

AGENDA
CLAYTON BOARD OF ADJUSTMENT
MAY 20, 2015
6:00 P.M.
CLAYTON TOWN HALL
111 East Second Street, Clayton NC

- I. ROLL CALL**
- II. ANNOUNCEMENT OF QUORUM / VOTING MEMBERS**
- III. ADJUSTMENTS TO AGENDA**
- IV. APPROVAL OF APRIL 15, 2015 MINUTES**
- V. SWEARING IN OF PERSONS WISHING TO TESTIFY**
- VI. NEW BUSINESS**
 - A. CUP 2015-13 – Iglesia Cristiana el Cordero de Dios, Inc. – Request for approval of a Conditional Use Permit to allow a church.**
- VII. OLD BUSINESS**
- VIII. REPORTS/PUBLIC COMMENT**
- IX. ADJOURN**

**MINUTES OF THE
TOWN OF CLAYTON BOARD OF ADJUSTMENT
APRIL 15, 2015**

A regular meeting of the Town of Clayton Board of Adjustment was held on Wednesday, April 15, 2015 , at 6:00 PM in the Town Council Chambers, 111 East Second Street.

Board members present: Matt Orłowski (TL), Matt Evans (TL) [Vice Chair], Mark Helmer (TL) [Alt], Donna White (ETJ) [Chair], Bill Wenzel (ETJ) [Alt], Johnny House (ETJ).

Staff present: David DeYoung, Planning Director; Jay McLeod, Town Planner; Rebecca Powers, Clerk to Board; Jamie Schwedler, Town Attorney.

I. CALL TO ORDER:

Donna White called the meeting to order at 6:03PM.

Roll was taken.

II. ANNOUNCEMENT OF QUORUM/VOTING MEMBERS:

Donna White announces that a quorum is present.

III. ADJUSTMENTS TO THE AGENDA:

Donna White asks if there are any adjustments to the agenda. David DeYoung states that there are no adjustments to the agenda.

IV. APPROVAL OF MARCH 18, 2015 MINUTES:

Donna White states that the Board has the March 18, 2015 minutes to approve. Matt Evans motions to approve the minutes from the March 18, 2015 meeting. Michael Orłowski seconds the motion and it passes unanimously at 6:04PM.

V. SWEARING IN OF STAFF AND ALL PERSONS WISHING TO TESTIFY:

Rebecca Powers swears in David DeYoung, Jay McLeod, and Ben Proutey.

VI. NEW BUSINESS:

A. 15-06-02-VAR Clayton Animal Hospital Variance

Jay McLeod approaches the podium and introduces 15-06-02-VAR with the following PowerPoint presentation; herewith attached and incorporated into the record.



PLANNING DEPARTMENT

15-06-02-VAR
Clayton Animal Hospital Variance

Request:

- ◆ Site: 1.45 acres, office, zoned B-3
- ◆ Variance from minimum residential (50') and rear (10') setback requirements to allow an enclosed dumpster to be relocated to rear of site.

Vicinity Map

A vicinity map showing a street grid. The streets labeled include US 70 BUS HWY W, PAYETTEVILLE ST, PACE ST, BARBOUR ST, HANBY ST, and LOMBARD ST. A small green square highlights the location of the Clayton Animal Hospital site at the intersection of US 70 BUS HWY W and PAYETTEVILLE ST. A scale bar at the bottom right of the map indicates 0, 0.05, and 0.1 Miles. The North Carolina Clayton seal is in the top right corner of the slide.

PLANNING DEPARTMENT



15-06-02-VAR Clayton Animal Hospital Variance



Aerial Map



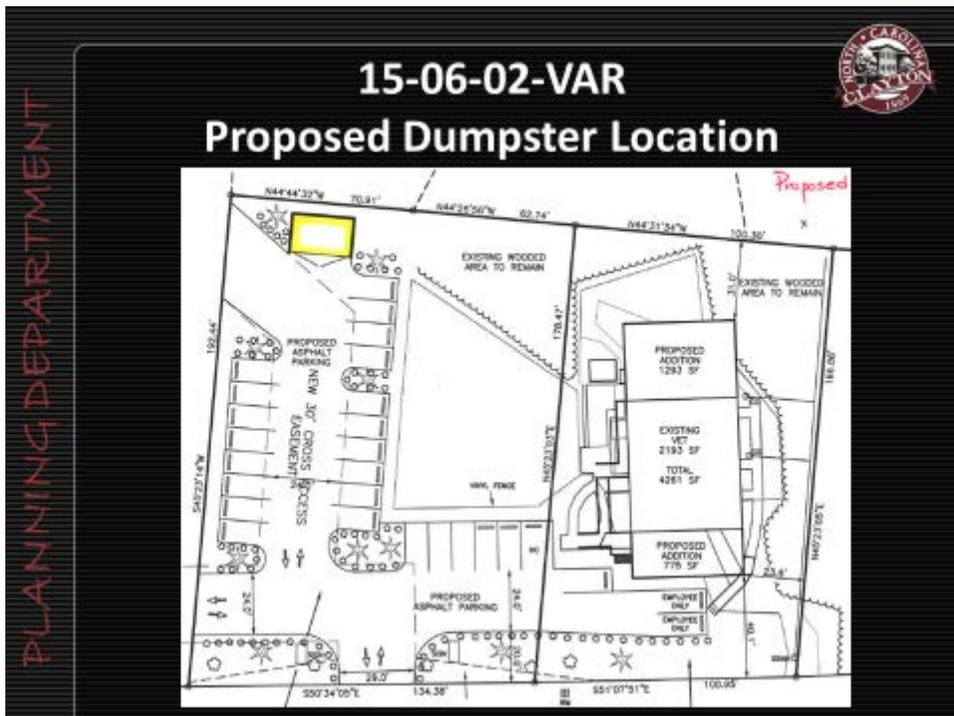
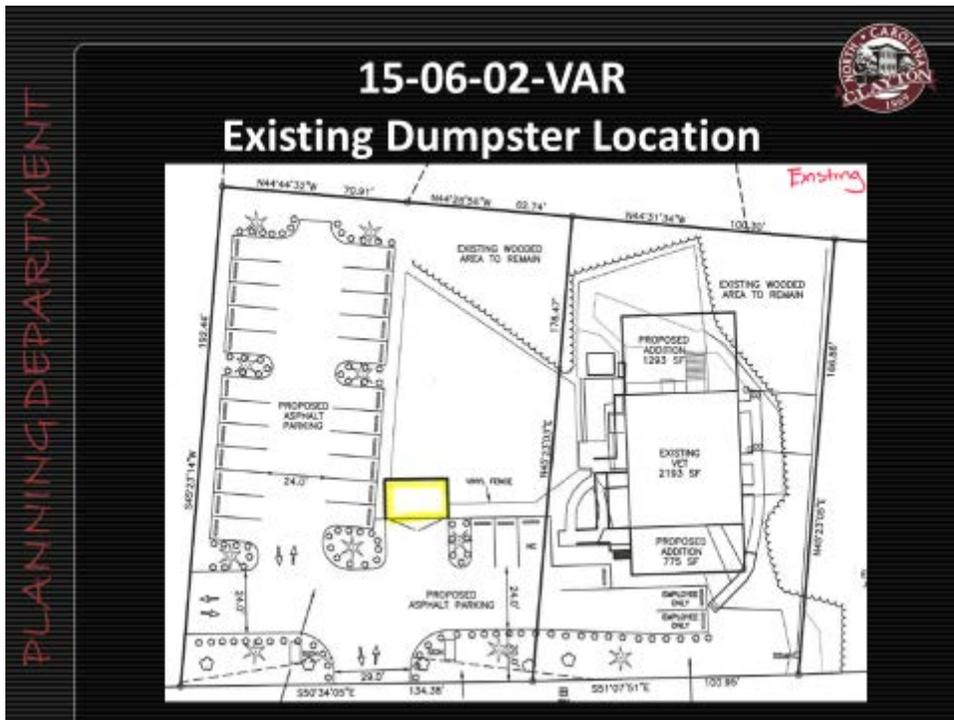
Current Zoning Map

PLANNING DEPARTMENT



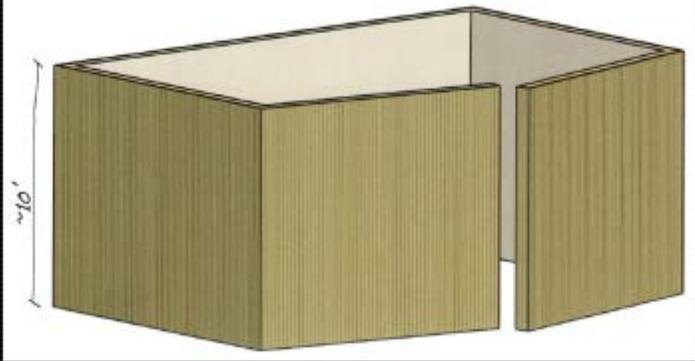
15-06-02-VAR Clayton Animal Hospital Variance

UDC Section	Requirement	Variance Request
§155.402(G) (2)(d)	All service areas shall be located a minimum of 50 feet away from any residentially-zoned property line.	Place dumpster 5 feet from rear property line, which is abutting residential (45 foot variance).
§155.308(B) (2)(c)	No accessory structure can be within 10 feet of the property line.	Place dumpster 5 feet from rear property line (5 foot variance).



PLANNING DEPARTMENT

15-06-02-VAR
Clayton Animal Hospital Variance



◆ Proposed dumpster enclosure will match building siding.



PLANNING DEPARTMENT

15-06-02-VAR
Clayton Animal Hospital Variance

◆ Applicant has addressed the four Findings of Fact

- Accepted by staff as a part of a complete application
- Made part of the public record as Exhibit “A” of the Staff Report



PLANNING DEPARTMENT

15-06-02-VAR



Clayton Animal Hospital Variance

- ◆ Staff recommends that if the Board of Adjustment reaches positive conclusions on the required findings of fact, the approval of the petition be subject to the following conditions:
 1. The dumpster shall be screened as provided in the application and in accordance with the requirements of the Unified Development Code.

PLANNING DEPARTMENT



Variance Findings of Fact

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or general public, may not be the basis for granting a variance.
3. The hardship did not result from actions taken by the applicant or property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Jay McLeod offers to answer any questions.

The applicant, Ben Proutey, approaches the podium. Ben explains that there is a bank at the back of the property that separates the animal hospital lot from the

residential properties behind it that will keep the residents from having to view the dumpster. Bill Wenzel asks what the elevation difference is. Ben answers that the bank is a bit higher than the height of the dumpster and residents would have to attempt to see over the bank in order to view the dumpster. Ben also points out that there is a white privacy fence as well. Donna White asks if the surrounding residents are aware of the variance request. Ben answers that yes, all of the residents have been informed, even those on the opposite side of NC Hwy 70.

Donna White asks the Board to deliberate. Johnny House motions to approve the variance and reads through the four findings of fact. Michael Orłowski seconds the motion. Jamie Schwedler states that there needs to be clarification in regards to the white privacy fence there is no mention of it in the variance as part of the screening. David DeYoung states that the white privacy fence was already in place and is not part of the proposed variance. Donna White continues the vote and it passes unanimously at 6:16PM.

VII. OLD BUSINESS:

Jay McLeod states that there is no old business to address tonight.

VIII. REPRORTS/COMMENTS:

Jay McLeod states that there are no other reports or public comments tonight.

IX. ADJOURN:

Matt Evans makes a motion to adjourn. Mike Orłowski seconds the motion and it passes unanimously at 6:17PM.

Duly adopted this 20th day of May 2015 while in regular session.

X

Donna White
Chair to Board of Adjustment

ATTEST:

X

Rebecca Powers
Clerk to Board of Adjustment



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

Board of Adjustment
May 20, 2015

STAFF REPORT

Application Number: CUP2015-13 (Conditional Use Permit)
Project Name: Iglesia Cristiana el Cordero de Dios, Inc.

NC PIN: 165911-66-9594
Town Limits/ETJ: ETJ
Overlay: none
Applicant: Iglesia Cristiana el Cordero de Dios, Inc. (c/o Esther Suarez)
Owners: Wanda & Dwight Adams

Neighborhood Meeting: Held March 16, 2015
Public Noticing: Property posted April 29, 2015
Mailed Notices mailed May 4, 2015
Published notice placed as required per Section 155.702(D)(2)(a) of the UDC

PROJECT LOCATION: The project is located in between the railroad tracks and West Main St, at the intersection of West Stallings St and the branching off of Old US 70 Hwy West.

REQUEST: The applicant is requesting approval of a Conditional Use Permit to allow a church.

SITE DATA:

Acreeage: 0.59 acres
Present Zoning: B-3 (Highway Business)
Existing Use: Vacant

DEVELOPMENT DATA:

Proposed Uses: Church
Buildings: One building.
Square footage: 1-story, 1,210 sq ft. with large outdoor concrete patio



Required Parking: 20 spaces + 1 bike rack.

Proposed Parking: Utilizing existing parking. One regular and one handicapped-accessible parking space in the front of building, accessed off of W Main St. Remainder of parking to be in grass lot at rear of building, accessed from W Stallings St. The grass parking area will be defined by railroad ties. Bicycle rack to be installed in the rear of building.

Access/Streets: As above.

Electric: CPL Garner electric district.

Water/Sewer: Septic system.

ADJACENT ZONING AND LAND USES:

North: Zoning: Right-Of-Way and Residential-Estate
Existing Use: Railroad tracks and single family residential

South: Zoning: Residential-Estate
Existing Use: Railroad tracks and single family residential

East: Zoning: Highway Business (B-3)
Existing Use: Vacant land with single family residential beyond

West: Zoning: Highway Business (B-3)
Existing Use: Auto shop with single family residential beyond

STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting approval of a Conditional Use Permit to operate a church at 1218 W Main St. This property is currently zoned B-3 (Highway Business) and is located in the Extra-Territorial Jurisdiction.

Parking Considerations

With a predicted capacity of 60 seats, only 20 parking spaces are required. These can be met with one handicapped-accessible parking space in the front of the building, and the remainder on a grass lot behind the building. Staff recommends that this is appropriate, provided that services occur on only two days per week. A bicycle rack will also be installed on site, as required by the Code.

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 Land Uses

The use is compatible with the surrounding uses in the area.

Landscaping and Buffering

Additional landscaping is required:

- around the formal parking spaces in the front of the building
- along the frontage of W. Main St.
- in several spots along W Stallings St.

No landscape buffer is required on the side of the site along the railroad tracks where trees and vegetation already occur.

Signs

A sign is proposed on W Main St. As of today, no sign permit has been applied for. A sign permit application will be required.

Waivers/Deviations/Variations from Code Requirements

None.

Utilities/Water/Sewer

None.

Pedestrian Access

No sidewalks or other pedestrian-specific facilities are located on site, or connect to the site.

Traffic Impact Analysis

None required.

CONSIDERATIONS:

- The Board of Adjustment approves Conditional Use Permits.

FINDINGS:

When considering a Conditional Use Permit application, The Board of Adjustment shall consider specific Findings of Fact. A Conditional 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 155.710 (G) of the UDC as part of their complete application. The applicant's Findings of Fact are incorporated into the record as an attachment to the Staff Report.

CONDITIONS:

Staff recommends that if the Board of Adjustment reaches positive conclusions on the required findings of fact, the approval of the petition be subject to the following conditions:

1. Following Board approvals, three clean copies of the Final Site Plan, with notes and landscaping, meeting the requirements of the Conditions of Approval shall be submitted to Planning Department for final approval. The site shall not be allowed to operate until after such plans are approved.
2. The type/variety of tree and shrub to be planted must be clearly identified on the Site Plan.
3. A site inspection verifying landscaping and site elements must be performed by the Planning Department and approved before the facility shall be allowed to begin operations.
4. The grassed parking area shall be completely enclosed by railroad ties or other similar wheel-stop structure.
5. Include notes on the Site Plan that read as follows:
 - a. "All landscaped areas shall be maintained in an attractive and healthy condition. Dead or diseased plantings shall be removed and replaced in a timely fashion."
 - b. "All canopy trees shall be a minimum of 8' tall at planting."
 - c. "All shrubs shall be a minimum of 12" in height at planting."
 - d. "All bare earth will be sodded or seeded".
6. The hours of operation shall be limited to two days per week.
7. This facility shall be limited to a maximum congregation of 60, based on available parking in this Conditional Use Permit.
8. Food shall not be prepared on site.
9. Any child care, school, soup kitchen/social service facility, or overnight accommodation for visiting clergy or guests are not allowed by right and will require a major site plan application.

ATTACHMENTS:

- 1) Findings of Fact
- 2) Aerial Map
- 3) Zoning Map
- 4) Application Materials
- 5) Neighborhood Meeting Materials

EXPLANATION OF PROJECT

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

Building will be use for Church
proporse where we will doing worship
Bible Study and any Community Service.

REQUIRED FINDINGS OF FACT

Section 155.710(G) of the Unified Land Development Code requires applications for a Conditional Use to address the following findings. The burden of proof is on the applicant and failure to adequately address the findings may result in denial of the application. Please attach additional pages if necessary.

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

The use of this church will not materially
endanger the public health.

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

hours of the Church Services will
not affect the specification and will
regulate with all standards of the Town
of Clayton.

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

The Church Iglesia Cristiana El Cordero de Dios, INC. Will not substantially injure the value of adjoining or abutting property.

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

As Church we will not adversely affect the adopted plans and policies of the TOWN, or violate the character of the TOWN.

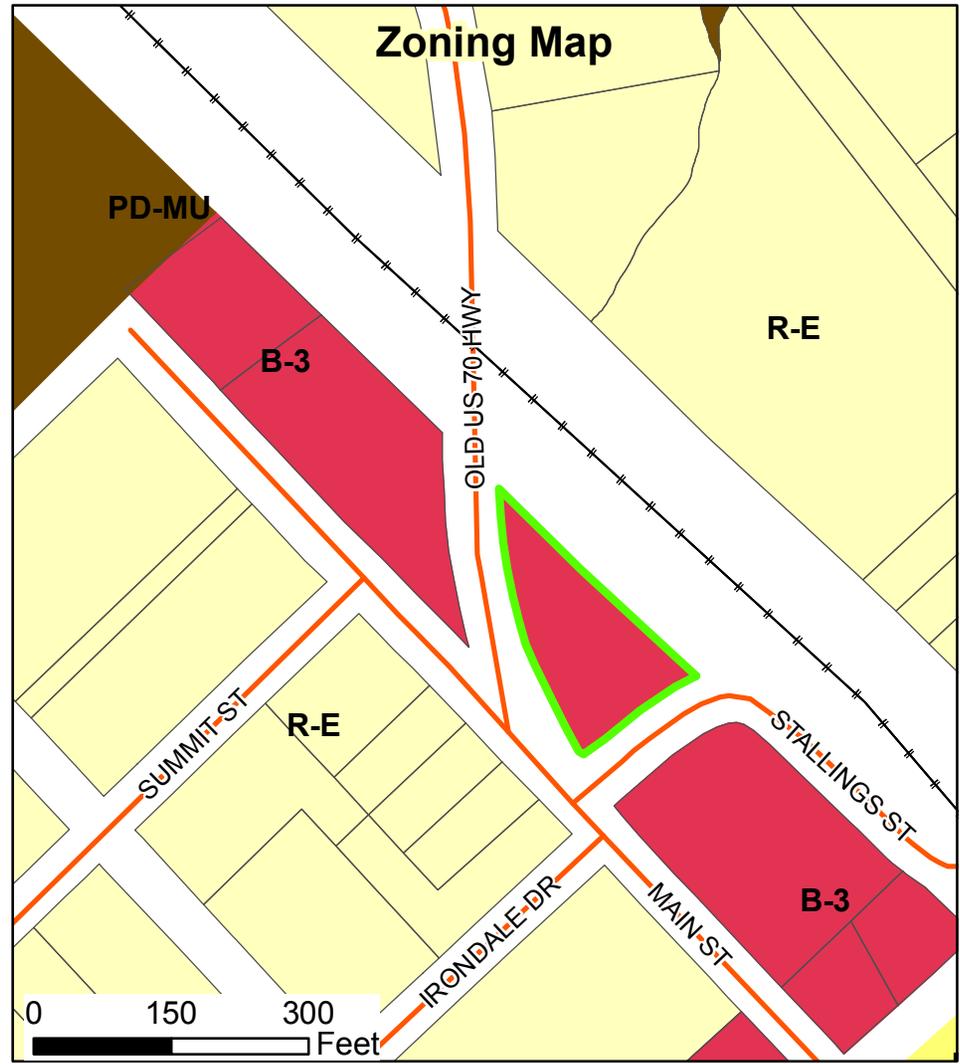
APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Board of Adjustment of the Town of Clayton to approve the subject Conditional Use. 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.

Esther Suarez
Print Name

Esuarez
Signature of Applicant

03/10/15
Date



Iglesia Cristiana el Cordero de Dios, Inc. CUP2015-13

Applicant: Esther Suarez c/o Iglesia Cristiana el Cordero de Dios, Inc.
 Property Owner: Wanda and Dwight Adams
 Parcel ID Number: 165911-66-9594
 Location: Not in Town limits. In ETJ.
 File Number: CUP2015-13

Produced by: TOC Planning

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

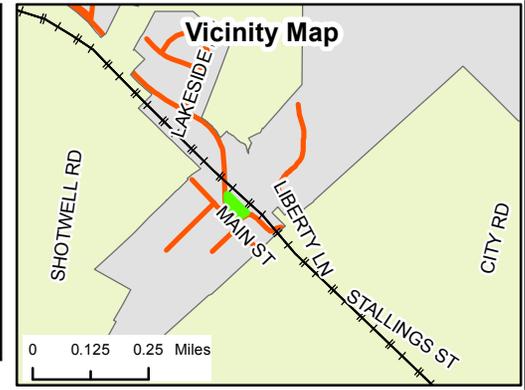
05/15/2015

Document Path: O:\PLANNING\BOARD OF ADJUSTMENT\BOA 2004-2015\BOA 2015\2015-13 Iglesia Cristiana El Cordero - CUP\Maps\Staff Report Map CUP2015-13.mxd



Legend

	Railroad		PD-R
	Roads		B-1
	Site		B-2
	Parcels		B-3
	SUD		PD-C
	R-E		I-1
	R-10		I-2
	R-8		O-1
	R-6		PD-MU





Town of Clayton
111 East Second Street
P.O. Box 879
Clayton, NC 27520

2015-13

111

Date: 03/30/2015
Receipt: 2015-00052803
Cashier: Eileen Folger
Received From:

PPC Payments - Project Planning Center Payments 400.00
Receipt Total 400.00
Total Cash 400.00

Total Remitted 400.00
Total Received 400.00

CONDITIONAL USE APPLICATION

Pursuant to Article 7, Section 155.710 of the Unified Development Code, the jurisdiction of the Town (or a duly authorized agent) may petition for Conditional Use. Conditional Uses are uses that may be appropriate for a site but have the potential to create incompatibilities with adjacent uses.

Fee: The application fee is \$400.00. All fees are due when the application is submitted.

NOTE:
\$3.95 fee will be charged for credit card transactions.

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

APPLICATION TYPE

New Conditional Use Permit

Major Modification to an approved CUP
Permit Modified: _____

SITE INFORMATION

Name of Project: Iglesia Cristiana Acreage of Property: 0.589
Parcel ID Number: 165911-66-9594 Tax ID: 05G01014C
Deed Book: 01391 Deed Page(s): 0106
Address/Location: 1218 W Main St, Clayton

Existing Use: Vacant Proposed Use: Church

Is project within a Planned Development? No Yes

Planned Development District (if applicable): _____

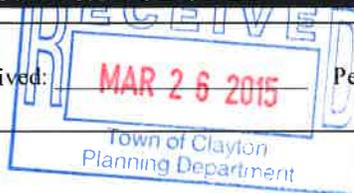
Is project within an Overlay District? No Yes

Overlay District (if applicable): _____

ZONING = B-3

OFFICE USE ONLY

Amount Paid: Date Received: _____ Permit Number: CUP 2015-13
2015-13



PROPERTY OWNER INFORMATION

Name: DWIGHT, DUBHIT, WANDA Adams
 Mailing Address: 417 Long Needle Dr. Clayton, NC 27520-7405
 Phone Number: 919-524-8644 Fax: _____
 Email Address: _____

APPLICANT INFORMATION

Applicant: Iglesia Cristiana El Cordero de Dios Inc.
 Mailing Address: 2001 Softwind Dr. Clayton, NC 27520
 Phone Number: 919-758-4919 Fax: _____
 Contact Person: Esther Sierra Suarez
 Email Address: esthersuarez39@yahoo.com

REQUIRED INFORMATION (to be submitted with the application)

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

	To be completed by the applicant:		To be completed by staff:		
	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: <u>02/27/2015</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
2. Review Fee (\$400)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
→ 3. Completed application (9 copies)	<input type="checkbox"/>	<input type="checkbox"/>			
→ 4. Owner's Consent Form (9 copies)	<input type="checkbox"/>	<input type="checkbox"/>			
→ 5. Adjacent property owners list (9 copies)	<input type="checkbox"/>	<input type="checkbox"/>			
→ 6. Wastewater allocation request OR verification of wastewater allocation (9 copies)	<input type="checkbox"/>	<input type="checkbox"/>			
X 7. Signed and sealed traffic impact analysis (2 copies)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. If applicant is concurrently applying for site plan approval, a copy of the proposed site plan.	<input type="checkbox"/>	<input type="checkbox"/>			
→ ✓ 9. Neighborhood meeting notice letter (9 copies) See sample letter and meeting requirements	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 Board of Adjustment meeting.				
→ ✓ 11. Neighborhood meeting summary form (9 copies)	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

EXPLANATION OF PROJECT

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

Building will be use for Church
proporse where we will doing worship
Bible study and any community service.

REQUIRED FINDINGS OF FACT

Section 155.710(G) of the Unified Land Development Code requires applications for a Conditional Use to address the following findings. The burden of proof is on the applicant and failure to adequately address the findings may result in denial of the application. Please attach additional pages if necessary.

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

The use of this church will not materially
endonger the public health.

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

hours of the church services will
not affect the specification and will
regulatel with all standards of the town
of Clayton.

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

The Church Iglesia Cristiana El Cordero de Dios, INC. Will not substantially injure the value of adjoining or abutting property.

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

As Church we will not adversely affect the adopted plans and policies of the TOWN, or violate the character of the town.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Board of Adjustment of the Town of Clayton to approve the subject Conditional Use. 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.

Esther Suarez
Print Name

Esuarez
Signature of Applicant

03/10/15
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: NC IGLESIA CRISTIANA EL CORDERO DE DIOS INC. Address or PIN #: 1218 W. Main St. Clayton, NC

AGENT/APPLICANT INFORMATION:

Esther Suarez
(Name - type, print clearly)

2001 Softwind Dr.
(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):

Establish Church for
NC Iglesia Cristiana EL CORDERO De DIOS INC.

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:

Dwight R. Adams
(Name - type, print clearly)
[Signature]
(Owner's Signature)

417 Long Needle Dr.
(Address)
Clayton, NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me, Jessica Lee, a Notary Public for the above State and County, this the 6th day of November, 2015.



[Signature]
Notary Public

My Commission Expires: 7-29-18



Iglesia Cristiana
El Cordero De Dios Inc

March 2, 2015

Nicole Ripellino
1219 West Main St.
Clayton, NC 27520-1626

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 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: **March 16, 2015**
Location: **1218 W. Main ST. Clayton, NC 27520**
Time: **6:00 P.M.**
Type of Application: **Church**
General Description: **Worship, Bible Study, and Community Service**

If you have any questions prior to or after this meeting, you may contact us at 919-758-4919.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Esther Suarez', written in dark ink.

Esther Suarez
Applicant

cc: Clayton Planning Dept.

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 03/03/2015

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

Printed Name: Esther Suarez Signature: [Signature]

Date of Meeting: 03/16/2015 Time of Meeting: 6:00 pm

Location of Meeting: 1218 W. main st. Clayton, NC 27520

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

No one showed

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

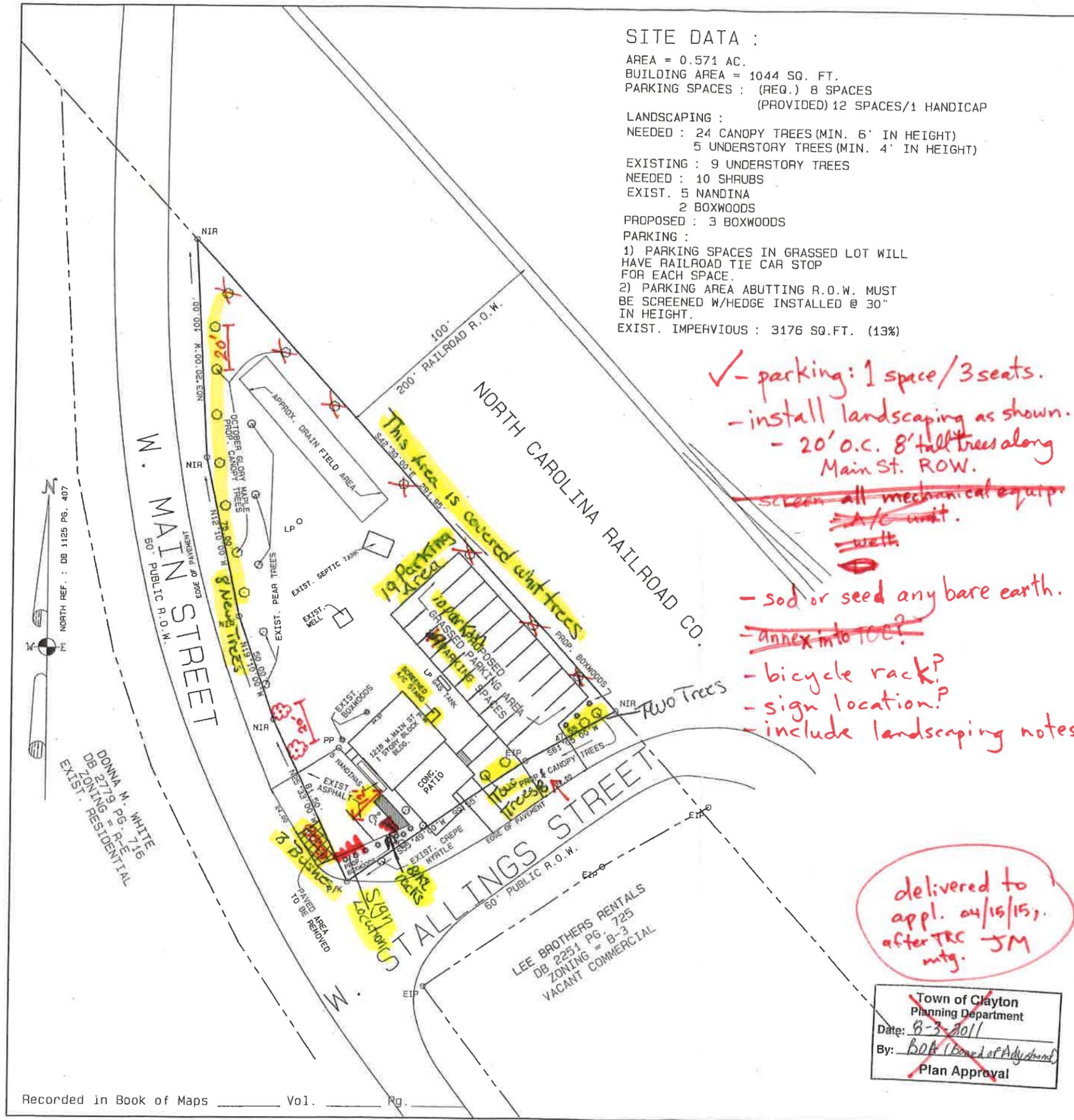
NEIGHBORHOOD MEETING ATTENDANCE ROSTER

6:00 pm - 6:35 pm

Applicant: Iglesia Cristiana El Cordero de Dios, INC.

Location/Date: 1218 W-main st. Clayton Nc 27520 (03/16/15)

	NAME	ADDRESS
1	Miguel A Perez	Clayton
2	Claudia Perez	Claudia E Perez
3	Ulises Suarez	Clayton
4	Suarez	Clayton
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		



SITE DATA :
 AREA = 0.571 AC.
 BUILDING AREA = 1044 SQ. FT.
 PARKING SPACES : (REQ.) 8 SPACES
 (PROVIDED) 12 SPACES/1 HANDICAP

LANDSCAPING :
 NEEDED : 24 CANOPY TREES (MIN. 6' IN HEIGHT)
 5 UNDERSTORY TREES (MIN. 4' IN HEIGHT)

EXISTING : 9 UNDERSTORY TREES
 NEEDED : 10 SHRUBS
 EXIST. 5 NANDINA
 2 BOXWOODS

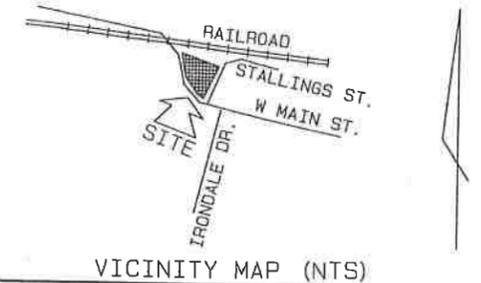
PROPOSED : 3 BOXWOODS

PARKING :
 1) PARKING SPACES IN GRASSED LOT WILL HAVE RAILROAD TIE CAR STOP FOR EACH SPACE.
 2) PARKING AREA ABUTTING R.O.W. MUST BE SCREENED W/HEDGE INSTALLED @ 30" IN HEIGHT.
 EXIST. IMPERVIOUS : 3176 SQ.FT. (13%)

✓ - parking: 1 space/3 seats.
 - install landscaping as shown.
 - 20' o.c. 8' tall trees along Main St. ROW.
~~screen all mechanical equipment with~~
~~A/C unit.~~
~~with~~
 - sod or seed any bare earth.
~~annex into 100?~~
 - bicycle rack?
 - sign location?
 - include landscaping notes on this sheet.

delivered to appl. 04/15/15, after TRC JM mtg.

Town of Clayton Planning Department
 Date: 8-3-2011
 By: BOA (Board of Adjustment)
 Plan Approval



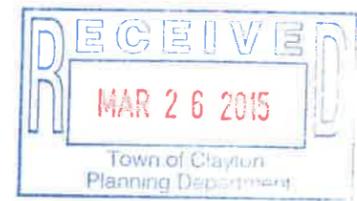
LEGEND

---	Lines Surveyed	LP	---	LIGHT POLE
---	Lines Not Surveyed	PP	---	POWER POLE
EIP	Existing Iron Pipe	WV	---	WATER VALVE
---	Control Corner	FH	---	FIRE HYDRANT
ECM	Exist. Concrete Monument	WM	---	WATER METER
NIP	New Iron Pipe	MH	---	MANHOLE
PKW	P X (Nail)	CO	---	CLEANOUT
DMD	Double Meridian Distance	F/O	---	FIBER OPTIC
R/W	Right of Way	CB	---	CATCH BASIN
DB	Deed Book	DI	---	DROP INLET
CM	Concrete Monument	RCP	---	CONCRETE PIPE
ELS	Existing Lightwood Stake	DIP	---	DUCTILE IRON PIPE

WAKE COUNTY, NORTH CAROLINA
 I, HAROLD A. SMITH, PLS L-3345,
 CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOK 1125 PAGE 407, AND DEED BOOK --- PAGE ---
 BOOK OF MAPS --- PAGE ---
 THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES WAS GREATER THAN 1:20,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
 WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS THE 25TH DAY OF MAY A.D., 2011.



THIS PLAT IS OF A SURVEY AN EXISTING PARCEL OR PARCELS OF LAND.
 HAROLD A. SMITH, L-3345
 PROFESSIONAL LAND SURVEYOR



NO.		REVISIONS	
A SITE PLAN FOR GREATER WORKS IN CHRIST JESUS APOSTOLIC CHURCH 1218 W. MAIN STREET CLAYTON, N.C.			
TOWNSHIP: CLAYTON		COUNTY: JOHNSTON	
STATE: NORTH CAROLINA			
ZONING: B-3		PIN. NO.: 165911-66-9594	
DATE: 05-25-11	SURVEYED BY: RWC	FIELD BOOK S-173/65	
SCALE: 1" = 30'	DRAWN BY: HAS	DRAWING NO.	
CHECKED & CLOSURE BY: HAS		211-050A	



JUN 22 2011

**Town of Clayton
Board of Adjustment Motion Form
Conditional Use Permit Application CUP 2015-13 (Iglesia Cristiana
el Cordero de Dios, Inc.)**

After considering the evidence presented, including the application and materials of record, I move to:

- Approve the request
- Deny the request
- Approve the request with Conditions

This motion is based on the following findings:

1. The application will not materially endanger the public health or safety if located where proposed and ultimately developed according to the plans as submitted. (***CHOOSE ONE***)

- The applicant meets this finding; or
- The applicant meets this finding subject to the conditions noted at the end of this motion; or
- The applicant does not meet this finding because:

2. The application meets all required specifications and conforms to the standards and practices of sound land use planning and the Town Code of Ordinances and other applicable regulations. (***CHOOSE ONE***)

- The applicant meets this finding; or
- The applicant meets this finding subject to the conditions noted at the end of this motion; or
- The applicant does not meet this finding because:

3. The application will not substantially injure the value of adjoining or abutting property, and will not be detrimental to the use or development of adjacent properties or other neighborhood uses. (***CHOOSE ONE***)

- The applicant meets this finding; or
- The applicant meets this finding subject to the conditions noted at the end of this motion; or
- The applicant does not meet this finding because:

4. The application will not adversely affect the adopted plans and policies of the Town, or violate the character of existing standards for development of the adjacent properties. (***CHOOSE ONE***)

- The applicant meets this finding; or
- The applicant meets this finding subject to the conditions noted at the end of this motion; or
- The applicant does not meet this finding because:

(IF THE MOTION IS TO APPROVE WITH CONDITIONS, READ BELOW)

This motion to approve is subject to the following conditions:

- 1. Following Board approvals, three clean copies of the Final Site Plan, with notes and landscaping, meeting the requirements of the Conditions of Approval shall be submitted to Planning Department for final approval. The site shall not be allowed to operate until after such plans are approved.**
- 2. The type/variety of tree and shrub to be planted must be clearly identified on the Site Plan.**
- 3. A site inspection verifying landscaping and site elements must be performed by the Planning Department and approved before the facility shall be allowed to begin operations.**
- 4. The grassed parking area shall be completely enclosed by railroad ties or other similar wheel-stop structure.**
- 5. Include notes on the Site Plan that read as follows:**
 - a. "All landscaped areas shall be maintained in an attractive and healthy condition. Dead or diseased plantings shall be removed and replaced in a timely fashion."**
 - b. "All canopy trees shall be a minimum of 8' tall at planting."**
 - c. "All shrubs shall be a minimum of 12" in height at planting."**
 - d. "All bare earth will be sodded or seeded".**
- 6. The hours of operation shall be limited to two days per week.**
- 7. This facility shall be limited to a maximum congregation of 60, based on available parking in this Conditional Use Permit.**
- 8. Food shall not be prepared on site.**
- 9. Any child care, school, soup kitchen/social service facility, or overnight accommodation for visiting clergy or guests are not allowed by right and will require a major site plan application.**

(FOR ALL MOTIONS)

We will vote from left to right, on the Motion to _____ the application.

(ANNOUNCE THE OUTCOME) The Motion is _____.

Decision made this 20th day of May, 2015 while in regular session.

X

Donna White
Chair to Board of Adjustment

ATTEST:

X

Rebecca Powers
Clerk to Board of Adjustment