



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

1. CALL TO ORDER

2. ADJUSTMENT OF THE AGENDA

3. APPROVAL OF MINUTES

- a. [Planning Board Minutes - July 25, 2016](#)

4. REPORTS AND COMMENTS

5. OLD BUSINESS

- a. 2016-96-SP - Dairy Road Church (Elevations)
NC PIN: 165811-67-4218
Tag #: 05H03197G
[Cover Letter - Dairy Road Church 2016-96-SP](#)
[Elevation Revision - Dairy Road Church 2016-96-SP](#)

6. NEW BUSINESS

- a. 2016-121-RZ - Lone Star Steakhouse - Rezoning
NC PIN: 164900-87-7344
Tag #: 05G02001H
The applicant is requesting to rezone the parcel from Highway Business-Special Use District (B-3-SUD) to Highway Business (B-3).
[Staff Report - Lone Star Steakhouse 2016-135-RZ](#)
[Staff Map - Lone Star Steakhouse 2016-135-RZ](#)
[Application - Lone Star Steakhouse 2016-135-RZ](#)
[Neighborhood Meeting - Lone Star Steakhouse 2016-135-RZ](#)
- b. 2016-146-SUP - Wine on Main - Special Use Permit
NC PIN: 166917-11-8563
Tag #: 05011024
The applicant is requesting a Special Use Permit to sell on premise malt beverages in addition to their current wine sales.
[Staff Report - Wine on Main 2016-146-SUP](#)
[Staff Map - Wine on Main 2016-146-SUP](#)

[Application - Wine on Main 2016-146-SUP](#)

[Neighborhood Meeting - Wine on Main 2016-146-SUP](#)

- c. 2016-144-SP - WESCO Outdoor Storage - Major Site Plan

NC PIN: 165915-64-9753

Tag #: 05026095T

The applicant is requesting major site plan approval to fence in an existing parking lot and use it as an outside storage area. Parking spaces will be striped in front of the fenced storage area.

[Staff Report - WESCO Outdoor Storage 2016-144-SP](#)

[Staff Map - WESCO Outdoor Storage 2016-144-SP](#)

[Application - WESCO Outdoor Storage 2016-144-SP](#)

[Neighborhood Meeting - WESCO Outdoor Storage 2016-144-SP](#)

[Site Plan - WESCO Outdoor Storage 2016-144-SP](#)

[Existing Conditions Survey - WESCO Outdoor Storage 2016-144-SP](#)

[Landscape Rendering - WESCO Outdoor Storage 2016-144-SP](#)

- d. 2016-168-AA - Gatehouse Self Storage - Administrative Amendment

NC PIN: 164900-88-7093

Tag #: 05G01199X

Previously granted major site plan approval by Planning Board on March 28, 2016. The applicant could not reach an agreement with WH Capital, LLC regarding cross access at the front of the site as originally proposed. This amendment reflects access to US 70 HWY, cross access at the northeast corner, and the use of an underground stormwater facility.

[Staff Report- Gatehouse Self Storage 2016-168-AA](#)

[Staff Report Map - Gatehouse Self Storage 2016-168-AA](#)

[Application - Gatehouse Self Storage 2016-168-AA](#)

[Site Plan - Gatehouse Self Storage 2016-168-AA](#)

7. INFORMAL DISCUSSION AND PUBLIC COMMENT

8. ADJOURN



**The Town Of Clayton
Clayton Planning Board Minutes
Monday, July 25, 2016 @ 6:00 PM
Town Council Chambers**

BOARD MEMBERS PRESENT:

Frank Price (ETJ) [Chairman], Bob Ahlert (TL) [Vice Chairman], George "Bucky" Coats (TL), James Lipscomb (ETJ), Sarah Brooks (TL), Michael Grannis (Mayor Pro-Tem)

STAFF PRESENT:

Jay McLeod, Town Planner and Laura Gray, Clerk to Board.

MEMBERS ABSENT:

Jim Lee (ETJ), Marty Bizzell (ETJ), Ronald Johnson (TL), Bob Satterfield (Councilman)

1 CALL TO ORDER

- a) Frank Price called the meeting to order.
- b) Jay McLeod, Town Planner, took roll.

2 ADJUSTMENT OF THE AGENDA

- a) None.

3 APPROVAL OF MINUTES

- a) June 27, 2016 Planning Board Minutes

Motion: Sarah Brooks
Second: George "Bucky" Coats
Vote: Unanimous

4 REPORTS AND COMMENTS

- a) None.

5 OLD BUSINESS

- a) None.

6 NEW BUSINESS

- a) Clayton 115KV Substation Expansion Major Site Plan - 2016-116-SP
NC PIN / Tag #: 165920-80-2775 / 05022001 and portion of 165920-80-1674 /

05022002

The property is located on the southern corner of the intersection of South Fayetteville Street and US Hwy 70 Business. Address is 801 South Fayetteville Street. The applicant is requesting to expand the existing Duke electric substation (minor utility).

Jay McLeod, Town Planner, presented Clayton 11KV Substation Expansion to the Planning Board.

The applicant is requesting Major Site Plan approval to extend the existing Duke Substation to serve Duke's electrical customers. The proposed expansion involves installing new electrical feeder bays, which will be 85' wide by 65' long.

Mr. McLeod stated the applicant is planning to expand the gravel pad, install additional landscaping and add a new chain link fence. There is also some existing landscaping located along the property line along South Fayetteville Street. As part of the proposed expansion, the applicant is proposing to install additional landscaping along South Fayetteville Street in order to ensure proper screening of the site. The landscaping consists of over 40 trees and 35 shrubs.

By their very nature, electrical substations and association electrical transmission lines have restrictions regarding landscaping. Improperly chosen trees can grow up into power lines or impede operation of equipment. For instance, Duke / Progress does not allow plantings of trees that will be larger than 12' under their lines. Due to the overhead powerlines, the applicant is proposing understory trees instead of canopy trees as part of their landscaping plan. Mr. McLeod mentioned that staff is in agreement with this change, and that it meets the intent of the Code with regard to landscape screening.

The new expansion area will connect to the site's existing driveway entrance located off of South Fayetteville Street.

The site is located off of Hwy 70 and is adjacent to commercial uses and vacant parcels of land. The existing use of the site is considered "Utility, Minor", and serves both Duke Energy and the Town of Clayton. The expansion of the Duke Substation would not affect the compatibility of the property's use with surrounding land uses, since the use is an existing use on the subject property.

The site plan and landscape plan is compatible with the Unified Development Code (UDC) and is consistent with the Comprehensive Plan 2040.

The neighborhood meeting was held July 6, 2016.

Jay McLeod stated staff recommends approval with conditions.

Frank Price called on the applicant.

Beth Steffens with Dewberry, 2610 Wycliff Road, Raleigh, NC 27607, gave a brief presentation to the Planning Board

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 major site plan:

1. The development of the site is limited to the site design and uses approved by the Planning Board. Modifications to the approved site plan shall require review and approval in accordance with Section 155.707 of the Unified Development Code.
2. Following Board approvals, three copies of the Final Site Plan, Landscape Plan and Architectural Elevations meeting the requirements of the Conditions of Approval shall be submitted to Planning Department for final approval.
3. A Zoning Compliance Permit shall be required prior to issuance of any building permits.
4. 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 to approve Major Site Plan (2016-116-SP) with conditions.

Motion: Sarah Brooks
Second: Bob Ahlert
Vote: Unanimous

b) Performance Glass Rezoning - 2016-121-RZ

NC PIN / Tag #: 164800-41-0562 / 05F02018E

The site is located off of NC 42 Hwy W, west of the intersection of NC 42 and Government Road. The applicant is requesting to rezone the split-zoned parcel from B-3 and R-E to B-3.

Jay McLeod, Town Planner, presented Performance Glass to the Planning Board.

The applicant is requesting to rezone the subject parcel, which is currently split-zoned, from Residential-Estate (R-E) and Highway Business (B-3) to Highway-Business (B-3). After this property was brought into Clayton's ETJ, the property owners swapped a western portion of the parcel for a portion of land to the north. Because of this, the parcel lines changed but the zoning for these portions of land did not which caused the property to be split-zoned. The applicant is now requesting that the parcel be rezoned to Highway Business (B-3) so that the entire parcel of land has the same zoning.

The current use of the site is considered to be a contractor's office, with outdoor storage as an accessory use. The facility focuses on the fabrication of glass for buildings, offices, and homes. All operations take place indoors, with

some outdoor storage of materials and fleet vehicles. This use is permitted in the Highway-Business (B-3) zoning district.

The zoning of the property is currently Residential-Estate (R-E) and Highway-Business (B-3), but the site has been operating with a commercial use since before the property was brought into the Town's ETJ. The majority of the property is zoned Highway Business currently, and the existing use of the property will not be changing due to the rezoning. Therefore, rezoning the property so that it is entirely zoned Highway-Business would not change the compatibility the site has with surrounding land uses.

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

Neighborhood meeting was held June 3, 2016.

Mr. McLeod stated staff recommends approval.

ACTION: Motion to recommend approval of Rezoning (2016-121-RZ) to Town Council.

Motion: Bob Ahlert
Second: Sarah Brooks
Vote: Unanimous

- c) Performance Glass Major Site Plan - 2016-120-SP
NC PIN / Tag #: 164800-41-0562 / 05F02018E
The site is located off of NC 42 Hwy W, west of the intersection for NC 42 and Government Road. The applicant is requesting major site plan approval for an expansion of the outdoor storage yard and for a new building addition.

Jay McLeod, Town Planner, presented Performance Glass Major Site Plan to the Planning Board.

The applicant is requesting Major Site Plan approval in order to expand the outdoor storage area and to add a building addition to the site. The site currently operates as a contractor's office that fabricates glass products for buildings, offices, and homes. The total site is 3.06 acres.

Mr. McLeod stated the operations of the business occur indoors, but there is some outdoor storage that takes place on the property, including storage of fleet vehicles. The existing storage yard is asphalt and is currently fenced in by a chain linked fence. The applicant is proposing to expand to relocate the fence so that the storage yard is larger. In addition to moving the fence in order to increase the size of the storage yard, the applicant also proposes to re-locate the fence so that the parking lot is enclosed for the safety of employees.

The new portion of the storage yard is proposed to be gravel, which has been

reviewed and approved by the Town Engineer, as required by the Unified Development Code (UDC). The applicant is expanding the outdoor storage yard as part of this application. The outdoor storage will be located on the western side of the building. The existing storage area is asphalt, but the expanded area will consist of gravel. The applicant is required to meet all requirements of outdoor storage noted within the UDC Section 155.311(D), and has noted on the plans that the site shall comply with these requirements. The expansion of the outdoor storage yard shall be approved by the Planning Board, per UDC requirements.

Additionally, the applicant is proposing a 3,150 square foot building addition at the northern portion of the site. This addition is part of the long-term plans for Performance Glass, so the applicant wishes to gain approval for this in case they are able to move forward with the expansion in the near future. Mr. McLeod mentioned the applicant has not submitted elevations for the addition, but these shall be required to be approved by Planning staff before the addition may be built. The addition shall also be required to match the materials and features of the existing structure on the site.

As it currently exists, there is minimal screening of the property and its outdoor storage. However, as required by the UDC the applicant is proposing a Class "C" landscape buffer along the northern, eastern, and western property lines because these adjacent properties are all zoned residential. On the southeastern portion of the property the applicant is proposing an alternative buffer due to the lack of space for plantings between the existing pavement on the site and the property line. Instead of a Class "C" landscape buffer, the applicant is proposing to add a row of shrubs in order to provide screening. This is in addition to the three existing trees located along that property line. While the adjacent property along this area is zoned residential, staff feels that the proposed alternative buffer in this area is consistent with the intent of the UDC. Staff is also comfortable with this buffer since there will be no outdoor storage located along this property line.

Neighborhood meeting was held June 3, 2016.

The use is consistent with the Future Land Use of the Comprehensive Plan 2040 and the proposed development meets the requirements in the UDC.

Mr. McLeod stated staff recommends approval with conditions.

Sarah Brooks asked for clarification on what is proposed to be done in the near future.

Mr. McLeod stated the fence would be relocated to make the storage yard larger, a fence will be added around the parking lot and gravel will be added to the storage area.

Frank Price called on the applicant.

Jamie Johnson with Performance Glass, 2840 NC Hwy 42 West, came forth and gave a brief explanation on the importance of the proposed fence.

No questions for the applicant.

If approved, staff recommends the following conditions be applied to the approval of the major site plan:

- 1.If approved by the Planning Board, three copies of the final site plan meeting (and including) the Conditions of Approval shall be submitted to the Planning Department for final approval.
- 2.Development fees shall be paid prior to building permit issuance.
- 3.The elevations of the building addition shall be submitted to the Planning Department for review and approval before being developed. The architecture of the addition shall match or exceed the style, character, and materials of the current building.
- 4.Limited outdoor storage shall not be more than 12' in height and shall be screened from view from the public right-of-way, public parking areas, or adjacent residential developments by a 100% opaque visual barrier or screen, as required by the UDC.
- 5.All outdoor storage shall be located at least 15 feet from the public right-of-way and any abutting residential use or residentially-zoned district, as required by the UDC.

ACTION: Motion to approve Major Site Plan (2016-120-SP) with conditions.

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

7 INFORMAL DISCUSSION AND PUBLIC COMMENT

- a)
None

8 ADJOURN

- a)
Motion to adjourn

Motion: Sarah Brooks
Second: Frank Price
Vote: Unanimous

Frank Price
Chair

ATTEST:

Laura Gray
Clerk to the Board

July 25, 2016
Minutes

Page 7 of 7



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

Dairy Road Church Elevation Approval

Project #: 2016-96-SP Dairy Road Church
County Tag #: 05H03197G
NC Pin: 165811-67-4218

Dairy Road Church major site plan (2016-96-SP) was approved by Planning Board June 27th, 2016, contingent on the future approval of the final elevation plans.

The applicant is now requesting elevation approval; please see attached for elevation plan.



IGLESIA DE DIOS PRIMEROS FRUTOS
RENDERING BY LAURA J HEMINGWAY



IGLESIA DE DIOS PRIMEROS FRUTOS, MATERIAL SELECTIONS

STONE:

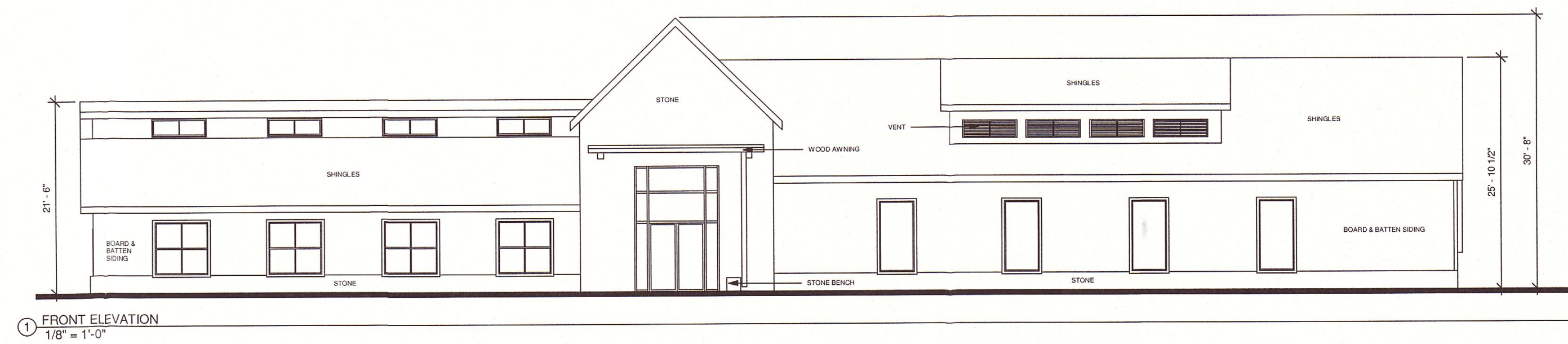


BOARD & BATTEN SIDING (COLOR):

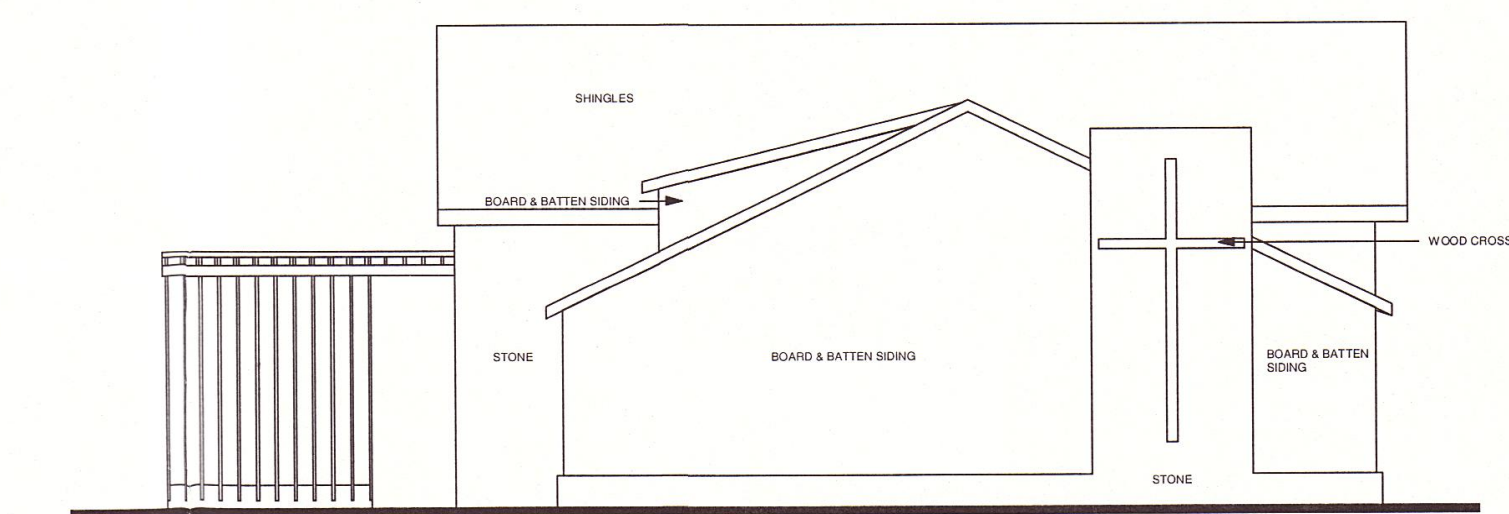


SHINGLES:

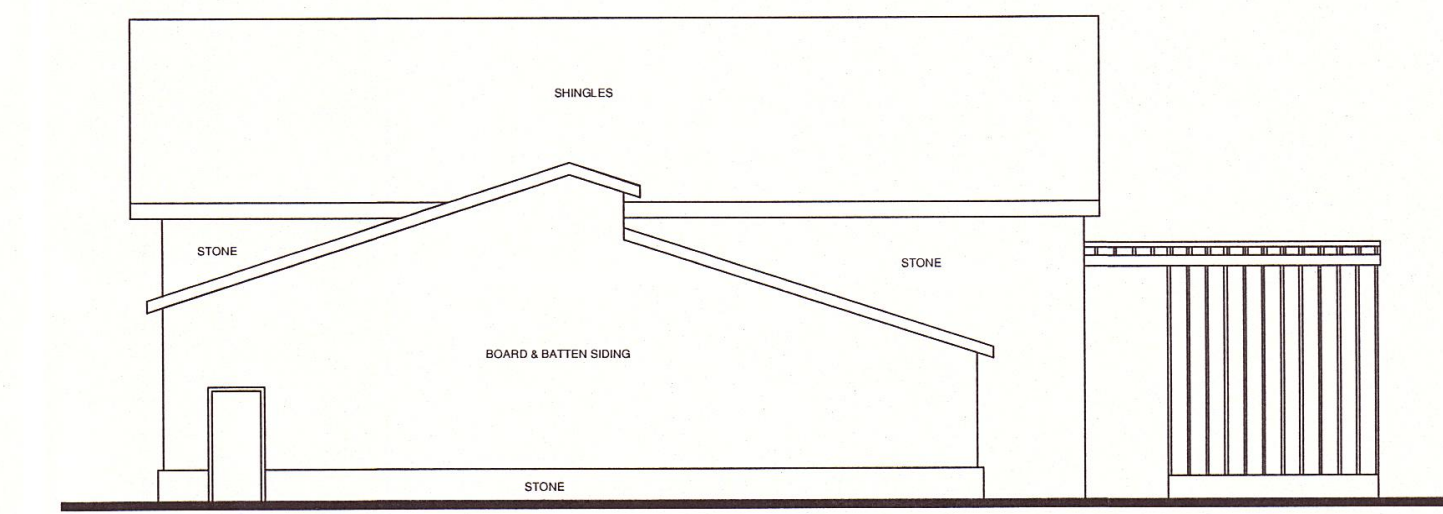




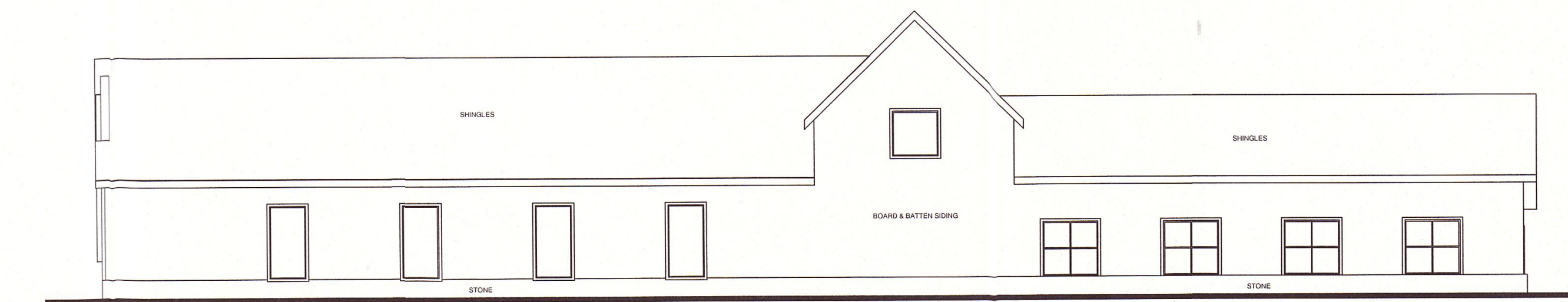
① FRONT ELEVATION
1/8" = 1'-0"



② RIGHT ELEVATION
1/8" = 1'-0"



③ LEFT ELEVATION
1/8" = 1'-0"



④ REAR ELEVATION
1/8" = 1'-0"

REVISIONS	

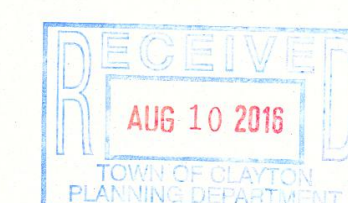
IGLESIA DE DIOS PRIMEROS FRUTOS
DAIRY ROAD, CLAYTON, NC

919-550-7717
TJARCH@AOL.COM
2008 ELIZABETH COURT
CLAYTON, NC 27520
TONYJOHNSONARCHITECT.COM



DATE 08.10.16

SHEET
A-1





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
August 22, 2016*

STAFF REPORT

Application Number: 2016-135-RZ
Project Name: Lonestar Steakhouse, Rezoning

NC PIN / Tag #: 164900-87-7344 / 05G02001H
Town Limits/ETJ: Town
Overlay: Special Use District, Thoroughfare Overlay District
Applicant: James Levinson
Owner: James Levinson
Location: 13049 US HWY 70 BUS, along Town Centre Blvd and across from Grand Plaza

Public Noticing:

- Neighborhood meeting August 10, 2016
- Signs Posted prior to August 12, 2016
- Letters mailed to adjacent property owners prior to September 23, 2016
- Newspaper ad noticed September 21, 2016 and September 28, 2016

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

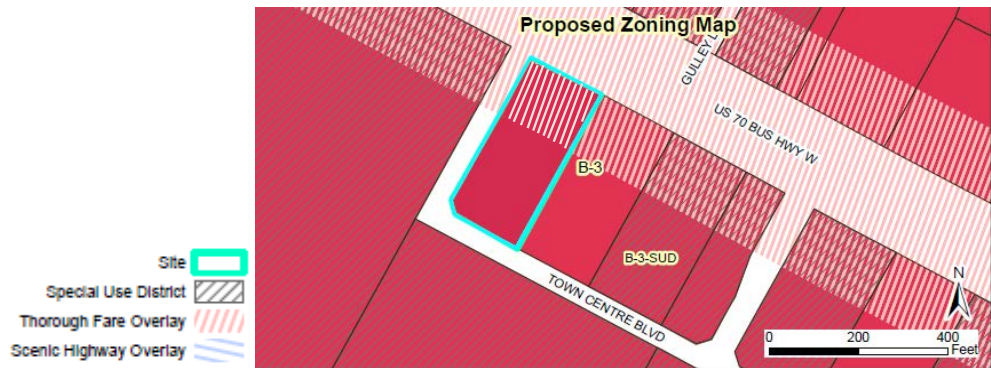


SITE DATA:

Acreage: 1.68 acres
Existing Uses: Restaurant

ADJACENT ZONING AND LAND USES:

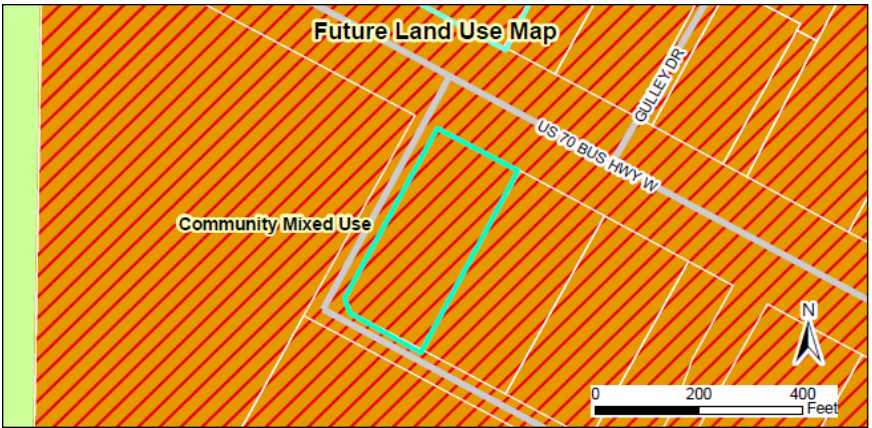
Direction	Zoning	Existing Use
North	Highway-Business (Special Use District)	Commercial
South	Highway-Business (Special Use District)	Commercial
East	Highway-Business	Commercial
West	Highway-Business (Special Use District)	Vacant



STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting to rezone the subject parcel from Highway Business-Special Use District (B-3-SUD) to B-3, in order to remove the Special Use District designation from the property. 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. Based on direction from Town Council, staff sent letters to property owners that own property located within a Special Use District. These letters informed owners of what the Special Use District



designation means, and informed them that they are welcome to submit a rezoning application in order to remove the designation if they desired to do so. As a result of the letter, the applicant for this project is requesting to remove the Special Use District designation from the subject property.

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 still compatible with the surrounding land uses, which are all commercial uses.

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:

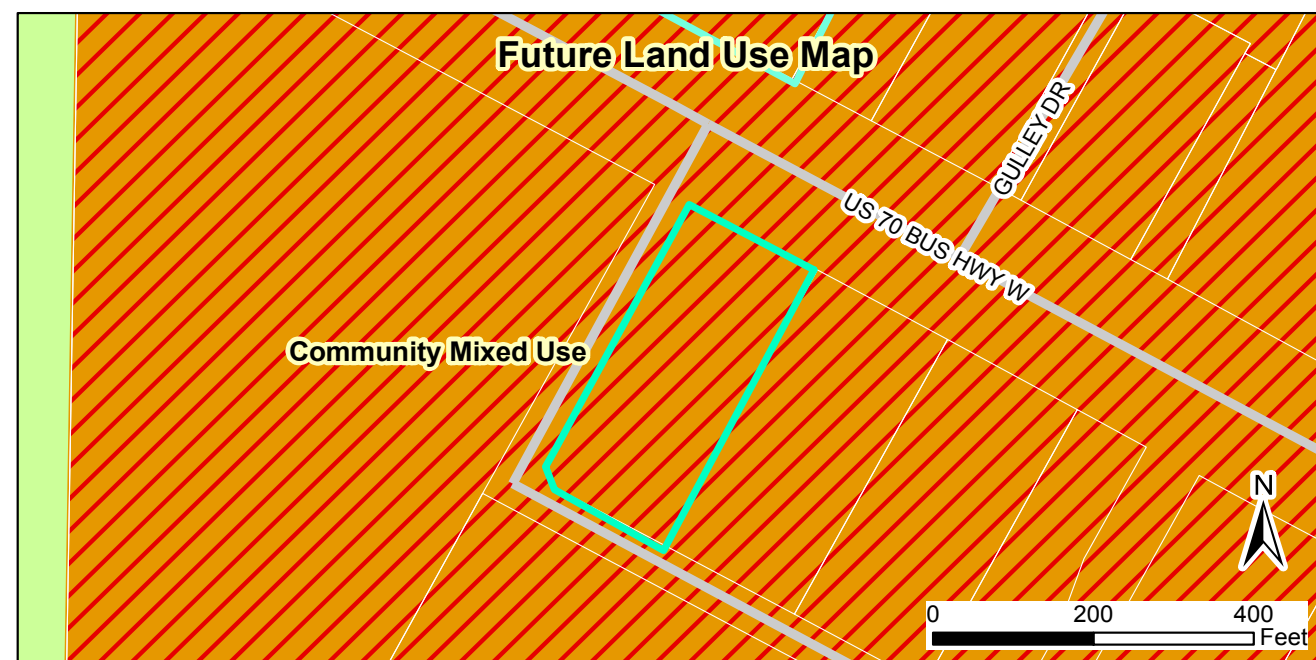
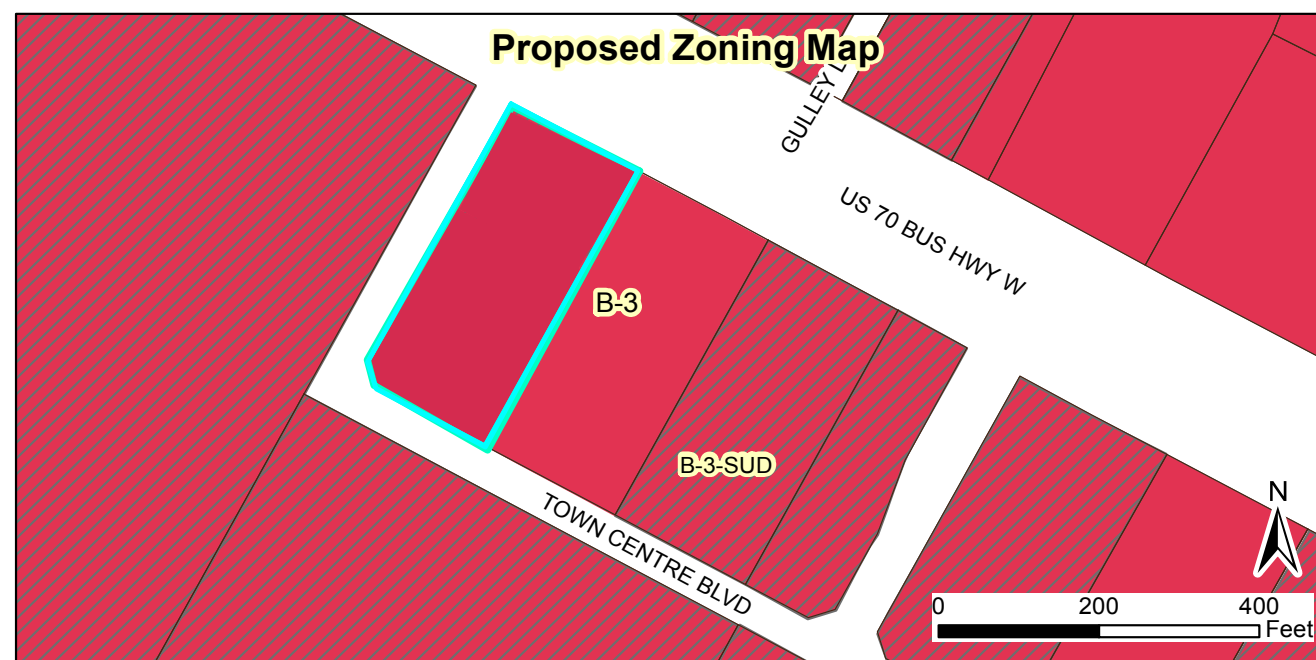
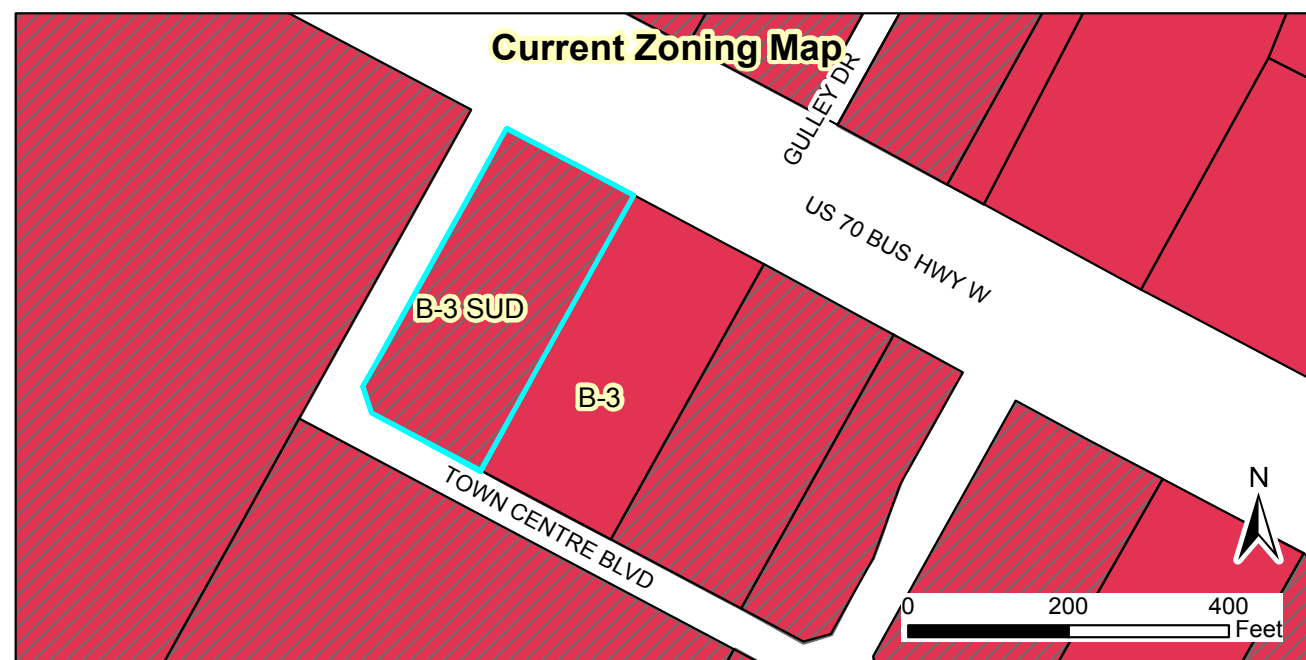
The applicant has addressed the Rezoning Approval Criteria outlined in §155.704. The applicant's responses are incorporated as an attachment to the Staff Report.

STAFF RECOMMENDATION:

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

ATTACHMENTS:

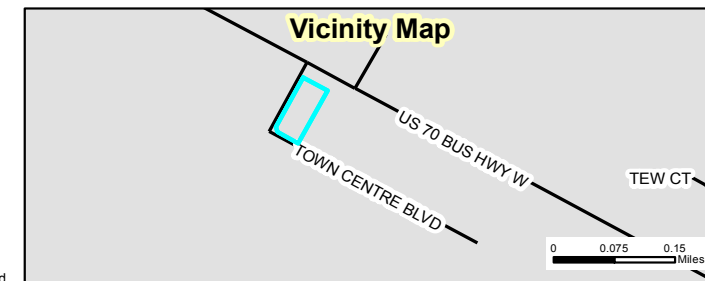
- 1) Staff Report Maps
- 2) Application
- 3) Neighborhood Meeting Materials



2016-135-RZ Lonestar Rezoning
Request: To rezone from B-3 SUD to B-3
 Applicant: James Levinson/Randal Durham
 Property Owners: James Levinson
 Parcel ID: 164900-87-7344
 Tag #: 05G0200IH



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



Document Path: O:\PLANNING\REZONING\Rezoning\2016\2016-135-RZ Lonestar Steakhouse\Maps\2016-121-RZ Lonestar 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: LOMBE STAR STEAKHOUSE Acreage of Property: 1.68
County Tag Number: 05G02001H NC PIN: 164900-87-7344
Address/Location: 13049 US HWY 70 BUS
Existing Zoning District: SPECIAL USE - B3
Proposed Zoning District: B3 (Highway Business)

APPLICANT INFORMATION

Applicant: JAMES R. LEVINSON / Randal Durham
Mailing Address: 101 SLEEPY CREEK DR, CLAYTON NC 27520
Phone Number: 9198943466 Fax: 9198944108
Contact Person: JAMES R LEVINSON
Email Address: LEVINSONLAW@EMBARQMAIL.COM

919-422-7349
radurham1@gmail.com

FOR OFFICE USE ONLY

Date Received: JUN 17 2016 Amount Paid: \$500.00 File Number: 2016-135R2

version 6-2016
TOWN OF CLAYTON
PLANNING DEPARTMENT

\$100.00 - Ad Fee

Page 1 of 10

PROPERTY OWNER INFORMATION

Name: JAMES R LEVINSON
Mailing Address: 101 SLEEPY LAKE DR, CLAYTON NC 27520
Phone Number: 919 894 3466 Fax: 919 894 4108
Email Address: LEVINSONLANE@EMBARQMAIL.COM

EXPLANATION OF PROJECT

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

EXISTING BUSINESS - DESIRE TO REMOVE SPECIM US0
DISTRICT DESIGNATION TO

REQUIRED INFORMATION (to be submitted with the application)

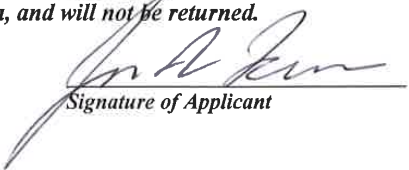
The following items must accompany a Rezoning application.

To be completed by the applicant:			For staff use only:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: <u>06/17/2016</u>	☒	☐			
2. Review Fee (\$500 for standard rezoning OR \$1,000 + \$5.00/acre for Planned Developments) and Advertisement Fee (\$100)	☐				
3. Completed application	☐				
4. Owner's Consent Form <i>Required if applicant is not property owner.</i>	☐	☐			
5. A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department).	☐	☒			
6. If property to be rezoned is a portion of a parcel: - Property legal description typed (10 pt. font or greater, and also submitted electronically in MS Word format.) - Plat showing property to be rezoned, matching legal description.	☐ ☐	☒ ☒			
7. Adjacent property owners list	☐	☐			
8. Neighborhood meeting notice letter (1 copy) <i>See sample letter and meeting requirements included in this packet</i>	☐				
9. Neighborhood meeting summary form (1 copy) <i>Included in this packet</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				
10. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list (1 set) <i>This for a public notice of the public hearing mailed by the Town – thus, neighbors will receive both a neighborhood meeting letter from the applicant, and a notice of the hearing from the Town.</i>	☐				

APPLICANT AFFIDAVIT

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

JAMES R. LEWIS
Print Name


Signature of Applicant

6/14/16
Date



TOWN OF CLAYTON
Planning Department

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

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: LOVE STAR STORKHOUSE Address or PIN #: 13049 US HWY 70 BCS
CLAYTON, NC 27520

AGENT/APPLICANT INFORMATION:

JAMES R LEVINSON 101 SLEEPY CROOK DR
(Name - type, print clearly) (Address)
CLAYTON, NC 27520
(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):

RANDALL DURHAM
4567 LITTLE CROOK CREEK RD CLAYTON NC 27520

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.

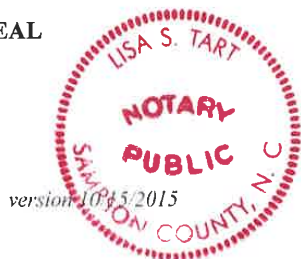
OWNER AUTHORIZATION:

JAMES R LEVINSON 101 SLEEPY CROOK DR
(Name - type, print clearly) (Address)
[Signature] CLAYTON NC 27520
(Owner's Signature) (City, State, Zip)

STATE OF North Carolina
COUNTY OF Sampson

Sworn and subscribed before me Lisa S. Tart, a Notary Public for the above State and County, this the 15 day of June, 2016.

SEAL



[Signature]
Notary Public
My Commission
Expires: 10-14-19

version 10/15/2015

Page 10 of 10

LEVINSON LAW FIRM, P.A.

ATTORNEYS AND COUNSELLORS AT LAW

JAMES R. LEVINSON

P.O. BOX 117
124 EAST MAIN STREET
BENSON, NORTH CAROLINA 27504
PHONE (919) 894-2518 • (919) 894-3466
FAX (919) 894-4108
email: levinsonlaw@embarqmail.com

219 JOHNSTON STREET
SMITHFIELD, NORTH CAROLINA 27577
PHONE (919) 934-8553
FAX (919) 934-5110

7/18/16

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a land use change or development proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnson 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: Aug 10, 2016

Meeting Time: 6:00 PM

Meeting Location: Lone Star Steakhouse, Conference Room
13049 US Hwy 70 Bus, Clayton NC

Type of Application: To remove special use designation

Project/proposal Property Address: 13049 US Hwy 70 Bus, Clayton NC

Description of Project/Proposal: To remove Special Use District designation and resume B3
(Highway Business)

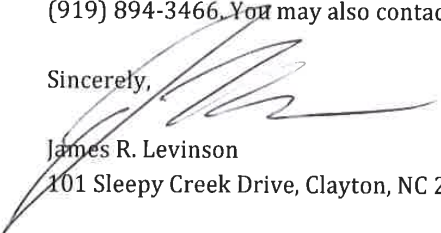
At a minimum, the following will be available for your inspection at the Neighborhood Meeting

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 me at (919) 894-3466. You may also contact the Planning Department at 919-553-5002.

Sincerely,

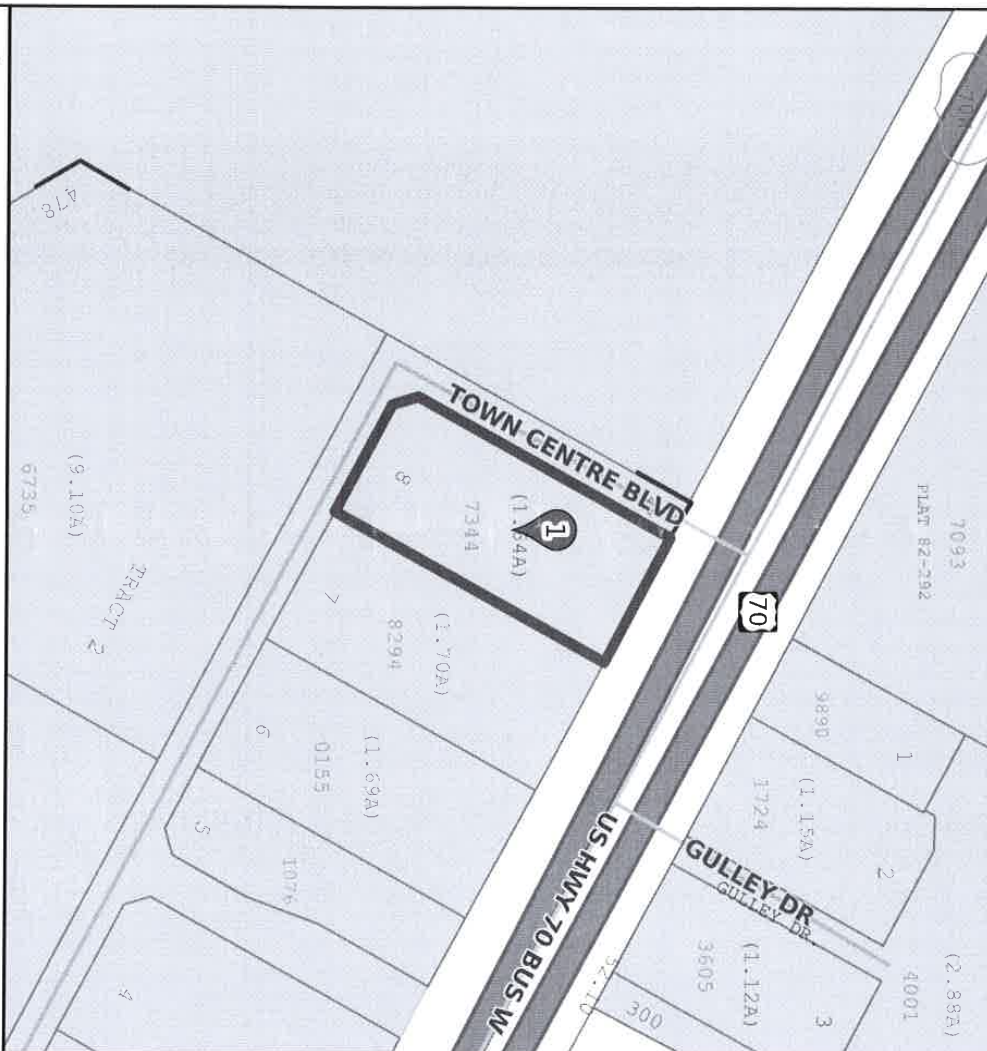

James R. Levinson
101 Sleepy Creek Drive, Clayton, NC 27520

Cc: Town of Clayton Planning Dept.

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

Result 1

id: 05G02001H
Tag: 05G02001H
Tax Unique Id: 4370939
NCPin: 164900-87-7344
Mapsheet No: 1649
Owner Name 1: LEVINSON, JAMES R.
Owner Name 2:
Mail Address 1: P O BOX 117
Mail Address 2: BENSON, NC 27504-0117
Mail Address 3: 13049 US HWY 70 BUS
Site Address 1: CLAYTON, NC 27520
Site Address 2:
Book: 03680
Page: 0193
Market Value: 1843330
Assessed Acreage: 1.68
Calc. Acreage: 1.645
Sales Price: 1925000
Sale Date: 2009-04-02



Scale: 1:2456 - 1 in. = 204.65 feet

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: LUNE SIM STOKINUSE

Application: REMYNT SPOLINUSE DISTRICT TO B3

Location/Date: LUNE SIM STOKINUSE, 13049 US 70 BUS, CAMP 8/10/16

	NAME	ADDRESS
1	Stephen Douglas I Irrvocable Trust	319 Chapanoke Rd. Ste. 102 Raleigh, NC 27603-0000
2	Cynthia M. Stephens Irrvocable Trust	319 Chapanoke Rd. Ste. 102 Raleigh, NC 27603-0000
3	Carolina Park LLC	9005 Peachtree Town Ln. Knightdale, NC 27545-9710
4	Cadillac Sand Realty LLC	10689 N. Pennsylvania St. Ste. 100 Indianapolis, IN 46280-1099
5	Clayton Self Storage LLC	5540 Yates Mill Pond Rd. Raleigh, NC 27606-9688
6	WH Capital LLC	PO Box 6450 Norcross, GA 30091-0000
7	Fixapet LLC	1651 Folly Creek Way Charleston, SC 29412-0000
8	Haley E. Hogg, CZO Planner	PO BOX 879 Clayton, NC 27528
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: CLIPART FROM SPECIM 458 B3 TO B3

Date of Mailing: 6/17/16

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

Printed Name: JAMES R. LEVINSON Signature: [Signature]

Date of Meeting: AUG 10, 2016 Time of Meeting: 6:00 PM

Location of Meeting: LONG STARR STONEHOUSE, 13049 US 70 BUS, CLIPART NC

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

NO ONE EXCEPT LANDOWNER JAMES R. LEVINSON
ATTENDED THE MEETING SO I AM AT A FIVE MIN.

AUG 11, 2016 [Signature]

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



*** DISCLAIMER ***

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

Result 1

id: 05G01199X
Tag: 05G01199X
Tax Unique Id: 4434046
NCPin: 164900-88-7093
Mapsheet No: 1649
Owner Name 1: CLAYTON SELF STORAGE
GROUP, LLC,
Owner Name 2:
Mail Address 1: 5540 YATES MILL POND RD
Mail Address 2:
Mail Address 3: RALEIGH, NC 27606-9688
Site Address 1: 12984 US HWY 70 BUS
Site Address 2: CLAYTON, NC 27520
Book: 04717
Page: 0350
Market Value: 539770
Assessed Acreage: 3.11
Calc. Acreage: 3.106
Sales Price: 543000
Sale Date: 2016-02-08

Result 2

id: 05G01201A
Tag: 05G01201A
Tax Unique Id: 4348497
NCPin: 164900-87-9890
Mapsheet No: 1649
Owner Name 1: WH CAPITAL LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 6450
Mail Address 3: NORCROSS, GA 30091-0000
Site Address 1:
Site Address 2:
Book: 02592
Page: 0959
Market Value: 729100
Assessed Acreage: 0.66
Calc. Acreage: 0.66
Sales Price: 0
Sale Date: 2003-11-25

Result 3

id: 05G01201C
Tag: 05G01201C
Tax Unique Id: 4288166
NCPin: 164900-97-1724
Mapsheet No: 1649
Owner Name 1: FIXAPET LLC
Owner Name 2:
Mail Address 1: 1651 FOLLY CREEK WAY
Mail Address 2:
Mail Address 3: CHARLESTON, SC 29412-0000
Site Address 1:
Site Address 2:
Book: 03620
Page: 0603
Market Value: 1112300
Assessed Acreage: 1.15
Calc. Acreage: 1.148
Sales Price: 1825000
Sale Date: 2008-11-05



*** DISCLAIMER ***

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

Result 1

id: 05G02001H
Tag: 05G02001H
Tax Unique Id: 4370939
Owner Name 1: LEVINSON, JAMES R.
Owner Name 2:
Mail Address 1:
Mail Address 2: P O BOX 117
Mail Address 3: BENSON, NC 27504-0117
Book: 03680
Page: 0193

Result 2

id: 05G02001A
Tag: 05G02001A
Tax Unique Id: 4357241
Owner Name 1: STEPHEN DOUGLAS I
IRRVOCABLE TRUST
Owner Name 2: CYNTHIA M STEPHENS
IRRVOCABLE TRUST
Mail Address 1: 319 CHAPANOKE RD STE 102
Mail Address 2:
Mail Address 3: RALEIGH, NC 27603-0000
Book: 01875
Page: 0903

Result 3

id: 05G02001G
Tag: 05G02001G
Tax Unique Id: 4425965
Owner Name 1: CAROLINA PARK LLC
Owner Name 2:
Mail Address 1: 9005 PEACHTREE TOWN LN
Mail Address 2:
Mail Address 3: KNIGHTDALE, NC 27545-9710
Book: 04541
Page: 0642

Result 4

id: 05G02001I
Tag: 05G02001I
Tax Unique Id: 4424631
Owner Name 1: CADILLAC SAND REALTY LLC
Owner Name 2:
Mail Address 1: 10689 N PENNSYLVANIA ST
Mail Address 2: SUITE 100
Mail Address 3: INDANAPOLIS, IN 46280-1099
Book: 04593
Page: 0672



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
August 22, 2016*

STAFF REPORT

Application Number: 2016-146-SUP
Project Name: Wine on Main, Special Use Permit

Address: 459 East Main Street
NC PIN/ Tag#: 166917-11-8563 / 05011024
Town Limits/ETJ: Town Limits
Overlay: Downtown
Applicant: Wine on Main, c/o Temple Phipps
Owner(s): Shauna Godwin

Neighborhood Meeting: Held on August 8, 2016
Public Noticing: Property posted prior to August 12, 2016
Letters mailed prior to September 23, 2016
Newspaper Ad published: September 21, 2016 and September 28, 2016

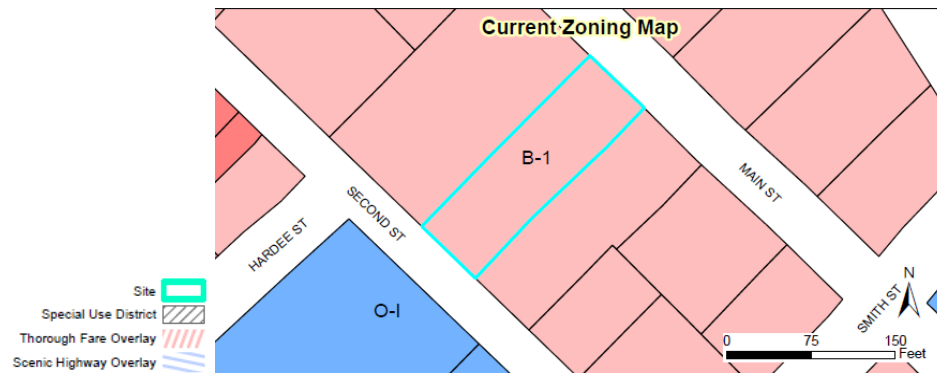
PROJECT LOCATION: The project is for the existing Wine on Main property, which is located at 459 East Main Street.

REQUEST: The applicant is requesting a Special Use Permit to sell on premise malt beverages in addition to their current wine sales. The Special Use Permit is for the operation of a Cocktail Lounge.



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Central Business (B-1)	Commercial
South	Office-Institutional (O-I)	Residential (non-conforming)
East	Central-Business (B-1)	Residential (non-conforming)
West	Central Business (B-1)	Commercial

**SITE DATA:**

Acreage: .33 acres
 Zoning: Central Business (B-1)
 Existing Use: Retail with accessory on premise wine sales

DEVELOPMENT DATA:

Proposed Uses: Lounge, Cocktail
 Buildings: One building
 Fire Protection: Town of Clayton
 Access/Streets: The main entrance to the building is off of Main Street. There is also access via East Second Street through the back of the building, although that parking lot is primarily used for employee parking only, and is shared by the salon on that side of the parcel.

STAFF ANALYSIS AND COMMENTARY:**Overview**

The applicant is requesting a Special Use Permit in order to begin selling malt beverages for on premise consumption. Wine on Main currently sells wine on premise, but does not sell malt beverages at this time. The

proposed business is considered a “Lounge, Cocktail” use, based on definitions within the Unified Development Code. This use requires a Special Use Permit within the Central Business (B-1) zoning district. A Special Use Permit was not required of Wine on Main when it first opened because their on premise wine sales were accessory to their primary retail use. However, since they are expanding through the sale of malt beverages, a Special Use Permit must be obtained.

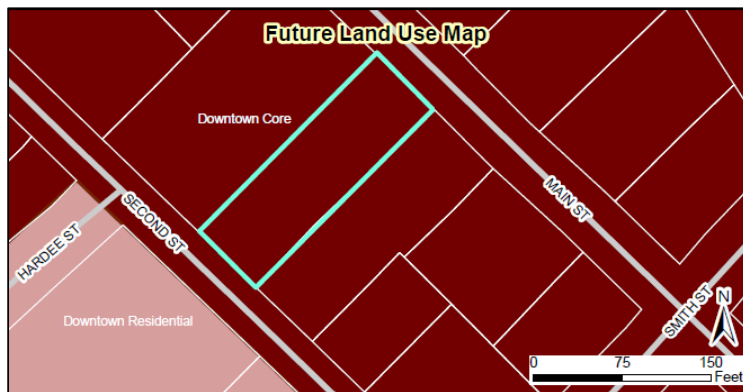
Wine on Main has been operating for over a year now, and is the recent recipient of a Downtown Façade Improvement and Site Element Grant. This grant helped make possible the expansion of the front porch outdoor seating area and associated formalization of the fencing along Main Street. The business occasionally hosts musicians and other small events in this outdoor space.

Parking is currently provided for employees in the gravel lot behind the business, and for customers along Main Street, and in other general downtown parking areas. A Traffic Impact Analysis is not required, since the threshold is not reached for peak hour trips. A increase in wastewater allocation may be needed as part of the expanded site plan, seating, and operations. Wine on Main also intends to serve a limited menu as part of their new operations. Restaurants are permitted outright in the B-1 zoning district.

Consistency with the Comprehensive Plan

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

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



Consistency with the Unified Development Code

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

Compatibility with Surrounding Uses

The request is compatible with surrounding land uses. Wine on Main is existing, and has been selling alcohol (wine) for on premise consumption for over a year now.

Associated Site Plan

The applicant submitted a minor site plan to run concurrently with this request. The site plan shall be reviewed and approved by staff. No changes to the site or landscaping are proposed.

FINDINGS

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

CONSIDERATIONS

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

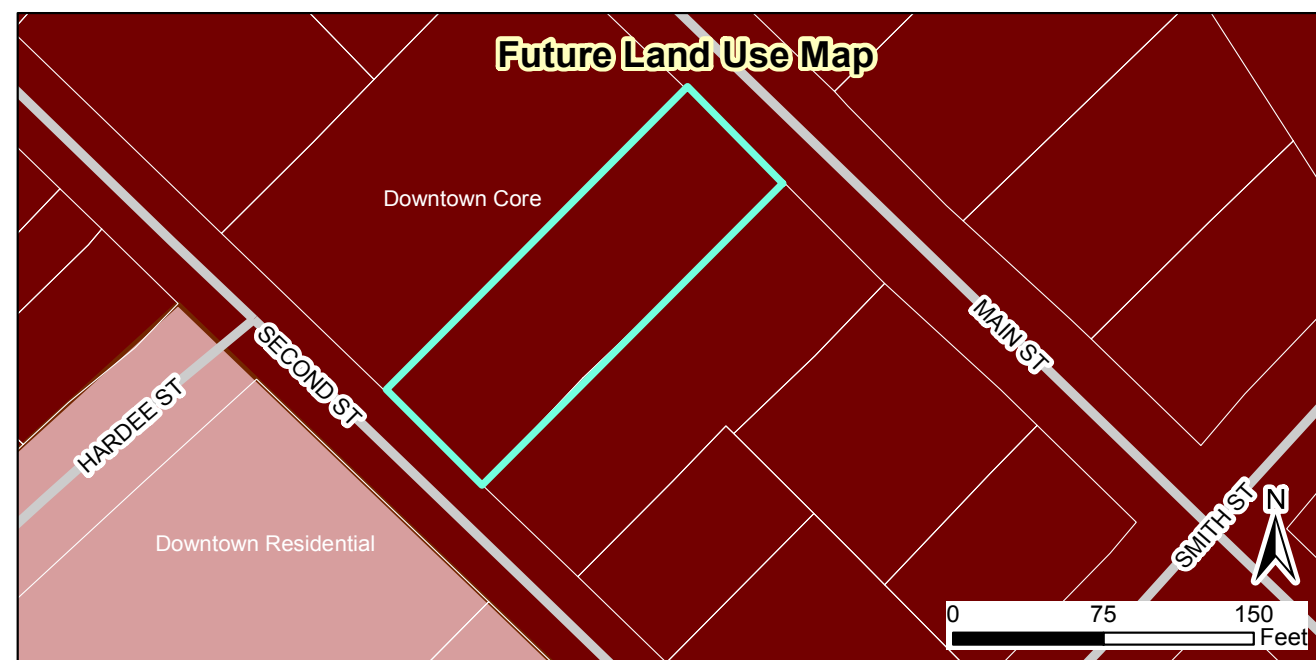
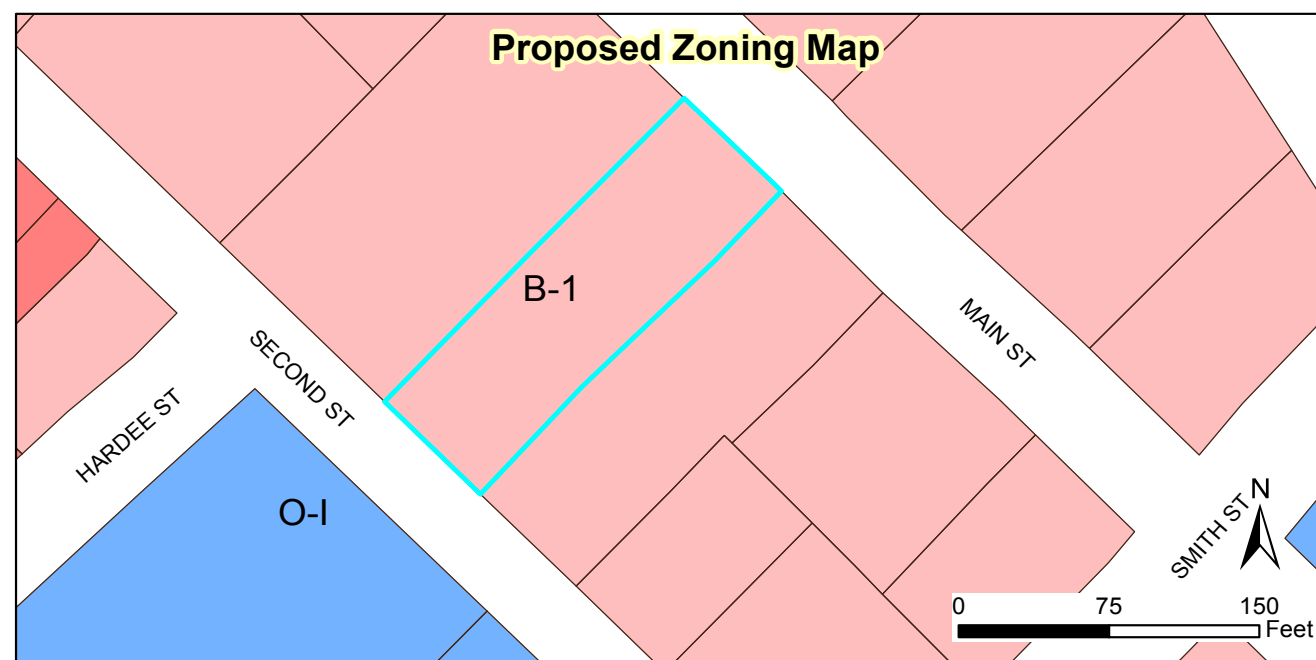
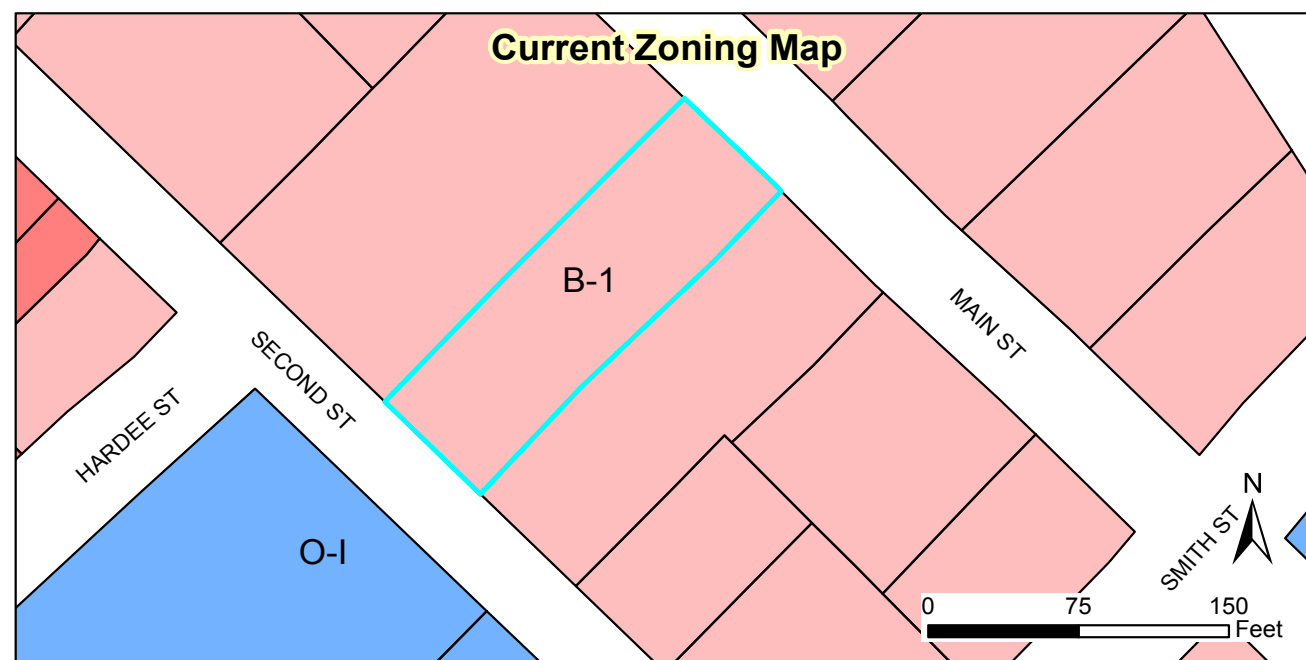
RECOMMENDATION:

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

1. Following Board approvals, three copies of the Final Site Plan, Landscape Plan and Architectural Elevations meeting the requirements of the Conditions of Approval and displaying the Conditions of Approval shall be submitted to Planning Department for final approval.
 2. All roof mounted and ground mechanical equipment must be completely screened from view, including but not limited to HVAC, electric, and grease traps.
 3. All wastewater allocation and other development fees shall be paid prior to the issuance of a Zoning Compliance Permit.
-

ATTACHMENTS

1. Application
2. Staff Report Map
3. Neighborhood Meeting Materials
4. Associated Minor Site Plan



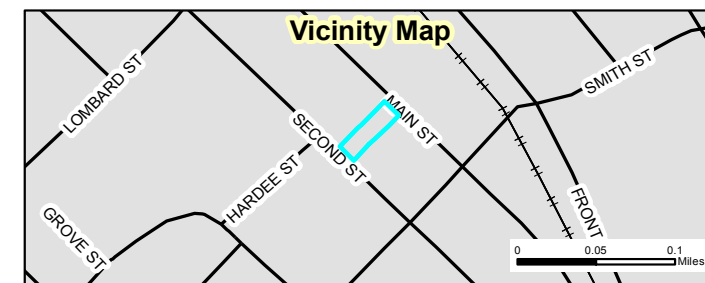
2016-146-SUP Wine on Main Special Use Permit
Request: Special Use approval to serve malt beverages

Applicant: Wine on Main
 Property Owners: Shauna Godwin
 Parcel ID: 166917-11-8563
 Tag #: 05011024



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

Document Path: O:\PLANNING\SPECIAL USE\2016\2016-146-SUP Wine on Main\Maps\2016-146-SUP wine on main SUP.mxd





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

SPECIAL USE APPLICATION

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

Application Fee: \$400.00.

Advertisement Fee: \$100.00.

All fees are due when the application is submitted.

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

APPLICATION TYPE

☒ New Special Use Permit

☐ Major Modification to an approved SUP
Permit Modified: _____

SITE INFORMATION

Name of Project: on Premise malt Bev
Special Use Permit Acreage of Property: _____
Parcel ID Number: _____ Tax ID: _____
Deed Book: _____ Deed Page(s): _____
Address/Location: 459 E. Main St

Existing Use: _____ Proposed Use: _____

Is project within a Planned Development? ☐ No ☐ Yes

Planned Development District (if applicable): _____

Is project within an Overlay District? ☐ No ☐ Yes

Overlay District (if applicable): _____

OFFICE USE ONLY

Date Received: JUL 01 2016 Amount Paid: \$500.00 Permit Number: 2016-146-SUP

version 01/06/2016

Page 1 of 9

PROPERTY OWNER INFORMATION

Name: Shauna Godwin
Mailing Address: 270 Benning Cir Clayton, NC 27527
Phone Number: 919 625-5976 Fax: _____
Email Address: _____

APPLICANT INFORMATION

Applicant: Temple Phipps / Wine on Main
Mailing Address: 115 E. Blanche St. Clayton NC 27520
Phone Number: 919 588 1730 Fax: _____
Contact Person: Temple Phipps
Email Address: wineonmainnc@gmail.com

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a ^{Special} 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>06/30/2016</u>	☒	☐			
2. Review Fee (\$400) and Application Fee (\$100)	☒	☐			
3. Completed application (9 copies)	☒	☐			
4. Owner's Consent Form (9 copies)	☒	☐			
5. Adjacent property owners list (9 copies)	☒	☐			
6. Wastewater allocation request OR verification of wastewater allocation (9 copies)	☐	☒			
7. Signed and sealed traffic impact analysis (2 copies)	☐	☒			
8. If applicant is concurrently applying for site plan approval, a copy of the proposed site plan.	☐	☐			
9. Neighborhood meeting notice letter (9 copies) See sample letter and meeting requirements included in this packet	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) Form is included in this packet	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



**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: On Premise Beer Address or PIN #: 459 E. Main St.
Special use permit

AGENT/APPLICANT INFORMATION:

Temple Phupps 115 E. Blanche St.
(Name - type, print clearly) (Address)
Clayton, NC 27520
(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*):

Special use Associated process documents
Site plan

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

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

OWNER AUTHORIZATION:

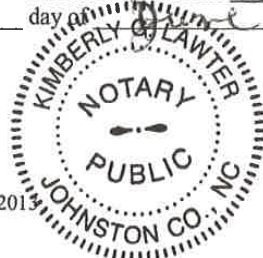
Shauna Godwin 270 Benning Cir
(Name - type, print clearly) (Address)
Shauna Godwin Clayton NC 27527
(Owner's Signature) (City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Kimberly Clanton a Notary Public for the above State and County, this
the 30 day of June 2014

SEAL

October 2013



Notary Public

My Commission Expires: 6/15/2020

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application:

SPECIAL USE PERMIT

Date of Mailing:

7.18.16

Date of Meeting:

8.8.16

Time of Meeting:

6:30 PM

Location of Meeting:

459 E. MAIN ST. CLAYTON, NC 27520

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

Printed Name: _____

Signature: _____

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

Only one town of Clayton Rep showed up. All 3 owners were present. No other property owners came in. No questions asked.

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: WINE ON MAIN SPEC USE PERMIT
 Application: SPECIAL USE
 Location/Date: 459 E. MAIN ST. CLAYTON, NC 27520

	NAME	ADDRESS
1	DAVE DEYOUNG	TOWN HALL
2	CLARK H. POLITO	459 E. MAIN ST. CLAYTON NC
3	Temple Phipps	459 E. main St. Clayton, NC
4	Christin Merys	459 E. main St. Clayton, NC
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

July 18, 2016

Dear Clayton Area Property Owner:

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

Meeting Date: Monday, August 8

Meeting Time: 6:00pm

Meeting Location: 459 E. Main St., Clayton, NC 27520

Type of Application: Special Use Permit to serve beer

Project/proposal property address: 459 E. Main St. Clayton, NC 27520

Description of project/proposal: Wine on Main is applying for a special use permit in order to serve beer at the already established wine bar.

Upcoming public meetings for this application (Planning Board and/or Town Council):

Planning Board: August 22, 2016

Town Council Work Session: September 19, 2016

Town Council Hearing: October 3, 2016

At a minimum, the following will be available for your inspection at the Neighborhood Meeting: 1. A copy of the project application. 2. A schedule of all upcoming public meetings for the application. 3. A map at a scale that is appropriate to the project and shows neighboring properties and roads. 4. A map, drawing, or other depiction of the proposed land use change or development proposal.

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

If you have any questions prior to or after this meeting, you may contact us at 919.879.8520. You may also contact the Planning Department at 919-553-5002.

Sincerely,

Temple Phipps, Christina Menges and Clark Hipolito, Owners, Wine on Main

Cc: Town of Clayton Planning Department



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
August 22, 2016

STAFF REPORT

Application Number: 2016-144-SP
Project Name: WESCO Outdoor Storage Major Site Plan

NC PIN / Tag #: 165915-64-9753 / 05026095T
Town Limits/ETJ: Town Limits
Overlay: None
Applicant: MMP Properties, LLC
Owner: MMP Properties, LLC
Location: 350 Atkinson Street, on the corner with Bartex Mill Street

Public Noticing:

- Neighborhood meeting August 10, 2016
- Sign posted prior to August 12, 2016

REQUEST: The applicant is requesting major site plan approval to use the subject parcel for outdoor storage and parking for the warehouses located across Atkinson Street.

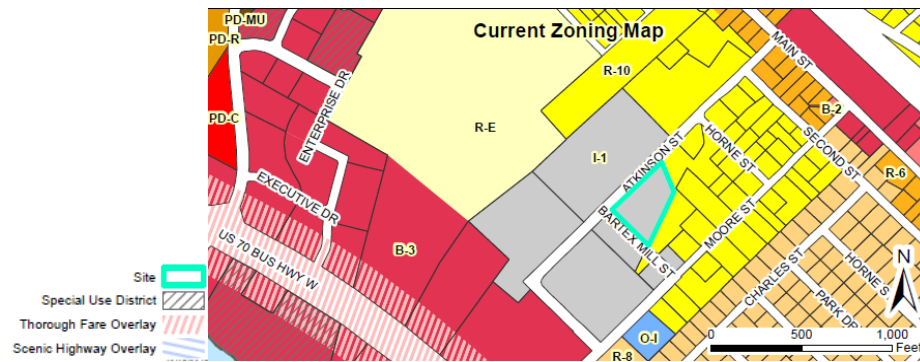


SITE DATA:

Acreage: 1.8 acres of the subject parcel.
Existing Use: Vacant, but previously paved as a parking lot.

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Industrial-Light	Warehouse
South	Residential-10	Residential
East	Residential-10	Residential
West	Industrial-Light	Industrial



DEVELOPMENT DATA:

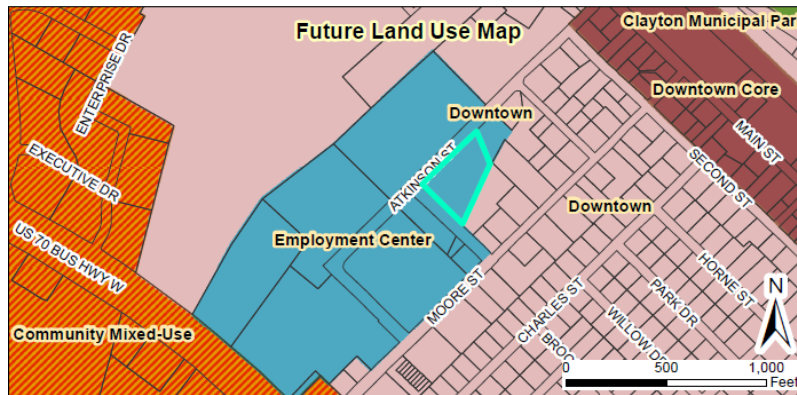
Proposed Uses:	Outdoor Storage Yard
Buildings:	No buildings
Impervious Surface:	No additional impervious surface will be installed. The overall impervious surface will be reduced due to cuts for installing parking lot landscaping.
Proposed Parking:	57 existing parking spaces to be re-stripped, as well as 15 parking spaces to be realigned near the road.
Access/Streets:	Both existing access drives to the parking lot will be gated.

STAFF ANALYSIS:

Overview

The applicant is requesting major site plan approval for outdoor storage of materials to be located on the subject property. This property is currently paved and serves as offsite parking to the warehouse buildings across the street. The applicant is proposing to keep 57 of the existing parking spaces on the site, redesign 15 parking spaces, add fencing and gates, and use the remainder of the site for outdoor storage. The existing parking spaces shall be restriped as a part of the major site plan.

The applicant proposes to use 25,291 square feet of the property for outdoor storage. Screening of the outdoor storage is proposed through the use of an 8' high opaque fence. The applicant is also proposing to add landscaping along Atkinson Street to further screen the site. All other property lines will be screened from view entirely by existing woodland that is to remain on the site.



Consistency with Adopted Plans:

- **2040 Comprehensive Plan**
The 2040 Comprehensive Plan designates this site as "Employment Center". This designation is encourages uses such as industrial and warehouse uses. The proposed use for the site is an accessory to the existing warehouse use located directly across the street which is compatible with the 2040 Comprehensive Plan.
- **Unified Development Code**
The proposed development meets requirements in the Unified Development Code (UDC).

Landscaping and Buffering

The applicant is proposing landscaping along Atkinson Street in order to provide screening of the parking area, as required by the Unified Development Code. Additionally, the applicant will be providing a Class "C" landscape buffer along all other property lines. Existing woodlands on the site are proposed to be utilized in order to meet the requirements of this landscape buffer. Additionally, the applicant is also proposing an 8 foot tall opaque fence to be located around all outdoor storage areas.

Access/Streets

The site will have two driveways, both of which are located off of Atkinson Street. The applicant is proposing a gate at each of these driveways. This will reduce unwanted traffic and visitors to the site after hours.

Multi-Modal Access

A crosswalk will be provided across Atkinson Street in order to connect the warehouse site to the subject property which will contain the outdoor storage portion of operations, as well as additional parking for employees.

CONSIDERATIONS:

- Planning Board approves major site plans.
-

APPROVAL CRITERIA:

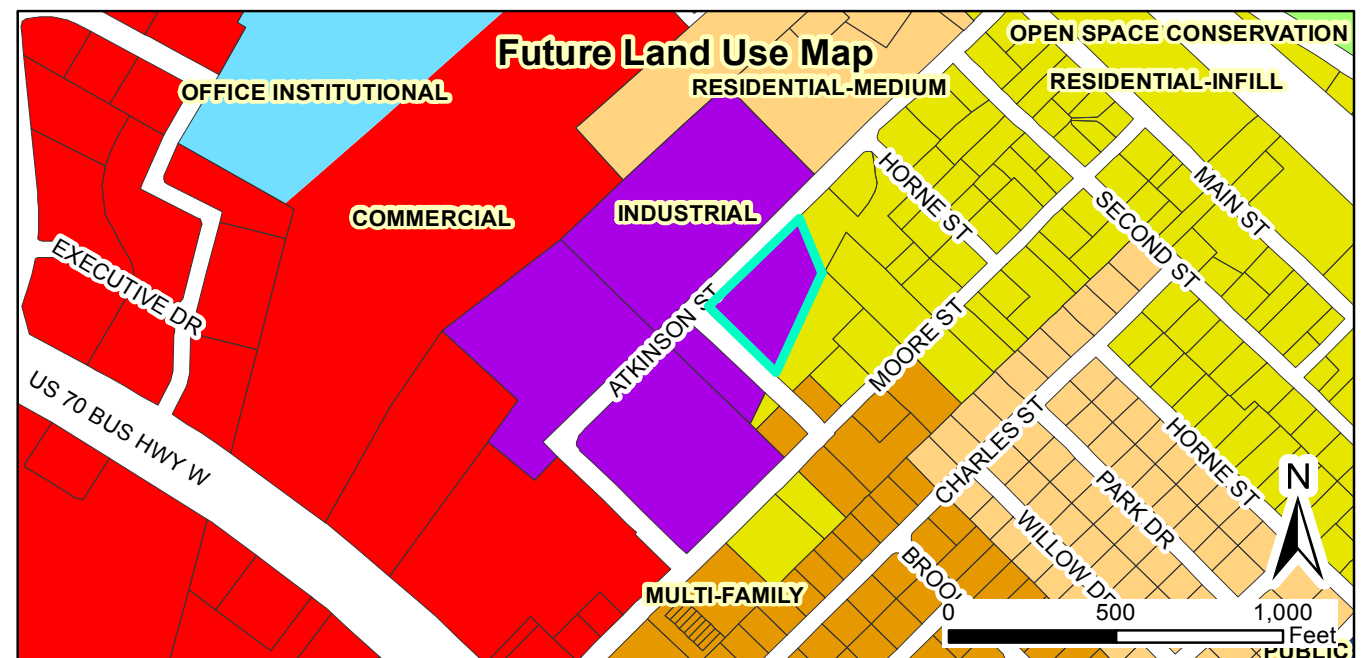
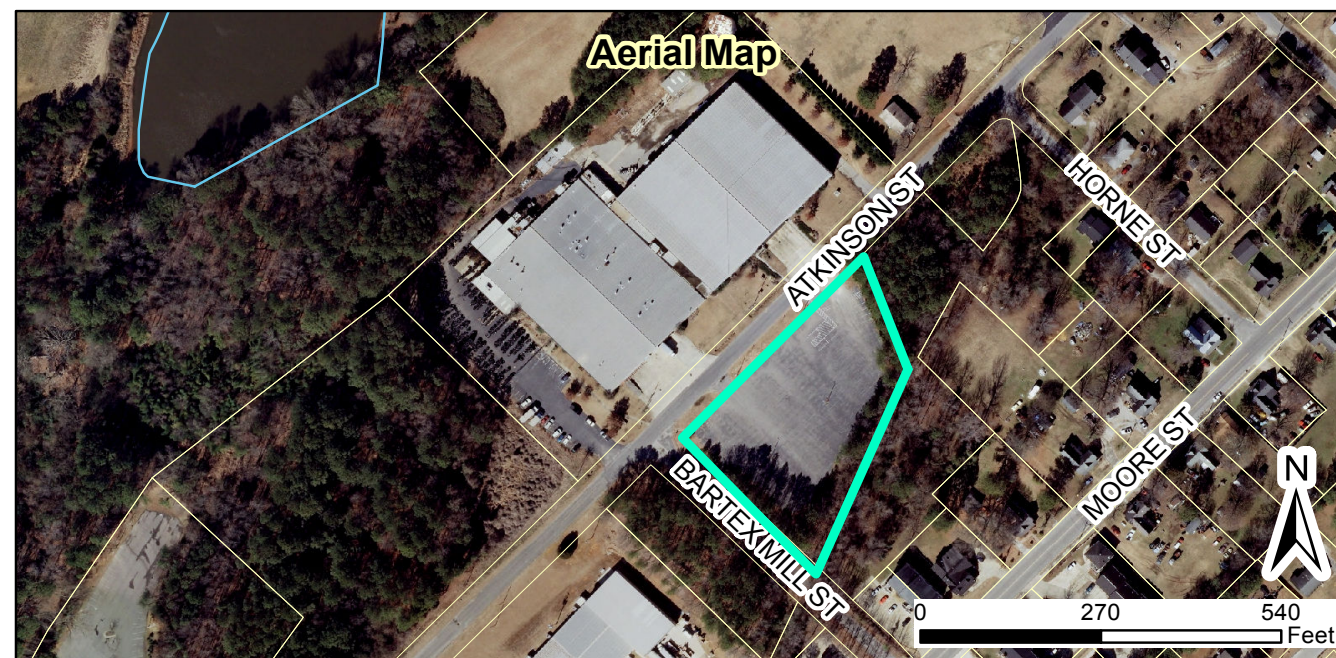
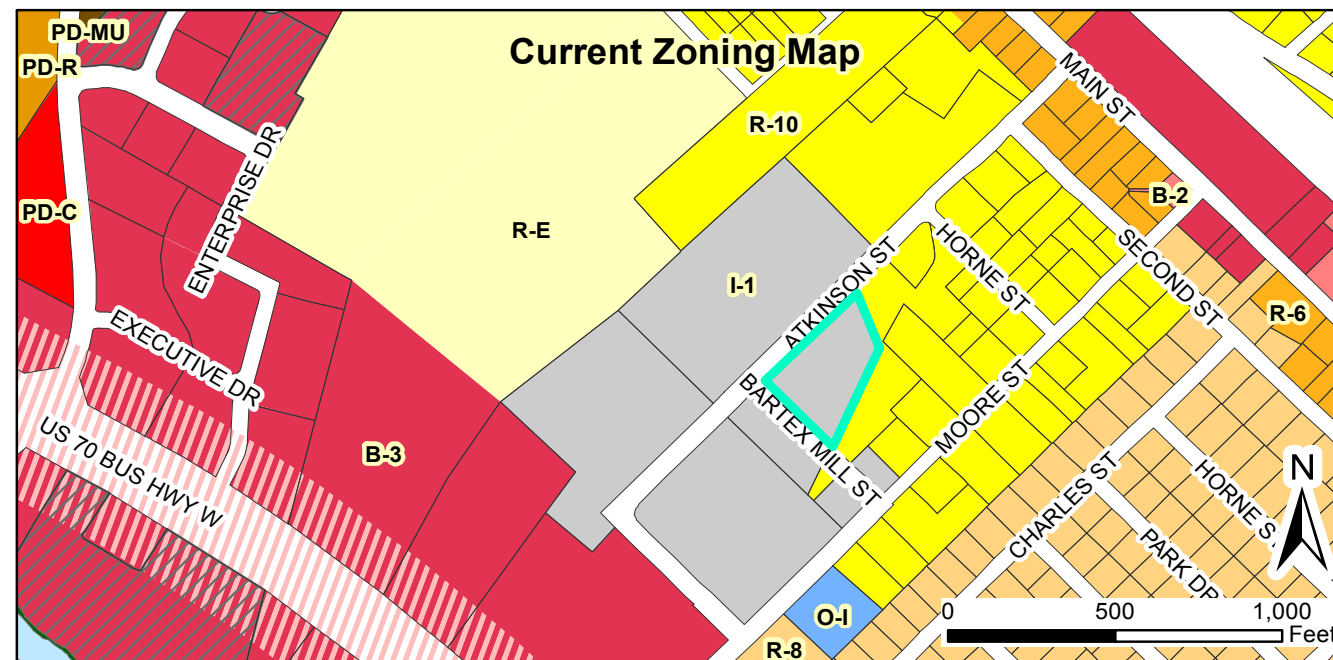
The applicant has addressed the Major Site Plan Approval Criteria outlined in UDC Section 155.707. This is incorporated into the record as an attachment to the Staff Report.

STAFF RECOMMENDATION:

Staff is recommending approval of the proposed Major Site Plan.

ATTACHMENTS:

- 1) Staff report maps
- 2) Application
- 3) Neighborhood Meeting Materials
- 4) Site Plan



**2016-144-SP WESCO Outdoor Storage
Request: Formalize outdoor storage.**

Applicant: WESCO
Property Owner: MMP Properties LLC
Parcel ID Number: 1.8 acre portion of 165915-64-9753
Tag #: 1.8 acre portion of 05026095t

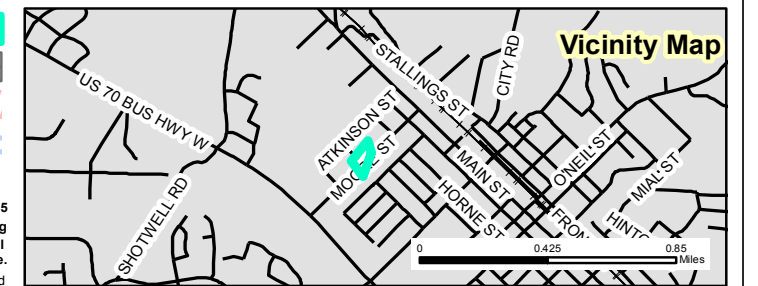


Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2016\2016-144-SP WESCO Outdoor Storage\Maps\Staff Rpt Map - WESCO - 2016-144-SP.mxd

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

08/15/2015

Produced by: TOC Planning
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: WESCO - Outside Storage Acreage of Property: 8.88
County Tag #: 05026095T NC PIN: 165915-64-9753
Address/Location: 350 Atkinson Street, Clayton, NC 27520

Existing Use: Warehouse, Parking Lot Proposed Use: Warehouse, Parking Lot, Laydown/Storage Area
Zoning District: I-1

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

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

FOR OFFICE USE ONLY

Date Received: <u>JUL 01 2016</u>	Amount Paid: <u>\$545.00</u>	File Number: <u>2016-144-SP</u>
-----------------------------------	------------------------------	---------------------------------

RECEIVED
TOWN OF CLAYTON
PLANNING DEPARTMENT

PROPERTY OWNER INFORMATION

Name: MMP Properties, LLC

Mailing Address: PO Box 565, Benson, NC 27505

Phone Number: _____ Fax: _____

Email Address: _____

APPLICANT INFORMATION

Applicant: MMP Properties, LLC

Mailing Address: PO Box 565, Benson, NC 27505

Phone Number: _____ Fax: _____

Contact Person: _____

Email Address: _____

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>6/14/16</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) (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.

This project will involve creating an outside storage area that will be fenced. The location is in the existing parking lot across the street from the warehouses. Parking spaces will be striped in front of the fenced storage area.

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.

E. Dale Parker
Print Name


Signature of Applicant

7/1/16
Date



**Town of Clayton
Planning Department**

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

OWNER'S CONSENT FORM

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

Project Name: WESCO - Outside Storage Address or PIN #: 165915-64-9753

AGENT/APPLICANT INFORMATION:

Mark Russell, PE - Mack Gay Associates, PA
(Name - type, print clearly)

1667 Thomas A Betts Pkwy
(Address)
Rocky Mount, NC 27804
(City, State, Zip)

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

Major Site Plan

Zoning Compliance

Temporary Use Permit

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:

[Signature]
(Name - type, print clearly)

P.O. Box 565
(Address)

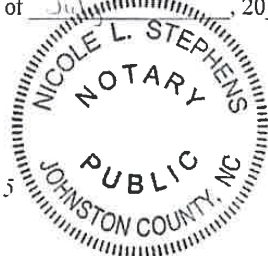
E. Dale Parker
(Owner's Signature)

Benson NC 27504
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Nicole L. Stephens, a Notary Public for the above State and County, this the 1st day of July, 2016.

SEAL



Nicole L. Stephens
Notary Public
My Commission
Expires: 11-27-16

August 2015

Page 9 of 9

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: WESCO - Outside Storage

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

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

[illegible]

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: WESCO - Outside Storage

Application: _____

Location/Date: _____

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

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: _____

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: _____

Signature: _____

Date of Meeting: _____ **Time 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.



1667 Thomas A. Betts Pkwy., Rocky Mount, NC 27804
Phone: 252-446-3017 - Fax: 252-446-7715
Firm License: C-0569 - www.mackgaypa.com

7-28-16

Dear Clayton Area Property Owner:

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

Meeting Date: August 10, 2016

Meeting Time: 6:30 to 7:30 PM

Meeting Location: Clayton Center

Type of Application: Major Site Plan

Project/proposal property address: 350 Atkinson Street, Clayton, NC 27520

Description of project/proposal: This project will involve creating an outside storage area that will be fenced. The location is in the existing parking lot across the street from the warehouses. Parking spaces will be striped in front of the fenced storage area

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 252-446-3017 . You may also contact the Planning Department at 919-553-5002.

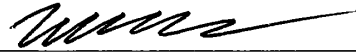
Sincerely,

Scott Bumgarner, PLS
Mack Gay Associates, PA.

Cc: Town of Clayton Planning Dept.

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Wesco Special Use Permit for Outdoor Storage
Date of Mailing: July 28, 2016
I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) ten days prior to the Neighborhood Meeting:
Printed Name: Mark Wu Signature: 

Date of Meeting: August 10, 2016 Time of Meeting: 6:30 to 7:30 PM
Location of Meeting: Clayton Center

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

At the meeting we discussed the project in detail and any concerns the WESCO representatives may have had with it. No one showed up from the mailing list to discuss additional concerns.

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

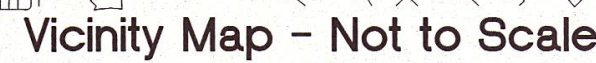
NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: WESCO - Outside Storage

Application: Special Use Permit for Outdoor Storage

Location/Date: Clayton Center/ August 11, 2016

	NAME	ADDRESS
1	Ketrl Bishop	3025 Stony Brook Dr Raleigh, NC 27610
2	Jay Hudson	" " " "
3	Mark Wu	27 River Dr. Rocky Mount, 27804, NC
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		



WESCO®

Clayton Project #2016-144-SP

350 Atkinson Street, Clayton
Johnston County, North Carolina

Outdoor Storage Area Setbacks
Front = 50'

The following data is approximate and was traced from an aerial image

Existing Building Impervious Area:	119,004 SF =>	31.54%
Existing Other Impervious Area:	130,676 SF =>	34.64%
Pervious Area:	127,588 SF =>	33.82%

NCDENR Permit No: N/A Date: 7/1/2014

WESCO
Brian Palmieri - Facilities Coordinator
780 Commonwealth Drive
Warrendale, PA 15086
724-772-5018
412-519-0097

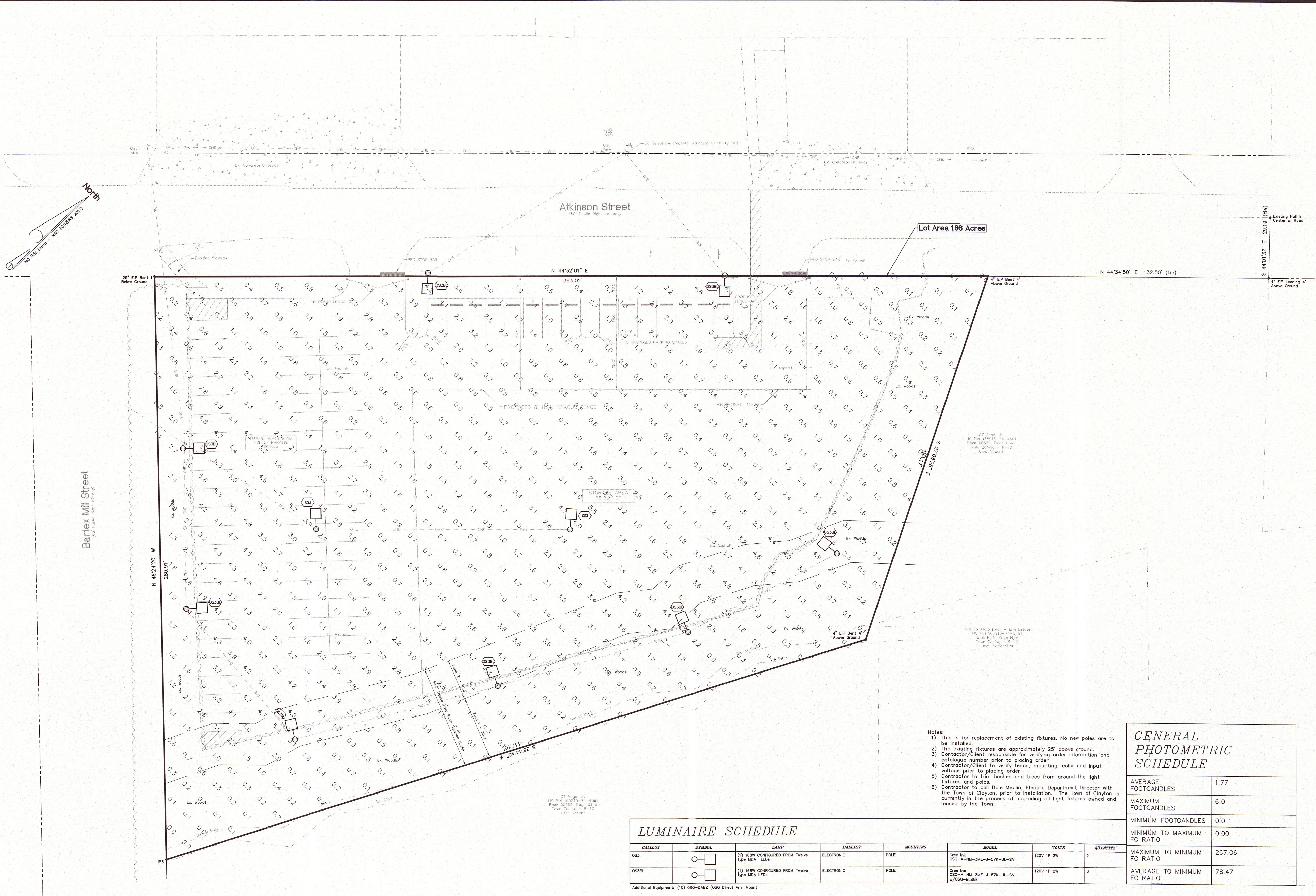
The design of all stormwater management facilities and practices will control and treat the runoff from the 1-year 24hr storm over the total drainage area. The designs and plans are sufficient to comply with applicable standards and policies found in the NCDENR Stormwater BMP Design Manual and the designs and plans ensure compliance with the County's Stormwater Ordinance.

Sheet No.	Revision No.	Revision Date	Sheet Title
C-1	1	8-1-16	Cover Sheet
C-2	1	8-1-16	Existing Conditions and Demolition Plan
C-3	1	8-1-16	Site Plan
C-4			Lighting Plan
C-5	1	8-1-16	Landscaping Plan

by _____ (Engineer)

2. Contact N.C. ONE-CALL (811) to have all underground utilities located at least 48 hours prior to excavating or trenching.
3. No portions of this project limits are located within a special flood hazard area, as determined from FEMA Flood map number 27013r, panel 1659 J, effective 12-2-05.
4. Paving lot shall be striped in accordance with plan.
5. All dimensions are to face or curb unless otherwise noted.
6. Site shall meet all N.C. Accessibility Code requirements.
7. Construction plan approval from Town of Clayton Engineering Department shall be obtained prior to construction of any street, wall, and/or sanitary sewer and storm drainage systems.
8. Property is subject to encumbrances found upon a normal title search.
9. All distances shown are horizontal ground distances unless otherwise noted.
10. The contractor shall be responsible for verifying the minimum clearances prior to construction.
11. The surveyor did not visibly see any cemeteries or marked graves in open areas on the site unless otherwise noted.
12. The contractor shall be responsible for all work traffic control in or adjacent to NCDDOT or Right-of-Way limits. All methods of traffic control shall conform with the standards of the Department of Transportation.
13. Any relocation of existing utilities will be at the cost of the developer/owner. The Town will not accept responsibility for damages to curb and/or street improvements if installed prior to underground services, nor will the Town disbar the contractor to install utilities in the future. The contractor shall be responsible to the landowner. These will be the responsibility of the developer/owner.
14. Developer guarantees shown on this plan are approximate and were provided by others. All contractors are responsible for verifying the location of all underground utilities prior to commencing work.
15. Approval of any signage is not implied by this review. Please obtain a sign permit from the County of Planning and Development for any signage to be installed on the property to be landlocked. These will be the responsibility of the developer/owner.

Existing		Proposed
_____	Temporary Diversion Ditch	_____ TDO _____
_____	Propane	_____ LP _____
_____	Road Drain	_____ RD _____
--- CON ---	Conduit / Conduits	_____ CON _____
--- SF ---	Demo / To Be Removed	 _____ _____ SF _____
C	Still Fence	_____ C _____
--- X ---	Guy Wire	X X
--- FM ---	Fence	_____ FM _____
=====	Force Main	=====
=====	Edge of Pavement	=====
=====	Storm Drain Pipe	=====
=====	Curb and Gutter	=====
=====	Property Line Surveyed	=====
=====	Property Line Not Surveyed	=====
=====	Woods / Tree Line	=====
-----	Right of Way	-----
----- CTV -----	Cable	----- CTV -----
-----	Centerline	-----
----- OHU -----	Overhead Utility(s) (Generic)	----- OHU -----
-----	Underdrain	----- UD -----
----- OHE -----	Electric (Overhead)	----- OHE -----
----- UGE -----	Electric (Underground)	----- UGE -----
=====	Limits of Disturbance	=====
----- OHT -----	Telephone (Overhead)	----- OHT -----
----- UOT -----	Telephone (Underground)	----- UOT -----
----- GG -----	Cutouts	----- (GG) -----
-----	Ditch	-----
----- FO -----	Fiber Optic	----- FO -----
----- GAS -----	Gas	----- GAS -----
-----	Gravel	----- GN -----
----- S -----	Sanitary Sewer	----- S -----
-----	Striping (Parking Lots)	-----
-----	Striping / Road Markings	-----
-----	Tree Protection Fence	----- TFF -----



LUMINAIRE SCHEDULE

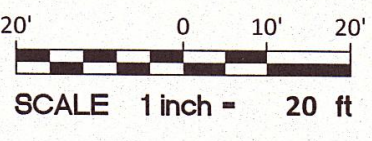
CALLOUT	SYMBOL	LAMP	BALLAST	MOUNTING	MODEL	VOLTS	QUANTITY
OS3		(1) 16W CONFIGURED FROM Twelve Type MDA LEDs	ELECTRONIC	POLE	Cree Inc OSO-A-NM-SNE-J-57K-UL-SV	120V 1P 2W	2
OS3BL		(1) 16W CONFIGURED FROM Twelve Type MDA LEDs	ELECTRONIC	POLE	Cree Inc OSO-A-NM-SNE-J-57K-UL-SV w/OSO-BLSHF	120V 1P 2W	8

Additional Equipment: (10) OSO-DABZ (OSO Direct Arm Mount

- Notes:
- 1) This is for replacement of existing fixtures. No new poles are to be installed.
 - 2) The existing fixtures are approximately 25' above ground.
 - 3) Contractor/Client responsible for verifying order information and catalogue number prior to placing order.
 - 4) Contractor/Client to verify lens, mounting, color and input voltage prior to placing order.
 - 5) Contractor to trim bushes and trees from around the light fixtures and poles.
 - 6) Contractor to call Dale Medlin, Electric Department Director with the Town of Clayton, prior to installation. The Town of Clayton is currently in the process of upgrading all light fixtures owned and leased by the Town.

GENERAL
PHOTOMETRIC
SCHEDULE

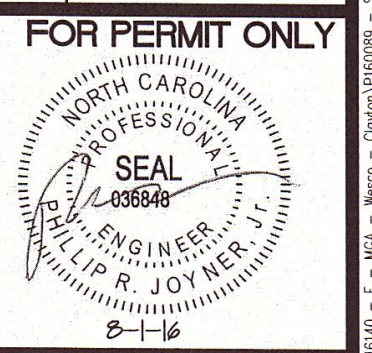
AVERAGE FOOTCANDLES	1.77
MAXIMUM FOOTCANDLES	6.0
MINIMUM FOOTCANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	267.06
AVERAGE TO MINIMUM FC RATIO	78.47



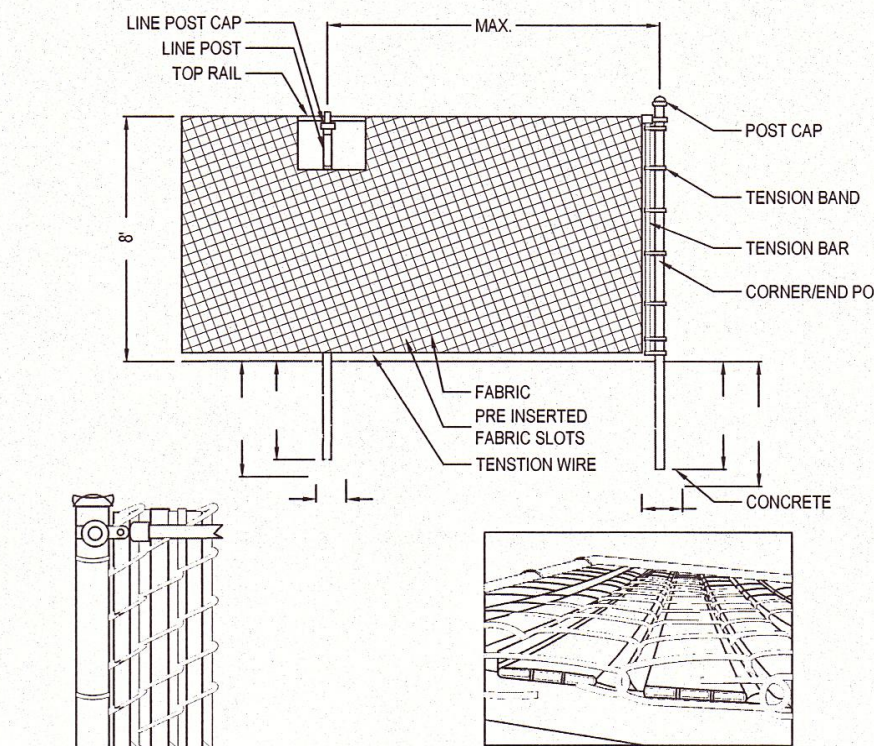
MGA
Mack Gay Associates, P.A.
Engineering • Surveying • Planning
1567 Thomas A. Betts Pkwy., Rocky Mount, NC 27864 • Firm License: C-0566
Phone: 252-446-3017 • Fax: 252-446-2715 • www.mackgaypa.com

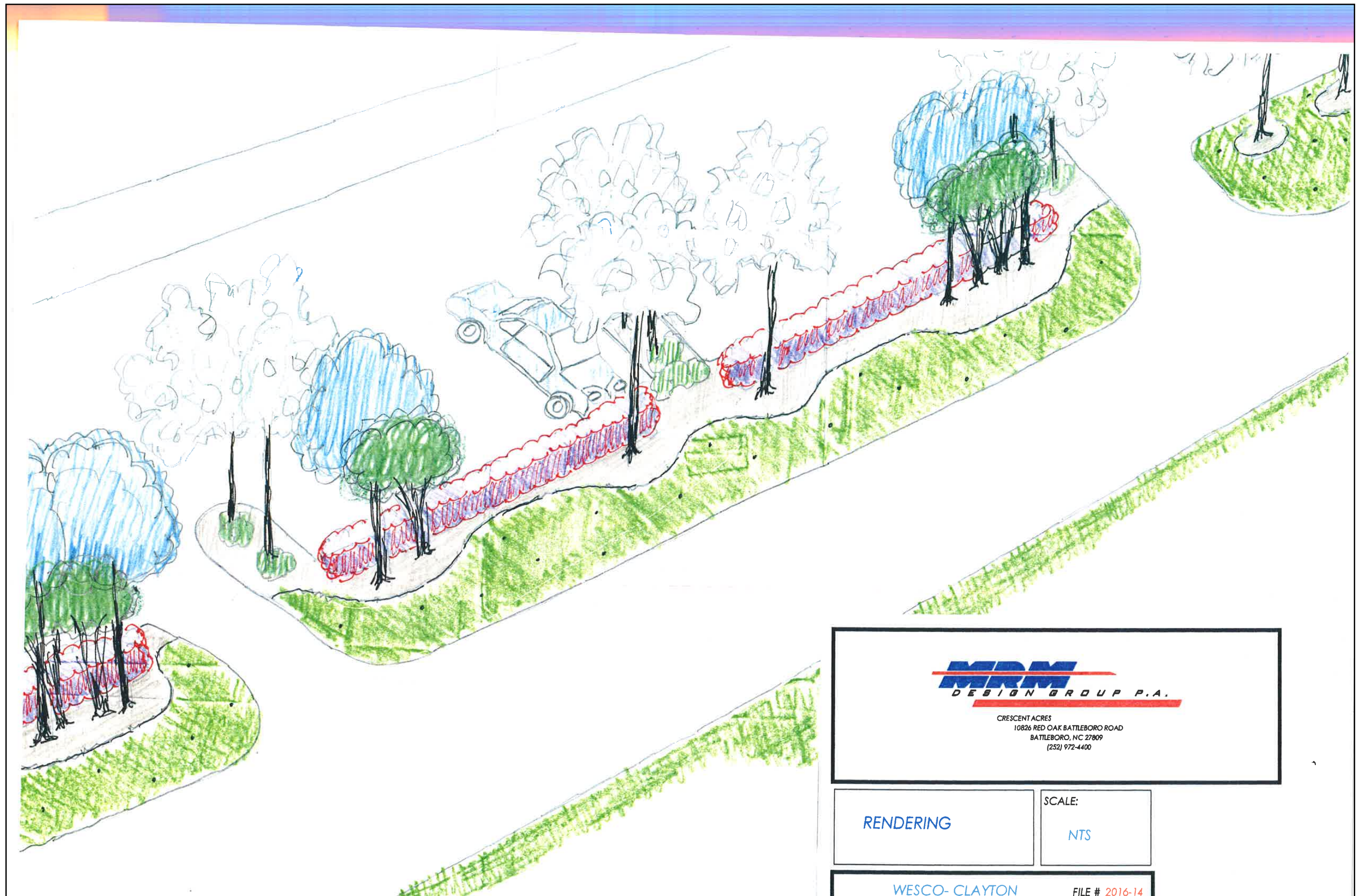
Revisions		
Number	Date	Description
1	8-1-16	Per Town of Clayton Comments

Lighting Plan
WESCO®
350 Atkinson Street, Clayton,
Johnston County, North Carolina



FOR PERMIT ONLY
Horz. Scale: 1" = 20'
Vertical Scale: n/a
Date: 06-27-16
Project No.: P160089
Drawn by: PRJ
Checked by: SMB
Sheet: C-4 of 5





MRM
DESIGN GROUP P.A.

CRESCENT ACRES
10826 RED OAK BATTLEBORO ROAD
BATTLEBORO, NC 27809
(252) 972-4400

RENDERING

SCALE:

NTS

WESCO- CLAYTON

FILE # 2016-14



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
August 22, 2016*

STAFF REPORT

Application Number: 2016-168-AA

Project Name: Gatehouse Self Storage Facility Administrative Amendment

NC PIN / Tag #: 164900-88-7093 / 05G01199X
Town Limits/ETJ: Town Limits
Overlay: Thoroughfare Overlay
Applicant: Carolina Land Development Group, Inc.
Owner: Gatehouse Development, c/o Robert Stephenson
Location: Located off of US 70 BUS HWY W, to the West of Grand Plaza and directly adjacent to Waffle House

REQUEST: The applicant is requesting an amendment to the approved site plan (2016-31-SP) to remove cross-access as previously shown and instead to allow a right-in/right-out access off of US 70 BUS HWY in addition to limited cross access further back on the parcel.

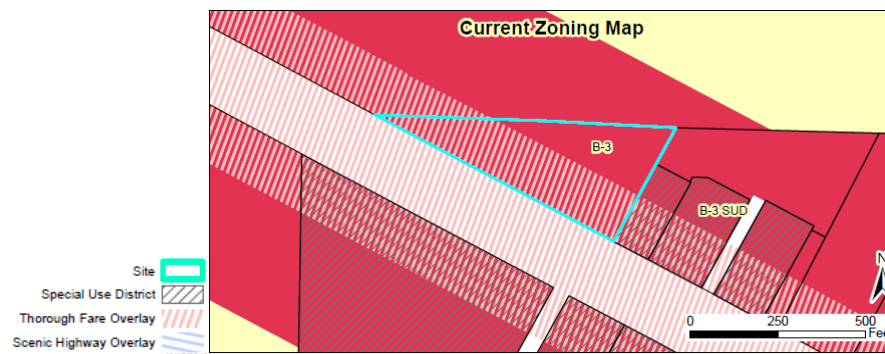
SITE DATA:

Acreage: 3.11
Existing Use: Vacant



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Highway Business (B-3)	Agricultural
South	Highway Business Special Use District (B-3 SUD)	Vacant, Commercial
East	Highway Business (B-3) and Highway Business Special Use District (B-3 SUD)	Commercial
West	Highway Business (B-3)	Vacant



DEVELOPMENT DATA:

Proposed Uses:	Self Storage Facility
Buildings:	1 Building
Number of Stories:	3 Stories
Impervious Surface:	47%
Required Parking:	9 spaces
Proposed Parking:	12 spaces (including one handicap-accessible space)
Fire Protection:	Town of Clayton
Access/Streets:	1 access off of US 70 HWY BUS, with a limited cross access in the rear of the property
Water/Sewer Provider:	Town of Clayton
Electric Provider:	Town of Clayton

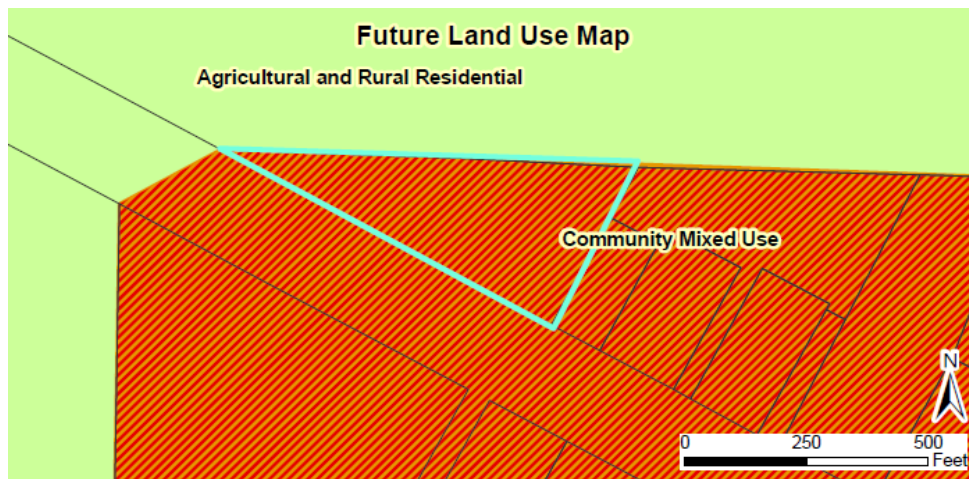
STAFF ANALYSIS:

Overview

The applicant is requesting an amendment to the associated approved site plan (2016-31-SP) in order to provide new access in and out of the site off of US 70 BUS HWY. The approved site plan originally showed that the site would be access via cross-access through the Waffle House parking lot. However, the applicant was unable to reach an agreement with WH Capital, LLC regarding this access point. The applicant is requesting an amendment

to the site plan in order to provide access the site via a right-in/right-out off of US 70 BUS HWY, with a limited cross-access connection in the rear of the parcel to the Grand Plaza development.

In order to reflect these changes, the applicant has submitted this Administrative Amendment to show the new access and obtain approval from staff. The positioning of parking spaces has been altered as a part of this amendment, but the overall number of spaces remains the equivalent to what was approved previously. The positioning of the building also remains the same. While Administrative Amendments are typically reviewed at a staff-level, the Planning Director directed staff that since the original site plan was approved by Planning Board, and the proposed amendment is such a major change to the approved site plan, that Planning Board should review the application.



Consistency with Adopted Plans:

- **2040 Comprehensive Plan**
The proposed amendment is consistent with the 2040 Comprehensive Plan.
- **Unified Development Code**
The proposed amendment meets requirements in the Unified Development Code (UDC).

Landscaping and Buffering

No landscaping requirements are proposed to change. The applicant will still be responsible for meeting all landscaping requirements as found in the Unified Development Code.

Access/Streets

Access to the site is proposed to now be provided as a right-in/right-out off of US 70 BUS HWY.

CONSIDERATIONS:

- This site has a previously approved site plan (2016-31-SP). The applicant will still meet all other relevant conditions and site design criteria from the previous approval.
 - This Administrative Amendment is only to alter the site plan to provide access off of HWY 70 BUS HWY.
-

CONDITIONS OF APPROVAL:

If approved, staff recommends the following conditions be applied to the approval of the major site plan:

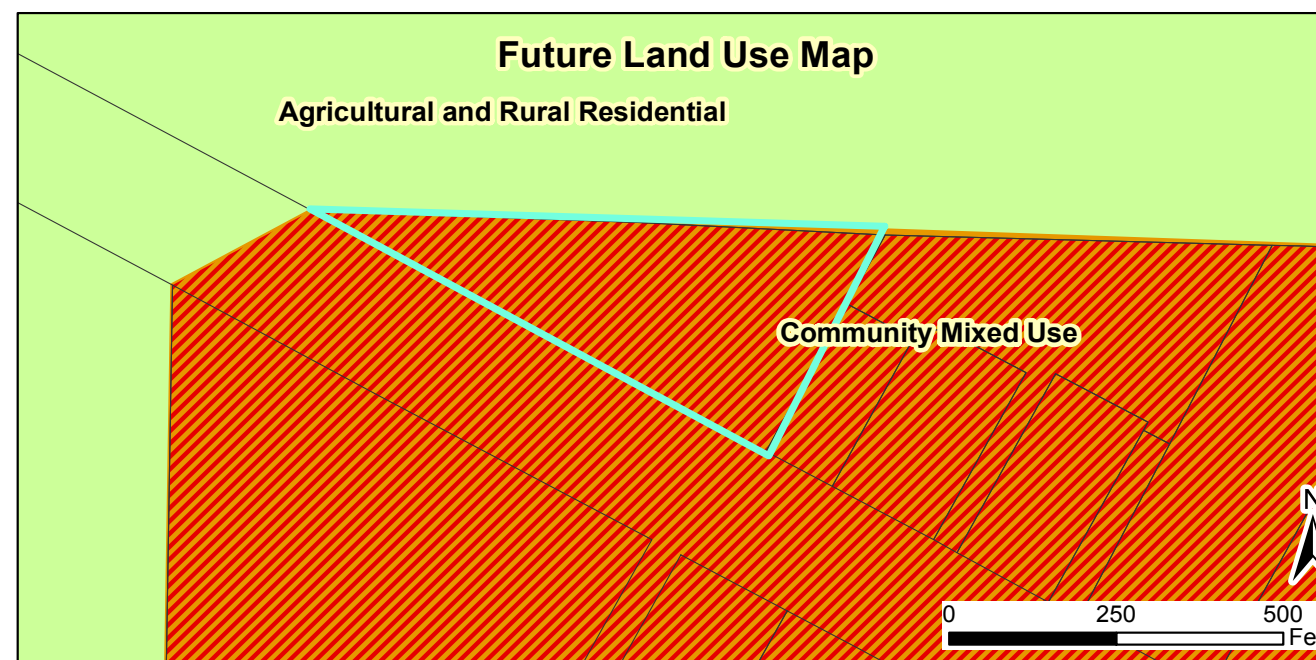
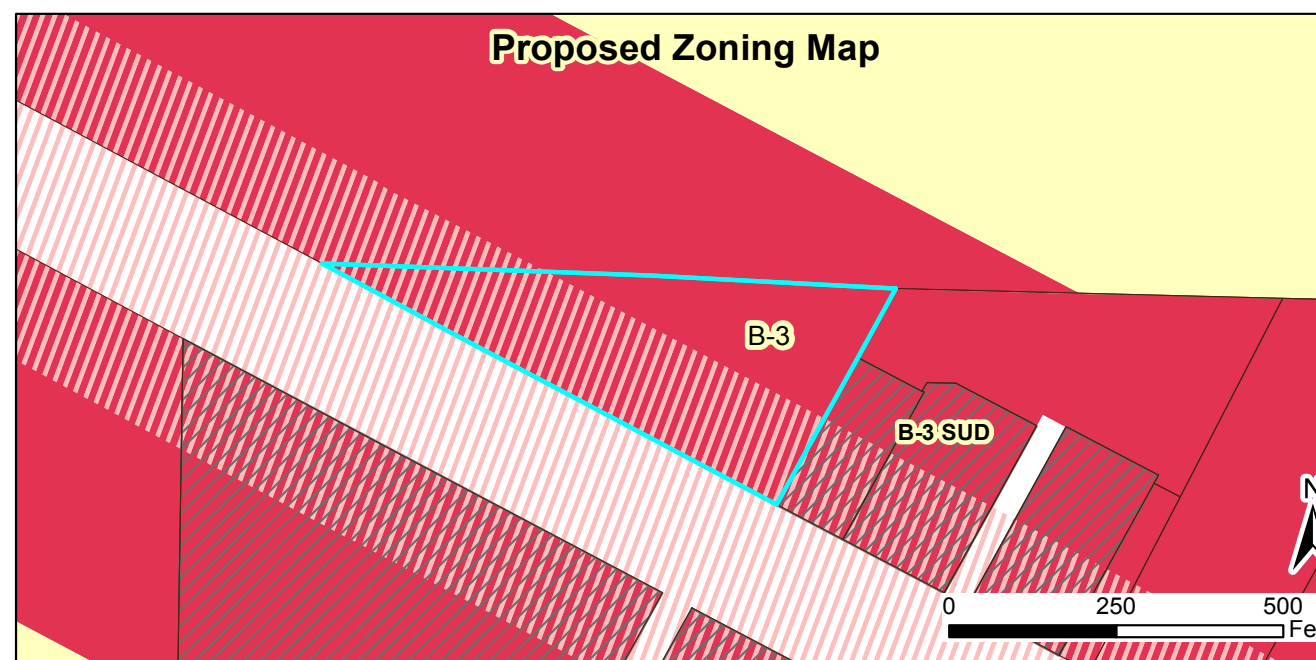
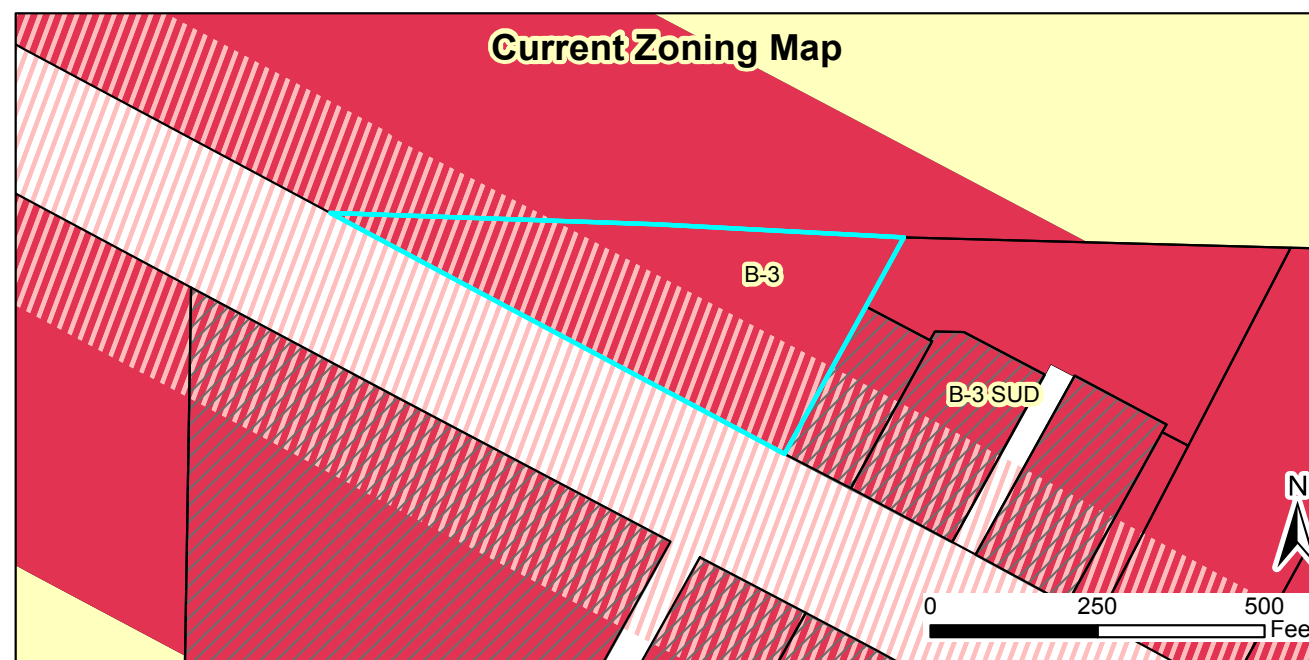
1. This development is also subject to the Conditions of Approval from the approved Conditional Use Permit (2016-32-CUP) and associated Major Site Plan (2016-31-SP).

STAFF RECOMMENDATION:

Staff is recommending approval with conditions of the proposed Administrative Amendment (2016-168-AA).

ATTACHMENTS:

- 1) Staff report maps
- 2) Application
- 3) Site Plan



2016-31-SP Gatehouse Self Storage Facility Major Site Plan
Requests: To develop a self-storage facility off of US 70 BUS HWY
 Applicant: Carolina Land Development Group, Inc.
 Property Owners: Gatehouse Development
 Parcel ID: 164900-88-7093
 Tag #: 05G01199X

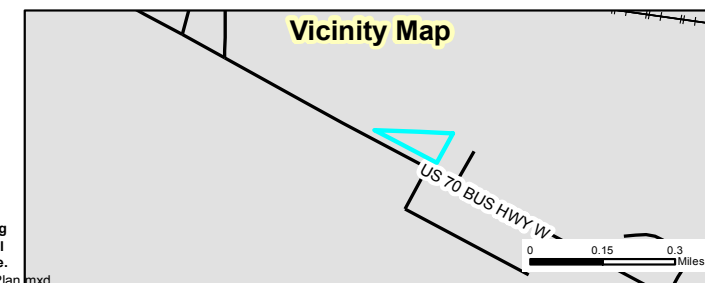


- Site
- Special Use District
- Thorough Fare Overlay
- Scenic Highway Overlay

03/04/16

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

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2016\2016-31-SP Gatehouse Self-Storage Facility\Maps\StaffReportMap- Gatehouse Self Storage Major Site Plan.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

ADMINISTRATIVE AMENDMENT APPLICATION

Pursuant to Article 7 Section 155.714 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Planning Director to approve an Administrative Amendment.

Administrative Amendment applications must be accompanied by this application, three (3) copies of amended plan(s), an Owner's Consent Form (attached) and the application fee. The application fee is \$100.00 and is due when the application is submitted.

PLAN INFORMATION:

Name of Project: Gatehouse Self Storage Acreage of Property: 3.106 Ac.

TAG #: 05G01199X Existing Use: B-3 (Wooded/Undisturbed)

Site Plan Approval Date : March 30, 2016 Existing Project Number: 2016-31 SP

Plan(s) to be Amended: ☒ Site Plan ☒ Landscape Plan ☐ Architecture ☒ Other:

Stormwater Plan, Grading Plan, Erosion Control Plan

REQUEST:

Summarize the proposed amendment. Address any applicable standards in the UDC, proposed uses (primary and accessory), existing and proposed site conditions, proposed internal and external improvements, etc. (Attach additional sheets if necessary):

The applicant could not reach an agreement with WH Capital, LLC regarding cross access at the front of the site as originally proposed. Right in/Right out access has been granted on US 70 HWY by NCDOT. A cross access agreement in principle has been reached with Mohamed & Sons Inc. along the northeast boundary line. Due to wetlands delineated on site, a wet pond could not be placed along the western portion of the property. This amendment reflects access to US 70 HWY, cross access at the northeast corner, and the use of an underground stormwater facility. Parking has been adjusted to reflect the changes. The building remains the same.

FOR OFFICE USE ONLY

File Number:	<u>2016-168-AA</u>	Date Received:	<u>\$100.00</u>	Amount Paid:	<u>2016-168-AA</u>
					

August 2013

ADDITIONAL INFORMATION:

Does the subject site have a valid Wastewater Allocation? ☒ Yes ☐ No

Will the proposed amendment require additional allocation to be granted? ☐ Yes ☒ No

If yes, include new allocation request: _____

Is subject site in compliance with all Conditions of Approval? ☒ Yes ☐ No

If no, please explain: _____

Is the site currently subject to Code Enforcement Action? ☐ Yes ☒ No

If yes, please explain: _____

OWNER INFORMATION:

Name: Clayton Self Storage Group, LLC

Mailing Address: 5540 Yates Mill Pond Road, Raleigh, NC. 27606

Phone Number: (919) 271-1337 Fax: _____

Email Address: Robert.Stephenson@COCIG.com

APPLICANT INFORMATION:

Applicant: Clayton Self Storage Group, LLC

Mailing Address: 5540 Yates Mill Pond Road, Raleigh, NC. 27606

Phone Number: (919) 271-1337 Fax: _____

Contact Person: Robert E. Stephenson, Jr.

Email Address: Robert.Stephenson@COCIG.com

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Planning Director of the Town of Clayton to approve the subject Administrative Amendment. 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.

Robert E. Stepheson, Jr.

Print Name


Signature of Applicant

8/9/16
Date

August 2013

GATEHOUSE SELF-STORAGE
CONSTRUCTION DRAWINGS
2016-31-SP
12984 US 70 HWY WEST
CLAYTON, NC 27520
JOHNSTON COUNTY, NORTH CAROLINA

DEVELOPER
GATEHOUSE DEVELOPMENT, LLC
ROBERT E. STEPHENSON, JR.
5540 YATES MILL POND ROAD
RALEIGH, NC. 27606
(919) 271-1337
ROBERT.STEPHENSON@COCIG.COM

GENERAL CONTRACTOR
IMPERIAL DESIGN BUILDERS, INC.
JOHN AUTON III
106 N. JOHNSON ST., STE. 114
FUQUAY-VARINA, NC 27526
(919) 762-0097
JAUTON@IMPERIALDESIGNBUILDERS.COM

ARCHITECT
AKAI
TIM KURMASKIE, AIA
1030 WASHINGTON ST.
RALEIGH, NC 27605
(919) 846-1600
TIM@ARCHITECTSKT.COM

CIVIL ENGINEER
CAROLINA LAND DEV. GROUP, INC.
PATRICK BARBEAU, P.E.
1000 NORTONBRIDGE RD.
RALEIGH, NC 27603
(919) 796-2651
PJBARBEAU@GMAIL.COM

- CONDITIONS OF APPROVAL (2016-31-SP):**
1. This development is also subject to the Conditions of Approval from the approved Conditional Use Permit (2016-32-CUP).
 2. 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 meet the Conditions of Approval approved as part of the associated conditional use permit (2016-32-CUP).
 3. 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.
 4. 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 UDC.
 5. All roof mounted and ground mechanical equipment shall be completely screened from view.
 6. A Zoning Compliance Permit shall be required prior to issuance of any building permits.
 7. Utility construction plans shall be approved by the Public Works Department prior to issuance of building permits.
 8. All signage shall require a sign permit from the Planning Department, and shall meet standards of the UDC.
 9. 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.
 10. A decorative fence shall be provided, in place of the proposed black vinyl coated chain link fence, along the eastern property line adjacent to the Waffle House and Grand Plaza shopping center.

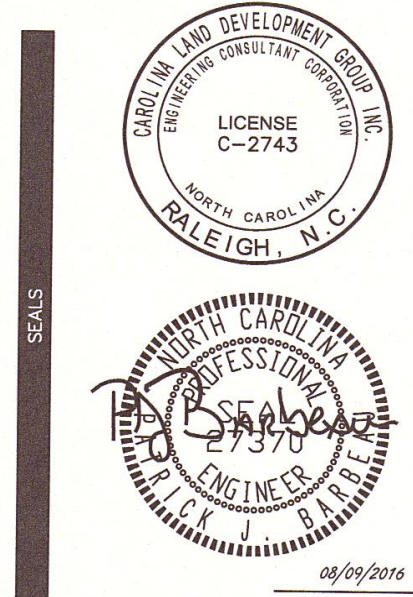


VICINITY MAP
NTS

SHEET INDEX

- | | |
|-------|----------------------------------|
| C0.0 | COVER |
| C1.0 | EXISTING CONDITIONS & DEMO. PLAN |
| C2.0 | SITE PLAN |
| C3.0 | GRADING AND STORMWATER PLAN |
| C4.0 | EROSION CONTROL PLAN |
| C5.0 | UTILITY PLAN |
| C6.0 | LANDSCAPE PLAN |
| C7.0 | DETAILS |
| A-1.1 | FLOOR PLAN |
| A-1.2 | FLOOR PLAN |
| A-1.3 | FLOOR PLAN |
| A-2.1 | BUILDING ELEVATION |
| A-2.2 | BUILDING ELEVATION |
| A-3.1 | ELEVATIONS MATERIALS & COLOR |
| A-3.2 | ELEVATIONS MATERIALS & COLOR |
| E1 | LIGHTING PLAN |
| | BOUNDARY & TOPOGRAPHIC SURVEY |

- CONDITIONS FOR CONDITIONAL USE PERMIT (2016-32-CUP):**
1. If approved by the Planning Board, a final site plan meeting the Conditions of Approval shall be submitted to the Planning Department for final approval.
 2. The Conditions of Approval for both the Conditional Use Permit and the Major Site Plan (if applicable) shall be recorded in the final site plan.
 3. Off-site visibility of loading areas and/or storage bay doors (on the interior of the building) shall be completely screened from public rights-of-way except for one column of windows on each side of one corner tower of the building. All other windows shall not allow visibility of interior bay doors and loading areas, and shall either be tinted and/or mirror glazed, which includes screening visibility of these areas at night.
 4. Prior to issuance of a Certificate of Occupancy, a successful site and landscaping inspection shall be obtained from the Planning Department.



CONSULTANTS
CAROLINA LAND
DEVELOPMENT GROUP INC.
1000 NORTONBRIDGE ROAD RALEIGH, N.C. 27603
PHONE: 919.796.2651 EMAIL: PJBARBEAU@GMAIL.COM

PROJECT
GATEHOUSE SELF-STORAGE
12984 US 70 HWY WEST
CLAYTON, NORTH CAROLINA 27520
JOHNSTON COUNTY

NO. TOWN OF CLAYTON PROJECT #:
2016-31-SP

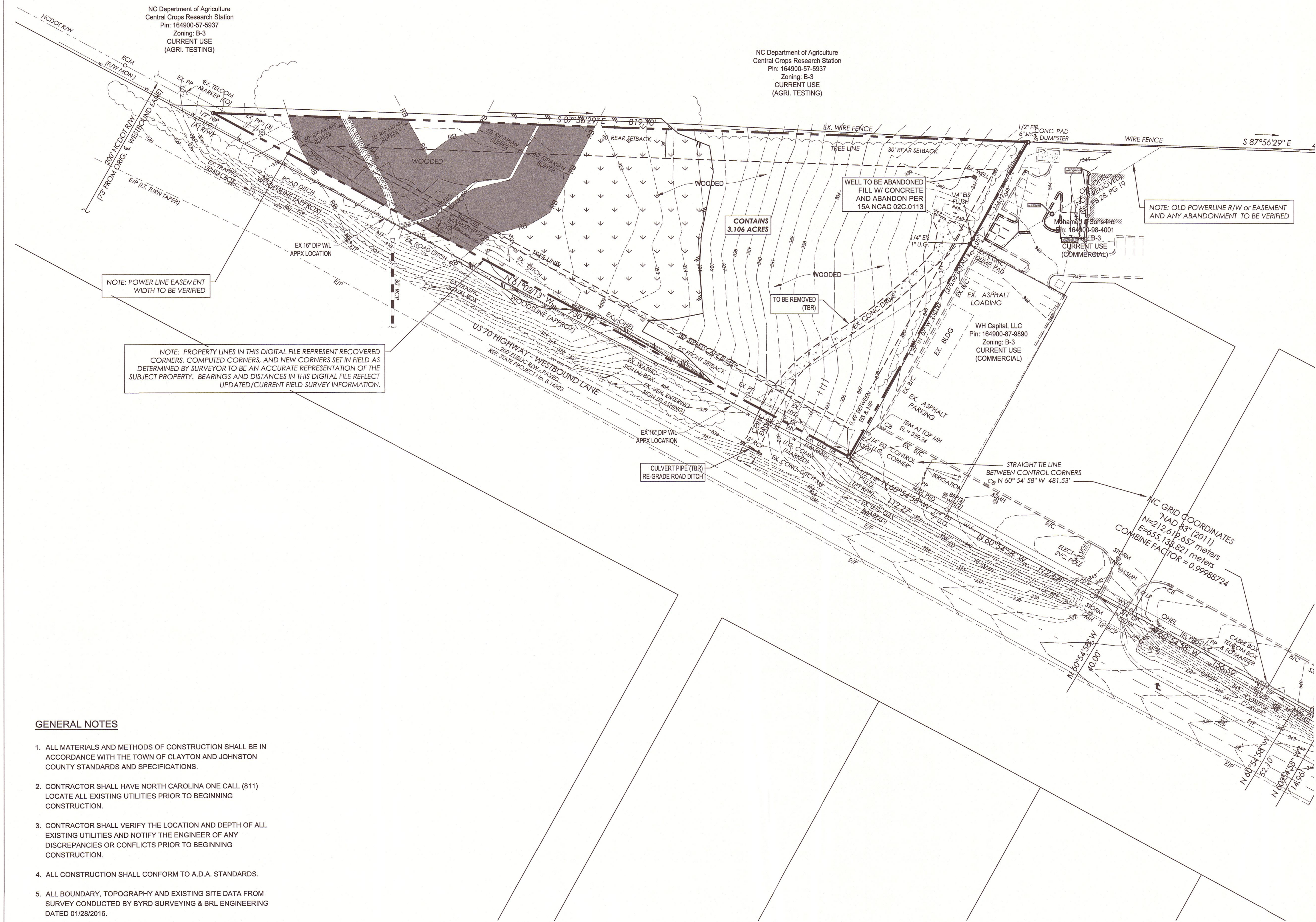
REVISIONS

DATE:
ISSUED FOR:

PLAN TYPE
PLAN SHEET
COVER SHEET

SHEET NO.
C 0.0
DRAWN BY: PBARBEAU CHECKED BY: EYOROW

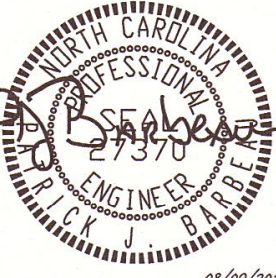
CAROLINA LAND DEVELOPMENT



GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CLAYTON AND JOHNSTON COUNTY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
5. ALL BOUNDARY, TOPOGRAPHY AND EXISTING SITE DATA FROM SURVEY CONDUCTED BY BYRD SURVEYING & BRL ENGINEERING DATED 01/28/2016.
6. ALL MECHANICAL EQUIPMENT WILL BE SCREENED ENTIRELY FROM VIEW.

ADDRESS: 1000 NORTONBRIDGE ROAD, RALEIGH, NC 27603 EMAIL: pjbarbeau@gmail.com Phone: 919.796.2651



CAROLINA LAND
DEVELOPMENT GROUP INC.
1000 NORTONBRIDGE ROAD RALEIGH, NC 27603
PHONE: 919.796.2651 EMAIL: PJBARBEAU@GMAIL.COM

GATEHOUSE SELF- STORAGE

TOWN OF CLAYTON PROJECT #:
2016-31-SP

DATE:
ISSUED FOR:

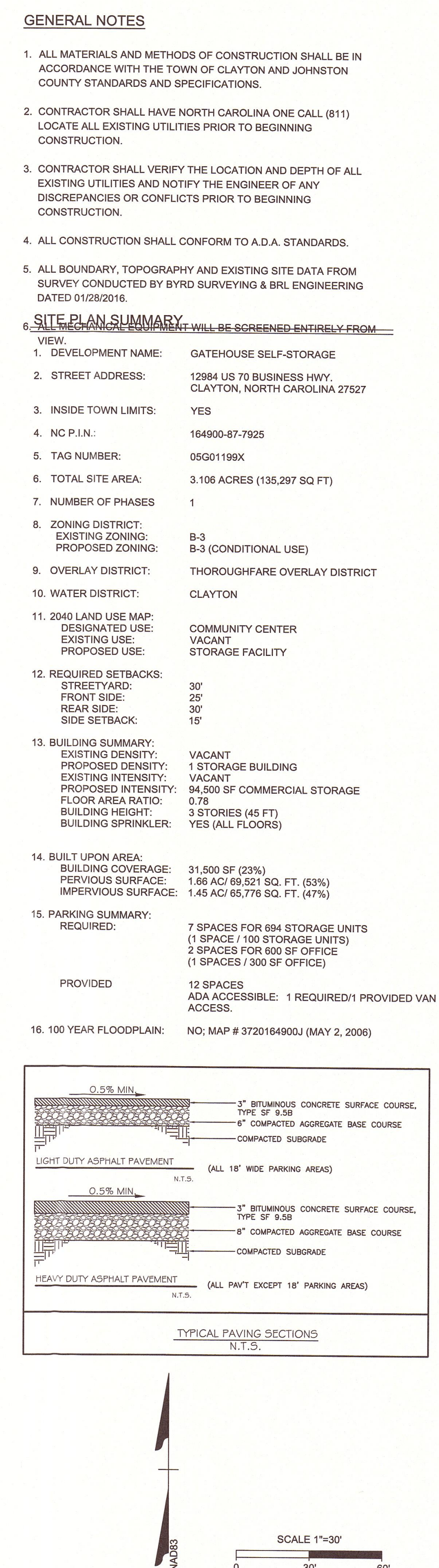
PLAN TYPE

PLAN SHEET

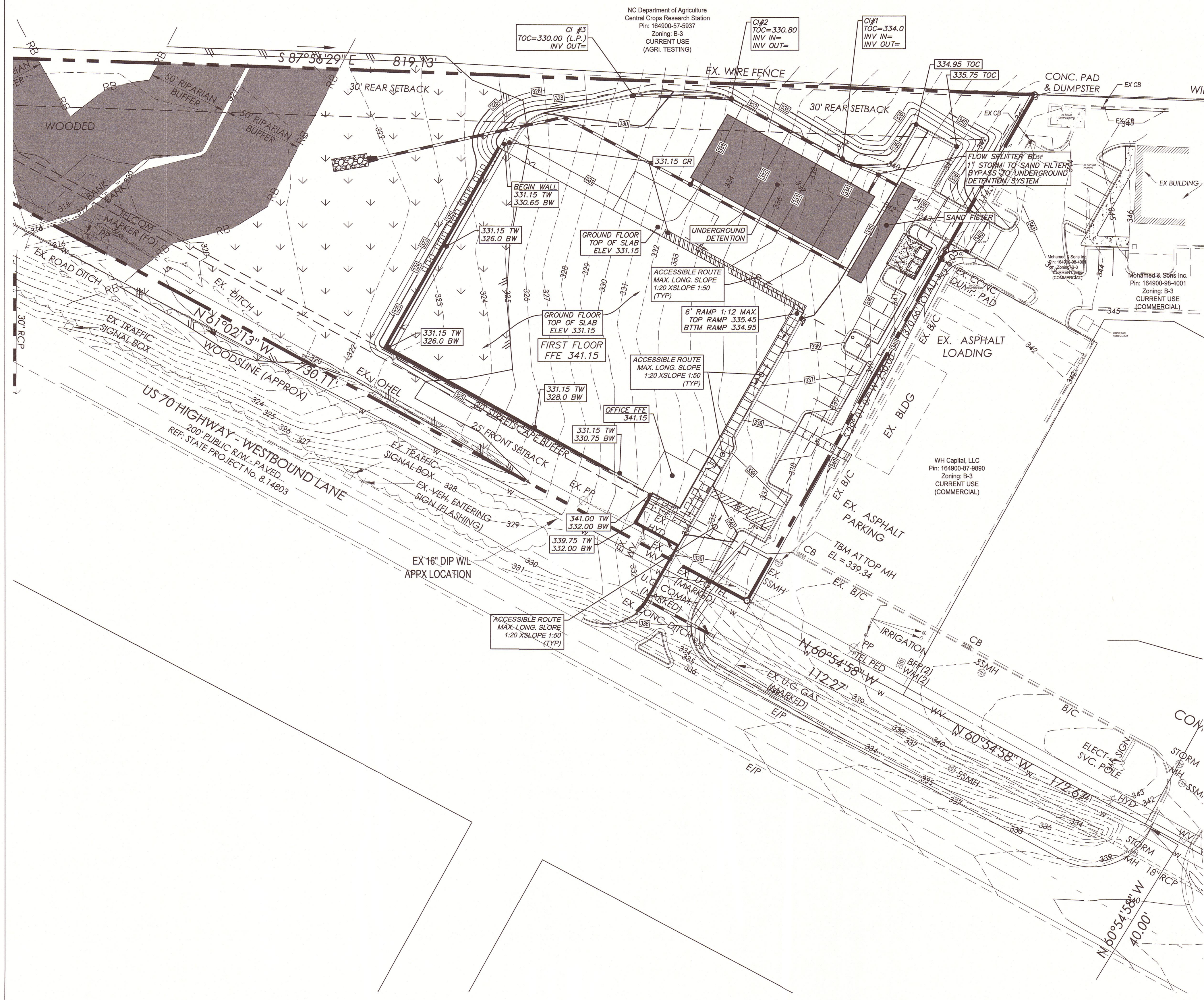
SHEET NO.

DRAWN BY: PJBARBEAU CHECKED BY: EVCROW

CAROLINA LAND DEVELOPMENT



SHEET NO.	PLAN SHEET	PLAN TYPE	DATE	REVISIONS		NO.	PROJECT	CONSULTANTS	SEALS
				DATE	ISSUED FOR:				
DRAWN BY: PBARBEAU	CHECKED BY: EVCROWN	SITE LAYOUT C 2.0							
		GATEHOUSE SELF-STORAGE 1000 NORTONBRIDGE ROAD RALEIGH, N.C. 27603 JOHNSTON COUNTY							
CAROLINA LAND DEVELOPMENT GROUP INC. 1000 NORTONBRIDGE ROAD RALEIGH, N.C. 27603 PHONE: 919.796.3617 EMAIL: PBARBEAU@GMAIL.COM								04/09/2016	

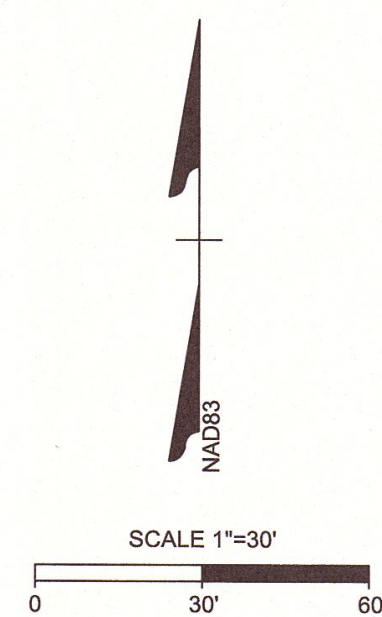


GRADING NOTES

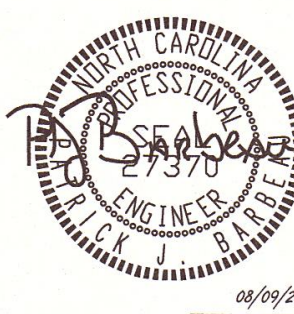
- ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, VALVE BOXES, CLEANOUTS, ETC. SHALL BE ADJUSTED AS NEEDED TO MATCH FINISHED GRADE.
- ALL BACKFILL, COMPACTION, SOILS TESTING, ETC. SHALL BE PERFORMED BY THE OWNER'S INDEPENDENT TESTING LABORATORY.
- ALL SPOT ELEVATIONS INDICATED ARE AT BACK OF CURB UNLESS NOTED OTHERWISE.
- SITE IS NOT WITHIN A 100 YEAR FLOOD PLAIN PER FIRM MAP 3720171000J DATED MAY 2, 2006.
- ALL ELEVATIONS ARE BASED ON NC GRID NORTH (NAD 83).
- A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED PRIOR TO ANY WORK, GRADING OR INSTALLATION OF EROSION CONTROL MEASURES.
- THE CONTRACTOR SHALL USE NC ONE CALL (811) TO LOCATE ALL UNDERGROUND UTILITIES.
- ALL HANDICAP PARKING SPACES AND STRIPED ACCESSIBILITY AISLES ARE TO HAVE NO MORE THAN A 1:50 (2.0%) SLOPE IN ALL DIRECTIONS.
- ALL SIDEWALKS ARE TO HAVE NO MORE THAN A 1:20 (5.0%) SLOPE FOR THE LENGTH OF THE SIDEWALK AND NO MORE THAN A 1:50 (2.0%) SLOPE FOR THE WIDTH OF THE SIDEWALK.
- IF CONTRACTOR NOTICES ANY DISCREPANCIES IN ANY OF THESE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER PRIOR TO POURING ANY CONCRETE SO THAT A SOLUTION CAN BE FOUND.
- SPOT ELEVATIONS ARE GIVEN AT THE MAJORITY OF THE MAJOR BREAK POINTS BUT IT SHOULD NOT BE ASSUMED THAT ALL NECESSARY SPOT ELEVATIONS ARE SHOWN. DUE TO SPACE LIMITATIONS, THERE MAY BE OTHER CRITICAL SPOTS NOT LABELED THAT SHOULD BE TAKING INTO CONSIDERATION. THE CONTRACTOR SHALL REVIEW THE GRADING PLAN IN DETAIL AND SHALL ENSURE THAT ALL CRITICAL GRADE POINTS ARE STAKED AND FOLLOWED TO PROVIDE POSITIVE DRAINAGE.
- ALL STORM DRAIN PIPES SHALL BE PROTECTED WITH STONE FILTER PROTECTION AFTER STOPPAGE OF WORK EACH DAY (SEE DETAIL SHEET).
- EXISTING VEGETATION WITHIN TREE PROTECTIVE AREAS SHALL REMAIN UNDISTURBED UNLESS NOTED OTHERWISE.
- ANY AND ALL LANDSCAPING AND EXISTING TREES & SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR USING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE GRADING CONTRACTOR SHALL COMPLY WITH ALL STATE CODES IN OBSERVING EROSION CONTROL MEASURES BOTH ON AND OFF-SITE.
- THE GRADING CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES AFTER EACH RAINFALL EVENT OR AS DIRECTED BY THE EROSION CONTROL INSPECTOR OR THE ARCHITECT.
- THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL CLEARING AND GRADING WASTE MATERIALS GENERATED DURING CONSTRUCTION AND FOR OBTAINING ALL APPLICABLE PERMITS FOR OFF-SITE STOCKPILES AND/OR WASTE AREAS.
- ALL CATCH BASINS MUST BE MARKED "DUMP NO WASTE DRAINS TO STREAM" OR EQUIVALENT.

GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CLAYTON AND JOHNSTON COUNTY STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
- ALL BOUNDARY, TOPOGRAPHY AND EXISTING SITE DATA FROM SURVEY CONDUCTED BY BYRD SURVEYING & BRL ENGINEERING DATED 01/28/2016.
- ALL MECHANICAL EQUIPMENT WILL BE SCREENED ENTIRELY FROM VIEW.



ADDRESS: 1000 NORTONBRIDGE ROAD, RALEIGH, NC 27603 EMAIL: p.jbarbeau@gmail.com Phone: 919.796.2651



CAROLINA LAND
DEVELOPMENT GROUP INC.
1000 NORTONBRIDGE ROAD RALEIGH, NC 27603
PHONE: 919.796.2651 EMAIL: PJBARBEAU@GMAIL.COM

GATEHOUSE SELF-STORAGE

TOWN OF CLAYTON PROJECT #:
2016-31-SP

NO.

REVISIONS

DATE:

ISSUED FOR:

PLAN TYPE

PLAN SHEET

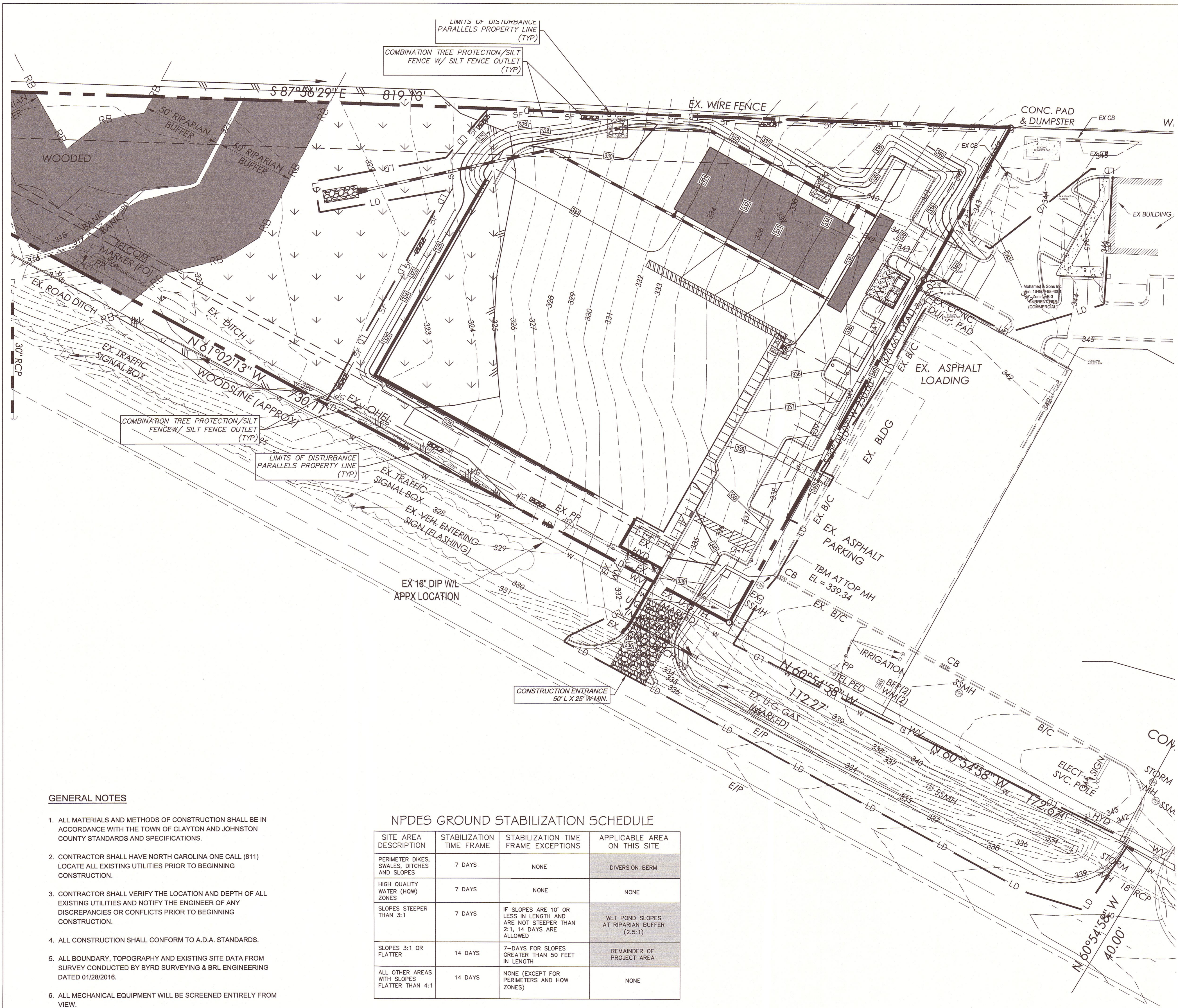
SHEET NO.

DRAWN BY: PJBARBEAU CHECKED BY: EYEROW

GRADING &
STORMWATER
PLAN

C 3.0

CAROLINA LAND DEVELOPMENT



GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CLAYTON AND JOHNSTON COUNTY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
5. ALL BOUNDARY, TOPOGRAPHY AND EXISTING SITE DATA FROM SURVEY CONDUCTED BY BYRD SURVEYING & BRL ENGINEERING DATED 01/28/2016.
6. ALL MECHANICAL EQUIPMENT WILL BE SCREENED ENTIRELY FROM VIEW.

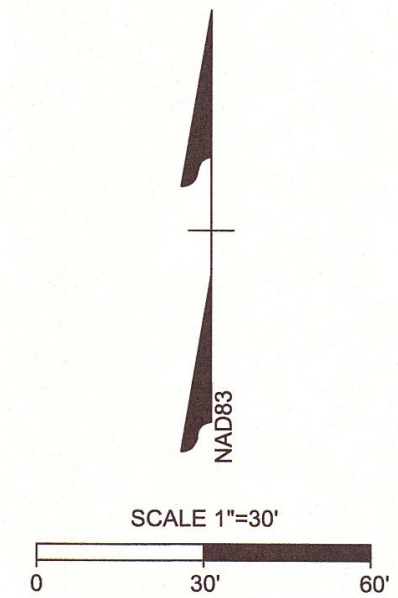
NPDES GROUND STABILIZATION SCHEDULE

SITE AREA DESCRIPTION	STABILIZATION TIME FRAME	STABILIZATION TIME FRAME EXCEPTIONS	APPLICABLE AREA ON THIS SITE
PERIMETER DIKES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE	DIVERSION BERM
HIGH QUALITY WATER (HQW) ZONES	7 DAYS	NONE	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED	WET POND SLOPES AT RIPARIAN BUFFER (2.5:1)
SLOPES 3:1 OR FLATTER	14 DAYS	7-DAYS FOR SLOPES GREATER THAN 50 FEET IN LENGTH	REMAINDER OF PROJECT AREA
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE (EXCEPT FOR PERIMETERS AND HQW ZONES)	NONE

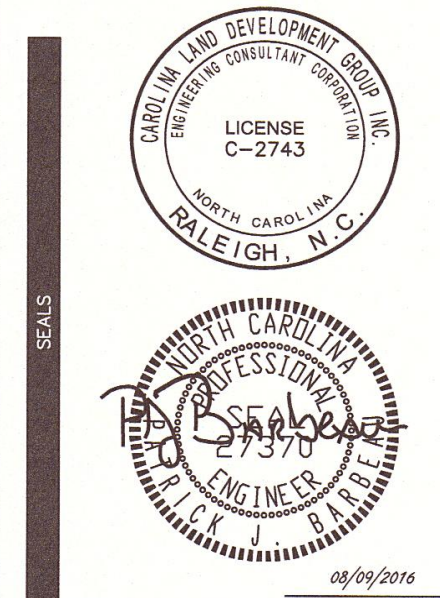
CONSTRUCTION SEQUENCE

1. PRIOR TO BEGINNING CONSTRUCTION OBTAIN THE GRADING PERMIT FROM JOHNSTON COUNTY.
2. SUBMIT DOCUMENTATION REQUIRED UNDER THE JOHNSTON COUNTY SITE STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY TO STORMWATER INSPECTIONS THROUGHOUT THE PROJECT. INSPECT AND MAINTAIN SEDIMENT AND EROSION DEVICES AFTER EVERY RAIN EVENT AND ONCE PER WEEK.
3. PRIOR TO BEGINNING CONSTRUCTION, CALL THE STORMWATER INSPECTIONS COORDINATOR, CARLOS BAGLEY (919) 209-8333 TO SCHEDULE AN ON-SITE PRE-CONSTRUCTION MEETING.
4. LIMIT CLEARING, DEMOLITION AND LAND DISTURBING ACTIVITY TO ONLY THE AREA NECESSARY TO INSTALL THE FOLLOWING PERMITTED EROSION CONTROL MEASURES. INSTALL THE CONSTRUCTION ENTRANCE, SILT FENCE, SILT FENCE OUTLETS, CONTROL STRUCTURE #1, SEDIMENT BASIN AND TEMPORARY DIVERSION DITCHES AS SHOWN ON THE APPROVED 'GRADING & EROSION CONTROL PLANS'.
5. CALL THE JOHNSTON COUNTY STORMWATER MANAGEMENT NUMBER (919) 209-8333 TO SCHEDULE A STORMWATER SITE INSPECTION. IF APPROVED COMPLETE THE REMAINDER OF THE SITE DEMOLITION.
6. REMOVE AND/OR DEMOLISH EXISTING BUILDING, UTILITIES AND RELATED STRUCTURES AS SHOWN ON THE EXISTING CONDITIONS & DEMO PLAN. BACKFILL OLD UTILITY TRENCHES AND STABILIZE AFTER REMOVAL OF UNDERGROUND UTILITY SERVICES. STABILIZE ALL AREAS IMPACTED BY DEMOLITION ACTIVITIES.
7. GROUND COVER SHALL BE PROVIDED AS FOLLOWS:
 - 7.A. STABILIZE BASINS WITH GROUND COVER IMMEDIATELY AFTER INSTALLATION.
 - 7.B. STABILIZE DIVERSION DITCHES INTENDED TO BE IN SERVICE FOR 30 DAYS OR MORE WITH TEMPORARY SEEDING AND EROSION CONTROL NETTING.
 - 7.C. FOR ALL AREAS OF MODERATE AND/OR STEEP SLOPES, PROVIDE TEMPORARY GROUND COVER IF THE SLOPE HAS NOT BEEN DISTURBED FOR A PERIOD OF FOURTEEN (14) DAYS.
 - 7.D. PROVIDE GROUND COVER SUFFICIENT TO RESTRAIN EROSION ON ANY PORTION OF THE SITE UPON WHICH FURTHER LAND-DISTURBING ACTIVITY IS NOT BEING UNDERTAKEN WITHIN FOURTEEN (14) CALENDAR DAYS OF TEMPORARILY OR PERMANENTLY SUSPENDING LAND DISTURBING ACTIVITY.
 - 7.E. ESTABLISH PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION WITHIN FOURTEEN (14) CALENDAR DAYS FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT AND/OR PRIOR TO FINAL INSPECTION.
8. INSTALL THE STORMWATER BYPASS PIPE STRUCTURES:
 - 8.A. INSTALL THE TRENCH DRAINS, CONNECT TO THE EXISTING 6" PVC STORM DRAIN PIPES AND INSTALL THE STORM BYPASS PIPES AS SHOWN. INSTALL CONTROL STRUCTURE #2. THE STRUCTURAL TUBES, PEDESTRIAN GRATE AND THE FLUME THROUGH THE EXISTING CURBS AS SHOWN ON THE DETAIL SHEETS.
9. INSTALL SITE IMPROVEMENT, STORMWATER DRAINAGE SYSTEM, UTILITY SERVICES, SIDEWALK AND DRIVEWAY AS SHOWN ON THE APPROVED PLANS. ALL OPEN TRENCHES FOR UTILITY AND STORMWATER INSTALLATION SHALL BE PROTECTED FROM SEDIMENTATION BY PILING EXCAVATED MATERIAL ON THE UPHILL SIDE OF EXCAVATION. PROVIDE PIPE INLET PROTECTION AT THE END OF EACH DAY. OUTLET PROTECTION SHALL BE INSTALLED UPON COMPLETION.
10. INSTALL ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES AND/OR INCREASE MAINTENANCE FREQUENCY WHERE APPROVED MEASURES FAIL TO PREVENT ACCELERATED EROSION, OFF-SITE SEDIMENTATION, OR REPETITIVE NON-COMPLIANCE ISSUES. ALL MEASURES MUST BE INSTALLED PER PLAN DETAIL. ENSURE CONSTRUCTION TRAFFIC IS LIMITED TO THE CONSTRUCTION ENTRANCE.
11. MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN GOOD WORKING ORDER. SILT FENCE, INLET PROTECTION AND OTHER SIMILAR MEASURES MUST BE CLEANED OUT BEFORE THEY ARE HALF FULL. CLOSSED STONE FILTERS MUST BE REFRESHED/REPLACED. SILT FENCE CAN NOT HAVE HOLES OR TEARS.
12. ONCE GRADING IS COMPLETE, ALL UTILITIES AND STORM SYSTEMS ARE INSTALLED AND THE SITE IS COMPLETELY STABILIZED, CONVERT THE SEDIMENT BASIN TO A BIORETENTION BMP AS FOLLOWS:
 - 12.A. REMOVE ALL SEDIMENT ACCUMULATION FROM THE SEDIMENT BASIN, CONTROL STRUCTURES AND ALL DRAINAGE AND DISCHARGE STRUCTURES.
 - 12.B. RE-GRADE BOTTOM OF BASIN, BASIN SLOPES AND SPILLWAY AS REQUIRED TO OBTAIN THE ORIGINAL PLAN SPECIFICATIONS AND DETAILS OF THE BIORETENTION BMP.
 - 12.C. INSTALL THE UNDER DRAIN AND CLEAN OUT SYSTEM PER PLAN AND THE SOIL MEDIA MIX PER THE GEOTECHNICAL ENGINEER'S SPECIFICATIONS. INSTALL WARM SEASON 300 PER PLAN DETAIL. STABILIZE THE BIORETENTION BMP AND ESTABLISH GROUND COVER PER ITEM NUMBER 7.
13. AT A MINIMUM OF SEVEN (7) DAYS PRIOR TO SCHEDULING THE STORMWATER FINAL INSPECTION, SUBMIT JOHNSTON COUNTY FORM AND APPROVABLE BMP AS-BUILT CERTIFICATION TO THE STORMWATER INSPECTIONS COORDINATOR FOR JOHNSTON COUNTY APPROVAL. FAILURE TO DO SO WILL PREVENT A CERTIFICATE OF OCCUPANCY FROM BEING ISSUED.
14. ONCE GRADING IS COMPLETE AND THE SITE IS STABILIZED, CALL THE STORMWATER INSPECTIONS COORDINATOR, CARLOS BAGLEY (919) 209-8333 TO REQUEST AN INSPECTION AND OBTAIN APPROVAL TO REMOVE TEMPORARY MEASURES. SEED OUT OR PAVE ANY BARE AREAS. DO NOT REMOVE TEMPORARY MEASURES WITHOUT PRIOR STORMWATER INSPECTOR APPROVAL.
15. ONCE GRADING IS COMPLETE, TEMPORARY MEASURES ARE REMOVED, THE SITE IS STABILIZED, AND ALL PERMANENT STORMWATER BMPs HAVE BEEN CERTIFIED AND APPROVED, CALL THE JOHNSTON COUNTY STORMWATER MANAGEMENT NUMBER (919) 209-8333 TO SCHEDULE A STORMWATER FINAL INSPECTION. FULL STABILIZATION ON THE ENTIRE SITE IS REQUIRED IN ORDER TO OBTAIN A CERTIFICATE OF OCCUPANCY.
16. ONCE THE STORMWATER FINAL INSPECTION IS APPROVED, CLOSE THE GRADING PERMIT AND OBTAIN A CERTIFICATE OF COMPLETION.

DISTURBED AREA 2.90 ACRES



ADDRESS: 1000 NORTONBRIDGE ROAD, RALEIGH, NC 27603 EMAIL: pjbarbeau@gmail.com Phone: 919.796.2651



CAROLINA LAND DEVELOPMENT GROUP, INC.
LICENSE C-2743
NORTH CAROLINA
RALEIGH, N.C.

GATEHOUSE SELF-STORAGE
10845 NORTONBRIDGE ROAD, RALEIGH, NC 27603
CLAYTON, NORTH CAROLINA 27520
PHONE: 919.796.2651 EMAIL: PJBARBEAU@GMAIL.COM

TOWN OF CLAYTON PROJECT #:
2016-31-SP

REVISIONS

DATE: ISSUED FOR:

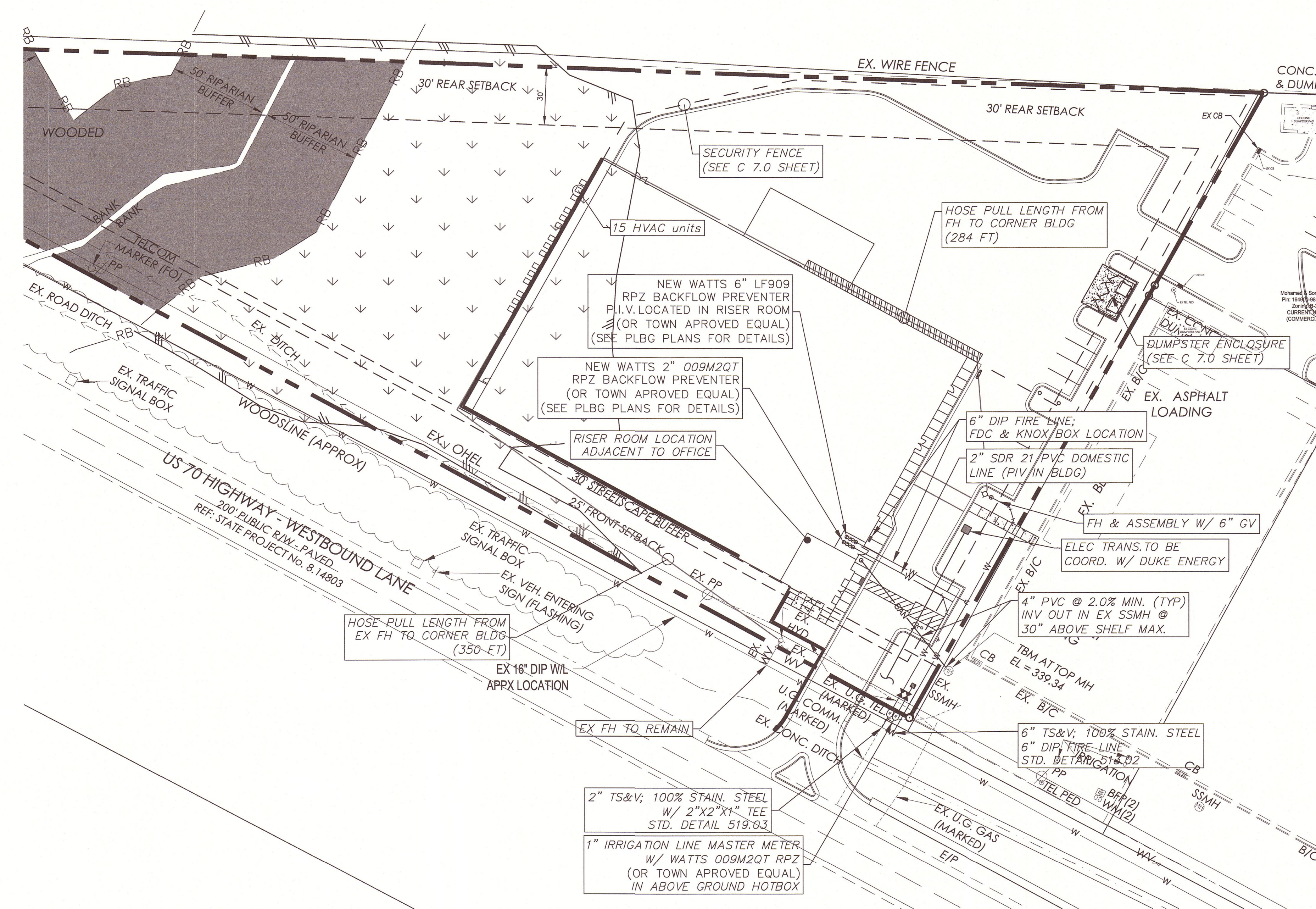
PLAN TYPE

EROSION CONTROL PLAN

C 4.0

DRAWN BY: PJBARBEAU CHECKED BY: EVGROW

CAROLINA LAND DEVELOPMENT

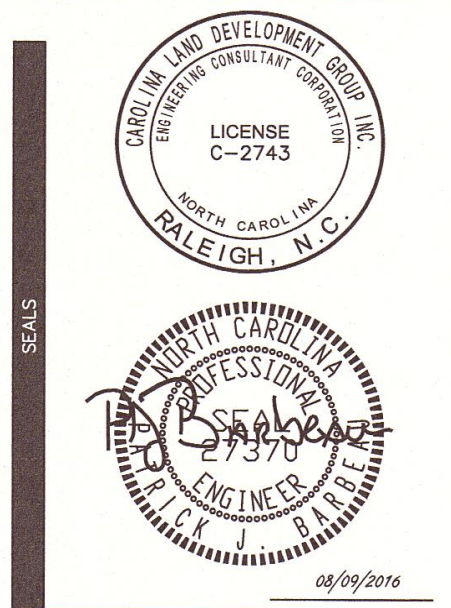
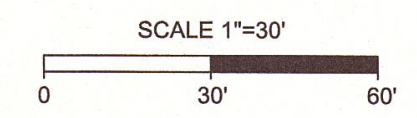


UTILITY NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CLAYTON, JOHNSTON COUNTY AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
5. THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
6. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE WATER AND SEWER SERVICE TO THE BUILDING WITH THE BUILDING PLUMBING CONTRACTOR AND THE BUILDING PLANS.
7. SECURITY GATE WILL BE ELECTRONIC FOR EMERGENCY APPARATUS OPERATIONS AND OPEN WITH SIREN.

GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CLAYTON AND JOHNSTON COUNTY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
5. ALL BOUNDARY, TOPOGRAPHY AND EXISTING SITE DATA FROM SURVEY CONDUCTED BY BYRD SURVEYING & BRL ENGINEERING DATED 01/28/2016.
6. ALL MECHANICAL EQUIPMENT WILL BE SCREENED ENTIRELY FROM VIEW.



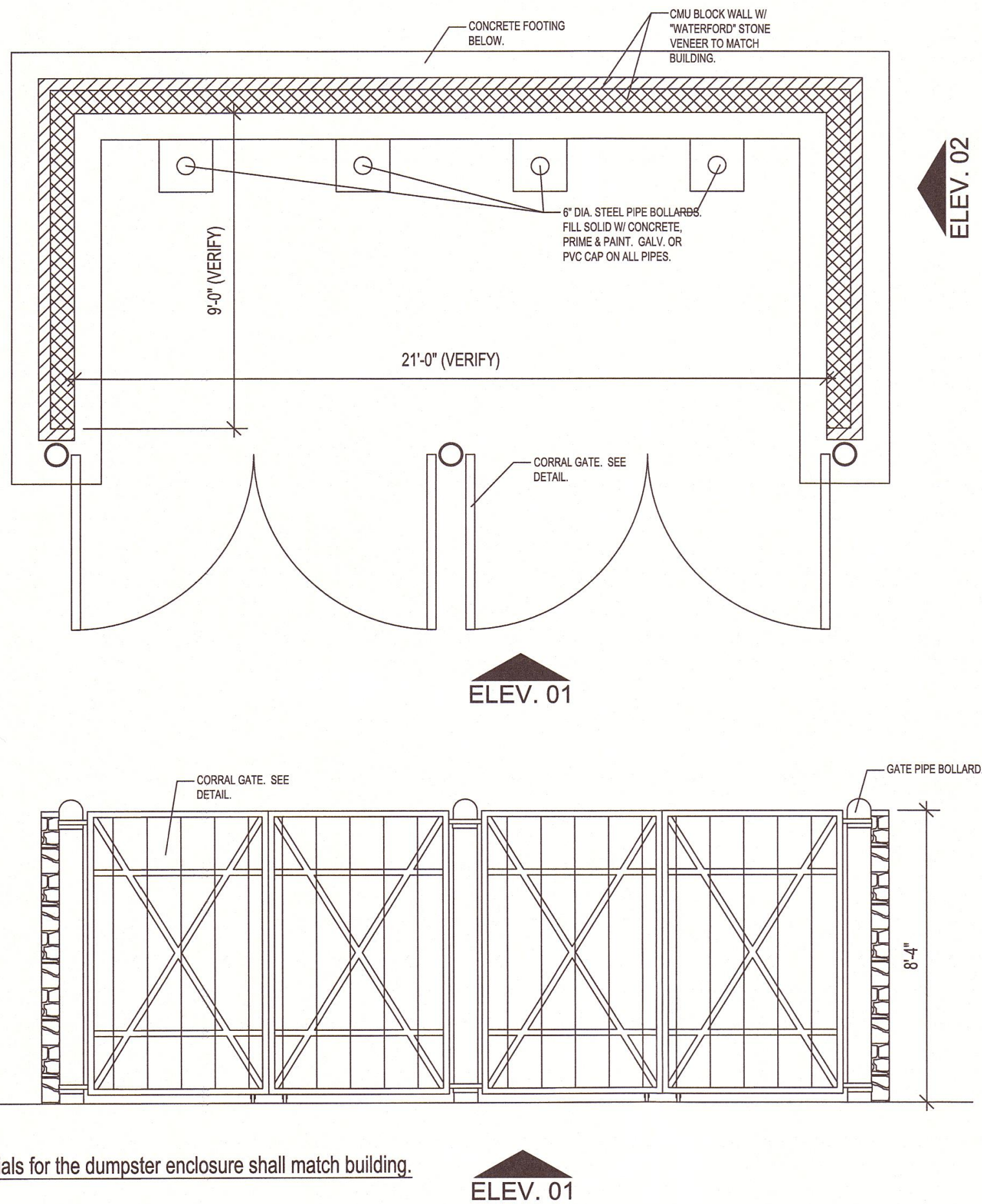
CAROLINA LAND DEVELOPMENT GROUP INC.
1000 NORTONBRIDGE ROAD RALEIGH, N.C. 27603
PHONE: 919.796.2651 EMAIL: PJBARBEAU@GMAIL.COM

GATEHOUSE SELF- STORAGE
12984 US-70 HIGHWAY WEST
CLAYTON, NORTH CAROLINA 27520
JOHNSTON COUNTY

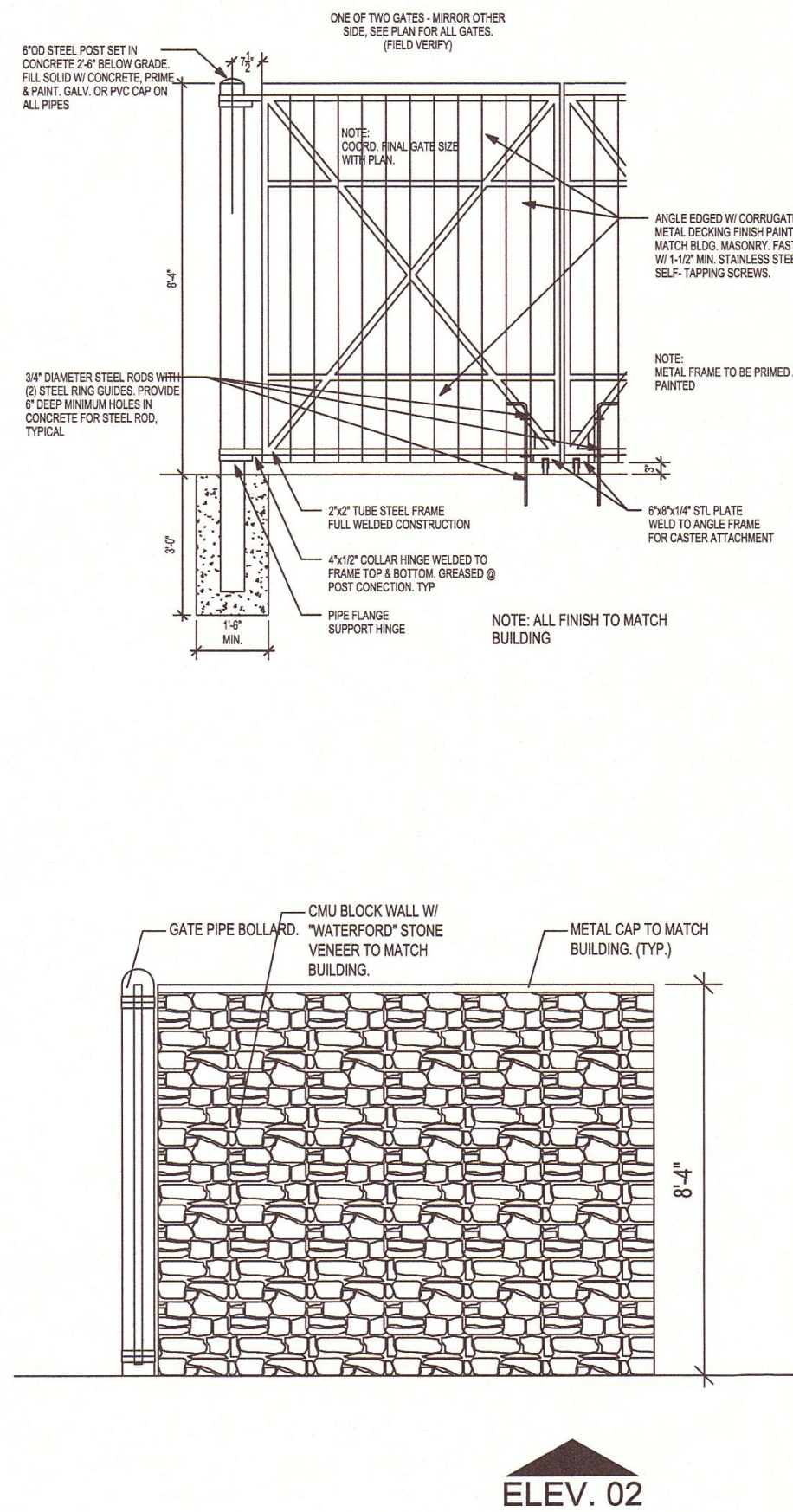
TOWN OF CLAYTON PROJECT #:
2016-31-SP

NO.	PROJECT	REVISIONS	DATE	DATE ISSUED FOR:	PLAN TYPE	PLAN SHEET	SHEET NO.
						UTILITY PLAN	C 5.0
							DRAWN BY: PJBARBEAU CHECKED BY: EYORW

DUMPSTER ENCLOSURE



Note:
All materials for the dumpster enclosure shall match building.



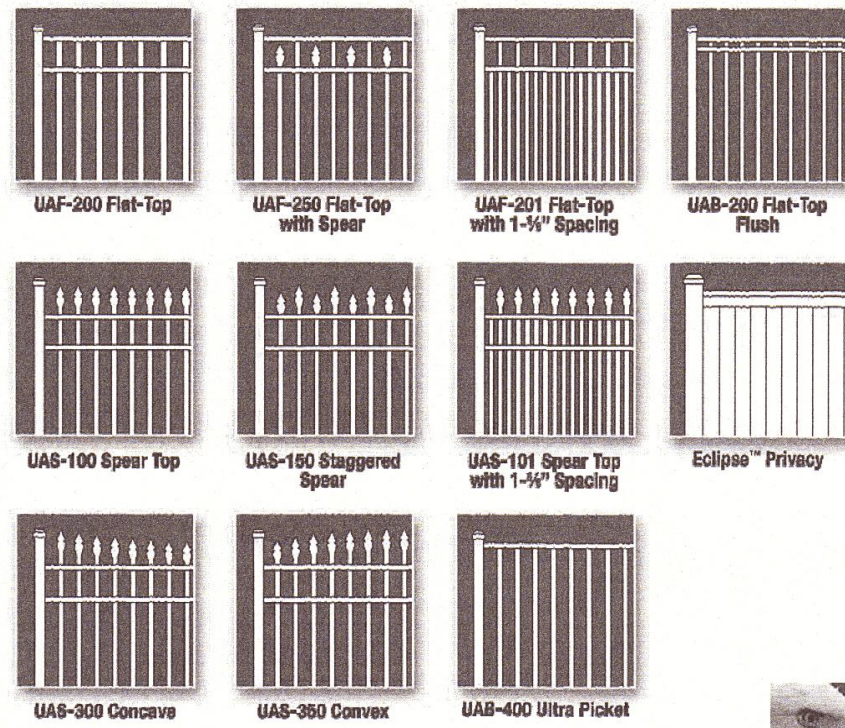
DECORATIVE FENCE

Fencing Specifications

Components	Residential Series	Commercial Series	Industrial Series
Pickets	1/2" sq. x .050	1/2" sq. x .055	1" sq. x .082
Ultra Picket	1" x 1/2" x .062		
Light Commercial Picket	1" x 1/2" x .050		
Rails	Top Rail: 1 1/4" x .062 Side Rail: 1" x .080	Top Rail: 1 1/4" x .065 Side Rail: 1 1/4" x .088	Top Rail: 1 1/4" x .070 Side Rail: 1 1/4" x .100
Standard Posts	2" sq. x .060 2" sq. x .080 2" sq. x .125	2" sq. x .080 2" sq. x .125 2 1/2" sq. x .100	2 1/2" sq. x .100 3" sq. x .125 3" sq. x .125
Gate Posts	2 1/4" sq. x .100 2 1/4" sq. x .125	3" sq. x .125 4" sq. x .125	3" sq. x .125 4" sq. x .125
Picket Spacing	3 1/2"	3 1/2"	3 1/2"
Ultra Picket	1 1/2" optional	1 1/2" optional	1 1/2" optional
Post Spacing	72 1/2" on center	72 1/2" on center	72 1/2" on center
Heights Available	36" 42" 48" 54" 60" 72"	36" 42" 48" 54" 60" 72"	8" wide optional 120" 132" 144"

Design Options

Ultra Fencing is available in a wide selection of design configurations.

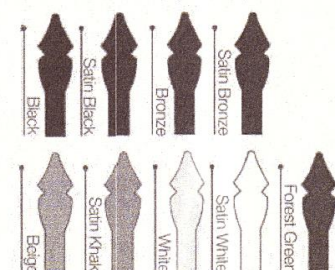


ULTRAFENCE.COM | 800.656.4420



Colors

Ultra Fencing, Railing, Gates and Designer Accessories are available in nine classic colors as well as custom specified hues. All colors are applied with a special Powercoat™ finish to resist harsh weather and heat.



Colors shown are subject to actual color variations and may vary slightly from actual product color.

Finishes

Advanced Powercoat™ allows us to produce a high quality, long lasting finish, which is also environmentally friendly. Powercoat is twice the thickness and hardness of a typical baked enamel finish. Meets AAMA 2604-5 standards for the ultimate in durability and UV protection.

Materials

All Ultra Fence™ components are extruded from Alumun™ 8008-T5 alloy, with a minimum ultimate strength of 55,000 psi. Every fence system is assembled with stainless steel, corrosion resistant fasteners, with heads painted to match the finish of the fence. Ultra offers posts in a variety of thicknesses, punched to accept the channel in the fence. Designer Accessories are zinc die cast aluminum. All Designer Accessories are Powercoat™ finished.

Ultra Aluminum Lifetime Warranty

Ultra Aluminum fence and railing products are guaranteed for life against defects in workmanship and/or materials. The Powercoat™ finish on all fencing and railing by Ultra Aluminum is guaranteed for life against cracking, peeling or chipping. Visit our website for more information and a copy of the warranty.

Environmentally Responsible

Ultra is proud to use recycled aluminum in our products. Aluminum is the most commonly recycled metal in the world. Our Powercoat™ coating process is environmentally friendly and virtually pollution-free.



Note:
A decorative fence shall be provided, in place of the proposed black vinyl coated chain link fence, along the eastern property line adjacent to the Waffle House and Grand Plaza shopping center.

SECURITY FENCE

Free Reverso en Español

Merchants Metals®
the first name in fence solutions

DIY CHAIN LINK FENCE PLANNING AND PURCHASING

A STEP-BY-STEP METHOD FOR INSTALLING YOUR OWN CHAIN LINK FENCE

LOWE'S
Let's Build Something Together™

ITEM #	DESCRIPTION	ITEM #	DESCRIPTION
1	Gate Post (4x4)	11	Line Post (4x4)
2	Gate Post (4x4)	12	Line Post (4x4)
3	Gate Post (4x4)	13	Line Post (4x4)
4	Gate Post (4x4)	14	Line Post (4x4)
5	Gate Post (4x4)	15	Line Post (4x4)
6	Gate Post (4x4)	16	Line Post (4x4)
7	Gate Post (4x4)	17	Line Post (4x4)
8	Gate Post (4x4)	18	Line Post (4x4)
9	Gate Post (4x4)	19	Line Post (4x4)
10	Gate Post (4x4)	20	Line Post (4x4)

ITEM #	DESCRIPTION	ITEM #	DESCRIPTION
21	Gate Post (4x4)	31	Line Post (4x4)
22	Gate Post (4x4)	32	Line Post (4x4)
23	Gate Post (4x4)	33	Line Post (4x4)
24	Gate Post (4x4)	34	Line Post (4x4)
25	Gate Post (4x4)	35	Line Post (4x4)
26	Gate Post (4x4)	36	Line Post (4x4)
27	Gate Post (4x4)	37	Line Post (4x4)
28	Gate Post (4x4)	38	Line Post (4x4)
29	Gate Post (4x4)	39	Line Post (4x4)
30	Gate Post (4x4)	40	Line Post (4x4)

ITEM #	DESCRIPTION	ITEM #	DESCRIPTION
41	Gate Post (4x4)	51	Line Post (4x4)
42	Gate Post (4x4)	52	Line Post (4x4)
43	Gate Post (4x4)	53	Line Post (4x4)
44	Gate Post (4x4)	54	Line Post (4x4)
45	Gate Post (4x4)	55	Line Post (4x4)
46	Gate Post (4x4)	56	Line Post (4x4)
47	Gate Post (4x4)	57	Line Post (4x4)
48	Gate Post (4x4)	58	Line Post (4x4)
49	Gate Post (4x4)	59	Line Post (4x4)
50	Gate Post (4x4)	60	Line Post (4x4)

ITEM #	DESCRIPTION	ITEM #	DESCRIPTION
61	Gate Post (4x4)	71	Line Post (4x4)
62	Gate Post (4x4)	72	Line Post (4x4)
63	Gate Post (4x4)	73	Line Post (4x4)
64	Gate Post (4x4)	74	Line Post (4x4)
65	Gate Post (4x4)	75	Line Post (4x4)
66	Gate Post (4x4)	76	Line Post (4x4)
67	Gate Post (4x4)	77	Line Post (4x4)
68	Gate Post (4x4)	78	Line Post (4x4)
69	Gate Post (4x4)	79	Line Post (4x4)
70	Gate Post (4x4)	80	Line Post (4x4)

ITEM #	DESCRIPTION	ITEM #	DESCRIPTION
81	Gate Post (4x4)	91	Line Post (4x4)
82	Gate Post (4x4)	92	Line Post (4x4)
83	Gate Post (4x4)	93	Line Post (4x4)
84	Gate Post (4x4)	94	Line Post (4x4)
85	Gate Post (4x4)	95	Line Post (4x4)
86	Gate Post (4x4)	96	Line Post (4x4)
87	Gate Post (4x4)	97	Line Post (4x4)
88	Gate Post (4x4)	98	Line Post (4x4)
89	Gate Post (4x4)	99	Line Post (4x4)
90	Gate Post (4x4)	100	Line Post (4x4)

ITEM #	DESCRIPTION	ITEM #	DESCRIPTION
101	Gate Post (4x4)	111	Line Post (4x4)
102	Gate Post (4x4)	112	Line Post (4x4)
103	Gate Post (4x4)	113	Line Post (4x4)
104	Gate Post (4x4)	114	Line Post (4x4)
105	Gate Post (4x4)	115	Line Post (4x4)
106	Gate Post (4x4)	116	Line Post (4x4)
107	Gate Post (4x4)	117	Line Post (4x4)
108	Gate Post (4x4)	118	Line Post (4x4)
109	Gate Post (4x4)	119	Line Post (4x4)
110	Gate Post (4x4)	120	Line Post (4x4)

ITEM #	DESCRIPTION	ITEM #	DESCRIPTION
121	Gate Post (4x4)	131	Line Post (4x4)
122	Gate Post (4x4)	132	Line Post (4x4)
123	Gate Post (4x4)	133	Line Post (4x4)
124	Gate Post (4x4)	134	Line Post (4x4)
125	Gate Post (4x4)	135	Line Post (4x4)
126	Gate Post (4x4)	136	Line Post (4x4)
127	Gate Post (4x4)	137	Line Post (4x4)
128	Gate Post (4x4)	138	Line Post (4x4)
129	Gate Post (4x4)	139	Line Post (4x4)
130	Gate Post (4x4)	140	Line Post (4x4)

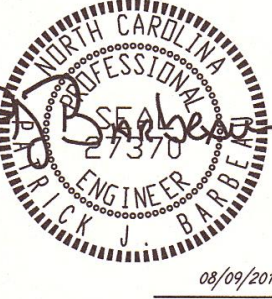
DETAILS

C 7.0

DRAWN BY: PJBORBEAU CHECKED BY: EVOROV

ADDRESS: 1000 NORTONBRIDGE ROAD, RALEIGH, NC 27603 EMAIL: pjb@borbeau@gmail.com Phone: 919.796.2651

CAROLINA LAND DEVELOPMENT



CAROLINA LAND DEVELOPMENT GROUP, INC.
1000 NORTONBRIDGE ROAD, RALEIGH, N.C. 27603
PHONE: 919.796.2651 EMAIL: PJBORBEAU@GMAIL.COM

GATEHOUSE SELF-STORAGE
12984 U.S. 70 HIGHWAY WEST
JOHNSTON, NC 27644

TOWN OF CLAYTON PROJECT #:
2016-31-SP

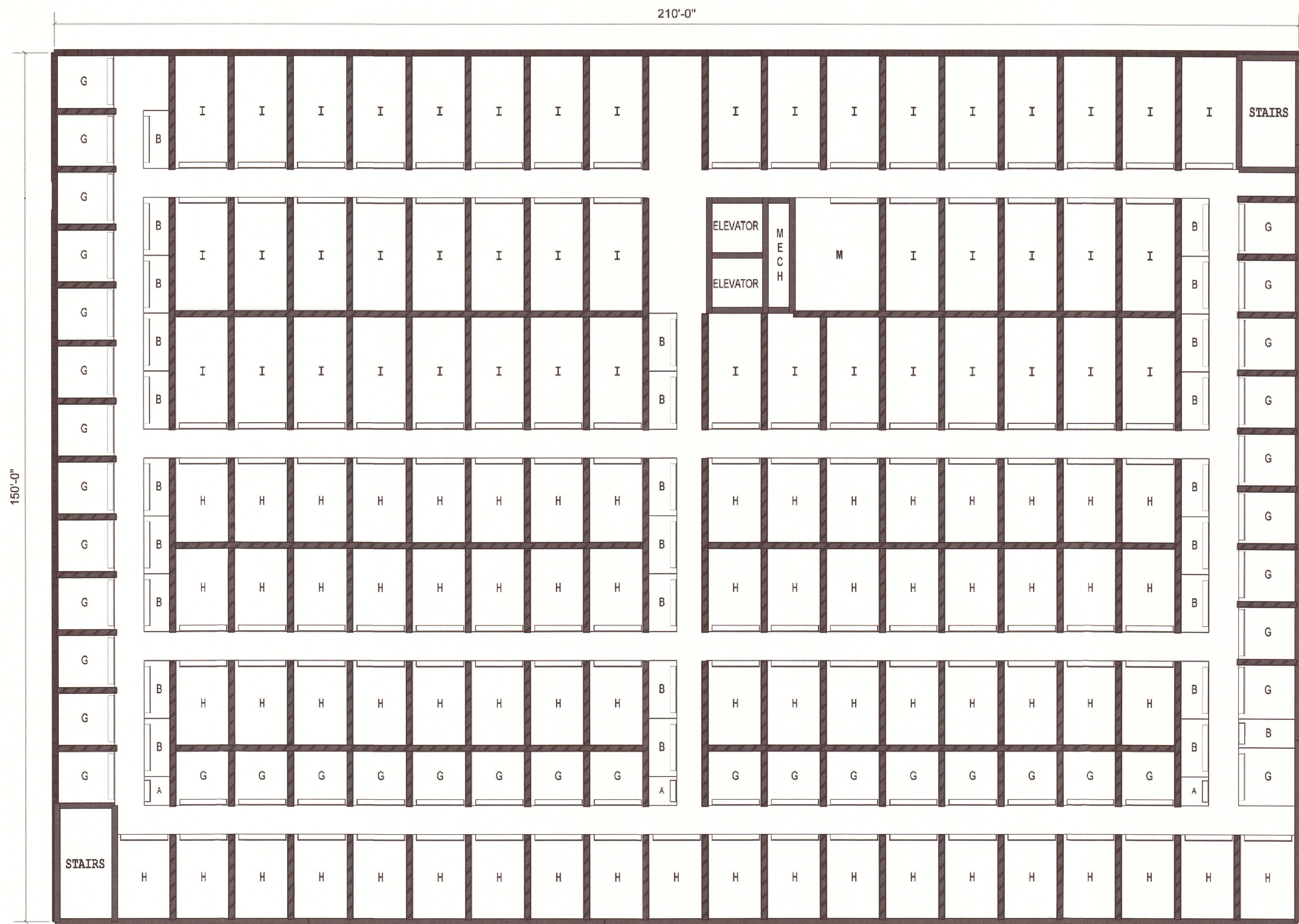
REVISIONS

DATE: ISSUED FOR:

PLAN TYPE

PLAN SHEET

SHEET NO.



BASEMENT
floor plan
SCALE: 1/8" = 1'-0"

01

akai

ARCHITECT
KURMASKIE
ASSOCIATES,
INC.

1030 Washington St.
Raleigh, NC 27605
Phone: 919-846-1600
Fax: 919-846-9404
ARCHITECTSKT.COM

THE DRAWINGS AND DESIGN SHOWN ARE THE PROPERTY
OF ARCHITECT KURMASKIE ASSOCIATES, INC. THE
REPRODUCTION OR USE OF THIS PROPERTY WITHOUT THE
WRITTEN CONSENT FROM THE ARCHITECT IS PROHIBITED
AND ANY INFRINGEMENT OF THESE RIGHTS IS SUBJECT TO
LEGAL ACTION.

COPYRIGHT 2016 AKAI
(ARCHITECT KURMASKIE ASSOCIATES INC.)

PRELIMINARY
NOT FOR
CONSTRUCTION

2016-31-SP
GATEHOUSE
SELF-STORAGE
HIGHWAY 70
CLAYTON, NC

Project Reference Numbers

Architect's Project No. 150047
Drawn By: TM & SZ

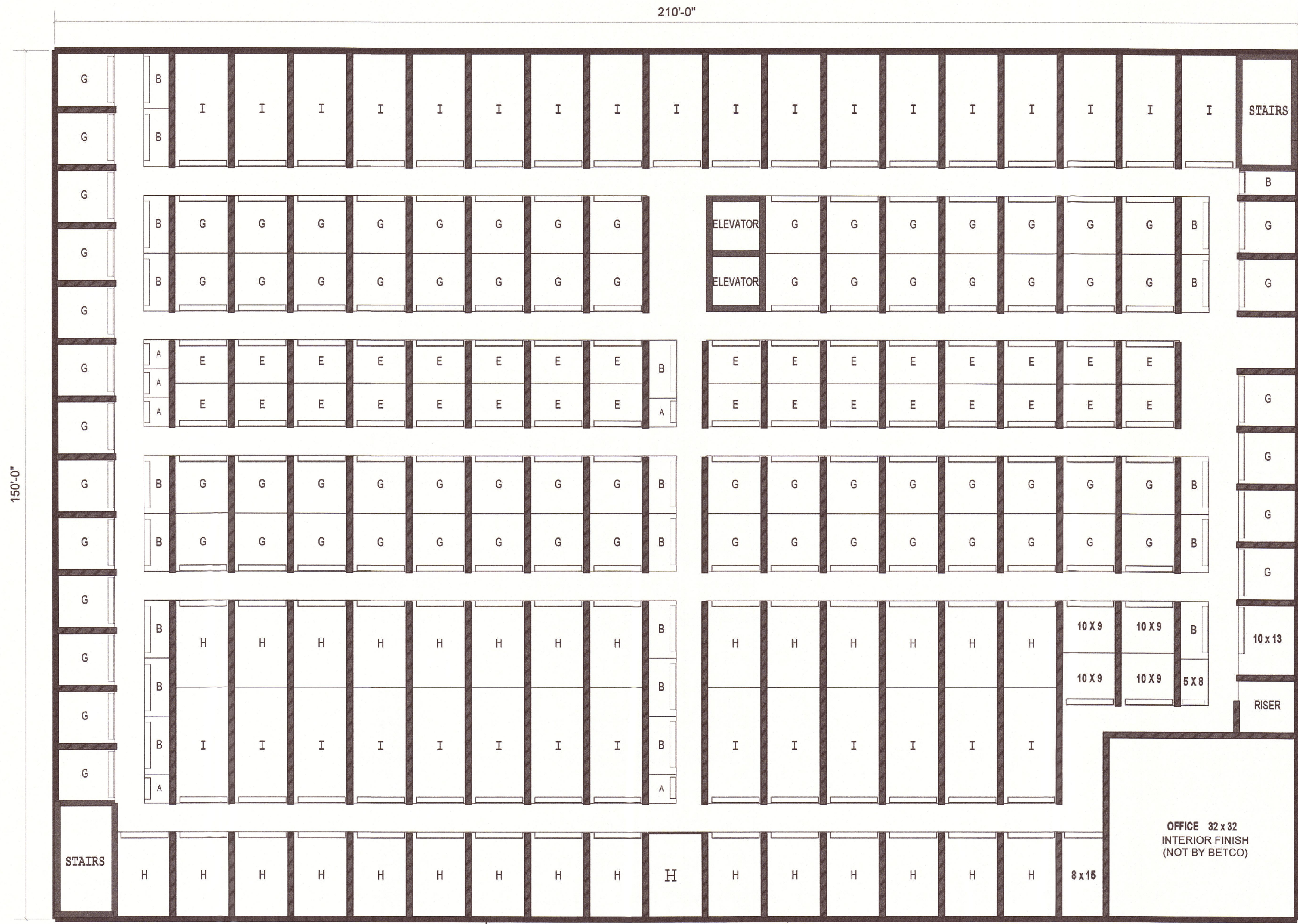
REVISIONS

DATES	
PHASE	ISSUED
TOWN OF CLAYTON	02/01/2016
TOWN OF CLAYTON	02/29/2016
TOWN OF CLAYTON	04/04/2016

BASEMENT
FLOOR PLAN

SHEET NUMBER

A1.1



MAIN FLOOR
floor plan
SCALE : 1/8" = 1'-0"

01



ARCHITECT
KURMASKIE
ASSOCIATES,
INC.

1030 Washington St.
Raleigh, NC 27605
Phone: 919-846-1600
Fax: 919-846-9404
ARCHITECTSKT.COM

THE DRAWINGS AND DESIGN SHOWN ARE THE PROPERTY
OF ARCHITECT KURMASKIE ASSOCIATES, INC. THE
REPRODUCTION OR USE OF THIS PROPERTY WITHOUT THE
WRITTEN CONSENT FROM THE ARCHITECT IS PROHIBITED,
AND ANY INFRINGEMENT OF THESE RIGHTS IS SUBJECT TO
LEGAL ACTION.

COPYRIGHT 2016 AKAI
(ARCHITECT KURMASKIE ASSOCIATES INC.)

PRELIMINARY
NOT FOR
CONSTRUCTION

2016-31-SP
GATEHOUSE
SELF-STORAGE
HIGHWAY 70
CLAYTON, NC

Project Reference Numbers

Architect's Project No. 150047
Drawn By : TM & SZ

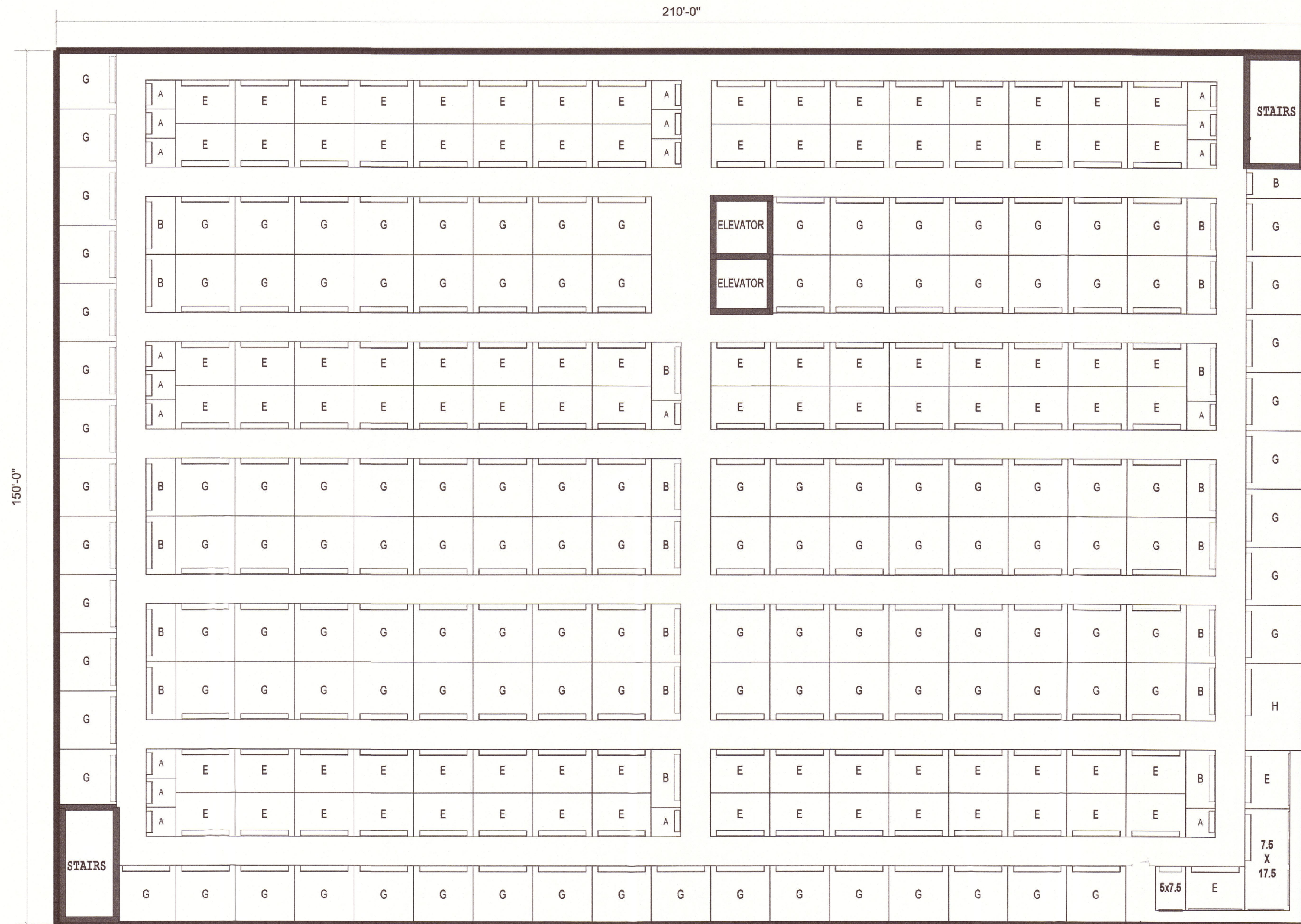
REVISIONS

DATES	
PHASE	ISSUED
TOWN OF CLAYTON	02/01/2016
TOWN OF CLAYTON	02/29/2016
TOWN OF CLAYTON	04/04/2016

MAIN FLOOR
FLOOR PLAN

SHEET NUMBER

A1.2



TOP FLOOR
floor plan
SCALE: 1/8" = 1'-0"

01



ARCHITECT
KURMASKIE
ASSOCIATES,
INC.

1030 Washington St.
Raleigh, NC 27605
Phone: 919-846-1600
Fax: 919-846-5004
ARCHITECTSKT.COM

THE DRAWINGS AND DESIGN SHOWN ARE THE PROPERTY
OF ARCHITECT KURMASKIE ASSOCIATES, INC. THE
REPRODUCTION OR USE OF THIS PROPERTY WITHOUT THE
WRITTEN CONSENT FROM THE ARCHITECT IS PROHIBITED
AND ANY INFRINGEMENT OF THESE RIGHTS IS SUBJECT TO
LEGAL ACTION.
COPYRIGHT 2016 akai
(ARCHITECT KURMASKIE ASSOCIATES INC.)

PRELIMINARY
NOT FOR
CONSTRUCTION

2016-31-SP
GATEHOUSE
SELF-STORAGE
HIGHWAY 70
CLAYTON, NC

Project Reference Numbers

Architect's Project No. 150047
Drawn By: TM & SZ

REVISIONS

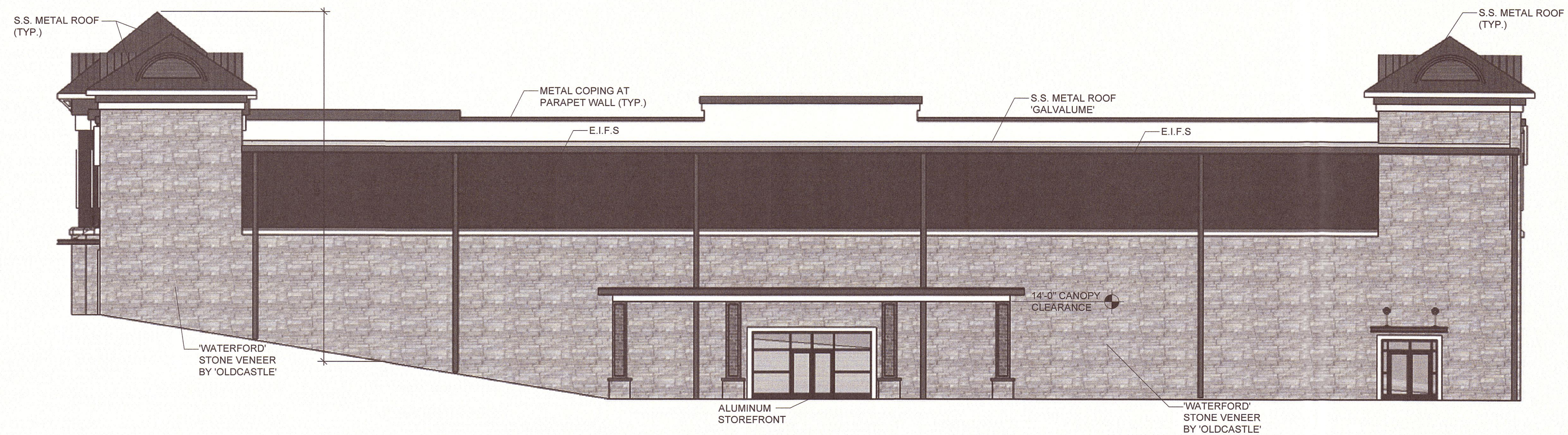
DATES

PHASE	ISSUED
TOWN OF CLAYTON	02/01/2016
TOWN OF CLAYTON	02/29/2016
TOWN OF CLAYTON	04/04/2016

TOP FLOOR
FLOOR PLAN

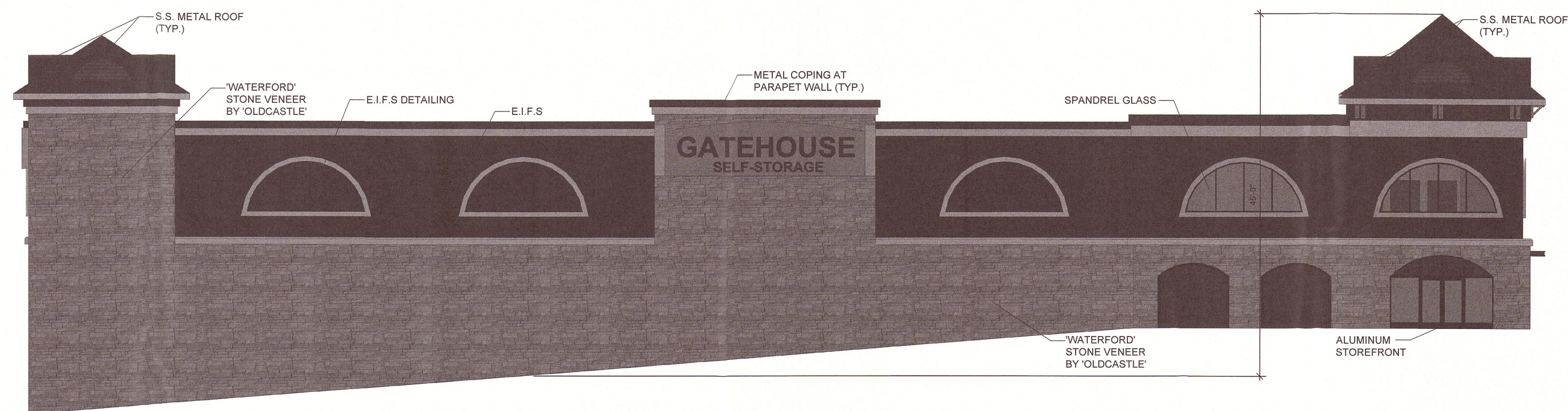
SHEET NUMBER

A1.3



REAR
elevation
SCALE : N.T.S.

02



FRONT
elevation
SCALE : N.T.S.

01

akai

ARCHITECT
KURMASKIE
ASSOCIATES,
INC.

1030 Washington St.
Raleigh, NC 27605
Phone: 919-346-1600
Fax: 919-346-9404
ARCHITECTSKT.COM

THE DRAWINGS AND DESIGN SHOWN ARE THE PROPERTY
OF ARCHITECT KURMASKIE ASSOCIATES, INC. THE
REPRODUCTION OR USE OF THIS PROPERTY WITHOUT THE
WRITTEN CONSENT FROM THE ARCHITECT IS PROHIBITED,
AND ANY INFRINGEMENT OF THESE RIGHTS IS SUBJECT TO
LEGAL ACTION.

COPYRIGHT 2016 AKAI
(ARCHITECT KURMASKIE ASSOCIATES INC.)

PRELIMINARY
NOT FOR
CONSTRUCTION

2016-31-SP
GATEHOUSE
SELF-STORAGE
HIGHWAY 70
CLAYTON, NC

Project Reference Numbers

Architect's Project No. 150047
Drawn By : TM & SZ

REVISIONS

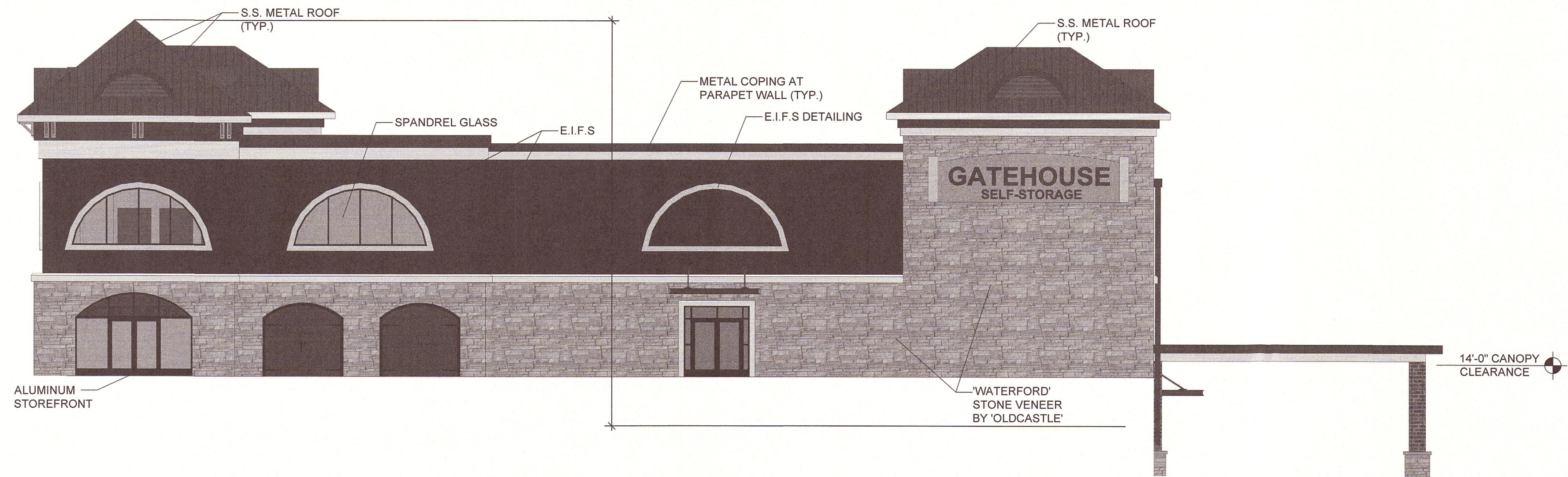
DATES

PHASE	ISSUED
TOWN OF CLAYTON	02/01/2016
TOWN OF CLAYTON	02/29/2016
TOWN OF CLAYTON	04/04/2016

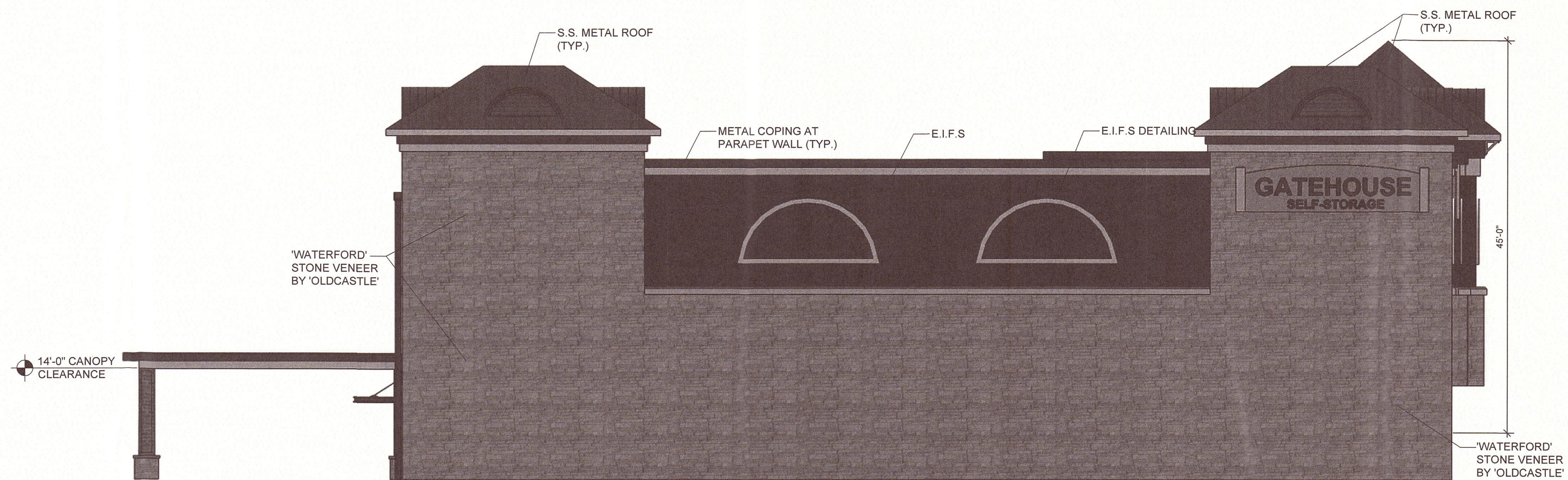
FRONT & REAR
ELEVATIONS

SHEET NUMBER

A2.1



RIGHT
elevation
SCALE : 1/8" = 1'-0"
02



LEFT
elevation
SCALE : 1/8" = 1'-0"
01

akai

ARCHITECT
KURMASKIE
ASSOCIATES,
INC.

1030 Washington St.
Raleigh, NC 27605
Phone: 919-846-1600
Fax: 919-846-5404
ARCHITECTSKT.COM

THE DRAWINGS AND DESIGN SHOWN ARE THE PROPERTY
OF ARCHITECT KURMASKIE ASSOCIATES, INC. THE
REPRODUCTION OR USE OF THIS PROPERTY WITHOUT THE
WRITTEN CONSENT FROM THE ARCHITECT IS PROHIBITED,
AND ANY INFRINGEMENT OF THESE RIGHTS IS SUBJECT TO
LEGAL ACTION.
COPYRIGHT 2016 AKAI
(ARCHITECT KURMASKIE ASSOCIATES INC.)

PRELIMINARY
NOT FOR
CONSTRUCTION

2016-31-SP
GATEHOUSE
SELF-STORAGE
HIGHWAY 70
CLAYTON, NC

Project Reference Numbers

Architect's Project No. 150047
Drawn By : TM & SZ

REVISIONS

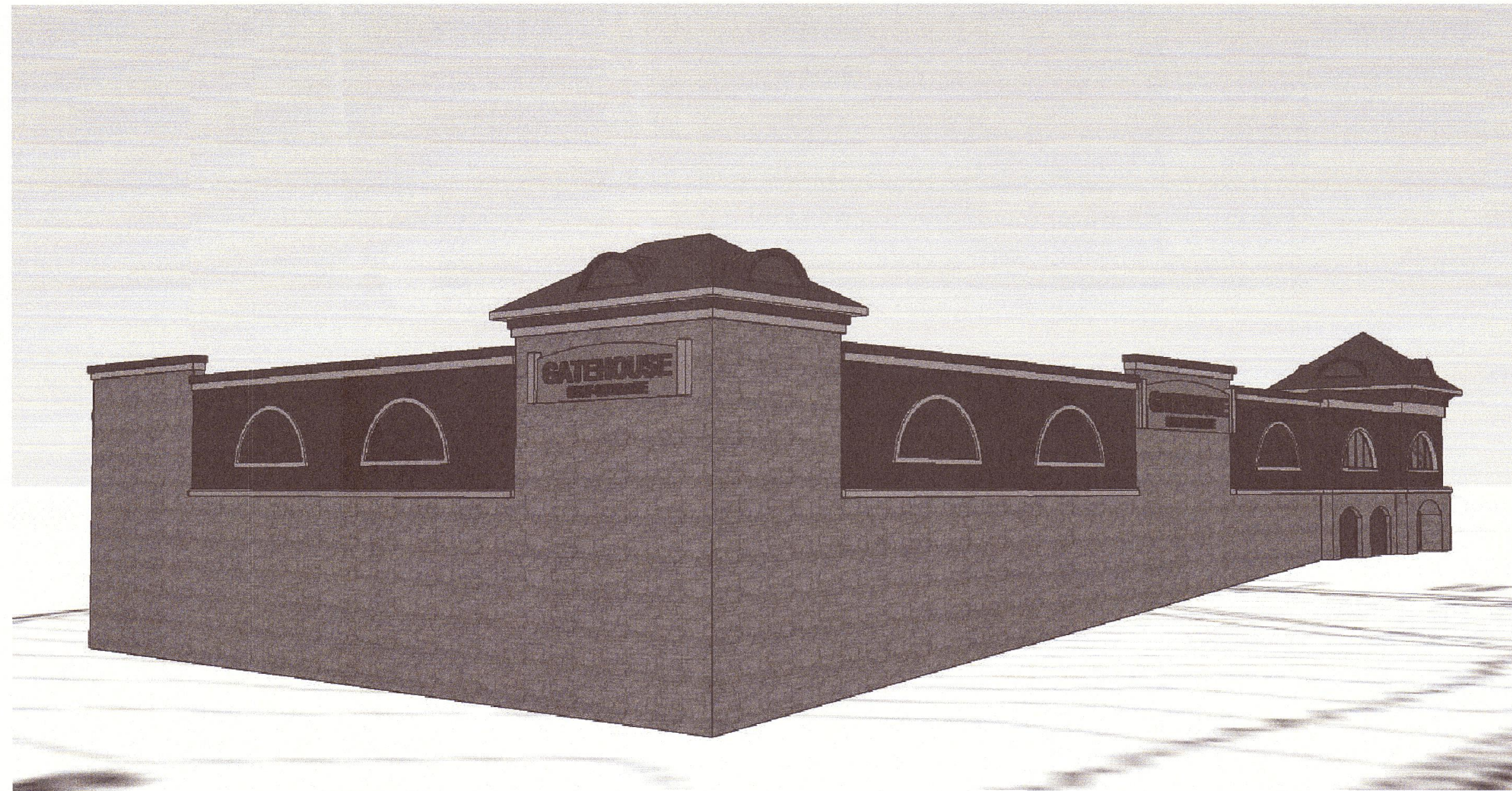
DATES

PHASE	ISSUED
TOWN OF CLAYTON	02/01/2016
TOWN OF CLAYTON	02/29/2016
TOWN OF CLAYTON	04/04/2016

RIGHT & LEFT
ELEVATIONS

SHEET NUMBER

A2.2



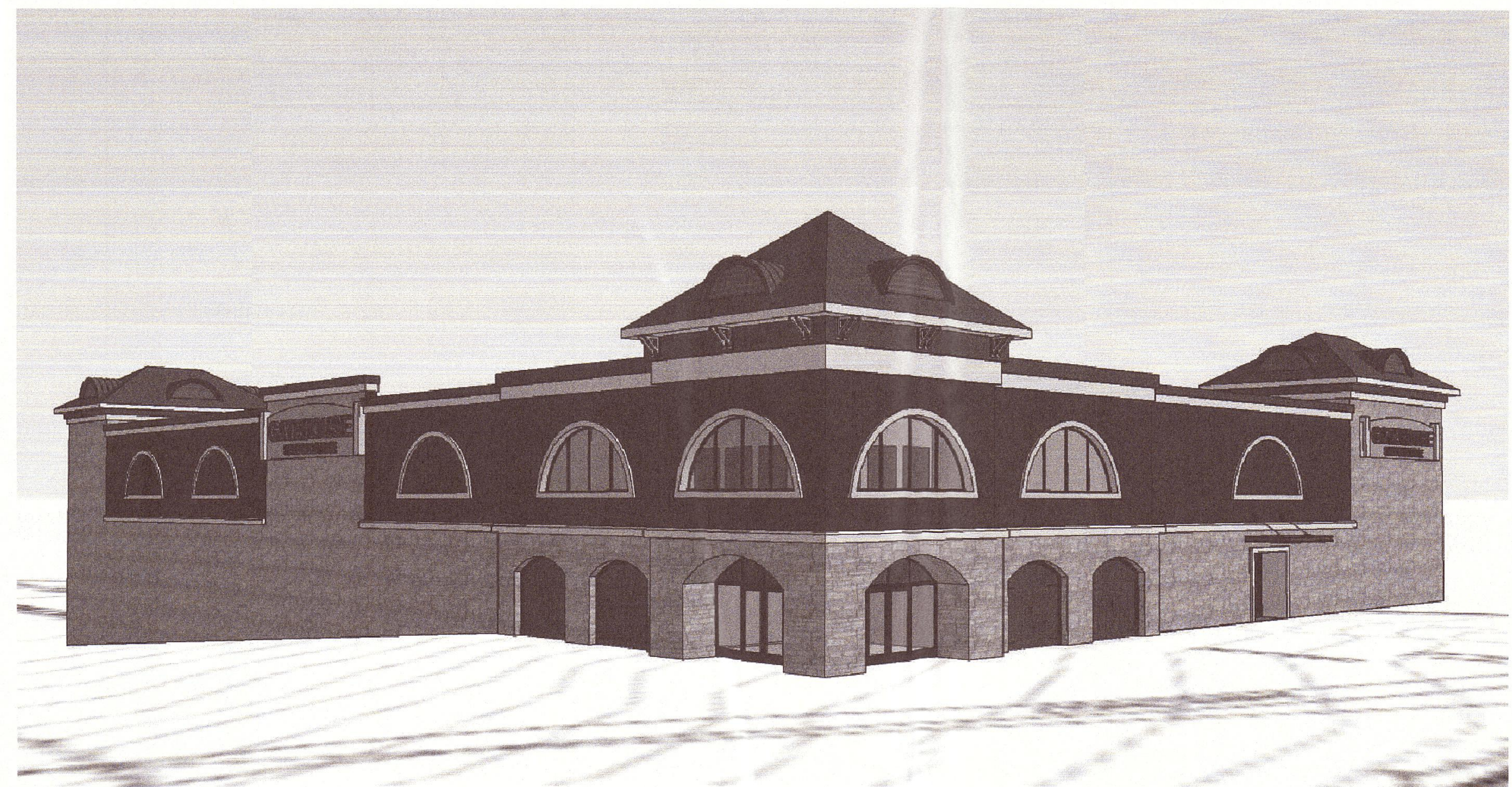
CONCEPTUAL
rendering
SCALE: N.T.S. **04**



CONCEPTUAL
rendering
SCALE: N.T.S. **03**



CONCEPTUAL
rendering
SCALE: N.T.S. **02**



CONCEPTUAL
rendering
SCALE: N.T.S. **01**

akai

ARCHITECT
KURMASKIE
ASSOCIATES,
INC.

1030 Washington St.
Raleigh, NC 27605
Phone: 919-846-1600
Fax: 919-846-9404
ARCHITECTSKT.COM

THE DRAWINGS AND DESIGN SHOWN ARE THE PROPERTY
OF ARCHITECT KURMASKIE ASSOCIATES, INC. THE
REPRODUCTION OR USE OF THIS PROPERTY WITHOUT THE
WRITTEN CONSENT FROM THE ARCHITECT IS PROHIBITED.
AND ANY INFRINGEMENT OF THESE RIGHTS IS SUBJECT TO
LEGAL ACTION.

COPYRIGHT 2016 AKAI
(ARCHITECT KURMASKIE ASSOCIATES INC.)

PRELIMINARY
NOT FOR
CONSTRUCTION

2016-31-SP
GATEHOUSE
SELF-STORAGE
HIGHWAY 70
CLAYTON, NC

Project Reference Numbers

Architect's Project No. 150047
Drawn By: TM & SZ

REVISIONS

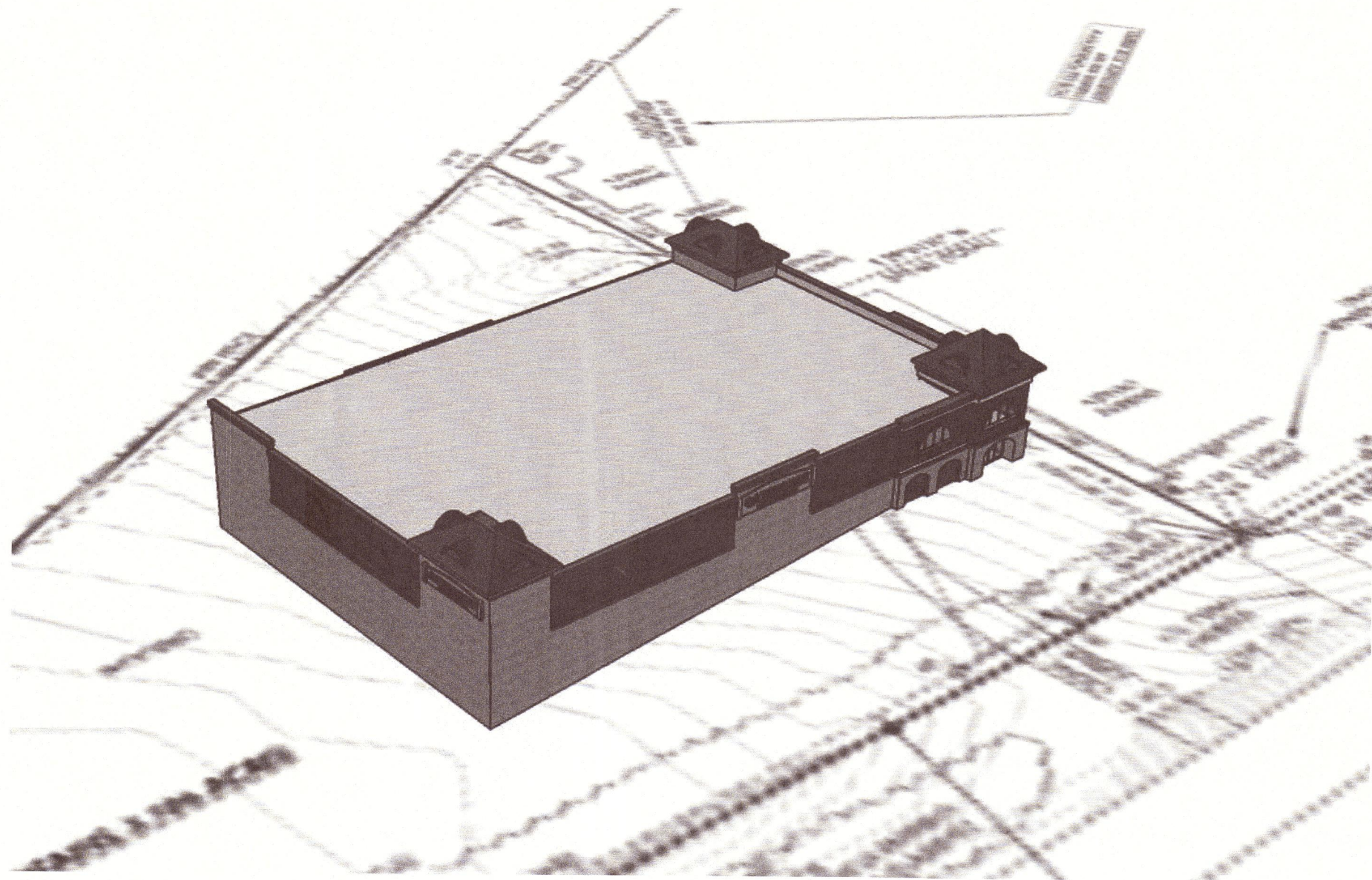
DATES

PHASE	ISSUED
TOWN OF CLAYTON	02/01/2016
TOWN OF CLAYTON	02/29/2016
TOWN OF CLAYTON	04/04/2016

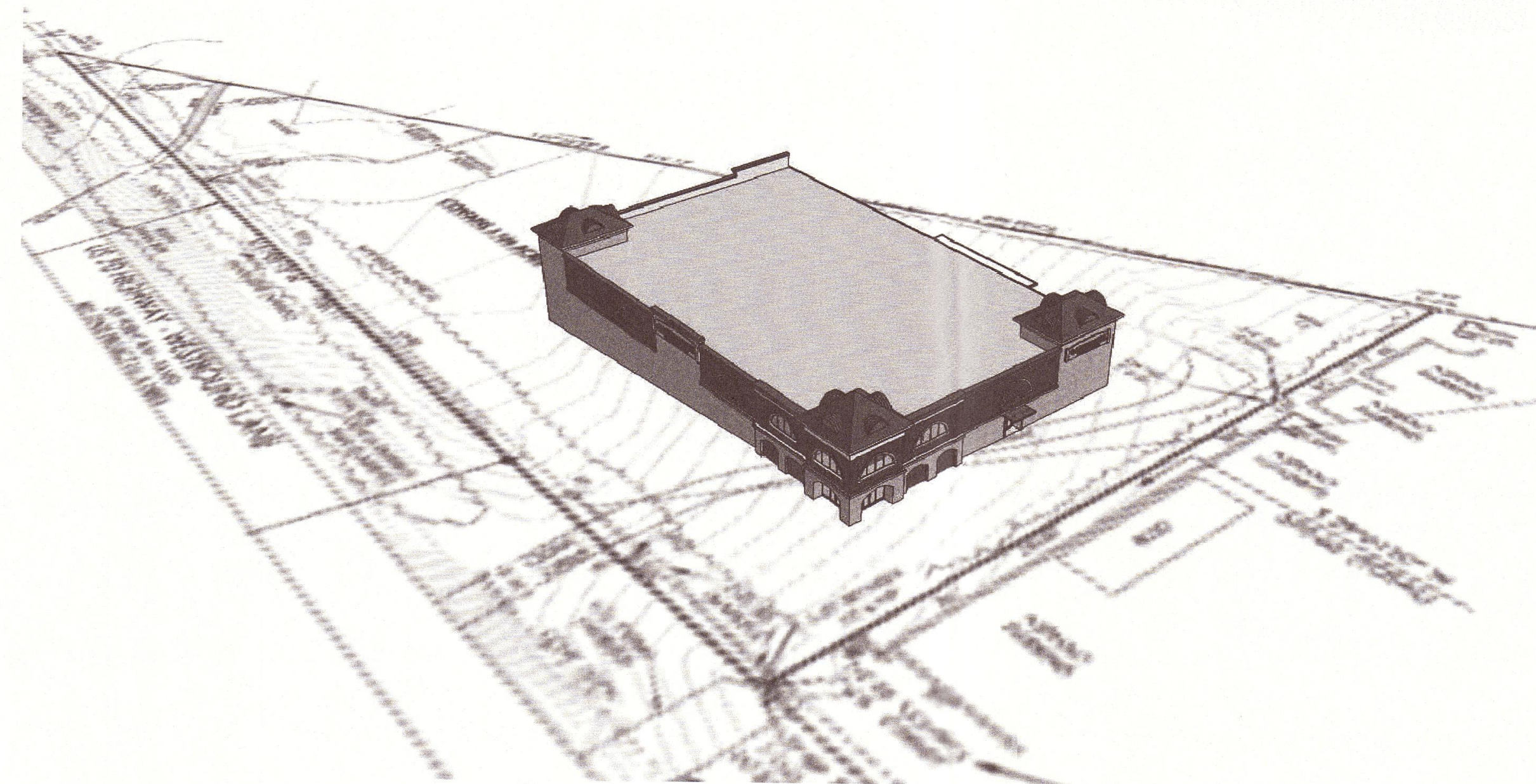
CONCEPTUAL
RENDERINGS

SHEET NUMBER

A3.1



CONCEPTUAL
rendering
SCALE: N.T.S. **04**



CONCEPTUAL
rendering
SCALE: N.T.S. **03**



CONCEPTUAL
rendering
SCALE: N.T.S. **02**



CONCEPTUAL
rendering
SCALE: N.T.S. **01**

akai

ARCHITECT
KURMASKIE
ASSOCIATES,
INC.

1030 Washington St.
Raleigh, NC 27605
Phone: 919-846-1600
Fax: 919-846-5604
ARCHITECTSKT.COM

THE DRAWINGS AND DESIGN SHOWN ARE THE PROPERTY
OF ARCHITECT KURMASKIE ASSOCIATES, INC. THE
REPRODUCTION OR USE OF THIS PROPERTY WITHOUT THE
WRITTEN CONSENT FROM THE ARCHITECT IS PROHIBITED
AND ANY INFRINGEMENT OF THESE RIGHTS IS SUBJECT TO
LEGAL ACTION.

COPYRIGHT 2016 AKAI
(ARCHITECT KURMASKIE ASSOCIATES INC.)

PRELIMINARY
NOT FOR
CONSTRUCTION

2016-31-SP
GATEHOUSE
SELF-STORAGE
HIGHWAY 70
CLAYTON, NC

Project Reference Numbers

Architect's Project No. 150047
Drawn By: TM & SZ

REVISIONS

DATES

PHASE	ISSUED
TOWN OF CLAYTON	02/01/2016
TOWN OF CLAYTON	02/29/2016
TOWN OF CLAYTON	04/04/2016

CONCEPTUAL
RENDERINGS

SHEET NUMBER

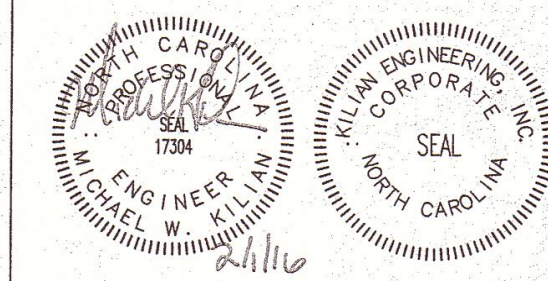
A3.2



ARCHITECT
KURMASKIE
ASSOCIATES,
INC.

1030 Washington Street
Raleigh, NC 27603
Phone: 919-846-1600
Fax: 919-846-9404
ARCHITECTSKY.COM

**Kilian
Engineering
Inc.**
Michael W. Kilian, P.E.
Professional Engineer
License No. 17291
Electrical & Fire Alarm
www.kilianengineering.com
12304 U.S. 70 Highway West
Clayton, North Carolina 27520



SITE LIGHTING
CLAYTON STORAGE FACILITY
12304 U.S. 70 HIGHWAY WEST
CLAYTON, NORTH CAROLINA 27520
JOHNSTON COUNTY

Project Reference Numbers
Engineer's Project No. 16026
Architect's Project No.
Drawn By: CL

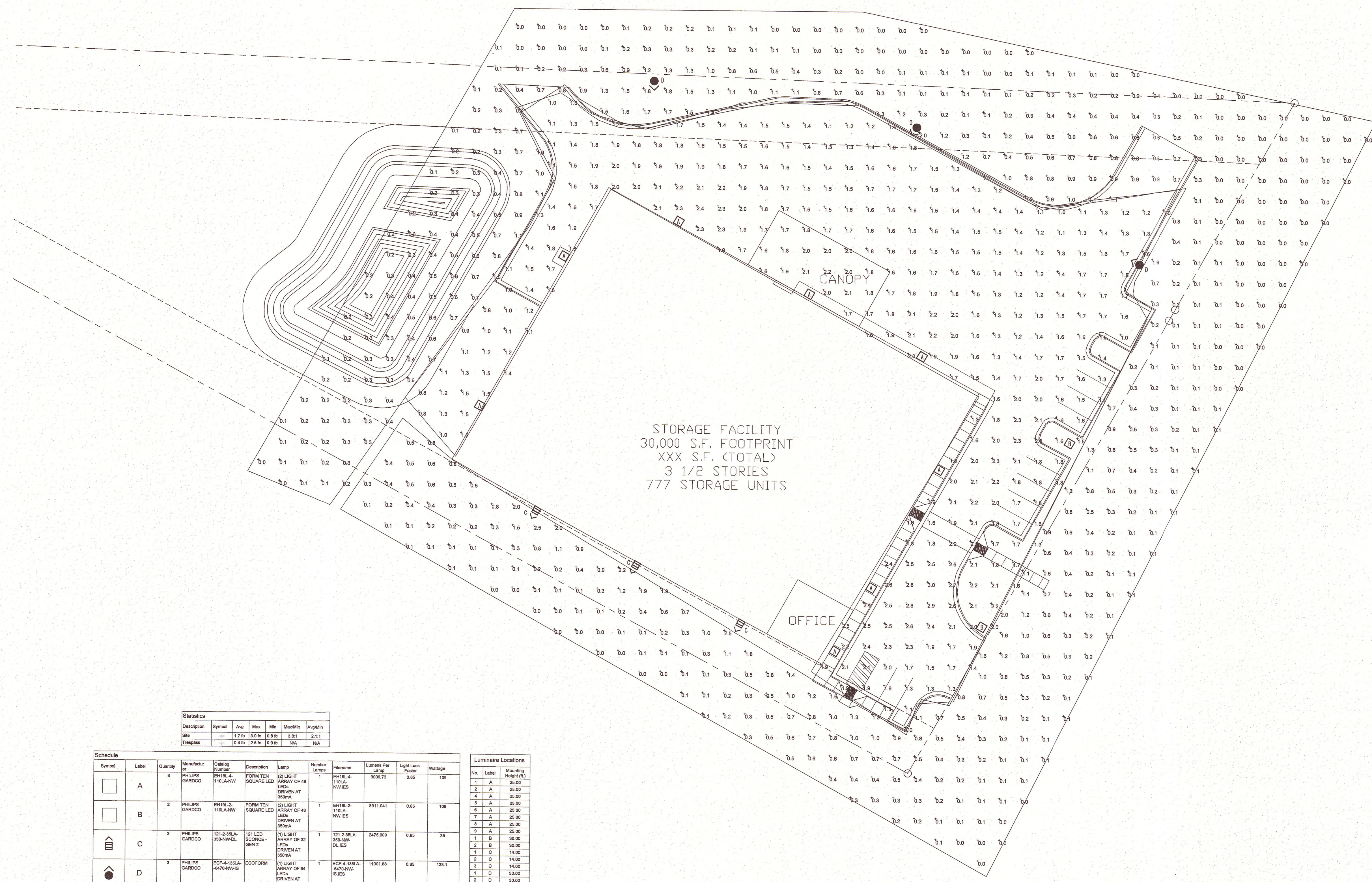
REVISIONS

DATES
PHASE ISSUED
PERMIT 2-01-2016

DRAWING TITLE
SITE LIGHTING PHOTOMETRICS

SHEET NUMBER

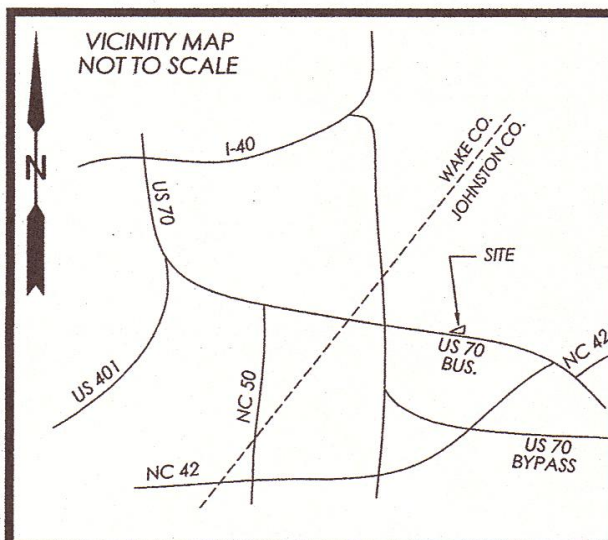
E1



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	1.7 fc	3.0 fc	0.8 fc	3.8:1	2.1:1
Treepass	+	0.4 fc	2.5 fc	0.0 fc	N/A	N/A

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Fluorescent	Lumens Per Lamp	Light Loss Factor	Wattage
A		8	PHILIPS GARDCO	EH19L-4-110LA-NW	FORM TEN SQUARE LED	(2) LIGHT ARRAY OF 48 LEDS DRIVEN AT 350mA	1	EH19L-4-110LA-NW-ES	9000 T9	0.85	100
B		2	PHILIPS GARDCO	EH19L-3-110LA-NW	FORM TEN SQUARE LED	(2) LIGHT ARRAY OF 48 LEDS DRIVEN AT 350mA	1	EH19L-3-110LA-NW-ES	8911.041	0.85	100
C		3	PHILIPS GARDCO	121-2-38LA-385-NWCL-GEN 2	121 LED SQUARE LED	(1) LIGHT ARRAY OF 32 LEDS DRIVEN AT 350mA	1	121-2-38LA-385-NWCL-ES	2475.099	0.85	35
D		3	PHILIPS GARDCO	ECF-4-138LA-4475-NWIS	ECOFORM	(1) LIGHT ARRAY OF 84 LEDS DRIVEN AT 700mA	1	ECF-4-138LA-4475-NWIS-ES	11001.88	0.85	138.1

Luminaire Locations		
No.	Label	Mounting Height (ft)
1	A	25.00
2	A	25.00
3	A	25.00
4	A	25.00
5	A	25.00
6	A	25.00
7	A	25.00
8	A	25.00
9	A	25.00
10	A	25.00
11	B	30.00
12	B	30.00
13	C	14.00
14	C	14.00
15	C	14.00
16	D	30.00
17	D	30.00
18	D	30.00



LEGEND	
---	LINE SURVEYED (SUBJECT PROPERTY)
---	OTHER LINES SURVEYED (EX.: TIE LINES)
---	LINE NOT SURVEYED
---	RIGHT-OF-WAY LINE
---	CENTERLINE OF ROAD
EIP	EXISTING IRON PIPE FOUND
NIP	NEW IRON PIPE SET
CC	CONTROL CORNER
ES	EXISTING IRON STAKE FOUND
NS	NEW IRON STAKE SET
ECM	EXISTING CONCRETE MONUMENT FOUND
EPKN	EXISTING P.K. NAIL FOUND
ECS	EXISTING COTTON SPINDLE FOUND
R/W	RIGHT-OF-WAY
DB	DEED BOOK
PG	PAGE
PP	EXISTING POWER POLE
OHEL	EXISTING OVERHEAD ELECTRICAL LINE
CP	COMPUTED POINT
EX. MAG	EXISTING MAG NAIL FOUND
MAG	NEW MAG NAIL SET
A. G.	ABOVE GROUND
U. G.	UNDERGROUND
RRS	NEW RAILROAD SPIKE SET
ELS	EXISTING LIGHTWOOD STAKE FOUND
EX. AM	EXISTING ALUMINUM MONUMENT FOUND
HYD	EXISTING FIRE HYDRANT
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
LP	EXISTING LIGHT POLE
MBSL	MINIMUM BUILDING SETBACK LINE
EX. RRS	EXISTING RAILROAD SPIKE FOUND
PKN	NEW P.K. NAIL SET
CM	NEW CONCRETE MONUMENT SET

NORTH CAROLINA
JOHNSON COUNTY

I, BRIAN R. LEONARD, certify that this plat was drawn under my supervision from an actual survey made under my supervision, (deed references are as shown on the face of this plat; that the boundaries not surveyed are clearly indicated as drawn from information as shown on the face of this plat; that the ratio of precision as calculated is 1:10,000+ for unadjusted field data; that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, license number and seal this 29th day of JANUARY, A. D. 2016.

B. R. Leonard Professional Land Surveyor
License Number L-4368

SURVEYORS



I, BRIAN R. LEONARD, Professional Land Surveyor certify that this survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

B. R. Leonard
BRIAN R. LEONARD, PLS
L-4368

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

Filed for Registration at _____

_____ 2016 in the Register of Deeds Office.

CRAIG OLIVE
Register of Deeds

By: _____

This Plat Recorded in Plat Book _____, Page _____

SURVEYORS DECLARATION TO WHOM IT MAY CONCERN: It is the responsibility of the present owner(s) or future owner(s) of the property shown hereon to check for any wetlands, high water table or other water conditions which may cause a portion of this property to be unusable for certain uses. No responsibility of any nature is assumed by the surveyor for any conditions which may presently exist on the property shown hereon but are unknown to the surveyor such as: Cemeteries, Family Burying Grounds, Toxic or Hazardous Waste Materials, Underground Utilities, Existing or Proposed easements or right-of-ways, etc. not shown hereon. Any utilities or features and any easements, right-of-ways or buffers associated with said utilities or features shown hereon are shown according only to what was known or visible at the time of this survey by the surveyor. This property may be subject to additional easements or right-of-ways unknown to the surveyor at this time that a complete title examination may reveal. There shall not be any construction in the area of any utilities, easements or right-of-ways without a complete title examination and additional surveying to identify the accurate widths and correct locations of record of any easements or right-of-ways. The surveyor is NOT an Attorney at Law and it is advised that the owner of this property consult with a Licensed Attorney at Law to perform a complete title examination to confirm all known encumbrances and reveal any potential encumbrances or title issues associated with this property.

FINAL PLAT FOR REVIEW PURPOSES ONLY (NOT RELEASED FOR RECORDATION)

NOTE: THE STREAM/BANCH FEATURES SHOWN HEREON APPEAR AS FEATURES ON USGS MAP ("CLAYTON, NC" 2013 & "GARNER, NC" 2013) AND/OR COUNTY SOIL SURVEY (1994 JOHNSTON COUNTY SOIL MAP, FROM COUNTY GIS SOIL MAP LAYER)

NOTE: THE RIPARIAN BUFFERS SHOWN HEREON ARE 50' FROM THE STREAM BANK ON EACH SIDE.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N61°02'13"W	101.17'
L-2	S61°09'04"E	413.43'

NOTE: THE PARCEL OR PARCELS OF LAND SHOWN HEREON HAVE NOT BEEN CHECKED FOR WETLANDS OR FLOOD HAZARD SOILS UNLESS OTHERWISE CERTIFIED OR SHOWN HEREON. THIS PARCEL IS SUBJECT TO ALL NC DEPARTMENT OF ENVIRONMENT, HEALTH AND NATURAL RESOURCES, DIVISION OF WATER QUALITY REGULATIONS AND ANY OTHER FEDERAL, STATE OR LOCAL REGULATION OF ANY NATURE. PORTIONS OF THIS PARCEL MAY CONTAIN WETLANDS.

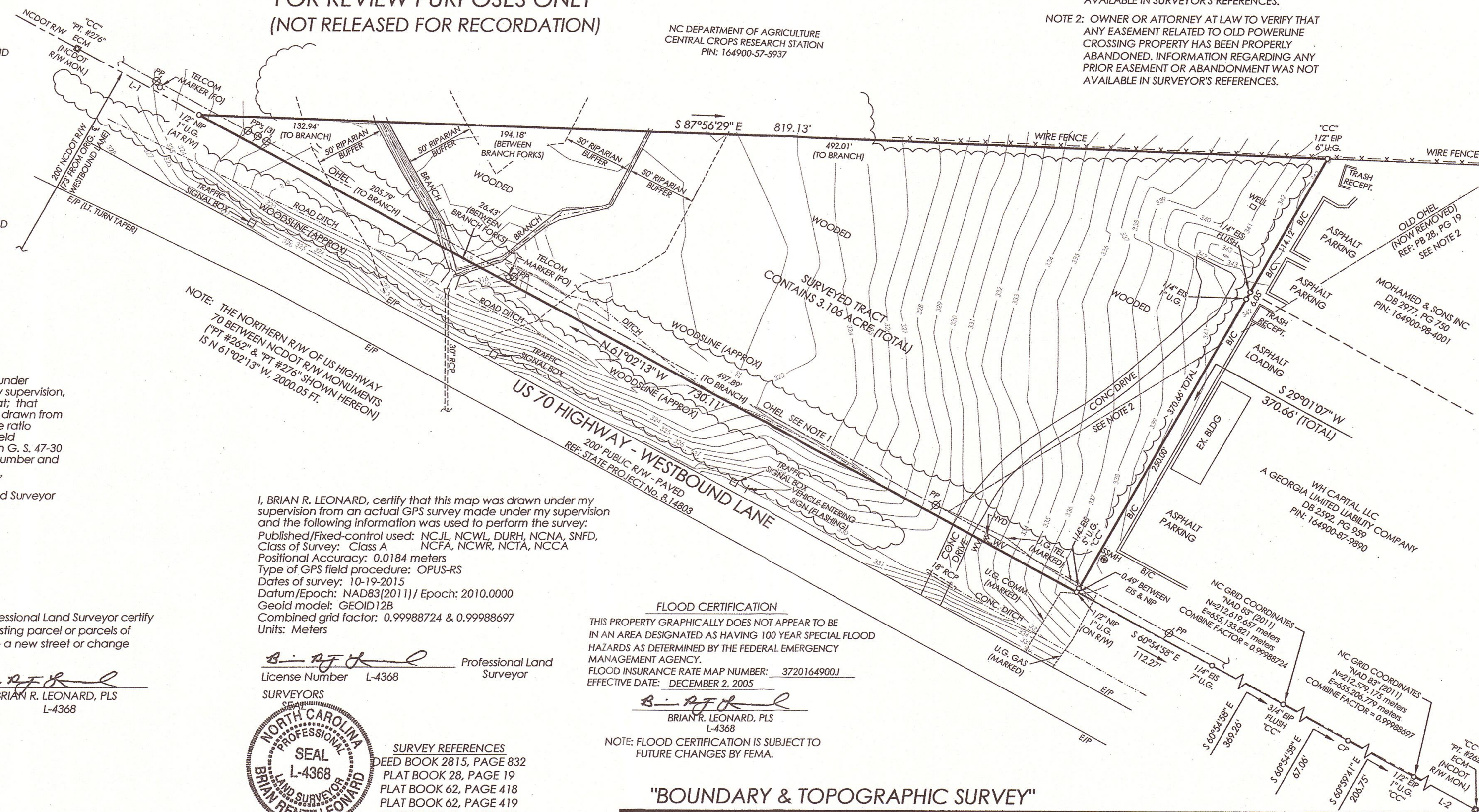
NOTE: THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS OR AGREEMENTS OF RECORD.

NOTE: PIN NUMBERS SHOWN ARE CURRENT AS OF THE DATE OF THIS SURVEY AND ARE SUBJECT TO CHANGE IN THE FUTURE.

NOTE: THE SURVEYOR DOES NOT TAKE ANY RESPONSIBILITY FOR ANY UNDERGROUND UTILITIES NOT SHOWN HEREON. THE PROPERTYOWNER IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION.

NOTE 1: OWNER OR ATTORNEY AT LAW TO VERIFY EASEMENT WIDTH FOR OVERHEAD POWERLINE ALONG US 70 RIGHT-OF-WAY. INFORMATION REGARDING THIS EASEMENT WIDTH WAS NOT AVAILABLE IN SURVEYOR'S REFERENCES.

NOTE 2: OWNER OR ATTORNEY AT LAW TO VERIFY THAT ANY EASEMENT RELATED TO OLD POWERLINE CROSSING PROPERTY HAS BEEN PROPERLY ABANDONED. INFORMATION REGARDING ANY PRIOR EASEMENT OR ABANDONMENT WAS NOT AVAILABLE IN SURVEYOR'S REFERENCES.



I, BRIAN R. LEONARD, 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: Published/Fixed-control used: NCIL, NCWL, DURH, NCNA, SNFD, Class of Survey: Class A NCFA, NCWR, NCTA, NCCA Positional Accuracy: 0.0184 meters Type of GPS field procedure: OPUS-RS Dates of survey: 10-19-2015 Datum/Epoch: NAD83(2011) / Epoch: 2010.0000 Geoid model: GEOID12B Combined grid factor: 0.99988724 & 0.99988697 Units: Meters

B. R. Leonard Professional Land Surveyor
License Number L-4368

SURVEYORS



SURVEY REFERENCES
DEED BOOK 2815, PAGE 832
PLAT BOOK 28, PAGE 19
PLAT BOOK 62, PAGE 418
PLAT BOOK 62, PAGE 419
PLAT BOOK 62, PAGE 420

ACREAGE COMPUTED BY COORDINATE METHOD
NOTE: ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET UNLESS OTHERWISE NOTED



FLOOD CERTIFICATION
THIS PROPERTY GRAPHICALLY DOES NOT APPEAR TO BE IN AN AREA DESIGNATED AS HAVING 100 YEAR SPECIAL FLOOD HAZARDS AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
FLOOD INSURANCE RATE MAP NUMBER: 3720164900J
EFFECTIVE DATE: DECEMBER 2, 2005

B. R. Leonard
BRIAN R. LEONARD, PLS
L-4368

NOTE: FLOOD CERTIFICATION IS SUBJECT TO FUTURE CHANGES BY FEMA.

"BOUNDARY & TOPOGRAPHIC SURVEY"

SURVEYED FOR		BYRD SURVEYING, P.A.	
MOJAC, LLC		PROFESSIONAL LAND SURVEYORS	
TOWNSHIP: CLAYTON	COUNTY: JOHNSTON	DATE: 1/29/16	SURVEYED BY: BRL
CITY OR TOWN: CLAYTON	STATE: NORTH CAROLINA	SCALE: 1" = 60'	DRAWN BY: BRL
ZONE:	PIN: 164900-87-7925	CHECKED & CLOSURE BY: BRL	FIELD BOOK SEE FILE
		DRAWING NO. 15-104	



MOHAMED & SONS INC.
DB 2977, PG 750
PIN: 164900-98-4001

A GEORGIA LIMITED LIABILITY COMPANY
WH CAPITAL LLC
DB 2592, PG 259
PIN: 164900-87-9890

112 E. JOHNSTON ST.
SMITHFIELD, N.C. 27577
PHONE: 919-989-9300
www.byrdsurvey.com

C-0719 © 2016