Town of Clayton
Town of Clayton Planning Board Agenda
Monday, April 25, 2022 @ 6:00 PM
Town Council Chambers

https://www.youtube.com/TownofClaytonNC

1. CALL TO ORDER

2. ADJUSTMENT OF THE AGENDA

3. APPROVAL OF MINUTES

a. February 28, 2022 DRAFT Minutes

POTENTIAL ACTION: Approval of Minutes

4. PUBLIC HEARINGS

a. 2021-132-RZ Grace Reform Church Rezoning
- 1 Application & Owner's Consent Form 2021-132-RZ
- 2 Approval Criteria Responses 2021-132-RZ
- 3 Neighborhood Meeting Material 2021-132-RZ
- 4 Boundary Survey 2021-132-RZ
- 5 Staff Report 2021-132-RZ
- 6 Staff Report Maps 2021-132-RZ
- 7 Consistency Statement 2021-132-RZ
- 8 Public Comments Received Prior to Meeting 2021-132-RZ

b. 2021-153-CZM Grifols West Campus Conditional Zoning with Master Plan
- 1 Application & Owner's Consent Form 2021-153-CZM
- 2 Master Plan Narrative 2021-153-CZM
- 3 Master Plan 2021-153-CZM
- 4 Neighborhood Meeting Materials 2021-153-CZM
- 5 Traffic Impact Analysis 2021-153-CZM
- 6 Staff Report 2021-153-CZM
- 7 Staff Report Maps 2021-153-CZM
- 8 Signed Conditions of Approval 2021-153-CZM

5. PLANNING DIRECTOR REPORT

6. INFORMAL DISCUSSION AND PUBLIC COMMENT

7. ADJOURN

Town of Clayton
Clayton Planning Board Minutes
Monday, February 28, 2022 @ 6:00 PM
Town Council Chambers

BOARD MEMBERS PRESENT:
James Moore, Chair
Stephen Powers, Vice Chair
Jeffrey Spence
Lisa Begley
Ronald Williams
Kevin Lee
Ethan Bennett
Jodie Dupree

STAFF PRESENT:
Ben Howell, Planning Director
Aaron Prichard, Planner II
Kimberly Moffett, Town Clerk
Andria Archer, Council Member *(Liaison to the Board)*

MEMBERS ABSENT:
James Lipscomb

1 CALL TO ORDER

a) James Moore, Chair of the Board, called the meeting to order at 6:00 p.m.

Board Member Lipscomb was absent from the meeting.

2 ADJUSTMENT OF THE AGENDA

a) There were no adjustments to the agenda.

3 APPROVAL OF MINUTES

a) Draft Minutes
- January 24, 2022 DRAFT Minutes

ACTION: Adoption of Minutes

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

4 PUBLIC HEARINGS

5 NEW BUSINESS

a) 2021-165-RZ - Front / O'Neil Street Rezoning
Presenter: Bruce Venable, Planner I

Mr. Venable presented this item. He stated request is to rezone .129 acres to R-6. Staff stated the request is compatible. Staff recommends approval for the request.

Board Member Powers asked what was being proposed. He stated the location is currently vacant. No further questions of staff.

Mr. Dave DeYoung, applicant, was present and stated he was happy to answer any questions.

There were not any questions for the applicant.

Mr. Prichard, Planner II, reminded that a Consistency Statement needed to be included with recommendation from the board.

There were no public comments. This item was turned over to the board for their consideration.

Ms. Begley stated this is a good request.

ACTION: Recommendation to Town Council of Approval with Consistency Statement as presented by Staff

Motion: Board Member Begley
Second: Board Member Williams
Vote: Unanimous

b) 2022-4-RZ - ETMJR Property
Presenter: Aaron Prichard, Planner II

Mr. Prichard presented this item. He stated request is to rezone two parcels of 3.7 vacant acres. The parcels are currently split zoned, B-3 along front portion and rear portion is R-E. Request is to rezone entirely as B-3. It was stated the rezoning is compatible.

There were no questions for staff.

Mr. Alsey Gilbert, applicant, was present and stated he was happy to answer any questions regarding this request.

There were no questions for the applicant.

This item was turned over to the board for their discussion and decision.

ACTION: Recommendation of Approval along with Consistency Statement as provided by staff

Motion: Board Member Bennett
Second: Board Member Lee
Vote: Unanimous

c) 2021-90-CZM - Ramblewood Village
Presenter: Ben Howell, Planning Director

Mr. Howell presented this item. He provided details about this item as this is the first one of its type being heard.

This is located off US 70 business. He provided a copy of the overall site plan. The proposed use is residential and a right in and right out access onto70 as well as Ramblewood. Annexation of property will be required. Town will provide water and sewer and Duke Energy would provide electric.

This will consist of 95 single homes and 76 town homes.

Project will comply with stormwater ordinance. There will be 7.75 acres of open space, walking trail, off leash dog park, 6' privacy fence will be installed.

This project is subject to wastewater allocation policy and feel they will score a high enough score.

He discussed the master plan approval criteria and stated staff felt they have met all required criteria.

There was discussion on the Planning Board can modify conditions, however, applicant must agree.

Mr. Howell presented the recommended conditions of approval and are as follows:
1. Following Town Council approval, an electronic copy of the Master Plan and Narrative including the Conditions of Approval shall be submitted to the Planning Department for final approval.

2. The Development shall meet all adopted Town of Clayton Unified Development Code (UDC) requirements, Town of Clayton Engineering and Stormwater design standards, and the North Carolina Fire Code and NFPA Fire standards, except where specifically modified by the approved master plan.

3. The Development shall be constructed in substantial conformance with the Master Plan and Master Plan Narrative as approved by the Clayton Town Council.

4. All parcels subject to the rezoning and master plan shall be annexed into Town prior to any additional development approvals.

5. Uses in the Development will be limited to single-family detached residential homes and townhomes, and any allowed accessory uses within the Town of Clayton UDC for residential development.

6.The following standards will apply to the Development:
a. Maximum Number of Units: 154 (96 Single-Family Homes, 58 Townhomes)
b. Maximum Density: 7 dwelling units per acre

c. Minimum Lot Size, Single-Family Homes: 2,500 Square Feet
d. Minimum Lot Size, Townhomes: 1,275 Square Feet
e. Minimum Lot Width, Front, Side, Side Street and Rear Setbacks as specified in Master Plan.

7.The following transportation improvements will be constructed and accepted by NCDOT (where necessary) prior to approval of the Final Plat:

a. Ramblewood Drive will receive an asphalt overlay from US Highway 70 west to the intersection with the proposed Street A.
b. A 100-foot-long right turn lane with appropriate taper will be constructed on Ramblewood Drive at the US 70 Intersection.
c. A 100-foot-long right-turn lane with a 200-foot-long lane taper will be provided at the intersection of the proposed Street A and US 70 West.
d. A 100-foot-long right-turn lane with a 200-foot-long lane taper will be provided at the intersection of Ramblewood Drive and US 70 West.

8. If, at the time of Site Plan approval, the development does not meet the minimum requirement of 1,245 square feet of Recreational Open Space per single-family lot, the developer will pay a fee-in-lieu for any shortage based on requirements in the Town of Clayton development code section 155.203(i)(2)(a) as set forth in the Town's Comprehensive List of Fees and Charges.

9.The development will include the following active amenity areas:

a. Swimming pool with restroom facilities and clubhouse
b. Mulched walking trail around the existing pond located on the site.
c. Fenced dog park

10. All Type C landscape buffers will provide an additional twelve (12) evergreen shrubs to be planted on the development side of the opaque wood fence for each 100-foot-long section of required perimeter buffer. Additionally, an opaque fence will be provided in all Type C landscape buffers with no option for an evergreen hedge.

11. Public sewer is proposed to be provided to the site by an extension of a gravity sewer main extended eastward along the r/w of US Hwy. 70 and connected to an existing gravity main which is located between parcels at 13049 US HWY 70 BUS (PIN: 164900-87-7344) and 12989 US HWY 70 BUS (PIN:164900-87-8294). The existing downstream gravity main and pump station will the analyzed for capacity and any additional improvements necessary to accommodate the proposed sewer flow will be mitigated by the developer by either making the required improvements to the existing gravity main/pump station or by contributing a fee to the Town of Clayton for required improvements.

12. Each unit will contain all sustainable/high efficiency appliances to be certified through the ecoSelect Program (as described in the ecoSelect Checklist Guide provided in the Master Plan Narrative). A Certification conducted by an independent third-party shall be submitted to the Planning Department prior to the Certificate of Occupancy for each home.

13. An informational statement will be provided on plats, in deeds and in covenants regarding farming operations surrounding the development and potential noxious sounds, smells and dust.

14. All Single-Family homes and Townhomes in the Development must comply with the Architectural Standards and Building Elevations provided in the Master Plan Narrative.

15. The Development shall meet and exceed the requirements of the Town of Clayton Soil Erosion and Sedimentation Control and Stormwater Ordinances in order to protect the water quality of the existing NC State University Research Farm Pond located immediately downstream from the project site. Additional erosion control measures including but not limited to additional silt fencing along the eastern portion of the project site and the use of flocculation material/devices to reduce turbidity levels in stormwater runoff from the site, will be provided. The Town of Clayton Engineering Department shall review and approve the soil erosion and sedimentation control plan and the Stormwater requirements for the Development prior to commencement of any land disturbing activity on project site.

Staff recommended approval subject to 15 conditions of approval.

Board Member Dupree asked about annexation. Mr. Howell stated it may be a satellite annexation. Board Member Powers asked about access. Mr. Howell stated it would be left turn from 70 onto Ramblewood Drive. Board Member Powers asked about sound buffer and Mr. Howell stated there would be buffer and a 6' privacy fence. Mr. Powers asked about capped schools. Mr. Howell stated all schools are capped. He further stated that municipalities are not allowed to take that into consideration when approving developments. Board Member Begley also stated she had concerns about the school situation but did not realize that could not be a basis for decision. Board Member Dupree questioned number of cars turning onto Ramblewood during evening hours. Mr. Howell stated TIA's are great information but they are based on a lot of assumptions. Board Member Moore asked about lot size and range. Mr. Howell stated he did not know but minimum lot size for single family residential would be 2500 sq. foot. Board Member Moore asked about setback to the road. Mr. Howell stated it would need to meet standards of 19' of length from structure and right of way. Board Member Moore shared his concerns about some current developments. Mr. Howell reminded this is a site plan and there are still numerous approvals before they could begin project. Board Member Moore shared his concerns about on the street parking that might occur. No further questions for staff.

Marty Bizzell, applicant, was present. He stated staff has been great to work with and provided great input. He introduced the project team. It was stated the total acreage is 22.12 acres. Current zoning is B-3 and R-E. proposed rezoning is CZ-R. Shared was an aerial photo of the proposed location. Also provided was colored rendering of the site with proposed project. He stated the units have a rear entry garage and units face in toward a courtyard. He shared details about the landscaping. Shared a slide of the proposed buffer and 6' privacy fence. Also shared information about amenity areas to include dog park, community pool and clubhouse, walking trail around existing pond. Shared a a typical block layout. Total guest parking is approximately 59 spaces. Shared a rendering of the proposed courtyard. Also provided a rendition of street view of

townhomes. Spoke about two right turn lanes off of US 70 and improvements to Ramblewood Drive and turn lane from 70. Mr. Bizzell stated they were in agreement with all conditions. He addressed concern that was raised at neighborhood meetings with regard to protection of pond.

There were no questions for the applicant.

Mr. Leslie Hutt, 629 Ramblewood Drive was present He has lived at his location since 1968. He stated his concern relates to the density of the property. He stated a total of 171 homes would be on 15 acres. He stated there is a major railroad line in the rear of the property and there are times the vibrations from the trains can knock items off shelves. He stated it has affected the neighborhood as a neighbor moved 2 years ago based on rumor of this project. He further stated his concerns about children and the railroad. He stated this is a quality of life issue with the amount of density. He does not feel this is the best interest of current residents. He does not want to see Clayton turned into a small New York City. He thanked everyone for their time in listening to his concerns.

Ms. Ascuye stated she is not opposed but concerned about irrigation pond and want to ensure it will be protected. Betty Hunt, resident, shared her safety concerns about left turn from 70.

With nothing further, this item was turned over to board for their discussion and decision. Board Member Bennett stated he understood the concerns but felt it felt there are times that density is preferred to conserve open space. He stated this seems to be a quality project.

Board Member Moore stated 2500 square foot size equals less than 1/17th of an acre. He has concerns about this.

Board Member Powers stated most of resident construction that has come to the town have been starters and it was expressed that this shouldn't be the only construction that Clayton has. He just wanted to mention the high-density projects.

Board Member Dupree stated he has concerns about the town being filled with starter homes. He further stated that we are conditionally rezoning this project immediately.

Mr. Howell reminded board has options to include approval, approval with additional conditions, denial, or table item if additional information was needed.

Board Member Bennett asked if they could condition to reduce the number of proposed homes. Mr. Bizzell stated this project originally came in under 2040 plan and now going under 2045 plan. He stated that under 2040 plan they were medium density. They stated they would be willing to cap the project at 7 units per acre. Board Member Bennett felt that the total number of units is too much. Mr. Bizzell stated capping it at 7 acres per unit would drop by the count by 22.

Board Member Begley asked for clarification regarding medium density allowed in 2040 which was 7 and 2045 now defines it as 3-4. Board Member Begley asked to reduce to a

total number of 5 units per acre.

Mr. Bizzell stated he was not prepared to drop to 5 at this point. He provided history regarding when application was originally submitted was under 2040 plan. He further stated that this area is changing quite a bit and providing infrastructure to assist with higher density. He stated the entire project was planned based on 7-7.9 units per acre. He reminded the 2045 growth plan is a guide not the rule.

Mr. Howell stated that the project did come in when the 2040 plan was in place and this project should be considered under the 2040 plan.

Board Member Williams shared his concern about the density, railroad and NC State pond.

Mr. Howell reminded this is a legislative decision and the board will provide a recommendation not a decision.

Board Member Powers asked when criteria for 2045 plan would be used. Mr. Howell stated that would be based upon date of project submittal. He further added this project took an extreme about of time to get to this point due to Planning staff turnover, etc.

Mr. Howell stated should requested condition be added he wanted to advise it would be a broader condition. He further stated that an updated master plan.

Mr. Bizzell stated they would agree to additional condition regarding erosion and sediment control to ensure pond is. Board Member Powers asked for clarification that this would proceed to town council

Board Member Moore shared his thoughts about the project and availability of second and third homes versus starter homes. He has concerns about the town not growing if we don't have other options.

ACTION: Recommendation of Approval with added condition that staff and applicant work to reduce density to 7 units per acre. ***Motion Failed.***

Motion Failed

Motion: Board Member Bennett
Second: Board Member Begley
Vote: 4 - 4 (Opposed Moore, Spencer, Dupree & Williams)
Approval: Lee, Powers, Bennett, Begley

ACTION: Approve with added condition to reduce to 7 and pollution control. ***Motion Passed***.

Motion: Board Member Bennett
Second: Board Member Williams
Vote: 6-2 Opposed (Spencer, Moore)

d) 2021-20-CZM - Country Lane - Conditional Zoning
Presenter: Ben Howell, Planning Director

Mr. Howell presented this item. He stated request is to rezone northeast of intersection Jasper Drive and Country Lane from Planned Development Residential Zoning District to Conditional Zoning Residential District CZ-R. This request would allow up to 299 units or a density of up to 2.6 units per acres. The property size is 114.81 acres.

Planning Board shall make a recommendation to Town Council. Recommendation shall include a written statement to the Town Council describing whether its recommendation is consistent with the adopted plans and policies of the Town. If Planning Board fails to make a recommendation to Town Council, Town Council may process request without a recommendation

Staff recommends approval with 24 conditions. These conditions are listed in the staff report. This request is Consistent with adopted plans and policies of the Town

There were no questions for staff.

Applicant, Brandy Vega Planner with Withers Ravenel was present. She offered her thanks to the staff for assisting. She provided history about the project and stated the site does have a subdivision, wastewater capacity was approved in 2006. Annexation approved in 2007 Has since expired. First came in 2020 and asked to wait until 2021 and adoption of 160D. single family residents, greenway easement, and greenway will be constructed for fee in lieu will be paid. spoke about proposed improvements. together mutually agreed with staff regarding conditions.

Board Member Dupree asked about TIA and criteria for traffic light already being met so applicant would not be responsible. Asked if town has any pull with getting this installed by NCDOT. Mr. Howell stated unfortunately, no and many times it needs to come down to a safety issue. Board Member Dupree stated he felt this would be a very difficult left turn. No additional questions.

Sam Saline, Horsemans Ridge - resident. States he has lived there 24-25 years. He stated this plan looks much better than previous plans. He shared his concern about damn flood - he was a victim and 4.5 acres totally flooded. His concern is runoff from impervious surface. He spoke about riparian buffer. He spoke about protected species and historical and cultural concerns. He stated there are several Indian burial grounds. He stated he felt the central line needs to be relocated.

David Cawthorn, resident of Horsemans Ridge spoke. He stated he shared the concerns of Mr. Saline. He also shared his concerns about wildlife.

Mr. Saline re-addressed the board and stated he has photographed and has an archive.

He also spoke about water quality and loss of mussels, etc. over the years.

Joseph Brown, of Horsemans Ridge, stated he has many of the same concerns about flooding. He wondered if anyone from the town had walked the area and saw the erosion. He also shared his concerns about school over-crowding. He stated he has photos of flooding from just a normal summer rain. He does not know how a greenway will be able to be constructed.

Mr. Eric Jannis, of Horsemans Ridge, had concerns about how density is calculated. He stated the topography is not well illustrated on the provided slides. Feels this will have a down stream effect on the people in the Horseman's Ridge.

Mr. Cawthorn spoke once again about the history of the site.

Betsy Clark, stated she has seen flooding over the years and would love to see this as a preserve. She stated she has concerns about wildlife to include coyotes and deer,

Mr. Saline spoke again and shared additional information about the Indian burial grounds. He stated he would be happy to put a package of information together.

Mr. Torres, of Country Lane, stated he has concerns about traffic. He also has concerns about the schools.

Board Member Moore asked about the dam and Mr. Howell stated he was not familiar. Board Member Begley asked if studies were completed to ensure the land is buildable. engineer with Withers Ravenel. He stated the plan has gone through refinement. He stated a total of 4 stormwater controls will be included as part of the project.

Board Member Moore asked if there was a dam on the property. It was stated there was pond at the location.

Mr. Saline once again stepped up to speak and stated the Indian burial grounds are above and this has not been taken into consideration for construction of road.

This item was turned over to the board for discussion and decision.

Board Member Begley stated she appreciated all the comments, however the project met criteria. Board Member Powers stated this board only recommends, the final decision goes to town council.

Board Member Lee asked applicant about Indian burial ground. Applicant stated they would re-visit the site. She stated this is the first they are hearing of this and certainly will do some additional investigation.

Board Member Bennett stated he would like to see a member of the tribe to certify these artifacts. Mr. Saline stated he would be happy to provide additional information.

Board Member Williams stated he understood concerns with floods and preservation of

nature. He stated he believed the developer would do everything to take care of the area.

Applicant spoke about Historic Preservation Office report.

ACTION: Recommendation of Approval with conditions as recommended by staff

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

6 INFORMAL DISCUSSION AND PUBLIC COMMENT

7 STAFF REPORTS

a) Planning Director Report
Presenter: Ben Howell, Planning Director

Mr. Howell stated the process of UDC update contract is being finalized. More details would be provided in March.

8 ADJOURN

a) Adjourn the Meeting

Meeting adjourned at 8:46 p.m.

ACTION: Motion to Adjourn

Motion: Board Member Bennett
Second: Board Member Williams
Vote: Unanimous

Duly adopted this the 25th day of April, 2022.

_____
Board Chair

ATTEST:

_____
Clerk to the Board

TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

REZONING APPLICATION COVER SHEET

Name of Project: Grace Reformed Church Rezoning **Date:** 10-31-21

Applicant Name: Emily Beddingfield

The following checklist to be completed by applicant:

[✓] Pre-Application Meeting on: 10/12/21
[✓] Review Fee - Adjusted to $100 per 10/15 email from Ben Howell
[✓] Advertisement Fee
[✓] Completed Application
[✓] Owner's Consent Form
[✓] Adjacent Property Owner's List
[✓] Neighborhood Meeting Notice Letter (1 copy)
[✓] 2 Sets of stamped, addressed, empty envelopes for adjacent property owner notification
[✓] Signed & Sealed Boundary Survey
[✓] Copy of signed & sealed boundary survey in PDF ~~on USB~~ emailed

Reviewed by: _____

TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

REZONING APPLICATION

☒ **Standard Rezoning Fee: $500.00**
☐ **Planned Development Rezoning Fee: $1,000 + $5.00 per acre**
☒ **Advertisement Fee: $200.00**

SITE INFORMATION

Name of Project: Grace Reformed Church Rezoning Request

Acreage of Property: 11.57 ac **Zoning District:** RE

County Tag #: 05G02026B, 05G02002, 05G02002S **NC Pin #:** 165914-34-2724, 165914-34-3471, 165914-34-7217

Address/Location: Entrance to Dogwood Forest Neighborhood; 703 Fernwood Dr, 3 Dogwood Forest Lane, 5 Dogwood Forest Lane

Existing Zoning District: RE **Proposed Zoning District:** O-I

APPLICANT INFORMATION

Applicant: Emily Beddingfield

Mailing Address: 217 W Stallings St, Clayton NC 27520

Phone Number: 321-795-7413 **Fax:**

Contact Person: Emily Beddingfield

Email Address: emily@myHTR.com

PROPERTY OWNER INFORAMTION

Name: Grace Reformed Church , Ted and Cindy Beddingfield

Mailing Address: PO Box 1001, Clayton NC 27528 / 5 Dogwood Forest Lane, Clayton NC 27520

Phone Number: 910-650-4019 **Fax:**

Email Address: Ken@gracereformed.church

OFFICE USE ONLY

Date Received: _____ **Amount Paid:** _____ **File Number:** _____

EXPLANATION OF PROJECT

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

Request to rezone subject property from R-E (Residential Estate) to O-I (Office Institutional)

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

   See Attached

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

   See Attached

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

   See Attached

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

   See Attached

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

   See Attached

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

   See Attached

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

See Attached

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.

Emily Beddingfield		10-31-21
Print Name	***Signature of Applicant***	***Date***

TOWN OF CLAYTON
Planning Department
111 E. Second St., 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: Grace Reformed Church **Address or PIN #:** 05G02002S

AGENT/APPLICANT INFORMATION:

Emily Beddingfield
(Name - type, print clearly)

217 W Stallings St
(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***):

Rezoning

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:

Ted and Cindy Beddingfield
(Name - type, print clearly)

Ted Beddingfield
Cindy Beddingfield
(Owner's Signature)

5 Dogwood Forest Lane
(Address)

Clayton NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Myosotis Davila, a Notary Public for the above State and County, this the 28 day of October, 2021.

SEAL MYOSOTIS DAVILA
Notary Public
Johnston Co., North Carolina
My Commission Expires March 1, 2025

Notary Public

My Commission Expires: 03/01/2025.

TOWN OF CLAYTON
Planning Department
111 E. Second St., 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: Grace Reformed Church Rezoning **Address or PIN #:** 05G02026B, 05G02002

AGENT/APPLICANT INFORMATION:

Emily Beddingfield
(Name - type, print clearly)

217 W Stallings St
(Address)
Clayton, NC 27570
(City, State, Zip)

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

Rezoning

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:

Grace Reformed Church (Ken Kunkel - Pastor)
(Name - type, print clearly)

(Owner's Signature)

P.O. Box 1001
(Address)

Clayton, NC 27528
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Georgia S. Roberts, a Notary Public for the above State and County, this the 20th day of October, 2021.

SEAL

GEORGIA S ROBERTS NOTARY PUBLIC JOHNSTON COUNTY, NC My Commission Expires 09-16-2023

Notary Public

My Commission Expires: 9/16/23

July 2018

Grace Reformed Church Rezoning Request

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

Response:
The proposed rezoning is consistent with the adopted future land use plans for this property.

The existing/adopted Town of Clayton Growth Plan Future Land Use Map identifies a portion of the property as "Community Center." The Draft 2045 Growth Plan Future Land Use Map identifies all of the property as "Community Center." Community Center is defined as:

> "Compared to the Neighborhood Center category, a Community Center typically serves a larger population and includes a typical trade area of three-to-six miles, and is located adjacent to major thoroughfares or situated at a major intersection. A Community Center includes at least one major anchor such as a grocery store or retailer and incorporates community-serving commercial uses and opportunities for office, civic, and institutional uses. Multi-family housing opportunities may be integrated as part of a mix of uses. As with Neighborhood Centers, apartments and townhouses should be located in close proximity to shopping and services. All portions of the development should be accessible by both a convenient road network and a system of sidewalks or greenways."

The Office & Institutional (O-I) zoning district allows office, civic, and institutional uses and so clearly meets the definition of the Community Center.

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

Response: The property is directly between the "Shotwell Station" commercial development and the Dogwood Forest residential neighborhood. It is also directly on US 70 Highway Business West. The O-I Zoning District is defined in the Unified Development Code as follows:

> "The O-I district is intended to permit offices, institutions, and associated administrative, executive, professional and research uses in new and existing structures and limited retail uses. Such offices and institutional uses are generally located along or proximate to major roadways or adjacent to commercial uses and may act as a buffer between such areas and residential uses."

The definition of the O-I District clearly supports the rezoning of the property to O-I, as its location meets the qualifications of "along or proximate to major roadways," "adjacent to commercial uses," and is located between commercial and residential uses, thus having the ability to act as a buffer between those uses.

As noted above, the Town's updated Growth Plan identifies this property as appropriate for "Community Center" uses – the current Residential-Estate zoning district does not fit into that classification.

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

Response:
As noted above, the O-I zoning district is appropriate as a buffer between commercial and residential development. As the Town continues to grow at a rapid rate, the demand for commercial development is increasing as well. Rezoning to O-I rather than a higher intensity zoning district such as B-3 allows the property to follow a pattern of commercial development along US 70 to serve the needs of the growing community, while acting as a lower-intensity buffer between high-intensity highway commercial and the low-density residential character of the Dogwood Forest neighborhood.

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

Response:
This area of Clayton is anticipated for growth, expansion, and increased intensity as Garner and Clayton move closer to one another. The adopted and draft Growth Plans take into account existing and planned infrastructure. As this property is designated as future Community Center on that plan, the Town clearly anticipates and is planning capacity for development along US Highway 70 Bus W.

The Town is actively evaluating and developing increased availability of water and sewer for new development. With a new wastewater treatment plan under development and plans to enhance water supply, there will be adequate supplies of both in future years.

NCDOT has plans to improve the Shotwell Road intersection and is routinely evaluating the capacity of US Highway 70 Business West. The regional transportation organization, the Capital Area Metropolitan Planning Organization (CAMPO) regularly evaluates transportation capacity in the area, tying findings to funding priorities: the Southeast Area Study was completed in 2017, with an updated anticipated to begin in the Winter of 2021.

The Town's Unified Development Ordinance, Engineering Manual, and NCDOT will all evaluate the proposed development for impacts to the road network. The Town has a threshold at which an enhanced traffic study (Traffic Impact Analysis) is required for new development. After an approved rezoning, whichever use is proposed on the property will be held to this standard and will receive a full analysis by Town staff and NCDOT as to whether this Traffic Impact Analysis is required. Impacted roads are owned by NCDOT (Fernwood Drive and US

Highway 70 Bus W) and so the NCDOT will evaluate any proposed use to determine whether roadway improvements are required to support the proposed use.

All new development proposals are provided to the schools so they can track impacts to the school system. Stormwater impacts are evaluated by the Town's stormwater and engineering staff as part of a site plan submittal, which will not take place until a full site plan is submitted to the town. That submittal will not take place until after the property is rezoned.

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

Response:
The Planning Director has reviewed this request and determined it does not violate the standards for Spot Zoning. No other legal purposes for which zoning exists are violated by this request.

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

Response:
No adverse effect upon adjoining property owners is anticipated as a result of this rezoning request. As noted above, the Unified Development Code notes that O-I zoning is appropriate as a buffer between commercial and residential uses, suggesting that it is a zoning district designed to immediately abut residential uses (as would be the case here). Compared to higher-intensity districts such as B-3, the O-I District is an appropriate district to connect the lower density development of Dogwood Forest and the high intensity development of Shotwell Station. Further, the Town's Unified Development Code as well as other applicable standards that regulate development are designed to mitigate adverse impacts of higher intensity uses when adjacent to residential uses. All of these standards will be applied when a project is submitted for Site Plan review, ensuring that the future development will be fully evaluated to reduce or remove any inherent impacts upon adjoining properties.

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

Response:
As noted above, no adverse impact to the general public is anticipated by this rezoning request. The O-I zoning district is designed to be placed directly adjacent to residential uses, and the Unified Development Code and other regulatory agencies have applicable standards in place for that district which will mitigate any potential impacts of development, allowing for a harmonious transition from commercial to residential uses without harming the general public.

Property Owners who received notice of the neighborhood meeting in accordance with the Town's policies which stipulate that letters be sent to property owners within 100 feet of the subject property.

BEDDINGFIELD, TEDDY FOSTER
5 DOGWOOD FOREST LN
CLAYTON, NC 27520-2177

BOLT, CHERIE L. JOINT TENANTS (WROS)
709 FERNWOOD DR
CLAYTON, NC 27520-2107

SHOTWELL 70 PARTNERS LLC
CONWAY CENTRE LLC
1600 S BRENTWOOD BLVD STE 770
SAINT LOUIS, MO 63144-1329

WILBURN, JENNIFER ANN
WILBURN, JAMIE FRANKLIN
711 FERNWOOD DR
CLAYTON, NC 27520-2107

KORNEGAY, CHRISTOPHER BRIAN
918 MULBERRY ROAD
CLAYTON, NC 27520-0000

POWELL, CYNTHIA J.
914 MULBERRY RD
CLAYTON, NC 27520-2130

LI, SHENGJUN
WU, XIAOJING
3201 PINE VALLEY RD
SAN RAMON, CA 94583-3600

MAYES, LOWELL THOMAS
MAYES, IDA WILKINS
924 MULBERRY RD
CLAYTON, NC 27520-2130

SMITH, ALLEN G
SMITH, KATHARINE
920 MULBERRY ROAD
CLAYTON, NC 27520-0000

MAYES, LOWELL THOMAS
MAYES, IDA WILKINS
924 MULBERRY RD
CLAYTON, NC 27520-2130

HAMILTON, COLIN C
HAMILTON, LOIS R
313 PARKRIDGE DRIVE
CLAYTON, NC 27527-0000

WOZNICHAK, GREGG A
WOZNICHAK, MICHELLE M
713 FERNWOOD DR
CLAYTON, NC 27520-0000

JOHNSON, BLONDELL
706 FERNWOOD DR
CLAYTON, NC 27520-0000

RABIG, PAUL C
RABIG, LISA A
700 FERNWOOD DR
CLAYTON, NC 27520-2108

PORCHEA, ELBERT B
PORCHEA, PATRICIA A
702 FERNWOOD DRIVE
CLAYTON, NC 27520-0000

BRADLEY, JORDAN LEAH JOINT TENANTS (WROS)
BRACK, JASON BENJAMIN JOINT TENANTS (WROS)
12182 US 70 HWY W
CLAYTON, NC 27520-2149

STALLINGS MILL APARTMENTS LLC
639 EXECUTIVE PL STE 400
FAYETTEVILLE, NC 28305-5489

BALDIES RESTAURANT GROUP LLC
6101 NC HIGHWAY 42 W
GARNER, NC 27529-8443

KORNEGAY, MARY YELVERTON
910 MULBERRY RD
CLAYTON, NC 27520-2130

DEHAVEN, TROY
717 FERNWOOD DR
CLAYTON, NC 27520-2107

KORNEGAY, MARY YELVERTON
910 MULBERRY RD
CLAYTON, NC 27520-2130

TEMPORARY VIRTUAL NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Rezoning- 2021-132-RZ

Date of Mailing: 3/18/22

Date of Meeting: 3/30/22 **Time of Meeting:** 6-8 pm

Meeting Platform: Zoom (virtual)

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) at least ten days but not more than 25 days prior to the Neighborhood Meeting, and that all required information was presented at the Meeting:

Printed Name: Emily Beddingfield **Signature:** [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.*

See attached.

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

April 2020
PPAB 5599399v1

March 18, 2022

Re: Request to Rezone 11.57 ac from RE to O-I, located at corner of Fernwood Drive and US Highway 70 Business West – VIRTUAL MEETING FOR ADJACENT PROPERTY OWNERS

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 Rezoning request involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Information about the request is provided in this letter.

Per Town of Clayton regulations (Unified Development Code Section 155.702(B), a Neighborhood Meeting must be held to provide information to area residents about the proposal. The goal of this meeting is to inform residents of the proposal to the Town Council to rezone the subject property. This letter is sent to those property owners within 100 feet of the subject property, as required by the Town of Clayton, but is open for anyone in the neighborhood to attend.

Due to current social distancing resulting from COVID-19, the Town of Clayton has authorized temporary use of Virtual Neighborhood Meetings. This letter includes instructions on how to access the virtual neighborhood meeting for this application. A representative of the applicant will coordinate this meeting and explain the application, answer questions, and solicit comments.

Meeting Date: March 30, 2022 **Meeting Time**: 6:00 PM

Virtual Zoom Meeting Instructions:

Topic: Grace Reformed Rezoning Request Neighborhood Meeting
Time: March 30, 2022 06:00 AM Eastern Time (US and Canada)

Computer Instructions:

Join Zoom Meeting: **https://us02web.zoom.us/j/84803643065**

Meeting ID: **848 0364 3065**

Phone Instructions:

Dial by your location

+1 312 626 6799 US (Chicago)	+1 646 558 8656 US (New York)
+1 301 715 8592 US (Washington DC)	+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)	+1 253 215 8782 US (Tacoma)

Meeting ID: **848 0364 3065**

Find your local number: https://us02web.zoom.us/u/kbWNqV4G4d

Information about the proposal:

Type of Application:	Rezoning from R-E (Residential Estate) to O-I (Office & Institutional)
Project/proposal property location:	See attached map. The project is located at the corner of Fernwood Drive and US Highway 70 Business West.

Parcel identification numbers:	The project is composed of three properties: 165914-34-2724, 165914-34-3471, 165914-34-7217
Description of project/proposal and action requested:	Rezone approximately 11.5 acres from Residential Estate (RE) to Office Institutional (O-I). Town Project #2021-132-RZ. This same property was in 2021 part of a request for a "Special Use Permit" to allow a church on the property. However, Town staff has since advised the applicant that the correct and proper way to move forward with the Church's request for a church at this site is to instead request a conventional rezoning to O-I. Please see the attached application materials. Grace Reformed Presbyterian Church is still the applicant for this project. The pastor of the church encourages neighbors to reach out to him directly for questions related to the Church and their plans for the property: Ken Kunkel, Pastor Grace Reformed Church PO Box 1001 Clayton, NC 27528 (919) 550-0739 (910) 650-4019 - cell www.gracereformed.church ken@gracereformed.church *For questions related to the rezoning category of O-I and the Town's process for approving a rezoning, we encourage you to contact the Town Planning Department at 919-553-5002. You may also contact Emily@myHTR.com.*
Upcoming public meetings for this application:	Planning Board (makes a recommendation to the Town Council): April 25th, 2022* Town Council (decision): May 16th, 2022* **These dates are subject to change. A notice will be mailed by the Town to adjacent property owners in advance of the hearing.*

The following is enclosed with this letter and will be discussed during the virtual Neighborhood Meeting:

1. Map of the property (Boundary Survey of properties)
2. Copy of Application
3. Adopted Future Growth Map for the Town of Clayton, identifying the subject property as "Community Center"
4. Property Owners within 100 feet of the subject property

If you cannot attend the meeting but would like to ask questions or share feedback please contact Ken Kunkel (information above) or Emily Beddingfield at **Emily@myHTR.com**. You may also contact the Town Planning Department at 919-553-5002 for information on the process/request.

Regards,

Emily Beddingfield

Emily Beddingfield, AICP
Emily@myHTR.com

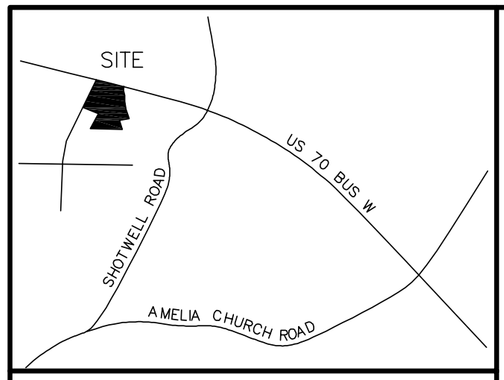
Cc: Town of Clayton Planning Department

BOUNDARY SURVEY
FOR

TEDDY BEDDINGFIELD
AND
CINDY BEDDINGFIELD

CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
APRIL 21, 2021

OWNER: TEDDY BEDDINGFIELD
CINDY BEDDINGFIELD
5 DOGWOOD FOREST LN
CLAYTON, N.C. 27520



VICINITY MAP (NOT TO SCALE)

NOTES:

1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
2) AREAS COMPUTED BY COORDINATE METHOD
3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD
4) NO. 5 REBAR IRON STAKES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
5) ZONING: R-E
6) PARENT TRACT DEED 5511 PG 88
7) PARCEL NO. 05G02026B, 05G02002
8) GRID TIE BY GPS

REFERENCES:

DB 5511 PG 088 PB 77 PG 495
DB 528 PG 427
DB 3616 PG 920
DB 895 PG 538
DB 5677 PG 067
DB 3731 PG 278
DB 1476 PG 139
DB 877 PG 570
DB 742 PG 384
DB 812 PG 710
DB 2019 PG 764
DB 5153 PG 657
DB 5427 PG 676

THIS SURVEY:

IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

03-31-21
DATE
SURVEYOR

SURVEYOR'S DISCLAIMER: NO ATTEMPT WAS MADE TO LOCATE ANY CEMETERIES, WETLANDS, HAZARDOUS MATERIAL SITES, UNDERGROUND UTILITIES OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.

03-31-21
DATE
SURVEYOR

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5511, PAGE 88, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 5511, PAGE 88; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000+; THAT THE GLOBAL POSITIONING ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT 1 CENTIMETER ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11 -C-1. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 31st DAY OF MARCH, A.D. 2021

NORTH CAROLINA PROFESSIONAL SEAL L-3990 LAND SURVEYOR CURK T. LANE

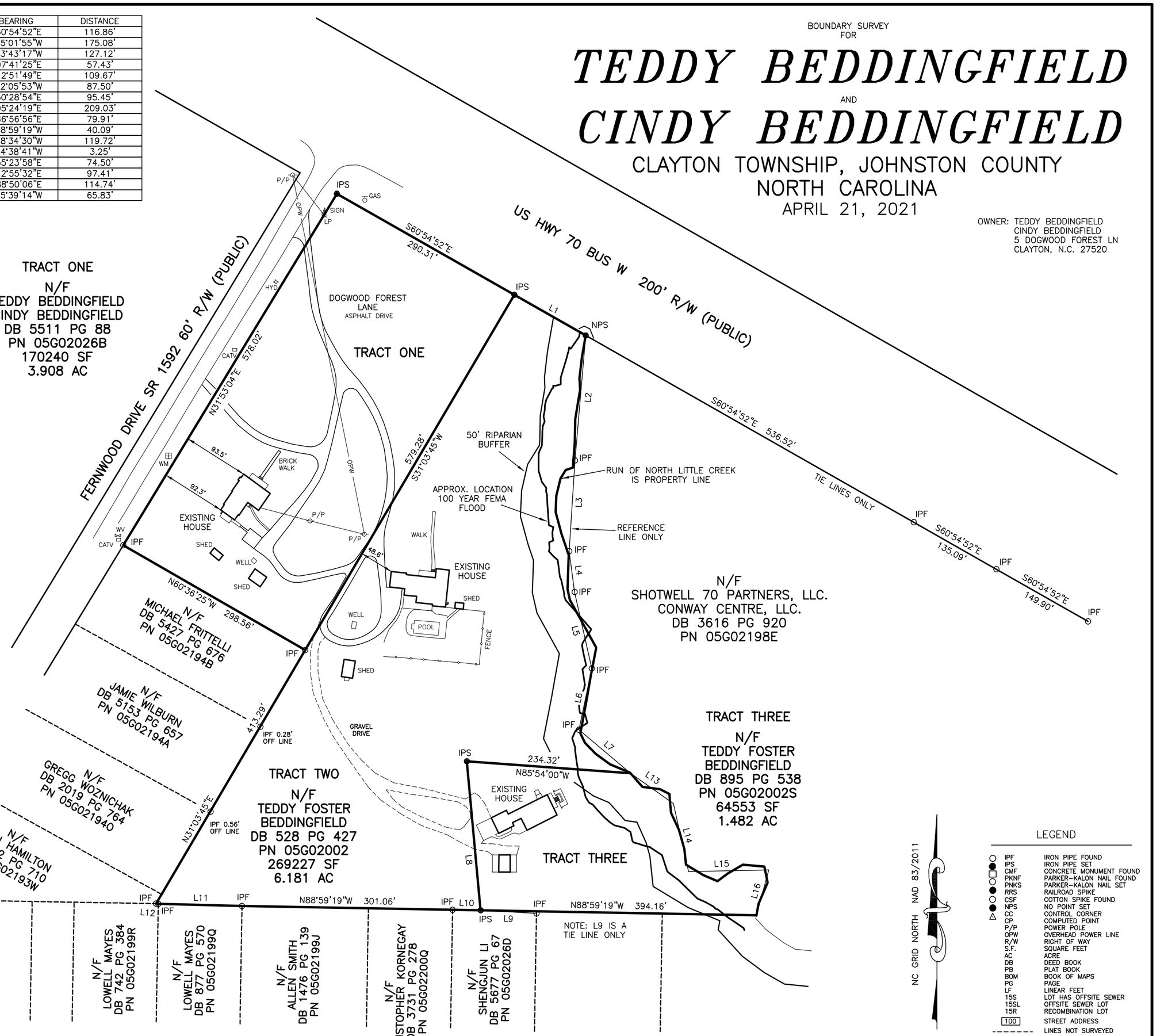
SURVEYOR

L - 3990
LICENSE NUMBER

PROPERTY SHOWN HEREON IS PARTIALLY AS SHOWN LOCATED IN A FEMA DESIGNATED FLOOD ZONE.
FEMA FLOOD HAZARD PANEL NO. 3720165900 K
EFFECTIVE DATE: JUNE 20, 2021

03-31-21
DATE
SURVEYOR

LINE	BEARING	DISTANCE
L1	S60°54'52"E	116.86'
L2	S05°01'55"W	175.08'
L3	S03°43'17"W	127.12'
L4	S07°41'25"E	57.43'
L5	S12°51'49"E	109.67'
L6	S12°05'53"W	87.50'
L7	S50°28'54"E	95.45'
L8	S05°24'19"E	209.03'
L9	S86°56'56"E	79.91'
L10	N88°59'19"W	40.09'
L11	N88°34'30"W	119.72'
L12	N84°38'41"W	3.25'
L13	S55°23'58"E	74.50'
L14	S12°55'32"E	97.41'
L15	N88°50'06"E	114.74'
L16	S15°39'14"W	65.83'



0 100 200 300
SCALE: 1" = 100'

NC GRID NORTH NAD 83/2011

LEGEND

IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
CMF	CONCRETE MONUMENT FOUND
PKNF	PARKER-KALON NAIL FOUND
PKNS	PARKER-KALON NAIL SET
RRS	RAILROAD SPIKE
CSF	COTTON SPIKE FOUND
NPS	NO POINT SET
CC	CONTROL CORNER
CP	COMPUTED POINT
P/P	POWER POLE
OPW	OVERHEAD POWER LINE
R/W	RIGHT OF WAY
S.F.	SQUARE FEET
AC	ACRE
DB	DEED BOOK
PB	PLAT BOOK
BOM	BOOK OF MAPS
PG	PAGE
LF	LINEAR FEET
15S	LOT HAS OFFSITE SEWER
15SL	OFFSITE SEWER LOT
15R	RECOMBINATION LOT
100	STREET ADDRESS
-------	LINES NOT SURVEYED

SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	BOUNDARY.DWG
SURVEY DATE:	3-15-21
JOB NO.	4187.001

TRUE LINE SURVEYING, P.C.

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

C-1859

TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

REZONING APPLICATION COVER SHEET

Name of Project: Grace Reformed Church Rezoning **Date:** 10-31-21

Applicant Name: Emily Beddingfield

The following checklist to be completed by applicant:

[✓] Pre-Application Meeting on: 10/12/21
[✓] Review Fee - Adjusted to $100 per 10/15 email from Ben Howell
[✓] Advertisement Fee
[✓] Completed Application
[✓] Owner's Consent Form
[✓] Adjacent Property Owner's List
[✓] Neighborhood Meeting Notice Letter (1 copy)
[✓] 2 Sets of stamped, addressed, empty envelopes for adjacent property owner notification
[✓] Signed & Sealed Boundary Survey
[✓] Copy of signed & sealed boundary survey in PDF ~~on USB~~ emailed

Reviewed by: _____

TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

REZONING APPLICATION

☒ **Standard Rezoning Fee: $500.00**
☐ **Planned Development Rezoning Fee: $1,000 + $5.00 per acre**
☒ **Advertisement Fee: $200.00**

SITE INFORMATION

Name of Project: Grace Reformed Church Rezoning Request

Acreage of Property: 11.57 ac **Zoning District:** RE

County Tag #: 05G02026B, 05G02002, 05G02002S **NC Pin #:** 165914-34-2724, 165914-34-3471, 165914-34-7217

Address/Location: Entrance to Dogwood Forest Neighborhood; 703 Fernwood Dr, 3 Dogwood Forest Lane, 5 Dogwood Forest Lane

Existing Zoning District: RE **Proposed Zoning District:** O-I

APPLICANT INFORMATION

Applicant: Emily Beddingfield

Mailing Address: 217 W Stallings St, Clayton NC 27520

Phone Number: 321-795-7413 **Fax:**

Contact Person: Emily Beddingfield

Email Address: emily@myHTR.com

PROPERTY OWNER INFORAMTION

Name: Grace Reformed Church , Ted and Cindy Beddingfield

Mailing Address: PO Box 1001, Clayton NC 27528 / 5 Dogwood Forest Lane, Clayton NC 27520

Phone Number: 910-650-4019 **Fax:**

Email Address: Ken@gracereformed.church

OFFICE USE ONLY

Date Received: _____ **Amount Paid:** _____ **File Number:** _____

EXPLANATION OF PROJECT

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

Request to rezone subject property from R-E (Residential Estate) to O-I (Office Institutional)

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

   See Attached

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

   See Attached

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

   See Attached

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

   See Attached

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

   See Attached

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

   See Attached

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

See Attached

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.

Emily Beddingfield		10-31-21
Print Name	***Signature of Applicant***	***Date***

Grace Reformed Church Rezoning Request

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

Response:
The proposed rezoning is consistent with the adopted future land use plans for this property.

The existing/adopted Town of Clayton Growth Plan Future Land Use Map identifies a portion of the property as "Community Center." The Draft 2045 Growth Plan Future Land Use Map identifies all of the property as "Community Center." Community Center is defined as:

> "Compared to the Neighborhood Center category, a Community Center typically serves a larger population and includes a typical trade area of three-to-six miles, and is located adjacent to major thoroughfares or situated at a major intersection. A Community Center includes at least one major anchor such as a grocery store or retailer and incorporates community-serving commercial uses and opportunities for office, civic, and institutional uses. Multi-family housing opportunities may be integrated as part of a mix of uses. As with Neighborhood Centers, apartments and townhouses should be located in close proximity to shopping and services. All portions of the development should be accessible by both a convenient road network and a system of sidewalks or greenways."

The Office & Institutional (O-I) zoning district allows office, civic, and institutional uses and so clearly meets the definition of the Community Center.

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

Response: The property is directly between the "Shotwell Station" commercial development and the Dogwood Forest residential neighborhood. It is also directly on US 70 Highway Business West. The O-I Zoning District is defined in the Unified Development Code as follows:

> "The O-I district is intended to permit offices, institutions, and associated administrative, executive, professional and research uses in new and existing structures and limited retail uses. Such offices and institutional uses are generally located along or proximate to major roadways or adjacent to commercial uses and may act as a buffer between such areas and residential uses."

The definition of the O-I District clearly supports the rezoning of the property to O-I, as its location meets the qualifications of "along or proximate to major roadways," "adjacent to commercial uses," and is located between commercial and residential uses, thus having the ability to act as a buffer between those uses.

As noted above, the Town's updated Growth Plan identifies this property as appropriate for "Community Center" uses – the current Residential-Estate zoning district does not fit into that classification.

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

Response:
As noted above, the O-I zoning district is appropriate as a buffer between commercial and residential development. As the Town continues to grow at a rapid rate, the demand for commercial development is increasing as well. Rezoning to O-I rather than a higher intensity zoning district such as B-3 allows the property to follow a pattern of commercial development along US 70 to serve the needs of the growing community, while acting as a lower-intensity buffer between high-intensity highway commercial and the low-density residential character of the Dogwood Forest neighborhood.

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

Response:
This area of Clayton is anticipated for growth, expansion, and increased intensity as Garner and Clayton move closer to one another. The adopted and draft Growth Plans take into account existing and planned infrastructure. As this property is designated as future Community Center on that plan, the Town clearly anticipates and is planning capacity for development along US Highway 70 Bus W.

The Town is actively evaluating and developing increased availability of water and sewer for new development. With a new wastewater treatment plan under development and plans to enhance water supply, there will be adequate supplies of both in future years.

NCDOT has plans to improve the Shotwell Road intersection and is routinely evaluating the capacity of US Highway 70 Business West. The regional transportation organization, the Capital Area Metropolitan Planning Organization (CAMPO) regularly evaluates transportation capacity in the area, tying findings to funding priorities: the Southeast Area Study was completed in 2017, with an updated anticipated to begin in the Winter of 2021.

The Town's Unified Development Ordinance, Engineering Manual, and NCDOT will all evaluate the proposed development for impacts to the road network. The Town has a threshold at which an enhanced traffic study (Traffic Impact Analysis) is required for new development. After an approved rezoning, whichever use is proposed on the property will be held to this standard and will receive a full analysis by Town staff and NCDOT as to whether this Traffic Impact Analysis is required. Impacted roads are owned by NCDOT (Fernwood Drive and US

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All new development proposals are provided to the schools so they can track impacts to the school system. Stormwater impacts are evaluated by the Town's stormwater and engineering staff as part of a site plan submittal, which will not take place until a full site plan is submitted to the town. That submittal will not take place until after the property is rezoned.

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

Response:
The Planning Director has reviewed this request and determined it does not violate the standards for Spot Zoning. No other legal purposes for which zoning exists are violated by this request.

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

Response:
No adverse effect upon adjoining property owners is anticipated as a result of this rezoning request. As noted above, the Unified Development Code notes that O-I zoning is appropriate as a buffer between commercial and residential uses, suggesting that it is a zoning district designed to immediately abut residential uses (as would be the case here). Compared to higher-intensity districts such as B-3, the O-I District is an appropriate district to connect the lower density development of Dogwood Forest and the high intensity development of Shotwell Station. Further, the Town's Unified Development Code as well as other applicable standards that regulate development are designed to mitigate adverse impacts of higher intensity uses when adjacent to residential uses. All of these standards will be applied when a project is submitted for Site Plan review, ensuring that the future development will be fully evaluated to reduce or remove any inherent impacts upon adjoining properties.

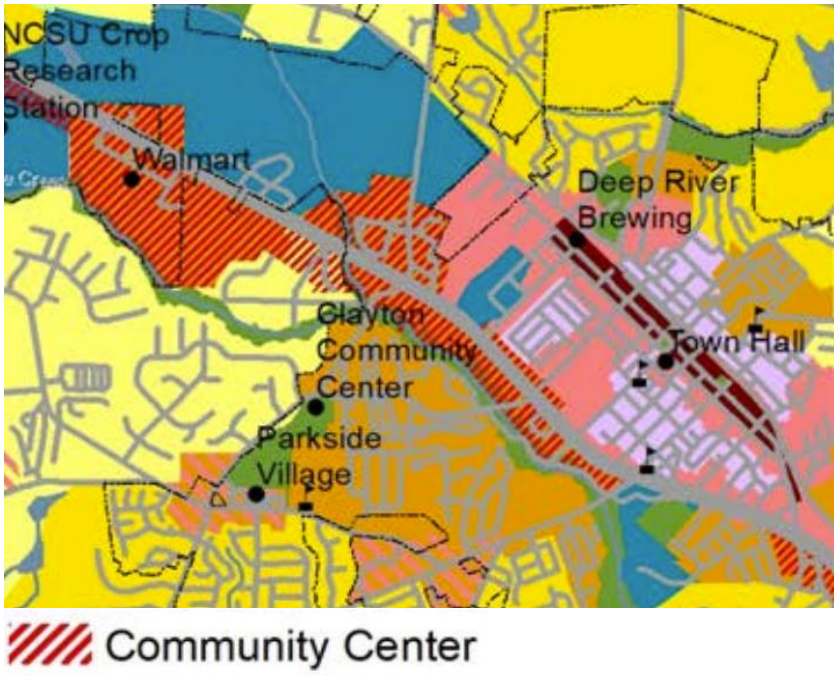
7. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

Response:
As noted above, no adverse impact to the general public is anticipated by this rezoning request. The O-I zoning district is designed to be placed directly adjacent to residential uses, and the Unified Development Code and other regulatory agencies have applicable standards in place for that district which will mitigate any potential impacts of development, allowing for a harmonious transition from commercial to residential uses without harming the general public.

Zoomed Image from the **Adopted** "Future Land Use Map" from the 2045 Growth Plan for the Town of Clayton (available at the Town of Clayton website)

Subject Property is designated as "Community Center" in the Future Land Use Map

"A Community … incorporates community-serving commercial uses and opportunities for office, civic, and institutional uses."



Property Owners who received notice of the neighborhood meeting in accordance with the Town's policies which stipulate that letters be sent to property owners within 100 feet of the subject property.

BEDDINGFIELD, TEDDY FOSTER
5 DOGWOOD FOREST LN
CLAYTON, NC 27520-2177

BOLT, CHERIE L. JOINT TENANTS (WROS)
709 FERNWOOD DR
CLAYTON, NC 27520-2107

SHOTWELL 70 PARTNERS LLC
CONWAY CENTRE LLC
1600 S BRENTWOOD BLVD STE 770
SAINT LOUIS, MO 63144-1329

WILBURN, JENNIFER ANN
WILBURN, JAMIE FRANKLIN
711 FERNWOOD DR
CLAYTON, NC 27520-2107

KORNEGAY, CHRISTOPHER BRIAN
918 MULBERRY ROAD
CLAYTON, NC 27520-0000

POWELL, CYNTHIA J.
914 MULBERRY RD
CLAYTON, NC 27520-2130

LI, SHENGJUN
WU, XIAOJING
3201 PINE VALLEY RD
SAN RAMON, CA 94583-3600

MAYES, LOWELL THOMAS
MAYES, IDA WILKINS
924 MULBERRY RD
CLAYTON, NC 27520-2130

SMITH, ALLEN G
SMITH, KATHARINE
920 MULBERRY ROAD
CLAYTON, NC 27520-0000

MAYES, LOWELL THOMAS
MAYES, IDA WILKINS
924 MULBERRY RD
CLAYTON, NC 27520-2130

HAMILTON, COLIN C
HAMILTON, LOIS R
313 PARKRIDGE DRIVE
CLAYTON, NC 27527-0000

WOZNICHAK, GREGG A
WOZNICHAK, MICHELLE M
713 FERNWOOD DR
CLAYTON, NC 27520-0000

JOHNSON, BLONDELL
706 FERNWOOD DR
CLAYTON, NC 27520-0000

RABIG, PAUL C
RABIG, LISA A
700 FERNWOOD DR
CLAYTON, NC 27520-2108

PORCHEA, ELBERT B
PORCHEA, PATRICIA A
702 FERNWOOD DRIVE
CLAYTON, NC 27520-0000

BRADLEY, JORDAN LEAH JOINT TENANTS (WROS)
BRACK, JASON BENJAMIN JOINT TENANTS (WROS)
12182 US 70 HWY W
CLAYTON, NC 27520-2149

STALLINGS MILL APARTMENTS LLC
639 EXECUTIVE PL STE 400
FAYETTEVILLE, NC 28305-5489

BALDIES RESTAURANT GROUP LLC
6101 NC HIGHWAY 42 W
GARNER, NC 27529-8443

KORNEGAY, MARY YELVERTON
910 MULBERRY RD
CLAYTON, NC 27520-2130

DEHAVEN, TROY
717 FERNWOOD DR
CLAYTON, NC 27520-2107

KORNEGAY, MARY YELVERTON
910 MULBERRY RD
CLAYTON, NC 27520-2130

Notes from 3/30/22 Neighborhood Meeting for Rezoning of three properties at the intersection of Fernwood Drive and US Hwy 70 Business (Dogwood Forest neighborhood)

Prepared by Emily Beddingfield, representative of applicant

Attendance: (based on information provided to Zoom) – 27 people, including applicants (Emily Beddingfield, Ken Kunkel (pastor), James Lipscomb)

- Three people by phone (only phone number provided)
- Albert's iphone
- Asmit
- Berry Morris
- Bob Brown
- Cheri
- Cindy Beddingfield
- Cynthia Powell
- D. Shaw
- David McCrina
- Doc
- Gregg Woznichak
- Kaitlin Crocker
- Marie Beasley
- Mary
- Tom Mayes
- Troy DeHaven
- Everett Coates
- Gloria Pleasant
- Lisa
- Blondell Johnson
- Joe Owen

Discussion:

- The meeting started at 6pm.
- Emily Beddingfield provided an overview of the request, highlighting the location, specifics of the request (general rezoning from RE to O&I). It was explained that while Grace Reformed Church currently owns the property, the request is for a rezoning to Office & Institutional (O&I). While the Church owns the property and intends to build a church here if approved, any use within the O&I zoning category is technically allowed – though there may be natural site limitations that restrict certain uses (infrastructure, for example).
- Future expected public meeting dates were explained: Planning Board on April 25th and Town Council (decision) on May 16th. The Town will send out public notices. The meetings are in person and on Youtube.
- Neighbor comment: Concerns over flooding of existing residents' properties due to future increased impervious on this property. Traffic is a concern. What happens if a church doesn't locate here – other uses are allowed. Property values might decline. Safety – people will walk across existing residents' properties.
- Neighbor comment: Reiterated that all uses in this new zoning district would be allowed if approved. Stated the need for a Traffic Impact Analysis. Has concern over all of the uses on the list of allowed uses within the O&I zoning district. Traffic – it is already hard to get exit the neighborhood. Encouraged neighbors to attend the Planning Board and Town Council meetings; noted that these groups rely on public input to help make them make decisions.
    - Emily explained that a TIA is not feasible for a general rezoning, because of the wide variety of uses that could be developed. While a TIA cannot be prepared for a general rezoning, the applicant did work with a Traffic Consultant to review requirements for the size church that was proposed at the time, and per input from NCDOT and the Traffic Consultant, no improvements were required due to the low impact of churches on surrounding traffic networks.

- Neighbor Comment: Questions over NCDOT's plans for Shotwell and Hwy 70, as well as questions on Traffic Impact Analysis and traffic counts. It was suggested that traffic counts during the pandemic wouldn't reflect actual traffic. Inquired as to the intensity of the church use.
    - Emily explained that the traffic consultant used approved traffic counts which took into account the lowered traffic from the pandemic. Ken provided a general overview of the types of meetings and days he would expect the church to be used, though he noted that he cannot predict for sure exactly what that would look like. They predict a maximum of 300 people. No daycare is proposed.
- Neighbor Comment: Asked if the church held music and sound rehearsals
    - Ken said they do rehearsal in the sanctuary prior to the service and spoke some more about the small group meetings that are held during the week (youth bible studies, etc).
- Neighbor Comment: Other than the sanctuary, are their plans for other uses?
    - Ken explained they have Sunday school, nursery, small office suite for staff. A fellowship hall is not planned but could be an option in the future.
- Neighbor Comment: Is the church selling to another owner after the rezoning?
    - Ken said that is not their plan.
- Neighbor Comment: Is a Special Use Permit still a possibility? That way the site could be limited.
    - Emily explained the financial risk associated with the full set of site plan/preliminary engineering plans that is required for a Special Use Permit. The Church is trying to be responsible with its members' money. Ken explained that if denied, all of that money would be lost – you cannot transfer engineering plans for a site to a new property. The neighbor said they understood that issue.
- Neighbor Comment: Concerns over traffic. It is tough now and only getting worse. It was asked if it was common to have only one entrance and exit for a development? Has there been an evaluation of a second entrance/exit? Traffic is a safety and inconvenience issue.
    - Emily noted that it was common for older developments to have one entrance and exit like the Dogwood Forest neighborhood does. The neighborhood does have one stub street into an undeveloped property (the "Heavner" property behind the ABC) that would provide a second entrance if that property is developed. As far as a second entrance on US 70, NCDOT does not allow driveways that close together. Whether a second "exit-only" route could be provided was not evaluated. Connecting to the Pine Hollow Commons (Pep Boys area) development is not feasible due to the heavy cost to install a bridge over the wide wetland and stream. Pine Hollow Commons was not required to "stub" the interior private street for future connections, further removing the possibility of a connection.
- Neighbor Comment: What is your opinion as an Urban Planner on the impact to property values?
    - Emily explained she was not able to speak to property values – that question needs to be left to real estate professionals.
- Neighbor Comment: Recently observed cameras set up to do traffic counts at the intersection. After speaking to the workers, was told that the intersection would be modified so residents cannot take a left out of the neighborhood onto US 70 Business. Did the applicants hear about

this in their conversations with NCDOT? If not will this impact the church's decision to locate here?
    - Emily said NCDOT had not mentioned this in their conversations. The most recent conversation held with NCDOT noted a new turn lane would be installed at the US 70/Shotwell intersection (turning left onto Shotwell from US 70).
        - *NOTE: Following the meeting, Emily followed up with Sam Lawhorn of NCDOT. Recent developments the week before have changed the status of the Hwy 70/Shotwell Road improvements and due to high costs are now on hold for an "indefinite" amount of time. The Restricted Conflict Intersection in front of Dogwood Forest is funded and planned, however, though no timeline has been assigned.*
- Neighbor Comment: Is this going to be a Superstreet?
    - Emily said she wasn't sure whether it would fit NCDOT's definition of a Superstreet, but further explained how the improvements discussed would prevent left turns out of the neighborhood in order to reduce conflicts and increase safety.
    - A neighbor chimed in that they had spoken to Sam Lawhorn last week and it is planned to be a full "Superstreet" but that is a decade away. She said he told her that due to pricing the Shotwell Road improvements would not move forward.
- Neighbor Comment: After the rezoning will the Church build a church or sell the property?
    - Ken said he is planning to build a church.
- Neighbor Comment: Is connection to the sewer line feasible?
    - Emily said the preliminary due diligence completed for the church showed that sewer connections were feasible.
- Neighbor Comment: Agrees with the concerns of everyone. Their home is bordered on two sides by the rezoning. Loves the idea of the Church, but will speak against the rezoning.
- Neighbor Comment: Does not oppose the church, but opposes the rezoning.
- Neighbor Comment: Agrees, does not oppose the church but opposes the rezoning. They were very sorry this happened the way it did (based on discussion that the Church has been working on this project for so long and was provided different processes from new staff)
- Neighbor Comment: The traffic situation is worse than terrible, and they are opposed to the rezoning.
- Neighbor Comment: They are not against the church but are opposed to the rezoning. Why not do a Special Use Permit?
    - Ken explained the huge financial investment associated with the site plan required for a SUP. The Planning Department offered the option of O&I as an alternative.
- Neighbor Comment: Why not sell the land and go somewhere else – this is a nightmare for traffic, even for the church.
- Neighbor Comment: Looking at the map – what if there was a second exit-only option from the property onto US 70? Also, they expect large events associated with weddings, baptisms, etc.
- Neighbor Comment: It is hard to trust the Town and NCDOT to ensure the site is developed properly.
- Neighbor Comment: What happens with this meeting – is it recorded? Notes taken?
    - Emily explained she was taking detailed notes. These would be typed up and provided to Town staff, who would include them in the information provided to the Planning

Board and Town Council. The agenda items are also available on the Town's website and Emily is happy to send the notes to anyone who asks.

- Neighbor Comment: encourages anyone to ride out there and see what the traffic problems are actually like – all throughout the day it is awful.
- Neighbor Comment: Feels the church's intent is pure but please consider the ability of the church members to get in and out of the property – the church services may be held at low-volume hours but people will leave the service all at once and it will be difficult to exit. Church attendees are often older/elderly – this could be unsafe at this uncontrolled and unregulated intersection.
- Neighbor Comment: This will be a nightmare.
- Neighbor Comment: Will you (Emily) be lobbying the Planning Board?
    - Emily responded that she would not – her job was to provide factual information about the request and intended to do so at the meeting. If any officials had questions before the meeting she would of course provide responses.
- Neighbor Comment: There will be recreation in the backyard and issues with riff raff. There will be issues.
- Neighbor Comment: We all have concerns about the safety of having an unattended parking lot in the neighborhood – already have issues from Cleveland Draft House.
- Neighbor Comment: Are you (Emily) on the Planning Board?
    - Emily said she was not. Another neighbor noted that her boss (James Lipscomb) was on the Planning Board – Emily said he would be recused from this recommendation/vote.
- Neighbor Comment: Were you (Emily) employed by the Town?
    - Emily said yes, she worked there from roughly 2012-2015.
- Emily asked if there were any further comments. She encouraged anyone with more comments or questions to reach out to her, Ken, or the Town Planning staff. She reminded the neighbors of the upcoming public meeting dates.

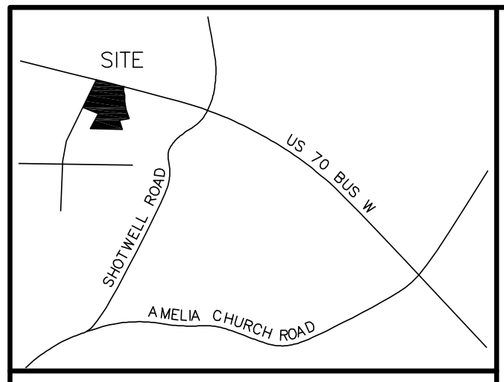
The meeting ended at 8pm.

BOUNDARY SURVEY
FOR

TEDDY BEDDINGFIELD
AND
CINDY BEDDINGFIELD

CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
APRIL 21, 2021

OWNER: TEDDY BEDDINGFIELD
CINDY BEDDINGFIELD
5 DOGWOOD FOREST LN
CLAYTON, N.C. 27520



VICINITY MAP (NOT TO SCALE)

NOTES:

1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
2) AREAS COMPUTED BY COORDINATE METHOD
3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD
4) NO. 5 REBAR IRON STAKES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
5) ZONING: R-E
6) PARENT TRACT DEED 5511 PG 88
7) PARCEL NO. 05G02026B, 05G02002
8) GRID TIE BY GPS

REFERENCES:

DB 5511 PG 088	PB 77 PG 495
DB 528 PG 427	
DB 3616 PG 920	
DB 895 PG 538	
DB 5677 PG 067	
DB 3731 PG 278	
DB 1476 PG 139	
DB 877 PG 570	
DB 742 PG 384	
DB 812 PG 710	
DB 2019 PG 764	
DB 5153 PG 657	
DB 5427 PG 676	

THIS SURVEY:

IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

03-31-21 DATE _____ SURVEYOR

SURVEYOR'S DISCLAIMER: NO ATTEMPT WAS MADE TO LOCATE ANY CEMETERIES, WETLANDS, HAZARDOUS MATERIAL SITES, UNDERGROUND UTILITIES OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.

03-31-21 DATE _____ SURVEYOR

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5511, PAGE 88, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 5511, PAGE 88; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000+; THAT THE GLOBAL POSITIONING ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT 1 CENTIMETER ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11 -C-1 . WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 31st DAY OF MARCH, A.D. 2021

NORTH CAROLINA PROFESSIONAL SEAL L-3990 LAND SURVEYOR CURK T. LANE

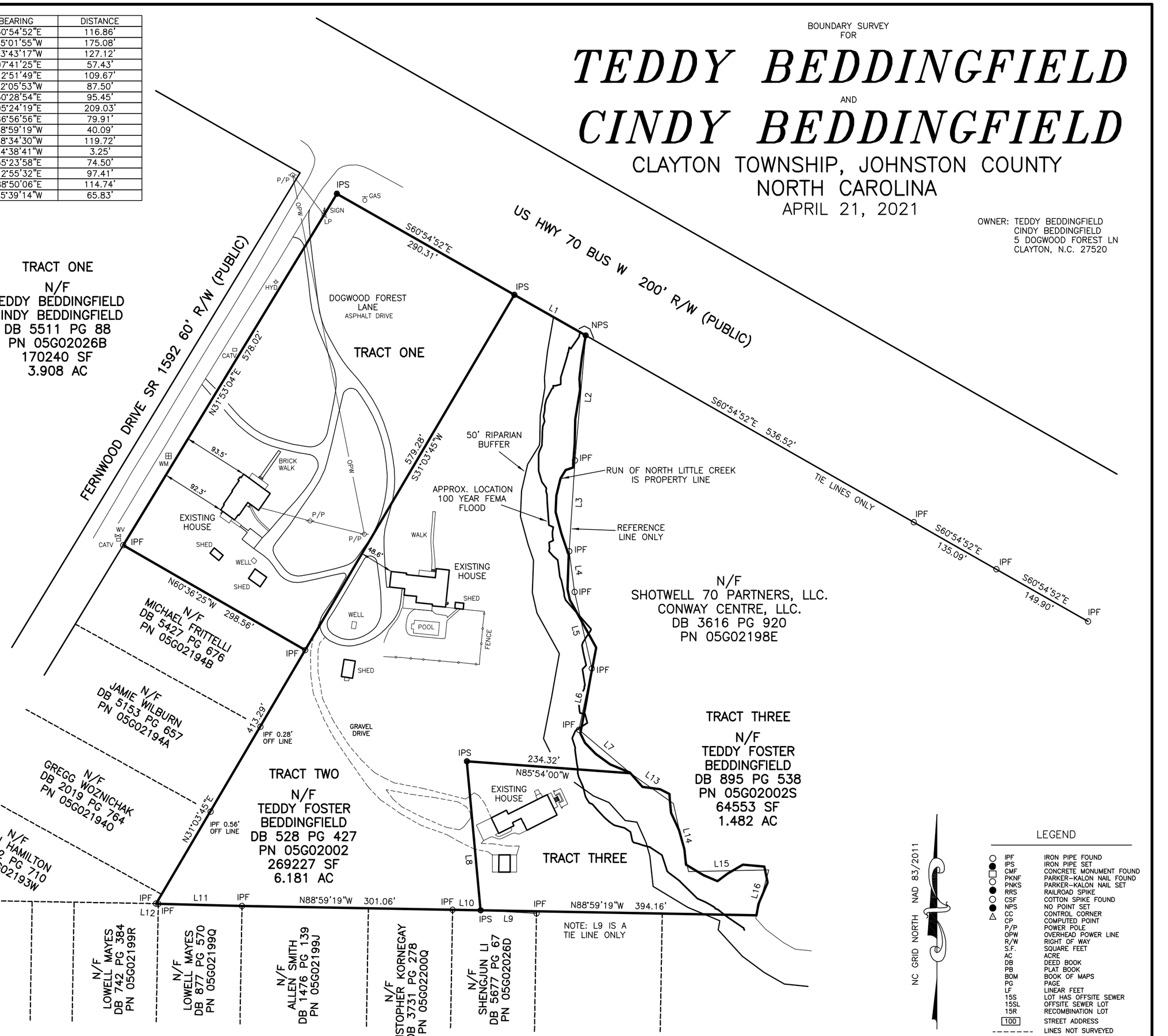
_____ SURVEYOR

L - 3990
LICENSE NUMBER

PROPERTY SHOWN HEREON IS PARTIALLY AS SHOWN LOCATED IN A FEMA DESIGNATED FLOOD ZONE.
FEMA FLOOD HAZARD PANEL NO. 3720165900 K
EFFECTIVE DATE: JUNE 20, 2021

03-31-21 DATE _____ SURVEYOR

LINE	BEARING	DISTANCE
L1	S60°54'52"E	116.86'
L2	S05°01'55"W	175.08'
L3	S03°43'17"W	127.12'
L4	S07°41'25"E	57.43'
L5	S12°51'49"E	109.67'
L6	S12°05'53"W	87.50'
L7	S50°28'54"E	95.45'
L8	S05°24'19"E	209.03'
L9	S86°56'56"E	79.91'
L10	N88°59'19"W	40.09'
L11	N88°34'30"W	119.72'
L12	N84°38'41"W	3.25'
L13	S55°23'58"E	74.50'
L14	S12°55'32"E	97.41'
L15	N88°50'06"E	114.74'
L16	S15°39'14"W	65.83'



NC GRID NORTH NAD 83/2011

LEGEND

○	IPF	IRON PIPE FOUND
●	IPS	IRON PIPE SET
□	CMF	CONCRETE MONUMENT FOUND
○	PKNF	PARKER-KALON NAIL FOUND
○	PKNS	PARKER-KALON NAIL SET
●	RRS	RAILROAD SPIKE
○	CSF	COTTON SPIKE FOUND
●	NPS	NO POINT SET
△	CC	CONTROL CORNER
	CP	COMPUTED POINT
	P/P	POWER POLE
	OPW	OVERHEAD POWER LINE
	R/W	RIGHT OF WAY
	S.F.	SQUARE FEET
	AC	ACRE
	DB	DEED BOOK
	PB	PLAT BOOK
	BOM	BOOK OF MAPS
	PG	PAGE
	LF	LINEAR FEET
	15S	LOT HAS OFFSITE SEWER
	15SL	OFFSITE SEWER LOT
	15R	RECOMBINATION LOT
	100	STREET ADDRESS
	-------	LINES NOT SURVEYED

SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	BOUNDARY.DWG
SURVEY DATE:	3-15-21
JOB NO.	4187.001

TRUE LINE SURVEYING, P.C.

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

C-1859

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

Planning Board: 04/25/2022

STAFF REPORT

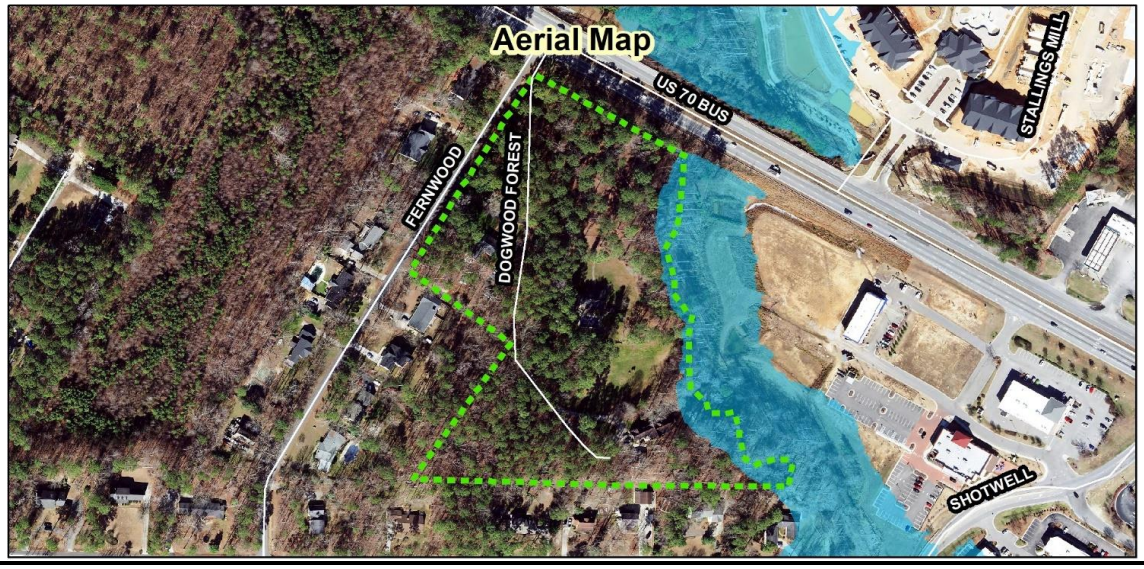
Application Number: 2021-132-RZ
Project Name: Grace Reformed Church – Rezoning

TAG #(s): 05G02026B, 05G02002, 05G02002S
Town Limits/ETJ: ETJ
Applicant: Emily Beddingfield
Owner: Grace Reformed Church, Ted & Cindy Beddingfield
Location: Entrance to Dogwood Forest Neighborhood; 703 Fernwood Dr, 3 Dogwood Forest Ln, and 5 Dogwood Forest Ln
Project Planner: Aaron Prichard, Planner II

Public Noticing Dates:

- **Neighborhood Meeting:** March 30, 2022
- **Sign posted:** April 13, 2022
- **PB Adjacent Property Letters Mailed:** April 13, 2022

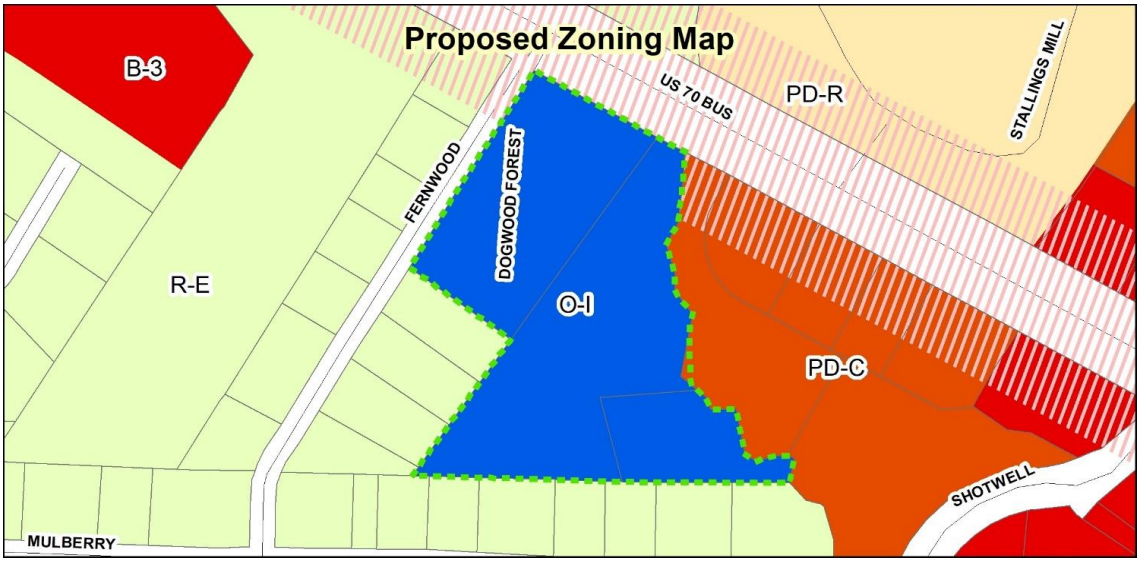
REQUEST: Rezoning from Residential-Estate (R-E) to Office-Institutional (O-I).



SITE DATA:
Acreage: +/- 11.57 acres
Existing Use: Residential

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	N/A	Major Thoroughfare (US 70 Bus)
South	R-E	Residential
East	PD-C	Commercial
West	R-E	Residential



STAFF ANALYSIS AND COMMENTARY:

Overview

The site lies outside the Town Limits and within the Extraterritorial Jurisdiction. The site is located at the corner of US Highway 70 Business and Fernwood Drive, as shown on the maps above, and currently have residential structures located on the property. The applicant is requesting to re-zone the property from Residential-Estate (R-E) to Office-Institutional (O-I). In a rezoning, all uses permitted under the proposed Zoning District must be considered. Per Article 2 of the Unified Development Code, the O-I district is intended to permit offices, institutions, and associated administrative, executive, professional, and research uses in new and existing structures and limited retail uses. Such offices and institutional uses are generally located along or proximate to major roadways or adjacent to commercial uses and may act as a buffer between such areas and residential uses. This is a general rezoning, so any permitted use within the O-I district could be constructed at the site if the application is approved.

Rezoning Approval Criteria

The following seven criteria are listed in UDC §155.704(J) as factors for Town Council to consider when evaluating a rezoning request. Applicant and staff responses to these seven criteria are listed below.

1) Consistency with the adopted plans and policies of the Town;

Applicant Commentary:

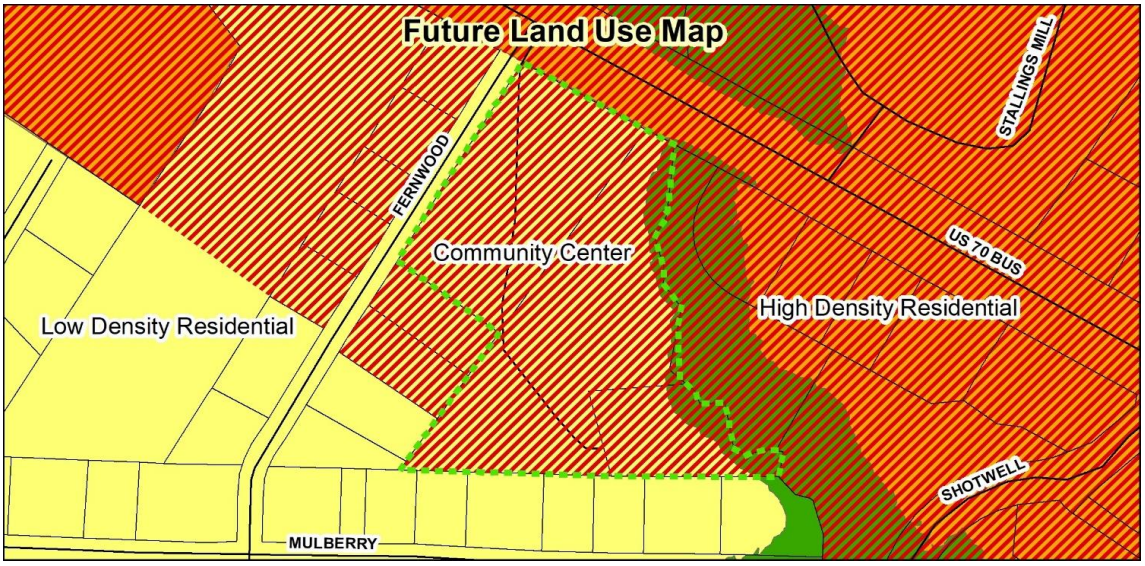
The proposed rezoning is consistent with the adopted future land use plans for this property. The existing/adopted Town of Clayton Growth Plan Future Land Use Map identifies a portion of the property as "Community Center." The Draft 2045 Growth Plan Future Land Use Map identifies all of the property as "Community Center." Community Center is defined as:

"Compared to the Neighborhood Center category, a Community Center typically serves a larger population and includes a typical trade area of three-to-six miles, and is located adjacent to major thoroughfares or situated at a major intersection. A Community Center includes at least one major anchor such as a grocery store or retailer and incorporates community-serving commercial uses and opportunities for office, civic, and institutional uses. Multi-family housing opportunities may be integrated as part of a mix of uses. As with Neighborhood Centers, apartments and townhouses should be located in close proximity to shopping and services. All portions of the development should be accessible by both a convenient road network and a system of sidewalks or greenways."

The Office & Institutional (O-I) zoning district allows office, civic, and institutional uses and so clearly meets the definition of the Community Center.

Staff Commentary:

The proposed rezoning is consistent with the Future Land Use Map designation as noted by the applicant and shown below on the Future Land Use Map. The rezoning is also generally consistent with the recommendations found in the Land Use section of the Plan.



2) Suitability of the subject property for uses permitted by the current versus the proposed district;

Applicant Commentary:

The property is directly between the "Shotwell Station" commercial development and the Dogwood Forest residential neighborhood. It is also directly on US 70 Highway Business West. The O-I Zoning District is defined in the Unified Development Code as follows:

"The O-I district is intended to permit offices, institutions, and associated administrative, executive, professional and research uses in new and existing structures and limited retail uses. Such offices and institutional uses are generally located along or proximate to major roadways or adjacent to commercial uses and may act as a buffer between such areas and residential uses."

The definition of the O-I District clearly supports the rezoning of the property to O-I, as its location meets the qualifications of "along or proximate to major roadways," "adjacent to commercial uses," and is located between commercial and residential uses, thus having the ability to act as a buffer between those uses.

Staff Commentary:

The site is adjacent to US 70 Business, which is one of the Town's main thoroughfares, so the proposed zoning is appropriate given the location and future plans for the area as outlined in the 2045 Growth Plan. However, in its present state, the property lacks adequate access. Access directly onto US 70 Business may be infeasible due to the proximity of the existing access point off Fernwood Drive to US 70 Business, as NCDOT generally requires significant spacing between driveways on major thoroughfares like US 70 Business. Likewise, access to the east could be costly and involve a bridge to traverse resource conservation areas. The stub behind Pep Boys also does not extend to this site's property line, so no direct connection could be made as part of a project at this site. A connection through the back of Dogwood Forest onto the adjacent property is also infeasible at this time, given that the adjacent property is currently undeveloped and the roads in Dogwood Forest are not built to handle heavier volumes of non-residential traffic. Likewise, the site currently lacks a convenient sewer connection.

Staff's opinion is that the rezone is consistent with the Town's future vision for the area but may be problematic in the short term given present conditions with respect to poor access and inadequate sanitary sewer infrastructure immediately adjacent to the property.

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

Applicant Commentary:

As noted above, the O-I zoning district is appropriate as a buffer between commercial and residential development. As the Town continues to grow at a rapid rate, the demand for commercial development is increasing as well. Rezoning to O-I rather than a higher intensity zoning district such as B-3 allows the property to follow a pattern of commercial development along US 70 to serve the needs of the growing community, while acting as a lower-intensity buffer between high-intensity highway commercial and the low-density residential character of the Dogwood Forest neighborhood.

Staff Commentary:

The proposed change would improve the balance of uses by rezoning the property to something appropriate for its location – office/non-residential along a busy thoroughfare. If consistency with the Future Land Use Map is a way to "improve the balance of uses," then this rezone would accomplish that as well because O-I zoning aligns with the Community Center designation shown on the map. It is unclear at this time if the rezoning would meet a specific demand in the Town.

4) The Capacity of adequate public facilities and services including schools, transportation infrastructure, recreation facilities, wastewater treatment, water supply facilities, and stormwater drainage facilities for the proposed use;

Applicant Commentary:

This area of Clayton is anticipated for growth, expansion, and increased intensity as Garner and Clayton move closer to one another. The adopted and draft Growth Plans take into account existing and planned infrastructure. As this property is designated as future Community Center on that plan, the Town clearly anticipates and is planning capacity for development along US Highway 70 Bus W.

The Town is actively evaluating and developing increased availability of water and sewer for new development. With a new wastewater treatment plan under development and plans to enhance water supply, there will be adequate supplies of both in future years.

NCDOT has plans to improve the Shotwell Road intersection and is routinely evaluating the capacity of US Highway 70 Business West. The regional transportation organization, the Capital Area Metropolitan Planning Organization (CAMPO) regularly evaluates transportation capacity in the area, tying findings to funding priorities: the Southeast Area Study was completed in 2017, with an updated anticipated to begin in the Winter of 2021.

The Town's Unified Development Ordinance, Engineering Manual, and NCDOT will all evaluate the proposed development for impacts to the road network. The Town has a threshold at which an enhanced traffic study (Traffic Impact Analysis) is required for new development. After an approved rezoning, whichever use is proposed on the property will be held to this standard and will receive a full analysis by Town staff and NCDOT as to whether this Traffic Impact Analysis is required. Impacted roads are owned by NCDOT (Fernwood Drive and US Highway 70 Bus W) and so the NCDOT will evaluate any proposed use to determine whether roadway improvements are required to support the proposed use.

All new development proposals are provided to the schools so they can track impacts to the school system. Stormwater impacts are evaluated by the Town's stormwater and engineering staff as part of a site plan submittal, which will not take place until a full site plan is submitted to the town. That submittal will not take place until after the property is rezoned.

Staff Commentary:

Access to the site is currently inadequate for any type of high intensity use. Access directly onto US 70 Business may not be feasible given the proximity to the access point off Fernwood Drive. Additionally, a connection to the east would likely require a bridge or large culvert in order to traverse a stream and flood hazard zone, and would have to traverse an additional parcel to connect to a stubbed street behind the Pep Boys at Pine Hollow Commons. Another access point could be made at the back of Dogwood Forest subdivision from a stub street onto the adjacent property, however there are currently no development plans for that property under review. Even completing this connection would be problematic because it would encourage thru-traffic in Dogwood Forest, whose roads are not built to handle heavier volume generated by non-residential uses.

There is an 8" water main owned by Johnston County running under Fernwood Drive, but there is no sanitary sewer immediately available for the site. Surrounding lots in Dogwood Forest utilize septic systems, and extension of sewer infrastructure to the site would likely be required for development of a non-residential use. Any future development of the site would be required to meet the requirements in the Town Stormwater Ordinance.

5) It has been determined that the legal purposes for which zoning exists are not contravened;

Applicant Commentary:

The Planning Director has reviewed this request and determined it does not violate the standards for Spot Zoning. No other legal purposes for which zoning exists are violated by this request.

Staff Commentary:

The proposed site is more than 11.5 acres, adjacent to properties zoned for non-residential uses on US 70 Business, and the rezoning request is consistent with the Future Land Use Map found within the 2045 Comprehensive Growth Plan, so there is no concern about spot zoning. The buildings currently at the site are single family residences. If the rezoning is approved, the applicant shall not be permitted to continue using those buildings as residences because this would constitute a non-conforming use. O-I zoning does not allow single family residential either as a permitted or special use.

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

Applicant Commentary:

No adverse effect upon adjoining property owners is anticipated as a result of this rezoning request. As noted above, the Unified Development Code notes that O-I zoning is appropriate as a buffer between commercial and residential uses, suggesting that it is a zoning district designed to immediately abut residential uses (as would be the case here). Compared to higher-intensity districts such as B-3, the O-I District is an appropriate district to connect the lower density development of Dogwood Forest and the high intensity development of Shotwell Station. Further, the Town's Unified Development Code as well as other applicable standards that regulate development are designed to mitigate adverse impacts of higher intensity uses when adjacent to residential uses. All of these standards will be applied when a project is submitted for Site Plan review, ensuring that the future development will be fully evaluated to reduce or remove any inherent impacts upon adjoining properties.

Staff Commentary:

The rezoning opens the way for a range of different uses at the site which are not allowed under the current R-E zoning. Since the eventual use of the site is unknown, it is difficult for staff to determine whether this rezone will adversely affect adjacent property owners. As stated above, the O-I district allows for higher intensity development than R-E, which would likely increase traffic in the surrounding neighborhood and create a demand for new utilities to be extended to the site.

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

Applicant Commentary:

As noted above, no adverse impact to the general public is anticipated by this rezoning request. The O-I zoning district is designed to be placed directly adjacent to residential uses, and the Unified Development Code and other regulatory agencies have applicable standards in place for that district which will mitigate any potential impacts of development, allowing for a harmonious transition from commercial to residential uses without harming the general public.

Staff Commentary:

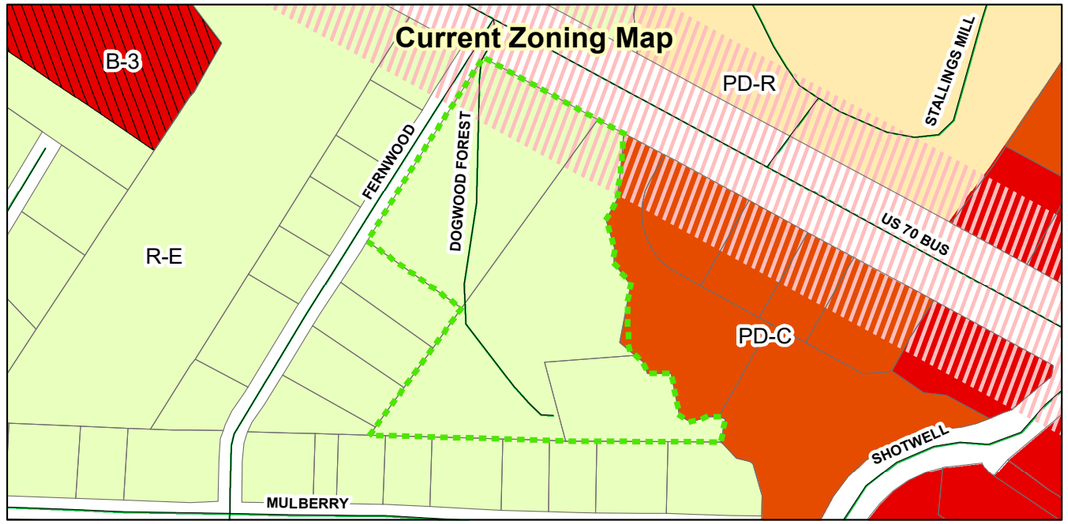
Approval of the rezoning action would open the door for non-residential uses on the site, which could benefit the property owner(s) by enabling them to do more with their land. The 2045 Growth Plan identifies this area as a "Community Center," which means the Town has envisioned this area for future non-residential development. However, certain permitted uses under the proposed zoning district could increase vehicle traffic to the site, which could be detrimental to residents in the adjacent Dogwood Forest subdivision going to and from their home.

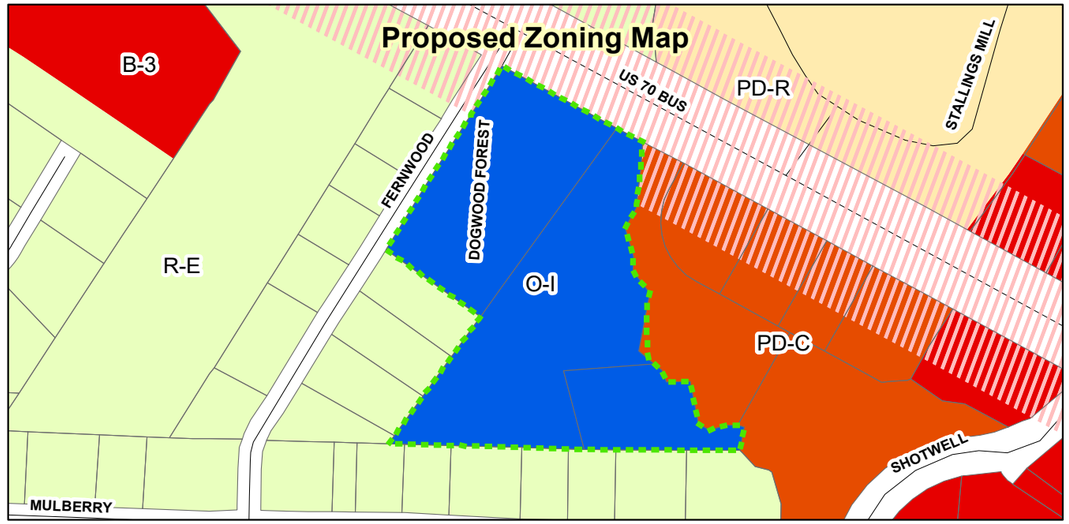
CONSIDERATIONS:

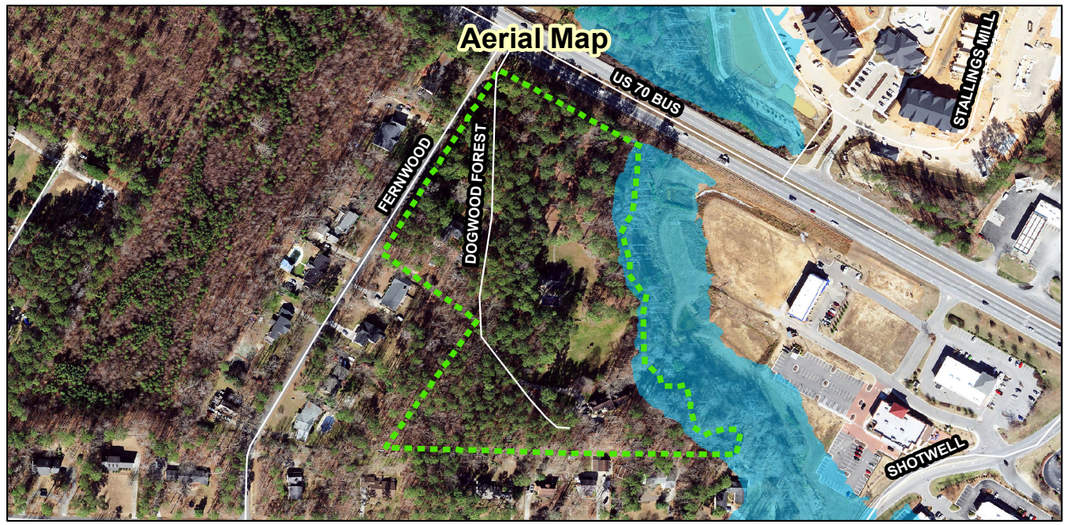
- Approval of the rezoning would allow any permitted use within the O-I Zoning District to be constructed on the site. The Planning Board should consider all potential uses of the site when considering the rezoning.
- Rezoning applications are decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.

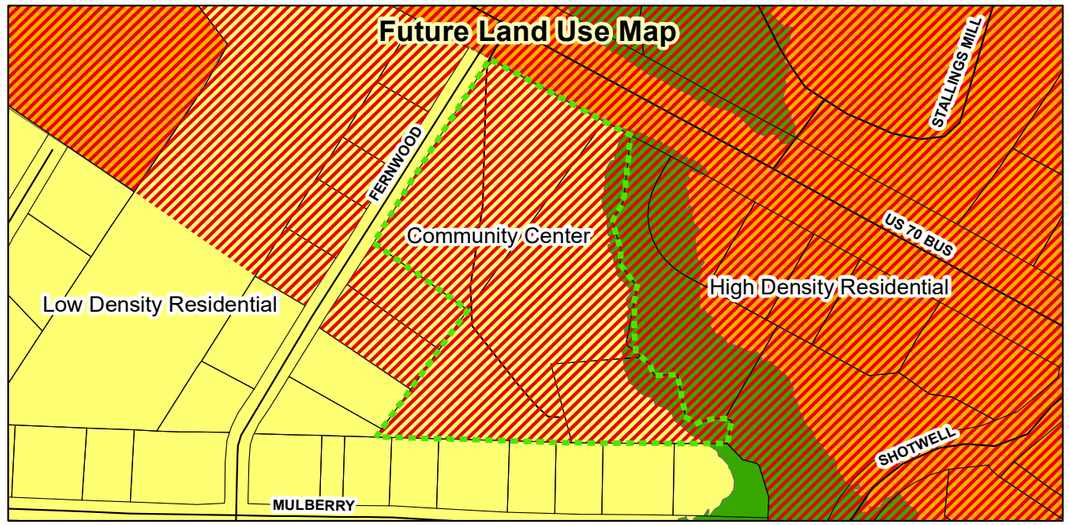
ATTACHMENTS:

1) Application / Owner's Consent Form
2) Approval Criteria Responses
3) Neighborhood Meeting Materials
4) Boundary Survey
5) Staff Report Maps
6) Statement of Consistency
7) Public Comments Received Prior to Meeting









Request: Rezoning from R-E to O-I
Project Name: Grace Reform Church
Project Number: 2021-132-RZ

Applicant: Emily Beddingfield
Property Owner: Grace Reformed Church, Ted & Cindy Beddingfield
Tag #: 05G02026B, 05G02002, & 05G02002S

Site
Thoroughfare Overlay
100-yr Flood Zone

0 0.125 0.25 Miles

N

Staff Report Map
Prepared by: TOC Planning Department
April 13, 2022

Disclaimer: Town of Clayton assumes no legal responsibility for the quality fo the data represented here.

Document Path: O:\PLANNING\REZONING\Rezoning\2021\2021-132-RZ Grace Reform Church\Staff Report Maps\Staff Report Maps - 2021-132-RZ Grace Reform Church.mxd

TOWN OF CLAYTON

ZONING MAP AMENDMENT

CONSISTENCY STATEMENT

[2021-132-RZ Grace Reformed Church Rezoning]
(Parcel TAG #: 05G02026B, 05G02002, 05G02002S)

The Town Council of the Town of Clayton hereby states:

Section 1: The above referenced zoning map amendment IS APPROVED.

Section 2: The above referenced zoning map amendment IS CONSISTENT with:

The Comprehensive Growth Plan 2045, specifically:

- Goal LU 1: Preserve Clayton's character while allowing for growth and development in appropriate areas.
    - Policy LU 1.1: Manage future growth and encourage quality development through the implementation of the Comprehensive Plan, the Unified Development Code (UDC), and other plans and regulations adopted by the Town Council.
        - Strategy LU1.1.1: Review development proposals for consistency with the Future Land Use Map.

The requested zoning map amendment is consistent with the above referenced goal from the Comprehensive Growth Plan 2045. The proposed action seeks to amend the zoning map for the above-referenced parcels to change the zoning district from Residential-Estate (R-E) to Office-Institutional (O-I).

Section 3: Based upon information presented at the public hearings and by the applicant, and based upon the recommendations and detailed information developed by staff and the Planning Board contained in the staff report, and considering the criteria applicable sections of the Unified Development Code of the Town of Clayton, specifically

that the zoning map amendment is consistent with Chapter 155 of the Town of Clayton's Code of Ordinances and the Comprehensive Growth Plan 2045.

April 18, 2022

Benjamin Howell

Planning Director

Town of Clayton

111 East Second Street

Clayton, NC 27520

RE: Rezoning Project #2021-132-RZ

Dear Mr. Howell,

As a resident of the Dogwood Forest neighborhood, I write to you in strong opposition of the rezoning from Residential Estate to Office Institutional of the three parcels included in rezoning application #2021-132-RZ. There are many reasons that I oppose this rezoning but the most important is ingress/egress into and out of the Dogwood Forest neighborhood and accessibility for Emergency Management Services (EMS).

As you are most likely aware, the intersection at Fernwood Drive and Route 70 already does not operate at an acceptable level to the Department of Transportation (DOT). In fact, DOT plans to close this intersection and go to a Reduced Conflict Configuration (RCC) by the end of the year. Dogwood Forest has only one way in and one way out. During rush hours at Peak Time trips the neighborhood residents already have to wait extensive periods of time to leave or enter the neighborhood. With the RCC this wait time will only get worse.

The uses allowed under Office and Institutional zoning include Daycare and Schools among others. These uses could exasperate an already difficult traffic situation during peak hour trips. My biggest concern with the RCC change by DOT and a rezoning to anything but the existing Residential Estate is that it will severely hamper EMS's ability to serve Dogwood Forest.

In a recent Zoom meeting with the applicant, residents of the Dogwood Forest neighborhood specifically asked the applicant if they would consider conditional zoning that would not allow Daycare, schools or some of the other intense uses in OI zoning. The applicant would not commit to that and, in fact, stated that conditional zoning is not allowed under the Clayton UDO.

If the applicant were able to create their own ingress/egress from their property onto Route 70, I would be less opposed to the OI Zoning. However, based on the DOT driveway separation requirements along Route 70, topographical differences between the subject parcels and Route 70, utilities running along Route 70 and the stream culvert and associated wetlands, I assume that a separate entrance directly into the site from Route 70 is neither allowed nor financially feasible. With due respect to the applicant, these are issues which should have been evaluated and addressed prior to closing on the parcels.

Mr. Howell, I have over 25 years experience in the Real Estate Development industry ranging from single family developments to large mixed-use town centers. I also have a Masters in Planning from the University of Virginia. I try to incorporate smart growth principles into any real estate development I am involved with. However, I cannot agree that allowing many of the uses under OI zoning into the Dogwood Forest Residential neighborhood, with only one means of ingress/egress at an intersection that is already failing, is smart growth. I therefore oppose this rezoning and encourage the Planning Staff to not recommend it.

Sincerely,

Troy M. DeHaven

717 Fernwood Drive

Clayton, NC 27520

Aaron Prichard

From: Ben Howell
Sent: Thursday, April 21, 2022 3:59 PM
To: Aaron Prichard; Bruce Venable
Subject: FW: Opposition to Dogwood Forest Rezoning Application #2021-132-RZ

Aaron/Bruce,
Can you also include this email in the Planning Board packet for the Grace Church Rezoning? You can combine it with the other letter into 1 file and label as "Public Comments Received Prior to Meeting".

Let me know if you have any questions.

Benjamin Howell, AICP, CZO
Planning Director
Town of Clayton
Direct: (919) 359-9364

Please note that email sent to and from this email address is subject to the North Carolina Public Records Law and may be disclosed to third parties.

From: drnick <drnick@mindspring.com>
Sent: Thursday, April 21, 2022 3:57 PM
To: Ben Howell <bhowell@townofclaytonnc.org>
Subject: Opposition to Dogwood Forest Rezoning Application #2021-132-RZ

Be Advised: This email originated from outside of the Town of Clayton's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Howell,

I have been a resident of Clayton for the past 26 years and a resident of Dogwood Forest for the last 3+ years. As a Doctor of Chiropractic from Parker College in Texas I chose Clayton for its opportunity and demographics. As the holder

of a master's degree in urban and environmental planning from Rensselaer Polytechnic Institute in NY I was drawn to Clayton by its unique design, layout and charm.

As a business person in town I have enjoyed and benefited from the growth Clayton has experienced. As an environmentalist I have enjoyed the quality of life Clayton can provide. We are all fortunate to have such a desirable town and county to live and work in.

My original office was in downtown Clayton. For the past 15 or so years my office has been on highway 70 quite near the Dogwood Forest subdivision. As a result, I have front row seats watching the traffic backup from the intersection of highway 70 and Shotwell Road stretching well beyond the ABC store and my office. This used to happen only during rush hour and now I see it more and more over the course of time not only during commuter hours but also at many intervals during the weekdays as well as frequently on the weekends.

Growth is coming no matter what we do or want. However, growth can be managed. If managed properly, growth can enrich a community culturally as well as financially. If managed poorly It can have deleterious effects not only on individual subdivisions or pockets but to an entire community at large. This includes inappropriate and unnecessary contributions to traffic flow and congestion by improper placement of high traffic development.

It is for these many reasons I oppose the rezoning of the Dogwood Forest subdivision as office and institution. This particular piece of land was rightfully designed as a small residential community and thus has only one form of ingress and egress to highway 70. It is severely limited in it's capacity for entry and exit which gets more difficult each day even at current road design and capacity. Adding the inevitable growth of the town and traffic on Highway 70 with the DOT plans of limited access spells a recipe for increased and unnecessary traffic, chaos and delays for subdivision residents and commuters alike.

It is my understanding that additional curb cuts would be disallowed by the DOT onto highway 70 and other forms of ingress egress to the Pep Boys, etal area would be negatively impactful to wetlands making it incredibly expensive and infeasible to consider. This coupled with the DOT's eventual plans of making highway 70 a super street with limited crossover capability would create an even more dangerous intersection at Hwy 70 / Fernwood Drive as well as a potential hazard for emergency vehicles to enter and exit the subdivision and proposed commercial development.

From a planning and traffic management standpoint Dogwood Forest subdivision is located in exactly the wrong spot for a commercial development. It would add to congestion and safety issues and detract from the quality of life for residents as well as town residents and commuters.

With increased population comes the need for commercial development to support those rooftops. However Clayton is spread out and growth and development requirements can be fulfilled in multiple ways and locations. An island of residential homes within a sea of commercial development is neither unprecedented or inappropriate. In this case it is a matter of safety and common sense.

Please consider these concerns and vote to keep this piece of property as it was originally and appropriately developed and zoned.

Respectfully yours,

Nicholas J. Ferez, DC, FASA

Sent from my Verizon, Samsung Galaxy smartphone

TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

Conditional Zoning w/Master Plan Coversheet

Name of Project: Grifols - West Campus **Date:** December 1, 2021

Applicant Name: McGill Associates, PA

The following checklist to be completed by applicant:

[☑] Pre-Application Meeting on: August 18th
[☑] Review Fee
[☑] Completed Application
[☑] Owner's Consent Form
[☑] Adjacent Property Owner's List
[☑] Neighborhood Meeting Letter (one copy)
[☑] 2 sets of stamped, addressed, empty envelopes for adjacent property owner notification
[☑] Signed & sealed boundary survey
[☑] Copy of signed & sealed boundary survey in PDF on USB

[☑] Master Plan Set to include the following:
- Cover Sheet
- Survey
- Bubble Plan Outlining:
  a. Where and which uses or groups of uses will occur
  b. The proposed intensity/density of those uses
  c. General location of internal and external network of public right-of-way and public infrastructure
  d. All required elements for establishment of a zoning district including but not limited to dimensional standards, open space network, natural resource preservation, and landscaping or buffering

Reviewed by:_____

TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

Conditional Zoning w/Master Plan Application

Conditional Rezoning w/Associated Site Plan Fee: $1000 + $5.00 per acre
Advertising Fee: $200.00

SITE INFORMATION

Name of Project: Grifols - West Campus

Acreage of Property: 373.04 **Zoning District:** I-2

County Tag #: 05I05004F, 05I05001C **NC Pin #:** 167800-15-8005,167800-37-4708

Address/Location: Cutter Lab Access Road, Clayton, NC 27520

Existing Zoning District: I-2 **Proposed Zoning District:** I-2-CZ

APPLICANT INFORMATION

Applicant: McGill Associates, PA

Mailing Address: 5400 Trinity Road, Suite 107, Raleigh, NC 27607

Phone Number: 919-378-9111 **Fax:** 919-378-9127

Contact Person: Ben Cathey

Email Address: ben.cathey@mcgillassociates.com

PROPERTY OWNER INFORAMTION

Name: Grifols Therapeutics, LLC

Mailing Address: 8368 US Hwy 70 West, Clayton, NC 27520

Phone Number: 919-359-5318 **Fax:** 919-359-4125

Email Address: brent.noel@grifols.com

OFFICE USE ONLY

Date Received: _____ Amount Paid: _____ File Number: _____

January 2021

EXPLANATION OF PROJECT

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

In order to provide a clear and complete understanding of the owner's intent and to answer many of the questions below, a project narrative was developed and attached to this submittal.

APPROVAL CRITERIA – REZONING

All applications for a Conditional Rezoning must address the following Approval Criteria:

1. Consistency with the adopted plans of the Town.

   See Narrative

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

   See Narrative

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

   See Narrative

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

   See Narrative and attached TIA.

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

   Yes. See Narrative.

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

   Yes. See Narrative.

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

Yes.

APPROVAL CRITERIA- MASTER PLAN

All associated Master Plans must address the following Approval Criteria:

1. Compliance with code section 155.203(L) and all other applicable requirements of this chapter, or analysis and justification if it deviates from the requirements of this chapter.

See Narrative.

2. Consistency with the Clayton General Design guidelines.

See Narrative.

3. Conformance of the proposal with the stated purpose of the requested conditional zoning district.

See Narrative.

4. Compatibility of the proposed development with the adjacent community.

See Narrative.

5. The quality of design intended for each component of the project and the ability of the overall development plan to ensure a unified, cohesive environment at full build-out.

See Narrative.

6. Compatible relationships between each component of the overall project.

Components will be develped to meet Grifols corporate goals and manufacturing needs and therefore should all be compatible.

7. Self-sufficiency of each phase of the overall project.

Each phase will be designed to be either integrated into the existing infrastructure or be self-sufficient.

8. Documentation that the proposed infrastructure improvements accommodate the additional impacts caused by the development, or documentation to assure that the development, as proposed, will not overtax the existing public infrastructure systems.

See Narrative.

9. The fiscal impact of the proposal and the proposed financing of required improvements.

See Narrative.

10. The success of the proposal in providing adequate pedestrian and bicycle links within the development and with the adjacent community.

This facility will not provide connectivity for pedestrians and bicycles as they are not compatible with an industrial site.

11. The effectiveness with which the proposal protects and preserves the ecologically sensitive areas within the development.

See Narrative.

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.

Ben Cathey		12/1/2021
Print Name	***Signature of Applicant***	***Date***

ADJACENT PROPERTY OWNERS LIST

Project Name: Grifols West Campus

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

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

PARCEL NUMBER	NAME	ADDRESS
See Attachment Property Owner Map and Listing		

January 2021

SAMPLE NEIGHBORHOOD MEETING LETTER
(PLACE ON AGENT'S OR OWNER'S LETTERHEAD)

<Date>

See McGill Letter included in this PDF

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: _____ Meeting Time: _____

Meeting Location: _____

Type of Application: _____

Project/proposal property address: _____

Description of project/proposal: _____

_____

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

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

Sincerely,

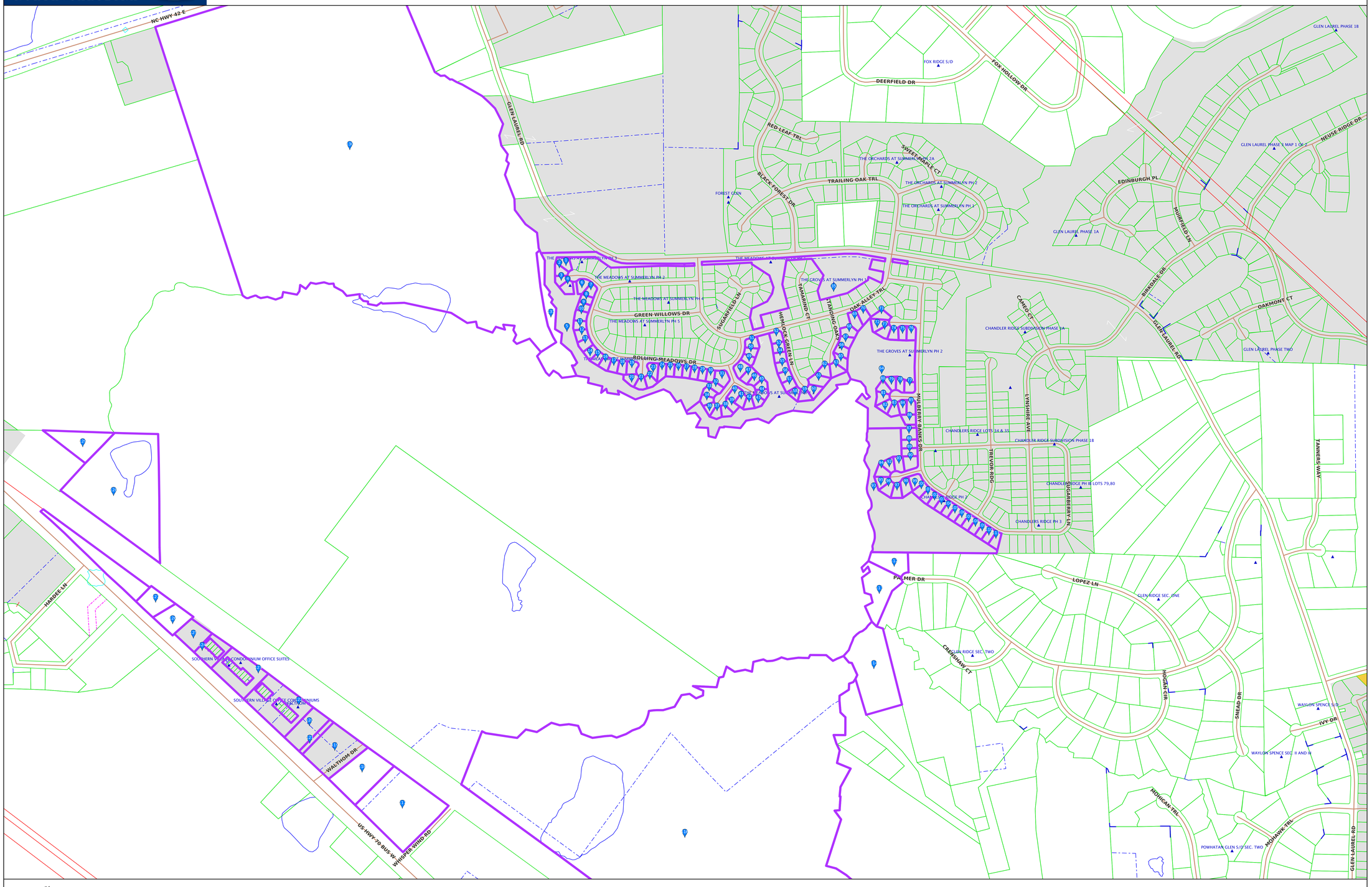
<Applicant>

Cc: Town of Clayton Planning Department

January 2021

*** DISCLAIMER ***

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



Scale: 1:3036 - 1 in. = 252.99 feet

(The scale is only accurate when printed landscape on a 34 x 44 size sheet with no page scaling.)

Johnston County GIS
November 16, 2021

*** DISCLAIMER ***

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

Result 1

id: 05I04046F
Tag: 05I04046F
NCPin: 167800-27-3276
Mapsheet No: 1678
Owner Name 1: CELA, ARTENIDA
Owner Name 2:
Mail Address 1: 70 BELLEFIELD LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8312
Site Address 1:
Site Address 2:
Book: 05951
Page: 0059
Market Value: 239560
Assessed Acreage: 0.220
Calc. Acreage: 0.220
Sales Price: 344000
Sale Date: 2021-06-03

Result 2

id: 05I04046G
Tag: 05I04046G
NCPin: 167800-27-3169
Mapsheet No: 1678
Owner Name 1: BERRY, KEVIN S
Owner Name 2: BERRY, LAURA A
Mail Address 1: 74 BELLEFIELD LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8312
Site Address 1:
Site Address 2:
Book: 04288
Page: 0048
Market Value: 238210
Assessed Acreage: 0.180
Calc. Acreage: 0.180
Sales Price: 190000
Sale Date: 2013-05-06

Result 3

id: 05I04046H
Tag: 05I04046H
NCPin: 167800-27-3161
Mapsheet No: 1678
Owner Name 1: AMH NC PROPERTIES, LP
Owner Name 2:
Mail Address 1: 23975 PARK SORRENTO STE 300
Mail Address 2:
Mail Address 3: CALABASAS, CA 91302-4012
Site Address 1:
Site Address 2:
Book: 04864
Page: 0866
Market Value: 227080
Assessed Acreage: 0.160
Calc. Acreage: 0.160
Sales Price: 0
Sale Date: 2016-11-15

Result 4

id: 05I04046I
Tag: 05I04046I
NCPin: 167800-27-4005
Mapsheet No: 1678
Owner Name 1: BIANCHI, LOUIS
Owner Name 2: BIANCHI, LUCY
Mail Address 1: 67 BELLEFIELD LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8313
Site Address 1: 67 BELLEFIELD LN
Site Address 2: CLAYTON, NC 27527-
Book: 04318
Page: 0023
Market Value: 222160
Assessed Acreage: 0.210
Calc. Acreage: 0.210
Sales Price: 191500
Sale Date: 2013-07-01

*** DISCLAIMER ***

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

Result 5

id: 05I04046P
Tag: 05I04046P
NCPin: 167800-26-8273
Mapsheet No: 1678
Owner Name 1: GRANITE LAND AND TIMBER LLC
Owner Name 2:
Mail Address 1: 3820 BLAND RD
Mail Address 2:
Mail Address 3: RALEIGH, NC 27609-6239
Site Address 1:
Site Address 2:
Book: 04971
Page: 0333
Market Value: 260
Assessed Acreage: 6.380
Calc. Acreage: 6.770
Sales Price: 0
Sale Date: 2017-06-07

Result 6

id: 05I04046J
Tag: 05I04046J
NCPin: 167800-27-5037
Mapsheet No: 1678
Owner Name 1: AMH 2014 3 BORROWER LLC
Owner Name 2:
Mail Address 1: 23975 PARK SORRENTO STE 300
Mail Address 2:
Mail Address 3: CALABASAS, CA 91302-4012
Site Address 1: 41 BELLEFIELD LN
Site Address 2: CLAYTON, NC 27527-
Book: 04530
Page: 0921
Market Value: 211650
Assessed Acreage: 0.220
Calc. Acreage: 0.230
Sales Price: 0
Sale Date: 2014-12-02

Result 7

id: 05I04046K
Tag: 05I04046K
NCPin: 167800-27-5083
Mapsheet No: 1678
Owner Name 1: RASCOE, BRIDGET GILLIS
Owner Name 2:
Mail Address 1: 13 BELLEFIELD LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8313
Site Address 1:
Site Address 2:
Book: 05472
Page: 0162
Market Value: 189750
Assessed Acreage: 0.180
Calc. Acreage: 0.190
Sales Price: 0
Sale Date: 2019-11-20

Result 8

id: 05I04046L
Tag: 05I04046L
NCPin: 167800-26-5956
Mapsheet No: 1678
Owner Name 1: FOSTER, MEGAN WOODS
Owner Name 2: FOSTER, HARRISON JAMES
Mail Address 1: 194 ROLLING MEADOWS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8304
Site Address 1:
Site Address 2:
Book: 05780
Page: 0327
Market Value: 240070
Assessed Acreage: 0.150
Calc. Acreage: 0.150
Sales Price: 275000
Sale Date: 2020-12-10

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Result 9

id: 05I04050Z
Tag: 05I04050Z
NCPin: 167800-26-5930
Mapsheet No: 1678
Owner Name 1: ESLAMBOLCHI, SAEED
Owner Name 2: MALEKI-ESLAMBOLCHI, SHAHNAZ
Mail Address 1: 208 ROLLING MEADOWS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8335
Site Address 1:
Site Address 2:
Book: 04739
Page: 0350
Market Value: 252190
Assessed Acreage: 0.150
Calc. Acreage: 0.150
Sales Price: 215500
Sale Date: 2016-03-29

Result 10

id: 05I04050Y
Tag: 05I04050Y
NCPin: 167800-26-5813
Mapsheet No: 1678
Owner Name 1: FREDERICK, ANTHONY L
Owner Name 2: MOREHEAD, CAROL LYNN
Mail Address 1: 220 ROLLING MEADOWS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8335
Site Address 1:
Site Address 2:
Book: 04671
Page: 0250
Market Value: 265450
Assessed Acreage: 0.170
Calc. Acreage: 0.190
Sales Price: 235500
Sale Date: 2015-10-20

Result 11

id: 05I04050X
Tag: 05I04050X
NCPin: 167800-26-5705
Mapsheet No: 1678
Owner Name 1: BRASWELL, NATHAN
Owner Name 2: BRASWELL, AMANDA
Mail Address 1: 236 ROLLING MEADOWS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8335
Site Address 1:
Site Address 2:
Book: 04563
Page: 0018
Market Value: 274780
Assessed Acreage: 0.170
Calc. Acreage: 0.170
Sales Price: 226500
Sale Date: 2015-03-02

Result 12

id: 05I04050W
Tag: 05I04050W
NCPin: 167800-26-5617
Mapsheet No: 1678
Owner Name 1: AMH NC PROPERTIES, LP
Owner Name 2:
Mail Address 1: 23975 PARK SORRENTO STE 300
Mail Address 2:
Mail Address 3: CALABASAS, CA 91302-4012
Site Address 1:
Site Address 2:
Book: 05043
Page: 0803
Market Value: 233360
Assessed Acreage: 0.190
Calc. Acreage: 0.200
Sales Price: 237000
Sale Date: 2017-10-17

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Result 13

id: 05I04050V
Tag: 05I04050V
NCPin: 167800-26-5559
Mapsheet No: 1678
Owner Name 1: ALLANSON, JOSHUA A
Owner Name 2: ALLANSON, MINERVA
Mail Address 1: 258 ROLLING MEADOWS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8335
Site Address 1:
Site Address 2:
Book: 05506
Page: 0315
Market Value: 313370
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 302000
Sale Date: 2020-01-16

Result 14

id: 05I04050U
Tag: 05I04050U
NCPin: 167800-26-5592
Mapsheet No: 1678
Owner Name 1: GODFREY, CLARENCE A. II
Owner Name 2: GODFREY, FAITH V.
Mail Address 1: 274 ROLLING MEADOWS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8335
Site Address 1:
Site Address 2:
Book: 05176
Page: 0478
Market Value: 206860
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 225000
Sale Date: 2018-06-29

Result 15

id: 05I04050T
Tag: 05I04050T
NCPin: 167800-26-6447
Mapsheet No: 1678
Owner Name 1: WGH NORTH CAROLINA, LLC
Owner Name 2:
Mail Address 1: 103 FOULK RD STE 900
Mail Address 2:
Mail Address 3: WILMINGTON, DE 19803
Site Address 1:
Site Address 2:
Book: 04857
Page: 0048
Market Value: 223910
Assessed Acreage: 0.160
Calc. Acreage: 0.160
Sales Price: 206500
Sale Date: 2016-10-31

Result 16

id: 05I04050S
Tag: 05I04050S
NCPin: 167800-26-7404
Mapsheet No: 1678
Owner Name 1: WGH NORTH CAROLINA, LLC
Owner Name 2:
Mail Address 1: 103 FOULK RD STE 900
Mail Address 2:
Mail Address 3: WILMINGTON, DE 19803
Site Address 1:
Site Address 2:
Book: 04857
Page: 0046
Market Value: 210600
Assessed Acreage: 0.180
Calc. Acreage: 0.180
Sales Price: 193500
Sale Date: 2016-10-31

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Result 17

id: 05I04050R
Tag: 05I04050R
NCPin: 167800-26-7472
Mapsheet No: 1678
Owner Name 1: THOMAS, CHRISTOPHER A
Owner Name 2:
Mail Address 1: 306 ROLLING MEADOWS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8337
Site Address 1:
Site Address 2:
Book: 04620
Page: 0151
Market Value: 266420
Assessed Acreage: 0.170
Calc. Acreage: 0.170
Sales Price: 229000
Sale Date: 2015-06-30

Result 18

id: 05I04050Q
Tag: 05I04050Q
NCPin: 167800-26-8440
Mapsheet No: 1678
Owner Name 1: HURD, ISAAC ANDREW
Owner Name 2: HURD, BRITTANY SUZANNE
Mail Address 1: 320 ROLLING MEADOWS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8337
Site Address 1:
Site Address 2:
Book: 05237
Page: 0239
Market Value: 266140
Assessed Acreage: 0.170
Calc. Acreage: 0.170
Sales Price: 255000
Sale Date: 2018-10-22

Result 19

id: 05I04050P
Tag: 05I04050P
NCPin: 167800-26-9420
Mapsheet No: 1678
Owner Name 1: LANCASTER, CHRIS A.
Owner Name 2: LANCASTER, KATHRYN M.
Mail Address 1: 336 ROLLING MEADOWS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8337
Site Address 1:
Site Address 2:
Book: 04772
Page: 0905
Market Value: 183700
Assessed Acreage: 0.200
Calc. Acreage: 0.200
Sales Price: 212500
Sale Date: 2016-05-31

Result 20

id: 05I04050O
Tag: 05I04050O
NCPin: 167800-26-9310
Mapsheet No: 1678
Owner Name 1: RAI, SUBHAS
Owner Name 2:
Mail Address 1: 26 MINT JULIP CIR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8346
Site Address 1:
Site Address 2:
Book: 05836
Page: 0669
Market Value: 207160
Assessed Acreage: 0.200
Calc. Acreage: 0.200
Sales Price: 260000
Sale Date: 2021-02-09

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Result 21

id: 05I04050N
Tag: 05I04050N
NCPin: 167800-26-9298
Mapsheet No: 1678
Owner Name 1: KIRBY, ANGELINA
Owner Name 2:
Mail Address 1: 34 MINT JULIP CIR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527
Site Address 1:
Site Address 2:
Book: 04890
Page: 0166
Market Value: 222960
Assessed Acreage: 0.170
Calc. Acreage: 0.170
Sales Price: 210000
Sale Date: 2016-12-30

Result 22

id: 05I04050M
Tag: 05I04050M
NCPin: 167800-36-0279
Mapsheet No: 1678
Owner Name 1: AMH NC PROPERTIES TWO L.P.
Owner Name 2:
Mail Address 1: 23975 PARK SORRENTO STE 0
Mail Address 2:
Mail Address 3: CALABASAS, CA 91302-4015
Site Address 1:
Site Address 2:
Book: 05534
Page: 0708
Market Value: 228710
Assessed Acreage: 0.160
Calc. Acreage: 0.170
Sales Price: 256000
Sale Date: 2020-02-28

Result 23

id: 05I04050L
Tag: 05I04050L
NCPin: 167800-36-0388
Mapsheet No: 1678
Owner Name 1: HP NORTH CAROLINA 1 LLC
Owner Name 2:
Mail Address 1: 120 S RIVERSIDE PLZ STE 2000
Mail Address 2:
Mail Address 3: CHICAGO, IL 60606-6995
Site Address 1:
Site Address 2:
Book: 05999
Page: 0844
Market Value: 233540
Assessed Acreage: 0.210
Calc. Acreage: 0.210
Sales Price: 350000
Sale Date: 2021-07-26

Result 24

id: 05I04050K
Tag: 05I04050K
NCPin: 167800-36-1367
Mapsheet No: 1678
Owner Name 1: COOK, SPURLING
Owner Name 2: COOK, SARA
Mail Address 1: 442 ROLLING MEADOWS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8339
Site Address 1:
Site Address 2:
Book: 04879
Page: 0567
Market Value: 231370
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 230500
Sale Date: 2016-12-13

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Result 25

id: 05I04050J
Tag: 05I04050J
NCPin: 167800-36-2328
Mapsheet No: 1678
Owner Name 1: SFR JV-1 2020-1 BORROWER LLC
Owner Name 2:
Mail Address 1: 15771 RED HILL AVE
Mail Address 2:
Mail Address 3: TUSTIN, CA 92780-7303
Site Address 1:
Site Address 2:
Book: 05650
Page: 0195
Market Value: 205340
Assessed Acreage: 0.150
Calc. Acreage: 0.150
Sales Price: 0
Sale Date: 2020-07-22

Result 26

id: 05I04050I
Tag: 05I04050I
NCPin: 167800-36-2398
Mapsheet No: 1678
Owner Name 1: TINY CASTLES, LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 1164
Mail Address 3: CLAYTON, NC 27528-1164
Site Address 1:
Site Address 2:
Book: 05867
Page: 0411
Market Value: 232910
Assessed Acreage: 0.150
Calc. Acreage: 0.150
Sales Price: 0
Sale Date: 2021-03-11

Result 27

id: 05I04050H
Tag: 05I04050H
NCPin: 167800-36-3357
Mapsheet No: 1678
Owner Name 1: DAVIS, SHEILA LIM
Owner Name 2: DAVIS, JASON RAY
Mail Address 1: 482 ROLLING MEADOWS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8339
Site Address 1:
Site Address 2:
Book: 04813
Page: 0727
Market Value: 255880
Assessed Acreage: 0.150
Calc. Acreage: 0.150
Sales Price: 240000
Sale Date: 2016-08-12

Result 28

id: 05I04050G
Tag: 05I04050G
NCPin: 167800-36-4326
Mapsheet No: 1678
Owner Name 1: MCGUIRE, SHAWN D.
Owner Name 2: MCGUIRE, VIRGINIA P.
Mail Address 1: 496 ROLLING MEADOWS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8339
Site Address 1:
Site Address 2:
Book: 05408
Page: 0619
Market Value: 265580
Assessed Acreage: 0.150
Calc. Acreage: 0.150
Sales Price: 275000
Sale Date: 2019-08-19

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Result 29

id: 05I04050F
Tag: 05I04050F
NCPin: 167800-36-4385
Mapsheet No: 1678
Owner Name 1: PROGRESS RESIDENTIAL BORROWER 4, LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 4090
Mail Address 3: SCOTTSDALE, AZ 85261-4090
Site Address 1:
Site Address 2:
Book: 05195
Page: 0180
Market Value: 205020
Assessed Acreage: 0.150
Calc. Acreage: 0.150
Sales Price: 0
Sale Date: 2018-08-03

Result 30

id: 05I04050E
Tag: 05I04050E
NCPin: 167800-36-5343
Mapsheet No: 1678
Owner Name 1: BOTTA, ANTHONY
Owner Name 2:
Mail Address 1: 522 ROLLING MEADOWS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8300
Site Address 1:
Site Address 2:
Book: 04873
Page: 0242
Market Value: 179060
Assessed Acreage: 0.150
Calc. Acreage: 0.150
Sales Price: 189000
Sale Date: 2016-11-30

Result 31

id: 05I04042F
Tag: 05I04042F
NCPin: 167800-36-6331
Mapsheet No: 1678
Owner Name 1: WIGGINS, VINCENT K.
Owner Name 2:
Mail Address 1: 12 FERN MEADOW CIR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8333
Site Address 1:
Site Address 2:
Book: 06015
Page: 0205
Market Value: 266720
Assessed Acreage: 0.290
Calc. Acreage: 0.290
Sales Price: 380000
Sale Date: 2021-08-10

Result 32

id: 05I04042E
Tag: 05I04042E
NCPin: 167800-36-5294
Mapsheet No: 1678
Owner Name 1: CURTIN, DENNIS
Owner Name 2:
Mail Address 1: 26 FERN MEADOW CIR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8333
Site Address 1:
Site Address 2:
Book: 05370
Page: 0969
Market Value: 202570
Assessed Acreage: 0.160
Calc. Acreage: 0.160
Sales Price: 222500
Sale Date: 2019-06-21

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Result 33

id: 05I04042D
Tag: 05I04042D
NCPin: 167800-36-5240
Mapsheet No: 1678
Owner Name 1: BOWERS, ARTHUR STEVEN
Owner Name 2: BOWERS, CAROL C.
Mail Address 1: 42 FERN MEADOW CIR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8333
Site Address 1:
Site Address 2:
Book: 04872
Page: 0273
Market Value: 180890
Assessed Acreage: 0.160
Calc. Acreage: 0.160
Sales Price: 197000
Sale Date: 2016-11-29

Result 34

id: 05I04042C
Tag: 05I04042C
NCPin: 167800-36-5124
Mapsheet No: 1678
Owner Name 1: LINDER, JASON PHILLIP
Owner Name 2: LINDER, KRISTIE LEE
Mail Address 1: 52 FERN MEADOW CIR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527
Site Address 1:
Site Address 2:
Book: 04530
Page: 0094
Market Value: 246310
Assessed Acreage: 0.160
Calc. Acreage: 0.160
Sales Price: 226000
Sale Date: 2014-11-26

Result 35

id: 05I04036V
Tag: 05I04036V
NCPin: 167800-47-5176
Mapsheet No: 1678
Owner Name 1: SUMMERLYN HOMEOWNERS ASSOCIATION INC
Owner Name 2:
Mail Address 1: 210 TOWNE VILLAGE DR
Mail Address 2:
Mail Address 3: CARY, NC 27513-8910
Site Address 1: 485 OAK ALLEY TRL
Site Address 2: CLAYTON, NC 27527-
Book: 03304
Page: 0155
Market Value: 214970
Assessed Acreage: 10.090
Calc. Acreage: 10.590
Sales Price: 0
Sale Date: 2007-03-14

Result 36

id: 05I04042B
Tag: 05I04042B
NCPin: 167800-36-5046
Mapsheet No: 1678
Owner Name 1: KING, ARAN JAMES
Owner Name 2:
Mail Address 1: 56 FERN MEADOW CIR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8333
Site Address 1:
Site Address 2:
Book: 04689
Page: 0424
Market Value: 204950
Assessed Acreage: 0.140
Calc. Acreage: 0.140
Sales Price: 202500
Sale Date: 2015-12-01

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Result 37

id: 05I04042A
Tag: 05I04042A
NCPin: 167800-36-5094
Mapsheet No: 1678
Owner Name 1: BROWN, ZACHARY I.
Owner Name 2: BROWN, KYARA E.
Mail Address 1: 55 FERN MEADOW CIR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8332
Site Address 1:
Site Address 2:
Book: 05472
Page: 0761
Market Value: 207540
Assessed Acreage: 0.160
Calc. Acreage: 0.160
Sales Price: 215000
Sale Date: 2019-11-21

Result 38

id: 05I04040Z
Tag: 05I04040Z
NCPin: 167800-36-6084
Mapsheet No: 1678
Owner Name 1: CPI/AMHERST SFR PROGRAM II OWNER, L.L.C.
Owner Name 2:
Mail Address 1: 5001 PLAZA ON THE LK STE 200
Mail Address 2:
Mail Address 3: AUSTIN, TX 78746-1053
Site Address 1:
Site Address 2:
Book: 05952
Page: 0786
Market Value: 216100
Assessed Acreage: 0.150
Calc. Acreage: 0.150
Sales Price: 3617500
Sale Date: 2021-06-07

Result 39

id: 05I04040Y
Tag: 05I04040Y
NCPin: 167800-36-7029
Mapsheet No: 1678
Owner Name 1: WADDELL, JENAE K.
Owner Name 2:
Mail Address 1: 37 FERN MEADOW CIR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8332
Site Address 1:
Site Address 2:
Book: 04779
Page: 0943
Market Value: 240710
Assessed Acreage: 0.170
Calc. Acreage: 0.170
Sales Price: 226000
Sale Date: 2016-06-13

Result 40

id: 05I04040X
Tag: 05I04040X
NCPin: 167800-36-7148
Mapsheet No: 1678
Owner Name 1: MELENDEZ, MICHAEL J
Owner Name 2: MELENDEZ, DANA MARIE
Mail Address 1: 44 ORANGE BLOSSOM CT
Mail Address 2:
Mail Address 3: GARNER, NC 27527
Site Address 1:
Site Address 2:
Book: 04530
Page: 0431
Market Value: 272450
Assessed Acreage: 0.200
Calc. Acreage: 0.200
Sales Price: 220000
Sale Date: 2014-12-01

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Result 41

id: 05I04040W
Tag: 05I04040W
NCPin: 167800-36-7183
Mapsheet No: 1678
Owner Name 1: GARCIA, CHRISTOPHER LEE
Owner Name 2: GARCIA, JESSICA ELAINE
Mail Address 1: 60 ORANGE BLOSSOM CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8334
Site Address 1:
Site Address 2:
Book: 05164
Page: 0530
Market Value: 243390
Assessed Acreage: 0.170
Calc. Acreage: 0.170
Sales Price: 240000
Sale Date: 2018-06-12

Result 42

id: 05I04040V
Tag: 05I04040V
NCPin: 167800-36-8152
Mapsheet No: 1678
Owner Name 1: SWANNIE PROPERTIES, LLC
Owner Name 2:
Mail Address 1: 332 COOPER BRANCH RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-4356
Site Address 1:
Site Address 2:
Book: 05681
Page: 0402
Market Value: 204030
Assessed Acreage: 0.150
Calc. Acreage: 0.150
Sales Price: 242000
Sale Date: 2020-08-25

Result 43

id: 05I04040U
Tag: 05I04040U
NCPin: 167800-36-9123
Mapsheet No: 1678
Owner Name 1: EVANS, CASSANDRA M.
Owner Name 2:
Mail Address 1: 74 ORANGE BLOSSOM CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8334
Site Address 1:
Site Address 2:
Book: 04957
Page: 0146
Market Value: 180660
Assessed Acreage: 0.160
Calc. Acreage: 0.160
Sales Price: 201500
Sale Date: 2017-05-12

Result 44

id: 05I04040T
Tag: 05I04040T
NCPin: 167800-36-9159
Mapsheet No: 1678
Owner Name 1: WHEELER, TIFFANY
Owner Name 2: WHEELER, CHRISTOPHER
Mail Address 1: 73 ORANGE BLOSSOM CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8334
Site Address 1:
Site Address 2:
Book: 04940
Page: 0120
Market Value: 227350
Assessed Acreage: 0.160
Calc. Acreage: 0.160
Sales Price: 222500
Sale Date: 2017-04-12

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Result 45

id: 05I04040S
Tag: 05I04040S
NCPin: 167800-36-9256
Mapsheet No: 1678
Owner Name 1: WILKINSON, TONY ALLAN
Owner Name 2: WILKINSON, ABBY RAE
Mail Address 1: 67 ORANGE BLOSSOM CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8334
Site Address 1:
Site Address 2:
Book: 05269
Page: 0546
Market Value: 193510
Assessed Acreage: 0.160
Calc. Acreage: 0.160
Sales Price: 225500
Sale Date: 2018-12-21

Result 46

id: 05I04040R
Tag: 05I04040R
NCPin: 167800-36-9301
Mapsheet No: 1678
Owner Name 1: GYALOG, KEITH R.
Owner Name 2: GYALOG, AMANDA K.
Mail Address 1: 57 ORANGE BLOSSOM CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8334
Site Address 1:
Site Address 2:
Book: 04863
Page: 0554
Market Value: 266500
Assessed Acreage: 0.160
Calc. Acreage: 0.160
Sales Price: 251000
Sale Date: 2016-11-10

Result 47

id: 05I04040Q
Tag: 05I04040Q
NCPin: 167800-36-8343
Mapsheet No: 1678
Owner Name 1: FOSTER, MAURICE LLOYD
Owner Name 2: PORTER-FOSTER, ANDREA KERRY-ANN
Mail Address 1: 39 ORANGE BLOSSOM CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8334
Site Address 1:
Site Address 2:
Book: 05125
Page: 0069
Market Value: 265240
Assessed Acreage: 0.200
Calc. Acreage: 0.200
Sales Price: 260000
Sale Date: 2018-03-29

Result 48

id: 05I04040P
Tag: 05I04040P
NCPin: 167800-36-8400
Mapsheet No: 1678
Owner Name 1: MOULTRIE, V.VANDORA DANIEL
Owner Name 2:
Mail Address 1: 1510 E 55TH ST UNIT 15301
Mail Address 2:
Mail Address 3: CHICAGO, IL 60615-2582
Site Address 1:
Site Address 2:
Book: 04881
Page: 0659
Market Value: 275510
Assessed Acreage: 0.270
Calc. Acreage: 0.270
Sales Price: 282500
Sale Date: 2016-12-15

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Result 49

id: 05I04040O
Tag: 05I04040O
NCPin: 167800-36-8447
Mapsheet No: 1678
Owner Name 1: WILLIAMS, DONNELL DWAYNE
Owner Name 2:
Mail Address 1: 570 ROLLING MEADOWS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8300
Site Address 1:
Site Address 2:
Book: 05389
Page: 0424
Market Value: 255850
Assessed Acreage: 0.150
Calc. Acreage: 0.150
Sales Price: 255000
Sale Date: 2019-07-22

Result 50

id: 05I04040N
Tag: 05I04040N
NCPin: 167800-36-8573
Mapsheet No: 1678
Owner Name 1: WALBROOK, MAURICE A JR
Owner Name 2: WALBROOK, TANIKA S
Mail Address 1: 580 ROLLING MEADOWS DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1:
Site Address 2:
Book: 03653
Page: 0641
Market Value: 248270
Assessed Acreage: 0.160
Calc. Acreage: 0.160
Sales Price: 198500
Sale Date: 2009-02-10

Result 51

id: 05I04040M
Tag: 05I04040M
NCPin: 167800-36-8680
Mapsheet No: 1678
Owner Name 1: BEAVERS, JOSHUA BRUCE
Owner Name 2: BEAVERS, MARY ELIZABETH
Mail Address 1: 588 ROLLING MEADOWS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8300
Site Address 1:
Site Address 2:
Book: 06056
Page: 0084
Market Value: 260300
Assessed Acreage: 0.200
Calc. Acreage: 0.200
Sales Price: 382000
Sale Date: 2021-09-22

Result 52

id: 05I04042G
Tag: 05I04042G
NCPin: 167800-46-0675
Mapsheet No: 1678
Owner Name 1: GUNTER, REGINALD
Owner Name 2: GUNTER, AMANDA L
Mail Address 1: 14 HEMLOCK GREEN LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8314
Site Address 1:
Site Address 2:
Book: 04302
Page: 0355
Market Value: 235170
Assessed Acreage: 0.210
Calc. Acreage: 0.210
Sales Price: 212500
Sale Date: 2013-05-31

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Result 53

id: 05I04044C
Tag: 05I04044C
NCPin: 167800-46-0597
Mapsheet No: 1678
Owner Name 1: PETITE, YVONNE M
Owner Name 2:
Mail Address 1: 36 HEMLOCK GREEN LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8314
Site Address 1:
Site Address 2:
Book: 04412
Page: 0852
Market Value: 208370
Assessed Acreage: 0.180
Calc. Acreage: 0.180
Sales Price: 189500
Sale Date: 2014-02-14

Result 54

id: 05I04044D
Tag: 05I04044D
NCPin: 167800-46-1409
Mapsheet No: 1678
Owner Name 1: BANKS, JOSHUA
Owner Name 2:
Mail Address 1: 10 K ST SE APT 1103
Mail Address 2:
Mail Address 3: WASHINGTON, DC 20003-0888
Site Address 1:
Site Address 2:
Book: 04612
Page: 0818
Market Value: 258050
Assessed Acreage: 0.180
Calc. Acreage: 0.180
Sales Price: 0
Sale Date: 2015-06-16

Result 55

id: 05I04044E
Tag: 05I04044E
NCPin: 167800-46-1421
Mapsheet No: 1678
Owner Name 1: ISSIGONIS, JOHN P
Owner Name 2: ISSIGONIS, SANDRA R
Mail Address 1: 68 HEMLOCK GREEN LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8314
Site Address 1:
Site Address 2:
Book: 04563
Page: 0061
Market Value: 278980
Assessed Acreage: 0.180
Calc. Acreage: 0.180
Sales Price: 0
Sale Date: 2015-03-02

Result 56

id: 05I04044F
Tag: 05I04044F
NCPin: 167800-46-1343
Mapsheet No: 1678
Owner Name 1: 2018-4 IH BORROWER LP
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 4900
Mail Address 3: SCOTTSDALE, AZ 85261-4900
Site Address 1:
Site Address 2:
Book: 05260
Page: 0073
Market Value: 199870
Assessed Acreage: 0.180
Calc. Acreage: 0.180
Sales Price: 0
Sale Date: 2018-12-04

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Result 57

id: 05I04044G
Tag: 05I04044G
NCPin: 167800-46-1276
Mapsheet No: 1678
Owner Name 1: 2018-4 IH BORROWER LP
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 4900
Mail Address 3: SCOTTSDALE, AZ 85261-4900
Site Address 1:
Site Address 2:
Book: 05260
Page: 0073
Market Value: 254900
Assessed Acreage: 0.180
Calc. Acreage: 0.180
Sales Price: 0
Sale Date: 2018-12-04

Result 58

id: 05I04044H
Tag: 05I04044H
NCPin: 167800-46-2119
Mapsheet No: 1678
Owner Name 1: COATES, ASTRA DAWN
Owner Name 2: COATES, TYRONE D. JR.
Mail Address 1: 110 HEMLOCK GREEN LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8320
Site Address 1:
Site Address 2:
Book: 05014
Page: 0579
Market Value: 225900
Assessed Acreage: 0.170
Calc. Acreage: 0.170
Sales Price: 218500
Sale Date: 2017-08-24

Result 59

id: 05I04044I
Tag: 05I04044I
NCPin: 167800-46-3108
Mapsheet No: 1678
Owner Name 1: PHILLIPS, COREY
Owner Name 2: PHILLIPS, SARAH MARIE
Mail Address 1: 118 HEMLOCK GREEN LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8320
Site Address 1:
Site Address 2:
Book: 04970
Page: 0048
Market Value: 227420
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 220000
Sale Date: 2017-06-05

Result 60

id: 05I04044J
Tag: 05I04044J
NCPin: 167800-46-3281
Mapsheet No: 1678
Owner Name 1: SINCLAIR, TAMIKA
Owner Name 2:
Mail Address 1: 115 HEMLOCK GREEN LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8321
Site Address 1:
Site Address 2:
Book: 04809
Page: 0449
Market Value: 203640
Assessed Acreage: 0.210
Calc. Acreage: 0.210
Sales Price: 188500
Sale Date: 2016-08-05

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Result 61

id: 05I04044K
Tag: 05I04044K
NCPin: 167800-46-4219
Mapsheet No: 1678
Owner Name 1: DRAKE, LATESHIA
Owner Name 2: DRAKE, RODRIQUEZ
Mail Address 1: 107 HEMLOCK GREEN LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8321
Site Address 1:
Site Address 2:
Book: 04297
Page: 0739
Market Value: 307490
Assessed Acreage: 0.280
Calc. Acreage: 0.280
Sales Price: 227000
Sale Date: 2013-05-24

Result 62

id: 05I04044X
Tag: 05I04044X
NCPin: 167800-46-4348
Mapsheet No: 1678
Owner Name 1: MILLER, BRANDON LEIGH
Owner Name 2: MILLER, JASMINE NICOLE
Mail Address 1: 92 STANDING OAKS LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9675
Site Address 1: 92 STANDING OAKS LN
Site Address 2: CLAYTON, NC 27527-
Book: 06000
Page: 0033
Market Value: 230510
Assessed Acreage: 0.210
Calc. Acreage: 0.210
Sales Price: 330000
Sale Date: 2021-07-26

Result 63

id: 05I04044Y
Tag: 05I04044Y
NCPin: 167800-46-5368
Mapsheet No: 1678
Owner Name 1: FKH SFR C1, L.P.
Owner Name 2:
Mail Address 1: 1850 PARKWAY PL SE STE 900
Mail Address 2:
Mail Address 3: MARIETTA, GA 30067-8261
Site Address 1:
Site Address 2:
Book: 05990
Page: 0768
Market Value: 229450
Assessed Acreage: 0.230
Calc. Acreage: 0.230
Sales Price: 0
Sale Date: 2021-07-16

Result 64

id: 05I04046R
Tag: 05I04046R
NCPin: 167800-46-9308
Mapsheet No: 1678
Owner Name 1: SUMMERLYN HOMEOWNERS ASSOCIATION INC
Owner Name 2:
Mail Address 1: 210 TOWNE VILLAGE DR
Mail Address 2:
Mail Address 3: CARY, NC 27513-8910
Site Address 1:
Site Address 2:
Book: 05756
Page: 0907
Market Value: 240
Assessed Acreage: 5.910
Calc. Acreage: 5.910
Sales Price: 0
Sale Date: 2020-11-16

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Result 65

id: 05I04044Z
Tag: 05I04044Z
NCPin: 167800-46-5486
Mapsheet No: 1678
Owner Name 1: HALL, JEROME RAYNARD
Owner Name 2: HALL, SHARIKA C.
Mail Address 1: 73 STANDING OAKS LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9674
Site Address 1: 73 STANDING OAKS LN
Site Address 2: CLAYTON, NC 27527-
Book: 04795
Page: 0928
Market Value: 248650
Assessed Acreage: 0.220
Calc. Acreage: 0.220
Sales Price: 214000
Sale Date: 2016-07-14

Result 66

id: 05I04045A
Tag: 05I04045A
NCPin: 167800-46-5594
Mapsheet No: 1678
Owner Name 1: TURNBULL, KATHRYN L.
Owner Name 2: TURNBULL, MARK A.
Mail Address 1: 57 STANDING OAKS LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527
Site Address 1: 57 STANDING OAKS LN
Site Address 2: CLAYTON, NC 27527-
Book: 04741
Page: 0413
Market Value: 310730
Assessed Acreage: 0.210
Calc. Acreage: 0.210
Sales Price: 248000
Sale Date: 2016-03-31

Result 67

id: 05I04045B
Tag: 05I04045B
NCPin: 167800-46-6631
Mapsheet No: 1678
Owner Name 1: 2018-4 IH BORROWER LP
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 4900
Mail Address 3: SCOTTSDALE, AZ 85261-4900
Site Address 1: 45 STANDING OAKS LN
Site Address 2: CLAYTON, NC 27527-
Book: 05260
Page: 0073
Market Value: 199870
Assessed Acreage: 0.200
Calc. Acreage: 0.200
Sales Price: 0
Sale Date: 2018-12-04

Result 68

id: 05I04045C
Tag: 05I04045C
NCPin: 167800-46-6750
Mapsheet No: 1678
Owner Name 1: BLACKWELL, LADARRYL A.
Owner Name 2:
Mail Address 1: 31 STANDING OAKS LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9674
Site Address 1: 31 STANDING OAKS LN
Site Address 2: CLAYTON, NC 27527-
Book: 05350
Page: 0833
Market Value: 242880
Assessed Acreage: 0.230
Calc. Acreage: 0.230
Sales Price: 252000
Sale Date: 2019-05-20

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Result 69

id: 05I04045E
Tag: 05I04045E
NCPin: 167800-46-7709
Mapsheet No: 1678
Owner Name 1: THOMPSON, DERRICK W
Owner Name 2: TOBIAS, KEECI
Mail Address 1: 396 OAK ALLEY TRAIL
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1:
Site Address 2:
Book: 03458
Page: 0242
Market Value: 271510
Assessed Acreage: 0.270
Calc. Acreage: 0.270
Sales Price: 231000
Sale Date: 2007-11-28

Result 70

id: 05I04045F
Tag: 05I04045F
NCPin: 167800-46-7863
Mapsheet No: 1678
Owner Name 1: JONES, BENJAMIN W.
Owner Name 2: JONES, VICTORIA D.
Mail Address 1: 410 OAK ALLEY TRL
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-7584
Site Address 1:
Site Address 2:
Book: 04837
Page: 0934
Market Value: 255880
Assessed Acreage: 0.220
Calc. Acreage: 0.220
Sales Price: 245000
Sale Date: 2016-09-26

Result 71

id: 05I04053V
Tag: 05I04053V
NCPin: 167800-46-9813
Mapsheet No: 1678
Owner Name 1: MATTIOCCO, LISA-ANNE
Owner Name 2:
Mail Address 1: 60 SUGARCANE CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9444
Site Address 1:
Site Address 2:
Book: 05119
Page: 0712
Market Value: 232290
Assessed Acreage: 0.200
Calc. Acreage: 0.190
Sales Price: 269000
Sale Date: 2018-03-21

Result 72

id: 05I04053U
Tag: 05I04053U
NCPin: 167800-46-8796
Mapsheet No: 1678
Owner Name 1: PHILLIPS, ELIZABETH M.
Owner Name 2:
Mail Address 1: 67 SUGARCANE CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9444
Site Address 1:
Site Address 2:
Book: 05081
Page: 0959
Market Value: 222180
Assessed Acreage: 0.250
Calc. Acreage: 0.250
Sales Price: 204500
Sale Date: 2017-12-29

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Result 73

id: 05I04053T
Tag: 05I04053T
NCPin: 167800-46-9730
Mapsheet No: 1678
Owner Name 1: CRONK, JEFFREY C.
Owner Name 2: CRONK, LISA STARK
Mail Address 1: 63 SUGARCANE CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527
Site Address 1:
Site Address 2:
Book: 05066
Page: 0998
Market Value: 237140
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 222000
Sale Date: 2017-11-30

Result 74

id: 05I04053S
Tag: 05I04053S
NCPin: 167800-56-0617
Mapsheet No: 1678
Owner Name 1: KALICICKI, RENEE MARIE
Owner Name 2:
Mail Address 1: 47 SUGARCANE CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527
Site Address 1:
Site Address 2:
Book: 05075
Page: 0075
Market Value: 233510
Assessed Acreage: 0.170
Calc. Acreage: 0.170
Sales Price: 249500
Sale Date: 2017-12-15

Result 75

id: 05I04053R
Tag: 05I04053R
NCPin: 167800-56-0688
Mapsheet No: 1678
Owner Name 1: ZMSWEETS PROPERTIES, LLC
Owner Name 2:
Mail Address 1: 1096 RENEWAL PL
Mail Address 2:
Mail Address 3: RALEIGH, NC 27603-2895
Site Address 1:
Site Address 2:
Book: 05069
Page: 0033
Market Value: 222180
Assessed Acreage: 0.170
Calc. Acreage: 0.170
Sales Price: 215500
Sale Date: 2017-12-05

Result 76

id: 05I04053Q
Tag: 05I04053Q
NCPin: 167800-56-1658
Mapsheet No: 1678
Owner Name 1: POLIZIO, LYNN
Owner Name 2:
Mail Address 1: 15 SUGARCANE CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9444
Site Address 1:
Site Address 2:
Book: 05085
Page: 0518
Market Value: 247990
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 230000
Sale Date: 2018-01-08

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Result 77

id: 05I04053P
Tag: 05I04053P
NCPin: 167800-56-1234
Mapsheet No: 1678
Owner Name 1: CARDENAS, TILIZA
Owner Name 2:
Mail Address 1: 22 HERITAGE BIRCH CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9440
Site Address 1:
Site Address 2:
Book: 05228
Page: 0298
Market Value: 238820
Assessed Acreage: 0.180
Calc. Acreage: 0.180
Sales Price: 236000
Sale Date: 2018-10-05

Result 78

id: 05I04053O
Tag: 05I04053O
NCPin: 167800-56-0266
Mapsheet No: 1678
Owner Name 1: BEESON, KASEY C.
Owner Name 2: BEESON, LUKE J.
Mail Address 1: 42 HERITAGE BIRCH CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9440
Site Address 1:
Site Address 2:
Book: 05269
Page: 0595
Market Value: 235480
Assessed Acreage: 0.170
Calc. Acreage: 0.170
Sales Price: 230000
Sale Date: 2018-12-21

Result 79

id: 05I04053N
Tag: 05I04053N
NCPin: 167800-46-9288
Mapsheet No: 1678
Owner Name 1: LENOIR, MATTHEW R.
Owner Name 2: ARGUETA, GABRIELA
Mail Address 1: 56 HERITAGE BIRCH CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9440
Site Address 1:
Site Address 2:
Book: 05317
Page: 0929
Market Value: 250330
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 250000
Sale Date: 2019-03-28

Result 80

id: 05I04053M
Tag: 05I04053M
NCPin: 167800-46-9233
Mapsheet No: 1678
Owner Name 1: POTTER, JAMES P.
Owner Name 2: POTTER, JESSICA MAE
Mail Address 1: 66 HERITAGE BIRCH CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9440
Site Address 1:
Site Address 2:
Book: 05302
Page: 0575
Market Value: 240740
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 250000
Sale Date: 2019-03-01

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Result 81

id: 05I04053L
Tag: 05I04053L
NCPin: 167800-46-9115
Mapsheet No: 1678
Owner Name 1: WAKE, NORMAN ISIAH
Owner Name 2: WAKE, SHONDA AKIA
Mail Address 1: 65 HERITAGE BIRCH CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9440
Site Address 1:
Site Address 2:
Book: 05273
Page: 0138
Market Value: 246540
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 253500
Sale Date: 2018-12-28

Result 82

id: 05I04053K
Tag: 05I04053K
NCPin: 167800-46-9049
Mapsheet No: 1678
Owner Name 1: DANIELS, ALICIA M.
Owner Name 2:
Mail Address 1: 61 HERITAGE BIRCH CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9440
Site Address 1:
Site Address 2:
Book: 05977
Page: 0977
Market Value: 256120
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 330000
Sale Date: 2021-07-01

Result 83

id: 05I04053J
Tag: 05I04053J
NCPin: 167800-56-0016
Mapsheet No: 1678
Owner Name 1: HAMPTON, CORINTHIA DENISE
Owner Name 2:
Mail Address 1: 49 HERITAGE BIRCH CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9440
Site Address 1:
Site Address 2:
Book: 05249
Page: 0305
Market Value: 267430
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 265000
Sale Date: 2018-11-14

Result 84

id: 05I04053I
Tag: 05I04053I
NCPin: 167800-56-0088
Mapsheet No: 1678
Owner Name 1: REINA, MIGUEL J DIAZ
Owner Name 2: CORTES, GEOFFRIN M GALLEGO
Mail Address 1: 33 HERITAGE BIRCH CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9440
Site Address 1:
Site Address 2:
Book: 05257
Page: 0444
Market Value: 262410
Assessed Acreage: 0.170
Calc. Acreage: 0.170
Sales Price: 226000
Sale Date: 2018-11-30

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Result 85

id: 05I04053H
Tag: 05I04053H
NCPin: 167800-56-1048
Mapsheet No: 1678
Owner Name 1: WEBBER, CHRISTINE C.
Owner Name 2: WEBBER, DUSTIN C.
Mail Address 1: 15 HERITAGE BIRCH CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9440
Site Address 1:
Site Address 2:
Book: 05706
Page: 0265
Market Value: 236120
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 0
Sale Date: 2020-09-23

Result 86

id: 05I04053G
Tag: 05I04053G
NCPin: 167800-55-1938
Mapsheet No: 1678
Owner Name 1: OPENDOOR PROPERTY J LLC
Owner Name 2:
Mail Address 1: 410 N SCOTTSDALE RD STE 1600
Mail Address 2:
Mail Address 3: TEMPE, AZ 85281-0976
Site Address 1:
Site Address 2:
Book: 06046
Page: 0858
Market Value: 239100
Assessed Acreage: 0.200
Calc. Acreage: 0.200
Sales Price: 326000
Sale Date: 2021-09-13

Result 87

id: 05I04051F
Tag: 05I04051F
NCPin: 167800-55-1836
Mapsheet No: 1678
Owner Name 1: BREUNINGER, NICOLE A.
Owner Name 2: SARPY-JONES, CODY N.
Mail Address 1: 1104 PEMBERLY AVE
Mail Address 2:
Mail Address 3: MORRISVILLE, NC 27560-9773
Site Address 1:
Site Address 2:
Book: 05972
Page: 0725
Market Value: 231310
Assessed Acreage: 0.290
Calc. Acreage: 0.280
Sales Price: 325000
Sale Date: 2021-06-28

Result 88

id: 05I04051G
Tag: 05I04051G
NCPin: 167800-55-1738
Mapsheet No: 1678
Owner Name 1: EILONI, EDO
Owner Name 2: EILONI, MOLLY ANNE
Mail Address 1: 300 MULBERRY BANKS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9425
Site Address 1:
Site Address 2:
Book: 05963
Page: 0223
Market Value: 304000
Assessed Acreage: 0.210
Calc. Acreage: 0.210
Sales Price: 0
Sale Date: 2021-06-16

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Result 89

id: 05I04051H
Tag: 05I04051H
NCPin: 167800-55-1731
Mapsheet No: 1678
Owner Name 1: BROADHURST, CRYSTAL M
Owner Name 2: BROADHURST, LESLIE
Mail Address 1: 318 MULBERRY BANKS DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527
Site Address 1:
Site Address 2:
Book: 04711
Page: 0849
Market Value: 270110
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 247000
Sale Date: 2016-01-27

Result 90

id: 05I04051I
Tag: 05I04051I
NCPin: 167800-55-1643
Mapsheet No: 1678
Owner Name 1: VAUGHN, ANTONIO M.
Owner Name 2: VAUGHN, LUNINGNING S.
Mail Address 1: 332 MULBERRY BANKS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9425
Site Address 1:
Site Address 2:
Book: 04746
Page: 0992
Market Value: 305850
Assessed Acreage: 0.280
Calc. Acreage: 0.280
Sales Price: 0
Sale Date: 2016-04-13

Result 91

id: 05I04051J
Tag: 05I04051J
NCPin: 167800-55-0651
Mapsheet No: 1678
Owner Name 1: ZEIDAN, SUDKI MAHER
Owner Name 2: ZAIDAN, YASMEN F
Mail Address 1: 34 ASHRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9428
Site Address 1:
Site Address 2:
Book: 04790
Page: 0894
Market Value: 325580
Assessed Acreage: 0.220
Calc. Acreage: 0.220
Sales Price: 257500
Sale Date: 2016-07-01

Result 92

id: 05I04051K
Tag: 05I04051K
NCPin: 167800-45-9671
Mapsheet No: 1678
Owner Name 1: MITCHELL, JOSHUA
Owner Name 2: MITCHELL, VERONICA
Mail Address 1: 46 ASHRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9428
Site Address 1:
Site Address 2:
Book: 04829
Page: 0272
Market Value: 229840
Assessed Acreage: 0.210
Calc. Acreage: 0.210
Sales Price: 215500
Sale Date: 2016-09-09

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Result 93

id: 05I04052X
Tag: 05I04052X
NCPin: 167800-55-0142
Mapsheet No: 1678
Owner Name 1: CHANDLER RIDGE OWNERS ASSOCIATION, INC.
Owner Name 2:
Mail Address 1: 1210 TRINITY RD STE 102
Mail Address 2:
Mail Address 3: CARY, NC 27513-6245
Site Address 1:
Site Address 2:
Book: 05498
Page: 0671
Market Value: 380
Assessed Acreage: 9.410
Calc. Acreage: 9.410
Sales Price: 0
Sale Date: 2019-12-31

Result 94

id: 05I04051L
Tag: 05I04051L
NCPin: 167800-45-9515
Mapsheet No: 1678
Owner Name 1: CONNOLLY, TERI E.
Owner Name 2:
Mail Address 1: 52 ASHRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9428
Site Address 1:
Site Address 2:
Book: 05227
Page: 0734
Market Value: 225510
Assessed Acreage: 0.200
Calc. Acreage: 0.200
Sales Price: 0
Sale Date: 2018-10-04

Result 95

id: 05I04051M
Tag: 05I04051M
NCPin: 167800-45-9417
Mapsheet No: 1678
Owner Name 1: CHAIEB, NAJI
Owner Name 2:
Mail Address 1: 55 ASHRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9428
Site Address 1:
Site Address 2:
Book: 06044
Page: 0120
Market Value: 261530
Assessed Acreage: 0.200
Calc. Acreage: 0.200
Sales Price: 358000
Sale Date: 2021-09-09

Result 96

id: 05I04051N
Tag: 05I04051N
NCPin: 167800-45-9461
Mapsheet No: 1678
Owner Name 1: BAXTER, CAROL A
Owner Name 2:
Mail Address 1: 51 ASHRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9428
Site Address 1:
Site Address 2:
Book: 04732
Page: 0506
Market Value: 228960
Assessed Acreage: 0.200
Calc. Acreage: 0.200
Sales Price: 240000
Sale Date: 2016-03-14

*** DISCLAIMER ***

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

Result 97

id: 05I04051O
Tag: 05I04051O
NCPin: 167800-55-0339
Mapsheet No: 1678
Owner Name 1: LOMBARDO, THOMAS J
Owner Name 2: LOMBARDO, CORRINE IRENE
Mail Address 1: 41 ASHRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527
Site Address 1:
Site Address 2:
Book: 04602
Page: 0528
Market Value: 230850
Assessed Acreage: 0.200
Calc. Acreage: 0.200
Sales Price: 209500
Sale Date: 2015-05-27

Result 98

id: 05I04051P
Tag: 05I04051P
NCPin: 167800-55-1403
Mapsheet No: 1678
Owner Name 1: ASTIUDILLO, ROBERT M
Owner Name 2: ASTUDILLO, LISA M
Mail Address 1: 29 ASHRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9428
Site Address 1:
Site Address 2:
Book: 04617
Page: 0525
Market Value: 271120
Assessed Acreage: 0.250
Calc. Acreage: 0.250
Sales Price: 249000
Sale Date: 2015-06-25

Result 99

id: 05I04051Q
Tag: 05I04051Q
NCPin: 167800-55-1487
Mapsheet No: 1678
Owner Name 1: MISTRY, SANJAY K.
Owner Name 2:
Mail Address 1: 13 ASHRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9428
Site Address 1:
Site Address 2:
Book: 06014
Page: 0122
Market Value: 265460
Assessed Acreage: 0.240
Calc. Acreage: 0.240
Sales Price: 0
Sale Date: 2021-08-10

Result 100

id: 05I04051R
Tag: 05I04051R
NCPin: 167800-55-2420
Mapsheet No: 1678
Owner Name 1: BOBBITT, CHRISTOPHER DEAN
Owner Name 2: BOBBITT, CHAVON JESSIE
Mail Address 1: 380 MULBERRY BANKS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9425
Site Address 1:
Site Address 2:
Book: 04726
Page: 0876
Market Value: 285150
Assessed Acreage: 0.190
Calc. Acreage: 0.200
Sales Price: 263500
Sale Date: 2016-03-01

*** DISCLAIMER ***

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Result 101

id: 05I04052W
Tag: 05I04052W
NCPin: 167800-55-2386
Mapsheet No: 1678
Owner Name 1: SHIVELY, PATRICK
Owner Name 2: SHIVELY, ANITA
Mail Address 1: 392 MULBERRY BANKS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9425
Site Address 1:
Site Address 2:
Book: 04625
Page: 0262
Market Value: 207780
Assessed Acreage: 0.190
Calc. Acreage: 0.200
Sales Price: 220500
Sale Date: 2015-07-10

Result 102

id: 05I04052V
Tag: 05I04052V
NCPin: 167800-55-3332
Mapsheet No: 1678
Owner Name 1: HICKMAN, RANDALL D.
Owner Name 2: HICKMAN, PATRICIA J.
Mail Address 1: 406 MULBERRY BANKS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9426
Site Address 1:
Site Address 2:
Book: 04725
Page: 0207
Market Value: 219830
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 215500
Sale Date: 2016-02-26

Result 103

id: 05I04052U
Tag: 05I04052U
NCPin: 167800-55-3298
Mapsheet No: 1678
Owner Name 1: ZEIDAN, BASHAR
Owner Name 2: ZIDAN, HALIMA
Mail Address 1: 420 MULBERRY BANKS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9426
Site Address 1:
Site Address 2:
Book: 04760
Page: 0282
Market Value: 307930
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 270500
Sale Date: 2016-05-06

Result 104

id: 05I04052T
Tag: 05I04052T
NCPin: 167800-55-4245
Mapsheet No: 1678
Owner Name 1: GLASS, ELZIE CHARLES
Owner Name 2: GRANT, DETISHA NICOLE
Mail Address 1: 432 MULBERRY BANKS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9426
Site Address 1:
Site Address 2:
Book: 04758
Page: 0374
Market Value: 316450
Assessed Acreage: 0.200
Calc. Acreage: 0.190
Sales Price: 269500
Sale Date: 2016-05-03

*** DISCLAIMER ***
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Result 105

id: 05I04052S
Tag: 05I04052S
NCPin: 167800-55-5201
Mapsheet No: 1678
Owner Name 1: SWEENEY, PETER BERNARD
Owner Name 2: SWEENEY, MARY JANE
Mail Address 1: 446 MULBERRY BANKS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9426
Site Address 1:
Site Address 2:
Book: 04774
Page: 0512
Market Value: 301590
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 275500
Sale Date: 2016-06-02

Result 106

id: 05I04052R
Tag: 05I04052R
NCPin: 167800-55-5158
Mapsheet No: 1678
Owner Name 1: FRANCIS, NIRMAALA
Owner Name 2: ALBERT, FRANCIS
Mail Address 1: 460 MULBERRY BANKS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9426
Site Address 1:
Site Address 2:
Book: 06009
Page: 0807
Market Value: 319330
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 0
Sale Date: 2021-08-04

Result 107

id: 05I04052Q
Tag: 05I04052Q
NCPin: 167800-55-6104
Mapsheet No: 1678
Owner Name 1: YANKSON, MARIAN
Owner Name 2: AGYEKUM, KAKABO A.
Mail Address 1: 470 MULBERRY BANKS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9426
Site Address 1:
Site Address 2:
Book: 04925
Page: 0001
Market Value: 261690
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 254000
Sale Date: 2017-03-15

Result 108

id: 05I04052P
Tag: 05I04052P
NCPin: 167800-55-6160
Mapsheet No: 1678
Owner Name 1: BISHOP, BRIAN PATRICK
Owner Name 2: BISHOP, MAUREEN THERESA
Mail Address 1: 482 MULBERRY BANKS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9426
Site Address 1:
Site Address 2:
Book: 04946
Page: 0745
Market Value: 284060
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 269500
Sale Date: 2017-04-25

*** DISCLAIMER ***

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Result 109

id: 05I04052O
Tag: 05I04052O
NCPin: 167800-55-7017
Mapsheet No: 1678
Owner Name 1: DIETSCHE, STEPHEN
Owner Name 2: DIETSCHE, ISABEL
Mail Address 1: 494 MULBERRY BANKS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9426
Site Address 1:
Site Address 2:
Book: 04918
Page: 0732
Market Value: 284500
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 285500
Sale Date: 2017-03-01

Result 110

id: 05I04052N
Tag: 05I04052N
NCPin: 167800-55-7073
Mapsheet No: 1678
Owner Name 1: VENO, ROBERT CLARK
Owner Name 2: VENO, JONATHAN EDWARD
Mail Address 1: 506 MULBERRY BANKS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9427
Site Address 1:
Site Address 2:
Book: 04878
Page: 0321
Market Value: 273840
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 268000
Sale Date: 2016-12-09

Result 111

id: 05I04199E
Tag: 05I04199E
NCPin: 167804-54-8929
Mapsheet No: 167804
Owner Name 1: FORLINI, EDWARD A.
Owner Name 2: FORLINI, ROSEMARY
Mail Address 1: 516 MULBERRY BANKS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9427
Site Address 1:
Site Address 2:
Book: 05125
Page: 0901
Market Value: 315770
Assessed Acreage: 0.200
Calc. Acreage: 0.190
Sales Price: 317000
Sale Date: 2018-04-02

Result 112

id: 05I04078
Tag: 05I04078
NCPin: 167800-44-9892
Mapsheet No: 1678
Owner Name 1: ALLBRITTON, NATHANIEL JORDAN
Owner Name 2: ALLBRITTON, JENNIFER RAE
Mail Address 1: 180 PALMER DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-7539
Site Address 1: 180 PALMER DR
Site Address 2: CLAYTON, NC 27527-
Book: 05984
Page: 0180
Market Value: 225550
Assessed Acreage: 1.050
Calc. Acreage: 1.030
Sales Price: 355000
Sale Date: 2021-07-09

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Result 113

id: 05I04079
Tag: 05I04079
NCPin: 167800-44-8515
Mapsheet No: 1678
Owner Name 1: LYNN, LARRY
Owner Name 2: LYNN, PAMELA
Mail Address 1: 183 PALMER DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-7540
Site Address 1: 183 PALMER DR
Site Address 2: CLAYTON, NC 27527-
Book: 05576
Page: 0628
Market Value: 250190
Assessed Acreage: 2.030
Calc. Acreage: 1.980
Sales Price: 270000
Sale Date: 2020-04-24

Result 114

id: 05I05003D
Tag: 05I05003D
NCPin: 167800-43-7872
Mapsheet No: 1678
Owner Name 1: ASHINHURST, STEPHEN LEE
Owner Name 2:
Mail Address 1: 3460 D POWHATAN RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1:
Site Address 2:
Book: 01982
Page: 0877
Market Value: 115510
Assessed Acreage: 5.550
Calc. Acreage: 4.649
Sales Price: 0
Sale Date: 2000-10-24

Result 115

id: 05I05001F
Tag: 05I05001F
NCPin: 167800-32-4766
Mapsheet No: 1678
Owner Name 1: GRIFOLS THERAPEUTICS LLC
Owner Name 2:
Mail Address 1: 4201 RESEARCH COMMONS
Mail Address 2: 79 TW ALEXANDER DR
Mail Address 3: DURHAM, NC 27709
Site Address 1: 8370 W US HWY 70
Site Address 2: CLAYTON, NC 27520-
Book: 05086
Page: 0823
Market Value: 33050445
Assessed Acreage: 114.840
Calc. Acreage: 114.820
Sales Price: 0
Sale Date: 2018-01-11

Result 116

id: 05I05001F
Tag: 05I05001F
NCPin: 167800-32-4766
Mapsheet No: 1678
Owner Name 1: GRIFOLS THERAPEUTICS LLC
Owner Name 2:
Mail Address 1: 4201 RESEARCH COMMONS
Mail Address 2: 79 TW ALEXANDER DR
Mail Address 3: DURHAM, NC 27709
Site Address 1: 8370 W US HWY 70
Site Address 2: CLAYTON, NC 27520-
Book: 05086
Page: 0823
Market Value: 33050445
Assessed Acreage: 114.840
Calc. Acreage: 114.820
Sales Price: 0
Sale Date: 2018-01-11

*** DISCLAIMER ***

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Result 117

id: 05I05001B
Tag: 05I05001B
NCPin: 167800-12-0881
Mapsheet No: 1678
Owner Name 1: NATVAR HOLDINGS INC DEL CORP
Owner Name 2:
Mail Address 1: 8720 US 70 WEST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 8720 US HWY 70 BUS
Site Address 2: CLAYTON, NC 27520-
Book: 01819
Page: 0522
Market Value: 2473400
Assessed Acreage: 5.900
Calc. Acreage: 6.050
Sales Price: 0
Sale Date: 1999-04-23

Result 118

id: 05E99022I
Tag: 05E99022I
NCPin: 167800-03-7068
Mapsheet No: 1678
Owner Name 1: NATVAR HOLDINGS INC DEL CORP
Owner Name 2:
Mail Address 1: 8720 US 70 WEST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 01819
Page: 0522
Market Value: 343240
Assessed Acreage: 2.590
Calc. Acreage: 2.690
Sales Price: 0
Sale Date: 1999-04-23

Result 119

id: 05I05001H
Tag: 05I05001H
NCPin: 167800-03-5248
Mapsheet No: 1678
Owner Name 1: WALTHOM GROUP III, LLC
Owner Name 2:
Mail Address 1: 442 1/2 E MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 01986
Page: 0801
Market Value: 375580
Assessed Acreage: 2.750
Calc. Acreage: 2.750
Sales Price: 0
Sale Date: 2000-11-02

Result 120

id: 05I05002X
Tag: 05I05002X
NCPin: 167800-03-3425
Mapsheet No: 1678
Owner Name 1: SR BARTA, LLC
Owner Name 2:
Mail Address 1: 3011 SUTTON GATE DR STE 120
Mail Address 2:
Mail Address 3: SUWANEE, GA 30024-4832
Site Address 1:
Site Address 2:
Book: 05949
Page: 0633
Market Value: 0
Assessed Acreage: 1.300
Calc. Acreage: 1.300
Sales Price: 260000
Sale Date: 2021-06-02

*** DISCLAIMER ***

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Result 121

id: 05I05001G
Tag: 05I05001G
NCPin: 167800-03-3444
Mapsheet No: 1678
Owner Name 1: WALTHOM GROUP III, LLC
Owner Name 2:
Mail Address 1: 442 1/2 E MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 01986
Page: 0801
Market Value: 236970
Assessed Acreage: 0.300
Calc. Acreage: 0.300
Sales Price: 855000
Sale Date: 2000-11-02

Result 122

id: 05I05001I
Tag: 05I05001I
NCPin: 166800-93-9664
Mapsheet No: 1668
Owner Name 1: SOUTHERN VILLAGE PARTNERS LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 5278
Mail Address 3: CARY, NC 27512-5278
Site Address 1:
Site Address 2:
Book: 04207
Page: 0077
Market Value: 130
Assessed Acreage: 3.180
Calc. Acreage: 2.610
Sales Price: 0
Sale Date: 2012-11-20

Result 123

id: 05I05001M
Tag: 05I05001M
NCPin: 166800-93-7890
Mapsheet No: 1668
Owner Name 1: SOUTHERN VILLAGE PARTNERS LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 5278
Mail Address 3: CARY, NC 27512-5278
Site Address 1:
Site Address 2:
Book: 04207
Page: 0077
Market Value: 70
Assessed Acreage: 1.750
Calc. Acreage: 1.750
Sales Price: 0
Sale Date: 2012-11-20

Result 124

id: 05I05001N
Tag: 05I05001N
NCPin: 166800-94-5081
Mapsheet No: 1668
Owner Name 1: BAXLEY COMMERCIAL PROPERTIES LLC
Owner Name 2:
Mail Address 1: 8970 US 70 BUS HWY W
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-4825
Site Address 1:
Site Address 2:
Book: 02483
Page: 0424
Market Value: 0
Assessed Acreage: 0.960
Calc. Acreage: 0.720
Sales Price: 210000
Sale Date: 2003-06-25

*** DISCLAIMER ***

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Result 125

id: 05I05001O
Tag: 05I05001O
NCPin: 166800-94-4221
Mapsheet No: 1668
Owner Name 1: SOUTHERN VILLAGE PARTNERS LLC
Owner Name 2:
Mail Address 1: 110 E 40TH ST STE 903
Mail Address 2:
Mail Address 3: NEW YORK, NY 10016-1809
Site Address 1: 8998 US HWY 70 BUS
Site Address 2: CLAYTON, NC 27520-
Book: 04297
Page: 0127
Market Value: 1184700
Assessed Acreage: 0.960
Calc. Acreage: 0.950
Sales Price: 650000
Sale Date: 2013-05-24

Result 126

id: 05I05001A
Tag: 05I05001A
NCPin: 166800-94-2364
Mapsheet No: 1668
Owner Name 1: TBD REAL ESTATE, LLC
Owner Name 2:
Mail Address 1: 2019 HARDEE LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9822
Site Address 1:
Site Address 2:
Book: 05639
Page: 0477
Market Value: 149970
Assessed Acreage: 0.970
Calc. Acreage: 0.960
Sales Price: 343000
Sale Date: 2020-07-09

Result 127

id: 05I05001
Tag: 05I05001
NCPin: 166800-94-0420
Mapsheet No: 1668
Owner Name 1: TBD REAL ESTATE, LLC
Owner Name 2:
Mail Address 1: 2019 HARDEE LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9822
Site Address 1: 9146 US HWY 70 BUS
Site Address 2: CLAYTON, NC 27520-
Book: 05639
Page: 0477
Market Value: 150060
Assessed Acreage: 0.930
Calc. Acreage: 0.928
Sales Price: 343000
Sale Date: 2020-07-09

Result 128

id: 05A01029I
Tag: 05A01029I
NCPin: 166800-85-6385
Mapsheet No: 1668
Owner Name 1: HARDEE, RANDAL
Owner Name 2: HARDEE, TERRY H
Mail Address 1:
Mail Address 2: PO BOX 634
Mail Address 3: CLAYTON, NC 27528-0634
Site Address 1:
Site Address 2:
Book: 04362
Page: 0970
Market Value: 102640
Assessed Acreage: 13.860
Calc. Acreage: 13.694
Sales Price: 0
Sale Date: 2013-10-01

*** DISCLAIMER ***
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Result 129

id: 05A01029B
Tag: 05A01029B
NCPin: 166800-85-4771
Mapsheet No: 1668
Owner Name 1: HARDEE, TERRY HERMAN
Owner Name 2: HARDEE, STARR W
Mail Address 1: 9316 U S 70 WEST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1: 9316 US HWY 70 BUS
Site Address 2: CLAYTON, NC 27520-
Book: 00880
Page: 0109
Market Value: 312480
Assessed Acreage: 1.700
Calc. Acreage: 1.693
Sales Price: 0
Sale Date: 1980-01-01

Result 130

id: 05I04002A
Tag: 05I04002A
NCPin: 167800-08-7314
Mapsheet No: 1678
Owner Name 1: CATERPILLAR INC
Owner Name 2:
Mail Address 1: 100 NE ADAMS STREET
Mail Address 2:
Mail Address 3: PEORIA, IL 61629-4295
Site Address 1: 954 NC HWY 42
Site Address 2: CLAYTON, NC 27527-
Book: 01206
Page: 0051
Market Value: 14902100
Assessed Acreage: 139.440
Calc. Acreage: 139.310
Sales Price: 5765000
Sale Date: 1991-04-30

Result 131

id: 05I04002B
Tag: 05I04002B
NCPin: 167800-26-2359
Mapsheet No: 1678
Owner Name 1: COUNTY OF JOHNSTON
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 1049
Mail Address 3: SMITHFIELD, NC 27577-0000
Site Address 1:
Site Address 2:
Book: 01468
Page: 0289
Market Value: 16140
Assessed Acreage: 2.470
Calc. Acreage: 2.415
Sales Price: 0
Sale Date: 1995-09-19

Shaping Communities Together

December 1, 2021

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 thir application, answer questions, and solicit comments

Meeting Date: TBD Meeting Time: 6:00 – 7:00 pm

Meeting Location: Clayton Center – Room TBD

Type of Application:	Conditional Zoning with Master Plan
Parcel Identification Number:	167800-14-6267 & 167800-15-8905
Project/proposal property address:	8368 US Highway 70 West, Clayton, NC 27524
Description of project/proposal:	Grifols - West Campus Development
Existing Zoning District:	I-2 Heavy Industrial
Proposed Zoning District:	I-2-CZ Heavy Industrial Condition Zoning
Upcoming Public Meetings:	Planning Board – February 21st, 2022 Town Council Meeting – March 21st, 2022

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

1. A copy of the project application and site plan.
2. A schedule of all upcoming public meetings for the application.
3. An adjacent property owners map, aerial map, and zoning map showing location of neighboring properties and roads.
4. A proposed master plan depicting proposed land use change and development proposal.

If you have any questions prior to or after this meeting, you may contact us at *919-378-9111*. You may also contact the Town of Clayton Planning Department at 919-553-5002.

Sincerely,

Ben Cathey, PE

Cc: Town of Clayton Planning Department

MCGILL ASSOCIATES 5400 TRINITY ROAD, SUITE 107, RALEIGH, NC 27607 / 919.378.9111 / MCGILLASSOCIATES.COM

TOWN OF CLAYTON
Planning Department
111 E. Second St., 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: Grifols - West Campus **Address or PIN #:** 167800-14-6267, 167800-15-8905

AGENT/APPLICANT INFORMATION:

McGill Associates
(Name - type, print clearly)

5400 Trinity Road, Suite 107
(Address)
Raleigh, NC 27607
(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***):

Conditional Use Rezoning

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:

BRENT NOEL, PE, DIRECTOR ENG
(Name - type, print clearly)

8368 US 70 BUS HWY W
(Address)

Brent Noel
(Owner's Signature)

Clayton, NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Lisa Daughtry, a Notary Public for the above State and County, this the 27th day of October, 2021.

SEAL

Lisa Daughtry
Notary Public
Johnston County
North Carolina
My Commission Expires 1-10-2025

Lisa Daughtry
Notary Public

My Commission Expires: January 10, 2025

July 2018

WEST CAMPUS DEVELOPMENT
CONDITIONAL ZONING MASTER PLAN
NARRATIVE

GRIFOLS THERAPEUTICS

CLAYTON, NORTH CAROLINA
DECEMBER 2021
REVISED APRIL 2022

mcgill Shaping Communities Together

WEST CAMPUS DEVELOPMENT
CONDITIONAL ZONING MASTER PLAN
NARRATIVE

GRIFOLS THERAPEUTICS

CLAYTON, NORTH CAROLINA
DECEMBER 2021
REVISED APRIL 2022

BEN T. CATHEY, PE

mcgill

5400 Trinity Road
Suite 107
Raleigh, NC 27607
919.378.9111

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PROJECT NO. 20.01801

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Project Introduction

Grifols Overview

Grifols is an international biotechnology firm founded in 1909 and headquartered in Barcelona, Spain. Grifols' mission is to improve the health and well-being of patients around the world through the development of blood plasma derived medicines for patients and producing devices and instruments for hospitals. Grifols is the largest producer of blood plasma derived products in the world, employing more than 24,000 people around the globe.

Grifols' Clayton plant employs more than 1,600 people in over 1.5 million square feet of industrial space in the production of plasma derived products through the process of fractionation. At Clayton, Grifols currently has a fractionation capacity of 12 million liters per year. Plasma proteins are processed through fractionation, purification, and production into products that are used to treat primary immunodeficiencies, cirrhosis, cardio-circulatory insufficiency, hemophilia, rabies, tetanus, and a host of other diseases. The plasma is processed into millions of dosses of therapeutics saving and enhancing the lives of hundreds of thousands of patients across the globe.

West Campus and Its Impact

Currently, Grifols occupies two distinct areas at their Clayton plant commonly referred to as Main Campus and North Campus. The main campus was originally developed in the 1970's as Cutter Labs, and, through subsequent mergers, was later occupied and expanded by Bayer and Talecris. In the late 2000's, Talecris expanded the campus to the north across the Norfolk-Southern rail corridor with the opening of the North Fractionation Facility. In 2011, Grifols completed the purchase of Talecris, with its headquarters in Research Triangle Park. Over the life of the Clayton campus many expansions have occurred which has left Grifols with limited opportunities for future expansion.

The West Campus represents a great opportunity for additional expansion to support growing demand for the blood plasma derived products Grifols produces. West Campus encompasses 373.04 acres over Tract 1 on the included recorded plat (Plat Book 86, Pages 143). Initially, Grifols seeks to develop two phases of fractionation capacity in the southeast corner of West Campus closest to its existing campus. Phases 1 and 2 will involve the construction of approximately 360,000 square feet of production and warehouse space and is expected to employee approximately 500 people over two shifts. Phase 1 is expected to add about 6 million liters per year of fractionation production to the Clayton plant's capacity.

Conditional Zoning

A conditional use zoning is being sought to support the first two phases of development and all future development at the proposed West Campus. Currently, the tract is zoned I-2 (Heavy Industrial) by the Town of Clayton. While this zoning currently allows for the uses Grifols proposes, it does not permit buildings taller than 50'. Via Conditional Use Zoning, Grifols has the opportunity to increase the maximum allowed building height to support modern product storage practices in taller structures. Additionally, this process would generate a master plan that would limit future uses to a common plan of development.

The master plan and conditional use zoning would only apply to Tract 1 found in Plat Book 86, Pages 143 recorded in the Johnston County Register of Deeds.

Existing Parcel Description

Location

West Campus is located on the east side of the Town of Clayton within Clayton's extra-territorial jurisdiction lying to the northwest of Grifols' existing Clayton plant along US Highway 70 Business. Specifically, it occupies 373.04 wooded acres north of the existing North Carolina Railroad Corridor, east of NC Highway 42, and south of Caterpillar's Clayton plant and the Summerlyn single family neighborhood. A vicinity map is located on the Cover sheet in the Master Plan Set.

Topography and Drainage

Topography over the 373.04-acre West Campus generally slopes from southwest to northeast. The Campus is bounded to the north, east and west with perennial streams subject to 50' wide Neuse Riparian Buffers. There are two more perennial buffered streams that drain the middle of the Campus to the north. There are two small existing ponds: one along the northern boundary with Caterpillar and another internal to the site at the head of one of the buffered streams. Wetlands are present around these streams and have been noted on Sheet C-3 of the Master Plan. These features (wetlands and streams) were identified in 2017 as part of Grifols's due diligence before purchasing the West Campus lands. Between each of the identified buffered streams and south towards the existing North Carolina Railroad Corridor are uplands that are more ideally suited to industrial development.

Current Uses

There are no current uses at the proposed West Campus site. The site is heavily wooded with evergreens and hardwoods and is crisscrossed with soil paths. The site is currently zoned I-2 (Heavy Industrial) by Town of Clayton.

Adjacent Property

To the south, West Campus is bounded by the 200' wide North Carolina Railroad Corridor. Across that corridor are existing industrial and commercial uses (Natvar and Southern Village, respectively) as well as two residences and three undeveloped tracts. These parcels are zoned Light Industrial, Highway Business, and Heavy Industrial.

To the west is a single family residence and pasture lands currently zoned for Heavy Industrial.

To the northwest, West Campus is bounded by a 101.84-acre tract that is also owned by Grifols. This tract is not included in the Conditional Use Zoning. This tract is zoned for Heavy Industrial by the Town of Clayton.

To the north, lies the existing Caterpillar plant which is zoned Heavy Industrial.

To the north and east is the Summerlyn residential neighborhood, which is currently zoned Single Family Residential with a minimum 10,000 square feet lot size.

To the east are the Glen Ridge residential neighborhood and several individual lots that are zoned Residential Estate by Clayton.

To the southeast lies Grifols existing North and Main Campuses which are zoned Light Industrial.

Plan for Development

Phases 1 and 2

Phases 1 and 2 consists of development of the fractionation processes, warehousing, and utilities to support expansion of Grifols' fractionation capability. It is expected that these two phases will process approximately 12 million liters per year of fractionation production over approximately 360,000 square feet of new building space, employing about 500 persons. These phases will generally occupy about 36.45 acres out of the 373.04 acres included in West Campus. Additionally, Phases 1 and 2 will include the necessary parking, streets, and utilities to support operations. Phases 1 and 2 are projected to be completed within 10 to 15 years.

Phases 1 and 2 are identified on the included Master Plan – Sheet C-3.

Future Development Areas

Future development is planned to occupy the remaining upper lands on West Campus. Topography adjacent to the buffered streams found on the tracts is too steep to support economical industrial development. Generally these planned areas will branch away from Phases 1 and 2 to the northwest, north and northeast and are identified on the included figure F-1 - Master Plan. It is expected that a perimeter road network will be developed to access and serve these areas.

100' Development Buffer

A 100' wide development buffer is proposed adjacent to the residentially zoned parcels and neighborhoods that border West Campus to the north and east. The 100' wide development buffer currently exists of a wooded area with a minimum 50-foot riparian buffer along the boundary. The development within this buffer is restricted to the following uses:

1. Archeological activities provided any vegetation removed is restored with vegetation of a comparable mature coverage.
2. Stormwater outfalls, drainage ditches and other conveyances and associated permanent erosion control measures so long as diffused flow is maintained through the Neuse Riparian Buffer.
3. Pedestrian, bikeway, equestrian, golf cart, and other recreation trails (public or private) provided the buffer disturbance is no more than 20' in width and their supporting facilities.
    a. Public recreation trails shall be contained within a public easement.
4. Maintenance paths provided the buffer disturbance is no more than 20' in width.
5. Utilities and utility lines (public or private) to include but not be limited to:
    a. Wastewater
    b. Potable water
    c. Industrial process water
    d. Natural gas
    e. Electricity (above and below ground)
    f. Communications
    g. Pumping stations,
    h. Provided that:
        i. No alternative to their location exists,
        ii. Disturbance is limited to no more than 40' in width for each line,

iii. Diffused flow of stormwater is maintained through the Neuse Riparian Buffer,
iv. Land disturbance is minimized where possible,
v. Trenches are immediately backfilled following line installation.
vi. Public utilities are contained within a recorded public utility easement.

6. Scientific studies and stream gauging.
7. Stream restoration and bank stabilization.
8. Vegetation management, including:
    a. Emergency fire control measures, provided topography is restored,
    b. Planting vegetation to enhance the buffer's function,
    c. Pruning forest vegetation, provided the health and function of the vegetation is not compromised,
    d. Removing individual trees that are in danger of causing damage to dwellings, structures, or human life,
    e. Removing poison ivy and/or other noxious vegetation,
    f. Removing understory nuisance vegetation as defined in Exotic Plant Guidelines (Guideline #30, NCDEQ, Division of Parks and Recreation, 1998).
9. Wetland restoration.
10. Minimal grading activities to support the above activities.
11. Temporary erosion control measures to support the above construction activities.
12. Within the 50' Neuse Riparian Buffer, activities are limited by the current Neuse Buffer Rules as administered by the North Carolina Department of Environmental Quality.

Property Access and Circulation

For Phases 1 and 2, there is one point of access proposed at the south corner of the parcel where a two-way driveway connection is proposed to an existing drive and security gate on North Campus. The North Campus currently has two separate connections to the campus, one from Cutter Labs Access Road off of Highway 70 Business on the south side of the railroad tracks and a second off of Powhatan Road on the north side of the railroad tracks.

For future phases of development, a second point of access is proposed on the west end of the parcel to connect through North Carolina Railroad's (NCRR) property to NC Highway 42. Access is contingent on successful negotiation of a right-of-way with NCRR.
A potential second point of access could be provided via an existing 80' wide ingress/egress easement at the northwest corner of West Campus through the NCRR property to NC Highway 42.

Circulation through Phases 1 and 2 is via two-way internal street network around the perimeter of the development site with a two-way cross-street through the new plant site. It is expected that vehicular access to and through future phases will be similar with a perimeter roadway and internal cross-streets. Emergency services access will be provided to all occupiable structures.

A Traffic Impact Analysis (TIA) was prepared by Remy Kemp Associates analyzing the effect of developing Grifols West Campus Phases 1 and 2 only on the local road network. Improvements to US 70 Business nor Cutter Lab Access Road are required for the initial two phases. Refer to the attached TIA prepared for the Grifols West Campus expansion. Any future phases beyond Phases 1 and 2 will require a TIA to be performed at the planning phase of those projects.

Allowable Uses

The list of primary uses shall be in accordance with the uses identified in Table 2-1 of Section 115.202 (Land Use Regulations) in the current adapted version of Clayton's Unified Development Ordinance for I-2 (Heavy Industrial) zoning at the time of Site Plan submittal.

Zoning Dimensional Requirements

- Existing Zoning: I-2
- Proposed Zoning: I-2-CZ
- Proposed Dimensional Standards:
    - Maximum Floor Area: 10,000,000 SF
    - Maximum Building Height: 150'
    - Public Street/Front Setback: 50'
    - Side Interior Setback: 20'
    - Side Public Street Setback: 30'
    - Rear Setback: 40'
    - Riparian Buffer Setback: 20'
    - Maximum Building Coverage (BCR): 50%
    - Maximum Impervious Surface: 75%

Utilities

Water service is to be provided by Town of Clayton via an existing 20" public water line (owned by Johnston County). The Town of Clayton has been provided planned water demands for Phases 1 and 2 and has updated its model to account for the additional demand. A backflow prevention device is to be installed at the point of tap. Stubouts are planned to support future development.

Process and sanitary sewer waste are to be collected internally by gravity network to a new lift station. Waste is then pumped to Grifols' Wastewater Treatment Plant for pre-treatment before discharge to the Town of Clayton's collection system. The upgrades to Grifols' Wastewater Treatment Facility currently under construction will have the necessary capacity to treat the waste produced from the development of Phases 1 and 2 when completed prior to discharging to the Town. The upgrades to Grifols' Wastewater Treatment Facility have been permitted to include the allocation for Phases 1 and 2 of the West Campus Development. Future development sewer capacities past Phases 1 and 2 will need to be determined at the appropriate time and allocation secured accordingly.

Natural gas and electrical service are to be provided by Piedmont Natural Gas and Duke Energy respectively. Service lines are proposed to enter the site via the proposed driveway connection at the southeast corner of West Campus.

Stormwater

Stormwater management will comply with current Town of Clayton requirements for

- Maximum Built Upon Area - 75%
- Peak Post-Development Runoff Rates – 25-year, 10-year, 2-year, and 1-year 24-hour peak design storm events.

- Total Nitrogen Export – Limited to 3.6 lb/ac/yr or treatment and/or credit offset purchases made.

Grifols in conjunction with McGill Associates has developed a Stormwater Management Master Plan that governs stormwater management on Grifols' contiguous campus including the West Campus Development. A copy of the Master Plan was submitted to the Town's Engineering Department for their record in October 2021. The Stormwater Management Master Plan has been updated with each project that has been submitted to the Town for a Site Plan or Stormwater Permit. In addition, potential stormwater control measures have been identified on the master plan.

Parking, Landscaping, Signage, and Architectural Standards

Unless otherwise specified in this narrative or on the Master Plan, Parking, Landscaping, Signage, and Architectural standards shall adhere to Clayton's Unified Development Code (currently adopted) as applicable at the time of Site Plan submittal for I-2 zoning.

Approval Criteria – Rezoning

1. Consistency with the adopted plans and policies of the Town.

   The development standards are similar to the current zoning for the property with exceptions for items that have been outlined in the project narrative and presented in the proposed General Development Standards included in this resubmittal.

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

   With the current zoning being Heavy Industrial, the suitability of the proposed zoning should be acceptable.

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

   It is anticipated that the creation of stable, well paying manufacturing jobs is a positive for the Town.

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

   All of the infrastructure needed for phases I and II have been discussed and/or evaluated with the Town. Phase I and II are not expected to be completed until 2030 with no current known plans after that. Development phases beyond Phase I and II will need to be properly planned with the Town including new traffic studies and utility allocations.

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

   There are no known legal violations of the legal purposes of zoning created from the proposed conditional zoning.

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

   To the best of our knowledge there will be no adverse effects upon adjoining property owners. The nature of Grifols production is light industrial and the plan is to utilize this type of use on a heavy industrial zoned property. The proposed development will be a benefit to the adjoining properties in contrast with what could possibly be developed on the property as currently zoned with a different developer.

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

   There is no one property owner that benefits from this change at the expense of the public.

Approval Criteria – Master Plan

1. Compliance with § 155.203(L) and all other applicable requirements of this chapter, or analysis and justification if it deviates from the requirements of this chapter.

   Many requirements for this parcel will remain unchanged and the proposed General Development Standards have been developed and included in this resubmittal for review.

2. Consistency with the Clayton General Design Guidelines.

   The development is intended to conform with the stated purpose of the requested zoning district.

3. Conformance of the proposal with the stated purpose of the requested conditional zoning district

   The development is intended to conform with the stated purpose of the requested zoning district.

4. Compatibility of the proposed development with the adjacent community.

   The proposed development by Grifols is a light industrial use which is compatible with commercial and industrial neighbors to the south, west, and portions of the northern boundary. The development is expected to be of little consequence to the residential communities to the northeast, but to ensure this, an additional buffer has been shown where the parcel borders residential communities.

5. The quality of design intended for each component of the project and the ability of the overall development plan to ensure a unified, cohesive environment at full build-out;

   The development for the parcel will be similar to the existing Grifols campus which provides a unified, cohesive environment.

6. Compatible relationships between each component of the overall project.

   All of the proposed improvements are of similar use (light manufacturing) of the existing campus and thus compatible.

7. Self-sufficiency of each phase of the overall project.

   All phases will be self-sufficient or adequately connected to the portions of Grifols' campus to make them viable.

8. The fiscal impact of the proposal and the proposed financing of required improvements.

   The proposed Conditional Zoning will allow Grifols' to expand their campus an utilize modern technology for their processes, increase production, and create jobs.

9. The success of the proposal in providing adequate pedestrian and bicycle links within the development and with the adjacent community; and

   Grifols will develop a network of roadways and sidewalks that allow pedestrian and bicycle use within the campus. The campus will be restricted for the public, so connection to the adjacent community for use by pedestrians and cyclists will not be provided. That would create a potentially unsafe situation.

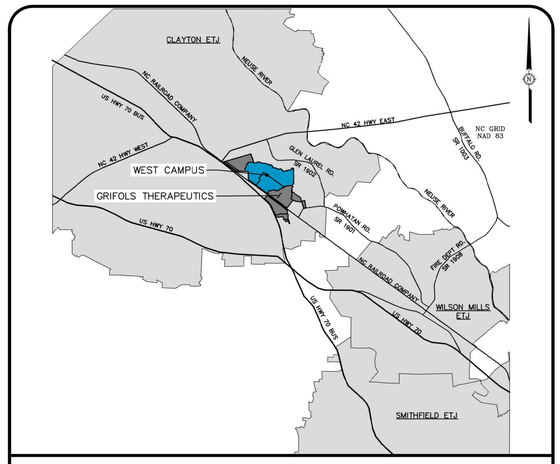
10. The effectiveness with which the proposal protects and preserves the ecologically sensitive areas within the development.

    Grifols will avoid and protect any environmentally sensitive areas to the greatest extent possible and any disturbances must and will be permitted with the appropriate authority having jurisdiction.

WEST CAMPUS DEVELOPMENT
CONDITIONAL ZONING

GRIFOLS THERAPEUTICS, LLC

TOWN OF CLAYTON, NORTH CAROLINA



VICINITY MAP

SCHEDULE OF DRAWINGS

C-1 COVER
C-2 BOUNDARY SURVEY
C-3 MASTER PLAN

GRIFOLS

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NORTH CAROLINA PROFESSIONAL SEAL 034478 ENGINEER GLEN T. CATHEY 3/30/22

MARCH 2022

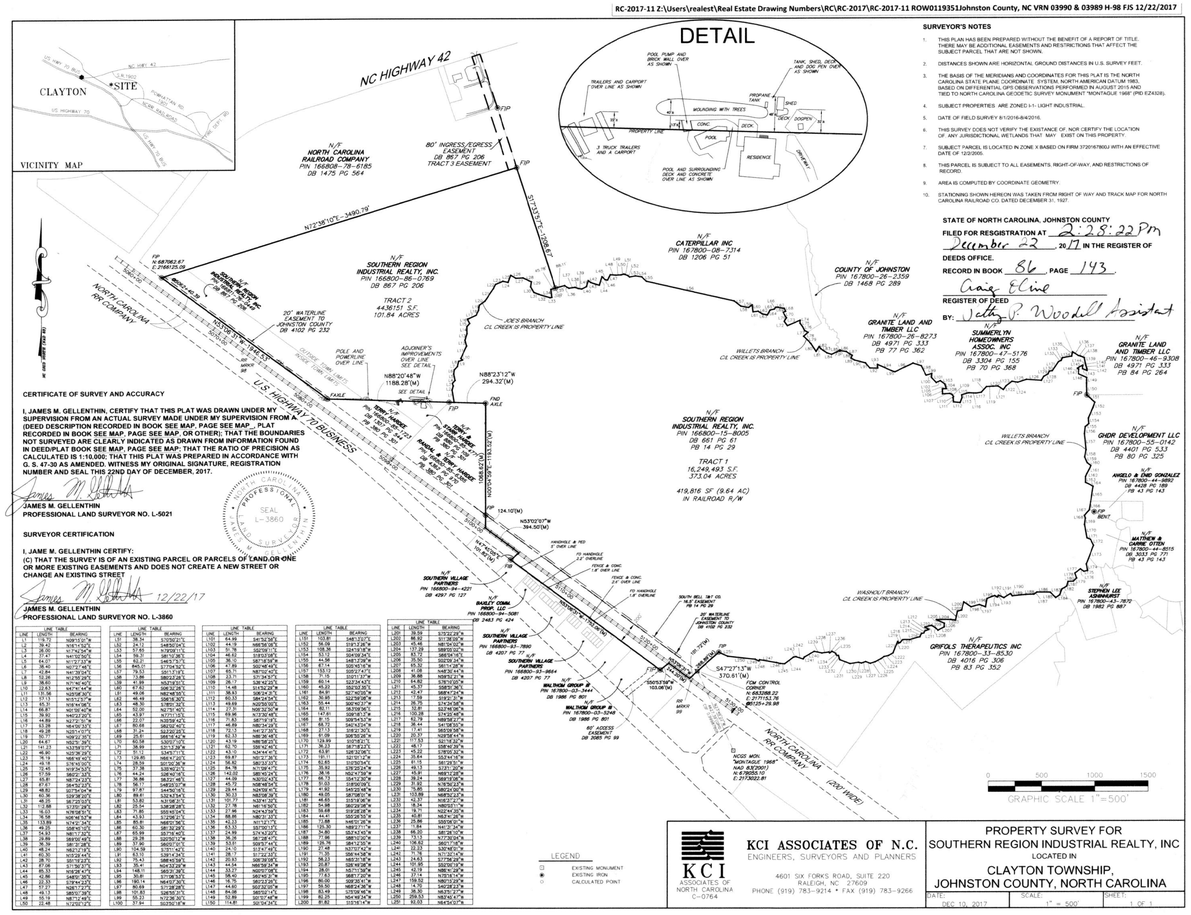
REVISED MARCH 2022

NO.	DATE	BY	DESCRIPTION
2	2022-03-30	BTC	REVISED PER TOWN OF CLAYTON COMMENTS
1	2022-03-04	BTC	REVISED PER TOWN OF CLAYTON COMMENTS
0	2021-12-01	BTC	ORIGINALLY ISSUED FOR PERMIT

BUILDING INSPECTION
2022 REVIEW
Robert L. Yarborough
(919) 623-8649
ryarborough@townofclaytonnc.org

2019301 - GRIFOLS THERAPEUTICS, LLC - WEST CAMPUS DEVELOPMENT CONDITIONAL ZONING

P:\2020\20.01901-GRIFOLS\THEL-PKG\-SITE DEVELOPMENT\DRAWINGS\SP-02 - MP AND CUP\SHEETS\F-1 - MASTER PLAN.DWG PLOT DATE: 3/30/2022 11:32 AM SPENSER MEEKINS



SURVEYOR'S NOTES

1. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A REPORT OF TITLE. THERE MAY BE ADDITIONAL EASEMENTS AND RESTRICTIONS THAT AFFECT THE SUBJECT PARCEL THAT ARE NOT SHOWN.
2. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
3. THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAT IS THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983, BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED IN AUGUST 2015 AND TIED TO NORTH CAROLINA GEODETIC SURVEY MONUMENT "MONTAGUE 1995" (PID EZ4328).
4. SUBJECT PROPERTIES ARE ZONED I-1: LIGHT INDUSTRIAL.
5. DATE OF FIELD SURVEY 8/1/2016-8/4/2016.
6. THIS SURVEY DOES NOT VERIFY THE EXISTANCE OF, NOR CERTIFY THE LOCATION OF, ANY JURISDICTIONAL WETLANDS THAT MAY / EXIST ON THIS PROPERTY.
7. SUBJECT PARCEL IS LOCATED IN ZONE X BASED ON FIRM 3720167800J WITH AN EFFECTIVE DATE OF 12/2/2005.
8. THIS PARCEL IS SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAY, AND RESTRICTIONS OF RECORD.
9. AREA IS COMPUTED BY COORDINATE GEOMETRY.
10. STATIONING SHOWN HEREON WAS TAKEN FROM RIGHT OF WAY AND TRACK MAP FOR NORTH CAROLINA RAILROAD CO. DATED DECEMBER 31, 1927.

STATE OF NORTH CAROLINA, JOHNSTON COUNTY
FILED FOR REGISTRATION AT 2:25:22 PM
December 22 20 17 **IN THE REGISTER OF DEEDS OFFICE.**
RECORD IN BOOK 86 **PAGE** 143
Craig Olive
REGISTER OF DEED
BY: Delta J. Woodall Assistant

CERTIFICATE OF SURVEY AND ACCURACY

I, JAMES M. GELLENTHIN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM A (DEED DESCRIPTION RECORDED IN BOOK SEE MAP, PAGE SEE MAP _, PLAT RECORDED IN BOOK SEE MAP, PAGE SEE MAP, OR OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED/PLAT BOOK SEE MAP, PAGE SEE MAP; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 22ND DAY OF DECEMBER, 2017.

JAMES M. GELLENTHIN
PROFESSIONAL LAND SURVEYOR NO. L-5021

SEAL L-3860

SURVEYOR CERTIFICATION

I, JAME M. GELLENTHIN CERTIFY:
(C) THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET

12/22/17

JAMES M. GELLENTHIN
PROFESSIONAL LAND SURVEYOR NO. L-3860

LINE	LENGTH	BEARING
L1	19.72	N08°51'30"W
L2	26.00	N17°42'30"W
L3	26.00	N17°42'30"W
L4	27.47	N45°00'30"E
L5	54.07	N11°37'13"W
L6	49.44	N07°27'48"E
L7	52.24	N13°52'30"E
L8	52.89	N13°52'28"E
L9	56.60	N17°40'40"E
L10	57.82	N21°42'14"E
L11	57.83	N25°03'37"E
L12	57.13	N28°23'59"E
L13	63.31	N31°47'08"E
L14	68.87	N35°05'40"E
L15	74.61	N38°27'08"E
L16	74.66	N42°22'31"E
L17	53.39	N45°43'32"E
L18	49.05	N48°51'17"E
L19	51.47	N49°22'35"E
L20	51.23	N33°59'23"E
L21	46.80	N33°26'39"E
L22	46.71	N68°16'40"E
L23	12.45	N78°30'55"E
L24	12.45	N78°30'55"E
L25	65.81	N87°21'43"E
L26	65.81	N87°21'43"E
L27	48.82	S01°39'04"W
L28	40.36	S05°28'49"E
L29	40.36	S05°28'49"E
L30	42.53	S11°03'33"E
L31	16.03	S13°55'39"E
L32	16.58	S08°46'34"E
L33	13.88	N74°21'34"E
L34	13.88	N74°21'34"E
L35	75.53	S05°55'23"E
L36	39.99	S85°05'46"E
L37	78.79	S81°37'28"E
L40	48.14	N65°21'19"E
L41	48.14	N65°21'19"E
L42	29.70	S05°55'23"E
L43	87.09	S11°56'47"E
L44	45.33	S18°28'14"E
L45	52.39	S48°01'35"E
L46	52.39	S48°01'35"E
L47	77.01	S26°17'21"E
L48	49.13	S85°07'38"E
L49	49.13	S85°07'38"E
L50	62.48	S12°59'24"E

LINE	LENGTH	BEARING
L51	56.34	S15°50'21"E
L52	57.65	S19°38'14"E
L53	57.65	S19°38'14"E
L54	59.31	S81°57'26"E
L55	62.01	S46°53'52"E
L56	62.01	S17°04'52"E
L57	59.53	S17°04'52"E
L58	12.85	S86°22'24"E
L59	41.89	N53°18'31"E
L60	41.89	N53°18'31"E
L61	46.48	N68°11'38"E
L62	46.48	S08°18'39"E
L63	48.50	S18°01'40"E
L64	53.05	N27°51'40"E
L65	53.05	N27°51'40"E
L66	53.01	N33°58'42"E
L67	50.68	S62°56'40"E
L68	31.41	S42°55'49"E
L69	57.91	S85°16'42"E
L70	57.91	S85°16'42"E
L71	51.13	S34°57'11"E
L72	51.13	S34°57'11"E
L73	39.56	N65°47'42"E
L74	37.28	S26°56'21"E
L75	44.24	S28°40'16"E
L76	36.86	S62°21'46"E
L77	36.86	S62°21'46"E
L78	57.61	S44°52'14"E
L80	69.41	S33°47'34"E
L81	57.82	N33°58'25"E
L82	57.82	N33°58'25"E
L83	51.85	S28°08'24"E
L84	43.53	S12°06'21"E
L85	80.81	N68°03'36"E
L86	80.81	N68°03'36"E
L87	60.99	S81°34'24"E
L88	28.28	S00°00'12"W
L89	57.96	S60°00'12"W
L90	104.58	S73°01'42"E
L91	75.43	S73°01'42"E
L92	75.43	S88°45'54"E
L93	35.41	N04°32'28"W
L94	14.51	S85°31'26"E
L95	19.15	N71°08'53"E
L96	180.14	S71°08'53"W
L97	80.89	S71°08'24"W
L98	101.83	S28°50'31"E
L99	57.91	N72°36'36"E
L100	57.91	S02°50'16"W

LINE	LENGTH	BEARING
L101	44.89	S46°54'36"E
L102	44.89	S46°54'36"E
L103	91.76	S82°08'13"E
L104	48.63	S18°03'08"E
L105	39.10	S87°14'36"W
L106	39.10	S02°45'24"E
L107	65.70	S02°45'24"E
L108	23.71	S71°34'34"E
L109	26.17	S26°42'25"E
L110	26.17	S26°42'25"E
L111	38.53	S13°53'47"W
L112	60.53	S84°34'04"E
L113	49.65	N25°56'06"E
L114	27.37	N39°32'36"W
L115	27.37	N39°32'36"W
L116	71.83	S87°14'15"E
L117	46.69	N80°24'26"E
L118	46.69	N80°24'26"E
L119	73.13	N85°26'48"E
L120	43.16	N85°26'48"E
L121	93.76	S39°42'40"E
L122	43.13	N34°44'46"E
L123	43.13	N34°44'46"E
L124	58.82	S85°22'33"E
L125	84.78	N13°08'47"E
L126	142.01	S85°45'34"E
L128	49.59	N26°02'42"E
L129	49.59	N26°02'42"E
L130	30.33	N82°08'38"E
L131	30.33	N82°08'38"E
L132	177.96	N26°14'42"E
L133	27.98	N81°13'47"E
L134	88.89	N80°21'45"E
L135	43.33	N01°41'17"E
L136	43.33	N01°41'17"E
L137	57.96	S39°54'14"E
L138	36.38	S81°28'47"E
L139	53.51	S09°52'44"E
L140	24.10	S13°47'40"E
L141	24.10	S13°47'40"E
L142	29.91	S08°38'08"E
L143	44.54	N86°56'26"W
L144	44.54	N86°56'26"W
L145	58.51	N65°01'08"E
L146	16.76	S82°54'23"E
L147	44.83	S02°22'20"W
L148	84.98	S85°02'14"E
L149	84.98	S85°02'14"E
L150	114.81	S01°57'47"W

LINE	LENGTH	BEARING
L151	48.92	S11°38'09"W
L152	58.08	S84°13'37"E
L153	135.38	S84°13'37"E
L154	53.12	S04°09'34"E
L155	41.04	S85°13'36"W
L156	41.04	S85°13'36"W
L157	53.12	S05°50'16"W
L158	31.15	S03°01'37"W
L159	60.14	S42°24'42"E
L160	60.14	S42°24'42"E
L161	50.60	S01°40'05"W
L162	50.60	S02°39'08"W
L163	53.11	S85°40'42"W
L164	57.01	S84°59'36"E
L165	57.01	S84°59'36"E
L166	61.15	S85°51'43"E
L167	58.72	S40°43'34"W
L168	58.72	S40°43'34"W
L169	27.09	S18°32'25"E
L170	39.99	S85°08'24"E
L171	76.33	S81°18'23"E
L172	53.81	S48°32'08"E
L173	53.81	S48°32'08"E
L174	53.83	S03°50'39"E
L175	59.93	S78°20'24"W
L176	59.93	S78°20'24"W
L177	78.79	N84°47'58"W
L178	57.03	S84°12'38"W
L179	57.03	S84°12'38"W
L180	49.05	S87°08'34"W
L181	49.05	S87°08'34"W
L182	53.81	S03°51'26"E
L183	59.49	S89°28'38"W
L184	44.41	S89°28'38"W
L185	12.88	N48°51'26"W
L186	12.88	N48°51'26"W
L187	51.80	S74°42'45"E
L188	17.86	S85°10'26"W
L189	29.74	S84°43'35"W
L190	51.72	N21°07'36"W
L191	51.72	N21°07'36"W
L192	59.33	N83°28'40"W
L193	59.33	N83°28'40"W
L194	59.33	N83°28'40"W
L195	59.33	N83°28'40"W

LINE	LENGTH	BEARING
L200	39.58	S75°52'49"W
L201	86.42	S11°38'09"W
L202	86.42	S11°38'09"W
L203	137.08	S88°59'00"W
L204	83.12	S85°04'16"E
L205	83.12	S85°04'16"E
L206	45.70	S60°06'24"E
L207	41.08	N48°30'41"W
L208	36.66	N58°52'41"W
L209	44.82	S78°16'50"W
L210	44.82	S78°16'50"W
L211	45.41	S68°57'47"W
L212	17.59	S18°21'21"W
L213	36.70	S74°24'36"W
L214	36.70	S74°24'36"W
L215	102.18	S32°46'36"E
L216	102.18	S32°46'36"E
L217	74.74	S69°58'47"E
L218	36.44	S41°58'50"W
L219	36.44	S41°58'50"W
L220	23.31	N83°58'34"E
L221	117.53	N37°36'10"E
L222	45.17	S58°46'36"E
L223	45.22	S78°00'32"E
L224	45.22	S78°00'32"E
L225	51.81	S61°28'35"W
L226	45.13	S12°51'20"W
L227	45.13	S12°51'20"W
L228	39.43	S69°58'38"E
L229	39.43	S69°58'38"E
L230	113.89	N68°55'42"E
L231	113.89	N68°55'42"E
L232	74.74	S69°58'47"E
L233	16.31	N02°42'20"E
L234	45.01	N04°47'28"E
L235	25.84	N55°06'31"E
L236	25.84	N55°06'31"E
L237	69.55	S81°28'10"E
L238	73.13	N77°26'04"E
L239	106.52	S85°21'06"W
L240	32.42	S30°45'01"W
L241	32.42	S30°45'01"W
L242	214.53	S17°06'29"W
L243	101.66	S02°50'31"W
L244	72.14	N85°41'29"W
L245	72.14	N85°41'29"W
L246	74.70	S40°24'43"W
L247	36.70	N83°52'37"W
L248	36.70	N83°52'37"W
L249	59.03	N84°04'37"W

0	2021-12-01	BTC	ORIGINALLY ISSUED FOR PERMIT
NO.	DATE	BY	DESCRIPTION

KCI ASSOCIATES OF N.C.
ENGINEERS, SURVEYORS AND PLANNERS
4601 SIX FORKS ROAD, SUITE 220
RALEIGH, NC 27609
PHONE (919) 783-9214 • FAX (919) 783-9266
KCI ASSOCIATES OF NORTH CAROLINA C-0764

PROPERTY SURVEY FOR
SOUTHERN REGION INDUSTRIAL REALTY, INC
LOCATED IN
CLAYTON TOWNSHIP,
JOHNSTON COUNTY, NORTH CAROLINA

DATE: DEC 19, 2017 | SCALE: 1" = 500' | SHEET: 1 OF 1

GRIFOLS

mcgill
5400 Trinity Road
Suite 107
Raleigh, NC 27607
919.378.9111
NC Firm License # C-0459
mcgillassociates.com

SEAL C-0459

WEST CAMPUS DEVELOPMENT
CONDITIONAL ZONING
GRIFOLS THERAPEUTICS, LLC
TOWN OF CLAYTON, NORTH CAROLINA

AS NOTED

OFFICE MANAGER	DESIGNER
B. ROARK	S. MEEKINS
PROJECT MANAGER	REVIEWER
B. CATHEY	B. CATHEY

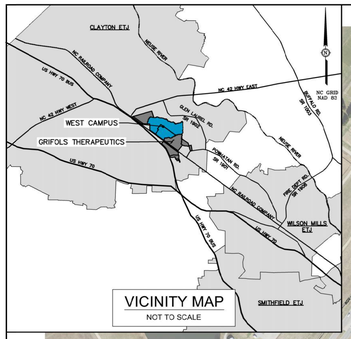
BOUNDARY SURVEY

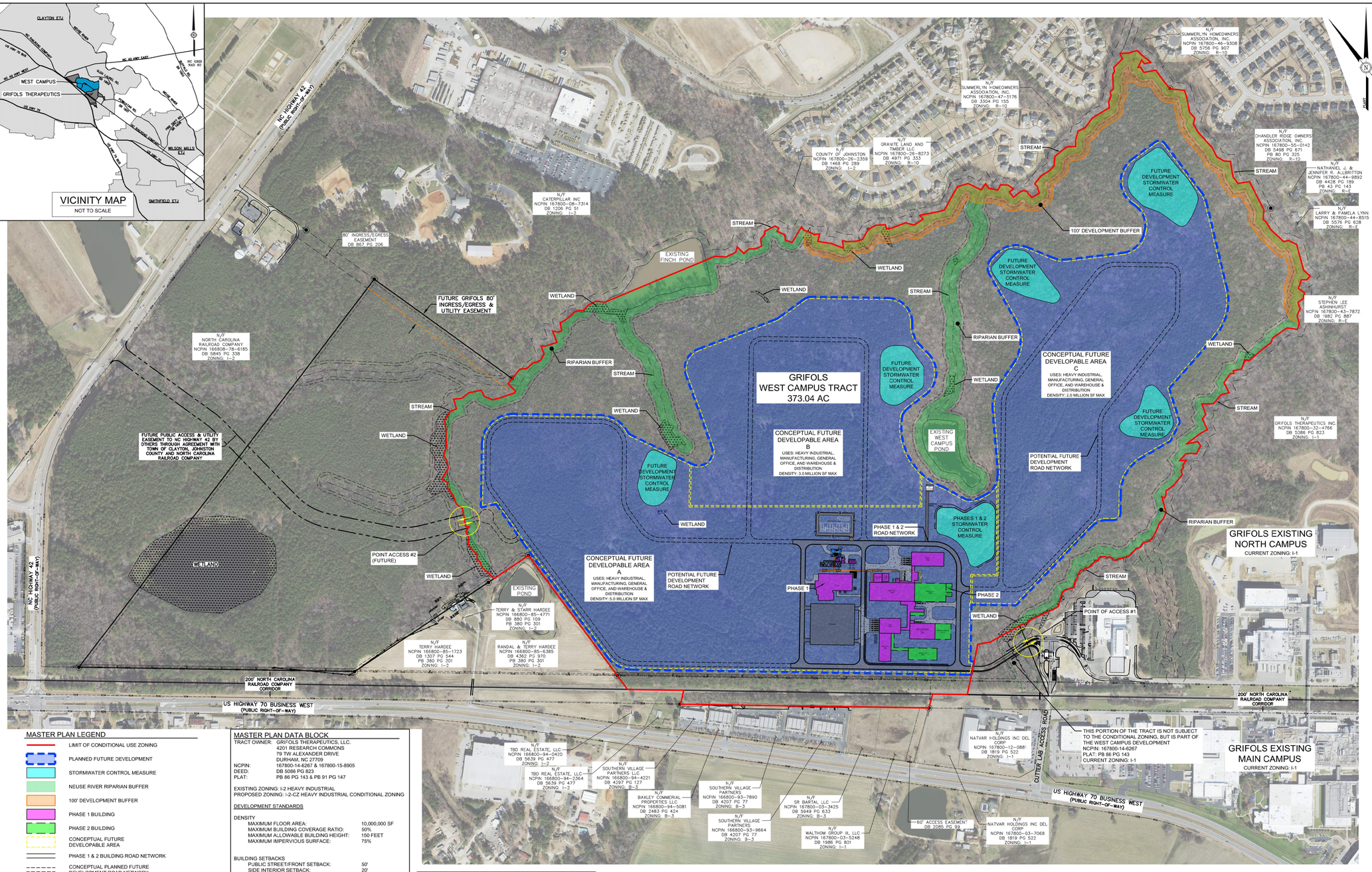
DATE	PROJECT #	FUNDING #
DECEMBER 2021	20.01801	N/A

SHEET
C-2

P:\2020\20.01801-GRIFOLS\THEL_PROS SITE DEVELOPMENT\DRAWINGS\SP-02_MP AND CUPS\SHEETS\F-1 - MASTER PLAN.DWG PLOT DATE: 5/2/2022 2:08 PM SPENSER MEEKINS

20191001 - GRIFOLS THERAPEUTICS, LLC - WEST CAMPUS DEVELOPMENT CONDITIONAL ZONING





MASTER PLAN LEGEND

- LIMIT OF CONDITIONAL USE ZONING
- PLANNED FUTURE DEVELOPMENT
- STORMWATER CONTROL MEASURE
- NEUSE RIVER RIPARIAN BUFFER
- 100' DEVELOPMENT BUFFER
- PHASE 1 BUILDING
- PHASE 2 BUILDING
- CONCEPTUAL FUTURE DEVELOPABLE AREA
- PHASE 1 & 2 BUILDING ROAD NETWORK
- CONCEPTUAL PLANNED FUTURE DEVELOPMENT ROAD NETWORK

MASTER PLAN DATA BLOCK

TRACT OWNER: GRIFOLS THERAPEUTICS, LLC.
4201 RESEARCH COMMONS
79 TW ALEXANDER DRIVE
DURHAM, NC 27709
NCPIN: 167800-14-6267 & 167800-15-8905
DEED: DB 5086 PG 823
PLAT: PB 86 PG 143 & PB 91 PG 147

EXISTING ZONING: I-2 HEAVY INDUSTRIAL
PROPOSED ZONING: I-2-CZ HEAVY INDUSTRIAL CONDITIONAL ZONING

DEVELOPMENT STANDARDS

DENSITY

MAXIMUM FLOOR AREA:	10,000,000 SF
MAXIMUM BUILDING COVERAGE RATIO:	50%
MAXIMUM ALLOWABLE BUILDING HEIGHT:	150 FEET
MAXIMUM IMPERVIOUS SURFACE:	75%

BUILDING SETBACKS

PUBLIC STREET/FRONT SETBACK:	50'
SIDE INTERIOR SETBACK:	20'
SIDE PUBLIC STREET SETBACK	30'
REAR SETBACK:	40'
RIPARIAN BUFFER SETBACK:	20'

APPROXIMATE FLOOR AREA IN PHASES 1 & 2: 360,000 SF

SUMMARY OF AREAS:

WEST CAMPUS TRACT AREA:	373.04 AC
RAILROAD CORRIDOR:	9.64 AC
PHASES 1 & 2:	36.45 AC
FUTURE PHASES:	186.99 AC
UNDEVELOPED AREAS:	139.96 AC
- UNDEVELOPED/RIPARIAN BUFFERS:	36.67 AC

GRIFOLS
mcgill
5400 Trinity Road
Suite 107
Raleigh, NC 27607
919.378.9111
NC Firm License # C-0459
mcgillassociates.com

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL C-034466 BRENT T. CATHEY 3/31/22

NORTH CAROLINA PROFESSIONAL LANDSCAPE ARCHITECTURAL CORPORATION SEAL C-0459

NO.	DATE	BY	DESCRIPTION
2	2022-03-30	BTC	REVISED PER TOWN OF CLAYTON COMMENTS
1	2022-03-04	BTC	REVISED PER TOWN OF CLAYTON COMMENTS
0	2021-12-01	BTC	ORIGINALLY ISSUED FOR PERMIT

WEST CAMPUS DEVELOPMENT
CONDITIONAL ZONING
GRIFOLS THERAPEUTICS, LLC
TOWN OF CLAYTON, NORTH CAROLINA

250 0 125 250 500
GRAPHIC SCALE DIVISION VALUE = 250 FEET

MASTER PLAN

OFFICE MANAGER	B. ROARK
DESIGNER	S. MEEKINS
PROJECT MANAGER	B. CATHEY
REVIEWER	B. CATHEY
DATE	MARCH 2022
PROJECT #	20.01801
FUNDING #	N/A

SHEET
C-3

20191901 - GRIFOLS THERAPEUTICS, LLC - WEST CAMPUS DEVELOPMENT CONDITIONAL ZONING

P:\2019\20.01901-GRIFOLS\THE_PROS SITE DEVELOPMENT\DRAWINGS\SP-02_MP AND CUPS\SEET\SP-1 - MASTER PLAN.DWG PLOT DATE: 3/30/2022 11:34 AM SPENSER MEEKINS

GRIFOLS

mcgill Shaping Communities Together

West Campus Development Conditional Zoning Master Plan

2021-153-CZM

Neighborhood Meeting Attendance Roster

Location: Clayton Center - The York Room **Date/Time:** Januray 27, 2022 / 6:00-7:00pm

	Name	Location
1	Elizabeth M. Phillips	67 Sugarcane Ct.
2	Anthony Barta	522 Rolling Meadows
3	Jason Davis	482 Rolling Meadows
4	BRIAN BISHOP	482 MULBERRY BANKS DR
5	LaToysha Burton/Bluehog	8848 US Hwy 70 business W, Clayton
6	Subhas Rai	26 Mint Julip Cir Clayton -
7	Jaime Barta	8848 US Hwy 70 Bus W
8	John Issigonis	68 Hemlock Green Lane, Clayton, NC
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		

Neighborhood Meeting Summary

Application:	West Campus Development Conditional Zoning Master Plan (2021-153-CZM)		
Date of Mailing:	January 11, 2022		
Date of Meeting:	January 27, 2022	Time of Meeting:	6:00 – 7:00 pm
Location of Meeting:	Clayton Center – The York Room		

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: Spenser Meekins Signature: 

Meeting Summary/Minutes:

1. Prior to 6:00, people mingled, looked at maps, and asked a few questions about what was going on and where. Some questions were asked about the recent work that the gas company was doing with the wide easements being cleared. We clarified that none of the current work going on is related to this project. Showed a few where JCC intends to develop and noted Grifols donation of that property.
2. Starting at 6:00, Dan Simmons introduced McGill and Grifols staff (Brent Noel, Heath Smitherman, Chuck Blatchley, Spenser Meekins, Ben Cathey, and himself) and gave quick summary of the proposed conditional use and master plan.
3. Question about noise, light, other nuisances were brought up. The Grifols and McGill team explained that Grifols is light industrial with mostly interior processes which shouldn't have excessive noise, light, or other nuisances originating from the site.
4. Question about what is changing in regard to the Conditional Zoning? The primary change is the max height of building, from 50 feet to 150 feet.
5. Discussed relationship and specific distances from neighborhood to Phase I and II. One concerned citizen brought up future phases that could be closer. He made the following statements/questions: "Why do the entire site now? Future people will not have input." McGill staff responded with "This is procedure that was agreed upon by Grifols and the Town of Clayton to facilitate the change in the max building height."
6. McGill showed three cross sections showing view planes from the three adjacent neighborhoods (Summerlyn, Chandlers Ridge, and Glen Ridge). A maximum 150-foot building in the current location of Phases 1 and 2 should not be able to be seen based on the locations the section was drawn for each neighborhood. In future phases it could be possible to see some

portions of a building at a maximum 150-foot building on the proposed developable area. As shown, they would still be approximately 1000 feet away from the residential areas at the closest locations.

7. There was a question on what Grifols discharges? Grifols staff replied with, “Very little.” In addition, it was explained Grifols’ takes extra efforts to protect the environment. Very few harsh chemicals are used on the site. Grifols’ does have any air borne contaminants. Grifols’ also mentioned that they have a pre-treatment plant onsite for treating wastewater prior to sending to Town/County’s treatment system. Chuck Blatchley explained that Grifols’ has a UL Certification based on the limited amount of waste. The neighbor was pleased to learn these items and thought people should be aware of all of Grifols efforts to limit waste.
8. Neighbor did point out that he was aware of the jobs that Grifols creates.
9. Brent discussed treatments that Grifols provides.
10. Convened around 7:00 with the group. An adjacent property owner that is on the opposite side of the railroad that is proposing to build a veterinarian clinic off Highway 70 Business was curious what her view would be from her property. McGill explained that there are groves of mature trees located within the railroad corridor, but Grifols’ has no control on how the railroad would manage those trees within their corridor.

*** DISCLAIMER ***

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Result 1

id: 05I04046F
Tag: 05I04046F
NCPin: 167800-27-3276
Mapsheet No: 1678
Owner Name 1: CELA, ARTENIDA
Owner Name 2:
Mail Address 1: 70 BELLEFIELD LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8312
Site Address 1:
Site Address 2:
Book: 05951
Page: 0059
Market Value: 239560
Assessed Acreage: 0.220
Calc. Acreage: 0.220
Sales Price: 344000
Sale Date: 2021-06-03

Result 2

id: 05I04046G
Tag: 05I04046G
NCPin: 167800-27-3169
Mapsheet No: 1678
Owner Name 1: BERRY, KEVIN S
Owner Name 2: BERRY, LAURA A
Mail Address 1: 74 BELLEFIELD LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8312
Site Address 1:
Site Address 2:
Book: 04288
Page: 0048
Market Value: 238210
Assessed Acreage: 0.180
Calc. Acreage: 0.180
Sales Price: 190000
Sale Date: 2013-05-06

Result 3

id: 05I04046H
Tag: 05I04046H
NCPin: 167800-27-3161
Mapsheet No: 1678
Owner Name 1: AMH NC PROPERTIES, LP
Owner Name 2:
Mail Address 1: 23975 PARK SORRENTO STE 300
Mail Address 2:
Mail Address 3: CALABASAS, CA 91302-4012
Site Address 1:
Site Address 2:
Book: 04864
Page: 0866
Market Value: 227080
Assessed Acreage: 0.160
Calc. Acreage: 0.160
Sales Price: 0
Sale Date: 2016-11-15

Result 4

id: 05I04046I
Tag: 05I04046I
NCPin: 167800-27-4005
Mapsheet No: 1678
Owner Name 1: BIANCHI, LOUIS
Owner Name 2: BIANCHI, LUCY
Mail Address 1: 67 BELLEFIELD LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8313
Site Address 1: 67 BELLEFIELD LN
Site Address 2: CLAYTON, NC 27527-
Book: 04318
Page: 0023
Market Value: 222160
Assessed Acreage: 0.210
Calc. Acreage: 0.210
Sales Price: 191500
Sale Date: 2013-07-01

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Result 5

id: 05I04046P
Tag: 05I04046P
NCPin: 167800-26-8273
Mapsheet No: 1678
Owner Name 1: GRANITE LAND AND TIMBER LLC
Owner Name 2:
Mail Address 1: 3820 BLAND RD
Mail Address 2:
Mail Address 3: RALEIGH, NC 27609-6239
Site Address 1:
Site Address 2:
Book: 04971
Page: 0333
Market Value: 260
Assessed Acreage: 6.380
Calc. Acreage: 6.770
Sales Price: 0
Sale Date: 2017-06-07

Result 6

id: 05I04046J
Tag: 05I04046J
NCPin: 167800-27-5037
Mapsheet No: 1678
Owner Name 1: AMH 2014 3 BORROWER LLC
Owner Name 2:
Mail Address 1: 23975 PARK SORRENTO STE 300
Mail Address 2:
Mail Address 3: CALABASAS, CA 91302-4012
Site Address 1: 41 BELLEFIELD LN
Site Address 2: CLAYTON, NC 27527-
Book: 04530
Page: 0921
Market Value: 211650
Assessed Acreage: 0.220
Calc. Acreage: 0.230
Sales Price: 0
Sale Date: 2014-12-02

Result 7

id: 05I04046K
Tag: 05I04046K
NCPin: 167800-27-5083
Mapsheet No: 1678
Owner Name 1: RASCOE, BRIDGET GILLIS
Owner Name 2:
Mail Address 1: 13 BELLEFIELD LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8313
Site Address 1:
Site Address 2:
Book: 05472
Page: 0162
Market Value: 189750
Assessed Acreage: 0.180
Calc. Acreage: 0.190
Sales Price: 0
Sale Date: 2019-11-20

Result 8

id: 05I04046L
Tag: 05I04046L
NCPin: 167800-26-5956
Mapsheet No: 1678
Owner Name 1: FOSTER, MEGAN WOODS
Owner Name 2: FOSTER, HARRISON JAMES
Mail Address 1: 194 ROLLING MEADOWS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8304
Site Address 1:
Site Address 2:
Book: 05780
Page: 0327
Market Value: 240070
Assessed Acreage: 0.150
Calc. Acreage: 0.150
Sales Price: 275000
Sale Date: 2020-12-10

*** DISCLAIMER ***

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Result 9

id: 05I04050Z
Tag: 05I04050Z
NCPin: 167800-26-5930
Mapsheet No: 1678
Owner Name 1: ESLAMBOLCHI, SAEED
Owner Name 2: MALEKI-ESLAMBOLCHI, SHAHNAZ
Mail Address 1: 208 ROLLING MEADOWS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8335
Site Address 1:
Site Address 2:
Book: 04739
Page: 0350
Market Value: 252190
Assessed Acreage: 0.150
Calc. Acreage: 0.150
Sales Price: 215500
Sale Date: 2016-03-29

Result 10

id: 05I04050Y
Tag: 05I04050Y
NCPin: 167800-26-5813
Mapsheet No: 1678
Owner Name 1: FREDERICK, ANTHONY L
Owner Name 2: MOREHEAD, CAROL LYNN
Mail Address 1: 220 ROLLING MEADOWS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8335
Site Address 1:
Site Address 2:
Book: 04671
Page: 0250
Market Value: 265450
Assessed Acreage: 0.170
Calc. Acreage: 0.190
Sales Price: 235500
Sale Date: 2015-10-20

Result 11

id: 05I04050X
Tag: 05I04050X
NCPin: 167800-26-5705
Mapsheet No: 1678
Owner Name 1: BRASWELL, NATHAN
Owner Name 2: BRASWELL, AMANDA
Mail Address 1: 236 ROLLING MEADOWS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8335
Site Address 1:
Site Address 2:
Book: 04563
Page: 0018
Market Value: 274780
Assessed Acreage: 0.170
Calc. Acreage: 0.170
Sales Price: 226500
Sale Date: 2015-03-02

Result 12

id: 05I04050W
Tag: 05I04050W
NCPin: 167800-26-5617
Mapsheet No: 1678
Owner Name 1: AMH NC PROPERTIES, LP
Owner Name 2:
Mail Address 1: 23975 PARK SORRENTO STE 300
Mail Address 2:
Mail Address 3: CALABASAS, CA 91302-4012
Site Address 1:
Site Address 2:
Book: 05043
Page: 0803
Market Value: 233360
Assessed Acreage: 0.190
Calc. Acreage: 0.200
Sales Price: 237000
Sale Date: 2017-10-17

*** DISCLAIMER ***

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

Result 13

id: 05I04050V
Tag: 05I04050V
NCPin: 167800-26-5559
Mapsheet No: 1678
Owner Name 1: ALLANSON, JOSHUA A
Owner Name 2: ALLANSON, MINERVA
Mail Address 1: 258 ROLLING MEADOWS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8335
Site Address 1:
Site Address 2:
Book: 05506
Page: 0315
Market Value: 313370
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 302000
Sale Date: 2020-01-16

Result 14

id: 05I04050U
Tag: 05I04050U
NCPin: 167800-26-5592
Mapsheet No: 1678
Owner Name 1: GODFREY, CLARENCE A. II
Owner Name 2: GODFREY, FAITH V.
Mail Address 1: 274 ROLLING MEADOWS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8335
Site Address 1:
Site Address 2:
Book: 05176
Page: 0478
Market Value: 206860
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 225000
Sale Date: 2018-06-29

Result 15

id: 05I04050T
Tag: 05I04050T
NCPin: 167800-26-6447
Mapsheet No: 1678
Owner Name 1: WGH NORTH CAROLINA, LLC
Owner Name 2:
Mail Address 1: 103 FOULK RD STE 900
Mail Address 2:
Mail Address 3: WILMINGTON, DE 19803
Site Address 1:
Site Address 2:
Book: 04857
Page: 0048
Market Value: 223910
Assessed Acreage: 0.160
Calc. Acreage: 0.160
Sales Price: 206500
Sale Date: 2016-10-31

Result 16

id: 05I04050S
Tag: 05I04050S
NCPin: 167800-26-7404
Mapsheet No: 1678
Owner Name 1: WGH NORTH CAROLINA, LLC
Owner Name 2:
Mail Address 1: 103 FOULK RD STE 900
Mail Address 2:
Mail Address 3: WILMINGTON, DE 19803
Site Address 1:
Site Address 2:
Book: 04857
Page: 0046
Market Value: 210600
Assessed Acreage: 0.180
Calc. Acreage: 0.180
Sales Price: 193500
Sale Date: 2016-10-31

*** DISCLAIMER ***

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

Result 17

id: 05I04050R
Tag: 05I04050R
NCPin: 167800-26-7472
Mapsheet No: 1678
Owner Name 1: THOMAS, CHRISTOPHER A
Owner Name 2:
Mail Address 1: 306 ROLLING MEADOWS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8337
Site Address 1:
Site Address 2:
Book: 04620
Page: 0151
Market Value: 266420
Assessed Acreage: 0.170
Calc. Acreage: 0.170
Sales Price: 229000
Sale Date: 2015-06-30

Result 18

id: 05I04050Q
Tag: 05I04050Q
NCPin: 167800-26-8440
Mapsheet No: 1678
Owner Name 1: HURD, ISAAC ANDREW
Owner Name 2: HURD, BRITTANY SUZANNE
Mail Address 1: 320 ROLLING MEADOWS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8337
Site Address 1:
Site Address 2:
Book: 05237
Page: 0239
Market Value: 266140
Assessed Acreage: 0.170
Calc. Acreage: 0.170
Sales Price: 255000
Sale Date: 2018-10-22

Result 19

id: 05I04050P
Tag: 05I04050P
NCPin: 167800-26-9420
Mapsheet No: 1678
Owner Name 1: LANCASTER, CHRIS A.
Owner Name 2: LANCASTER, KATHRYN M.
Mail Address 1: 336 ROLLING MEADOWS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8337
Site Address 1:
Site Address 2:
Book: 04772
Page: 0905
Market Value: 183700
Assessed Acreage: 0.200
Calc. Acreage: 0.200
Sales Price: 212500
Sale Date: 2016-05-31

Result 20

id: 05I04050O
Tag: 05I04050O
NCPin: 167800-26-9310
Mapsheet No: 1678
Owner Name 1: RAI, SUBHAS
Owner Name 2:
Mail Address 1: 26 MINT JULIP CIR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8346
Site Address 1:
Site Address 2:
Book: 05836
Page: 0669
Market Value: 207160
Assessed Acreage: 0.200
Calc. Acreage: 0.200
Sales Price: 260000
Sale Date: 2021-02-09

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Result 21

id: 05I04050N
Tag: 05I04050N
NCPin: 167800-26-9298
Mapsheet No: 1678
Owner Name 1: KIRBY, ANGELINA
Owner Name 2:
Mail Address 1: 34 MINT JULIP CIR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527
Site Address 1:
Site Address 2:
Book: 04890
Page: 0166
Market Value: 222960
Assessed Acreage: 0.170
Calc. Acreage: 0.170
Sales Price: 210000
Sale Date: 2016-12-30

Result 22

id: 05I04050M
Tag: 05I04050M
NCPin: 167800-36-0279
Mapsheet No: 1678
Owner Name 1: AMH NC PROPERTIES TWO L.P.
Owner Name 2:
Mail Address 1: 23975 PARK SORRENTO STE 0
Mail Address 2:
Mail Address 3: CALABASAS, CA 91302-4015
Site Address 1:
Site Address 2:
Book: 05534
Page: 0708
Market Value: 228710
Assessed Acreage: 0.160
Calc. Acreage: 0.170
Sales Price: 256000
Sale Date: 2020-02-28

Result 23

id: 05I04050L
Tag: 05I04050L
NCPin: 167800-36-0388
Mapsheet No: 1678
Owner Name 1: HP NORTH CAROLINA 1 LLC
Owner Name 2:
Mail Address 1: 120 S RIVERSIDE PLZ STE 2000
Mail Address 2:
Mail Address 3: CHICAGO, IL 60606-6995
Site Address 1:
Site Address 2:
Book: 05999
Page: 0844
Market Value: 233540
Assessed Acreage: 0.210
Calc. Acreage: 0.210
Sales Price: 350000
Sale Date: 2021-07-26

Result 24

id: 05I04050K
Tag: 05I04050K
NCPin: 167800-36-1367
Mapsheet No: 1678
Owner Name 1: COOK, SPURLING
Owner Name 2: COOK, SARA
Mail Address 1: 442 ROLLING MEADOWS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8339
Site Address 1:
Site Address 2:
Book: 04879
Page: 0567
Market Value: 231370
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 230500
Sale Date: 2016-12-13

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Result 25

id: 05I04050J
Tag: 05I04050J
NCPin: 167800-36-2328
Mapsheet No: 1678
Owner Name 1: SFR JV-1 2020-1 BORROWER LLC
Owner Name 2:
Mail Address 1: 15771 RED HILL AVE
Mail Address 2:
Mail Address 3: TUSTIN, CA 92780-7303
Site Address 1:
Site Address 2:
Book: 05650
Page: 0195
Market Value: 205340
Assessed Acreage: 0.150
Calc. Acreage: 0.150
Sales Price: 0
Sale Date: 2020-07-22

Result 26

id: 05I04050I
Tag: 05I04050I
NCPin: 167800-36-2398
Mapsheet No: 1678
Owner Name 1: TINY CASTLES, LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 1164
Mail Address 3: CLAYTON, NC 27528-1164
Site Address 1:
Site Address 2:
Book: 05867
Page: 0411
Market Value: 232910
Assessed Acreage: 0.150
Calc. Acreage: 0.150
Sales Price: 0
Sale Date: 2021-03-11

Result 27

id: 05I04050H
Tag: 05I04050H
NCPin: 167800-36-3357
Mapsheet No: 1678
Owner Name 1: DAVIS, SHEILA LIM
Owner Name 2: DAVIS, JASON RAY
Mail Address 1: 482 ROLLING MEADOWS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8339
Site Address 1:
Site Address 2:
Book: 04813
Page: 0727
Market Value: 255880
Assessed Acreage: 0.150
Calc. Acreage: 0.150
Sales Price: 240000
Sale Date: 2016-08-12

Result 28

id: 05I04050G
Tag: 05I04050G
NCPin: 167800-36-4326
Mapsheet No: 1678
Owner Name 1: MCGUIRE, SHAWN D.
Owner Name 2: MCGUIRE, VIRGINIA P.
Mail Address 1: 496 ROLLING MEADOWS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8339
Site Address 1:
Site Address 2:
Book: 05408
Page: 0619
Market Value: 265580
Assessed Acreage: 0.150
Calc. Acreage: 0.150
Sales Price: 275000
Sale Date: 2019-08-19

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Result 29

id: 05I04050F
Tag: 05I04050F
NCPin: 167800-36-4385
Mapsheet No: 1678
Owner Name 1: PROGRESS RESIDENTIAL BORROWER 4, LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 4090
Mail Address 3: SCOTTSDALE, AZ 85261-4090
Site Address 1:
Site Address 2:
Book: 05195
Page: 0180
Market Value: 205020
Assessed Acreage: 0.150
Calc. Acreage: 0.150
Sales Price: 0
Sale Date: 2018-08-03

Result 30

id: 05I04050E
Tag: 05I04050E
NCPin: 167800-36-5343
Mapsheet No: 1678
Owner Name 1: BOTTA, ANTHONY
Owner Name 2:
Mail Address 1: 522 ROLLING MEADOWS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8300
Site Address 1:
Site Address 2:
Book: 04873
Page: 0242
Market Value: 179060
Assessed Acreage: 0.150
Calc. Acreage: 0.150
Sales Price: 189000
Sale Date: 2016-11-30

Result 31

id: 05I04042F
Tag: 05I04042F
NCPin: 167800-36-6331
Mapsheet No: 1678
Owner Name 1: WIGGINS, VINCENT K.
Owner Name 2:
Mail Address 1: 12 FERN MEADOW CIR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8333
Site Address 1:
Site Address 2:
Book: 06015
Page: 0205
Market Value: 266720
Assessed Acreage: 0.290
Calc. Acreage: 0.290
Sales Price: 380000
Sale Date: 2021-08-10

Result 32

id: 05I04042E
Tag: 05I04042E
NCPin: 167800-36-5294
Mapsheet No: 1678
Owner Name 1: CURTIN, DENNIS
Owner Name 2:
Mail Address 1: 26 FERN MEADOW CIR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8333
Site Address 1:
Site Address 2:
Book: 05370
Page: 0969
Market Value: 202570
Assessed Acreage: 0.160
Calc. Acreage: 0.160
Sales Price: 222500
Sale Date: 2019-06-21

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Result 33

id: 05I04042D
Tag: 05I04042D
NCPin: 167800-36-5240
Mapsheet No: 1678
Owner Name 1: BOWERS, ARTHUR STEVEN
Owner Name 2: BOWERS, CAROL C.
Mail Address 1: 42 FERN MEADOW CIR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8333
Site Address 1:
Site Address 2:
Book: 04872
Page: 0273
Market Value: 180890
Assessed Acreage: 0.160
Calc. Acreage: 0.160
Sales Price: 197000
Sale Date: 2016-11-29

Result 34

id: 05I04042C
Tag: 05I04042C
NCPin: 167800-36-5124
Mapsheet No: 1678
Owner Name 1: LINDER, JASON PHILLIP
Owner Name 2: LINDER, KRISTIE LEE
Mail Address 1: 52 FERN MEADOW CIR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527
Site Address 1:
Site Address 2:
Book: 04530
Page: 0094
Market Value: 246310
Assessed Acreage: 0.160
Calc. Acreage: 0.160
Sales Price: 226000
Sale Date: 2014-11-26

Result 35

id: 05I04036V
Tag: 05I04036V
NCPin: 167800-47-5176
Mapsheet No: 1678
Owner Name 1: SUMMERLYN HOMEOWNERS ASSOCIATION INC
Owner Name 2:
Mail Address 1: 210 TOWNE VILLAGE DR
Mail Address 2:
Mail Address 3: CARY, NC 27513-8910
Site Address 1: 485 OAK ALLEY TRL
Site Address 2: CLAYTON, NC 27527-
Book: 03304
Page: 0155
Market Value: 214970
Assessed Acreage: 10.090
Calc. Acreage: 10.590
Sales Price: 0
Sale Date: 2007-03-14

Result 36

id: 05I04042B
Tag: 05I04042B
NCPin: 167800-36-5046
Mapsheet No: 1678
Owner Name 1: KING, ARAN JAMES
Owner Name 2:
Mail Address 1: 56 FERN MEADOW CIR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8333
Site Address 1:
Site Address 2:
Book: 04689
Page: 0424
Market Value: 204950
Assessed Acreage: 0.140
Calc. Acreage: 0.140
Sales Price: 202500
Sale Date: 2015-12-01

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Result 37

id: 05I04042A
Tag: 05I04042A
NCPin: 167800-36-5094
Mapsheet No: 1678
Owner Name 1: BROWN, ZACHARY I.
Owner Name 2: BROWN, KYARA E.
Mail Address 1: 55 FERN MEADOW CIR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8332
Site Address 1:
Site Address 2:
Book: 05472
Page: 0761
Market Value: 207540
Assessed Acreage: 0.160
Calc. Acreage: 0.160
Sales Price: 215000
Sale Date: 2019-11-21

Result 38

id: 05I04040Z
Tag: 05I04040Z
NCPin: 167800-36-6084
Mapsheet No: 1678
Owner Name 1: CPI/AMHERST SFR PROGRAM II OWNER, L.L.C.
Owner Name 2:
Mail Address 1: 5001 PLAZA ON THE LK STE 200
Mail Address 2:
Mail Address 3: AUSTIN, TX 78746-1053
Site Address 1:
Site Address 2:
Book: 05952
Page: 0786
Market Value: 216100
Assessed Acreage: 0.150
Calc. Acreage: 0.150
Sales Price: 3617500
Sale Date: 2021-06-07

Result 39

id: 05I04040Y
Tag: 05I04040Y
NCPin: 167800-36-7029
Mapsheet No: 1678
Owner Name 1: WADDELL, JENAE K.
Owner Name 2:
Mail Address 1: 37 FERN MEADOW CIR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8332
Site Address 1:
Site Address 2:
Book: 04779
Page: 0943
Market Value: 240710
Assessed Acreage: 0.170
Calc. Acreage: 0.170
Sales Price: 226000
Sale Date: 2016-06-13

Result 40

id: 05I04040X
Tag: 05I04040X
NCPin: 167800-36-7148
Mapsheet No: 1678
Owner Name 1: MELENDEZ, MICHAEL J
Owner Name 2: MELENDEZ, DANA MARIE
Mail Address 1: 44 ORANGE BLOSSOM CT
Mail Address 2:
Mail Address 3: GARNER, NC 27527
Site Address 1:
Site Address 2:
Book: 04530
Page: 0431
Market Value: 272450
Assessed Acreage: 0.200
Calc. Acreage: 0.200
Sales Price: 220000
Sale Date: 2014-12-01

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Result 41

id: 05I04040W
Tag: 05I04040W
NCPin: 167800-36-7183
Mapsheet No: 1678
Owner Name 1: GARCIA, CHRISTOPHER LEE
Owner Name 2: GARCIA, JESSICA ELAINE
Mail Address 1: 60 ORANGE BLOSSOM CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8334
Site Address 1:
Site Address 2:
Book: 05164
Page: 0530
Market Value: 243390
Assessed Acreage: 0.170
Calc. Acreage: 0.170
Sales Price: 240000
Sale Date: 2018-06-12

Result 42

id: 05I04040V
Tag: 05I04040V
NCPin: 167800-36-8152
Mapsheet No: 1678
Owner Name 1: SWANNIE PROPERTIES, LLC
Owner Name 2:
Mail Address 1: 332 COOPER BRANCH RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-4356
Site Address 1:
Site Address 2:
Book: 05681
Page: 0402
Market Value: 204030
Assessed Acreage: 0.150
Calc. Acreage: 0.150
Sales Price: 242000
Sale Date: 2020-08-25

Result 43

id: 05I04040U
Tag: 05I04040U
NCPin: 167800-36-9123
Mapsheet No: 1678
Owner Name 1: EVANS, CASSANDRA M.
Owner Name 2:
Mail Address 1: 74 ORANGE BLOSSOM CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8334
Site Address 1:
Site Address 2:
Book: 04957
Page: 0146
Market Value: 180660
Assessed Acreage: 0.160
Calc. Acreage: 0.160
Sales Price: 201500
Sale Date: 2017-05-12

Result 44

id: 05I04040T
Tag: 05I04040T
NCPin: 167800-36-9159
Mapsheet No: 1678
Owner Name 1: WHEELER, TIFFANY
Owner Name 2: WHEELER, CHRISTOPHER
Mail Address 1: 73 ORANGE BLOSSOM CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8334
Site Address 1:
Site Address 2:
Book: 04940
Page: 0120
Market Value: 227350
Assessed Acreage: 0.160
Calc. Acreage: 0.160
Sales Price: 222500
Sale Date: 2017-04-12

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Result 45

id: 05I04040S
Tag: 05I04040S
NCPin: 167800-36-9256
Mapsheet No: 1678
Owner Name 1: WILKINSON, TONY ALLAN
Owner Name 2: WILKINSON, ABBY RAE
Mail Address 1: 67 ORANGE BLOSSOM CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8334
Site Address 1:
Site Address 2:
Book: 05269
Page: 0546
Market Value: 193510
Assessed Acreage: 0.160
Calc. Acreage: 0.160
Sales Price: 225500
Sale Date: 2018-12-21

Result 46

id: 05I04040R
Tag: 05I04040R
NCPin: 167800-36-9301
Mapsheet No: 1678
Owner Name 1: GYALOG, KEITH R.
Owner Name 2: GYALOG, AMANDA K.
Mail Address 1: 57 ORANGE BLOSSOM CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8334
Site Address 1:
Site Address 2:
Book: 04863
Page: 0554
Market Value: 266500
Assessed Acreage: 0.160
Calc. Acreage: 0.160
Sales Price: 251000
Sale Date: 2016-11-10

Result 47

id: 05I04040Q
Tag: 05I04040Q
NCPin: 167800-36-8343
Mapsheet No: 1678
Owner Name 1: FOSTER, MAURICE LLOYD
Owner Name 2: PORTER-FOSTER, ANDREA KERRY-ANN
Mail Address 1: 39 ORANGE BLOSSOM CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8334
Site Address 1:
Site Address 2:
Book: 05125
Page: 0069
Market Value: 265240
Assessed Acreage: 0.200
Calc. Acreage: 0.200
Sales Price: 260000
Sale Date: 2018-03-29

Result 48

id: 05I04040P
Tag: 05I04040P
NCPin: 167800-36-8400
Mapsheet No: 1678
Owner Name 1: MOULTRIE, V.VANDORA DANIEL
Owner Name 2:
Mail Address 1: 1510 E 55TH ST UNIT 15301
Mail Address 2:
Mail Address 3: CHICAGO, IL 60615-2582
Site Address 1:
Site Address 2:
Book: 04881
Page: 0659
Market Value: 275510
Assessed Acreage: 0.270
Calc. Acreage: 0.270
Sales Price: 282500
Sale Date: 2016-12-15

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Result 49

id: 05I04040O
Tag: 05I04040O
NCPin: 167800-36-8447
Mapsheet No: 1678
Owner Name 1: WILLIAMS, DONNELL DWAYNE
Owner Name 2:
Mail Address 1: 570 ROLLING MEADOWS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8300
Site Address 1:
Site Address 2:
Book: 05389
Page: 0424
Market Value: 255850
Assessed Acreage: 0.150
Calc. Acreage: 0.150
Sales Price: 255000
Sale Date: 2019-07-22

Result 50

id: 05I04040N
Tag: 05I04040N
NCPin: 167800-36-8573
Mapsheet No: 1678
Owner Name 1: WALBROOK, MAURICE A JR
Owner Name 2: WALBROOK, TANIKA S
Mail Address 1: 580 ROLLING MEADOWS DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1:
Site Address 2:
Book: 03653
Page: 0641
Market Value: 248270
Assessed Acreage: 0.160
Calc. Acreage: 0.160
Sales Price: 198500
Sale Date: 2009-02-10

Result 51

id: 05I04040M
Tag: 05I04040M
NCPin: 167800-36-8680
Mapsheet No: 1678
Owner Name 1: BEAVERS, JOSHUA BRUCE
Owner Name 2: BEAVERS, MARY ELIZABETH
Mail Address 1: 588 ROLLING MEADOWS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8300
Site Address 1:
Site Address 2:
Book: 06056
Page: 0084
Market Value: 260300
Assessed Acreage: 0.200
Calc. Acreage: 0.200
Sales Price: 382000
Sale Date: 2021-09-22

Result 52

id: 05I04042G
Tag: 05I04042G
NCPin: 167800-46-0675
Mapsheet No: 1678
Owner Name 1: GUNTER, REGINALD
Owner Name 2: GUNTER, AMANDA L
Mail Address 1: 14 HEMLOCK GREEN LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8314
Site Address 1:
Site Address 2:
Book: 04302
Page: 0355
Market Value: 235170
Assessed Acreage: 0.210
Calc. Acreage: 0.210
Sales Price: 212500
Sale Date: 2013-05-31

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Result 53

id: 05I04044C
Tag: 05I04044C
NCPin: 167800-46-0597
Mapsheet No: 1678
Owner Name 1: PETITE, YVONNE M
Owner Name 2:
Mail Address 1: 36 HEMLOCK GREEN LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8314
Site Address 1:
Site Address 2:
Book: 04412
Page: 0852
Market Value: 208370
Assessed Acreage: 0.180
Calc. Acreage: 0.180
Sales Price: 189500
Sale Date: 2014-02-14

Result 54

id: 05I04044D
Tag: 05I04044D
NCPin: 167800-46-1409
Mapsheet No: 1678
Owner Name 1: BANKS, JOSHUA
Owner Name 2:
Mail Address 1: 10 K ST SE APT 1103
Mail Address 2:
Mail Address 3: WASHINGTON, DC 20003-0888
Site Address 1:
Site Address 2:
Book: 04612
Page: 0818
Market Value: 258050
Assessed Acreage: 0.180
Calc. Acreage: 0.180
Sales Price: 0
Sale Date: 2015-06-16

Result 55

id: 05I04044E
Tag: 05I04044E
NCPin: 167800-46-1421
Mapsheet No: 1678
Owner Name 1: ISSIGONIS, JOHN P
Owner Name 2: ISSIGONIS, SANDRA R
Mail Address 1: 68 HEMLOCK GREEN LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8314
Site Address 1:
Site Address 2:
Book: 04563
Page: 0061
Market Value: 278980
Assessed Acreage: 0.180
Calc. Acreage: 0.180
Sales Price: 0
Sale Date: 2015-03-02

Result 56

id: 05I04044F
Tag: 05I04044F
NCPin: 167800-46-1343
Mapsheet No: 1678
Owner Name 1: 2018-4 IH BORROWER LP
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 4900
Mail Address 3: SCOTTSDALE, AZ 85261-4900
Site Address 1:
Site Address 2:
Book: 05260
Page: 0073
Market Value: 199870
Assessed Acreage: 0.180
Calc. Acreage: 0.180
Sales Price: 0
Sale Date: 2018-12-04

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Result 57

id: 05I04044G
Tag: 05I04044G
NCPin: 167800-46-1276
Mapsheet No: 1678
Owner Name 1: 2018-4 IH BORROWER LP
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 4900
Mail Address 3: SCOTTSDALE, AZ 85261-4900
Site Address 1:
Site Address 2:
Book: 05260
Page: 0073
Market Value: 254900
Assessed Acreage: 0.180
Calc. Acreage: 0.180
Sales Price: 0
Sale Date: 2018-12-04

Result 58

id: 05I04044H
Tag: 05I04044H
NCPin: 167800-46-2119
Mapsheet No: 1678
Owner Name 1: COATES, ASTRA DAWN
Owner Name 2: COATES, TYRONE D. JR.
Mail Address 1: 110 HEMLOCK GREEN LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8320
Site Address 1:
Site Address 2:
Book: 05014
Page: 0579
Market Value: 225900
Assessed Acreage: 0.170
Calc. Acreage: 0.170
Sales Price: 218500
Sale Date: 2017-08-24

Result 59

id: 05I04044I
Tag: 05I04044I
NCPin: 167800-46-3108
Mapsheet No: 1678
Owner Name 1: PHILLIPS, COREY
Owner Name 2: PHILLIPS, SARAH MARIE
Mail Address 1: 118 HEMLOCK GREEN LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8320
Site Address 1:
Site Address 2:
Book: 04970
Page: 0048
Market Value: 227420
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 220000
Sale Date: 2017-06-05

Result 60

id: 05I04044J
Tag: 05I04044J
NCPin: 167800-46-3281
Mapsheet No: 1678
Owner Name 1: SINCLAIR, TAMIKA
Owner Name 2:
Mail Address 1: 115 HEMLOCK GREEN LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8321
Site Address 1:
Site Address 2:
Book: 04809
Page: 0449
Market Value: 203640
Assessed Acreage: 0.210
Calc. Acreage: 0.210
Sales Price: 188500
Sale Date: 2016-08-05

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Result 61

id: 05I04044K
Tag: 05I04044K
NCPin: 167800-46-4219
Mapsheet No: 1678
Owner Name 1: DRAKE, LATESHIA
Owner Name 2: DRAKE, RODRIQUEZ
Mail Address 1: 107 HEMLOCK GREEN LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8321
Site Address 1:
Site Address 2:
Book: 04297
Page: 0739
Market Value: 307490
Assessed Acreage: 0.280
Calc. Acreage: 0.280
Sales Price: 227000
Sale Date: 2013-05-24

Result 62

id: 05I04044X
Tag: 05I04044X
NCPin: 167800-46-4348
Mapsheet No: 1678
Owner Name 1: MILLER, BRANDON LEIGH
Owner Name 2: MILLER, JASMINE NICOLE
Mail Address 1: 92 STANDING OAKS LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9675
Site Address 1: 92 STANDING OAKS LN
Site Address 2: CLAYTON, NC 27527-
Book: 06000
Page: 0033
Market Value: 230510
Assessed Acreage: 0.210
Calc. Acreage: 0.210
Sales Price: 330000
Sale Date: 2021-07-26

Result 63

id: 05I04044Y
Tag: 05I04044Y
NCPin: 167800-46-5368
Mapsheet No: 1678
Owner Name 1: FKH SFR C1, L.P.
Owner Name 2:
Mail Address 1: 1850 PARKWAY PL SE STE 900
Mail Address 2:
Mail Address 3: MARIETTA, GA 30067-8261
Site Address 1:
Site Address 2:
Book: 05990
Page: 0768
Market Value: 229450
Assessed Acreage: 0.230
Calc. Acreage: 0.230
Sales Price: 0
Sale Date: 2021-07-16

Result 64

id: 05I04046R
Tag: 05I04046R
NCPin: 167800-46-9308
Mapsheet No: 1678
Owner Name 1: SUMMERLYN HOMEOWNERS ASSOCIATION INC
Owner Name 2:
Mail Address 1: 210 TOWNE VILLAGE DR
Mail Address 2:
Mail Address 3: CARY, NC 27513-8910
Site Address 1:
Site Address 2:
Book: 05756
Page: 0907
Market Value: 240
Assessed Acreage: 5.910
Calc. Acreage: 5.910
Sales Price: 0
Sale Date: 2020-11-16

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Result 65

id: 05I04044Z
Tag: 05I04044Z
NCPin: 167800-46-5486
Mapsheet No: 1678
Owner Name 1: HALL, JEROME RAYNARD
Owner Name 2: HALL, SHARIKA C.
Mail Address 1: 73 STANDING OAKS LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9674
Site Address 1: 73 STANDING OAKS LN
Site Address 2: CLAYTON, NC 27527-
Book: 04795
Page: 0928
Market Value: 248650
Assessed Acreage: 0.220
Calc. Acreage: 0.220
Sales Price: 214000
Sale Date: 2016-07-14

Result 66

id: 05I04045A
Tag: 05I04045A
NCPin: 167800-46-5594
Mapsheet No: 1678
Owner Name 1: TURNBULL, KATHRYN L.
Owner Name 2: TURNBULL, MARK A.
Mail Address 1: 57 STANDING OAKS LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527
Site Address 1: 57 STANDING OAKS LN
Site Address 2: CLAYTON, NC 27527-
Book: 04741
Page: 0413
Market Value: 310730
Assessed Acreage: 0.210
Calc. Acreage: 0.210
Sales Price: 248000
Sale Date: 2016-03-31

Result 67

id: 05I04045B
Tag: 05I04045B
NCPin: 167800-46-6631
Mapsheet No: 1678
Owner Name 1: 2018-4 IH BORROWER LP
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 4900
Mail Address 3: SCOTTSDALE, AZ 85261-4900
Site Address 1: 45 STANDING OAKS LN
Site Address 2: CLAYTON, NC 27527-
Book: 05260
Page: 0073
Market Value: 199870
Assessed Acreage: 0.200
Calc. Acreage: 0.200
Sales Price: 0
Sale Date: 2018-12-04

Result 68

id: 05I04045C
Tag: 05I04045C
NCPin: 167800-46-6750
Mapsheet No: 1678
Owner Name 1: BLACKWELL, LADARRYL A.
Owner Name 2:
Mail Address 1: 31 STANDING OAKS LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9674
Site Address 1: 31 STANDING OAKS LN
Site Address 2: CLAYTON, NC 27527-
Book: 05350
Page: 0833
Market Value: 242880
Assessed Acreage: 0.230
Calc. Acreage: 0.230
Sales Price: 252000
Sale Date: 2019-05-20

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Result 69

id: 05I04045E
Tag: 05I04045E
NCPin: 167800-46-7709
Mapsheet No: 1678
Owner Name 1: THOMPSON, DERRICK W
Owner Name 2: TOBIAS, KEECI
Mail Address 1: 396 OAK ALLEY TRAIL
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1:
Site Address 2:
Book: 03458
Page: 0242
Market Value: 271510
Assessed Acreage: 0.270
Calc. Acreage: 0.270
Sales Price: 231000
Sale Date: 2007-11-28

Result 70

id: 05I04045F
Tag: 05I04045F
NCPin: 167800-46-7863
Mapsheet No: 1678
Owner Name 1: JONES, BENJAMIN W.
Owner Name 2: JONES, VICTORIA D.
Mail Address 1: 410 OAK ALLEY TRL
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-7584
Site Address 1:
Site Address 2:
Book: 04837
Page: 0934
Market Value: 255880
Assessed Acreage: 0.220
Calc. Acreage: 0.220
Sales Price: 245000
Sale Date: 2016-09-26

Result 71

id: 05I04053V
Tag: 05I04053V
NCPin: 167800-46-9813
Mapsheet No: 1678
Owner Name 1: MATTIOCCO, LISA-ANNE
Owner Name 2:
Mail Address 1: 60 SUGARCANE CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9444
Site Address 1:
Site Address 2:
Book: 05119
Page: 0712
Market Value: 232290
Assessed Acreage: 0.200
Calc. Acreage: 0.190
Sales Price: 269000
Sale Date: 2018-03-21

Result 72

id: 05I04053U
Tag: 05I04053U
NCPin: 167800-46-8796
Mapsheet No: 1678
Owner Name 1: PHILLIPS, ELIZABETH M.
Owner Name 2:
Mail Address 1: 67 SUGARCANE CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9444
Site Address 1:
Site Address 2:
Book: 05081
Page: 0959
Market Value: 222180
Assessed Acreage: 0.250
Calc. Acreage: 0.250
Sales Price: 204500
Sale Date: 2017-12-29

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Result 73

id: 05I04053T
Tag: 05I04053T
NCPin: 167800-46-9730
Mapsheet No: 1678
Owner Name 1: CRONK, JEFFREY C.
Owner Name 2: CRONK, LISA STARK
Mail Address 1: 63 SUGARCANE CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527
Site Address 1:
Site Address 2:
Book: 05066
Page: 0998
Market Value: 237140
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 222000
Sale Date: 2017-11-30

Result 74

id: 05I04053S
Tag: 05I04053S
NCPin: 167800-56-0617
Mapsheet No: 1678
Owner Name 1: KALICICKI, RENEE MARIE
Owner Name 2:
Mail Address 1: 47 SUGARCANE CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527
Site Address 1:
Site Address 2:
Book: 05075
Page: 0075
Market Value: 233510
Assessed Acreage: 0.170
Calc. Acreage: 0.170
Sales Price: 249500
Sale Date: 2017-12-15

Result 75

id: 05I04053R
Tag: 05I04053R
NCPin: 167800-56-0688
Mapsheet No: 1678
Owner Name 1: ZMSWEETS PROPERTIES, LLC
Owner Name 2:
Mail Address 1: 1096 RENEWAL PL
Mail Address 2:
Mail Address 3: RALEIGH, NC 27603-2895
Site Address 1:
Site Address 2:
Book: 05069
Page: 0033
Market Value: 222180
Assessed Acreage: 0.170
Calc. Acreage: 0.170
Sales Price: 215500
Sale Date: 2017-12-05

Result 76

id: 05I04053Q
Tag: 05I04053Q
NCPin: 167800-56-1658
Mapsheet No: 1678
Owner Name 1: POLIZIO, LYNN
Owner Name 2:
Mail Address 1: 15 SUGARCANE CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9444
Site Address 1:
Site Address 2:
Book: 05085
Page: 0518
Market Value: 247990
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 230000
Sale Date: 2018-01-08

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Result 77

id: 05I04053P
Tag: 05I04053P
NCPin: 167800-56-1234
Mapsheet No: 1678
Owner Name 1: CARDENAS, TILIZA
Owner Name 2:
Mail Address 1: 22 HERITAGE BIRCH CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9440
Site Address 1:
Site Address 2:
Book: 05228
Page: 0298
Market Value: 238820
Assessed Acreage: 0.180
Calc. Acreage: 0.180
Sales Price: 236000
Sale Date: 2018-10-05

Result 78

id: 05I04053O
Tag: 05I04053O
NCPin: 167800-56-0266
Mapsheet No: 1678
Owner Name 1: BEESON, KASEY C.
Owner Name 2: BEESON, LUKE J.
Mail Address 1: 42 HERITAGE BIRCH CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9440
Site Address 1:
Site Address 2:
Book: 05269
Page: 0595
Market Value: 235480
Assessed Acreage: 0.170
Calc. Acreage: 0.170
Sales Price: 230000
Sale Date: 2018-12-21

Result 79

id: 05I04053N
Tag: 05I04053N
NCPin: 167800-46-9288
Mapsheet No: 1678
Owner Name 1: LENOIR, MATTHEW R.
Owner Name 2: ARGUETA, GABRIELA
Mail Address 1: 56 HERITAGE BIRCH CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9440
Site Address 1:
Site Address 2:
Book: 05317
Page: 0929
Market Value: 250330
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 250000
Sale Date: 2019-03-28

Result 80

id: 05I04053M
Tag: 05I04053M
NCPin: 167800-46-9233
Mapsheet No: 1678
Owner Name 1: POTTER, JAMES P.
Owner Name 2: POTTER, JESSICA MAE
Mail Address 1: 66 HERITAGE BIRCH CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9440
Site Address 1:
Site Address 2:
Book: 05302
Page: 0575
Market Value: 240740
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 250000
Sale Date: 2019-03-01

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Result 81

id: 05I04053L
Tag: 05I04053L
NCPin: 167800-46-9115
Mapsheet No: 1678
Owner Name 1: WAKE, NORMAN ISIAH
Owner Name 2: WAKE, SHONDA AKIA
Mail Address 1: 65 HERITAGE BIRCH CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9440
Site Address 1:
Site Address 2:
Book: 05273
Page: 0138
Market Value: 246540
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 253500
Sale Date: 2018-12-28

Result 82

id: 05I04053K
Tag: 05I04053K
NCPin: 167800-46-9049
Mapsheet No: 1678
Owner Name 1: DANIELS, ALICIA M.
Owner Name 2:
Mail Address 1: 61 HERITAGE BIRCH CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9440
Site Address 1:
Site Address 2:
Book: 05977
Page: 0977
Market Value: 256120
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 330000
Sale Date: 2021-07-01

Result 83

id: 05I04053J
Tag: 05I04053J
NCPin: 167800-56-0016
Mapsheet No: 1678
Owner Name 1: HAMPTON, CORINTHIA DENISE
Owner Name 2:
Mail Address 1: 49 HERITAGE BIRCH CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9440
Site Address 1:
Site Address 2:
Book: 05249
Page: 0305
Market Value: 267430
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 265000
Sale Date: 2018-11-14

Result 84

id: 05I04053I
Tag: 05I04053I
NCPin: 167800-56-0088
Mapsheet No: 1678
Owner Name 1: REINA, MIGUEL J DIAZ
Owner Name 2: CORTES, GEOFFRIN M GALLEGO
Mail Address 1: 33 HERITAGE BIRCH CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9440
Site Address 1:
Site Address 2:
Book: 05257
Page: 0444
Market Value: 262410
Assessed Acreage: 0.170
Calc. Acreage: 0.170
Sales Price: 226000
Sale Date: 2018-11-30

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Result 85

id: 05I04053H
Tag: 05I04053H
NCPin: 167800-56-1048
Mapsheet No: 1678
Owner Name 1: WEBBER, CHRISTINE C.
Owner Name 2: WEBBER, DUSTIN C.
Mail Address 1: 15 HERITAGE BIRCH CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9440
Site Address 1:
Site Address 2:
Book: 05706
Page: 0265
Market Value: 236120
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 0
Sale Date: 2020-09-23

Result 86

id: 05I04053G
Tag: 05I04053G
NCPin: 167800-55-1938
Mapsheet No: 1678
Owner Name 1: OPENDOOR PROPERTY J LLC
Owner Name 2:
Mail Address 1: 410 N SCOTTSDALE RD STE 1600
Mail Address 2:
Mail Address 3: TEMPE, AZ 85281-0976
Site Address 1:
Site Address 2:
Book: 06046
Page: 0858
Market Value: 239100
Assessed Acreage: 0.200
Calc. Acreage: 0.200
Sales Price: 326000
Sale Date: 2021-09-13

Result 87

id: 05I04051F
Tag: 05I04051F
NCPin: 167800-55-1836
Mapsheet No: 1678
Owner Name 1: BREUNINGER, NICOLE A.
Owner Name 2: SARPY-JONES, CODY N.
Mail Address 1: 1104 PEMBERLY AVE
Mail Address 2:
Mail Address 3: MORRISVILLE, NC 27560-9773
Site Address 1:
Site Address 2:
Book: 05972
Page: 0725
Market Value: 231310
Assessed Acreage: 0.290
Calc. Acreage: 0.280
Sales Price: 325000
Sale Date: 2021-06-28

Result 88

id: 05I04051G
Tag: 05I04051G
NCPin: 167800-55-1738
Mapsheet No: 1678
Owner Name 1: EILONI, EDO
Owner Name 2: EILONI, MOLLY ANNE
Mail Address 1: 300 MULBERRY BANKS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9425
Site Address 1:
Site Address 2:
Book: 05963
Page: 0223
Market Value: 304000
Assessed Acreage: 0.210
Calc. Acreage: 0.210
Sales Price: 0
Sale Date: 2021-06-16

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Result 89

id: 05I04051H
Tag: 05I04051H
NCPin: 167800-55-1731
Mapsheet No: 1678
Owner Name 1: BROADHURST, CRYSTAL M
Owner Name 2: BROADHURST, LESLIE
Mail Address 1: 318 MULBERRY BANKS DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527
Site Address 1:
Site Address 2:
Book: 04711
Page: 0849
Market Value: 270110
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 247000
Sale Date: 2016-01-27

Result 90

id: 05I04051I
Tag: 05I04051I
NCPin: 167800-55-1643
Mapsheet No: 1678
Owner Name 1: VAUGHN, ANTONIO M.
Owner Name 2: VAUGHN, LUNINGNING S.
Mail Address 1: 332 MULBERRY BANKS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9425
Site Address 1:
Site Address 2:
Book: 04746
Page: 0992
Market Value: 305850
Assessed Acreage: 0.280
Calc. Acreage: 0.280
Sales Price: 0
Sale Date: 2016-04-13

Result 91

id: 05I04051J
Tag: 05I04051J
NCPin: 167800-55-0651
Mapsheet No: 1678
Owner Name 1: ZEIDAN, SUDKI MAHER
Owner Name 2: ZAIDAN, YASMEN F
Mail Address 1: 34 ASHRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9428
Site Address 1:
Site Address 2:
Book: 04790
Page: 0894
Market Value: 325580
Assessed Acreage: 0.220
Calc. Acreage: 0.220
Sales Price: 257500
Sale Date: 2016-07-01

Result 92

id: 05I04051K
Tag: 05I04051K
NCPin: 167800-45-9671
Mapsheet No: 1678
Owner Name 1: MITCHELL, JOSHUA
Owner Name 2: MITCHELL, VERONICA
Mail Address 1: 46 ASHRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9428
Site Address 1:
Site Address 2:
Book: 04829
Page: 0272
Market Value: 229840
Assessed Acreage: 0.210
Calc. Acreage: 0.210
Sales Price: 215500
Sale Date: 2016-09-09

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Result 93

id: 05I04052X
Tag: 05I04052X
NCPin: 167800-55-0142
Mapsheet No: 1678
Owner Name 1: CHANDLER RIDGE OWNERS ASSOCIATION, INC.
Owner Name 2:
Mail Address 1: 1210 TRINITY RD STE 102
Mail Address 2:
Mail Address 3: CARY, NC 27513-6245
Site Address 1:
Site Address 2:
Book: 05498
Page: 0671
Market Value: 380
Assessed Acreage: 9.410
Calc. Acreage: 9.410
Sales Price: 0
Sale Date: 2019-12-31

Result 94

id: 05I04051L
Tag: 05I04051L
NCPin: 167800-45-9515
Mapsheet No: 1678
Owner Name 1: CONNOLLY, TERI E.
Owner Name 2:
Mail Address 1: 52 ASHRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9428
Site Address 1:
Site Address 2:
Book: 05227
Page: 0734
Market Value: 225510
Assessed Acreage: 0.200
Calc. Acreage: 0.200
Sales Price: 0
Sale Date: 2018-10-04

Result 95

id: 05I04051M
Tag: 05I04051M
NCPin: 167800-45-9417
Mapsheet No: 1678
Owner Name 1: CHAIEB, NAJI
Owner Name 2:
Mail Address 1: 55 ASHRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9428
Site Address 1:
Site Address 2:
Book: 06044
Page: 0120
Market Value: 261530
Assessed Acreage: 0.200
Calc. Acreage: 0.200
Sales Price: 358000
Sale Date: 2021-09-09

Result 96

id: 05I04051N
Tag: 05I04051N
NCPin: 167800-45-9461
Mapsheet No: 1678
Owner Name 1: BAXTER, CAROL A
Owner Name 2:
Mail Address 1: 51 ASHRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9428
Site Address 1:
Site Address 2:
Book: 04732
Page: 0506
Market Value: 228960
Assessed Acreage: 0.200
Calc. Acreage: 0.200
Sales Price: 240000
Sale Date: 2016-03-14

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Result 97

id: 05I04051O
Tag: 05I04051O
NCPin: 167800-55-0339
Mapsheet No: 1678
Owner Name 1: LOMBARDO, THOMAS J
Owner Name 2: LOMBARDO, CORRINE IRENE
Mail Address 1: 41 ASHRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527
Site Address 1:
Site Address 2:
Book: 04602
Page: 0528
Market Value: 230850
Assessed Acreage: 0.200
Calc. Acreage: 0.200
Sales Price: 209500
Sale Date: 2015-05-27

Result 98

id: 05I04051P
Tag: 05I04051P
NCPin: 167800-55-1403
Mapsheet No: 1678
Owner Name 1: ASTIUDILLO, ROBERT M
Owner Name 2: ASTUDILLO, LISA M
Mail Address 1: 29 ASHRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9428
Site Address 1:
Site Address 2:
Book: 04617
Page: 0525
Market Value: 271120
Assessed Acreage: 0.250
Calc. Acreage: 0.250
Sales Price: 249000
Sale Date: 2015-06-25

Result 99

id: 05I04051Q
Tag: 05I04051Q
NCPin: 167800-55-1487
Mapsheet No: 1678
Owner Name 1: MISTRY, SANJAY K.
Owner Name 2:
Mail Address 1: 13 ASHRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9428
Site Address 1:
Site Address 2:
Book: 06014
Page: 0122
Market Value: 265460
Assessed Acreage: 0.240
Calc. Acreage: 0.240
Sales Price: 0
Sale Date: 2021-08-10

Result 100

id: 05I04051R
Tag: 05I04051R
NCPin: 167800-55-2420
Mapsheet No: 1678
Owner Name 1: BOBBITT, CHRISTOPHER DEAN
Owner Name 2: BOBBITT, CHAVON JESSIE
Mail Address 1: 380 MULBERRY BANKS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9425
Site Address 1:
Site Address 2:
Book: 04726
Page: 0876
Market Value: 285150
Assessed Acreage: 0.190
Calc. Acreage: 0.200
Sales Price: 263500
Sale Date: 2016-03-01

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Result 101

id: 05I04052W
Tag: 05I04052W
NCPin: 167800-55-2386
Mapsheet No: 1678
Owner Name 1: SHIVELY, PATRICK
Owner Name 2: SHIVELY, ANITA
Mail Address 1: 392 MULBERRY BANKS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9425
Site Address 1:
Site Address 2:
Book: 04625
Page: 0262
Market Value: 207780
Assessed Acreage: 0.190
Calc. Acreage: 0.200
Sales Price: 220500
Sale Date: 2015-07-10

Result 102

id: 05I04052V
Tag: 05I04052V
NCPin: 167800-55-3332
Mapsheet No: 1678
Owner Name 1: HICKMAN, RANDALL D.
Owner Name 2: HICKMAN, PATRICIA J.
Mail Address 1: 406 MULBERRY BANKS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9426
Site Address 1:
Site Address 2:
Book: 04725
Page: 0207
Market Value: 219830
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 215500
Sale Date: 2016-02-26

Result 103

id: 05I04052U
Tag: 05I04052U
NCPin: 167800-55-3298
Mapsheet No: 1678
Owner Name 1: ZEIDAN, BASHAR
Owner Name 2: ZIDAN, HALIMA
Mail Address 1: 420 MULBERRY BANKS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9426
Site Address 1:
Site Address 2:
Book: 04760
Page: 0282
Market Value: 307930
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 270500
Sale Date: 2016-05-06

Result 104

id: 05I04052T
Tag: 05I04052T
NCPin: 167800-55-4245
Mapsheet No: 1678
Owner Name 1: GLASS, ELZIE CHARLES
Owner Name 2: GRANT, DETISHA NICOLE
Mail Address 1: 432 MULBERRY BANKS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9426
Site Address 1:
Site Address 2:
Book: 04758
Page: 0374
Market Value: 316450
Assessed Acreage: 0.200
Calc. Acreage: 0.190
Sales Price: 269500
Sale Date: 2016-05-03

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Result 105

id: 05I04052S
Tag: 05I04052S
NCPin: 167800-55-5201
Mapsheet No: 1678
Owner Name 1: SWEENEY, PETER BERNARD
Owner Name 2: SWEENEY, MARY JANE
Mail Address 1: 446 MULBERRY BANKS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9426
Site Address 1:
Site Address 2:
Book: 04774
Page: 0512
Market Value: 301590
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 275500
Sale Date: 2016-06-02

Result 106

id: 05I04052R
Tag: 05I04052R
NCPin: 167800-55-5158
Mapsheet No: 1678
Owner Name 1: FRANCIS, NIRMAALA
Owner Name 2: ALBERT, FRANCIS
Mail Address 1: 460 MULBERRY BANKS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9426
Site Address 1:
Site Address 2:
Book: 06009
Page: 0807
Market Value: 319330
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 0
Sale Date: 2021-08-04

Result 107

id: 05I04052Q
Tag: 05I04052Q
NCPin: 167800-55-6104
Mapsheet No: 1678
Owner Name 1: YANKSON, MARIAN
Owner Name 2: AGYEKUM, KAKABO A.
Mail Address 1: 470 MULBERRY BANKS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9426
Site Address 1:
Site Address 2:
Book: 04925
Page: 0001
Market Value: 261690
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 254000
Sale Date: 2017-03-15

Result 108

id: 05I04052P
Tag: 05I04052P
NCPin: 167800-55-6160
Mapsheet No: 1678
Owner Name 1: BISHOP, BRIAN PATRICK
Owner Name 2: BISHOP, MAUREEN THERESA
Mail Address 1: 482 MULBERRY BANKS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9426
Site Address 1:
Site Address 2:
Book: 04946
Page: 0745
Market Value: 284060
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 269500
Sale Date: 2017-04-25

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Result 109

id: 05I04052O
Tag: 05I04052O
NCPin: 167800-55-7017
Mapsheet No: 1678
Owner Name 1: DIETSCHE, STEPHEN
Owner Name 2: DIETSCHE, ISABEL
Mail Address 1: 494 MULBERRY BANKS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9426
Site Address 1:
Site Address 2:
Book: 04918
Page: 0732
Market Value: 284500
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 285500
Sale Date: 2017-03-01

Result 110

id: 05I04052N
Tag: 05I04052N
NCPin: 167800-55-7073
Mapsheet No: 1678
Owner Name 1: VENO, ROBERT CLARK
Owner Name 2: VENO, JONATHAN EDWARD
Mail Address 1: 506 MULBERRY BANKS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9427
Site Address 1:
Site Address 2:
Book: 04878
Page: 0321
Market Value: 273840
Assessed Acreage: 0.190
Calc. Acreage: 0.190
Sales Price: 268000
Sale Date: 2016-12-09

Result 111

id: 05I04199E
Tag: 05I04199E
NCPin: 167804-54-8929
Mapsheet No: 167804
Owner Name 1: FORLINI, EDWARD A.
Owner Name 2: FORLINI, ROSEMARY
Mail Address 1: 516 MULBERRY BANKS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9427
Site Address 1:
Site Address 2:
Book: 05125
Page: 0901
Market Value: 315770
Assessed Acreage: 0.200
Calc. Acreage: 0.190
Sales Price: 317000
Sale Date: 2018-04-02

Result 112

id: 05I04078
Tag: 05I04078
NCPin: 167800-44-9892
Mapsheet No: 1678
Owner Name 1: ALLBRITTON, NATHANIEL JORDAN
Owner Name 2: ALLBRITTON, JENNIFER RAE
Mail Address 1: 180 PALMER DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-7539
Site Address 1: 180 PALMER DR
Site Address 2: CLAYTON, NC 27527-
Book: 05984
Page: 0180
Market Value: 225550
Assessed Acreage: 1.050
Calc. Acreage: 1.030
Sales Price: 355000
Sale Date: 2021-07-09

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Result 113

id: 05I04079
Tag: 05I04079
NCPin: 167800-44-8515
Mapsheet No: 1678
Owner Name 1: LYNN, LARRY
Owner Name 2: LYNN, PAMELA
Mail Address 1: 183 PALMER DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-7540
Site Address 1: 183 PALMER DR
Site Address 2: CLAYTON, NC 27527-
Book: 05576
Page: 0628
Market Value: 250190
Assessed Acreage: 2.030
Calc. Acreage: 1.980
Sales Price: 270000
Sale Date: 2020-04-24

Result 114

id: 05I05003D
Tag: 05I05003D
NCPin: 167800-43-7872
Mapsheet No: 1678
Owner Name 1: ASHINHURST, STEPHEN LEE
Owner Name 2:
Mail Address 1: 3460 D POWHATAN RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1:
Site Address 2:
Book: 01982
Page: 0877
Market Value: 115510
Assessed Acreage: 5.550
Calc. Acreage: 4.649
Sales Price: 0
Sale Date: 2000-10-24

Result 115

id: 05I05001F
Tag: 05I05001F
NCPin: 167800-32-4766
Mapsheet No: 1678
Owner Name 1: GRIFOLS THERAPEUTICS LLC
Owner Name 2:
Mail Address 1: 4201 RESEARCH COMMONS
Mail Address 2: 79 TW ALEXANDER DR
Mail Address 3: DURHAM, NC 27709
Site Address 1: 8370 W US HWY 70
Site Address 2: CLAYTON, NC 27520-
Book: 05086
Page: 0823
Market Value: 33050445
Assessed Acreage: 114.840
Calc. Acreage: 114.820
Sales Price: 0
Sale Date: 2018-01-11

Result 116

id: 05I05001F
Tag: 05I05001F
NCPin: 167800-32-4766
Mapsheet No: 1678
Owner Name 1: GRIFOLS THERAPEUTICS LLC
Owner Name 2:
Mail Address 1: 4201 RESEARCH COMMONS
Mail Address 2: 79 TW ALEXANDER DR
Mail Address 3: DURHAM, NC 27709
Site Address 1: 8370 W US HWY 70
Site Address 2: CLAYTON, NC 27520-
Book: 05086
Page: 0823
Market Value: 33050445
Assessed Acreage: 114.840
Calc. Acreage: 114.820
Sales Price: 0
Sale Date: 2018-01-11

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Result 117

id: 05I05001B
Tag: 05I05001B
NCPin: 167800-12-0881
Mapsheet No: 1678
Owner Name 1: NATVAR HOLDINGS INC DEL CORP
Owner Name 2:
Mail Address 1: 8720 US 70 WEST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 8720 US HWY 70 BUS
Site Address 2: CLAYTON, NC 27520-
Book: 01819
Page: 0522
Market Value: 2473400
Assessed Acreage: 5.900
Calc. Acreage: 6.050
Sales Price: 0
Sale Date: 1999-04-23

Result 118

id: 05E99022I
Tag: 05E99022I
NCPin: 167800-03-7068
Mapsheet No: 1678
Owner Name 1: NATVAR HOLDINGS INC DEL CORP
Owner Name 2:
Mail Address 1: 8720 US 70 WEST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 01819
Page: 0522
Market Value: 343240
Assessed Acreage: 2.590
Calc. Acreage: 2.690
Sales Price: 0
Sale Date: 1999-04-23

Result 119

id: 05I05001H
Tag: 05I05001H
NCPin: 167800-03-5248
Mapsheet No: 1678
Owner Name 1: WALTHOM GROUP III, LLC
Owner Name 2:
Mail Address 1: 442 1/2 E MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 01986
Page: 0801
Market Value: 375580
Assessed Acreage: 2.750
Calc. Acreage: 2.750
Sales Price: 0
Sale Date: 2000-11-02

Result 120

id: 05I05002X
Tag: 05I05002X
NCPin: 167800-03-3425
Mapsheet No: 1678
Owner Name 1: SR BARTA, LLC
Owner Name 2:
Mail Address 1: 3011 SUTTON GATE DR STE 120
Mail Address 2:
Mail Address 3: SUWANEE, GA 30024-4832
Site Address 1:
Site Address 2:
Book: 05949
Page: 0633
Market Value: 0
Assessed Acreage: 1.300
Calc. Acreage: 1.300
Sales Price: 260000
Sale Date: 2021-06-02

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Result 121

id: 05I05001G
Tag: 05I05001G
NCPin: 167800-03-3444
Mapsheet No: 1678
Owner Name 1: WALTHOM GROUP III, LLC
Owner Name 2:
Mail Address 1: 442 1/2 E MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 01986
Page: 0801
Market Value: 236970
Assessed Acreage: 0.300
Calc. Acreage: 0.300
Sales Price: 855000
Sale Date: 2000-11-02

Result 122

id: 05I05001I
Tag: 05I05001I
NCPin: 166800-93-9664
Mapsheet No: 1668
Owner Name 1: SOUTHERN VILLAGE PARTNERS LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 5278
Mail Address 3: CARY, NC 27512-5278
Site Address 1:
Site Address 2:
Book: 04207
Page: 0077
Market Value: 130
Assessed Acreage: 3.180
Calc. Acreage: 2.610
Sales Price: 0
Sale Date: 2012-11-20

Result 123

id: 05I05001M
Tag: 05I05001M
NCPin: 166800-93-7890
Mapsheet No: 1668
Owner Name 1: SOUTHERN VILLAGE PARTNERS LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 5278
Mail Address 3: CARY, NC 27512-5278
Site Address 1:
Site Address 2:
Book: 04207
Page: 0077
Market Value: 70
Assessed Acreage: 1.750
Calc. Acreage: 1.750
Sales Price: 0
Sale Date: 2012-11-20

Result 124

id: 05I05001N
Tag: 05I05001N
NCPin: 166800-94-5081
Mapsheet No: 1668
Owner Name 1: BAXLEY COMMERCIAL PROPERTIES LLC
Owner Name 2:
Mail Address 1: 8970 US 70 BUS HWY W
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-4825
Site Address 1:
Site Address 2:
Book: 02483
Page: 0424
Market Value: 0
Assessed Acreage: 0.960
Calc. Acreage: 0.720
Sales Price: 210000
Sale Date: 2003-06-25

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Result 125

id: 05I05001O
Tag: 05I05001O
NCPin: 166800-94-4221
Mapsheet No: 1668
Owner Name 1: SOUTHERN VILLAGE PARTNERS LLC
Owner Name 2:
Mail Address 1: 110 E 40TH ST STE 903
Mail Address 2:
Mail Address 3: NEW YORK, NY 10016-1809
Site Address 1: 8998 US HWY 70 BUS
Site Address 2: CLAYTON, NC 27520-
Book: 04297
Page: 0127
Market Value: 1184700
Assessed Acreage: 0.960
Calc. Acreage: 0.950
Sales Price: 650000
Sale Date: 2013-05-24

Result 126

id: 05I05001A
Tag: 05I05001A
NCPin: 166800-94-2364
Mapsheet No: 1668
Owner Name 1: TBD REAL ESTATE, LLC
Owner Name 2:
Mail Address 1: 2019 HARDEE LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9822
Site Address 1:
Site Address 2:
Book: 05639
Page: 0477
Market Value: 149970
Assessed Acreage: 0.970
Calc. Acreage: 0.960
Sales Price: 343000
Sale Date: 2020-07-09

Result 127

id: 05I05001
Tag: 05I05001
NCPin: 166800-94-0420
Mapsheet No: 1668
Owner Name 1: TBD REAL ESTATE, LLC
Owner Name 2:
Mail Address 1: 2019 HARDEE LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9822
Site Address 1: 9146 US HWY 70 BUS
Site Address 2: CLAYTON, NC 27520-
Book: 05639
Page: 0477
Market Value: 150060
Assessed Acreage: 0.930
Calc. Acreage: 0.928
Sales Price: 343000
Sale Date: 2020-07-09

Result 128

id: 05A01029I
Tag: 05A01029I
NCPin: 166800-85-6385
Mapsheet No: 1668
Owner Name 1: HARDEE, RANDAL
Owner Name 2: HARDEE, TERRY H
Mail Address 1:
Mail Address 2: PO BOX 634
Mail Address 3: CLAYTON, NC 27528-0634
Site Address 1:
Site Address 2:
Book: 04362
Page: 0970
Market Value: 102640
Assessed Acreage: 13.860
Calc. Acreage: 13.694
Sales Price: 0
Sale Date: 2013-10-01

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Result 129

id: 05A01029B
Tag: 05A01029B
NCPin: 166800-85-4771
Mapsheet No: 1668
Owner Name 1: HARDEE, TERRY HERMAN
Owner Name 2: HARDEE, STARR W
Mail Address 1: 9316 U S 70 WEST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1: 9316 US HWY 70 BUS
Site Address 2: CLAYTON, NC 27520-
Book: 00880
Page: 0109
Market Value: 312480
Assessed Acreage: 1.700
Calc. Acreage: 1.693
Sales Price: 0
Sale Date: 1980-01-01

Result 130

id: 05I04002A
Tag: 05I04002A
NCPin: 167800-08-7314
Mapsheet No: 1678
Owner Name 1: CATERPILLAR INC
Owner Name 2:
Mail Address 1: 100 NE ADAMS STREET
Mail Address 2:
Mail Address 3: PEORIA, IL 61629-4295
Site Address 1: 954 NC HWY 42
Site Address 2: CLAYTON, NC 27527-
Book: 01206
Page: 0051
Market Value: 14902100
Assessed Acreage: 139.440
Calc. Acreage: 139.310
Sales Price: 5765000
Sale Date: 1991-04-30

Result 131

id: 05I04002B
Tag: 05I04002B
NCPin: 167800-26-2359
Mapsheet No: 1678
Owner Name 1: COUNTY OF JOHNSTON
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 1049
Mail Address 3: SMITHFIELD, NC 27577-0000
Site Address 1:
Site Address 2:
Book: 01468
Page: 0289
Market Value: 16140
Assessed Acreage: 2.470
Calc. Acreage: 2.415
Sales Price: 0
Sale Date: 1995-09-19

Shaping Communities Together

January 11, 2021

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 thir application, answer questions, and solicit comments

Meeting Date: January 27, 2022 Meeting Time: 6:00 – 7:00 pm

Meeting Location: Clayton Center – The York Room

Type of Application:	Conditional Zoning with Master Plan
Parcel Identification Number:	167800-14-6267 & 167800-15-8905
Project/proposal property address:	8368 US Highway 70 West, Clayton, NC 27524
Description of project/proposal:	Grifols - West Campus Development
Existing Zoning District:	I-2 Heavy Industrial
Proposed Zoning District:	I-2-CZ Heavy Industrial Condition Zoning
Upcoming Public Meetings:	Planning Board – February 28st, 2022 Town Council Meeting – March 21st, 2022

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

1. A copy of the project application and site plan.
2. A schedule of all upcoming public meetings for the application.
3. An adjacent property owners map, aerial map, and zoning map showing location of neighboring properties and roads.
4. A proposed master plan depicting proposed land use change and development proposal.

If you have any questions prior to or after this meeting, you may contact us at *919-378-9111*. You may also contact the Town of Clayton Planning Department at 919-553-5002.

Sincerely,

Ben Cathey, PE

Cc: Town of Clayton Planning Department

MCGILL ASSOCIATES 5400 TRINITY ROAD, SUITE 107, RALEIGH, NC 27607 / 919.378.9111 / MCGILLASSOCIATES.COM

RAMEY KEMP ASSOCIATES

TOGETHER WE ARE LIMITLESS







Grifols West Campus

Traffic Impact Analysis

Clayton, North Carolina

rameykemp.com

TRAFFIC IMPACT ANALYSIS

FOR

GRIFOLS WEST CAMPUS

LOCATED

IN

CLAYTON, NORTH CAROLINA

Prepared For:
McGill Associates, P.A.
5400 Trinity Road, Suite 107
Raleigh, NC 27607

Prepared By:
Ramey Kemp & Associates, Inc.
5808 Faringdon Place, Suite 100
Raleigh, NC 27609
License #C-0910

DECEMBER 2021



RKA Project No. 21602

Prepared By: TF

Reviewed By: NB

TRAFFIC IMPACT ANALYSIS
GRIFOLS WEST CAMPUS
CLAYTON, NORTH CAROLINA

EXECUTIVE SUMMARY

1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed development of the Grifols West Campus expansion of the Grifols pharmaceutical facility in accordance with the Town of Clayton (Town) Unified Development Ordinance (UDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed development is to be located east of along US 70 Business, east of NC 42 in Clayton, North Carolina. The proposed development is expected to be built out in 2024. Site access is proposed via connection to the existing driveway off of Cutter Lab Access Road.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2021 Existing Traffic Conditions
- 2024 No-Build Traffic Conditions
- 2024 Build Traffic Conditions

2. Existing Traffic Conditions

The study area for the TIA was determined through coordination with the Town and NCDOT and consists of the following existing intersections:

- US 70 Business and Cutter Lab Access Road

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersection listed below, in October of 2021 during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods:

- US 70 Business and Cutter Lab Access Road

Traffic volumes were balanced between study intersections, where appropriate.

3. Site Trip Generation

The proposed development is expected to be the West Campus expansion of the existing Grifols pharmaceutical facility. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated according to employment and shift hour projections provided by the client. This information was utilized rather than the ITE *Trip Generation Manual*, 10th Edition as the proposed land uses are very unique and proprietary in nature. These trip generation calculations have been approved by NCDOT and the Town as part of the TIA scoping process. Table E-1 provides a summary of the trip generation potential for the site.

Table E-1: Site Trip Generation

LAND USE (ITE Code)	INTENSITY	DAILY TRIPS (VPD)	WEEKDAY AM PEAK HOUR (VPH)		WEEKDAY PM PEAK HOUR (VPH)	
			Enter	Exit	Enter	Exit
Grifols West Campus	n/a	1,208	142	246	246	142

4. Future Traffic Conditions

Through coordination with the Town and NCDOT, it was determined that an annual growth rate of 3% would be used to generate 2024 projected weekday AM and PM peak hour traffic volumes. No adjacent developments were identified to be considered under future conditions.

5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for 2021 existing, 2024 no-build, and 2024 build conditions. Refer to Section 7 of the TIA for the capacity analysis summary performed at each study intersection.

6. Recommendations

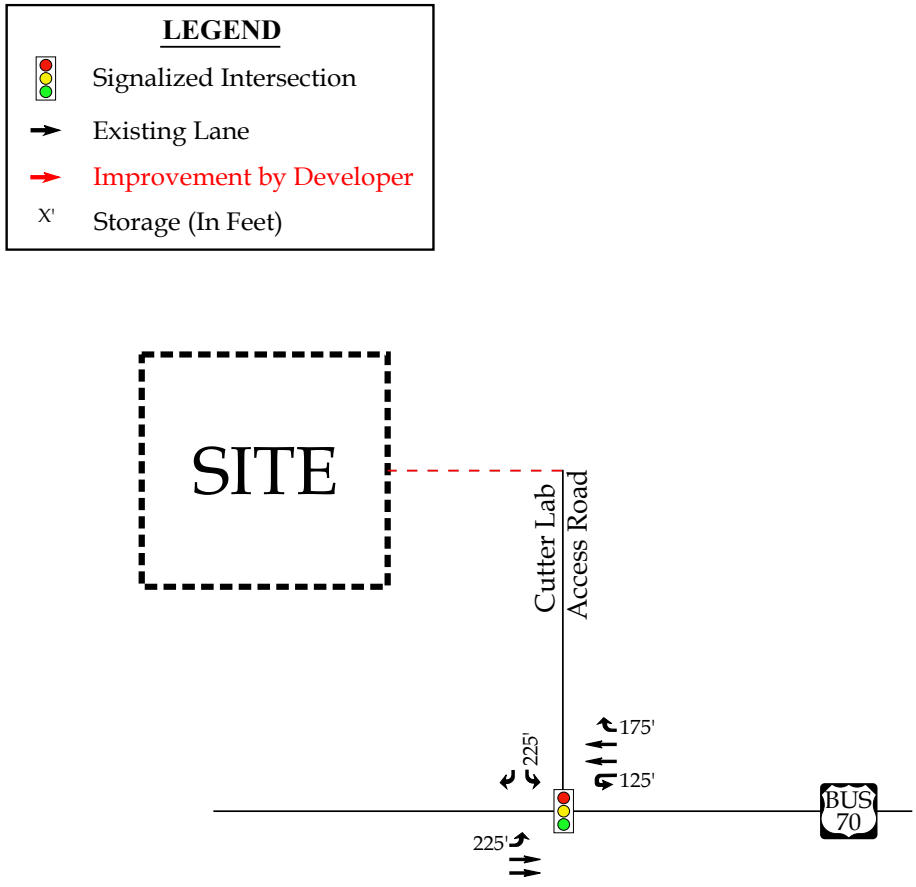
Based on the findings of this study, specific geometric and traffic control improvements have been identified at study intersections. The improvements are summarized below and are illustrated in Figure E-1.

Recommended Improvements by the Developer

US 70 Business and Cutter Lab Access Road

Scenario 1:

- Provide connection to the existing Cutter Lab Access Road.



Moving forward. RKA RAMEY KEMP ASSOCIATES	Grifols West Clayton, NC	Recommended Lane Configurations - Scenario 1 Scale: Not to Scale | Figure E-1

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Appendix B: Count Data
Appendix C: Capacity Calculations – US 70 Business and Cutter Lab Access Road
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TRAFFIC IMPACT ANALYSIS
GRIFOLS WEST CAMPUS
CLAYTON, NORTH CAROLINA

1. INTRODUCTION

The contents of this report present the findings of the Traffic Impact Analysis (TIA) conducted for the proposed development of the Grifols West Campus expansion of the Grifols pharmaceutical facility located along US 70 Business, east of NC 42 in Clayton, North Carolina. The purpose of this study is to determine the potential impacts to the surrounding transportation system created by traffic generated by the proposed development, as well as recommend improvements to mitigate the impacts.

The proposed development is anticipated to be completed in 2024.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2021 Existing Traffic Conditions
- 2024 No-Build Traffic Conditions
- 2024 Build Traffic Conditions

1.1. Site Location and Study Area

The expansion is proposed to be located US 70 Business, east of NC 42 in Clayton, North Carolina, Refer to Figure 1 for the site location map.

The study area for the TIA was determined through coordination with the North Carolina Department of Transportation (NCDOT) and the Town of Clayton (Town) and consists of the following existing intersection:

- US 70 Business and Cutter Lab Access Road

Refer to Appendix A for the approved scoping documentation.

1.2. Proposed Land Use and Site Access

The site is expected to be located along US 70 Business, east of NC 42. The proposed development is anticipated to be completed in 2024. Site access is proposed via connection to the existing driveway off of Cutter Lab Access Road.

Based on coordination with NCDOT and the Town, two (2) access scenarios were analyzed and are summarized below:

- Scenario 1: Full Movement access at the intersection of US 70 Business and Cutter Lab Access Road.
- Scenario 2: Reduced Conflict Intersection (RCI) at US 70 Business and Cutter Lab Access Road (restrict minor street left-turn movements).

Scenario 2 serves as an additional access scenario provided at the request of NCDOT to review the intersection of US 70 Business and Cutter Lab Access Road under an alternative intersection design, utilizing a RCI layout. This potential improvement is not currently funded and was analyzed to determine if the conversion of the intersection to an RCI would provide significant operational benefit over the current configuration.

Refer to Figure 2 for a copy of the preliminary site plan.

1.3. Adjacent Land Uses

The proposed development is located in an area consisting primarily of undeveloped land, commercial development, and industrial development. Along US 70 Business are the north and main campuses of the Grifols pharmaceutical facility.

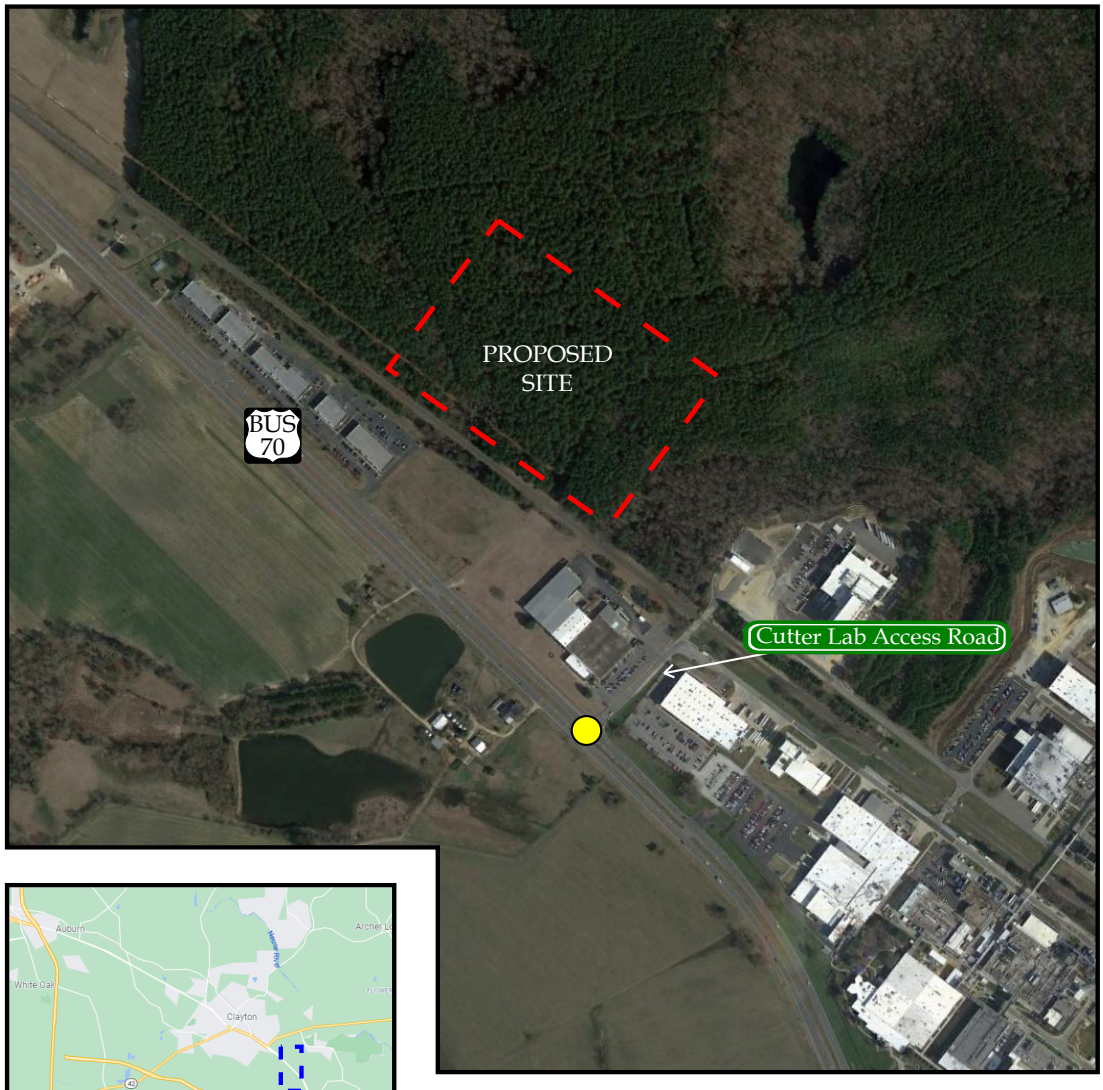
1.4. Existing Roadways

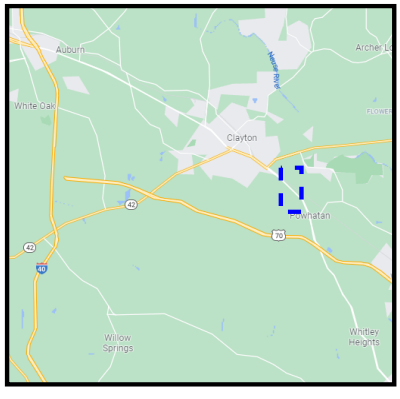
Existing lane configurations (number of traffic lanes on each intersection approach), lane widths, storage capacities, and other intersection and roadway information within the study area are shown in Figure 3. Table 1 provides a summary of this information, as well.

Table 1: Existing Roadway Inventory

Road Name	Route Number	Typical Cross Section	Speed Limit	Maintained By	2019 AADT (vpd)
US 70 Business		4-lane divided	55 mph	NCDOT	21,000
Cutter Lab Access Road	SR 1990	2-lane undivided	25 mph (assumed)	NCDOT	1,430*

*ADT based on the traffic counts from 2021 and assuming the weekday PM peak hour volume is 10% of the average daily traffic.





N

LEGEND

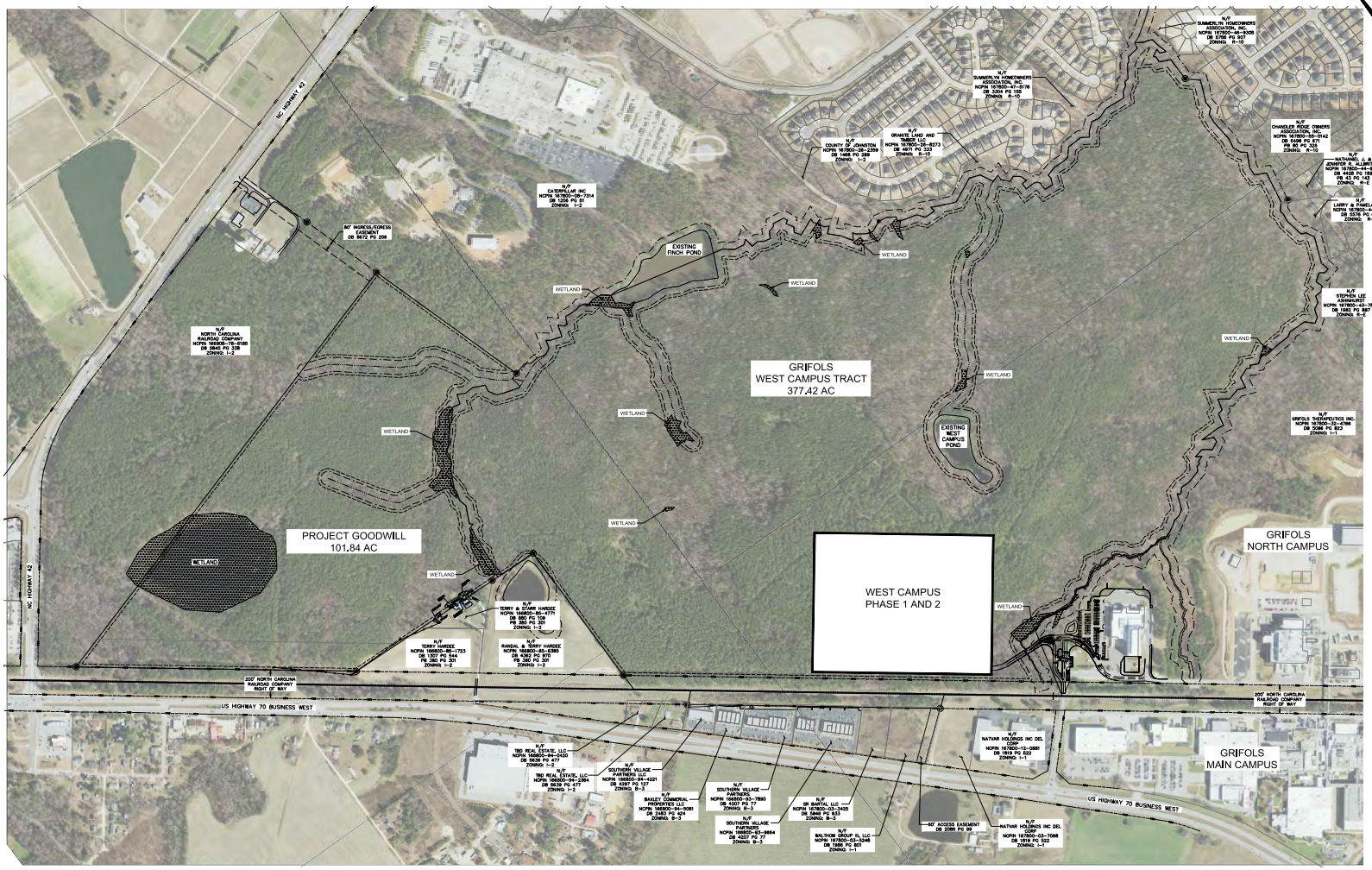
- Proposed Site Location
- Study Intersection
- Study Area

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RAMEY KEMP ASSOCIATES

Grifols West
Clayton, NC

Site Location Map

Scale: Not to Scale | Figure 1



GRIFOLS

mcgill
55 Broad Street
Asheville, NC 28801
828.252.0575
NC Firm License # C-0459
mcgillassociates.com

NO.	DATE	BY	DESCRIPTION

WEST CAMPUS DEVELOPMENT
MASTER PLAN
GRIFOLS THERAPEUTICS, LLC
CLAYTON, NORTH CAROLINA

OFFICE MANAGER	DESIGNER
B. ROARK	S. MEEKINS
PROJECT MANAGER	REVIEWER
C. SIMMONS	

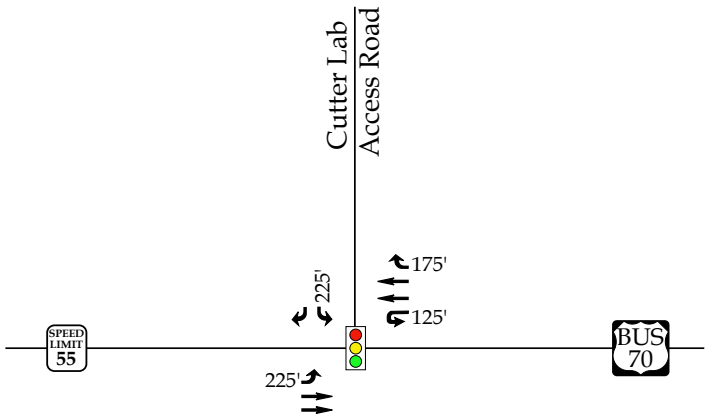
SITE LAYOUT

DATE	PROJECT #	FINDING #
OCTOBER 2021	20.01801	N/A

SHEET
F-1

LEGEND

- Signalized Intersection
- Existing Lane
- X' Storage (In Feet)
- SPEED LIMIT XX Posted Speed Limit



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Grifols West
Clayton, NC

2021 Existing
Lane Configurations

Scale: Not to Scale | Figure 3

2. 2021 EXISTING PEAK HOUR CONDITIONS

2.1. 2021 Existing Peak Hour Traffic Volumes

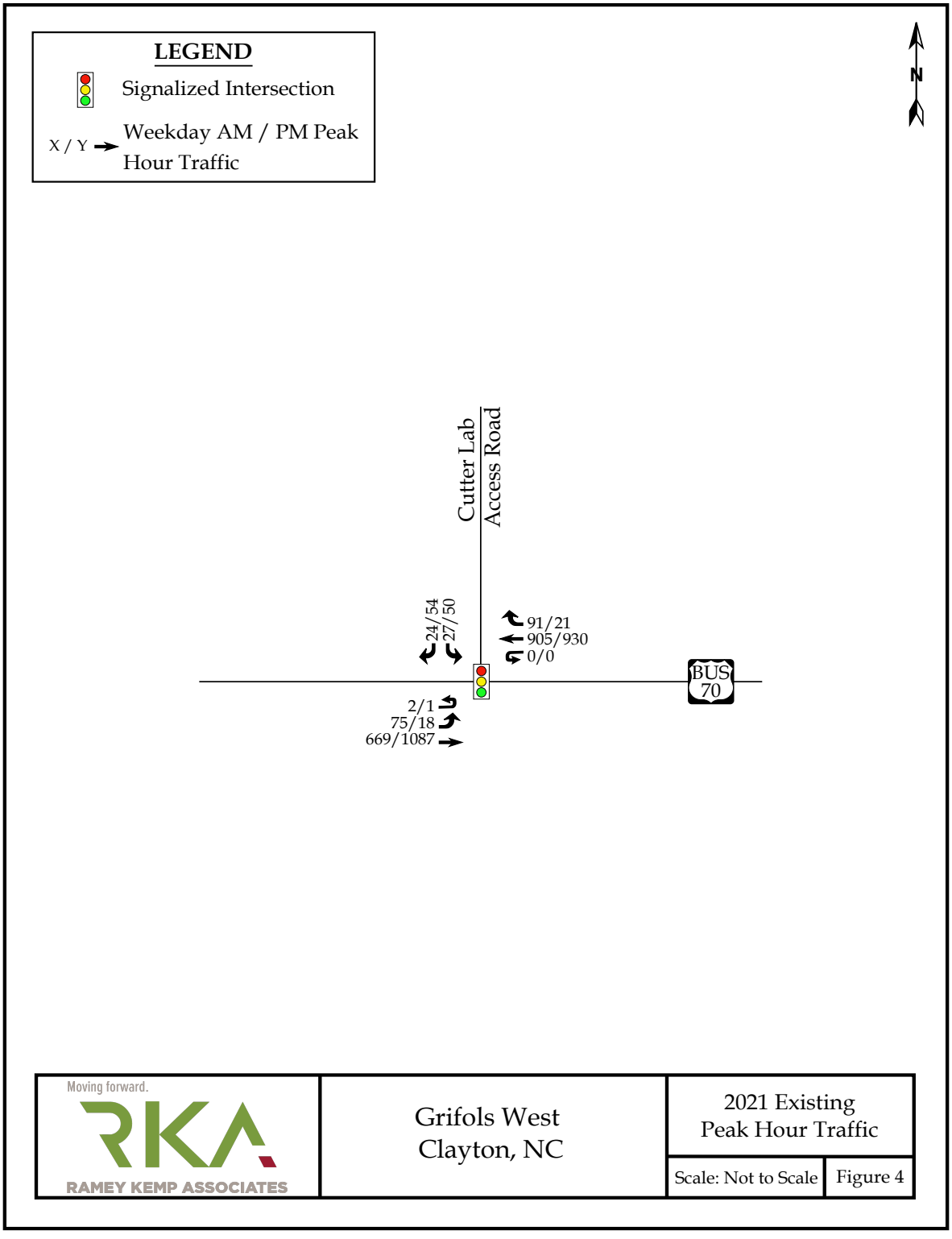
Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed below, in October of 2021 during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods:

- US 70 Business and Cutter Lab Access Road

Weekday AM and PM traffic volumes were balanced between study intersections, where appropriate. Refer to Figure 4 for 2021 existing weekday AM and PM peak hour traffic volumes. A copy of the count data is located in Appendix B of this report.

2.2. Analysis of 2021 Existing Peak Hour Traffic Conditions

The 2021 existing weekday AM and PM peak hour traffic volumes were analyzed to determine the current levels of service at the study intersections under existing roadway conditions.


LEGEND
Signalized Intersection
X / Y
Weekday AM / PM Peak Hour Traffic
N
Cutter Lab Access Road
24/54
27/50
91/21
905/930
0/0
BUS 70
2/1
75/18
669/1087
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Grifols West
Clayton, NC
2021 Existing
Peak Hour Traffic
Scale: Not to Scale
Figure 4

3. 2024 NO-BUILD PEAK HOUR CONDITIONS

In order to account for growth of traffic and subsequent traffic conditions at a future year, no-build traffic projections are needed. No-build traffic is the component of traffic due to the growth of the community and surrounding area that is anticipated to occur regardless of whether or not the proposed development is constructed. No-build traffic is comprised of existing traffic growth within the study area and additional traffic created as a result of adjacent approved developments.

3.1. Ambient Traffic Growth

Through coordination with the Town and NCDOT, it was determined that an annual growth rate of 3% would be used to generate 2024 projected weekday AM and PM peak hour traffic volumes.

3.2. Adjacent Development Traffic

Based on coordination with the NCDOT and the Town, it was determined there were no adjacent developments to consider with this study.

3.3. Future Roadway Improvements

Based on coordination with the NCDOT and the Town, it was determined there were no future roadway improvements to consider with this study.

3.4. 2024 No-Build Peak Hour Traffic Volumes

The 2024 no-build traffic volumes were determined by projecting the 2021 existing peak hour traffic to the year 2024. Refer to Figure 5 for an illustration of the 2024 no-build peak hour traffic volumes at the study intersections.

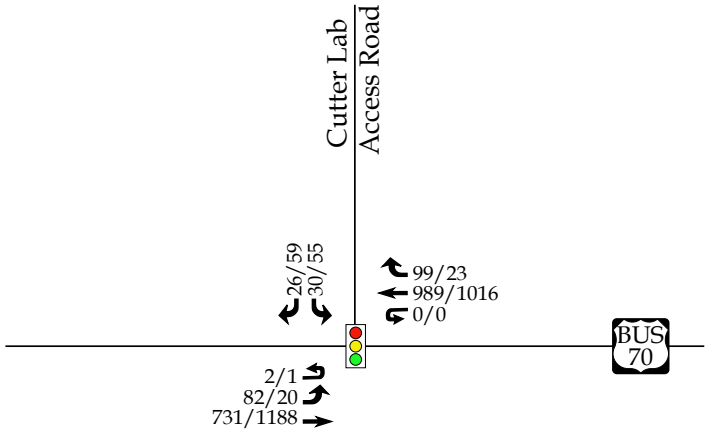
3.5. Analysis of 2024 No-Build Peak Hour Traffic Conditions

The 2024 no-build AM and PM peak hour traffic volumes at the study intersections were analyzed with future geometric roadway conditions and traffic control. The analysis results are presented in Section 7 of this report.

LEGEND

Signalized Intersection

X / Y → Weekday AM / PM Peak Hour Traffic



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4. SITE TRIP GENERATION AND DISTRIBUTION

4.1. Trip Generation

The proposed development is expected to be the West Campus expansion of the existing Grifols pharmaceutical facility. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated according to employment and shift hour projections provided by the client. This information was utilized rather than the ITE *Trip Generation Manual*, 10th Edition as the proposed land uses are very unique and proprietary in nature. These trip generation calculations have been approved by NCDOT and the Town as part of the TIA scoping process. Table 2 provides a summary of the trip generation potential for the site.

Table 2: Trip Generation Summary

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Grifols West Campus	n/a	1,208	142	246	246	142
Total Trips		**1,208**	**142**	**246**	**246**	**142**

It is estimated that the proposed development will generate approximately 1,208 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 388 trips (142 entering and 246 exiting) will occur during the weekday AM peak hour and 388 (246 entering and 142 exiting) will occur during the weekday PM peak hour.

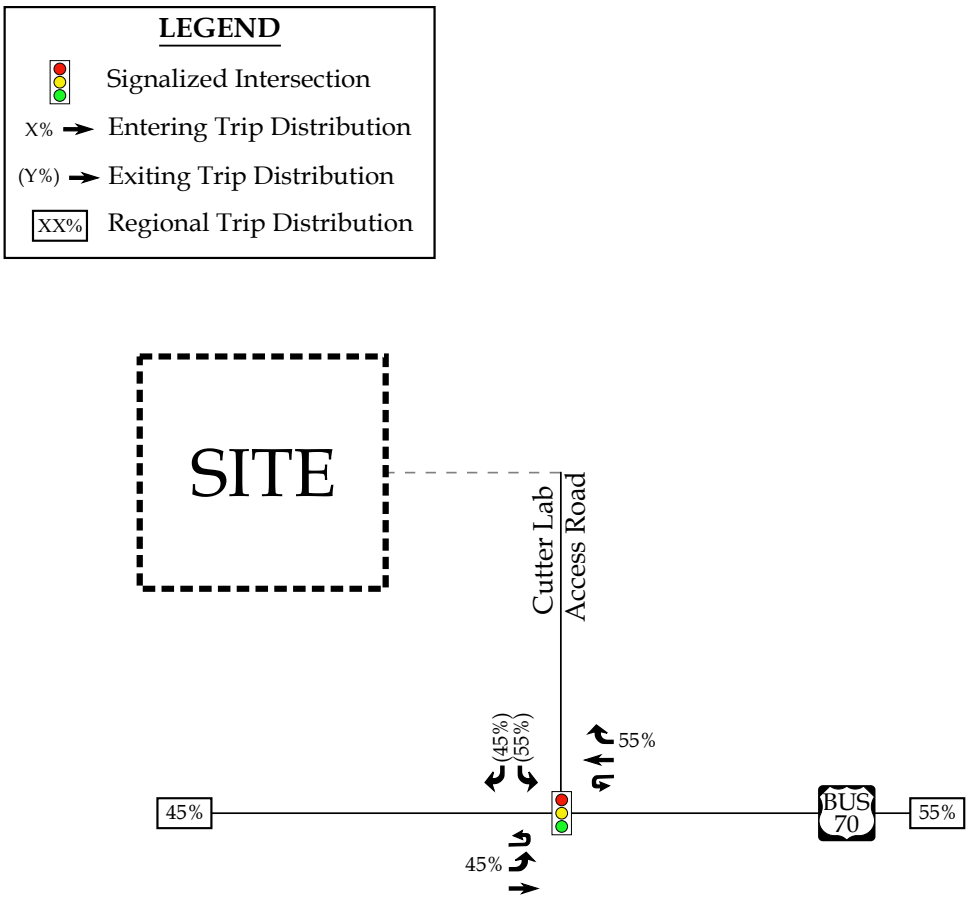
4.2. Site Trip Distribution and Assignment

Trip distribution percentages used in assigning site traffic for this development were estimated based on a combination of existing traffic patterns, population centers adjacent to the study area, and engineering judgment.

It is estimated that the site trips will be regionally distributed as follows:

- 55% to/from the east via US 70 Business
- 45% to/from the west via US 70 Business

The site trip distributions for scenarios 1 and 2 are shown in Figure 6a and Figure 6b, respectively. Refer to Figures 7a and 7b for the site trip assignment for each access scenario.

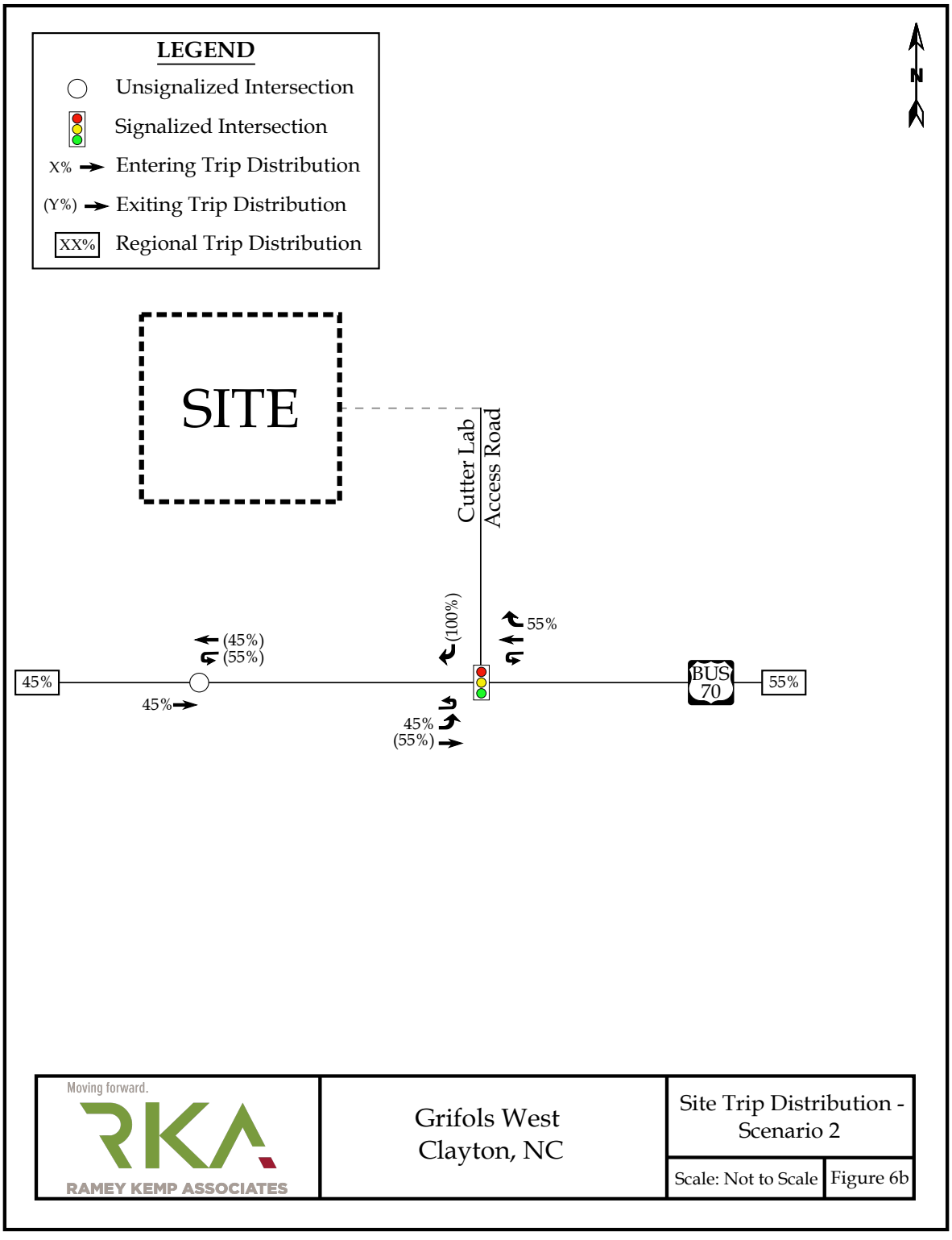


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Grifols West
Clayton, NC

Site Trip Distribution - Scenario 1

Scale: Not to Scale | Figure 6a

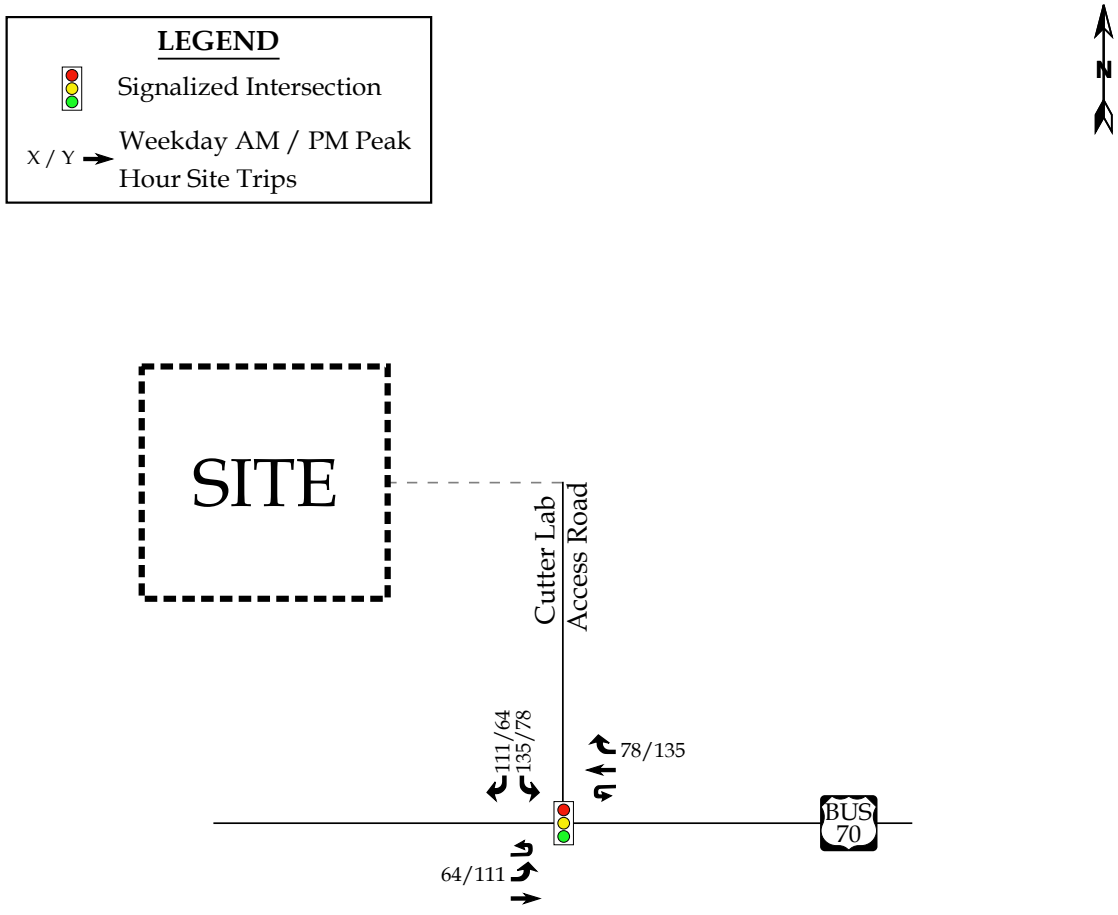


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Grifols West
Clayton, NC

Site Trip Distribution - Scenario 2

Scale: Not to Scale | Figure 6b

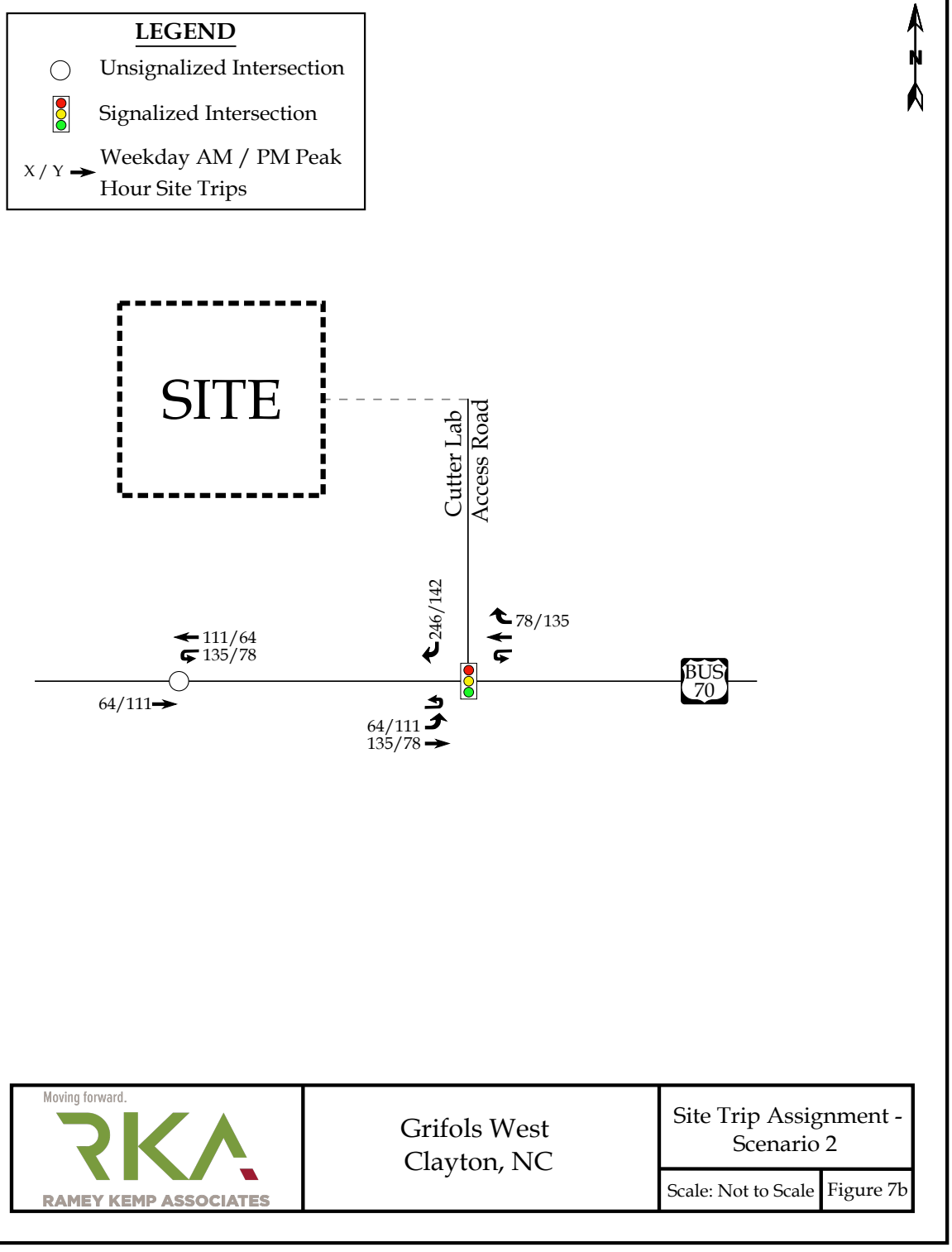


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Grifols West
Clayton, NC

Site Trip Assignment - Scenario 1

Scale: Not to Scale | Figure 7a



Moving forward. RKA RAMEY KEMP ASSOCIATES	Grifols West Clayton, NC	Site Trip Assignment - Scenario 2 Scale: Not to Scale | Figure 7b

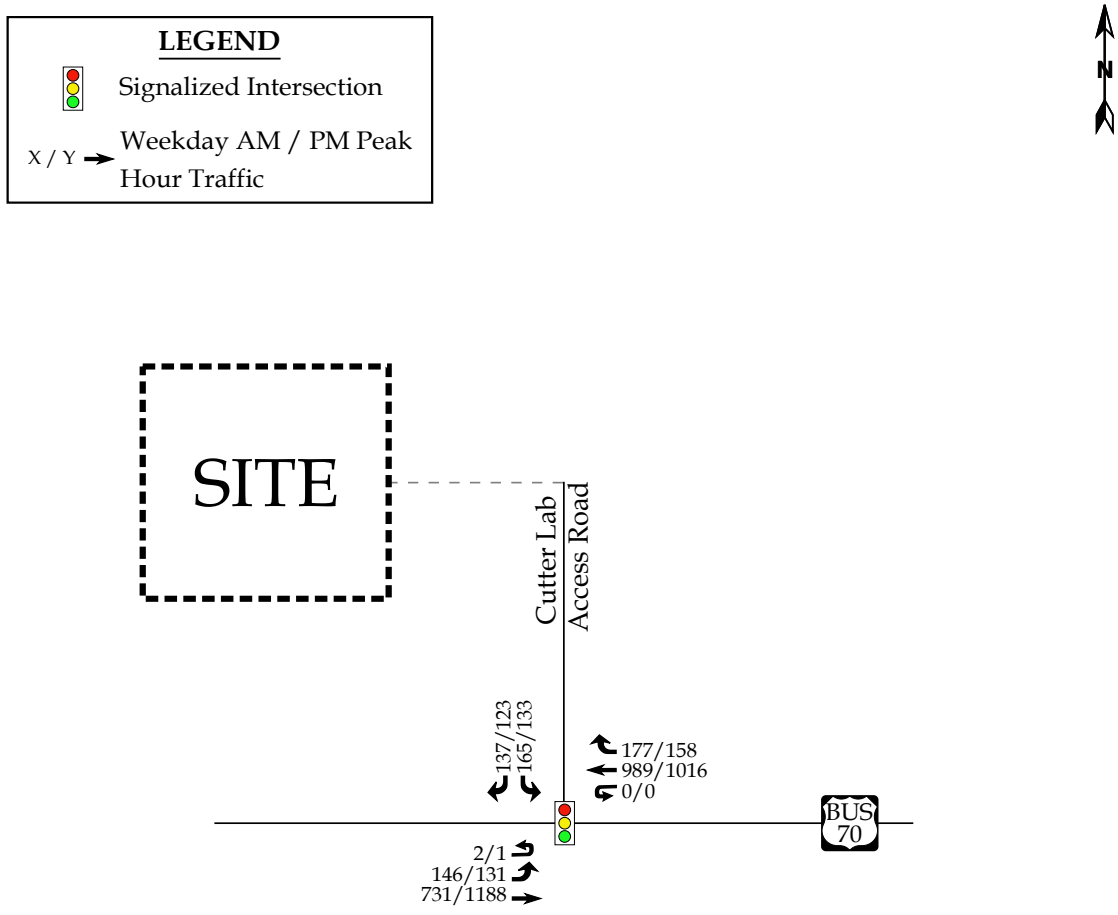
5. 2024 BUILD TRAFFIC CONDITIONS

5.1. 2024 Build Peak Hour Traffic Volumes

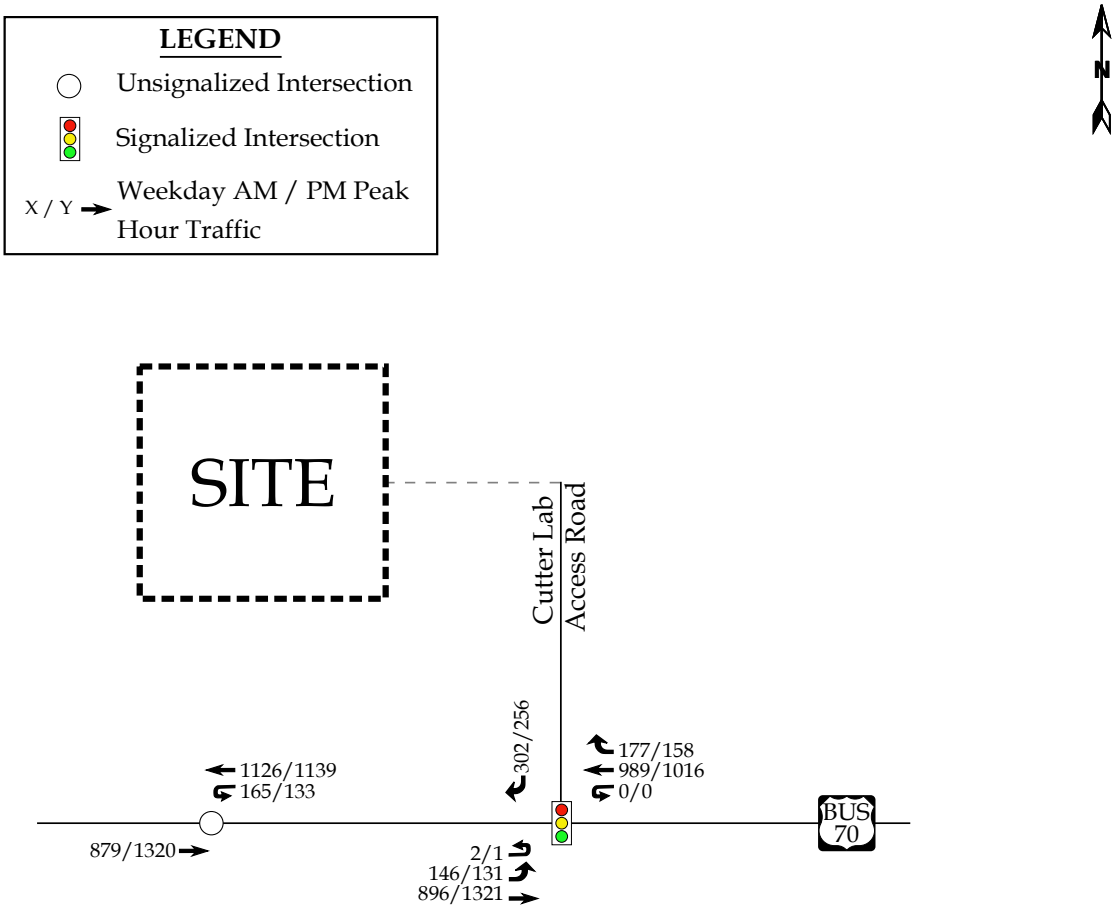
To estimate traffic conditions with the site fully built-out, the total site trips were added to the 2024 no-build traffic volumes to determine the 2024 build traffic volumes. Refer to Figure 8a and Figure 8b, for illustrations of the 2024 build peak hour traffic volumes with the proposed site fully developed under access scenario 1, and access scenario 2, respectively.

5.2. Analysis of 2024 Build Peak Hour Traffic Conditions

Study intersections were analyzed with the 2024 build traffic volumes using the same methodology previously discussed for existing and no-build traffic conditions. Intersections were analyzed with improvements necessary to accommodate future traffic volumes. The results of the capacity analysis for each intersection are presented in Section 7 of this report.



Moving forward. RKA RAMEY KEMP ASSOCIATES	Grifols West Clayton, NC	2024 Build Peak Hour Traffic - Scenario 1 Scale: Not to Scale | Figure 8a



Moving forward. RKA RAMEY KEMP ASSOCIATES	Grifols West Clayton, NC	2024 Build Peak Hour Traffic - Scenario 2 Scale: Not to Scale | Figure 8b

6. TRAFFIC ANALYSIS PROCEDURE

Study intersections were analyzed using the methodology outlined in the *Highway Capacity Manual* (HCM), 6th Edition published by the Transportation Research Board. Capacity and level of service are the design criteria for this traffic study. A computer software package, Synchro (Version 10.3), was used to complete the analyses for most of the study area intersections. Please note that the unsignalized capacity analysis does not provide an overall level of service for an intersection; only delay for an approach with a conflicting movement.

The HCM defines capacity as "the maximum hourly rate at which persons or vehicles can reasonably be expected to traverse a point or uniform section of a lane or roadway during a given time period under prevailing roadway, traffic, and control conditions." Level of service (LOS) is a term used to represent different driving conditions, and is defined as a "qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers." Level of service varies from Level "A" representing free flow, to Level "F" where breakdown conditions are evident. Refer to Table 3 for HCM levels of service and related average control delay per vehicle for both signalized and unsignalized intersections. Control delay as defined by the HCM includes "initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay". An average control delay of 50 seconds at a signalized intersection results in LOS "D" operation at the intersection.

Table 3: Highway Capacity Manual – Levels-of-Service and Delay

UNSIGNALIZED INTERSECTION		SIGNALIZED INTERSECTION	
LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)	LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)
A	0-10	A	0-10
B	10-15	B	10-20
C	15-25	C	20-35
D	25-35	D	35-55
E	35-50	E	55-80
F	>50	F	>80

6.1. Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to the NCDOT Congestions Management Guidelines.

7. CAPACITY ANALYSIS

7.1. US 70 Business and Cutter Lab Access Road

The existing signalized intersection of US 70 Business and Cutter Lab Access Road was analyzed under 2021 existing, 2024 no-build, and 2024 build traffic conditions with lane configurations and traffic control shown in Table 4. Refer to Table 4 for a summary of the analysis results. Refer to Appendix C for the Synchro capacity analysis reports.

Table 4: Analysis Summary of US 70 Business and Cutter Lab Access Road

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2021 Existing	EB WB SB	1 U, 2 TH, 1 RT 1 LT, 2 TH 1 LT, 1 RT	A B C	A (8)	A A D	A (6)
2024 No-Build	EB WB SB	1 U, 2 TH, 1 RT 1 LT, 2 TH 1 LT, 1 RT	A B C	A (8)	A A C	A (7)
2024 Build *Scenario 1*	EB WB SB	1 U, 2 TH, 1 RT 1 LT, 2 TH 1 LT, 1 RT	A B C	B (14)	A B C	B (13)
2024 Build *Scenario 2*	EB WB SB	1 U, 2 TH, 1 RT 1 LT, 2 TH 2 RT	A B C	B (15)	A B C	B (14)

Improvements and/or revised lane configurations associated with the conversion to an RCI shown underlined.

Capacity analysis of 2021 existing, 2024 no-build, and 2024 build traffic conditions indicates that the intersection of US 70 Business and Cutter Lab Access Road is expected to operate at an overall LOS B or better during the weekday AM and PM peak hours. Additionally, all intersection approaches are expected to operate at LOS D or better during the weekday AM and PM peak hours under all analysis scenarios.

It should be noted that a reduction in delay is shown for the minor street approach during the weekday PM peak hour under 2024 no-build traffic conditions without geometric improvements which is attributable to adding traffic to an under-capacity approach which improves the average delay experienced by vehicles on this approach on a per-cycle basis.

It was assumed that the existing southbound left-turn lane would be converted a secondary southbound right-turn lane under access scenario 2 based upon the existing lane configurations and restricted minor-street movements with this proposed intersection layout. Based on a comparison of 2024 build conditions under access scenario 1 and access scenario 2, it is expected that the overall intersection will perform with the same or greater overall delay under access scenario 2 compared to the existing configuration. Therefore, it is recommended that the current laneage and configuration of the intersection remain due to the negligible improvements to operations that the conversion to an RCI would provide and the acceptable operations found at this intersection under access scenario 1. Additionally, Cutter Lab Access Road serves semi-truck delivery and shipping trucks during off-peak hours. The conversion of this intersection to an RCI would require a large u-turn bulb at the existing median cut to the west of this driveway to service these re-routed trucks which could have constructability issues due to the nearby pond.

7.2. US 70 Business and Westbound U-Turn Bulb

The proposed intersection of US 70 Business and the Westbound U-Turn Bulb was analyzed under 2024 build traffic conditions with the lane configurations and traffic control shown in Table 5. Refer to Table 5 for a summary of the analysis results. Refer to Appendix D for the Synchro capacity analysis reports.

Table 5: Analysis Summary of US 70 Business and Westbound U-Turn Bulb

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2024 Build *Scenario 2*	EB WB*	2 TH 1 U, 2 TH	-- C[1]	N/A	-- C[1]	N/A

*Synchro analyzed the WBU as SBL movements due to the nature of the RCI and synchro limitations.
1. Level of service for major-street u-turn movement.

Capacity analysis indicates that the major-street westbound u-turn movement at the proposed future U-Turn bulb location is expected to operate at LOS C during the weekday AM and PM peak hours under 2024 build traffic conditions.

Cutter Lab Access Road serves semi-truck delivery and shipping trucks during off-peak hours. The conversion of the intersection of US 70 Business and Cutter Lab Access Road, located to the east, to an RCI configuration would unnecessarily re-route a potentially large volume of exiting truck traffic heading east on US 70 Business from the site through this u-turn bulb. Doing so would require a large u-turn bulb at this existing median cut which could have constructability issues due to the nearby pond. For these reasons, maintaining the existing configuration of this intersection under access scenario 1 is recommended.

8. CONCLUSIONS

This Traffic Impact Analysis was conducted to determine the potential traffic impacts of the proposed west campus expansion of the existing Grifols pharmaceutical facility. The proposed development is to be located along US 70 Business, west of NC 42 in Clayton, North Carolina. The proposed development is expected to be built out in 2024. Site access is proposed via the existing driveway connection to Cutter Lab Access Road.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2021 Existing Traffic Conditions
- 2024 No-Build Traffic Conditions
- 2024 Build Traffic Conditions

Trip Generation

It is estimated that the proposed development will generate approximately 388 primary trips (142 entering and 246 exiting) during the weekday AM peak hour and 388 primary trips (246 entering and 142 exiting) during the weekday PM peak hour.

Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to NCDOT Congestion Management Guidelines. Refer to section 6.1 of this report for a detailed description of any adjustments to these guidelines made throughout the analysis.

Intersection Capacity Analysis Summary

All the study area intersections (including the proposed site driveways) are expected to operate at acceptable levels-of-service under existing and future year conditions.

9. RECOMMENDATIONS

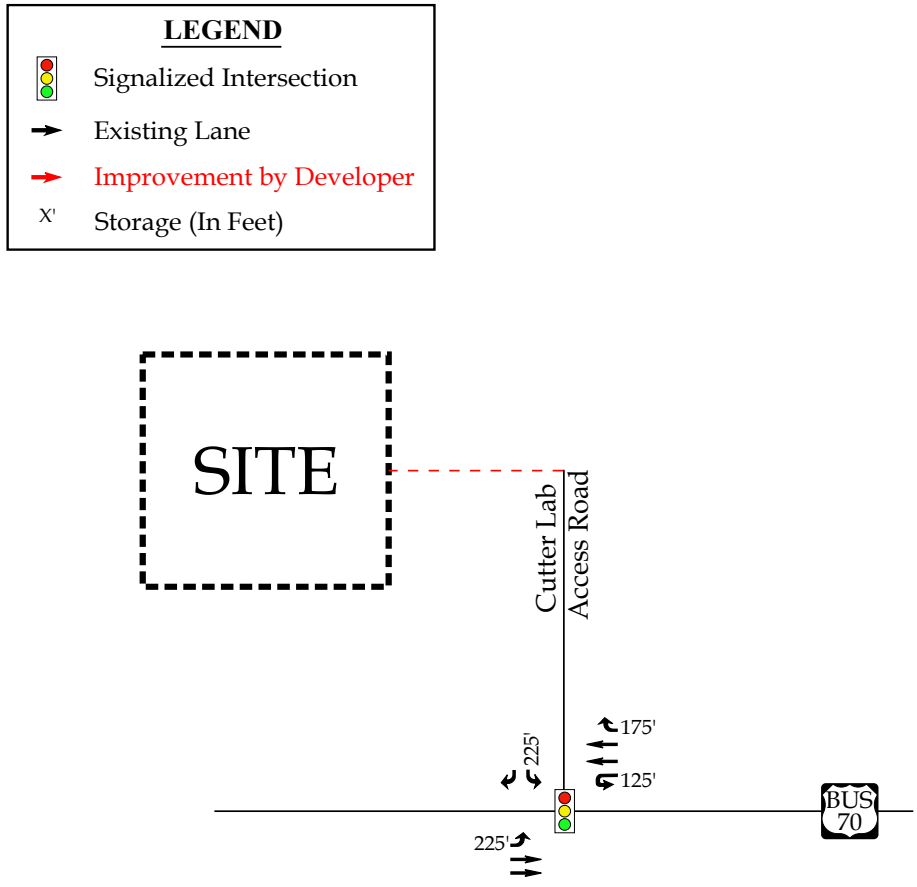
Based on the findings of this study, specific geometric improvements have been identified and are recommended to accommodate future traffic conditions. See a more detailed description of the recommended improvements below. Refer to Figure 9 for an illustration of the recommended lane configuration for the proposed development under access scenario 2 since no improvements are recommended under access scenario 1.

Recommended Improvements by Developer

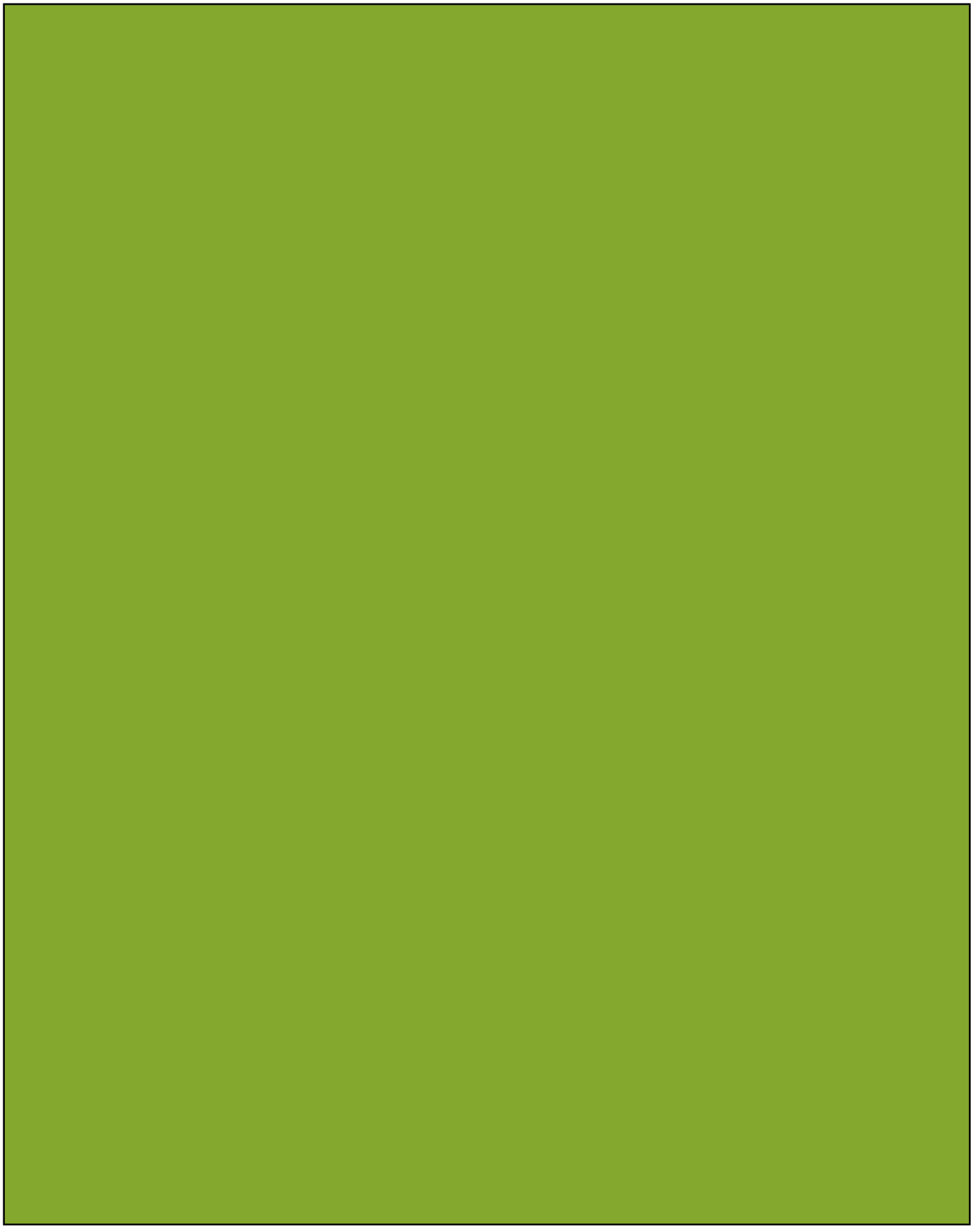
US 70 Business and Cutter Lab Access Road

Scenario 1:

- Provide connection to the existing Cutter Lab Access Road.



Moving forward. RKA RAMEY KEMP ASSOCIATES	Grifols West Clayton, NC	Recommended Lane Configurations - Scenario 1 Scale: Not to Scale | Figure 9



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

Planning Board: April 25, 2022

STAFF REPORT

Application Number: 2021-153-CZM

Project Name: Grifols West Campus Conditional Zoning District

Tag #(s): 05I05004F, 05I05001C
Location: Cutter Lab Access Road, Clayton, NC 27520
Existing Zoning District: I-2
Proposed Zoning District: CZ-I
Applicant: McGill Associates, PA
Owner(s): Grifols Therapeutics, LLC

Public Noticing:

- Neighborhood meeting: January 27, 2022
- Sign posted: April 14, 2022
- Letters mailed: April 14, 2022

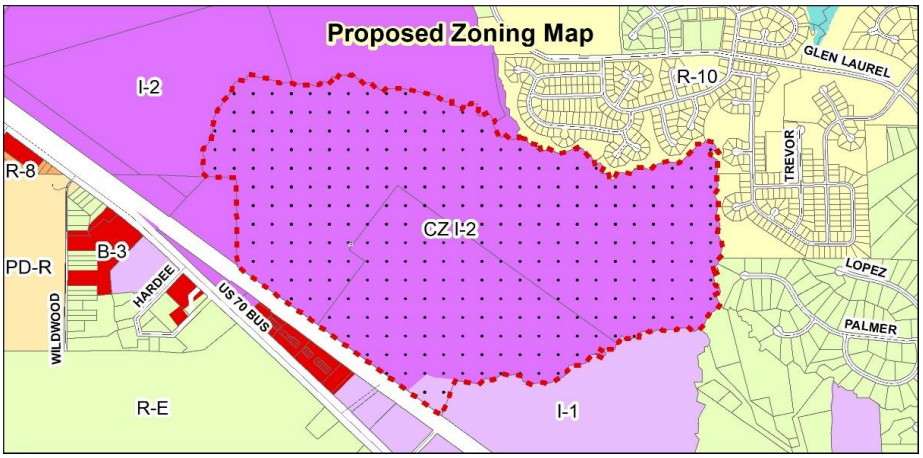
REQUEST: Rezone the properties referenced above, located near the rail line and US 70 BUS W, from Heavy Industrial (I-2) to Conditional Zoning – Industrial (CZ-I). The Conditional Zoning District would allow for up to 10,000,000 square feet of gross floor area for new industrial buildings. The Conditional Zoning District is accompanied by a Master Plan and Master Plan Narrative.

SITE DATA:
Acreage: 373.04 acres
Existing Use: Vacant – Undeveloped



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use(s)
North	Heavy Industrial (I-2) to NE / Single-Family Residential – 10,000 sq ft (R-10) to NW	Undeveloped to NW / Single Family Residential to NE
South	Railroad Corridor/B3	Southern Village Commercial Center
East	Single-Family Residential – 10,000 sq ft (R-10) to NE / Residential-Estate (R-E) to SE	Single-Family Residential
West	Heavy Industrial (I-2)	Single-Family Residential



DEVELOPMENT DATA:

Proposed Uses:	Heavy Manufacturing/Industrial Uses
Proposed Intensity:	Overall up to 10,000,000 square feet of gross floor area would be permitted throughout the entire master planned area.
Fire Protection:	Town of Clayton
Access/Streets:	Access Point #1 will be provided by connecting to the existing Cutter Lab Access Road, which also provides access to the existing Grifols North Campus.
Water/Sewer Provider:	Town of Clayton
Electric Provider:	Duke Energy

OVERVIEW:

The applicant is requesting a Conditional Zoning District with an associated Master Plan to allow for up to 10,000,000 square feet of gross floor area of new campus buildings (primarily heavy industrial) on 373.04 acres. The development is proposing multiple phases, with the first two phases consisting of approximately 360,000 square feet of industrial uses expected to be constructed in the next 10-15 years. The timeline for construction in other phases is unknown at this time. The development has requested the following dimensional standards:

- Maximum Floor Area: 10,000,000 SF
- Maximum Building Height: 150'
- Public Street/Front Setback: 50'
- Side Interior Setback: 20'
- Side Public Street Setback: 30'
- Rear Setback: 40'
- Riparian Buffer Setback: 20'
- Maximum Building Coverage (BCR): 50%
- Maximum Impervious Surface: 75%

Transportation Improvements
For Phases 1 and 2, one point of access is being proposed, which would be at the southern end of the parcel. It is a two-way driveway connection to an existing driveway and security gate at the Grifols North Campus. Beyond Phase 2, the Town will require construction of a second access point on the west end of the parcel through the North Carolina Railroad property to NC 42. The Town requests that construction of this access point for construction of any phase after Phase 2 shall be a condition of approval for this conditional zoning application.

A Traffic Impact Analysis (TIA) was submitted by Ramey Kemp Associates that only analyzed the effect of developing Phases 1 and 2. That TIA is included in the packet as an attachment. The TIA required improvements to US 70 Business near the Cutter Lab Access Road for the initial two phases. Future phases shall require a new TIA to be performed at the planning phases for those projects.

Stormwater, Water, Sewer and Electricity
The development will comply with the Town of Clayton Stormwater requirements for the following:

- Maximum Impervious Surface Area: 75%
- Peak Post-Development Runoff Rates: 25 year, 10 year, 2 year, and 1 year 24-hour peak design storm events.
- Total Nitrogen Export: Limited to 3.6/lb/ac/yr or treatment and/or credit offset purchases made.

The applicant has developed a Stormwater Management Master Plan to govern stormwater management over Grifols' contiguous campus. The Town's Engineering Department received this plan in October 2021 and have been updating it with each project that has been submitted to the Town for a Site Plan or Stormwater Permit. Potential stormwater control measures have been identified on Sheet 3 of the Master Plan.

Parking
The Master Plan Narrative states that provided parking shall be in accordance with the UDC as applicable at the time of this submittal and as applicable to the uses for each building. No deviation from the UDC standards is proposed.

Landscaping/Buffers
The development will provide a 100-foot wide landscape buffer along the northeastern perimeter of the site which abuts existing single-family residential development. The buffer shall utilize existing vegetation and includes streams and wetlands which are protected from major development. The Master Plan Narrative restricts development in the buffer to the following uses:

1. Archaeological activities provided any vegetation removed is restored with vegetation of a comparable mature coverage.
2. Stormwater outfalls, drainage ditches and other conveyances and associated permanent erosion control measures so long as diffused flow is maintained through the Neuse Riparian Buffer.
3. Pedestrian, bikeway, equestrian, golf cart, and other recreation trails (public or private) provided the buffer disturbance is no more than 20' in width and their supporting facilities.
    a. Public recreation trails shall be contained within a public easement.
4. Maintenance paths provided the buffer disturbance is no more than 20' in width.
5. Utilities and utility lines (public or private) to include but not be limited to:

a. Wastewater
b. Potable water
c. Industrial process water
d. Natural gas
e. Electricity (above and below ground)
f. Communications
g. Pump stations, provided that:
    i. No alternative to their location exists,
    ii. Disturbance is limited to no more than 40' in width for each line,
    iii. Diffused flow of stormwater is maintained through the Neuse Riparian Buffer,
    iv. Land disturbance is minimized where possible,
    v. Trenches are immediately backfilled following line installation.
    vi. Public utilities are contained within a recorded public utility easement.

6. Scientific studies and stream gauging.
7. Stream restoration and bank stabilization.
8. Vegetation management, including:
    a. Emergency fire control measures, provided topography is restored,
    b. Planting vegetation to enhance the buffer's function,
    c. Pruning forest vegetation, provided the health and function of the vegetation is not compromised,
    d. Removing individual trees that are in danger of causing damage to dwellings, structures, or human life,
    e. Removing poison ivy and/or other noxious vegetation,
    f. Removing understory nuisance vegetation as defined in Exotic Plant Guidelines (Guideline #30, NCDEQ, Division of Parks and Recreation, 1998).
9. Wetland restoration.
10. Minimal grading activities to support the above activities.
11. Temporary erosion control measures to support the above construction activities.
12. Within the 50' Neuse Riparian Buffer, activities are limited by the current Neuse Buffer Rules as administered by the North Carolina Department of Environmental Quality.

All other landscaping on site shall be in accordance with the interior landscaping and vehicular use area landscaping requirements in UDC Article 4.

Architectural Standards

The Master Plan Narrative states that architectural design standards shall be in accordance with the UDC as applicable at the time of this submittal and as applicable to buildings in the I-2 zoning district.

CONDITIONAL ZONING AND MASTER PLAN APPROVAL CRITERIA

Conditional Zoning District Approval Criteria

See Master Plan Narrative for Applicant Responses

In connection with its legislative decision on a conditional zoning district request, the Town Council may consider factors including, but not limited to, the following:

1. Consistency with the adopted plans and policies of the Town

    Staff Commentary: The proposed zoning is consistent with the Future Land Use Map from the 2045 Comprehensive Growth Plan, which designates the site as Employment Center. Potential uses are limited to those permitted in the I-1 and I-2 zoning districts at the time of submittal. Staff finds the master plan and narrative to be consistent with adopted plans and policies of the Town.

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

Staff Commentary: Approval of this application would have virtually no effect on the uses allowed at the site. The only change is that uses in the I-1 district would also be permitted. Since the I-1 district is intended to accommodate less intensive uses than I-2, Town staff have no concern about allowing these uses.

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

   Staff Commentary: The proposed change will have virtually no effect on the uses that would go at the site. The primary reason for the change is to accommodate a unique need by Grifols to construct buildings that exceed the maximum height allowed in the conventional I-2 district. While this accommodation could be made through a variance for each building exceeding the maximum height regulation in the UDC, a conditional zoning district was pursued instead to allow the applicant to set specific dimensional criteria for the entire West Campus site. Approving this application will improve the balance of uses by enabling the applicant to develop the site in accordance with its Future Land Use Map designation.

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

   Staff Commentary: According to the applicant's TIA, no improvements are required along US 70 Business for the construction of Phases 1 and 2. Future development is not anticipated for several years at least, and the requirements for additional traffic studies and construction of Access Point #2 should ameliorate any potential traffic concerns.

   The applicant is still working through plans for wastewater allocation for Phases 1 and 2. The Engineering Department and the applicant are in regular contact over the matter and it is understood that Town Council must approve a wastewater allocation application prior to any development allowed under this Conditional Zoning District. Staff anticipates the wastewater allocation application to be ready for Council approval in May 2022 when the conditional zoning application will also appear on the agenda.

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

   Staff Commentary: Staff does not believe that legal purposes for which zoning exists will be contravened by the approval of the conditional zoning district.

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

   Staff Commentary: Based on the TIA submitted by the applicant, the proposed buffer for the property, and the recommended conditions, staff does not believe there will be any adverse effect upon adjoining property owners.

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

   Staff Commentary: While the owners/developers may benefit from the development, staff believes that with the proposed conditions there will be no detriment to the general public.

Master Plan Approval Criteria

The master plan shall include and the applicant shall be responsible for successfully addressing the following:

- Compliance with § 155.203(L) and all other applicable requirements of this chapter, or analysis and justification if it deviates from the requirements of this chapter;
- Consistency with the Clayton General Design Guidelines;

- Conformance of the proposal with the stated purpose of the requested conditional zoning district;
- Compatibility of the proposed development with the adjacent community;
- The quality of design intended for each component of the project and the ability of the overall development plan to ensure a unified, cohesive environment at full build-out;
- Compatible relationships between each component of the overall project;
- Self-sufficiency of each phase of the overall project;
- The fiscal impact of the proposal and the proposed financing of required improvements;
- The success of the proposal in providing adequate pedestrian and bicycle links within the development and with the adjacent community; and
- The effectiveness with which the proposal protects and preserves the ecologically sensitive areas within the development.

Staff Commentary: The applicant has provided a Master Plan Narrative providing details of the proposal. Through the Master Plan, Narrative and proposed conditions, staff believes that the applicant has successfully met the criteria.

CONSIDERATIONS:

- The Planning Board shall make a recommendation on the application to the Town Council. The Planning Board's recommendation shall include a written statement to the Town Council describing whether its recommendation is consistent with the adopted plans and policies of the Town. If the Planning Board fails to make a recommendation, the Town Council may process the request without a recommendation.
- If approved, the conditional zoning district, master plan and narrative will be recorded with Johnston County and shall guide future development for this land. The conditional zoning district, master plan, and narrative shall not expire, and will run with the land.
- If the conditional zoning district is approved, the 2045 Growth Plan Future Land Use Map will be considered amended to match the proposed conditional zoning district.
- The Planning Board may recommend adding or removing conditions. The developer must agree to any imposed conditions.

RECOMMENDED CONDITIONS OF APPROVAL:

If approved, staff recommends placing the following conditions of approval upon the application. The applicant has reviewed the attachment and agrees with the conditions proposed by staff.

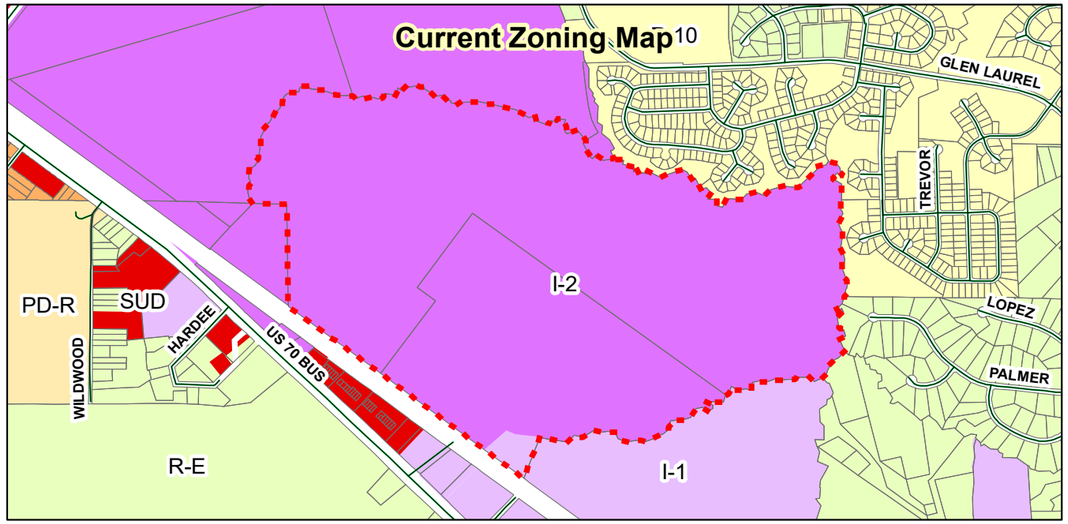
1. Following Town Council approval, an electronic copy of the Master Plan and Narrative including the Conditions of Approval shall be submitted to the Planning Department for final approval.
2. The Development shall meet all adopted Town of Clayton Unified Development Code (UDC) requirements, Town of Clayton Engineering and Stormwater design standards, and the North Carolina Fire Code and NFPA Fire standards, except where specifically modified by the approved master plan.
3. The Development shall be constructed in substantial conformance with the Master Plan and Master Plan Narrative as approved by the Clayton Town Council.
4. The Development shall be required to construct Point of Access #2 as shown on the Master Plan prior to completion of any phase following Phases 1 and 2. If the proposed Point of Access #2 (connecting to NC 42 near Front Street) cannot be constructed, then an access point shall be constructed through the existing access and utility easement that connects to NC 42 through the Clayton Fire Station property.
5. The following standards will apply to the Development as a whole:
    - Maximum Floor Area: 10,000,000 Square Feet
    - Maximum Building Coverage Ratio: 50%

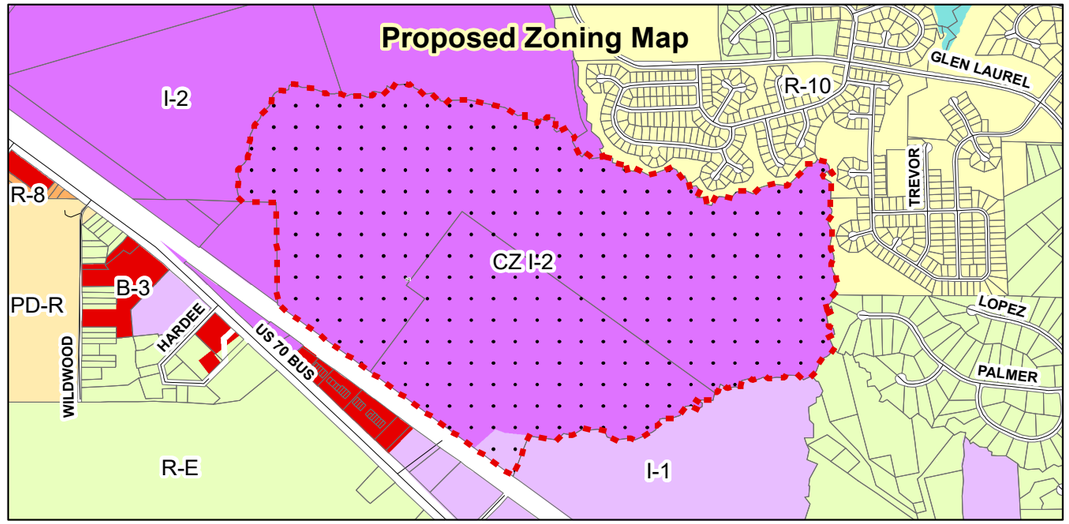
- Maximum Allowable Building Height: 150 Feet
- Maximum Impervious Surface: 75%
- Minimum Front, Side Interior, Side Street, Rear, and Riparian Buffer Setbacks as specified in the Master Plan.

6. Allowable land uses shall be restricted to Permitted Uses in the I-1 and I-2 Zoning Districts.
7. The 100' Development Buffer shall be established as described in the Master Plan Narrative and shown on the Master Plan. In the event of a natural disaster or Act of God, the applicant shall restore vegetation at the minimum rate required for a Class C buffer in the Unified Development Code. Allowed uses in the buffer shall be consistent with those listed in the Master Plan Narrative.
8. No additional development beyond Phases 1 and 2 shall be approved prior to approval of additional Wastewater Allocation by the Clayton Town Council.
9. Any future development beyond Phases 1 and 2 shall require a Transportation Impact Analysis (TIA) to be submitted and reviewed with any future site plan(s).
10. To the extent of any conflict between the Master Plan, Master Plan Narrative and these conditions, these conditions shall control.

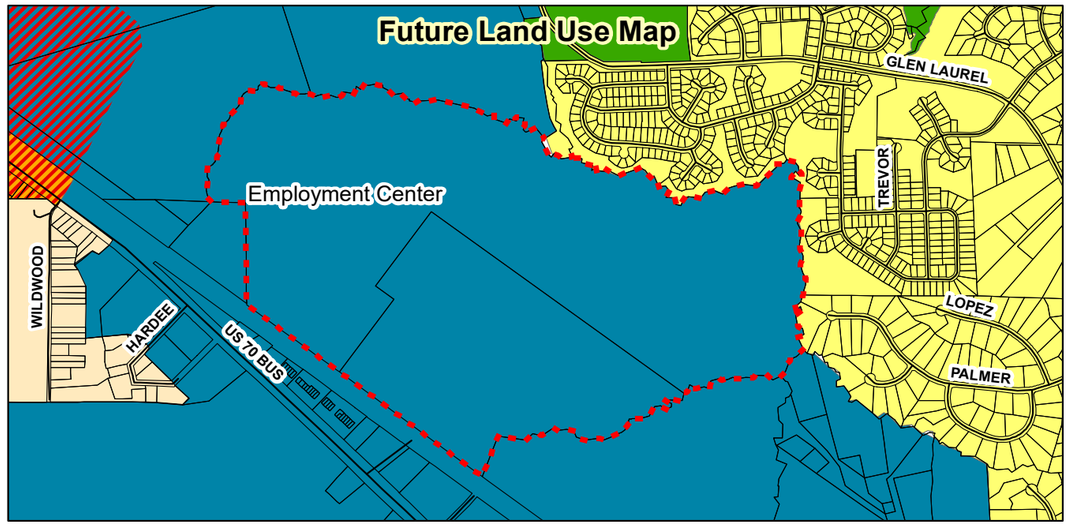
ATTACHMENTS:

1) Application & Owner's Consent Form
2) Master Plan Narrative
3) Master Plan
4) Neighborhood Meeting Materials
5) Traffic Impact Analysis (TIA)
6) Recommended Conditions of Approval – Signed
7) Staff Report Map









Request: Rezoning from I-2 to CZ I-2
Project Name: Grifols West Campus Development
Project Number: 2021-153-CZM

Applicant: McGill Associates, PA
Property Owner: Grifols Therapeutics, LLC
Tag #: 05I05004F, 05I05001C

Site

0 0.5 1 Miles

N

Staff Report Map
Prepared by: TOC Planning Department
April 13, 2022

Disclaimer: Town of Clayton assumes no legal responsibility for the quality fo the data represented here.

Document Path: O:\PLANNING\CONDITIONAL ZONING w_MASTER\2021\2021-153-CZM Grifols West Campus Development\Staff Report Maps\Staff Report Maps - 2021-153-CZM Grifols West Campus Development.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

April 19, 2022

McGill Associates, PA
5400 Trinity Road, Suite 107
Raleigh, NC 27607
ben.cathey@mcgillassociates.com

Re: 2021-153-CZM Grifols West Campus Conditional Zoning District and Master Plan

To Whom It May Concern,

The Town of Clayton Planning staff is recommending to the Planning Board and Town Council that conditions of approval be placed upon the above referenced application, which proceeds to the Planning Board on April 25, 2022. These recommended conditions of approval are outlined on the back of this letter.

Please read through these potential conditions of approval, and sign below if you agree with the conditions as proposed. If you do not agree, please respond accordingly in writing. This will be included within the agenda packet for Planning Board and Town Council review.

Thank you.

Sincerely,

Aaron Prichard, AICP, CZO
Planner II

Recommend Conditions of Approval (2021-153-CZM, Grifols West Campus Conditional Zoning District and Master Plan):

1. Following Town Council approval, an electronic copy of the Master Plan and Narrative including the Conditions of Approval shall be submitted to the Planning Department for final approval.
2. The Development shall meet all adopted Town of Clayton Unified Development Code (UDC) requirements, Town of Clayton Engineering and Stormwater design standards, and the North Carolina Fire Code and NFPA Fire standards, except where specifically modified by the approved master plan.
3. The Development shall be constructed in substantial conformance with the Master Plan and Master Plan Narrative as approved by the Clayton Town Council.
4. The Development shall be required to construct Point of Access #2 as shown on the Master Plan prior to completion of any phase following Phases 1 and 2. If the proposed Point of Access #2 (connecting to NC 42 near Front Street) cannot be constructed, then an access point shall be constructed through the existing access and utility easement that connects to NC 42 through the Clayton Fire Station property.
5. The following standards will apply to the Development as a whole:
    - Maximum Floor Area: 10,000,000 Square Feet
    - Maximum Building Coverage Ratio: 50%
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    - Maximum Impervious Surface: 75%
    - Minimum Front, Side Interior, Side Street, Rear, and Riparian Buffer Setbacks as specified in the Master Plan.
6. Allowable land uses shall be restricted to Permitted Uses in the I-1 and I-2 Zoning Districts.
7. The 100' Development Buffer shall be established as described in the Master Plan Narrative and shown on the Master Plan. In the event of a natural disaster or Act of God, the applicant shall restore vegetation at the minimum rate required for a Class C buffer in the Unified Development Code. Allowed uses in the buffer shall be consistent with those listed in the Master Plan Narrative.
8. No additional development beyond Phases 1 and 2 shall be approved prior to approval of additional Wastewater Allocation by the Clayton Town Council.
9. Any future development beyond Phases 1 and 2 shall require a Transportation Impact Analysis (TIA) to be submitted and reviewed with any future site plan(s).
10. To the extent of any conflict between the Master Plan, Master Plan Narrative and these conditions, these conditions shall control.

APPLICANT AFFIDAVIT

I/We, the undersigned, do herby certify that I have reviewed the recommended conditions of approval and am in agreement with the conditions as they are outlined within this letter.

Ben Cathey		4/21/22
Print Name	*Signature of Applicant*	*Date*