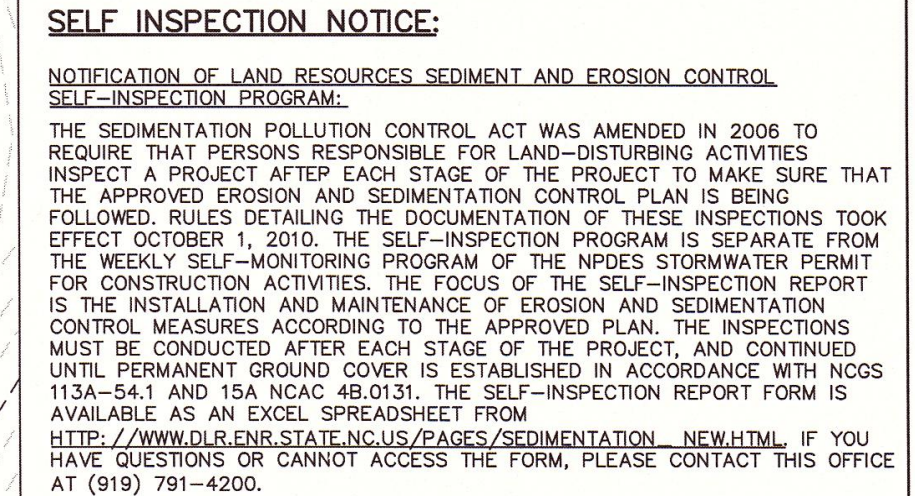
MCKIM & CREED
1730 Varsity Drive, Suite 500
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Phone: (919)233-8091, Fax: (919)233-8031
F-1222
www.mckimcreed.com

Utility Electrical Consultants PC
620 N. West St., Suite 103
RALEIGH, NORTH CAROLINA
PH: (919) 821-1410

CLAYTON SUBSTATION
JOHNSTON COUNTY, NORTH CAROLINA

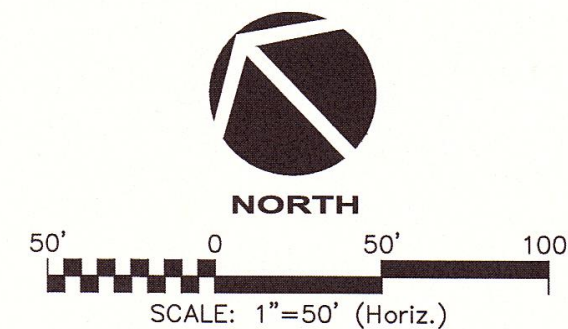
SITE PLAN

DATE: JANUARY 4, 2016	SCALE: HORIZONTAL: 1" = 50'	NAC FILE NUMBER: C1.X
MCE PROJ. #: 03243-0004	DRAWN: KAK	DRAWING NUMBER: C1.0
DESIGNED: KAK	CHECKED: GCA	PROJ. MGR.: CHS
STATUS: MAJOR SITE PLAN SUBMITTAL FOR REVIEW PURPOSES ONLY	REVISION:	



NPDES GROUNDCOVER STABILIZATION TIMEFRAMES		
SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
PERMETER DICES, SWALES, DITCHES, SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HOW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	14 DAYS FOR SLOPES 10' OR LESS IN LENGTH AND NOT STEEPER THAN 2:1
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 50' IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE, EXCEPT FOR PERIMETERES AND HOW ZONES

	PROPERTY LINE
	RIGHT-OF-WAY
	EXISTING DIRT ROAD
	EXISTING EASEMENT LINE
	EXISTING CONTOUR
	EXISTING DITCH
	EXISTING WATER LINE
	PROPOSED CONTOUR
	LIMITS OF DISTURBANCE
	TEMPORARY SILT FENCE
	STORM DRAINAGE PIPE
	SILT FENCE OUTLET
	CHECK DAM
	STONE FILTER INLET PROTECTION
	RIP RAP OUTLET PROTECTION
	TEMPORARY CONSTRUCTION ENTRANCE
	TOPSOIL STOCKPILE AREA



1. THE INTENT OF THE CONSTRUCTION SEQUENCE IS TO PROVIDE THE CONTRACTOR WITH A GENERAL GUIDE FOR CONSTRUCTION PURPOSES. THIS SEQUENCE IS NOT INTENDED TO OUTLINE ALL CONSTRUCTION DETAILS.
2. ALL EROSION CONTROL AND SEDIMENT CONTROL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL AND THE DETAILS INCLUDED IN THESE PLANS.
3. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER RAINFALL EVENTS. NEEDED REPAIRS SHALL BE MADE IMMEDIATELY.
4. IF IT IS DETERMINED DURING CONSTRUCTION THAT SIGNIFICANT SEDIMENT IS LEAVING THE SITE, THE CONTRACTOR SHALL IMMEDIATELY IMPLEMENT CORRECTIVE MEASURES. THE CONTRACTOR IS OBLIGATED TO TAKE ADDITIONAL CORRECTIVE ACTION. CONTACT NCDEM-NR-LAND QUALITY SECTION, OWNER'S REPRESENTATIVE AND ENGINEER WITH ANY ADDITIONAL MEASURES NEEDED.
5. OBTAIN LETTER OF PLAN APPROVAL FOR SEDIMENTATION AND EROSION CONTROL FROM JOHNSON COUNTY.
6. CONTRACTOR SHALL ARRANGE PRE-CONSTRUCTION MEETING WITH THE OWNER'S REPRESENTATIVE, ENGINEER AND NCDEM-NR-LAND QUALITY SECTION.
7. CONTRACTOR SHALL POST EROSION CONTROL PERMIT PROMINENTLY ON SITE AT ALL TIMES.
8. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES TO AVOID CONFLICT DURING INSTALLATION OF EROSION CONTROL MEASURES AND STORM DRAINAGE. CONTRACTOR IS TO CALL 800-452-4249 FOR NO ONE CALL-TO-HAVE UTILITIES LOCATED.
9. CONTRACTOR SHALL HAVE A PROFESSIONAL LAND SURVEYOR FLAG PROPERTY LINES, EASEMENTS, AND LIMITS OF DISTURBANCE.
10. INSTALL TEMPORARY CONSTRUCTION ENTRANCES, CULVERTS WITH INLET AND OUTLET PROTECTION MEASURES, CHECK DAMS AND PERMETER SILT FENCING AS SHOWN AND DETAILED IN THESE PLANS. CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES.
11. CONTACT JOHNSON COUNTY AND ENGINEER UPON COMPLETION OF INITIAL EROSION CONTROL MEASURES FOR APPROVAL OF THE EROSION CONTROL PLAN AND FOR GRADING OPERATIONS.
12. CONTRACTOR SHALL STRIP TOPSOIL WITHIN THE SUBSTATION PAD AREA AND STORE ON SITE IN DESIGNATED LOCATION. PROVIDE SILT FENCE AROUND PERIMETER OF SLOPE OF ANY STOCKPILE LOCATIONS. CONTRACTOR SHALL REMOVE ALL ROOT MATTER AND ORGANICS FROM WITHIN THE CLEARING AREAS.
13. UPON COMPLETION OF CLEARING AND GRUBBING, CONTRACTOR SHALL COMMENCE GRADING OPERATIONS FOR GRAVEL PAD AREA.
14. PREPARE SUBGRADE AND DRIVEWAYS TO ELEVATIONS AND DETAILS ON THESE PLANS. CONTRACTOR SHALL INSTALL 4-INCH ACB LAYER WITH SUBSTATION LIMITS DURING INITIAL GRADATION OPERATION.
15. THE CONTRACTOR SHALL PERMANENTLY STABILIZE ALL AREAS WHERE GRADING IS COMPLETE, I.E. PAVED AREAS, SWALES AND SLOPES. APPLY TEMPORARY STABILIZATION MEASURES TO AREAS THAT COULD BE DISTURBED AGAIN, I.E. SLOPES AROUND THE PREPARED SUBGRADE FOR THE SUBSTATION PAD. RESPIRANT TOPSOIL SHALL BE SEEDS, AS NEEDED.
16. DISTURBANCE IN ROADSIDE DITCH SHALL BE SEEDS, MULCHED, OR PROVIDED WITH EROSION CONTROL MATING AND ANCHORED TO THE EXISTING DITCH.
17. GRADING CONTRACTOR SHALL CONTACT OWNER AND MAKE SITE AVAILABLE TO SUBSTATION INSTALLATION CONTRACTOR WHEN PAD IS COMPLETE.

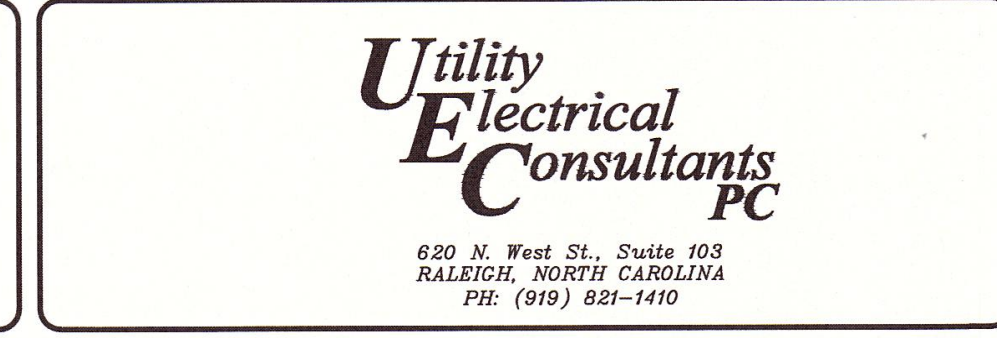
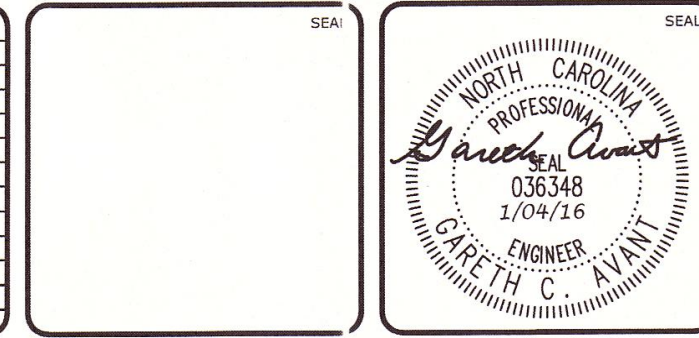
18. AFTER THE SUBSTATION ERECTION CONTRACTOR HAS COMPLETED WORK, INSTALL GEORGRID AND #57 WASHED STONE FOR SUBSTATION PAD AND ALL C&G DRIVEWAYS PER DETAILS ON SHEET C&G-10.
19. ONCE GRAVEL FOR SUBSTATION PAD HAS BEEN INSTALLED, PERMANENTLY STABILIZE ANY AREAS DISTURBED DURING THIS INSTALLATION.
20. AFTER ALL AREAS HAVE BEEN STABILIZED, CONTRACTOR SHALL RESCREEN REMAINING TOPSOIL MULCH AND SEED ANY REMAINING DISTURBED AREAS.
21. AT THIS TIME, CONTRACTOR SHALL APPLY SEEDBED PREPARATION PRACTICES AND APPLY SEED PER NC COASTAL PLANT URL WEBSITE. CONTRACTOR SHALL BE RESPONSIBLE FOR EQUAL AS APPROVED BY THE ENGINEER TO REMAINDER OF THE P&T OUTSIDE OF LIMITS OF DISTURBANCE AS SHOWN.
22. UPON COMPLETION OF STABILIZATION, CONTRACTOR NC-9000-LAND QUALITY SECTION FOR A FINAL SITE INSPECTION BEFORE REMOVING ANY TEMPORARY EROSION CONTROL MEASURES.
23. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS NEEDED TO INSTALL FINAL GRAVEL.
24. ONCE SITE IS APPROVED, REMOVE ALL REMAINING TEMPORARY MEASURES AND INSTALL PERMANENT SEEDING AND VEGETATION ON REMAINING DISTURBED AREAS.

1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ADVISE THE OWNER IF ANY DIMENSIONS OR GRADES DO NOT EXIST PRIOR TO CONSTRUCTION. IF AN ADDITIONAL COMPENSATION WILL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
2. CONTRACTOR SHALL NOTIFY "NORTH CAROLINA CON" AT CALL AT 1-800-632-4949 AT LEAST 48 HOURS PRIOR TO ANY MINING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED, CONTRACTOR TO CONTACT AN "LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL".
3. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND ARE BASED ON BEST AVAILABLE RECORD DRAWING S.
4. SOIL UNDER GRAVEL AREAS AND WITHIN SLOPES (GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED, AND COMPACTED PER THE GEOTECHNICAL REPORT.
5. ALL GRADED AREAS SHALL BE SLOPED SUCH THAT NO AREAS OF STANDING WATER OCCUR AND ALL AREAS POSITIVELY DRAIN TO SWALES.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND SHALL REPLACE ALL MARKERS REMOVED IF DAMAGED DURING CONSTRUCTION.
7. CONTRACTOR IS RESPONSIBLE FOR DETERMINING A/C NECESSARY THROUGHOUT CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL PERMIT CONDITIONS, MONITORING AND REPORTING REQUIREMENTS.

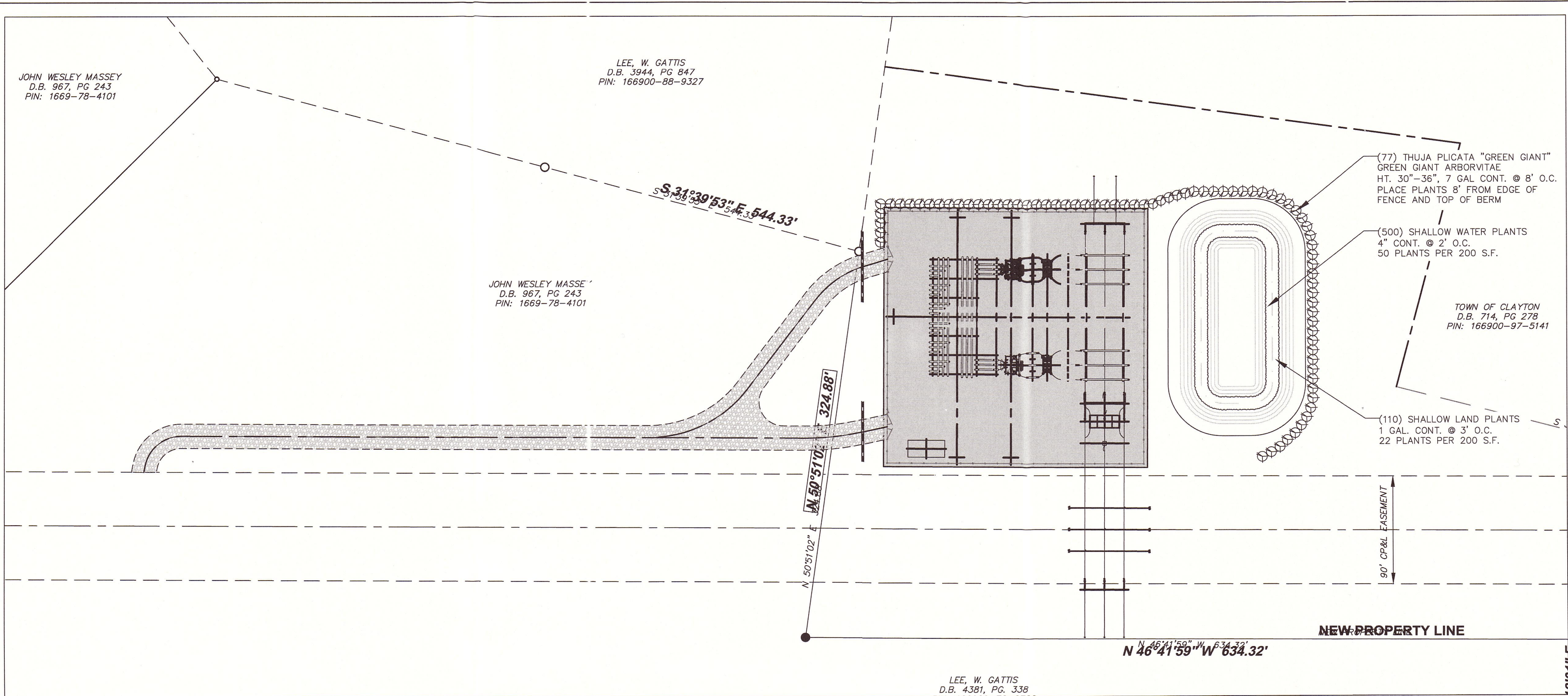
1. NO SITE DEVELOPMENT ACTIVITY INCLUDING CLEARING, GRUBBING AND DEMOLITION MAY BEGIN UNTIL THE CONSTRUCTION CONTRACT HAS BEEN APPROVED AND SIGNED. CONTRACTOR MUST OBTAIN A "LETTER OF PLAN APPROVAL" PRIOR TO ANY SITE DEVELOPMENT ACTIVITIES.
2. EXISTING TOPOGRAPHY IS TAKEN FROM LIDAR INFORMATION ONLY.
3. HYDROSEED WITH GRASS SEED ON ALL DISTURBED AREAS. SEE SEEDING SCHEDULE FOR SPECIFIC GRASS SEED TYPE. SEEDING SHALL BE COMPLETED IMMEDIATELY AFTER SEEDBED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2 TONS/ACRE, WITH A MAXIMUM OF 50 LBS/100 GAL OF WATER IF SEEDING IS DELAYED 3 HOURS OR MORE. ADDITIONAL 50% OF SEED MIX. IF DELAY IS LONGER THAN 3 HOURS, BEGIN WITH NEW MIXTURE.
4. FOR UNDISTURBED AREAS, CONTRACTOR TO SEED WITH NC COASTAL PLAIN LEADOW MIX AS PROVIDED BY ERNST SEEDS (800) 873-3321 OR AN APPROVED EQUIVALENT.
5. ALL SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER PLANTS AS SOON AS POSSIBLE WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY. ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS FEASIBLE AFTER THE END OF ANY OTHER LAND-DISTURBING ACTIVITY.
6. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND AT LEAST ONCE PER WEEK. IF REPAIRS ARE NECESSARY, DEVICES SHOULD BE REBUILT TO MEET PLAN, DETAIL AND SPECIFICATION REQUIREMENTS.
7. ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY NOT BE INSTALLED IF DEEMED NECESSARY BY EITHER THE ENGINEER OR OWNER.
8. TEMPORARY SEDIMENT CONTROL MEASURES (SILT FENCE, CONSTRUCTION ENTRANCE, ETC.) SHALL BE MAINTAINED UNTIL ALL CONTRIBUTING AREAS ARE GRADED AND STABILIZED.
9. DUST CONTROL ON SITE SHALL BE MINIMIZED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS STRICTLY PROHIBITED.
10. IF THE MAJORITY OF MUD OR DIRT IS NOT REMOVED FROM CONSTRUCTION TRAFFIC BY CONSTRUCTION ENTRANCES, CONTRACTOR SHALL CONSTRUCT VEHICLE WASH AREAS AT THE END OF THE TRAIL. EXISTING PAVED DRIVEWAY SHALL BE REPAVED AND TRAPPED BEFORE WASH WATER IS ALLOWED TO BE DISCHARGED OFFSITE. RINSE-OFF WILL NOT BE ALLOWED OUTSIDE THE PROJECT CONSTRUCTION LIMITS.
11. SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT REACHES A DEPTH OF 4".
12. EROSION AND SEDIMENTATION CONTROL MEASURES, STRUCTURES AND DEVICES SHALL BE PLANNED, DESIGNED, AND CONSTRUCTED AS TO PROVIDE PROTECTION FROM THE CALCULATED DESIGN-RAIN RATE. RAIN RATE SHALL BE DETERMINED FROM THE RAINFALL RATE THAT SHALL BE CALCULATED USING THE PROCEDURES IN THE USDA SOIL CONSERVATION SERVICE'S "NATIONAL ENGINEERING FIELD MANUAL FOR CONSERVATION PRACTICES," OR OTHER ACCEPTABLE CALCULATION PROCEDURES.
13. CONTRACTOR SHALL SEEK PERMIT FOR ANY BORROW AND/OR SPOIL AREAS NOT SHOWN ON THESE PLANS.
14. CONCRETE WASHING AREA SHALL BE LOCATED A MINIMUM OF 50 FT FROM SURFACE WATERS/INLETS.

1. LIMITS OF DISTURBANCE LINES ARE CLEARING LIMIT LINES WHICH WILL BE FLAGGED FOR A MINIMUM OF ONE PER 50-FT OR CLOSER DEPENDING ON VISIBILITY.
2. SILT FENCE AND TREE PROTECTION FENCE LINES ALSO DELINEATE THE LIMITS OF DISTURBANCE. ALL SILT FENCING OR TREE PROTECTION FENCING SHALL BE INSTALLED INSIDE LIMITS OF DISTURBANCE.
3. TOTAL DISTURBED AREA: 4.65 ACRES

NAME OF PROJECT:	CLAYTON SUBSTATION
PARCEL IDENTIFICATION NUMBER:	166900-76-9720 & 166900-97-5141
PROPERTY SIZE:	
PROPERTY LOCATION:	CLAYTON TOWN LIMITS
EXISTING ZONING DISTRICT:	R-E (RESIDENTIAL ESTATE)
PROPOSED ZONING DISTRICT:	PF (PUBLIC FACILITIES)
OVERLAY:	WATERSHED PROTECTION OVERLAY
EXISTING USE:	VACANT
PROPOSED USE:	MAJOR UTILITY (ELECTRICAL SUBSTATION)
NUMBER OF SEATS/STUDENTS/FUELING POSITIONS:	N/A
EXISTING DENSITY:	N/A
PROPOSED DENSITY:	N/A
EXISTING INTENSITY:	N/A
PROPOSED INTENSITY:	N/A
FLOOR AREA RATIO:	N/A
BUILDING COVERAGE:	N/A
PERVIOUS SURFACE AREA:	
IMPERVIOUS SURFACE AREA:	63,750 SF OR 1.46 AC
BUILDING HEIGHT:	N/A
REQUIRED PARKING:	N/A
PROPOSED PARKING:	N/A
REQUIRED ACCESSIBLE PARKING:	N/A
PROPOSED ACCESSIBLE PARKING:	N/A
REQUIRED LOADING SPACE(S)	N/A

[illegible]

DATE: JANUARY 4, 2016		SCALE		HAC FILE NUMBER	
MCE PROJ. # 03243-0004		HORIZONTAL:		C-2	
DRAWN KAK		1" = 50'		DRAWING NUMBER	
DESIGNED KAK		VERTICAL:		C2.0	
CHECKED GCA		N/A			
PROJ. MGR. CHS					
STATUS: MAJOR SITE PLAN SUBMITTAL FOR REVIEW PURPOSES ONLY				REVISION	



DATA TABLE:	
NAME OF PROJECT:	CLAYTON SUBSTATION
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PROPOSED ZONING DISTRICT:	WATERSHED PROTECTION OVERLAY
OVERLAY:	VACANT
EXISTING USE:	MAJOR UTILITY (ELECTRICAL SUBSTATION)
PROPOSED USE:	N/A
NUMBER OF SEATS/STUDENTS/FUELING POSITIONS:	N/A
EXISTING DENSITY:	N/A
PROPOSED DENSITY:	N/A
EXISTING INTENSITY:	N/A
PROPOSED INTENSITY:	N/A
FLOOR AREA RATIO:	N/A
BUILDING COVERAGE:	N/A
PERVIOUS SURFACE AREA:	63,750 SF OR 1.46 AC
IMPERVIOUS SURFACE AREA:	N/A
BUILDING HEIGHT:	N/A
REQUIRED PARKING:	N/A
PROPOSED PARKING:	N/A
REQUIRED ACCESSIBLE PARKING:	N/A
PROPOSED ACCESSIBLE PARKING:	N/A
REQUIRED LOADING SPACE(S)	N/A

GENERAL LANDSCAPE MAINTENANCE

THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTINGS AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE BUT NOT BE LIMITED TO:

LAWN AREA

1. THE LAWN AREA WILL BE MOWED AS NEEDED TO PROVIDE A NEAT AND UNIFORMLY FINISHED LAWN.
2. FOR AREAS INACCESSIBLE TO MOWERS, A STRING TRIMMER WILL BE USED TO CUT GRASS TO SAME HEIGHT AS MOWER.
3. CURB, SIDEWALK, AND BED EDGES WILL BE MECHANICALLY EDGED AS NEEDED TO PROVIDE A NEAT AND UNIFORM APPEARANCE.
4. ALL DEBRIS WILL BE REMOVED FROM TURF PRIOR TO MOWING AND FROM TURF AND PAVEMENT AREAS FOLLOWING EDGING.
5. THE ENTIRE LAWN WILL BE CORE AERIFIED IN THE FALL.
6. SEEDING AND FERTILIZATION WILL BE PERFORMED IN CONJUNCTION WITH AERIFICATION.
7. THE LAWN AREA WILL BE OVERSEEDDED WITH A HYBRID BERMUDA BLEND (IF DEVELOPER CHOOSES A FESCUE VARIETY TURF DURING INITIAL INSTALLATION) AT A RATE OF 75 POUNDS PER ACRE.
8. THE TURF WILL BE FERTILIZED THREE TIMES DURING THE YEAR (MARCH, SEPTEMBER, AND NOVEMBER). A SLOW RELEASE NITROGEN PRODUCT WILL BE USED AT A RATE OF 1-2 POUNDS OF NITROGEN PER 100 SQUARE FEET.
9. A PRE-EMERGENT CRABGRASS CONTROL WILL BE APPLIED TO THE LAWN WHEN SOIL TEMPERATURES REACH 48 DEGREES.

PLANT BEDS AND SMALL ORNAMENTAL TREES

1. ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION. DEAD OR DISEASED PLANTINGS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION.
2. ALL PLANT BEDS WILL BE SPRAYED AND WEEDED BY HAND TO MAINTAIN THEM FREE OF WEEDS AT ALL TIMES.
3. ALL SHRUBS WILL BE FERTILIZED AS REQUIRED WITH A SLOW-RELEASE FERTILIZER AT A RATE ACCORDING TO PLANT TYPE.
4. ALL TREES WILL BE FERTILIZED BY DEEP ROOT FEEDING WITH A SLOW-RELEASE FERTILIZER DESIGNED TO FEED FOR TWO YEARS.
5. ALL SHRUBS AND TREES WILL BE PRUNED WITH HAND PRUNERS TO ENCOURAGE GROWTH AND REMOVE DEAD MATERIAL.
6. MULCH SHALL BE MAINTAINED AT A MINIMUM OF 3" DEPTH FOR ALL PLANT BEDS AND TREE SAUCERS AND SHALL BE REPLACED ANNUALLY. MULCH TYPES TO BE SELECTED BY OWNER, HOWEVER SHREDDED BARK OR HARDWOOD MULCH SHALL BE USED AGAINST ALL BUILDING FOUNDATIONS.
7. FORMAL HEDGES WILL BE TRIMMED TO AN INVERT 'Y' SHAPE TO ENCOURAGE LOW LIMB STRUCTURE AND DENSE GROWTH.
8. PRE-EMERGENT WEED CONTROL SHALL BE APPLIED (IF NECESSARY) IN FEBRUARY. CHEMICALS FOR INSECT & DISEASE MAY BE APPLIED FOR SPECIFIC PROBLEMS ONLY.

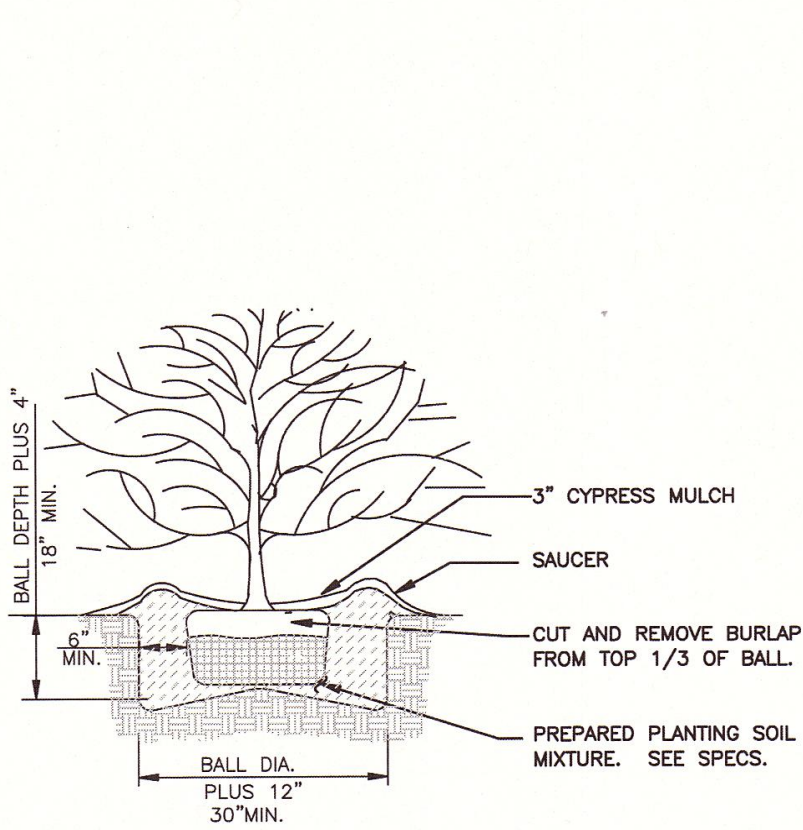
LEAVES AND NATURAL AREAS

1. ALL LEAVES WILL BE REMOVED FROM THE LAWN AREAS WEEKLY AND FOUR TIMES A YEAR FROM THE PLANT BEDS.
2. NATURAL AREAS WILL BE MAINTAINED FREE OF BRUSH AND WEEDS WITHIN THE FIRST 10 FEET OF ANY NATURAL AREA.

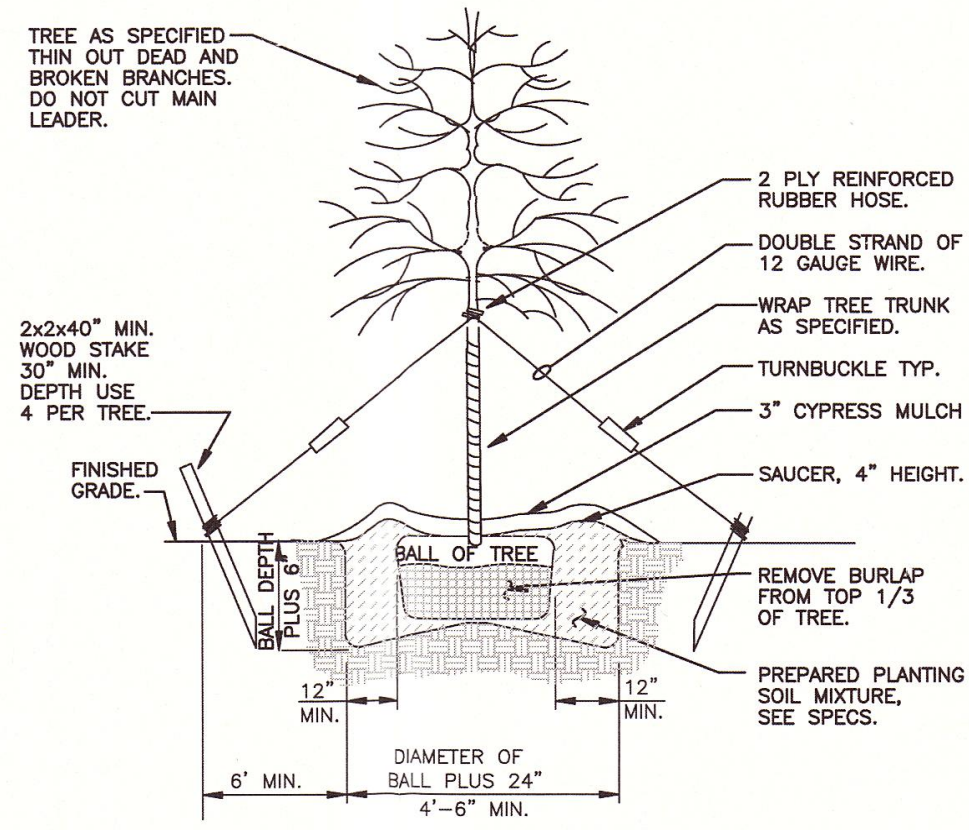
FAILURE TO MAINTAIN ALL PLANTINGS IN ACCORDANCE WITH THIS PLAN MAY CONSTITUTE A VIOLATION OF THE LAND DEVELOPMENT ORDINANCE AND MAY RESULT IN FINES.

Code	Botanical Name	Common Name	Qty.	Caliper	Height	Spread	Comments
Trees							
Shrubs							
TP	Thuja plicata "Green Giant"	Green Giant Arborvitae	77	---	30"-36"	---	7 gal. container, 8' o.c.

Code	Botanical Name	Common Name	Qty.	Caliper	Height	Spread	Comments
LITTORAL SHELF PLANTING							
SHALLOW LAND							
LC	Lobelia cardinalis	Cardinal Flower	22	---	---	---	1 gal. container, 3' O.C.
EF	Eupatoriadelphus fistulosus	Joe Pye Weed	22	---	---	---	1 gal. container, 3' O.C.
HC	Hibiscus coccineus	Scarlet rose mallow	22	---	---	---	1 gal. container, 3' O.C.
HD	Hypericum desiflorum	Bushy St. Johnswort	22	---	---	---	1 gal. container, 3' O.C.
IV	Iris virginica	Virginia sweetspire	22	---	---	---	1 gal. container, 3' O.C.
SHALLOW WATER							
BF	Iris virginica	Blue flag iris	100	---	---	---	4" container, 24" O.C.
JE	Juncus effusus var. pyraei or solis	Soft rush grass	100	---	---	---	4" container, 24" O.C.
AS	Acorus subcordatum	Sweetflag	100	---	---	---	4" container, 24" O.C.
SC	Saururus cernuus	Lizard's tail	100	---	---	---	4" container, 24" O.C.
PV	Peltandra virginica	Arrow arum	100	---	---	---	4" container, 24" O.C.



SHRUB PLANTING DETAIL
NOT TO SCALE

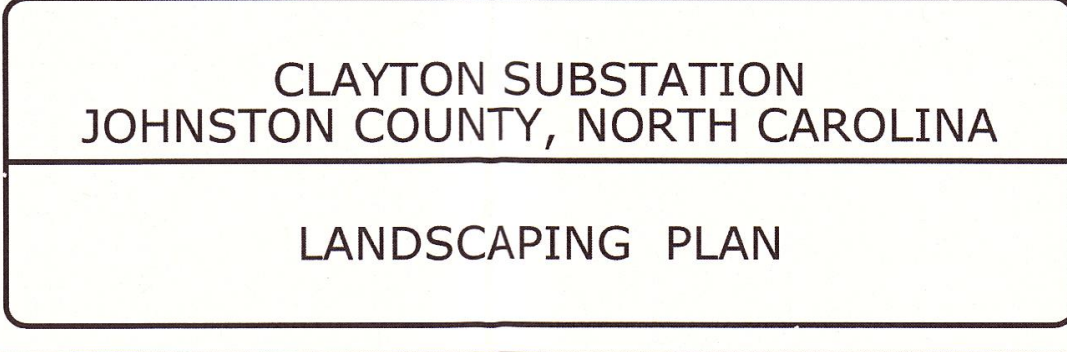
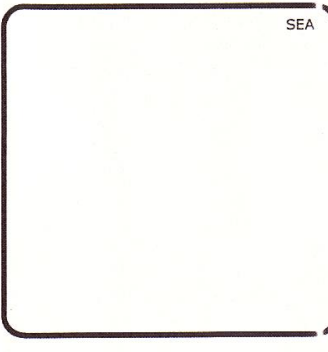


TREE PLANTING DETAIL-LARGE TREE
NOT TO SCALE



50' 0 50' 100'
SCALE: 1"=50' (Horiz.)

REV. NO.	DESCRIPTION	DATE
1	1ST MAJOR SITE PLAN SUBMITTAL	2016.01.04
REVISIONS		



DATE: JANUARY 4, 2016	SCALE: HORIZONTAL: 1" = 50'	FILE NUMBER: C3.X
MCE PROJ. # 03243-0004	VERTICAL: N/A	DRAWING NUMBER: C3.0
DRAWN: KAK		
DESIGNED: KAK		
CHECKED: GCA		
PROJ. MGR.: CHS		
STATUS: MAJOR SITE PLAN SUBMITTAL FOR REVIEW PURPOSES ONLY		REVISION

RECOMMENDATIONS FOR GENTLE SLOPES/LOW MAINTENANCE

SEEDING MIXTURE

SPECIES	RATE (lb./Acre)
INDIANGRASS	3.7
SWITCHGRASS	7.0
FOX SEDGE	2.5
SOFT RUSH	2.5

SEEDING DATES:
PER DISTRIBUTOR RECOMMENDATIONS OR FOLLOW OR AS RECOMMENDED BY SOIL TESTS AND UNDER THE GUIDANCE OF AN ENVIRONMENTAL SPECIALIST.

SOIL AMENDMENTS:
PER DISTRIBUTOR RECOMMENDATIONS OR FOLLOW OR AS RECOMMENDED BY SOIL TESTS AND UNDER THE GUIDANCE OF AN ENVIRONMENTAL SPECIALIST.

MULCH:
PER DISTRIBUTOR RECOMMENDATIONS OR FOLLOW OR AS RECOMMENDED BY SOIL TESTS AND UNDER THE GUIDANCE OF AN ENVIRONMENTAL SPECIALIST.

MAINTENANCE:
PER DISTRIBUTOR RECOMMENDATIONS OR FOLLOW OR AS RECOMMENDED BY SOIL TESTS AND UNDER THE GUIDANCE OF AN ENVIRONMENTAL SPECIALIST.

NOTE:
SEE NC DENR'S EROSION AND SEDIMENT CONTROL PLANNING DESIGN MANUAL SECTION 6.11 FOR ADDITIONAL PERMANENT SEEDING OPTIONS.

PERMANENT SEEDING SCHEDULE

- CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE.
 - RIP THE ENTIRE AREA TO 6 INCHES DEPTH.
 - REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
 - APPLY AGRICULTURAL LIME, FERTILIZER, AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE BELOW).
 - CONTINUE TILLAGE UNTIL A WELL- PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED 4 TO 6 INCHES DEEP.
 - SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.
 - MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
 - INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDINGS WITHIN THE PLANTING SEASON. IF POSSIBLE, IF STAND SHOULD BE OVER 60% DAMAGED REESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
 - CONSULT CONSERVATION INSPECTOR ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.
- * APPLY: AGRICULTURAL LIMESTONE - 2 TONS/ACRE OR 3 TONS/ACRE IN CLAY SOILS/FERTILIZER - 1000 LBS/ACRE (10-10-10) SUPERPHOSPHATE - 500 LBS/ACRE (20%) MULCH - 2 TONS/ACRE (SMALL GRAIN STRAW)/ANCHOR - ASPHALT EMULSION AT 450 GAL/ACRE

SEEDBED PREPARATION

RECOMMENDATIONS FOR LATE WINTER AND EARLY SPRING

SEEDING MIXTURE

SPECIES	RATE (lb./acre)
RYE (GRAIN)	120
ANNUAL LESPEDEZA (KOBÉ IN PIEDMONT & COASTAL PLAIN, KOREAN IN MOUNTAINS)	50

OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXTEND BEYOND JUNE.

SEEDING DATES:
MOUNTAINS (ABOVE 2,500'): FEB. 15 - MAY 15
(BELOW 2,500'): FEB. 1 - MAY 1
PIEDMONT: JAN. 1 - MAY 1
COASTAL PLAIN: DEC. 1 - APR. 15

SOIL AMENDMENTS:
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 lb/acre GR /UND AGRICULTURAL LIMESTONE AND 750 lb/acre 10-10-10 FERTILIZER.

MULCH:
APPLY 4,000 lb/acre STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT. NETTING OR A MULCH ANCHORING TOOL, A DISK WITH BLADES SET NEARLY STRAIGHT, CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE:
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

RECOMMENDATIONS FOR SUMMER

SEEDING MIXTURE

SPECIES	RATE (lb./acre)
GERMAN MILLET	40

IN THE PIEDMONT AND MOUNTAINS, A SMALL-STEMMED SUDANGRASS MAY BE SUBSTITUTED AT A RATE OF 50 lb/acre.

SEEDING DATES:
MOUNTAINS: MAY 15 - AUG. 15
PIEDMONT: MAY 1 - AUG. 15
COASTAL PLAIN: APRIL 15 - AUG. 15

SOIL AMENDMENTS:
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 lb/acre GR /UND AGRICULTURAL LIMESTONE AND 750 lb/acre 10-10-10 FERTILIZER.

MULCH:
APPLY 4,000 lb/acre STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT. NETTING OR A MULCH ANCHORING TOOL, A DISK WITH BLADES SET NEARLY STRAIGHT, CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE:
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

RECOMMENDATIONS FOR FALL

SEEDING MIXTURE

SPECIES	RATE (lb./acre)
RYE (GRAIN)	120

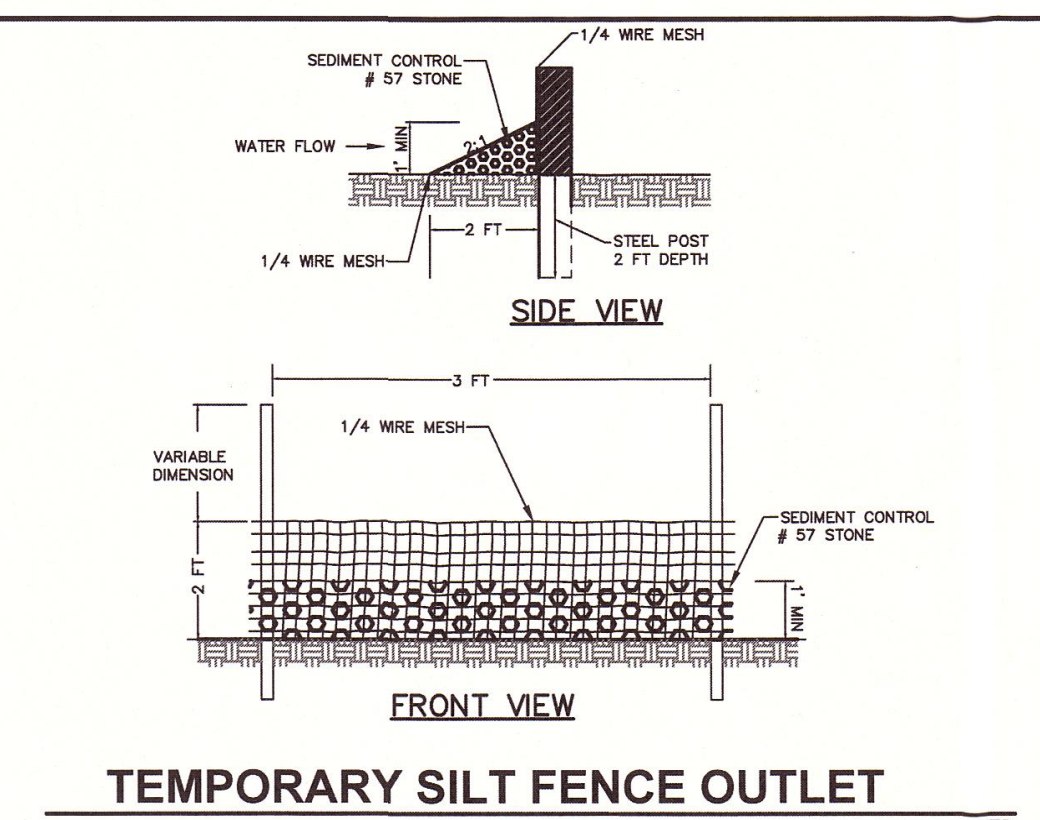
SEEDING DATES:
MOUNTAINS: AUG. 15 - DEC. 15
COASTAL PLAIN AND PIEDMONT: AUG. 15 - DEC. 30

SOIL AMENDMENTS:
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 lb/acre GR /UND AGRICULTURAL LIMESTONE AND 750 lb/acre 10-10-10 FERTILIZER.

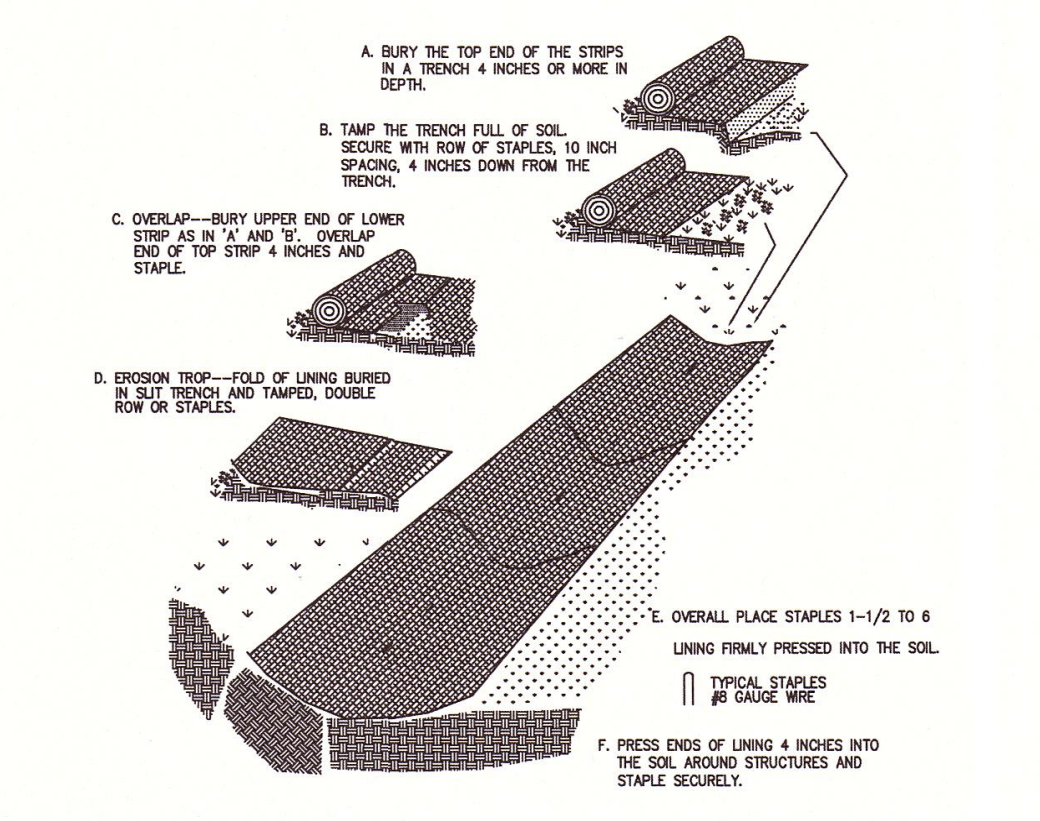
MULCH:
APPLY 4,000 lb/acre STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT. NETTING OR A MULCH ANCHORING TOOL, A DISK WITH BLADES SET NEARLY STRAIGHT, CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE:
REPAIR AND REFERTILIZE DAMAGED AREAS IMMEDIATELY. TOPDRESS WITH 50 lb/acre OF NITROGEN IN MARCH. IF IT IS NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 lb/acre KOBÉ (PIEDMONT AND COASTAL PLAIN) OR KOREAN (MOUNTAINS) LESPEDEZA IN LATE FEBRUARY OR EARLY MARCH.

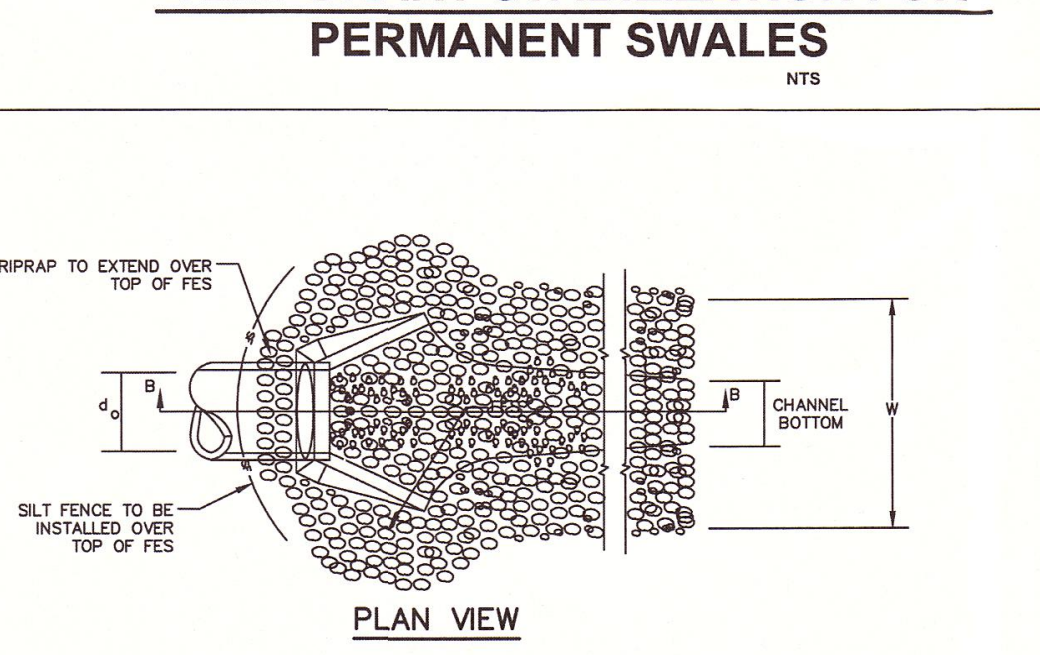
TEMPORARY SEEDING SCHEDULE



TEMPORARY SILT FENCE OUTLET

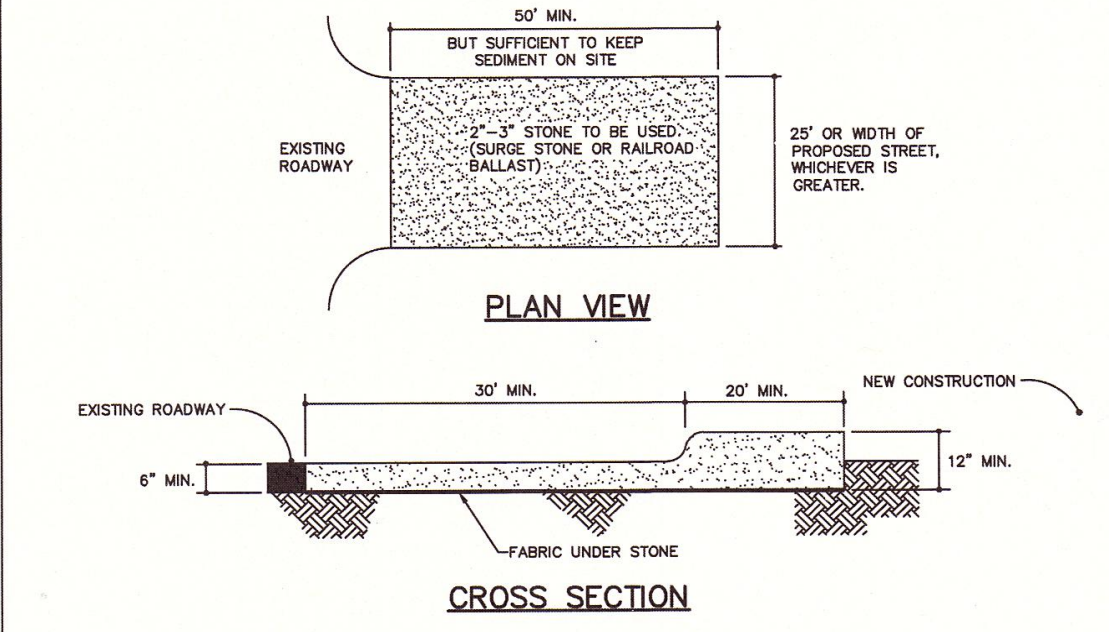


TEMPORARY STABILIZATION FOR PERMANENT SWALES

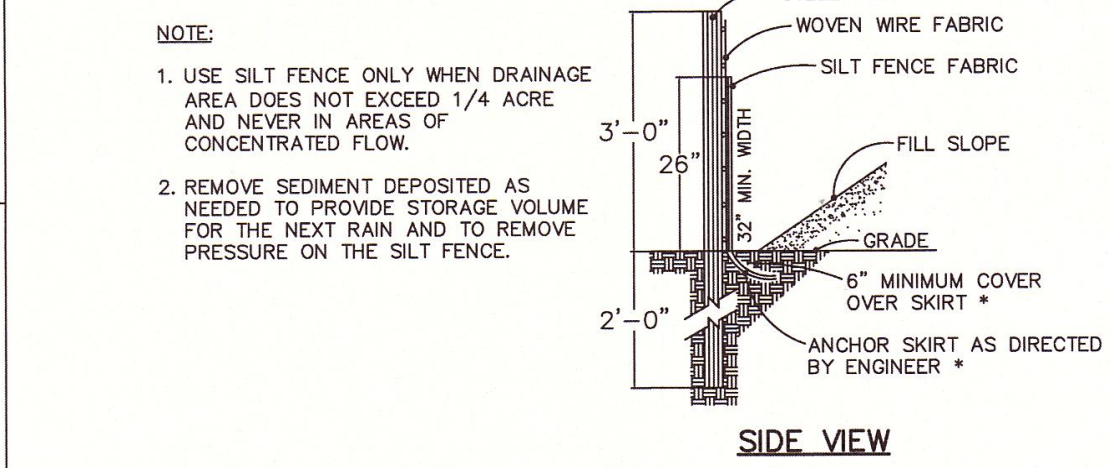


OUTLET PROTECTION DETAIL

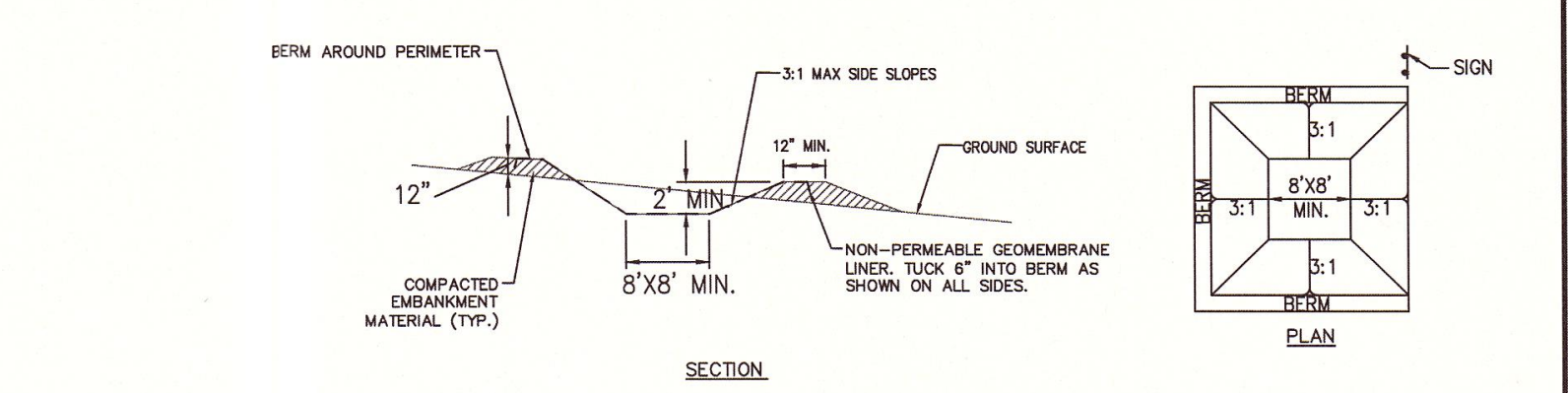
- NOTES:
- PUT SILT FENCE OR TREE PROTECTION FENCE UP TO ENSURE CONSTRUCTION ENTRANCE IS USED.
 - IF CONSTRUCTION ON THE SITES ARE SUCH THAT THE MUD IS NOT REMOVED BY THE VEHICLE TRAVELING OVER THE STONE, THEN THE TIRES OF THE VEHICLES MUST BE WASHED BEFORE ENTERING THE PUBLIC ROAD.
 - MAINTAIN GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING CONSTRUCTION SITE. ENTRANCE WILL REQUIRE PERIODIC REMOVAL OF SEDIMENT-LADEN STONE AND REPLACEMENT WITH FRESH STONE.



TEMPORARY CONSTRUCTION ENTRANCE



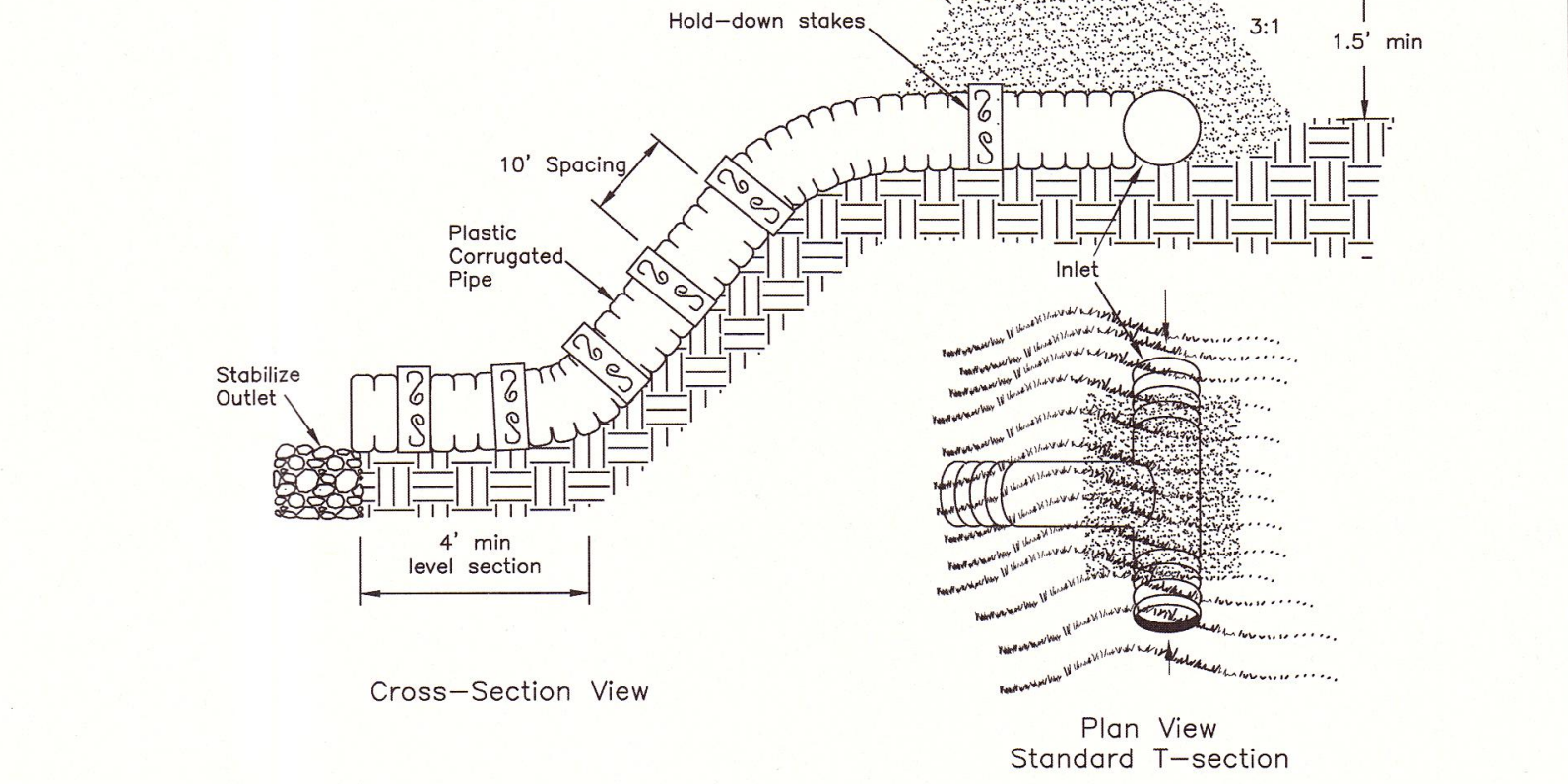
TEMPORARY SILT FENCE



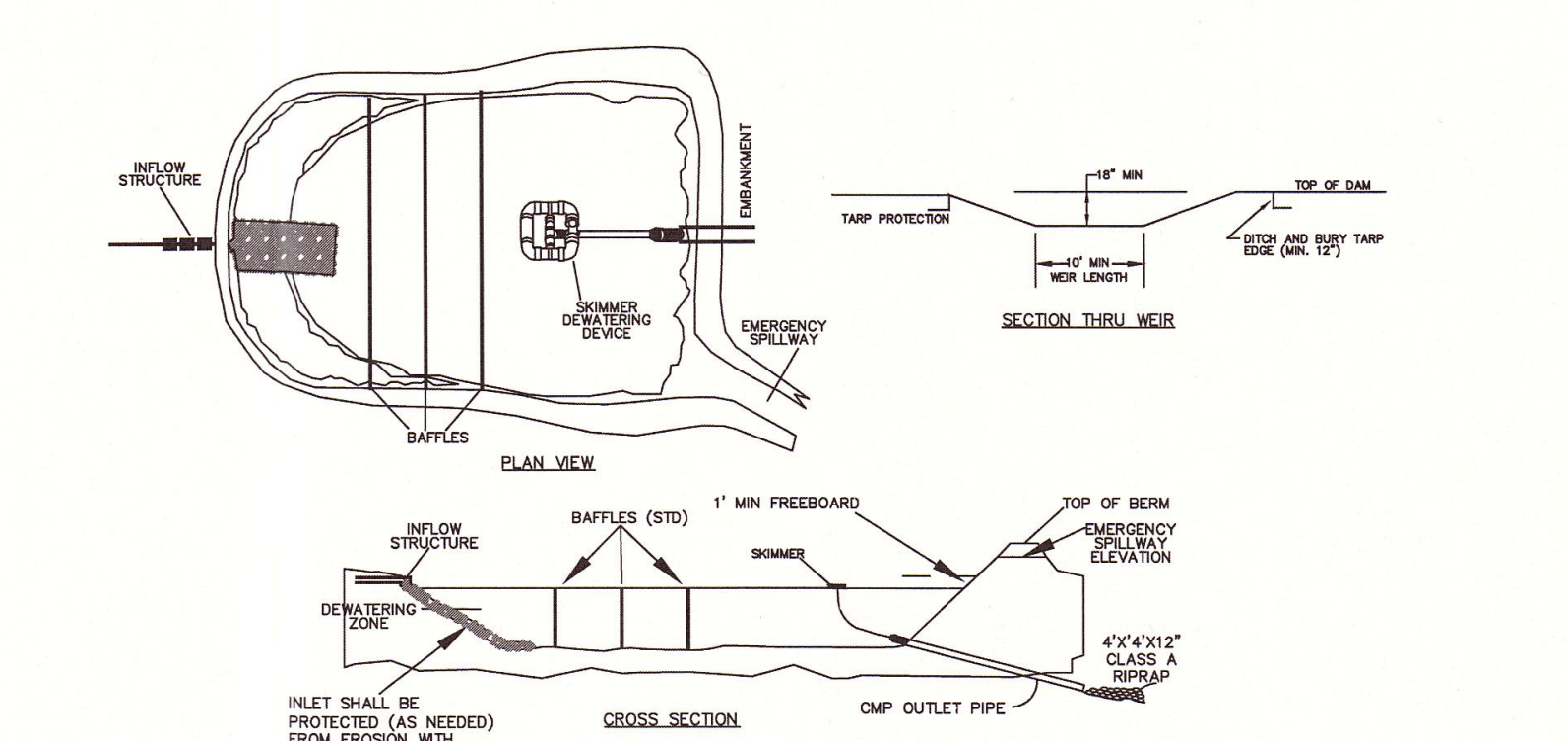
- CONCRETE WASHOUT AREA INSTALLATION NOTES:
- SEE PLAN SHEET 02.0 FOR LOCATION OF CONCRETE WASHOUT AREA. IT TO BE PLACED A MINIMUM OF 50 FT FROM INLETS, BODIES OF WATER, AND DRAINAGEWAYS.
 - THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
 - SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRUCKS.
 - EXCAVATED MATERIAL SHALL BE USED IN PERIMETER BERM CONSTRUCTION.
- CONCRETE WASHOUT AREA MAINTENANCE NOTES:
- THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
 - AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED AND DISPOSED OF AT APPROVED WASTE SITE.
 - AFTER REMOVAL OF CONCRETE WASHOUT AREA, SEED DISTURBED AREA.
 - INSPECT WEEKLY, DURING AND AFTER ANY STORM EVENT.

CONCRETE WASHOUT AREA

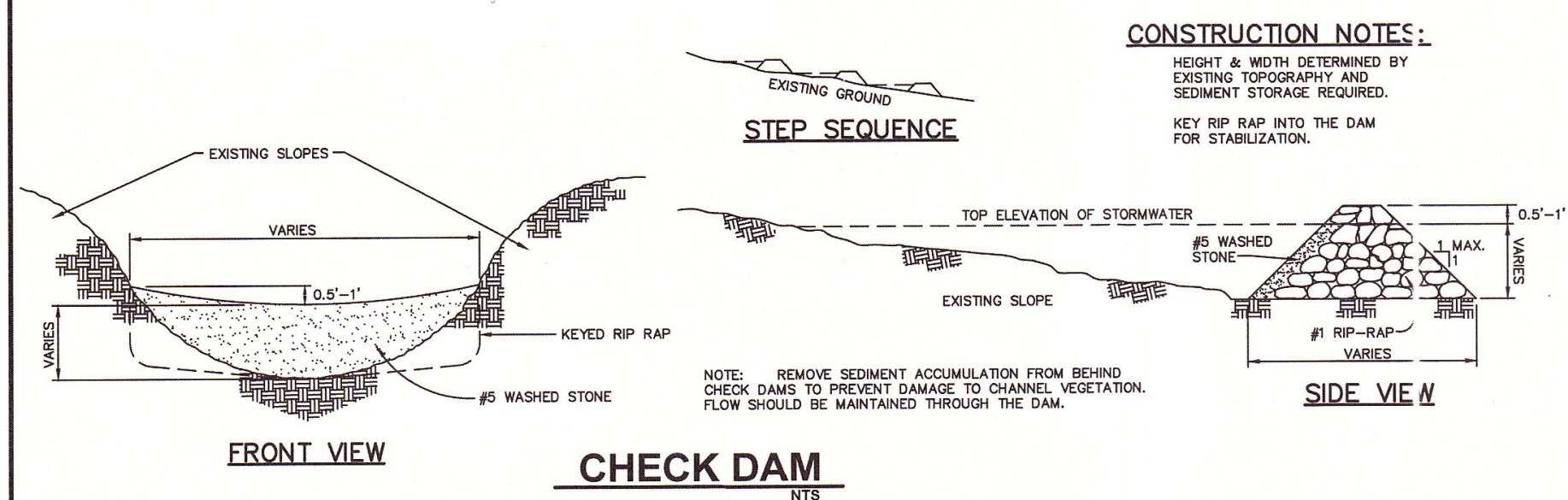
- NOTES:
- CONSTRUCT THE ENTRANCE TO THE SLOPE DRAIN OF A STANDARD FLARED-END SECTION OF PIPE WITH A MINIMUM 6-INCH METAL TOP PLATE (CROSS-SECTION VIEW). MAKE ALL FITTINGS WATER-TIGHT. A STANDARD T-SECTION FITTING MAY ALSO BE USED AT THE INLET.
 - USE AN EARTHEN DIVERSION TO DIRECT SURFACE RUNOFF INTO THE TEMPORARY SLOPE DRAIN. MAKE THE HEIGHT OF THE BERM OVER THE DRAIN CONDUIT A MINIMUM OF 1.5 FT AND AT LEAST 6 INCHES HIGHER THAN THE ADJACENT BERM ON EITHER SIDE. THE LOWEST POINT OF THE DIVERSION BERM SHOULD BE A MINIMUM OF 1 FT ABOVE THE TOP OF THE DRAIN SO THAT DESIGN FLOW CAN FREELY ENTER THE PIPE.
 - PROTECT THE OUTLET OF THE SLOPE DRAIN FROM EROSION WITH RIPRAP DISSIPATOR.



TEMPORARY SLOPE DRAIN



STANDARD SKIMMER BASIN



CHECK DAM

REV. NO.	DESCRIPTION	DATE
1	1ST MAJOR SITE PLAN SUBMITTAL	2016.01.04
2	2ND MAJOR SITE PLAN SUBMITTAL	2016.01.04
3	3RD MAJOR SITE PLAN SUBMITTAL	2016.01.04
4	4TH MAJOR SITE PLAN SUBMITTAL	2016.01.04
5	5TH MAJOR SITE PLAN SUBMITTAL	2016.01.04
6	6TH MAJOR SITE PLAN SUBMITTAL	2016.01.04
7	7TH MAJOR SITE PLAN SUBMITTAL	2016.01.04
8	8TH MAJOR SITE PLAN SUBMITTAL	2016.01.04
9	9TH MAJOR SITE PLAN SUBMITTAL	2016.01.04
10	10TH MAJOR SITE PLAN SUBMITTAL	2016.01.04
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99	99TH MAJOR SITE PLAN SUBMITTAL	2016.01.04
100	100TH MAJOR SITE PLAN SUBMITTAL	2016.01.04

McKIM & CREED

1730 Varsity Drive, Suite 500
Raleigh, North Carolina 27606
Phone: (919)233-8091, Fax: (919)233-8031
F-1222

www.mckimcreed.com

Utility Electrical Consultants PC

620 N. West St., Suite 103
RALEIGH, NORTH CAROLINA
PH: (919) 821-1410

CLAYTON SUBSTATION
JOHNSTON COUNTY, NORTH CAROLINA

GRADING, DRAINAGE AND EROSION
CONTROL DETAILS

DATE:	1/4/2016
MCE PROJ. #	03243-0004
DRAWN	KAK
DESIGNED	KAK
CHECKED	GCA
PROJ. MGR.	CHS

SCALE	HORIZONTAL:	VERTICAL:
D-1	N/A	N/A

REVISION	REVISION
D1.0	MAJOR SITE PLAN SUBMITTAL FOR REVIEW PURPOSES ONLY



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

*Planning Board
February 22, 2016*

STAFF REPORT

Application Number: 2015-84-RZ

Project Name: Clayton Northside 230 KV Substation Rezoning

NC PIN / Tag #: 166900-96-3977 / 05H02199W
Town Limits/ETJ: Town Limits and ETJ (with pending annexation of the ETJ portion)
Overlay: Watershed Protection Overlay
Applicant: Town of Clayton
Owner: Town of Clayton
Location: This property is addressed at 1200 N O'Neil Street, but is physically located east of the approved Ashcroft subdivision, west of the Sam's Branch greenway, south of the Neuse River.

Public Noticing:

- Neighborhood meeting: February 3, 2016
- Sign posted prior to February 12, 2016
- Letters mailed prior to March 24, 2016
- Newspaper ad posted prior to March 24, 2015

REQUEST: Rezoning of the subject parcel from Residential-Estate (R-E) to Public Facilities (PF).

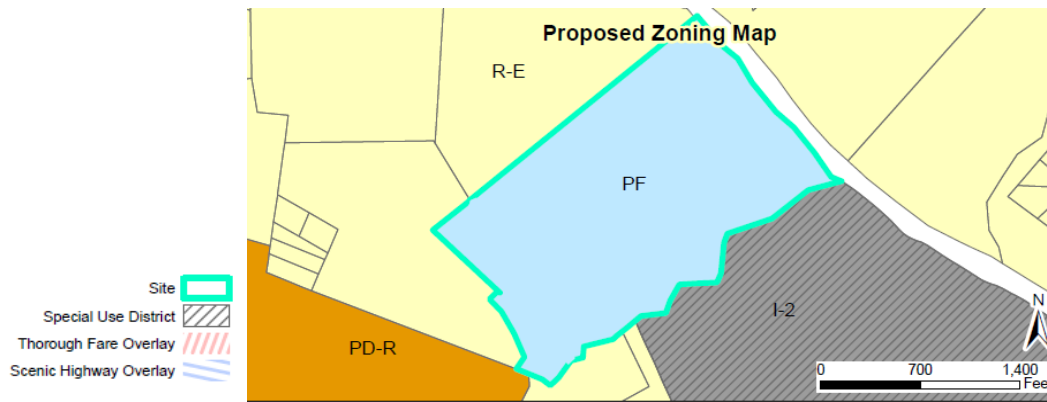
SITE DATA:

Acreage: ±79.1 acres
Existing Use: Vacant



ADJACENT ZONING AND LAND USES:

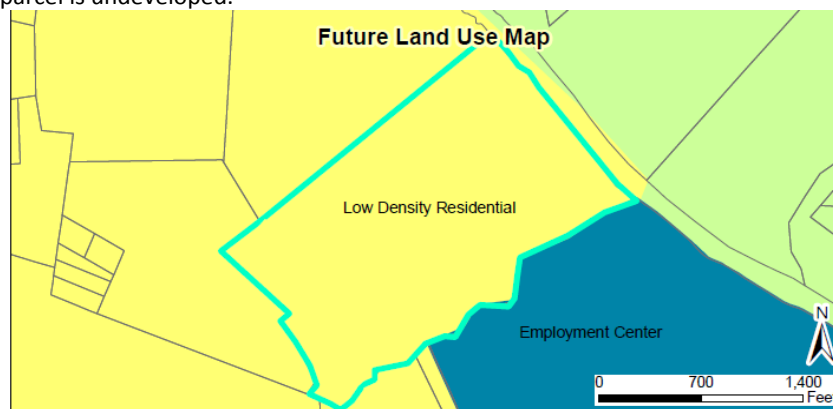
Direction	Zoning	Existing Use
North	Residential-Estate (R-E)	Vacant
South	Industrial-Heavy (I-2)	Caterpillar R&D Facility and Vacant
East	Residential-Estate (R-E)	Vacant/Residential
West	Residential-Estate (R-E) and Planned Development Residential (PD-R)	Vacant and Ashcroft Subdivision (currently approved and in early phases of construction).



STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant (Town of Clayton) has initiated a process to rezone a Town owned property from Residential Estate (R-E) to Public Facilities (PF) to provide consistency between the zoning district and the use of the property. Running concurrently with this request, the Town has also submitted a Major Site Plan application for the subject property to develop a new electrical substation to serve the Town of Clayton. A portion of this property, specifically the westernmost portion, is currently not located within Town Limits and is in the process of being annexed. The property in question houses several public facilities, including the shooting range, wastewater pump facility, Sam's Branch greenway, and the Clayton Riverwalk-on-the-Neuse greenway. The majority of the parcel is undeveloped.



Compatibility with Surrounding Land Uses

The proposed rezoning is compatible with surrounding land uses.

Consistency with 2040 Comprehensive Plan

The 2040 Comprehensive Plan designates this property as “Low Density Residential”. The proposed rezoning will allow for the provision of public infrastructure that supports residential growth. Current and currently proposed uses are properly buffered from surrounding properties..

CONSIDERATIONS:

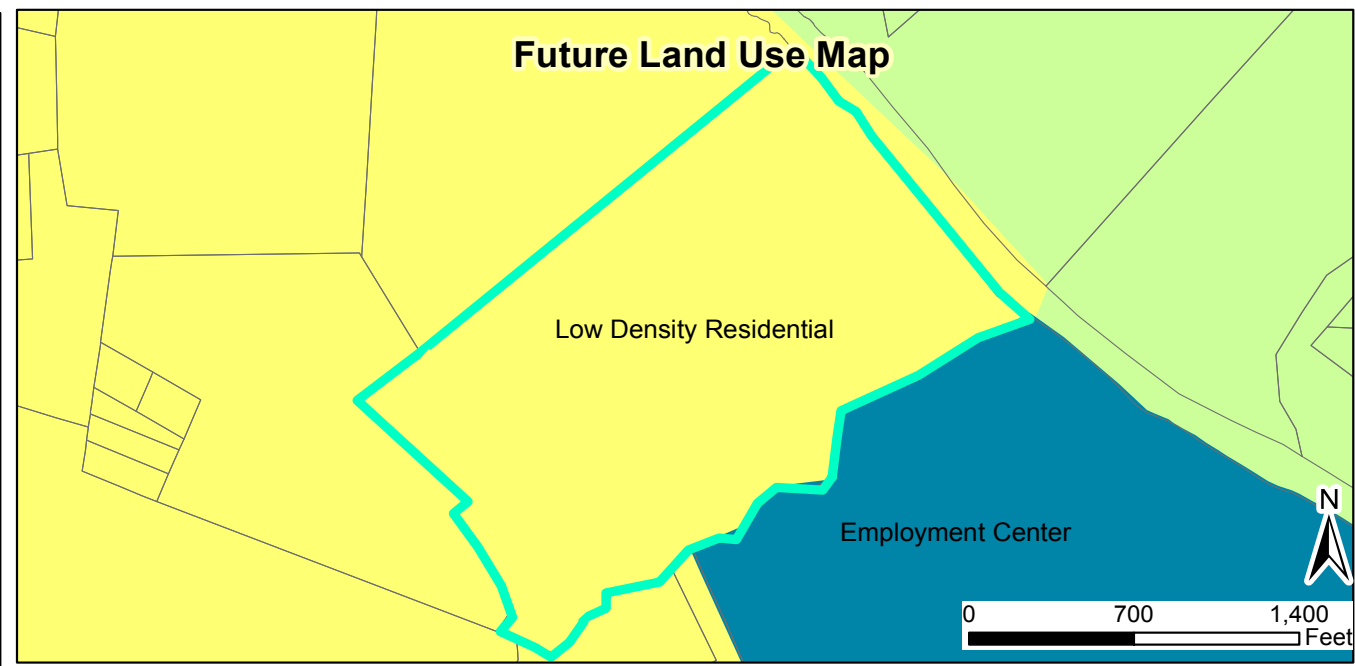
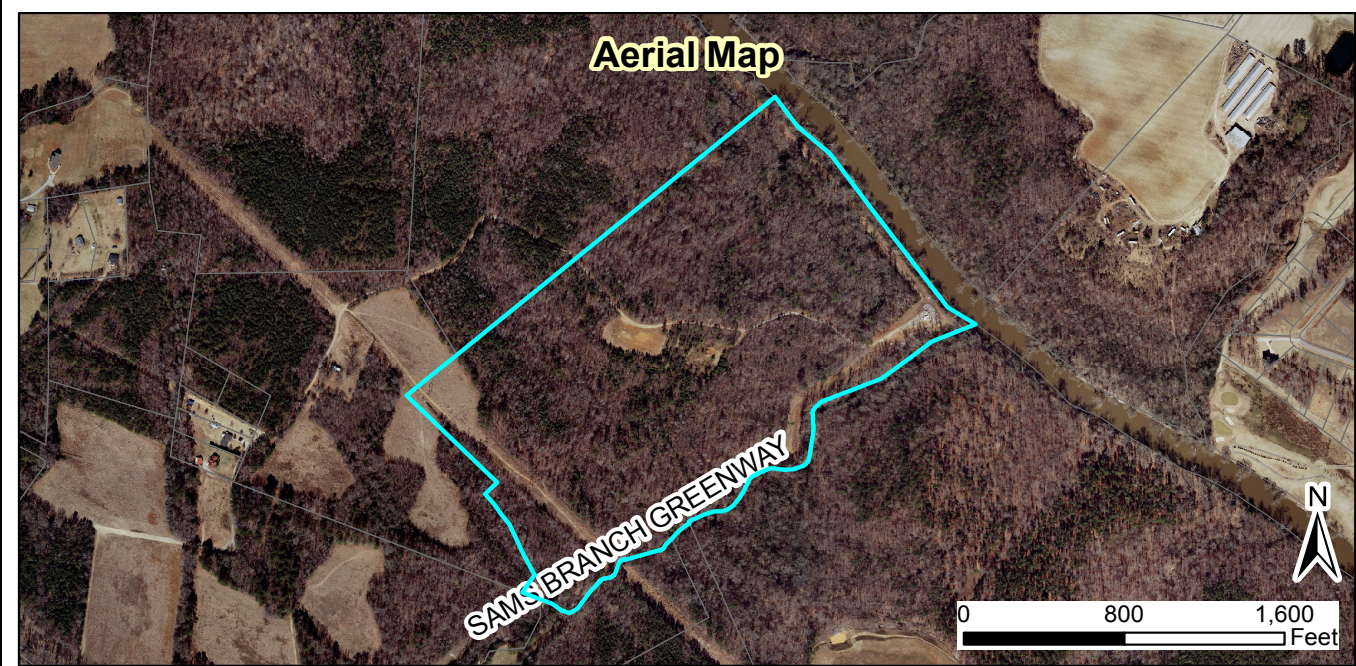
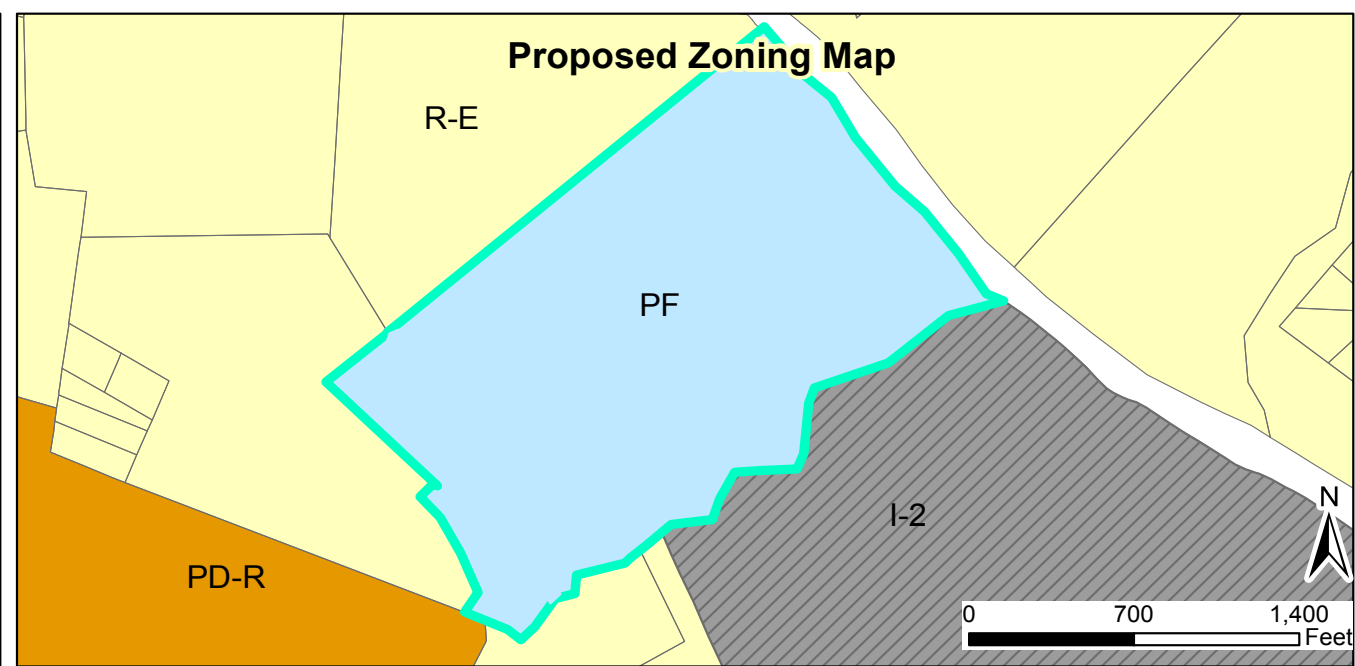
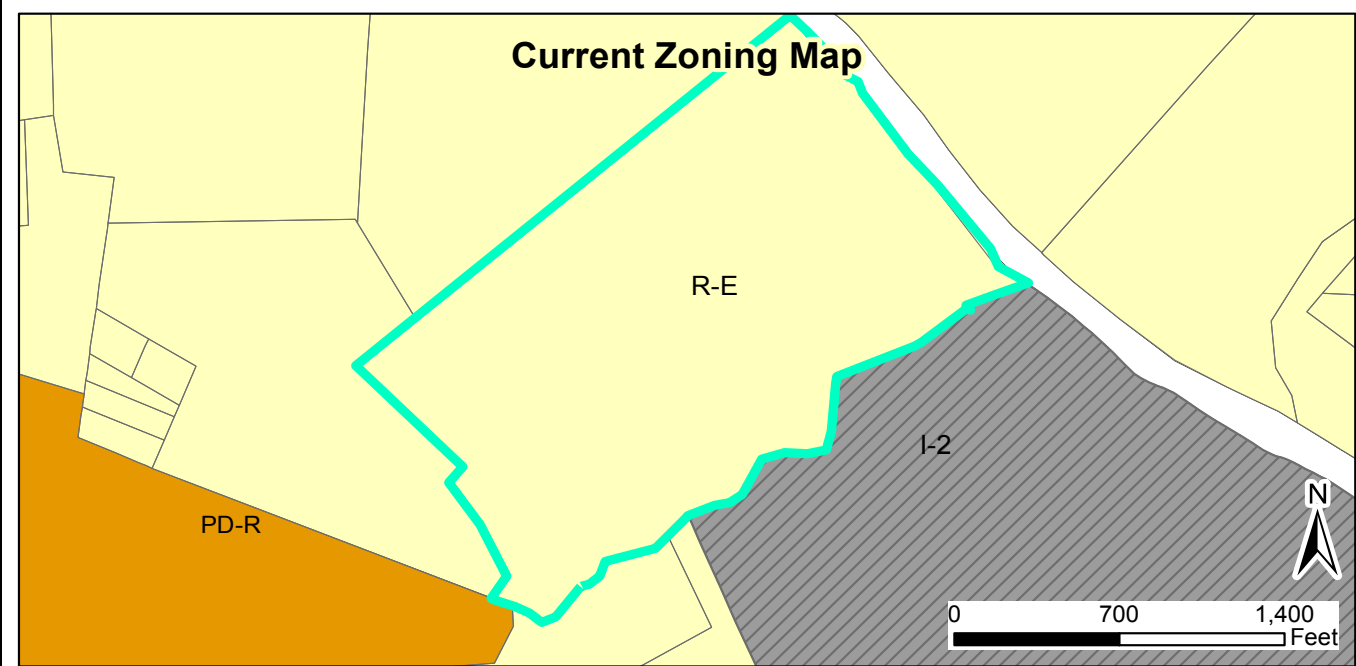
- Rezoning is decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
 - When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining why the Council considers the action taken to be reasonable and in the public interest.
 - If approved, this rezoning shall result in an update to the Town of Clayton’s official Zoning Map.
-

STAFF RECOMMENDATION:

Staff is recommending approval of the rezoning of the subject parcel from Residential Estate (R-E) to Public Facilities (PF).

ATTACHMENTS:

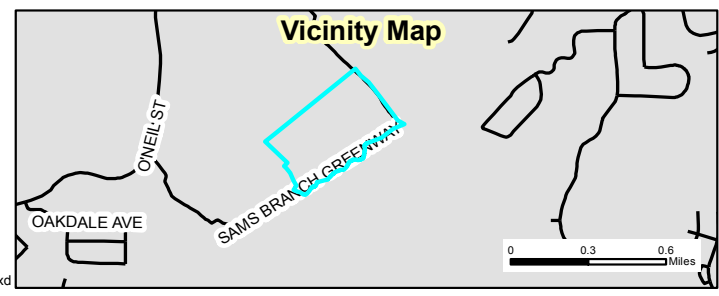
- 1) Staff Report Maps
- 2) Application
- 3) Neighborhood Meeting Materials



2015-84-RZ- Clayton Northside 230KV Substation Rezoning
2016-06-SP- Clayton Northside 230KV Substation Major Site Plan
Requests: To rezone the subject parcel from R-E to PF,
and to develop a new electrical substation for the Town of Clayton
 Applicant: Town of Clayton
 Property Owners: Town of Clayton
 Parcel ID: 166900-96-3977
 Tag #: 05H02199W



- ETJ_Parcels
 - Site
 - Special Use District
 - Thorough Fare Overlay
 - Scenic Highway Overlay
- Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.





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

REZONING APPLICATION

Pursuant to Article 7, Section 155.704 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town Council to amend the Official Zoning Map.

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

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

SITE INFORMATION

Clayton Northside 230 KV Substation Rezoning
Name of Project: Sam's Branch Substation Acreage of Property: 78.54
County Tag Number: 05H02199W NC PIN: 166900-96-3977
Address/Location: Located along Sam's Branch Greenway
Existing Zoning District: R-E (Residential Estate)
Proposed Zoning District: P-F (Public Facilities)
Is project within an Overlay District? ☒ No
☐ Yes (list): _____

APPLICANT INFORMATION

Applicant: Town of Clayton
Mailing Address: PO Box 879 Clayton, NC 27528
Phone Number: 919-553-5002 Fax: _____
Contact Person: Planning Dept. - Haley Hogg or Jay McLeod
Email Address: hhogg@townofclaytonnc.org or jwm@townofclaytonnc.org

FOR OFFICE USE ONLY

Date Received: <u>DEC 30 2015</u>	Amount Paid: <u>Town initiated</u>	File Number: <u>2015-84-PZ</u>
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version 07/30/2015
Town of Clayton
Planning Department

PROPERTY OWNER INFORMATION

Name: Town of Clayton
Mailing Address: PO Box 879 Clayton, NC 27528
Phone Number: _____ Fax: _____
Email Address: _____

EXPLANATION OF PROJECT

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

Rezoning of subject parcel from R-E to P-F to
accommodate future Town Substation

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Rezoning 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. Review Fee (\$500 for standard rezoning OR \$1,000 + \$5.00/acre for Planned Developments)	☐	☒	Fee waived - town initiated		
3. Completed application	☒				
4. Owner's Consent Form <i>Required if applicant is not property owner.</i>	☐	☒			
5. A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department).	☐				
6. If property to be rezoned is a portion of a parcel: - Property legal description typed (10 pt. font or greater). The legal description must also be submitted electronically in Microsoft Word format. - Plat showing property to be rezoned, matching legal description.	☐ ☐	☒ ☒			
7. Adjacent property owners list	☒	☐			
8. Neighborhood meeting notice letter (1 copy) <i>See sample letter and meeting requirements included in this packet</i>	☒				
9. Neighborhood meeting summary form (1 copy) <i>Included in this packet</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				
10. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list (1 set) <i>This for a public notice of the public hearing mailed by the Town - thus, neighbors will receive both a neighborhood meeting letter from the applicant, and a notice of the hearing from the Town.</i>	☒				

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

The Town recently adopted the PF zoning district, specifically for public property. The rezoning will make the subject properties consistent with Town Council direction.

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

As stated above, the PF zoning district was created to be a suitable zoning district for public property.

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

The change to the subject property classifies it in a new zoning district. This district balances other uses by separating public and private property.

4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, potable water supply and stormwater drainage facilities is available for the proposed use.

The PF zoning district is designed to specifically differentiate public facilities and services.

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

The subject rezoning does not violate the legality
of the proposed zoning.

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

The subject properties are currently occupied with
public facilities and associated uses.

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

The purpose of the rezoning is to correctly classify
public facilities which benefit the general public.

APPLICANT AFFIDAVIT

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

Haley Hogg
Print Name

Haley Hogg
Signature of Applicant

12-30-15
Date

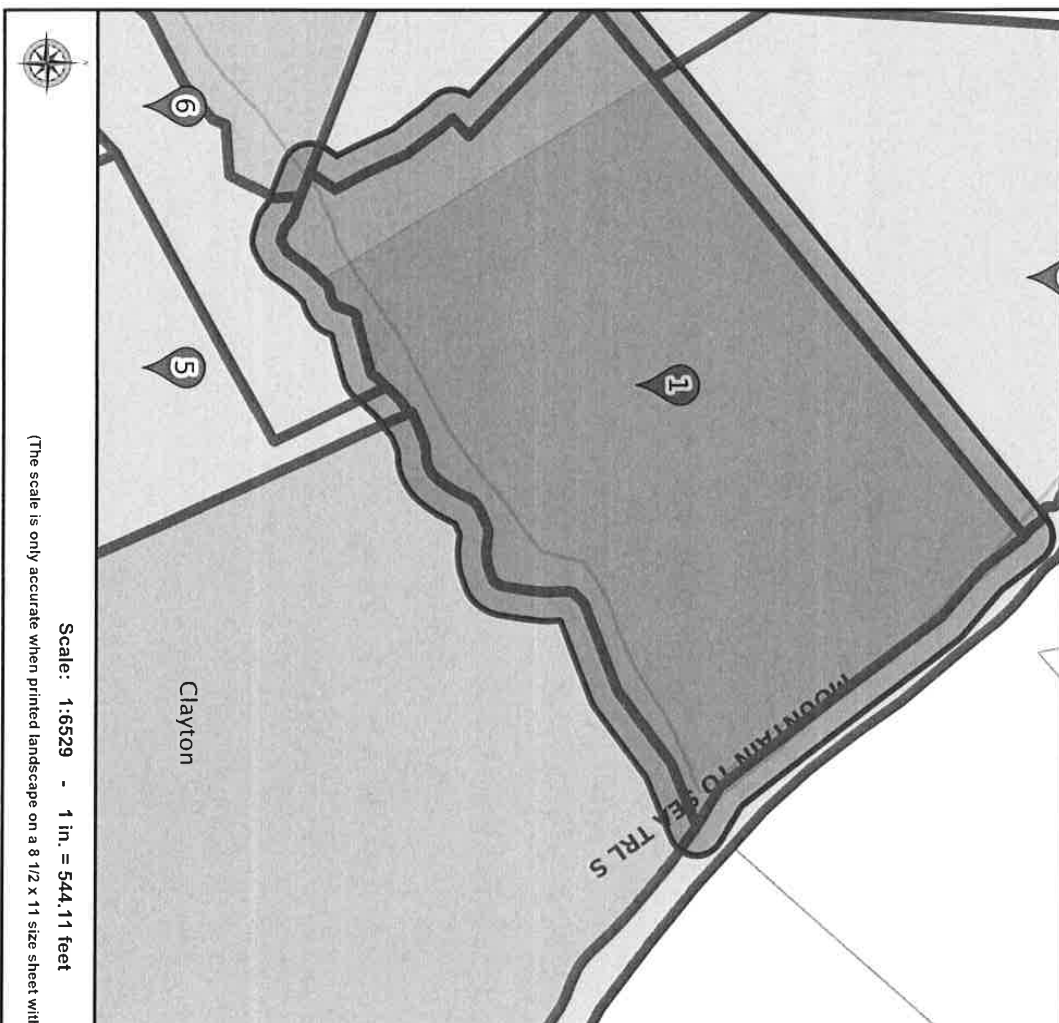
*** DISCLAIMER ***
Johnston County assumes no legal responsibility for the information represented here.

Result 1

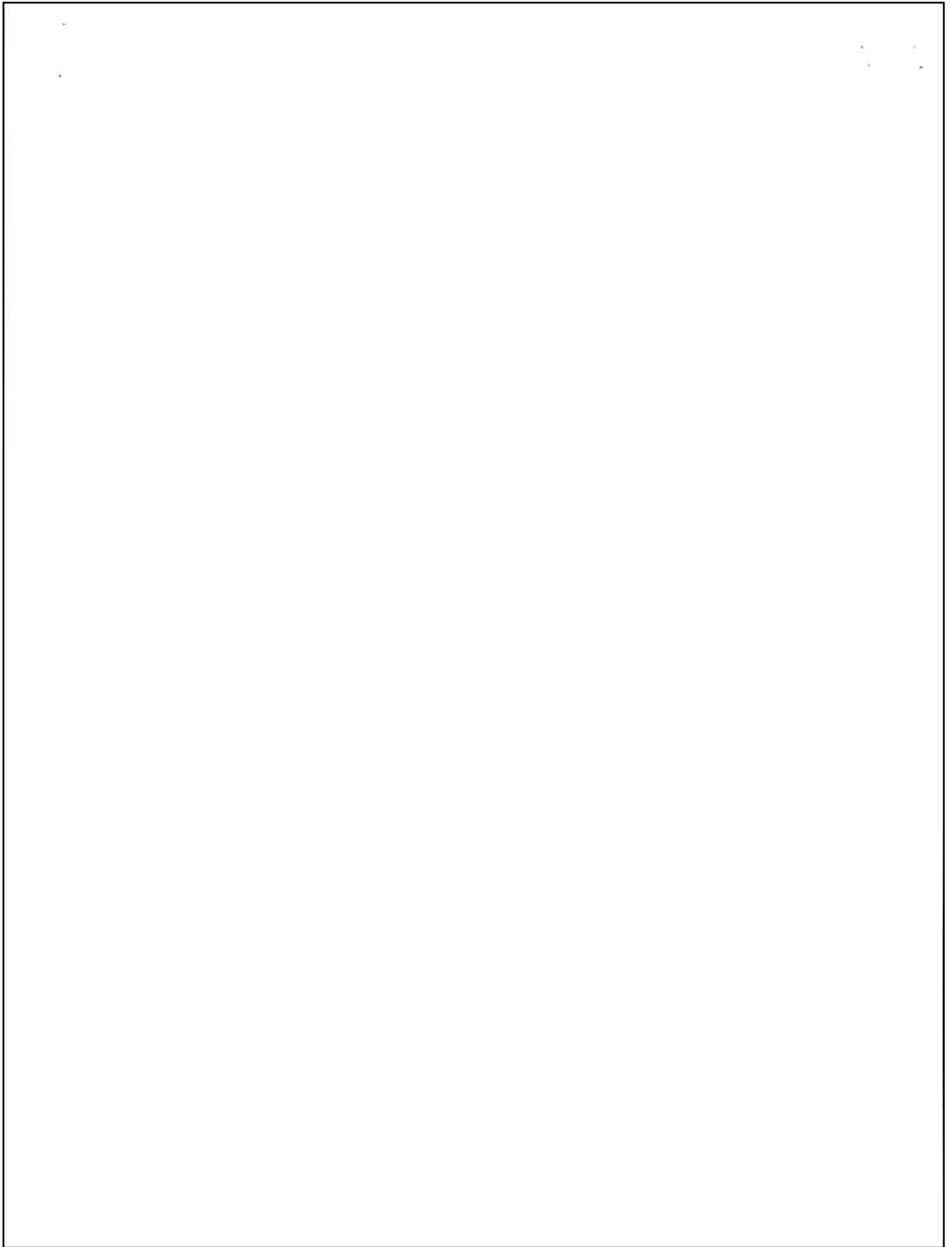
id: 05H02199W
Tag: 05H02199W
Tax Unique Id: 4170091
Owner Name 1: THE TOWN OF CLAYTON,
NORTH CAROLINA
Owner Name 2:
Mail Address 1:
Mail Address 2: P O BOX 879
Mail Address 3: CLAYTON, NC 27528-0000
Book: 04697
Page: 0849

Result 2

id: 05H02015A
Tag: 05H02015A
Tax Unique Id: 3990474
Owner Name 1: JOHNSTON LAND GROUP LLC
Owner Name 2: CEBCO CONSTRUCTION INC
Mail Address 1:
Mail Address 2: PO BOX 591
Mail Address 3: MAMERS, NC 27552-0000
Book: 03270
Page: 0986



Scale: 1:6529 - 1 in. = 544.11 feet
(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)





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

*** DISCLAIMER ***

Result 3

id: 05H02200B
Tag: 05H02200B
Tax Unique Id: 4233836
Owner Name 1: LEE, W GATTIS
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 72
Mail Address 3: CLAYTON, NC 27520-0000
Book: 04381
Page: 0338

Result 5

id: 05H02015C
Tag: 05H02015C
Tax Unique Id: 4209055
Owner Name 1: CATERPILLAR INC
Owner Name 2:
Mail Address 1: 100 NE ADAMS STREET
Mail Address 2:
Mail Address 3: PEORIA, IL 61629-4295
Book: 03929
Page: 0598

Result 7

id: water016
Tag: water016
Tax Unique Id: 0
Owner Name 1:
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Book:
Page:

Result 4

id: 05H02200G
Tag: 05H02200G
Tax Unique Id: 4235404
Owner Name 1: CATERPILLAR INC
Owner Name 2:
Mail Address 1: 100 NE ADAMS STREET
Mail Address 2:
Mail Address 3: PEORIA, IL 61629-4295
Book: 03634
Page: 0746

Result 6

id: 05H02199H
Tag: 05H02199H
Tax Unique Id: 4170125
Owner Name 1: HARDEE, JOSEPH T
Owner Name 2:
Mail Address 1: 2020 GOVERNMENT RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Book: 01307
Page: 0552

Result 8

id: 05H02015
Tag: 05H02015
Tax Unique Id: 4159647
Owner Name 1: LEE, W GATTIS
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 72
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03944
Page: 0847

1

2

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: 2015-84-RZ + 2016-06-SP Clayton Northside 230 KV Substation

Application: Rezoning and Major Site Plan

Location/Date: Clayton Center Lobby/Town Hall; 2/3/16 @ 6:00 PM

	NAME	ADDRESS
1	Haley Hogg	Town of Clayton; Staff
2	Dale Medlin	Town of Clayton Electric Director
3	Tony PEARCE	UTILITY ELEC. CONSULTANTS
4		
5		
6		
7		
8		
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20		

Jody L. McLeod
MAYOR

Bruce Thompson
TOWN ATTORNEY

Steve Biggs
TOWN MANAGER



Bob Satterfield
Art Holder
Jason Thompson
R.S. "Butch" Lawter, Jr.
COUNCIL MEMBERS

Michael Grannis
MAYOR PRO TEM

January 19, 2016

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed by the Town of Clayton for a rezoning and major site plan involving Town 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 Town will be present to explain the rezoning, answer questions, and solicit comments.

Meeting Date: February 3, 2016

Location: Clayton Center Lobby, Clayton Town Hall 111 E. Second Street, Clayton, NC 27520

Time: 6:00pm

Type of Application: Rezoning & Major Site Plan

General Description: Rezoning the subject property (Parcel ID: 166900-96-3977) from Residential-Estate (R-E) to Public Facilities (PF). Major Site Plan approval is also being requested to develop an electrical substation on the subject property.

If you have any questions prior to or after this meeting, you may contact me at 919-553-5002
Town of Clayton Planning

Sincerely,

Haley Hogg
Town Planner
Town of Clayton

cc: Clayton Planning Dept.

P. O. Box 879 - Clayton, North Carolina 27528 - Office (919) 553-5002 - Fax (919) 553-8919



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
February 22, 2016

STAFF REPORT

Application Number: 2016-24-RZ Project Name: Cameron Way Rezoning

NC PIN / Tag #: 165911-55-3881 / 05026073T, 165911-55-5881 / 05026073S, 165911-55-7668 / 05026073E, 165911-55-4651 / 05026073O, 165911-55-3487 / 05026073N, 165911-55-4126 / 05026073J, 165911-55-2285 / 05026073I, 165911-55-1332 / 05026073H

Town Limits/ETJ: Town

Overlay: None

Applicant: Greg Nelson

Owner: Corporate Developers LLC

Location: Located east of Shotwell Road, along Cameron Way, Enterprise Drive, and Mechanical Drive.

Public Noticing:

- Neighborhood meeting: February 11, 2016
- Signs Posted prior to February 12, 2016
- Letters mailed to adjacent property owners prior to March 24, 2016
- Newspaper ad noticed prior to March 24, 2016

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

SITE DATA:

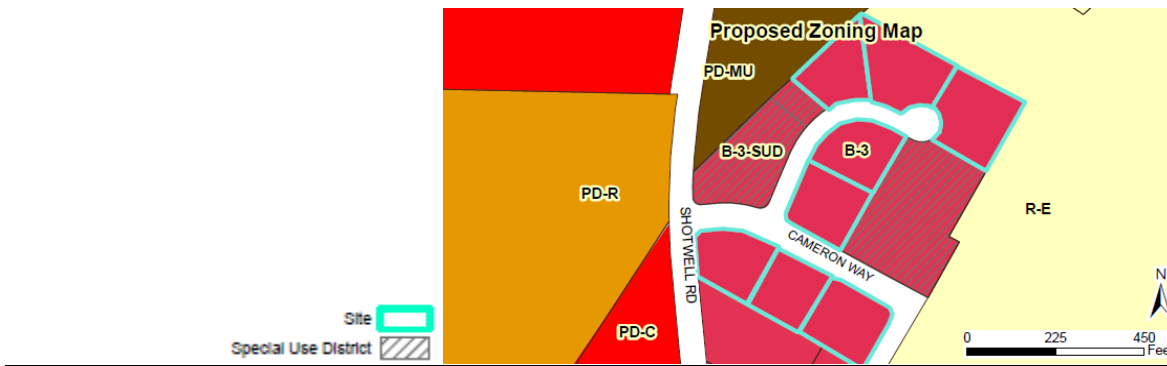
Acreage: +/- 5.54 acres

Existing Uses: Vacant



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Planned Development Mixed Use (PD-MU)	Agriculture and Vacant
South	Highway-Business (B-3)	Vacant and Auto Repair Shop
East	Residential-Estate (R-E)	Agriculture and Vacant
West	Planned Development-Residential (PD-R), Highway Business (B-3), & Planned Development-Commercial (PD-C)	Multi-Family Apartments, Daycare, and Vacant



STAFF ANALYSIS AND COMMENTARY:

Overview

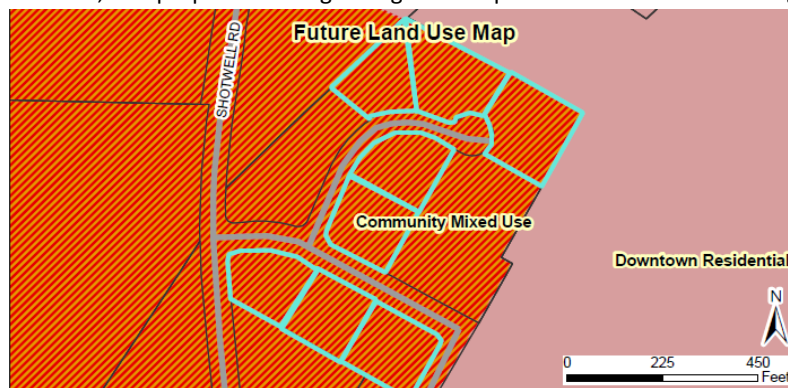
The applicant is requesting to rezone the subject parcels from B-3 (SUD) to B-3, in order to remove the Special Use District designation from the properties. Special Use Districts require all potential uses to go through the special use process in order to operate, regardless of what the base zoning district permits. The applicant is looking to remove this extra step from these properties by removing the Special Use designation.

Compatibility with Surrounding Land Uses

The proposed zoning change is to remove the Special Use District designation from the parcel, but the base zoning district of B-3 will remain. Therefore, the proposed zoning change is compatible with the surrounding land uses, which are all commercial uses or vacant/agriculture.

Consistency with the 2040 Comprehensive Plan

The proposed zoning change is consistent with Clayton's 2040 Comprehensive Plan.



CONSIDERATIONS:

- Rezoning is decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining why the Council considers the action taken to be reasonable and in the public interest.
- If approved, this rezoning will result in a modification to amend the official zoning map for The Town of Clayton.

APPROVAL CRITERIA:

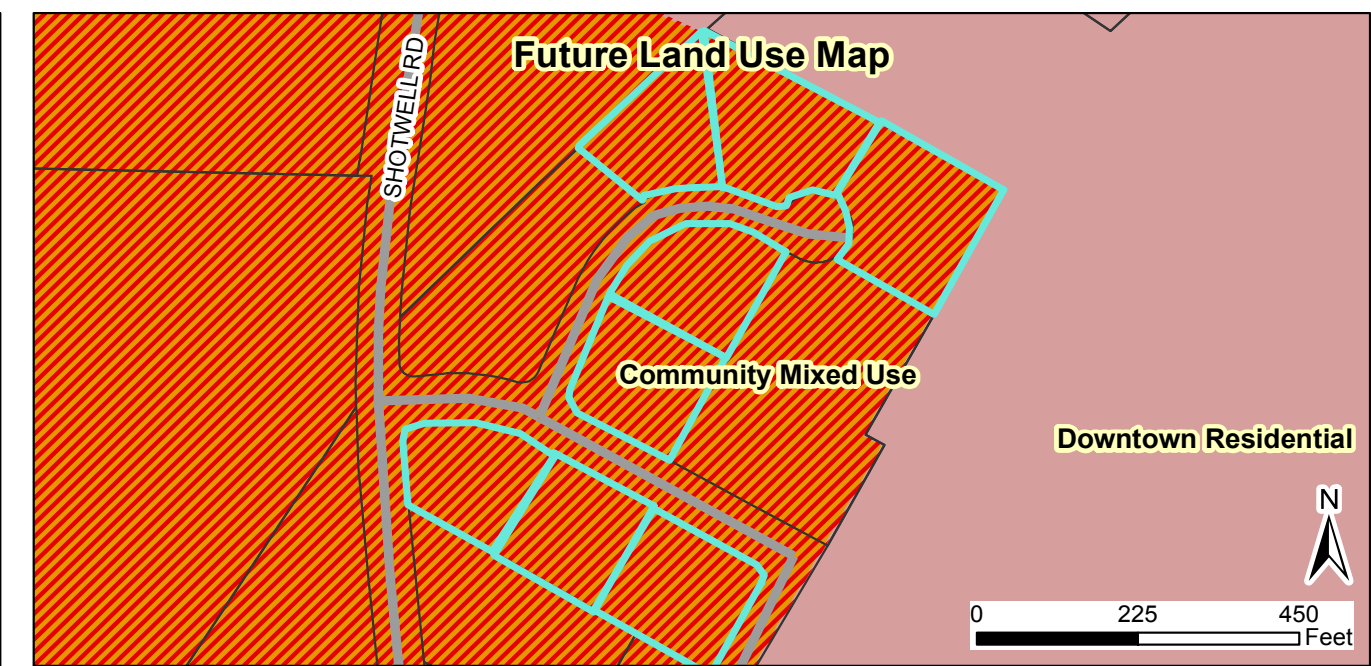
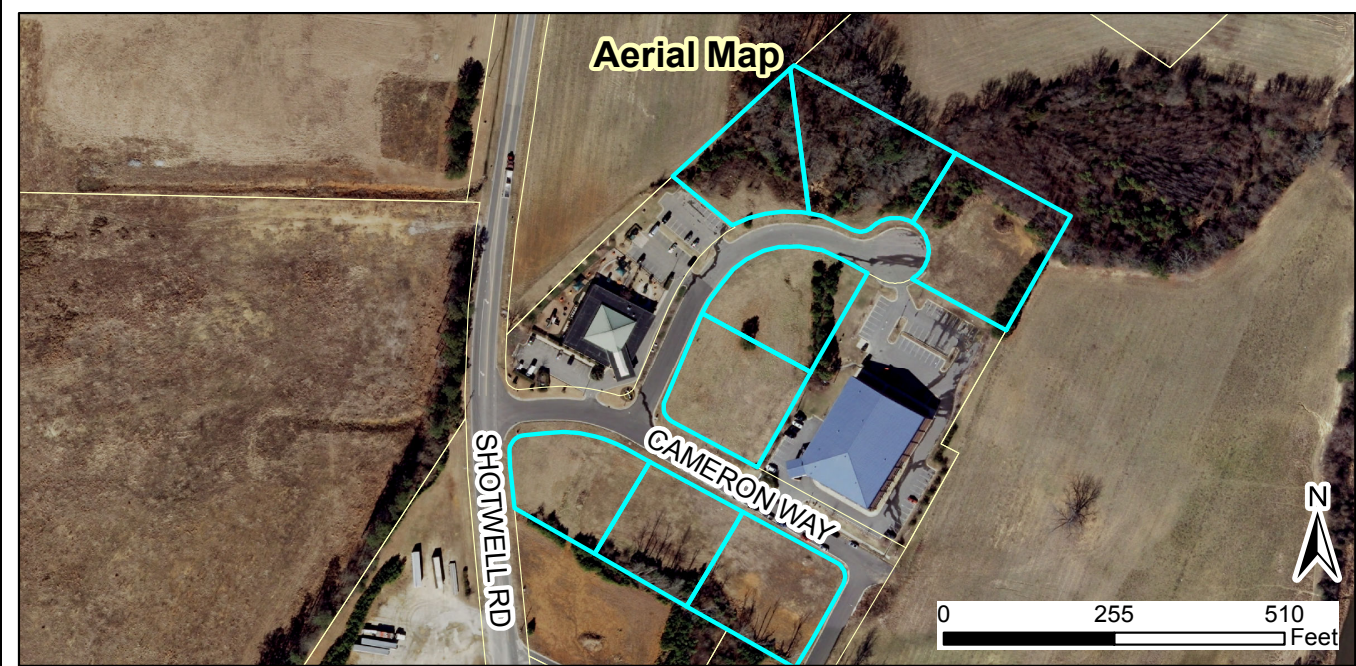
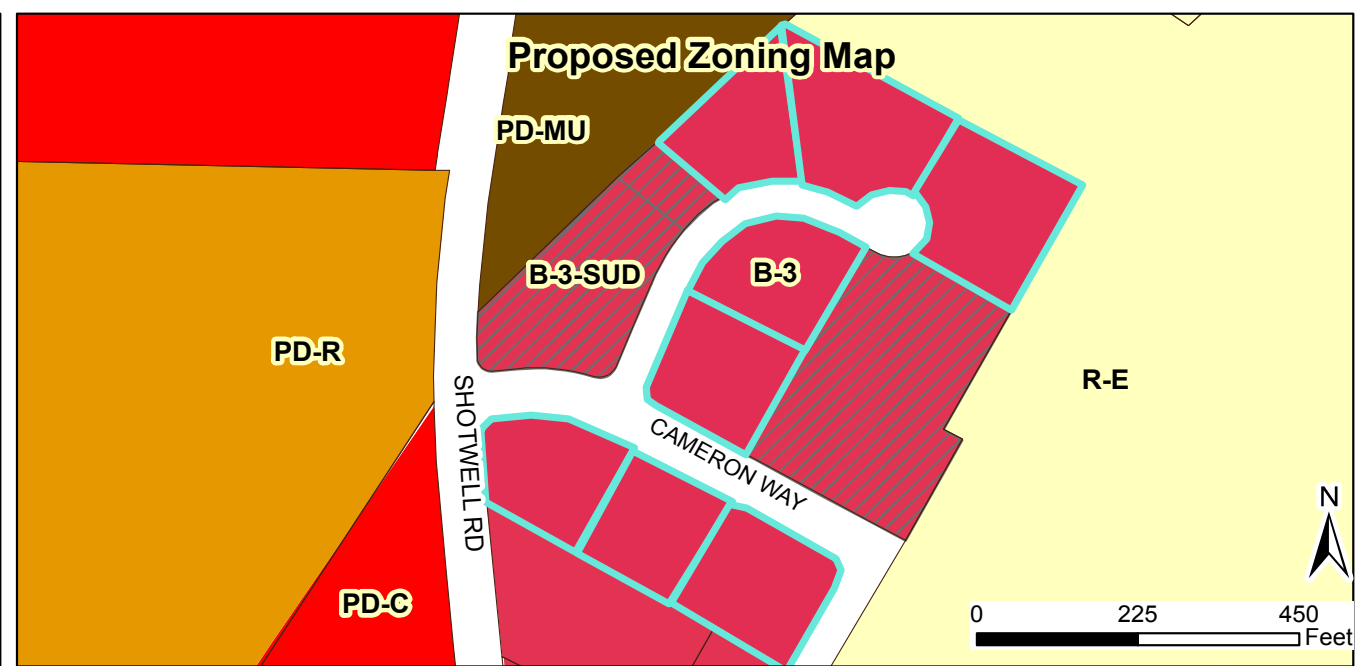
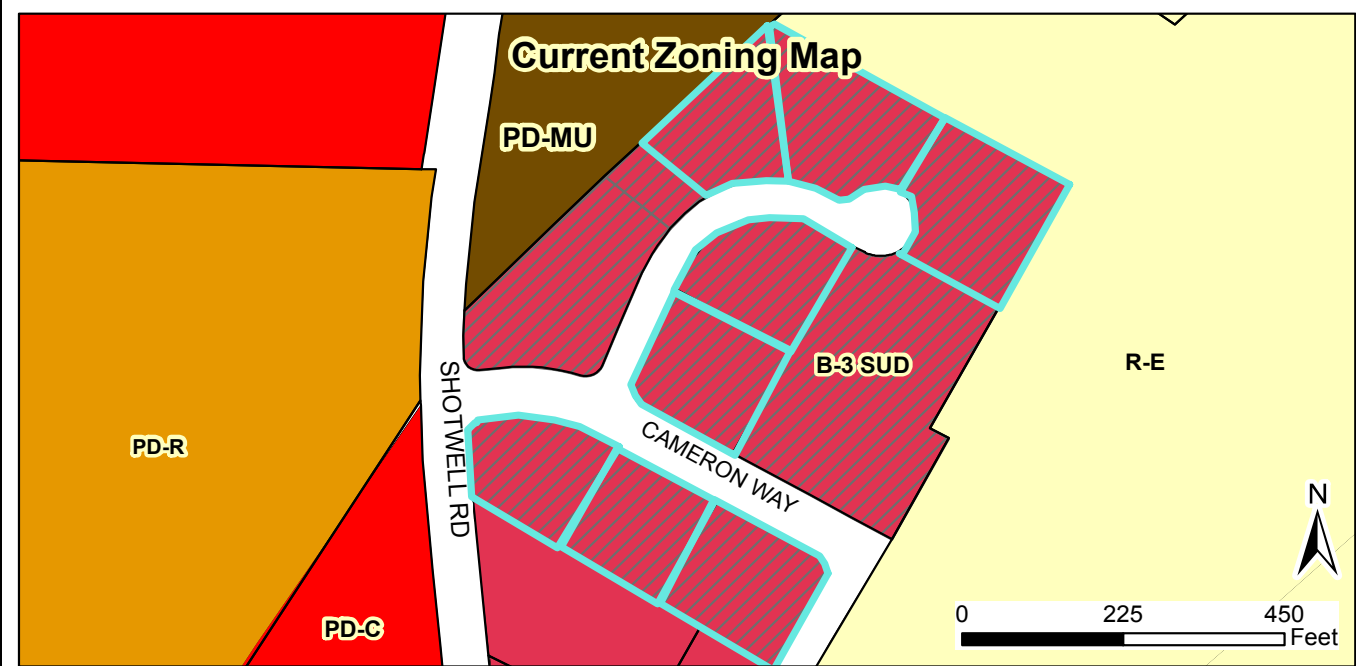
The applicant has addressed the Rezoning Approval Criteria outlined in §155.704. The applicant's responses are incorporated as an attachment to the Staff Report.

STAFF RECOMMENDATION:

Staff is recommending ***approval*** of the rezoning of the subject parcels from Highway Business – Special Use District (B-3 SUD) to Highway Business (B-3).

ATTACHMENTS:

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



2016-24-RZ - Cameron Way Rezoning
Request: To rezone subject parcels from B-3 SUD to B-3

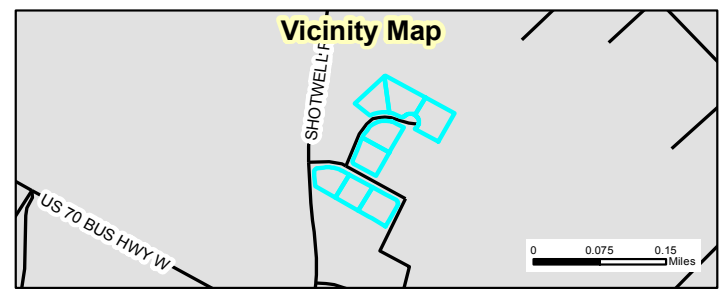
Applicant: Greg Nelson
 Property Owners: Corporate Developers LLC
 Parcel IDs: 165911-55-3881, 165911-55-5881, 165911-55-7668,
 165911-55-4651, 165911-55-3487, 165911-55-4126, 165911-55-2285, 165911-55-1332
 Tag #s: , 05026073T, 05026073S, 05026073E, 05026073O,
 05026073N, 05026073J, 05026073I, 05026073H



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

02/02/16
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal
 responsibility for the information represented here.

Document Path: O:\PLANNING\REZONING\Rezoning\2016\2016-24-RZ Cameron Way Rezoning\Maps\StaffReportMap- Cameron Way Rezoning.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

REZONING APPLICATION

Pursuant to Article 7, Section 155.704 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town Council to amend the Official Zoning Map.

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

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

SITE INFORMATION

Name of Project: Corporate Developers, LLC Acreage of Property: 5.49 ACRES
County Tag Number: see Attachment NC PIN: see Attachment
Address/Location: see Lots 1, 2, 3, 5, 6, 7, 8, & 9 see Attachment
Existing Zoning District: B-3 SUD
Proposed Zoning District: B-3

APPLICANT INFORMATION

Applicant: Corporate Developers, LLC
Mailing Address: 155 BENNETT PLACE, CLAYTON, NC 27527
Phone Number: (919) 669-5255 Fax: N/A
Contact Person: GREG NELSON
Email Address: gnelson@stwcop.com

FOR OFFICE USE ONLY

Date Received: FEB 01 2016 Amount Paid: \$500.00 + \$100.00 Advertisement Fee File Number: 2016-24-22

version 1/16/2016
TOWN OF CLAYTON
PLANNING DEPARTMENT

Page 1 of 10

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.
yes we intend to be agreeable to the Town's plans.
2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
There should be no issues from the current zoning of B-3 SUB to B-3
3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
to improve the balance of uses from the original zoning of B-3 SUB
4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, potable water supply and stormwater drainage facilities is available for the proposed use.
All lots involved 1,2,3,5,6,7, & 9 all have water and sewer hookups on each lot with power & cable TV access
5. It has been determined that the legal purposes for which zoning exists are not violated.
yes that's correct
6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.
We feel no adverse impact will affect adjoining property owners re with property values
7. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.
There will no specific benefit to any property owner with the rezoning change from B-3 SUB to B-3

ADJACENT PROPERTY OWNERS LIST

Project Name: Corporate Developers, LLC

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

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

[illegible]



**Town of Clayton
Planning Department**

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

OWNER'S CONSENT FORM

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

Project Name: "CAMERON WAY REZONING"
2016-24-RZ Address or PIN #: See Attached Lots
1,2,3,5,6,7,8,9

AGENT/APPLICANT INFORMATION:

CORPORATE DEVELOPERS, LLC
GREGORY N. NELSON
(Name - type, print clearly)

155 BENNETT PLACE
(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 below):

Request Rezoning change
from B-3 SUD to B-3

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

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

OWNER AUTHORIZATION:

Carol Nelson
(Name - type, print clearly)
Carol Nelson, member
(Owner's Signature)

155 BENNETT PLACE
(Address)
Clayton, NC 27527
(City, State, Zip)

STATE OF NC
COUNTY OF Johnston

Sworn and subscribed before me Debra S. Brewer, a Notary Public for the above State and County, this
the 8th day of February, 20 16.

SEAL



Debra S. Brewer
Notary Public
My Commission
Expires: 02-05-2018

January 2015

Page 10 of 16



TOWN OF CLAYTON

Planning Department

111 E. Second Street, Clayton, NC 27520

P.O. Box 879, Clayton, NC 27528

Phone: 919-553-5002

Fax: 919-553-1720

OWNER'S CONSENT FORM

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

Project Name: CLAYTON WAY REZONING
2016-24-RZ Address or PIN #: See Attached lots
1, 2, 3, 5, 6, 7, 8, 9

AGENT/APPLICANT INFORMATION:

CONCORPATE DEVELOPERS LLC
GREGORY N. NELSON
(Name - type, print clearly)

155 BENNETT PLACE
(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):

Request REZONING change
from B-3 SUD to B-3

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

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

OWNER AUTHORIZATION:

EDWIN RAY HALES
EDWIN W. HALES
(Name - type, print clearly)

[Signature]
(Owner's Signature)

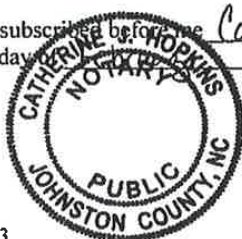
403 PARKRIDGE DRIVE
(Address)

CLAYTON, NC 27527
(City, State, Zip)

STATE OF NC
COUNTY OF Johnston

Sworn and subscribed before me, Catherine J. Hopkins, a Notary Public for the above State and County, this the 3 day of October, 2016.

SEAL



Catherine J. Hopkins
Notary Public

My Commission Expires: 9/29/2020

October 2013



Corporate Developers, LLC

Feb 1, 2016

TRI ARC FOOD SYSTEMS INC
4905 WATERS EDGE DR
RALEIGH, N.C. 27606-2405

Ref: Cameron Park
Phase I& II Development

Dear Clayton Area Property,

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, 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: Feb 11, 2016

Meeting Time: 6:30 pm

Meeting Location: McCall's BBQ, 10365 US Business, Clayton, N.C. 27527

Type of Application: Rezoning entire property from B-3 SUD to B-3

Project/proposal property address: Cameron Way and Mechanical Dr, Clayton, NC

Description of project/proposal: See Attached Descriptions and lots included for Rezoning request,

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 neighborhood 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 me at (919)-669-5255. You may also contact the Planning Department at (919)-553-5002.

Sincerely,

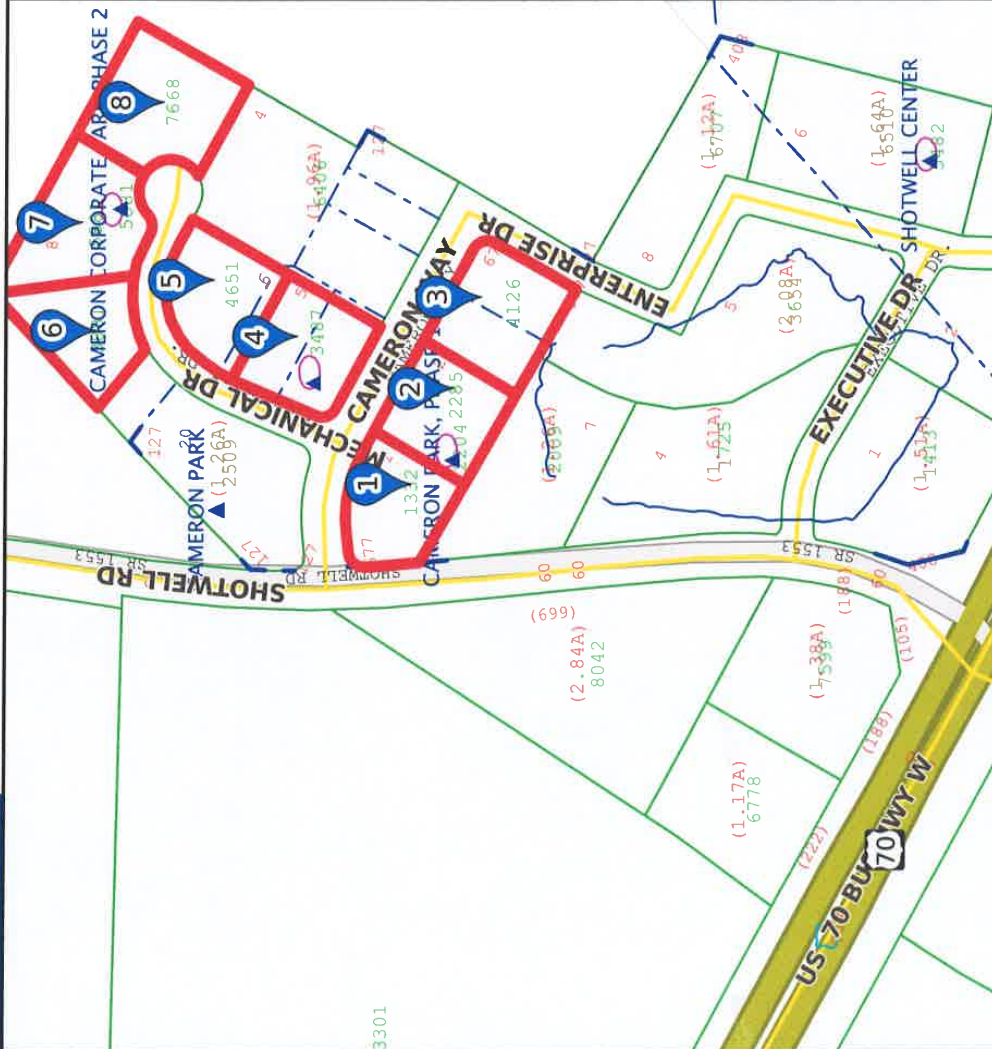


Gregory N. Nelson
Member

155 Bennett Place, Clayton, N.C. 27527 (919)669-5255



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



Result 1

id: 05026073H

Tag: 05026073H

Tax Unique Id: 4371463

NCPin: 165911-55-1332

Mapsheet No: 16591 I

Owner Name 1: CORPORATE DEVELOPERS
LLC

Owner Name 2:

Mail Address 1: 155 BENNETT PLACE

Mail Address 2:

Mail Address 3: CLAYTON, NC 27527-0000

Site Address 1:

Site Address 2:

Book: 02317

Page: 0715

Market Value: 172720

essed Acreage: 0.61

Calc. Acreage: 0.595

Sales Price: 1075000

Sale Date: 2002-10-29

Scale: 1:3000 - 1 in. = 250 feet

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

Johnston County GIS
January 31, 2016



*** DISCLAIMER ***

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

Result 2

id: 05026073I
Tag: 05026073I
Tax Unique Id: 4371481
NCPin: 165911-55-2285
Mapsheet No: 165911
Owner Name 1: CORPORATE DEVELOPERS
LLC
Owner Name 2:
Mail Address 1: 155 BENNETT PLACE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1:
Site Address 2:
Book: 02317
Page: 0715
Market Value: 119570
Assessed Acreage: 0.61
Calc. Acreage: 0.607
Sales Price: 0
Sale Date: 2002-10-29

Result 3

id: 05026073J
Tag: 05026073J
Tax Unique Id: 4371492
NCPin: 165911-55-4126
Mapsheet No: 165911
Owner Name 1: CORPORATE DEVELOPERS
LLC
Owner Name 2:
Mail Address 1: 155 BENNETT PLACE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1:
Site Address 2:
Book: 02317
Page: 0715
Market Value: 137210
Assessed Acreage: 0.7
Calc. Acreage: 0.724
Sales Price: 0
Sale Date: 2002-10-29

Result 4

id: 05026073N
Tag: 05026073N
Tax Unique Id: 4371479
NCPin: 165911-55-3487
Mapsheet No: 165911
Owner Name 1: CORPORATE DEVELOPERS
LLC
Owner Name 2:
Mail Address 1: 155 BENNETT PLACE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1:
Site Address 2:
Book: 02317
Page: 0715
Market Value: 186880
Assessed Acreage: 0.66
Calc. Acreage: 0.673
Sales Price: 0
Sale Date: 2002-10-29

Result 5

id: 05026073O
Tag: 05026073O
Tax Unique Id: 4371500
NCPin: 165911-55-4651
Mapsheet No: 165911
Owner Name 1: CORPORATE DEVELOPERS
LLC
Owner Name 2:
Mail Address 1: 155 BENNETT PLACE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1:
Site Address 2:
Book: 02317
Page: 0715
Market Value: 129380
Assessed Acreage: 0.66
Calc. Acreage: 0.646
Sales Price: 0
Sale Date: 2002-10-29



*** DISCLAIMER ***

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

Result 6

id: 05026073T
Tag: 05026073T
Tax Unique Id: 4371509
NCPin: 165911-55-3881
Mapsheet No: 165911
Owner Name 1: CORPORATE DEVELOPERS
LLC
Owner Name 2:
Mail Address 1: 155 BENNETT PLACE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1:
Site Address 2:
Book: 02317
Page: 0715
Market Value: 119570
Assessed Acreage: 0.61
Calc. Acreage: 0.6
Sales Price: 0
Sale Date: 2002-10-29

Result 7

id: 05026073S
Tag: 05026073S
Tax Unique Id: 4371507
NCPin: 165911-55-5881
Mapsheet No: 165911
Owner Name 1: CORPORATE DEVELOPERS
LLC
Owner Name 2:
Mail Address 1: 155 BENNETT PLACE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1:
Site Address 2:
Book: 02317
Page: 0715
Market Value: 156820
Assessed Acreage: 0.8
Calc. Acreage: 0.83
Sales Price: 0
Sale Date: 2002-10-29

Result 8

id: 05026073E
Tag: 05026073E
Tax Unique Id: 4371455
NCPin: 165911-55-7668
Mapsheet No: 165911
Owner Name 1: CORPORATE DEVELOPERS
LLC
Owner Name 2:
Mail Address 1: 155 BENNETT PLACE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1:
Site Address 2:
Book: 02317
Page: 0715
Market Value: 164660
Assessed Acreage: 0.84
Calc. Acreage: 0.85
Sales Price: 0
Sale Date: 2002-10-29

Date 1-Feb-16

Property Descriptions for Corporate Develops LLC

Rezoning Lots From B-3 Special Use to B-3

Lot No. 1 CAMERON PK
Tag No. 05026073H
NC Pin No. 165911-55-1332
Total Acreage 0.61
Address Cameron Way

Lot No. 2 CAMERON PK
Tag No. 05026073I
NC Pin No. 165911-55-2855
Total Acreage 0.61
Address Cameron Way

Lot No. 3 CAMERON PK
Tag No. 05026073J
NC Pin No. 165911-55-4126
Total Acreage 0.70
Address Cameron Way

Lot No. 5 CAMERON PK
Tag No. 05026073N
NC Pin No. 165911-55-3487
Total Acreage 0.66
Address Cameron Way & Mechanical Dr.

Lot No. 6 CAMERON PK
Tag No. 05026073O
NC Pin No. 165911-55-4651
Total Acreage 0.66
Address Mechanical Dr.

Lot No. 7 CAMERON PK
Tag No. 05026073E
NC Pin No. 165911-55-7668
Total Acreage 0.84
Address Mechanical Dr.

Lot No. 8 CAMERON PK
Tag No. 05026073S
NC Pin No. 165911-55-5881
Total Acreage 0.80
Address Mechanical Dr.

Lot No. 9 CAMERON PK
Tag No. 05026073T
NC Pin No. 165911-55-3881
Total Acreage 0.61
Address Mechanical Dr.

Total Acres = 5.49



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
February 22, 2016

STAFF REPORT

Application Number: 2016-13-RZ Project Name: 3900 Powhatan Road Rezoning

NC PIN / Tag #: 167700-39-3255 / 05i05017c
Town Limits/ETJ: ETJ
Overlay: Watershed Protection Overlay
Applicant: Town of Clayton
Owner: Walthom Group III LLC
Location: 3900 Powhatan Road

Public Noticing:

- Neighborhood meeting: February 3, 2016
- Signs Posted prior to February 12, 2016
- Letters mailed to adjacent property owners prior to March 24, 2016
- Newspaper ad noticed prior to March 24, 2016

REQUEST: Request to rezone the split-zoned parcel from B-3 and R-E to I-1.

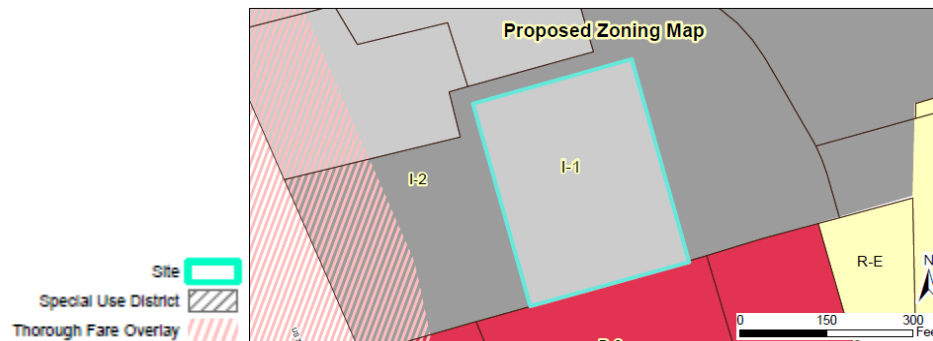
SITE DATA:

Acreage: ±2.4 acres
Existing Uses: Commercial/Warehouse



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Industrial-Heavy (I-2) and Industrial-Light (I-1)	Industrial
South	Highway-Business (B-3)	Self-storage
East	Industrial-Heavy (I-2)	Parking/Vacant
West	Industrial-Heavy (I-2)	Industrial/Warehouse, and Vacant



STAFF ANALYSIS AND COMMENTARY:

Overview

The Town of Clayton is requesting to rezone the subject parcel, at the request of the owner (see attached correspondence), in order to correct a clerical error made when the parcel was brought into the ETJ. Currently, the parcel has split zoning of Highway-Business (B-3) and Residential-Estate (R-E). The Town is requesting to rezone the parcel to Industrial-Light (I-1) in order to fix the split zoning, and to rezone the parcel to a zoning district that is compatible with the existing use as well as surrounding properties. Correspondence with the Johnston County Planning Director, Berry Gray, confirms that the zoning prior to inclusion in Clayton's ETJ was Light Industrial (see attached correspondence).

Compatibility with Surrounding Land Uses

The proposed zoning change of the parcel from B-3 and R-E to I-1 is compatible with surrounding existing land uses, which are primarily industrial.

Consistency with the 2040 Comprehensive Plan

The proposed zoning change is consistent with Clayton's 2040 Comprehensive Plan, which designates this parcel as "Employment Center".

CONSIDERATIONS:

- Rezoning is decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.

- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining why the Council considers the action taken to be reasonable and in the public interest.
- If approved, this rezoning will result in a modification to amend the official zoning map for The Town of Clayton.

APPROVAL CRITERIA:

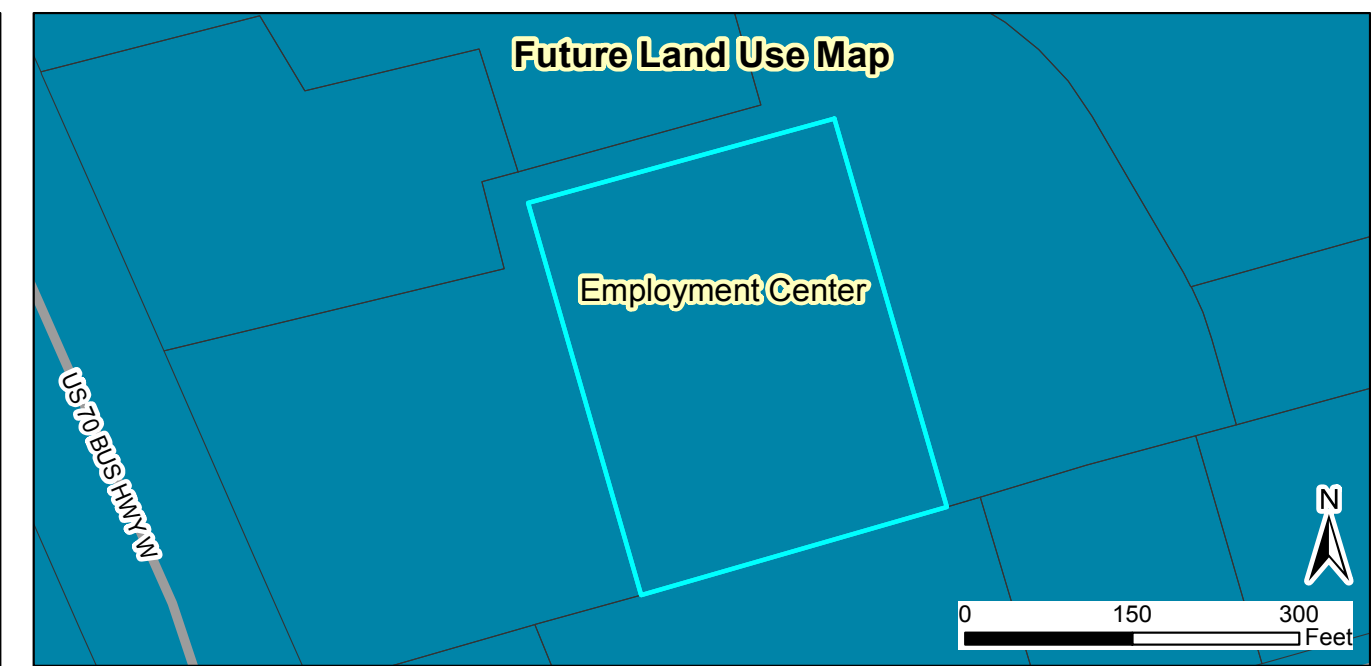
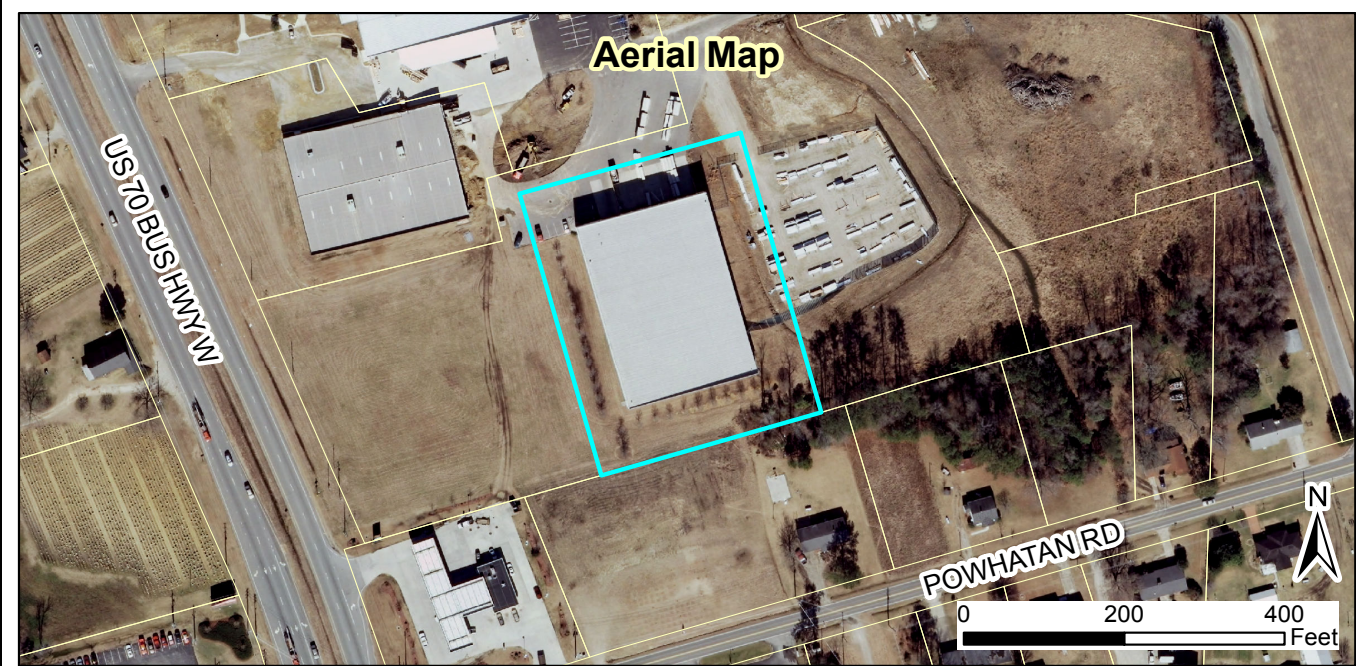
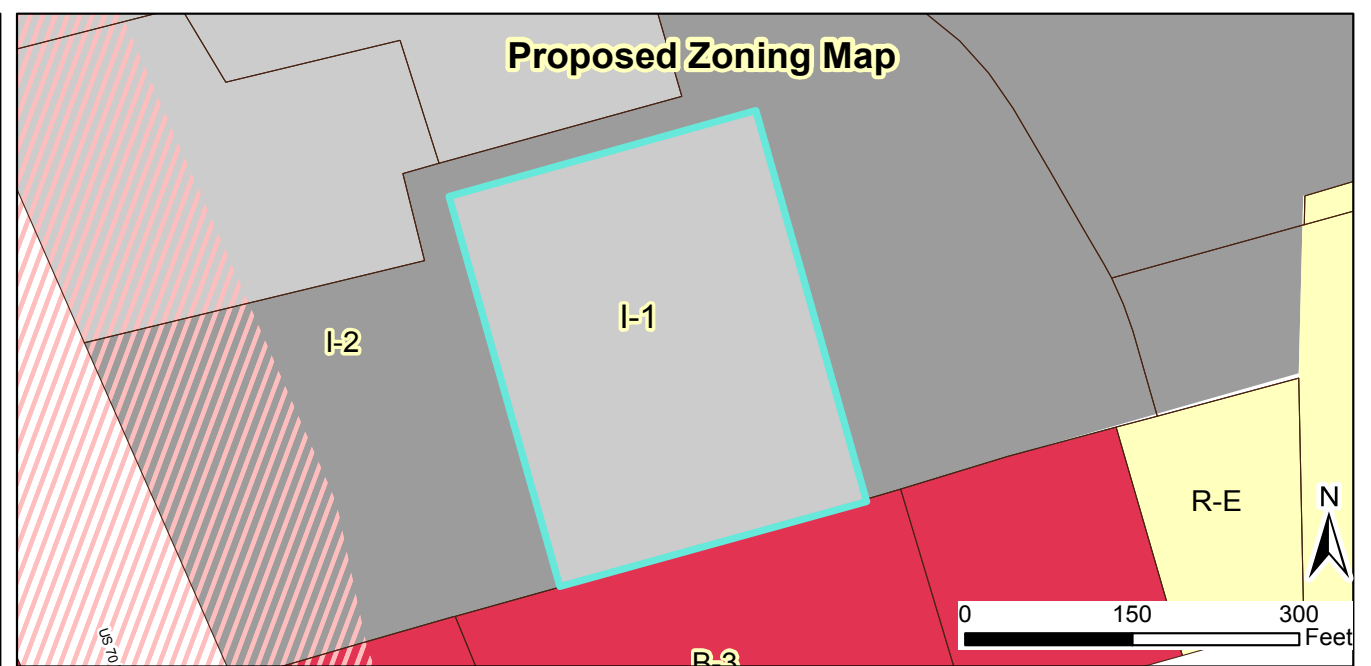
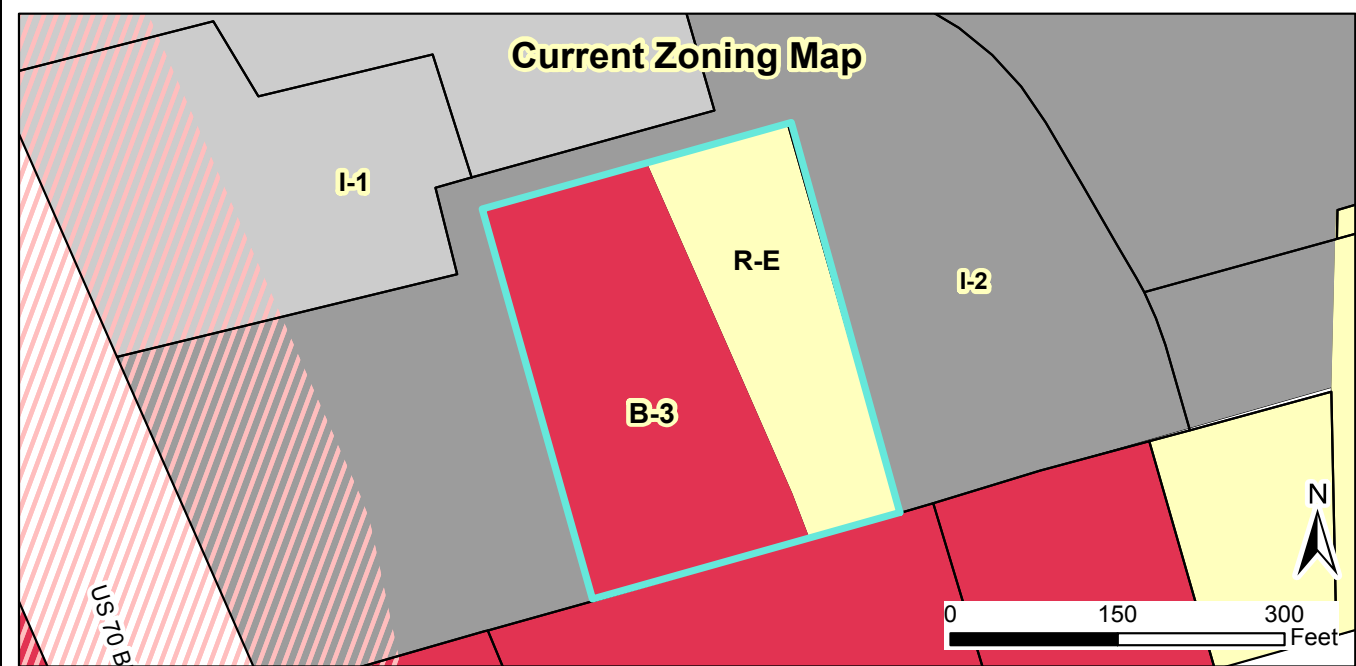
The applicant has addressed the Rezoning Approval Criteria outlined in §155.704. The applicant's responses are incorporated as an attachment to the Staff Report.

STAFF RECOMMENDATION:

Staff is recommending approval of the rezoning of the subject parcels from Highway Business (B-3) and Residential Estate (R-E) to Light Industrial (I-1).

ATTACHMENTS:

- 1) Staff Report Maps
- 2) Application
- 3) Neighborhood Meeting Materials
- 4) Supporting Correspondence:
 - a. Applicant letter
 - b. Johnston County Planning Director email



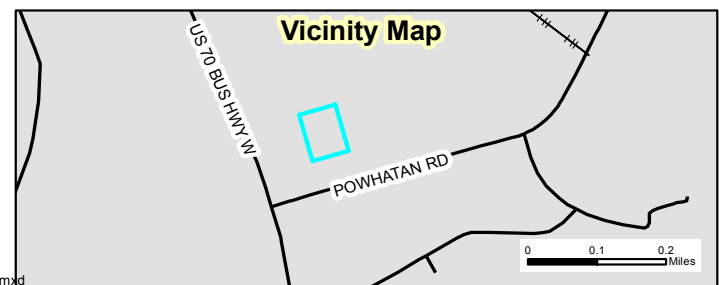
2016-13-RZ- 3900 Powhatan Road Rezoning
Request: To rezone the subject parcel from B-3 and R-E to I-1
 Applicant: Town of Clayton
 Property Owners: Walthom Group III LLC
 Parcel ID: 167700-39-3255
 Tag #: 05105017C



- Site
- Special Use District
- Thoroughfare Overlay
- Scenic Highway Overlay

02/02/16
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.

Document Path: O:\PLANNING\REZONING\Rezoning\2016\2016-13-RZ 3900 Powhatan Road\Maps\StaffReportMap- 3900 Powhatan Road Rezoning.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

REZONING APPLICATION

Pursuant to Article 7, Section 155.704 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town Council to amend the Official Zoning Map.

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

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

SITE INFORMATION

Name of Project: 3900 Powhatan Rd Acreage of Property: 2.45 ac.
County Tag Number: 05105017c NC PIN: 167700-39-3255
Address/Location: 3900 Powhatan Rd, Clayton, NC 27527

Existing Zoning District: split b/w B-3 & R-E
Proposed Zoning District: I-1 (light industrial)

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

APPLICANT INFORMATION

Applicant: Town-initiated on behalf of owner to correct clerical error.
Mailing Address: Planning Dept.
Phone Number: 919-359-9335 Fax: _____
Contact Person: Jay McLeod
Email Address: jwmcLeod@townofclaytonnc.org

FOR OFFICE USE ONLY

Date Received: 12/01/2015;
application cycle Amount Paid: \$0 - town File Number: 2016-13-RZ
for Jan. 4, 2016 initiated;
clerical correction

PROPERTY OWNER INFORMATION

Name: Walthom Group III LLC
Mailing Address: 442 1/2 E Main St, Clayton 27520
Phone Number: _____ Fax: _____
Email Address: jlee@walthomgroup.com

EXPLANATION OF PROJECT

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

This is to correct a clerical error that occurred when this property was brought into the Town's ETJ, at which point the zoning was incorrectly migrated over.

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Rezoning 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. Review Fee (\$500 for standard rezoning OR \$1,000 + \$5.00/acre for Planned Developments)	☐	☒ <u>Town initiated</u>			
3. Completed application	☒				
4. Owner's Consent Form <i>Required if applicant is not property owner.</i>	☒	☐			
5. A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department).	☐	☒ <u>use tag #.</u>			
6. If property to be rezoned is a portion of a parcel: - Property legal description typed (10 pt. font or greater). The legal description must also be submitted electronically in Microsoft Word format. - Plat showing property to be rezoned, matching legal description.	☐ ☐	☒ ☒			
7. Adjacent property owners list	☒	☐			
8. Neighborhood meeting notice letter (1 copy) <i>See sample letter and meeting requirements included in this packet</i>	☐				
9. Neighborhood meeting summary form (1 copy) <i>Included in this packet</i>			Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.		
10. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list (1 set) <i>This for a public notice of the public hearing mailed by the Town - thus, neighbors will receive both a neighborhood meeting letter from the applicant, and a notice of the hearing from the Town.</i>	☐	☒			

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

I-1 is consistent w/ Future Land Use showing this area as "Employment Center".

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

It is suitable. Currently it is a large warehouse bldg.

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

This proposed change allows industrial uses in an industrial area, for purposes of employment base.

4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, potable water supply and stormwater drainage facilities is available for the proposed use.

This area is already ~~the~~ able to accommodate industrial uses, & the facility is already existing.

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

This is correct; they are not violated.

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

There will be no adverse effect.

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

This is correct; there will be no detriment to the general public

APPLICANT AFFIDAVIT

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

JAY McLEOD

Print Name *Town Planner*

Jmm (on behalf of T.O.C.)
Signature of Applicant

01/11/2016
Date

Jay McLeod

From: Beth Franson
Sent: Monday, December 14, 2015 4:03 PM
To: Jay McLeod
Subject: FW: ETJ zoning

From: Berry Gray [<mailto:berry.gray@johnstonnc.com>]
Sent: Monday, April 09, 2012 11:27 AM
To: Beth Franson
Subject: FW: ETJ zoning

Beth,

I meant to copy you on this email. The letter basically says the same thing I emailed to you last week.

Berry

From: Berry Gray
Sent: Monday, April 09, 2012 11:25 AM
To: 'David DeYoung'
Subject: ETJ zoning

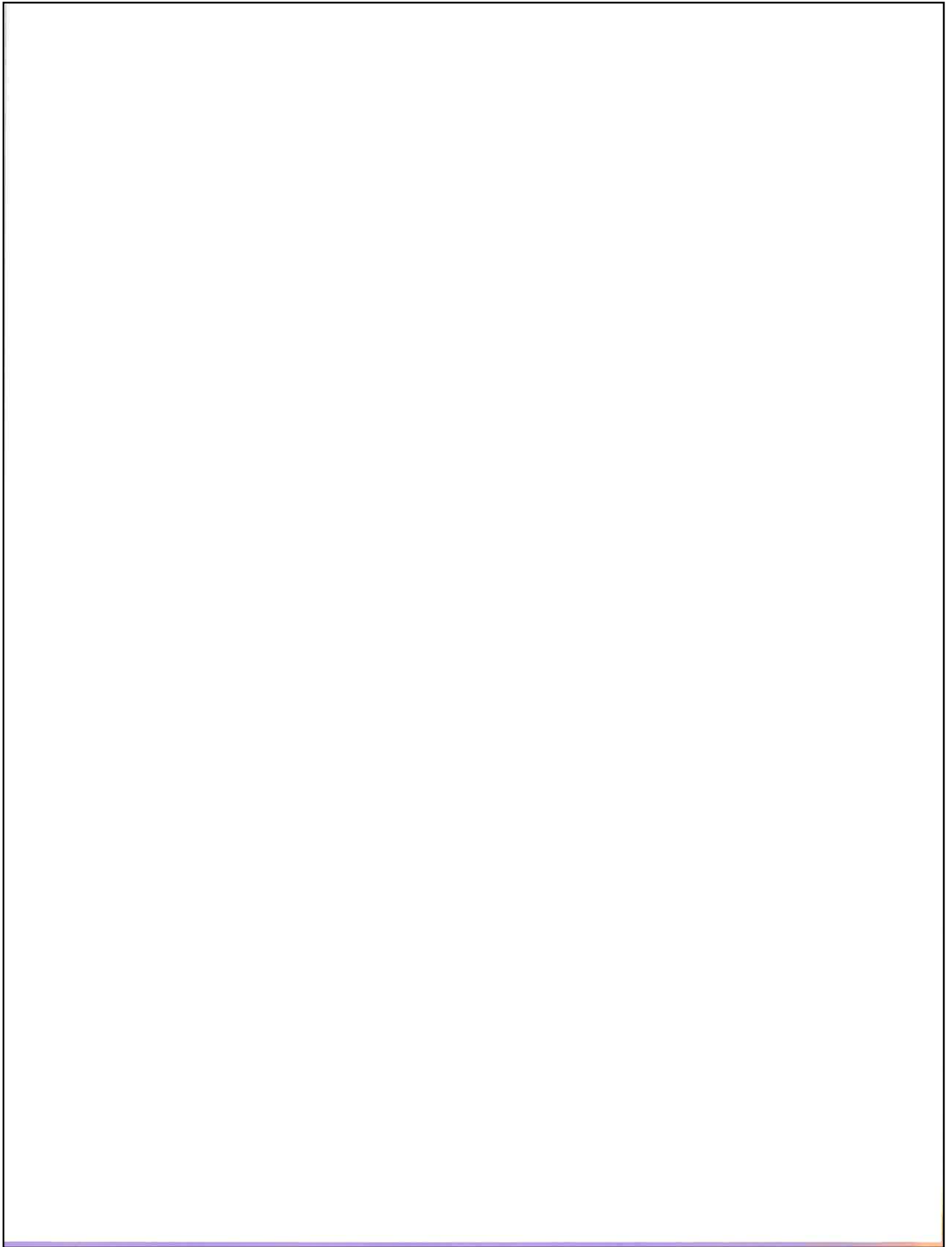
Hey David,

I hope you had a good holiday. Jim Lee with the Waltham Group asked me to send you a letter regarding the original zoning of some property in the extended ETJ. I told him I would send one verifying the original zoning but that I had no opinion in how the town handles it. If you need any additional information, please let me know. Have a good week.

Berry Gray
Planning Director

Johnston County Planning Department
309 E Market Street
Smithfield, NC 27577
Phone: 919-989-5150
Fax: 919-989-5426

Email: berry.gray@johnstonnc.com
www.johnstonnc.com/planning



Jay McLeod

From: Beth Franson
Sent: Monday, December 14, 2015 4:03 PM
To: Jay McLeod
Subject: FW: RE:
Attachments: image002.jpg

From: Berry Gray [<mailto:berry.gray@johnstonnc.com>]
Sent: Monday, April 02, 2012 11:43 AM
To: Beth Franson
Subject: RE:

It was I1, light industrial. I hope this helps.

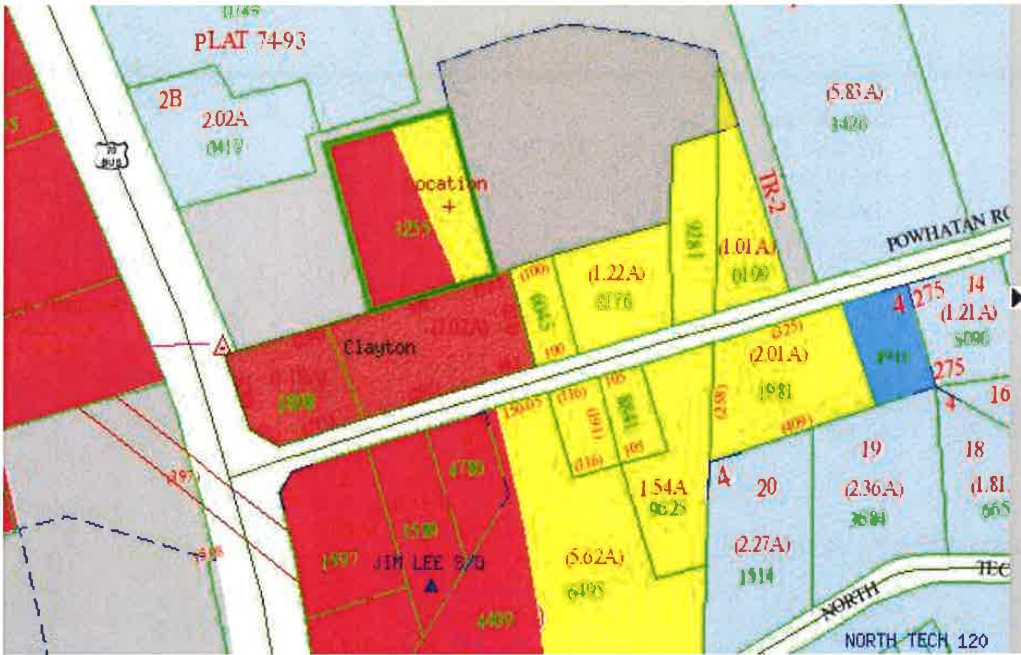
Berry Gray
Planning Director

Johnston County Planning Department
309 E Market Street
Smithfield, NC 27577
Phone: 919-989-5150
Fax: 919-989-5426

Email: berry.gray@johnstonnc.com
www.johnstonnc.com/planning

From: Beth Franson [<mailto:bfranson@townofclaytonnc.org>]
Sent: Monday, April 02, 2012 11:31 AM
To: Berry Gray
Subject:
Importance: High

Hey Barry,
Can you verify for me the zoning of the parcel highlighted with the green boundary when it was in the County's jurisdiction, (Industrial (heavy or light))?
Thanks Barry.



Beth
 Beth Franson
 Planner
 Town of Clayton
 111 E Second St
 P O Box 879
 Clayton, NC 27528
 (919) 359-9350
 (919) 553-1720 (fax)
www.townofclaytonnc.org

Walthom Group III, LLC
442½ E. Main St.
Clayton, NC 27520

Town of Clayton
Planning Department
Jay McLeod
David DeYoung

December 1, 2015

Dear David and Jay,

Thank you for assisting me in correcting the zoning errors involving our building and land at 8182 US 70 and taking steps to correct the addressing problems.

I see three errors of which at least 2 were created (I think) when the town expanded the ETJ land several years ago.

1. The warehouse with a blue stripe is shown on maps as in 2 different zones, B-3 and R-E. It should be I-1
2. The adjacent lot 3594 is indicated as I-2. That area has always been I-1.
3. Adjacent lot 9377 is shaped like the number "7." The top part of the 7 indicates I-2 and the vertical is R-E. I think the whole thing is R-E. However, several years ago there was an intended change with a business. It was the same time that the space was annexed by Clayton. Regardless of R-E or I-1, I am pretty confident it was never I-2.

I appreciate your help in seeing that this is corrected.

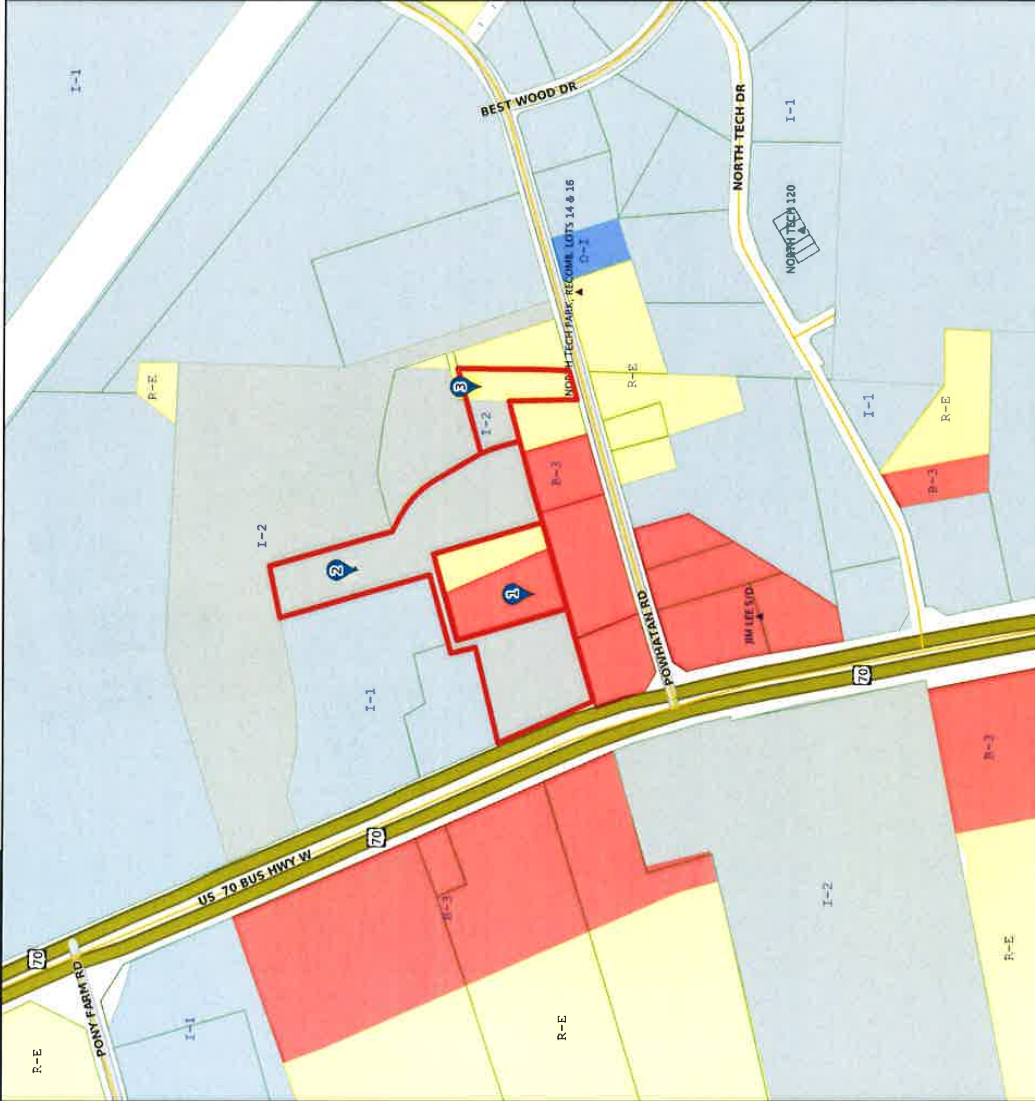
Jim Lee

Manager Member
Walthom Group III, LLC



*** DISCLAIMER ***

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



Result 1
Id: 0505017C
Tag: 0505017C
Tax Unique Id: 427543
NCPin: 167700-39-3255
Mapsheet No: 1677
Owner Name 1: WALTHAM GROUP III, LLC
Owner Name 2: WALTHAM GROUP V, LLC
Mail Address 1: 442 1/2 E MAIN ST
Mail Address 2: CLAYTON, NC 27526-0000
Mail Address 3: CLAYTON, NC 27526-0000
Site Address 1: CLAYTON, NC 27526
Site Address 2: CLAYTON, NC 27526
Book: 04933
Page: 0678
Market Value: 1714680
Assessed Acreage: 2.43
Calc. Acreage: 2.46
Sales Price: 0
Sale Date: 2006-05-10

Result 2
Id: 0505017D
Tag: 0505017D
Tax Unique Id: 422519
NCPin: 167700-39-3594
Mapsheet No: 1677
Owner Name 1: WALTHAM GROUP V, LLC
Owner Name 2: WALTHAM GROUP V, LLC
Mail Address 1: 442 1/2 EAST MAIN STREET
Mail Address 2: CLAYTON, NC 27526-0000
Mail Address 3: CLAYTON, NC 27526-0000
Site Address 1: CLAYTON, NC 27526
Site Address 2: CLAYTON, NC 27526
Book: 04213
Page: 0905
Market Value: 278100
Assessed Acreage: 6.92
Calc. Acreage: 6.97
Sales Price: 0
Sale Date: 2012-12-04

Result 3
Id: 0505019D
Tag: 0505019D
Tax Unique Id: 427564
NCPin: 167700-39-4377
Mapsheet No: 1677
Owner Name 1: LEE BRAXTON A
Owner Name 2: LEE JIM W JR
Mail Address 1: 401 PATE STREET
Mail Address 2: APEX, NC 27502-0000
Mail Address 3: APEX, NC 27502-0000
Site Address 1:
Site Address 2:
Book: 04213
Page: 0910
Market Value: 93710
Assessed Acreage: 1.42
Calc. Acreage: 1.3
Sales Price: 0
Sale Date: 2013-12-04

Scale: 1:3015 - 1 in. = 251.24 feet

(The scale is only accurate when printed landscape on a 17 x 22 size sheet with no page scaling.)

Johnston County GIS
December 2, 2015



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
February 22, 2016*

STAFF REPORT

Application Number: 2016-41-OA

Project Name: UDC Glitch Bill 2016 (Ordinance Amendment)

Applicant: Town

Public Noticing:

- Newspaper ad posted prior to March 23, 2016

REQUEST: Request to make minor amendments to the text of the Unified Development Code, Title XV, §155. These amendments seek to either update the Code based on recent state legislative changes, correct typos, text, or references, relocate text to more appropriate sections, and/or otherwise make minor changes to the Code to clarify language, intent, or definitions. The proposed changes are minor in scope.

SECTIONS PROPOSED FOR AMENDMENT:

The following sections of Title XV, Chapter 155 and their general description are proposed for amendment:

- 109(D) – Transitional Provisions
 - 200(A) – General Use Districts
 - 200(C) – Overlay Districts
 - 201 – Measurements and Exceptions
 - 202(B) – Use Regulations, Table 2-1
 - 204(B) – Water Protection Overlay [standards]
 - 301 through 307 – Residential Use Standards
 - 402 – Landscaping, Screening, and Buffering
 - 602(I) – Subdivision Standards, Streets
 - 704 – Rezoning
 - 705 – Planned Development Review
 - 706 – Subdivision Review
 - 719 – Nonconformities
 - 801 through 802 – Abbreviations and Defined Terms
-

Page 1 of 3

STAFF ANALYSIS AND COMMENTARY:

Overview

These amendments seek to either update the Code based on recent state legislative changes, correct typos, text, or references, relocate text to more appropriate sections, and/or otherwise make minor changes to the Code to clarify language, intent, or definitions. The proposed changes are generally minor in scope, which is why it is referred to as a “glitch bill”.

The only major modification to Code in this Ordinance Amendment is the change in Major Subdivision (Preliminary Plat) review in §155.706 from a quasi-judicial process to a legislative process. Using a legislative process for preliminary plats is common in many jurisdictions and removes the burden of evidentiary testimony from applicants. It also removes the ability of Council to place enforceable Conditions of Approval on these subdivisions.

Approval Criteria:

- **Consistency with remainder of the Chapter**
The request is consistent with the remainder of Chapter 155.
- **Novelty of the request**
The request does not represent novel changes to the Code.
- **Correction of existing errors**
The request largely represents correction, clarification, or refinement of existing Code language.
- **Compliance with state or federal statutes or case law**
The request is consistent with all known state, federal, and case laws.

CONSIDERATIONS

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

STAFF RECOMMENDATION:

Staff is recommending approval.

CONDITIONS:

Staff has no recommendation of Conditions.

ATTACHMENTS:

- 1) Draft Ordinance Amendment, in strikethrough/underline.

Text Amendment to Unified Development Code, 2016-41-OA**Routine Update to Articles 100-400, and 600-800**

(Note: Following approval, tables and text will be reformatted and/or reorganized by alphabetical order and/or in accordance with the standard numbering system for the document.)

§155.109(D)

Transitional Provisions

Existing text (with strikethrough/underline)

~~(D) **DISTRICT CONVERSION**~~

~~(**Commentary:** The table below translates Existing text zoning districts to the new zoning districts in this Chapter.) The zoning district names in effect prior to the effective date of this Chapter are converted as shown below:~~

Previous Zoning Districts		New Zoning Districts	
AR/R-40/20	Residential District	R-E	Residential Estate
R-10	Residential District	R-10	Residential
R-8	Residential District	R-8	Residential
R-6	Residential District	R-6	Residential
	New	O-R	
O-1	Office and Institutional District	O-1	Office Institutional
B-1	Central Business District	B-1	Central Business
B-2	Neighborhood Business District	B-2	Neighborhood Business
B-3	Highway Business District	B-3	Highway Business
I-1	Industrial District	I-1	Industrial Light
I-2	Industrial District	I-2	Industrial Heavy
-	New	PD-R	Planned Development Residential
-	New	PD-C	Planned Development Commercial
-	New	PD-I	Planned Development Industrial
MU-PD	Mixed Use Planned Development Overlay District	PD-MU	Planned Development Mixed Use
TOD	Thoroughfare Overlay District	TOD	Thoroughfare Overlay District
TOD-II	Thoroughfare Overlay District II	TOD-II	Thoroughfare Overlay District II
WS	Water Supply Watershed Protection Overlay District	WP	Watershed Protection Overlay

~~(Ord. 2005-11-02, passed 11-21-05; Am. Ord. 2007-04-05, passed 4-2-07)~~

Comment

This section relates to the 2008 transition of areas into the Extra-Territorial Jurisdiction from the County. This section is no longer relevant.

§155.200(A)	General Use Districts
Existing text (with strikethrough/underline)	
(A) <u>GENERAL USE DISTRICTS</u>	
(1) Residential <u>Districts</u> (2) Nonresidential <u>Districts</u> (3) Planned Development <u>Districts</u>	
Comment	
<none.>	

§155.200(C)	Overlay Districts
Existing text (with strikethrough/underline)	
(C) <u>OVERLAY DISTRICTS</u>	
(1) Thoroughfare Overlay District (TOD) The Thoroughfare Overlay District is established for the purpose of maintaining a safe, efficient, and functional development pattern adjacent to major thoroughfares, while maintaining an aesthetic streetscape environment. It is recognized that an enhanced development quality in areas of high visibility promotes economic development and stability in the entire community. The standards established in § 155.204(A) shall be applied to properties which adjoin major thoroughfares, as designated on the Town's Overlay Zoning Map. (2) Watershed Protection Overlay (WPO) (a) The Watershed Protection Overlay (WPO) is hereby established as a district that overlays the designated water supply watershed. The designated water supply watershed under this district is defined and established by the overlay district "Watershed Protection Overlay" on the zoning map. Land use and development within the WPO must comply with all the requirements of both the underlying zoning district and the watershed overlay. (b) The designated water supply watershed within the Town is designated by the state as a Class IV watershed protected area (WS-IV PA) and is referred to as the Neuse River (Smithfield) watershed within the Neuse River basin. Only new development activities that require an erosion/sedimentation control plan under state law or	

approved local government program are required to meet the provisions of this program. See § 155.501 for watershed protection standards.

(3) Scenic Highway Overlay (SHO)

The Scenic Highway Overlay is established for the purpose of protecting the visual qualities of the scenic US Highway 70 West corridor, as further described in this Article, specifically in §155.204.

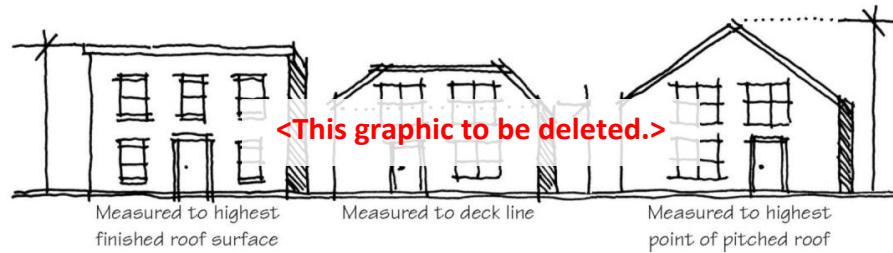
(4) Downtown Overlay District (DOD)

The Downtown Overlay District is established for the purpose of fostering the economic vitality of the area within the district's boundaries, as further described in this Article, specifically in §155.204.

Comment

This addition of text is to describe the other overlay districts whose description and regulations are already currently existing and more fully described in §155.204.

§155.201	Measurements and Exceptions
Existing text (with strikethrough/underline)	
(A) <u>GENERAL</u> No lot, even though it may consist of one or more adjacent lots of record in single ownership, shall be reduced in size so that the lot area per dwelling unit, lot width, yard and lot coverage requirements, and other requirements of this chapter are not maintained. This prohibition shall not be construed to prevent the purchase or condemnation of narrow strips of land for public utilities or street right-of-way purposes. (B) <u>BUILDING COVERAGE</u> The maximum area of the lot that is permitted to be covered by buildings, including both principal structures and accessory buildings. Building coverage does not include paved areas such as driveways, uncovered porches or patios, decks, swimming pools or pool cages, or roof overhangs of less than three feet. (C) <u>IMPERVIOUS SURFACE</u> The maximum area of the lot that is permitted to be covered by buildings, including both principal structures and accessory buildings, paved areas such as driveways, uncovered porches or patios, or solid decks. (A) <u>BUILDING SEPARATION</u> The required separation between any two buildings located on the same lot or parcel of land. (B) <u>GROSS FLOOR AREA</u> The gross floor area of a building shall be measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings, and shall include the following areas: (3) The area of each floor of the structure; (4) All attic space used for active commercial space; and (5) All outside storage areas as permitted § 155.405. (C) <u>HEIGHT</u> (3) Height shall be determined by the vertical distance from the average of the finished ground level to the highest finished roof surface of any flat roof, to the deck line of a mansard roof, or to the highest point of the ridge of any pitched roof.	



- (4) No structure shall be erected or altered so as to exceed the height limit or density regulations of this ~~subchapter~~ article for the district in which it is located.
- (5) The Board of Adjustment may grant a ~~C~~onditional ~~U~~se ~~P~~ermit in accordance with § 155.710 for structures such as spires, belfries, cupolas, domes not intended for human occupancy, monuments, water tanks/towers, transmission and telecommunication towers, chimneys, flagpoles, aerials or antennas, or other similar structures which, by design or function, must exceed established height limits of the district in which it is to be located.
- (6) The Town Council may grant a ~~S~~pecial ~~U~~se ~~P~~ermit in accordance with § 155.711 for structures exceeding the maximum height limits of any district.

(D) **AREA**

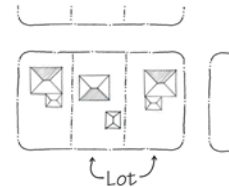
Area shall be measured in gross square feet or acres.

(3) **Lot**

~~(a) A single lot of record, or more than one contiguous lot of record in the same ownership, which lot or lots of record are not divided by any street or public alley.~~

~~(a)~~(b) Lot area shall be that area included in a single, undivided piece of land.

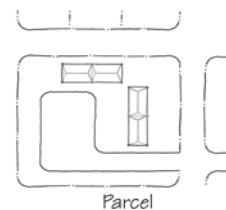
~~(a)~~(c) Minimum lot areas shall be exclusive of existing or proposed public or private right-of-way, resource conservation areas (see § 155.500), and required recreation and open space (see § 155.203(H)).



(4) **Parcel**

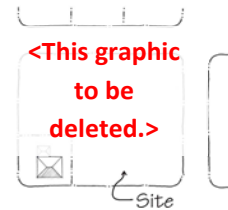
~~(a) A continuous quantity of land in the possession of or owned by, or recorded as property of the same person or persons. A parcel may contain multiple buildings or uses.~~

~~(a)~~(b) Parcel area shall be that area required for each individual building in a multi-building project. A parcel may include multiple lots.



~~(5) Site~~

- ~~(a) A continuous quantity of land to be developed as a single project. A site may contain multiple parcel or lots.~~
- ~~(b) Site area shall be the total land area of the proposed development. A site may include multiple parcels or lots.~~
- ~~(c) Net site area shall mean the total gross area of the parcel, minus any resource conservation areas (see § 155.500) located on the site.~~

(E) **WIDTH**(3) **Building Width**

Building width shall be measured by the distance along the front plane of any building (as determined by the location of an entrance fronting on a street).

(4) **Parcel or Lot Width**

Parcel or lot width shall be measured by the distance between the side lot lines (generally running perpendicular to a street), measured at the rear edge of the front setback ~~(also commonly known as the street yard)~~ street yard along a straight line parallel to the front of the property line or if the front property line is not straight, along parallel to the chord of the front property line.

(F) **DENSITY**

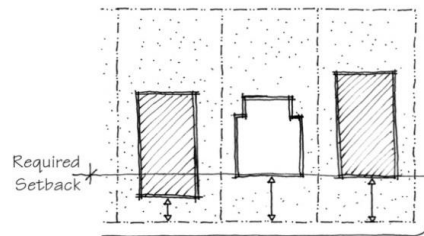
(3) Density shall be allocated to each development parcel as follows:

- (a) One hundred percent of the district density for the area outside of resource conservation areas; and
- (b) Fifty percent of the district density for any resource conservation areas.

(4) Density for ~~single-family residential development districts~~ shall be calculated by dividing one acre of land (43,560 square feet) by the minimum lot area (in square feet) ~~single-family detached lot size~~ for the district, and then rounding down to the nearest whole number.

(G) **YARDS AND SETBACKS**(3) **General**

- (a) All ~~street-front~~ yard and side yard ~~(street)street~~ yard setbacks shall be measured from the edge of the right-of-

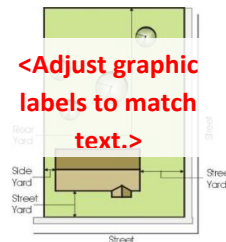


way.

- (b) The minimum street-front yard requirements of this subchapter-article for residential dwellings shall not apply on any lot where the average street-front yard of existing dwellings located on either side of the lot in question within the same block and zoning district and fronting on the same side of the street is less than the minimum required street-front yard. In such cases, the street-front yard on such lots may be less than the required street-front yard, but not less than the adjacent dwelling with the greatest street-front yard depth.
- (c) Every part of every required yard shall be open and unobstructed above the general ground level of the graded lot upward to the sky except as provided or as otherwise permitted in this chapter-section.
- (d) No part of a yard or other open space required about any structure or use for the purpose of complying with the provisions of this chapter shall be included as a part of a yard or other open space similarly required for another structure or use.

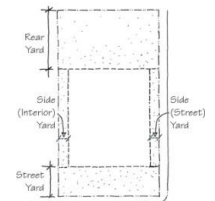
(4) **Types of Yards**

- (a) There are four types of yards ~~— streetfront, side (street), side street (also commonly known as street side) side (interior side interior), and rear yards.~~
- (b) ~~Double frontage lots have two street yards.~~



(5) **Measurement of Yards**

- (a) Depth of a required street-front yard shall be measured at right angles to a straight line joining the foremost points of the side lot lines. The foremost point of the side lot lines, in the case of rounded property corners at street intersections, shall be assumed to be the point at which the side and front lot lines would have met without such rounding.
- (b) Width of a required side yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel with the side lot line.
- (c) Depth of a required rear yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel with the rear lot line.



Comment

Some of this text is redundant as these terms are already defined in Defined Terms

(§155.802).

Some of this text has been modified to clarify measurements and terms.

The method of calculation for “Density” may deserve some additional analysis and revision.

(Note that labels and graphics will be adjusted to reflect any approved text changes.)

§155.202(B), Table 2-1					Table 2-1, Use Regulations											
Existing text (with strikethrough/underline)																
Use Type	Zoning Districts												Specific Use Section			
	Residential				Nonresidential											
	R-E	R-10	R-8	R-6	O-R	O-I	B-1	B-2	B-3	I-1	I-2	PF				
Residential Uses																
Adult Care Home (2-6 Adults)	P	P	P	P									\$155.301(A)			
Adult Care Home (7-12 Adults)	S	S	S	S		C	S	S	S				\$155.301(A)			
Adult Care Home (13+ Adults)						C	S	S	S				\$155.301(A)			
Alley Loaded House		P	P	P									\$155.301(B)			
Apartments		S	S	S	S	S	S	S	S				\$155.301(C)			
Boarding House				C		P		P					\$155.301(D)			
Child Care Home	C	C	C	C	C								\$155.301(E)			
Manufactured Home	P												\$155.301(F)			
Manufactured Home Park	S												\$155.301(G)			
Nursing Home (Congregate Living Facility)	C			C		P		S	P				\$155.301(H)			
Two family House		S	S	S	S								\$155.301(I)			
Townhouse		S	S	S	S	S	S	S	S				\$155.301(J)			
Security/Caretaker Quarters	C								C			C	\$155.301(K)			
Single Family House	P	P	P	P									\$155.301(L)			
Upper-story Residence	S	S	S	S	S	P	P	P	P				\$155.301(M)			
Zero Lot Line House		P	P	P									\$155.301(N)			
delete row>																
Public and Civic Uses																
Assembly, Not For Profit	S					P			P			P	\$155.302(A)			
Cemetery	P								P			P	\$155.302(B)			
Church or Place of Worship	C	C	C	C		C		C	C				\$155.302(C)			
College or University						P						P	\$155.302(D)			
Day Care (Supervision for 3-8)	C	C	C	C	C								\$155.302(E)			
Day Care (Supervision for 9+)	C	C	C	C	C	P	P	C	P				\$155.302(E)			
Government Service	S	S	S	S	P	P	P	P	P	P	P	P	\$155.302(F)			
Hospital or Medical Center						P			P			P	\$155.302(G)			
School (Elementary or Secondary)	S	S	S	S		S						P	\$155.302(H)			
School (Technical, Trade or Business)	S	S	S	S		P	P		P	P	P	P	\$155.302(I)			
Recreational Uses																
Entertainment, Indoor						C	C	C	P	P		P	\$155.303(A)			
Entertainment, Outdoor									C	P		P	\$155.303(B)			
Fitness Center						C	C	C	P	P		P	\$155.303(C)			
Golf Course	P	P	P	P								P	\$155.303(D)			
Gun Range							S	S	S	S	S	S	\$155.303(E)			
Park, Active	S	S	S	S	S	S	S	S	S	S	S	P	\$155.303(F)			
Park, Passive	C	C	C	C	P	P	C	C	C	C	C	P	\$155.303(G)			
Stable, Private	P												\$155.303(H)			
Agricultural Uses																
Agriculture, Livestock	C										C		\$155.304(A)			
Agriculture, Sales and Service	P										C		\$155.304(B)			
Nursery	P					P	P	C	P			P	\$155.304(C)			
Commercial Uses																

Adult Oriented Business									S		S		\$155.305(A)
Bed and Breakfast	P					P	P	P	P				\$155.305(B)
Car Wash/Auto Detailing						C	C	P	P				\$155.305(C)
Contractor Office						C	C		P	P	P		\$155.305(D)
Contractor Storage Yard									C	C	P	P	\$155.305(E)
Convenience Store with Gas Sales							C	C	P	P	P		\$155.305(F)
Creative Studio					P	P	P	P	P				\$155.305(G)
Financial Institution					P	P	P	P	P				\$155.305(H)
Funeral Home				C	P	P	P	P	P				\$155.305(I)
Hotel/Motel						S	S	S	P				\$155.305(J)
Kennel	C							C					\$155.305(K)
Laundry Services							C		C	P	P		\$155.305(L)
Lounge, Cocktail							S		S	S	S		\$155.305(M)
Microbrewery							P		P	P	P		\$155.305(N)
Newspaper Publisher									P	P	P		\$155.305(O)
Office, General					P	P	P	P	P	P		P	\$155.305(P)
Office, Medical					P	P	P	P	P	P			\$155.305(Q)
Outdoor Seating/Sidewalk Cafe						C	P	C	C				\$155.305(R)
Parking Lot					S	S	S	S	S	S	S	S	\$155.305(S)
Pawn Shop									C	P			\$155.305(S)
Radio or Television Studio									P	P	P		\$155.305(T)
Restaurant, Drive-Through								C	C	C			\$155.305(U)
Restaurant, General						C	P	P	P	C			\$155.305(V)
Retail Sales, General							P		P				\$155.305(W)
Retail Sales, Neighborhood							P	P	P				\$155.305(X)
Self-storage Facility									C	P	P		\$155.305(Y)
Service, General							P		P				\$155.305(Z)
Service, Neighborhood							P	P	P				\$155.305(AA)
Tattoo Parlor									S				\$155.305(BB)
Towing Service and Storage									C	C	C		\$155.305(CC)
Vehicle Repair or Service									S	P	P		\$155.305(DD)
Vehicle Sales and Rental									P	P	P		\$155.305(EF)
Veterinary Clinic						C	C	C	P				\$155.305(FF)
Video Sweepstakes Operations										S			\$155.305(GG)
Industrial Uses													
Building Supplies, Wholesale									C	P	P		\$155.306(A)
Crematorium										P	P		\$155.306(B)
Gas and Fuel, Wholesale										P	P	P	\$155.306(C)
Laboratory, Research						P			P	P	P		\$155.306(D)
Manufacturing, Limited										P	P		\$155.306(E)
Manufacturing, General										C	P		\$155.306(F)
Manufacturing, Heavy											P		\$155.306(G)
Research and Development						P			P	P	P		\$155.306(H)
Warehouse, Freight Movement									C	P	P		\$155.306(I)
Utilities													
Recycling Center										P	P	P	\$155.307(A)
Renewable Energy Facility	S									CS	PS	PS	\$155.307(B)
Telecommunication Facility	S	S	S	S	S	S	S	S	S	S	S	S	\$155.307(C)
Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	\$155.307(D)
Utility, Major										P	P	P	\$155.307(E)
Waste Service										C	P	P	\$155.307(F)
Key:													
P – Permitted													
C – Conditional Use permitted in the zoning district only if approved by the Board of Adjustment (BOA) (§ 155.710)													
S – Special Use permitted in the zoning district only if approved by the Town Council (TC) (§ 155.711)													

Comment

Adjustments to the Use Table.

(Note that references in the “Specific Use Section” column will be adjusted according to changes.)

§155.204(B)	Watershed Protection Overlay [standards]
Existing text (with strikethrough/underline)	
(H)(B) WATERSHED PROTECTION OVERLAY (-WP)	
Use and development standards. The use and development standards for the Watershed Protection Overlay (-WP) are found in § 155.501.	
Comment	
<none.>	

§155.301-.307	Residential Use Standards
Existing text (with strikethrough/underline)	
155.301	
(A)(D) ADULT CARE HOME	
(1) An assisted living residence in which the housing management provides 24-hour scheduled and unscheduled personal care services to residents, either directly or, for scheduled needs, through formal written agreement with licensed home care or hospice agencies. Some licensed adult care homes provide supervision to persons with cognitive impairments whose decisions, if made independently, may jeopardize the safety or well-being of themselves or others and therefore require supervision. (2) In the R-E District, an adult care home shall provide at least 150 square feet of gross floor area per occupant and 4,000 square feet of lot area per occupant. (3) In the R-10 District, an adult care home shall provide <u>at</u> least 150 square feet of gross floor area per occupant and 2,000 square feet of lot area per occupant. (4) In the R-8 District, an adult care home shall provide <u>at</u> least 150 square feet of gross floor area per occupant and 1,600 square feet of lot area per occupant. <u>(5)</u> In the R-6 District, an adult care home shall provide <u>at</u> least 150 square feet of gross floor area per occupant and 1,200 square feet of lot area per occupant. (5)(6) <u>An Adult Care Home shall not be located within 2,500 feet of another Adult Care Home, as measured in any direction from property line to property line.</u>	
155.302	
(A) ASSEMBLY, NOT FOR PROFIT	

A site or facility open to the public, ~~owned or operated by a not-for-profit organization~~ for social, educational or recreational purposes. Typical uses include museums, cultural centers, recreational facilities, botanical gardens and community services such as after school care or tutorial services, medical services, and employment services. ~~Not for profit assembly uses requiring membership may include, and may also include~~ uses such as cultural organizations and union halls.

155.305**~~(A)(E)~~ CONTRACTOR STORAGE YARD**

A lot used for the storage of construction material, equipment, or three or more commercial vehicles used by building trades and services, other than construction sites. A contractor's office is permitted as an accessory to the storage yard.

155.305**~~1-(F)~~ LOUNGE, COCKTAIL**

A use engaged in the preparation and retail sale of alcoholic beverages for consumption on the premises, including taverns, bars, nightclubs, and similar uses other than restaurants or alcohol sales for off-premises consumption.

~~1-(1)~~ Except in the B-1 zoning district, a cocktail lounge shall not be located within 250 feet of a residential district and shall be separated a minimum of 750 feet from another cocktail lounge.

~~(6)(1)~~ Outdoor seating and open lounge areas shall meet the criteria set forth in § 155.305(R)

155.305**~~(S)~~ PARKING LOT**

An area provided for self-parking or valet-parking of operable passenger automobiles or commercial vehicles by employees, visitors, and/or patrons of any office of government, public accommodations, commercial or industrial establishments, institutions, or any other business open to the general public. Parking lots may be further defined as being available for compensation, free, or as an accommodation to clients or customers.

~~1-(T)~~ PAWN SHOP

Any establishment engaged in the loaning of money on the security of personal property pledged in the keeping of the pawnbroker, and the sale of such property.

~~(A)(1)~~ Outdoor storage may be allowed subject to Planning Board approval (see § 155.405).

155.307**~~1-(B)~~ RENEWABLE ENERGY FACILITY**

A facility that generates renewable energy from sources such as solar, wind, ~~uses~~ or other systems with a principal use of producing electric, thermal power, ~~or~~ mechanical power.

Comment
<none.>

§155.402	Landscaping, Screening, and Buffering
Existing text (with strikethrough/underline)	
155.402(D) (2) Vehicular Use Areas All vehicular use areas shall observe a minimum front yard of not less than five feet, and a side yard on a corner lot of not less than five feet. Parking lots in residential districts shall have front yards of not less than 15 feet and side and rear yards of not less than five feet. Parking areas in excess of 1,500 square feet or five spaces shall provide landscaped areas in accordance with the requirements set forth in this Section. (a) <i>Perimeter Screening</i> <u>1.</u> The perimeter of all parking areas and other vehicular use areas adjacent to residentially-zoned property shall provide a Class C buffer as set forth in PART 2 of this Section. 1-2. The perimeter of all parking areas and other vehicular use areas with frontage on <u>or visibility from</u> any portion of an existing public right-of-way shall be screened <u>to a height of 3 feet</u> by either a berm, a continuous landscaped hedge, a decorative <u>fence, decorative</u> masonry wall, or any combination thereof. 2-3. At the time of installation, such screening shall be at least 30 inches in height. Any vegetative screen shall be maintained at a minimum height of 36 inches within two years of planting. 155.402(E)(2) (A) <u>BUFFERS</u> (1) Buffer Defined	

A buffer is a specified land area, located parallel to and within the outer perimeter of a lot and extending to the lot line, together with the planting and landscaping required on the land. A buffer may also contain, or be required to contain, a barrier such as a berm or wall where such additional screening is necessary to achieve the desired level of buffering between various land use activities. A buffer is not intended to be commensurate with the term "yard" or "setback."

(2) **Buffer Types**

There are four types of required buffers that may occur on any given parcel, as described further in this section. ~~(for the specific width and plant material for each buffer classification see (E)(3) of this section.~~

(a) **Street Buffers**

1. All new development with frontage on a commercial street or designated minor thoroughfare shall provide a Class A buffer as set forth in (E)(3) of this section.
2. Double frontage lots abutting a collector street or residential collector street shall provide a Class A buffer along the entire rear yard frontage.

(b) **Parking Buffers**

Parking buffer requirements are set forth in PART 1 of this Section.

(c) **Compatibility Buffers**

Perimeter compatibility is required along the boundaries of all incompatible zoning districts or existing uses, whichever is more restrictive. Table 4-5 shall be used to determine the required buffer classification between adjacent districts.

§155.402, PART 2. TABLE 4-5 COMPATIBILITY BUFFER REQUIREMENTS

Subject Property District	Adjacent Property District											
	R-E	R-10	R-8	R-6	O-R	O-I	B-1	B-2	B-3	I-1	I-2	PF
R-E	--	--	--	--	--	--	--	--	--	--	--	--
R-10	A	--	--	--	--	--	--	--	--	--	--	--
R-8	B	A	--	--	--	--	--	--	--	--	--	--
R-6	B	A	A	--	--	--	--	--	--	--	--	--
O-R	B	A	A	A	--	--	--	--	--	--	--	--
O-I	B	B	B	B	A	--	--	--	--	--	--	--
B-1	B	B	B	B	B	B	--	B	--	--	--	--
B-2	B	B	B	B	B	B	--	--	--	--	--	--
B-3	C	C	C	C	C	B	B	B	--	--	--	B
I-1	C	C	C	C	C	C	C	C	B	--	--	B
I-2	C	C	C	C	C	C	C	C	B	--	--	B

PF

¹ Where a use in a PF zoning district is generally found only in Industrial or Commercial districts, the use shall be buffered according to the more intensive buffer requirement found in that district.

155.402(E)**~~(c)~~(3) Project Boundary Buffers**

Project boundary buffers are established to mitigate the effect of specific types of development on adjacent properties. Where project boundaries coincide with district boundaries the following project boundary buffers shall apply.

~~1-(a)~~ Open Space Residential Subdivision

A Class C buffer is required along all project boundaries of an open space subdivision (see § 155.203(H)(8)).

~~2-(b)~~ Planned Development

1. A Class C buffer is required along all project boundaries of a planned development.

2. ~~The continuous visual barrier of Class C buffers is not required for the street-side of non-residential Planned Developments where they abut major or minor thoroughfares.~~

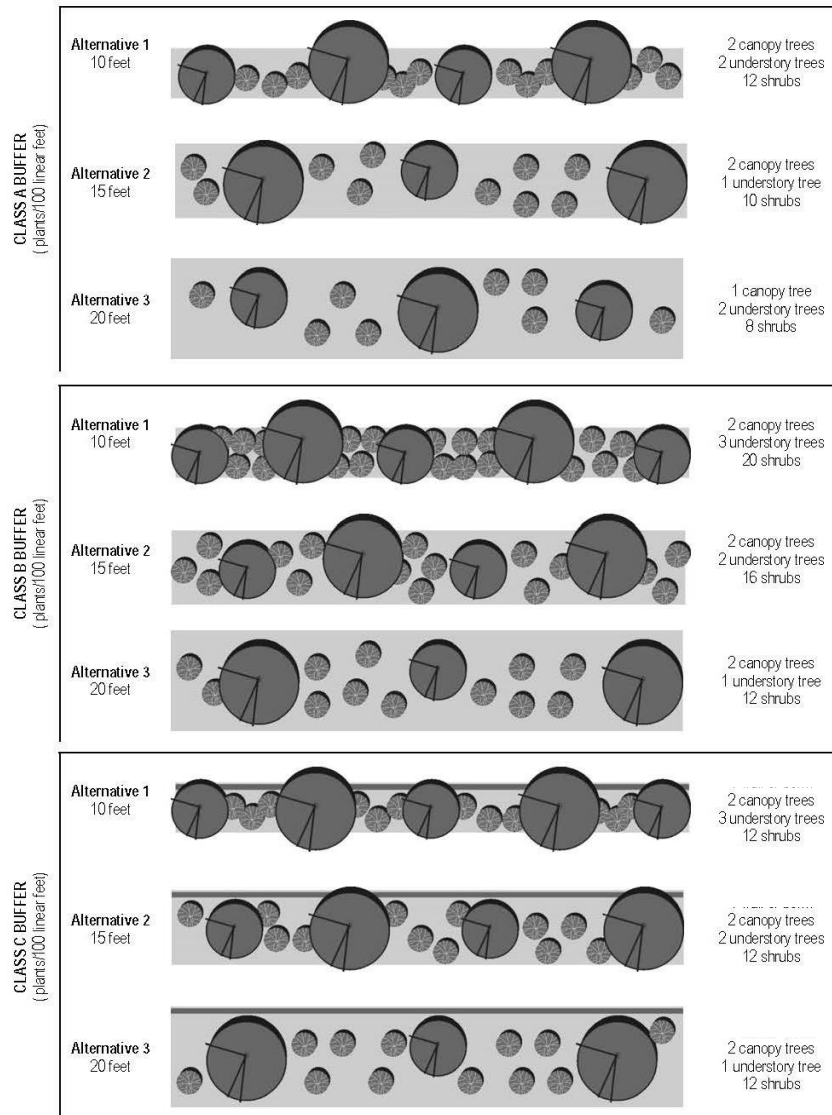
3. A Class B buffer may be used when a Planned Development - Commercial (PD-C) abuts a non-residential district (see § 155.203(L)).

~~3-(c)~~ Manufactured Home Park

A Class C buffer is required along all project boundaries of a manufactured home park (see § 155.301(G)(4)).

(3) Buffer Classification

Figure 4-1 establishes the specific width and plant material for each buffer classification. The applicant may choose any alternative (1, 2, or 3) in the respective buffer classification. Buffers planted below overhead utility lines shall apply any of the allowed buffer alternatives, except that understory trees shall replace any canopy trees at a rate of two understory trees per required canopy tree. ~~The plantings below are intentionally over-planted at maturity, in order to provide an immediate beneficial impact.~~

FIGURE 4-1 LANDSCAPE BUFFERS

Class C buffer shall include a wall, opaque fence, evergreen hedge, berm, or combination thereof with a minimum height of six feet at installation.

155.402(E)(7)**(b) Berms**

Where berms are placed within any required buffer area, they shall meet the following requirements.

1. Berms shall have a minimum average height of 30 inches with side slopes ~~of not less than four~~ not steeper than three feet horizontal for each one foot vertical.
2. Slopes ~~in excess of four steeper than three~~ feet horizontal for each one foot vertical may be permitted if sufficient erosion control methods are taken and deemed by the Public Works Director to be maintainable.

155.402(G) – Screening**(2) Service Areas**

- (a) Trash collection, trash compaction, recycling collection, and other similar service areas shall be located on the side or rear of the building and shall be effectively screened from view from ~~residential adjacent~~ properties or public rights-of-way.

- (b) ~~Screening enclosures~~Service areas shall be fully enclosed by opaque walls, gates, and/or fences at least eight feet high ~~with self-closing access doors~~ and shall be constructed of the same materials as the primary building.

- (c) Enclosures shall be screened by landscaping utilizing evergreen shrubs that shall be maintained at a minimum height of at least 36 inches within two years of planting.

- ~~(c)~~(d) All service areas are limited to the area shown on an approved site plan.

- ~~(d)~~(e) All service areas shall be located a minimum of 50 feet away from any residentially-zoned property line.

155.402(H) – General Landscaping, Screening, and Buffering Provisions**(H) GENERAL PROVISIONS****(1) Design, Installation and Establishment****(a) Plant Material**

1. Except as otherwise specified in this article, landscaping materials shall conform to the following minimum specifications:

- A. Canopy trees shall have a 2.5 inch caliper and be 8 feet tall following installation.
- B. Understory trees shall have a 2.0 inch caliper and be 6 feet tall following installation.
- C. Shrubs not used for screening shall be a minimum height of 12 inches following installation.
- D. Shrubs explicitly used for screening shall be a minimum height of 24 inches following installation.

1.2. Plant material shall be chosen from the lists of recommended plant species contained in the Clayton General Design Guidelines. ~~Plant materials shall be reviewed for suitability with regard to the eventual size and spread, susceptibility to diseases and pests, and appropriateness to existing soil, climate and site conditions.~~ Plant materials that vary from this list may be used with the approval of the Planning Director or staff provided they meet the general size requirements and growth habits of the existing list of recommended plant species.

2.3. ~~The preferred plant list shall be used to define the species of trees and shrubs deemed to be canopy trees, understory trees and shrubs. The lists may be expanded but are intended to provide guidance in selecting predominately hardy North Carolina native species. Selected plants should be predominantly hardy species that are native to North Carolina.~~

3. ~~Except as otherwise indicated, selected trees shall be at a minimum of two and one-half caliper inches at the time of planting. Canopy trees shall be at least eight feet in height and understory trees shall be at least six feet in height at planting. Shrubs shall be at least 30 inches in height at planting.~~

Comment

Clarification of when, where, and how landscaping screening shall occur, as well as consolidation of plant material size requirements and plant selection criteria.

§155.602	Subdivision Standards: Streets
Existing text (with strikethrough/underline)	
<u>155.602 - STREETS</u>	
(I) <u>STREET TYPES</u>	
<u>See Defined Terms (§155. 802) for description of each Street Type</u>	
(1) Major Thoroughfare	
A street serving the principal network for high volumes of traffic or high speed traffic as shown on the town's Transportation Plan. This street type consists of at least two travel	

~~lanes in each direction. A major thoroughfare shall be designated where the anticipated average daily volume exceeds 10,000 vehicles.~~ Residences should not front on a major thoroughfare.

(2) **Minor Thoroughfare**

~~A street designed primarily to collect and distribute traffic between the local street network and major thoroughfares as shown on the town's Transportation Plan. This street type generally consists of more than one travel lane in each direction. A minor thoroughfare shall be designated where the anticipated average daily volume ranges exceeds 6,000 vehicles.~~ Residences should not front on a minor thoroughfare.

~~(3) **Commercial Street**~~

~~A multi-lane street connecting to major or minor thoroughfares designed to accommodate large volumes (in excess of 6,000 trips per day) of traffic at moderate speeds while also providing, as a major part of its function, direct access to nonresidential or mixed use high trip generating land uses.~~

~~(4) **Collector Street**~~

~~A street whose principal function is to carry traffic between residential collectors, residential streets, cul-de-sacs and major and minor thoroughfares, but that may also provide direct access to abutting properties. It is designed to carry more than 3,500 but less than 6,000 trips per day. Typically, a collector is able to serve, directly or indirectly, between 350 and 600 dwelling units.~~

~~(5) **Residential Collector Street**~~

~~A street which serves as a connector street between residential streets, cul-de-sacs and major and minor thoroughfares. Residential collector streets typically collect traffic from 100 to 400 dwelling units.~~

~~(6) **Residential Street**~~

~~A street whose principal function is to provide access to adjacent properties.~~

~~(7) **Cul-De-Sac (Commercial, Residential)**~~

~~A short street having one end open to traffic and the other permanently terminated by a vehicular turnaround.~~

~~(8) **Alley**~~

~~A public vehicular way providing service access along rear or side property lines of lots which are also served by one of the other listed street types.~~

~~(9)~~ **(3) Frontage Road**

~~(a) A street, parallel and adjacent to a major or minor thoroughfare, which provides access to abutting properties, protection from through traffic, and control of access to the major or minor thoroughfare.~~

(a) Where a parcel of land to be subdivided adjoins a major thoroughfare, the Planning Board or Town Council may require that such lots be provided access by a frontage

road.

Comment

Moved definitions to Defined Terms(§155.802).

§155.719	Nonconformities
Existing text (with strikethrough/underline)	
§ 155.719 NONCONFORMITIES A lawful preexisting use, structure, or lot that does not meet the requirements of this chapter is called a nonconformity. Special provisions apply to nonconformities, as set forth in this section. (A) <u>EXISTING SUBSTANDARD STRUCTURES</u> (1) The conforming use of a structure, as explained in § 155.109(A), existing at the time of the adoption of this chapter, may be continued, although the structure's size or location does not conform with the yard, dimensional, height, parking, loading, access, lot area, and lot coverage provisions of this chapter. Such structures are called substandard structures. (2) Substandard structures which are damaged or destroyed by fire, explosion, flood, or other calamity to the extent of more than 50% of the value of the structure, as determined by the town, may be reconstructed and shall comply with the applicable provisions of this chapter for the district in which such structure is located, unless the structure is situated on a substandard lot of record, in which case the provisions concerning substandard lots of record shall apply. (3) A substandard structure, including a mobile home, may not be moved off the lot or lots on which it is located, unless when relocated within the jurisdiction of the town, it complies with the regulations for the district in which it is located. Further, any subsequent reuse of the lot or lots from which the substandard structure has been moved must comply with the regulations for the district in which it is located. (4) A substandard structure may be enlarged or expanded, provided that any expansion meets all of the requirements for the zoning district, including, but not limited to the yard, dimensional, height, parking, loading, access, lot area, and lot coverage provisions of this chapter, (B) <u>EXISTING NONCONFORMING USES</u> The nonconforming use of a structure or land at the time of the adoption of this chapter may be continued, except that: (1) Only that portion of the land in actual use may be so continued, and the nonconforming	

~~use may not be enlarged or extended, nor may any additional structures be added to be occupied by the nonconforming use, unless by special use permit, except that existing cemeteries can expand to the boundaries of the property which they owned at the time they became nonconforming.~~

~~(2) Normal maintenance, repair, and incidental alteration of a building occupied by a nonconforming use is permitted, provided it does not extend the nonconforming use. A structure occupied by a nonconforming use may be changed to make the structure more in character with the uses permitted in the district in which it is located.~~

~~(3) If such nonconforming use is damaged by fire, explosion, flood, or other calamity to the extent of more than 50% of its current equalized value, it shall not be restored unless it will comply with the use provisions of this chapter, except that nonconforming owner-occupied single-family dwellings may be restored. Multi-family development approved prior to June 4, 1996 may be restored in a manner which does not increase any nonconforming density, setback, or spacing of building standards approved in the original site plan, upon granting of a special use permit by the Town Council in accordance with § 155.711.~~

~~(4) If such nonconforming use is discontinued or terminated, as evidenced by the disconnection of electrical service to such nonconforming use for a period of 180 days, any future use of the structure or land shall comply with the provisions of this chapter.~~

~~(5) A nonconforming use, such as, but not limited to mobile homes, may not be moved off the lot or lots on which it is located, unless, when relocated within the jurisdiction of the town, it complies with the regulations for the district in which it is located. Further, any subsequent reuse of the lot or lots from which the nonconforming use has been moved must comply with the regulations for the district in which it is located.~~

~~(6) The Town Council may permit as a special use a change in nonconforming use, provided that the requirements of (B)(1) through (5) of this section are met, and the Town Council finds that such new use would be more in character with the uses permitted in the district than the previous use. In permitting such change, the Town Council may require appropriate conditions and safeguards in accordance with the provisions of this chapter.~~

~~(7) Once a nonconforming use has been changed or altered so as to comply with the provisions of this chapter, it shall not revert back to a nonconforming use. Once the Board of Adjustment has permitted the substitution of a more restrictive nonconforming use for an existing nonconforming use, the substituted use shall lose its status as a nonconforming use and become subject to all the conditions required by the Board. If the structure occupied by a nonconforming use is changed so as to be more in character with the uses permitted in the district in which it is located, it shall not subsequently be changed to be less in character.~~

~~(C) **EXISTING VACANT SUBSTANDARD LOTS**~~

~~(1) Where the owner of a lot at the time of the original passage of this chapter, or any successor in title does not own sufficient land to conform to the lot area or lot width requirements of this chapter, such a lot may be used as a building site for a single-family~~

~~residence in a district in which residences are permitted, provided that the lot width and lot area are not more than 20% below the minimum specified in this chapter, and further provided that the County Health Department approves the reduction if on-site water or wastewater facilities are involved. In cases where the lot area and lot width are more than 20% below the minimum specified in this chapter, or other requirements cannot be met, the Board of Adjustment is authorized to approve as a variance such dimensions as shall conform as closely as possible to the required dimensions specified in this chapter. In addition, nonresidential uses of land permitted in the applicable nonresidential zoning district may be granted a variance for development on a substandard lot, subject to approval by the Board of Adjustment and the required findings set forth in (C)(2) of this section.~~

- ~~(2) If two or more adjoining and vacant lots are in one ownership when this chapter is adopted, or at any time after the adoption of this chapter, and such lots individually do not meet the dimensional requirements of this chapter for the district in which such lots are located, then such group of lots shall be considered as a single lot and therefore, the provisions of (B)(1) of this section do not apply.~~

~~(D) **NONCONFORMING SIGNS**~~

~~(1) **Amortization of Nonconforming Signs**~~

~~Any sign existing prior to April 7, 1986 which does not conform to the requirements of this chapter may be continued with the following exceptions; however, all nonconforming signs shall be brought into compliance or removed within the time limits specified in (D)(3) of this section.~~

- ~~(a) Portable and windblown signs as defined in § 155.403, shall be removed by January 1, 1987.~~
- ~~(b) All moving signs shall cease movement by July 7, 1986.~~
- ~~(c) All non governmental flashing signs shall stop flashing by July 7, 1986.~~

~~(2) **Enlargement and Revision of Nonconforming Signs**~~

~~No nonconforming sign shall be erected, replaced, or otherwise modified in such a way as to increase its nonconformity. Reasonable repair and maintenance of nonconforming signs, including the change of an advertising message, is permitted, provided that a nonconforming sign which is damaged or deteriorated to the extent of 50% or more of its value shall not be replaced unless it conforms to all provisions of this subchapter.~~

~~(3) **Removal of Nonconforming Signs**~~

- ~~(a) Nonconforming signs, when removed for other than normal maintenance, may not be erected again, nor may any such sign be replaced with another nonconforming sign.~~
- ~~(b) All nonconforming signs erected before the date of adoption of this chapter shall be~~

~~removed or modified so as to conform to this chapter by February 1, 2002.~~

~~(E) **NONCONFORMITIES IN THE WATER PROTECTION OVERLAY (WP)**~~

~~Nonconforming lots, buildings and structures may be continued and maintained subject to the provisions as set forth below. Expansions to nonconformities must meet the requirements of § 155.501, however, the impervious surface area is not required to be included in the density calculations.~~

~~(1) **Vacant Lots**~~

~~This category consists of vacant lots for which plats or deeds have been recorded in the office of the County Register of Deeds. Lots may be used for any of the uses allowed in the WP Overlay in which it is located, provided the following:~~

- ~~(a) Where the lot area is below the minimum specified and no other standard needs to be modified to use the lot for residential purposes.~~
- ~~(b) Notwithstanding (E)(1)(a) of this section, whenever two or more adjoining residential vacant lots of record are in single ownership at any time after the adoption of this chapter, and such lots individually have less area than the minimum requirements for residential purposes for the WP Overlay such lots shall be combined to create a single lot or lots which meet or minimize the degree of nonconformity.~~

~~(2) **Occupied Lots**~~

~~This category consists of lots occupied for residential purposes at the time of the adoption of this chapter. These lots may continue to be used, provided that whenever two or more adjoining lots of record, one of which is occupied, are in single ownership at any time after the adoption of this chapter, and such lots individually or together have less area than the minimum requirements for residential purposes specified, such lots shall be combined to create lots which meet the minimum size requirements, or which minimize the degree of nonconformity.~~

~~(3) **Buildings and Impervious Surfaces**~~

~~This category includes any buildings or impervious surface area existing at the time of adoption of this chapter not in conformance with the restrictions of this chapter. Such buildings and impervious surface areas shall be allowed to remain.~~

~~(4) **Reconstruction of Damaged Buildings or Impervious Surfaces.**~~

~~Any existing building or impervious surface area not in conformance with the restriction of this chapter that has been damaged by fire, wind, flood or other causes, may be repaired and used as before. The total amount of space devoted to impervious surface area may not be increased unless stormwater controls that equals or exceeds the previous development is provided.~~

~~(Ord. 2005-11-02, passed 11-21-05)~~

Comment

Entire section (§155.719) to be deleted. This section was previously moved to §155.110 (per Ordinance 2013-10-03) and exists there currently. At that same time, Section .719 was intended to be deleted, but was overlooked. This corrects that clerical error.

§155.801 and .802	Abbreviations and Defined Terms
Existing text (with strikethrough/underline)	
155.801 - Abbreviations DENR: Department of Environment and Natural Resources <u>(now known as Department of Environmental Quality)</u> <u>DEQ: North Carolina Department of Environmental Quality</u>	
155.802 – Defined Terms Building Separation: The required separation between any two buildings located on the same lot or parcel of land. Density The number of dwelling units permitted per net acre of land. Floor Area, Gross The sum of the gross horizontal area of the several floors of a building, measured from the exterior faces of the exterior walls or from the center of the common walls of attached buildings. Gross floor area includes basement floors, attic floor space, halls, closets, stairwells, space devoted to mechanical equipment, and enclosed porches. <u>Gross Floor Area also includes all outside storage areas.</u>	
Comment	
The above proposed changes are modifications to existing text. These changes provide consistency with relocations and/or changes to text in §155.201.	

§155.802	Defined Terms
Existing text (with strikethrough/underline)	
<u>Major Thoroughfare</u> <u>A street serving the principal network for high volumes of traffic or high speed traffic as shown on the town's Transportation Plan. This street type consists of at least two travel</u>	

lanes in each direction. A major thoroughfare shall be designated where the anticipated average daily volume exceeds 10,000 vehicles.

Minor Thoroughfare

A street designed primarily to collect and distribute traffic between the local street network and major thoroughfares as shown on the town's Transportation Plan. This street type generally consists of more than one travel lane in each direction. A minor thoroughfare shall be designated where the anticipated average daily volume ranges exceeds 6,000 vehicles.

Commercial Street

A multi-lane, street connecting to major or minor thoroughfares designed to accommodate large volumes (in excess of 6,000 trips per day) of traffic at moderate speeds while also providing, as a major part of its function, direct access to nonresidential or mixed use high trip generating land uses.

Collector Street

A street whose principal function is to carry traffic between residential collectors, residential streets, cul-de-sacs and major and minor thoroughfares, but that may also provide direct access to abutting properties. It is designed to carry more than 3,500 but less than 6,000 trips per day. Typically, a collector is able to serve, directly or indirectly, between 350 and 600 dwelling units.

Residential Collector Street

A street which serves as a connector street between residential streets, cul-de-sacs and major and minor thoroughfares. Residential collector streets typically collect traffic from 100 to 400 dwelling units.

Residential Street

A street whose principal function is to provide access to adjacent properties.

Cul-De-Sac (Commercial, Residential)

A short, street having one end open to traffic and the other permanently terminated by a vehicular turnaround.

Alley

A public vehicular way providing service access along rear or side property lines of lots which are also served by one of the other listed street types.

Frontage Road

A street, parallel and adjacent to a major or minor thoroughfare, which provides access to abutting properties, protection from through traffic, and control of access to the major or minor thoroughfare.

Setback

A line delineating the minimum allowable distance between the property line or right-of-way line and a building on a lot, within which no building, significant development, or other structure shall be placed except as otherwise provided. Wherever property lines and right-

of-way lines both occur, the most restrictive setback distance on the lot shall prevail.

Comment

The above proposed changes represent the relocation of defined terms that are currently located Article 602(D), with the exception of Setback, which is proposed as an addition to the Defined Terms section.