



Town of Clayton
Town of Clayton Planning Board Agenda
Monday, March 22, 2021 @ 6:00 PM
Town Council Chambers

THE CLAYTON PLANNING BOARD MEETING WILL BE HELD IN-PERSON.

IF YOU WISH TO OFFER COMMENTS AND DO NOT WISH TO ATTEND IN PERSON, PLEASE FORWARD YOUR COMMENTS TO THE BOARD CLERK NO LATER THAN NOON THE DAY OF THE MEETING. PLEASE INCLUDE YOUR NAME AND ADDRESS. PUBLIC COMMENTS RECEIVED WILL BE INCLUDED AS PART OF THE RECORD.

EMAIL: CFREEMAN@TOWNOFCLAYTONNC.ORG

THE PUBLIC MAY VIEW THE LIVE PLANNING BOARD MEETING ON THE TOWN'S YOU TUBE CHANNEL:
https://www.youtube.com/channel/UCwz_EIU1ENyy7BkFsqmWYzQ

BELOW PLEASE FIND ADDITIONAL INFORMATION REGARDING PROCEDURES FOR IN-PERSON MEETINGS:

IN PERSON TOWN COUNCIL / ADVISORY BOARD MEETING PROCEDURES

- ALL persons attending must wear a mask.
- We will be following proper social distancing at all times.
- Entrance AND Exit will be main door on Second Street.
- Any member of the public attending will be asked to wait in the lobby until item they wish to address is ready for discussion.
- Lobby will be set to encourage social distancing.
 - Chairs will be at least 6' from each other.
- We will have TWO staff members attending the meeting(s) to ensure smooth transition with those attending the meeting. One person will serve as the LOBBY staff and the other will serve as the CHAMBER staff.
- The meeting will be shown on the monitor in the lobby. (YouTube)
- All council or board members will be socially distanced in the council chambers and wearing face masks.*
- Staff will be socially distanced and seated within the council chambers. Face masks will be worn.*
- Hand sanitizer will be available, both in the lobby and council chambers.
- Podium/microphone will be sanitized after each speaker.

**Face Masks May Be Removed When Speaking.*

1. CALL TO ORDER

2. ADJUSTMENT OF THE AGENDA

3. APPROVAL OF MINUTES

a. Draft Minutes

- February 22, 2021

[Clayton Planning Board - 22 Feb 2021 - DRAFT Minutes](#)

POTENTIAL ACTION:

Adoption of February 22, 2021 Minutes

4. PUBLIC HEARINGS

- a. 2020-173-RZ The Lofts at Wild District Rezoning

Tag #: 05031012

Location: 110 W. Front Street

POTENTIAL ACTION:

Meeting

Continue to the April 26, 2021 Planning Board

5. NEW BUSINESS

- a. Planning Director Update

Presenter: JD Solomon, Town Manager

POTENTIAL ACTION:

None - Informational Only

- b. Comp Plan Update

Presenter: JD Solomon, Town Manager

POTENTIAL ACTION:

None - Informational Only

- c. Board of Adjustment Selection Update

Presenter: JD Solomon, Town Manager

POTENTIAL ACTION:

None - Informational Only

- d. Master Plan Integration

Presenter: JD Solomon, Town Manager

POTENTIAL ACTION:

None - Informational Only

- e. Upcoming Projects

Presenter: JD Solomon, Town Manager

POTENTIAL ACTION:

None - Informational Only

6. INFORMAL DISCUSSION AND PUBLIC COMMENT

7. ADJOURN



**Town of Clayton
Planning Board Minutes
February 22, 2021 @ 6:00 p.m.
Council Chambers**

BOARD MEMBERS PRESENT:

Brian Tiede
Marty Bizzell
Stephen Powers
Lisa Begley
Andria Merritt
George "Bucky" Coats
James Lipscomb

STAFF PRESENT:

Samantha Wullenwaber, Planning Director
Jeff Caines, Planner
Ben Paynter, Planner
Chrissy Freeman, Clerk to the Board
Brian Pigden, Town Attorney
Michael Grannis, Town Council

MEMBERS ABSENT:

Travis Avery

1 CALL TO ORDER

a)

Chair Andria Merritt called the meeting to order at 6:02 p.m.

Board Member Travis Avery was absent from this meeting.

2 ADJUSTMENT OF THE AGENDA

3 APPROVAL OF MINUTES

a)

ACTION: Approve January 25, 2021 Planning Board draft minutes.

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

4 PUBLIC HEARINGS

- a) 2021-13-VAR The Lofts at Wild District (Quasi-Judicial)
Tag #: 05031012
Location: 110 W. Front St.

ACTION: Request to be continued to the Board of Adjustment meeting which is still to be determined.

Motion: Board Member Bizzell
Second: Board Member Moore

Vote: Unanimous

- b) 2020-173-RZ The Lofts at Wild District Rezoning
Tag #: 05031012
Location: 110 W. Front Street

ACTION: Request to be continued to the March 22, 2021 Planning Board Meeting

Motion: Board Member Moore
Second: Board Member Bizzell
Vote: Unanimous

- c) 2020-157-PDD Riverwood Golf Club Section 2 Planned Development Rezoning
Tag #: 16I03009 / 16I03009B / 16P99016A / 16K05012E / 16J04001
Location: Located east of Riverwood Drive and West of Castleberry Road

Planner Jeff Caines presented this item. The applicant is requesting to rezone approximately 300 acres of vacant land to Residential-Estates and Agricultural-Residential (AR) to Planned Development Residential (PD-R). Riverwood Golf Section 2 is proposed planned development residential neighborhood consisting of 726 residential units 432, single family lots, 74 townhomes, and 220 apartments. In addition to the residential lots, the neighborhood will contain an amenity center and a golf course maintenance facility.

This request is consistent with the Comprehensive Plan 2040 and staff recommends approval.

Steven Powers asked

The applicant Reid Smith was present and available for questions. He introduced the team that will be working on this project. Toby Coleman, the applicant's attorney gave a brief description of the request. He was available for questions. Cindy with Stewart Engineering was present to go through the current proposed zoning and the zoning criteria.

Board Member Powers stated the density in Riverwood 1 would be the same density in Riverwood 2. If the properties are somewhat alike, apartments would not be consistent. Mr. Smith explained to Mr. Powers the consistency. The applicant stated they planned this carefully and to be consistent. Mr. Powers just wanted to make the point that the staff report saying the two pieces of land have the same density, which they do not. He also brought up schools and where will the kids go. Mr. Smith had some handouts about the schools and it is unclear right now what the future will look like. The enrollment rate has been down since August. The school board have been invited to this process.

Board Member Bizzell asked about the Traffic Impact Analysis. The applicant stated there is a TIA available and went over that report. There are many improvements that are currently underway.

There were many residents that signed up to speak for public comment with concerns of this project. There were also emails sent to the Town that will be attached to the meeting's minutes. Top concerns are the overcrowded schools, capacity of roads, sewers, more apartments general overcrowding. One suggestion please listen to the people and give good information to the residents and listen. Many people live here for the peace and calm of Johnston County.

Mr. Alan Stanley 627 Riverwood Drive. He is a new homeowner in Riverwood and did a lot of research before buying his lot. He did not think this type of development would be built. Privacy is a big concern. He bought this lot for that reason. He gets flooding from golf course and can tolerate that, there will be more flooding with the new development.

Mr. Holloway, owner of the property asked for the Planning Board to consider hearing the applicant. He feels they will make it work in the best way.

The applicant Reid Smith spoke. He brought up the roads and stated they are aware of the concerns. The roads would be at their (the applicant) expense. They will continue to answer questions for the concerned citizens. There will be more specific details during the council meeting with the site plan.

Planning Board Member Coats wanted to thank all for coming in for the public comments. This is just for a rezoning and only here for a recommendation to Town Council. In his opinion he feels this is a good project.

Planning Board Member Bizzell and Board Member Lip reiterated what Mr. Coats stated and support the Rezoning.

Chair Andria Merritt stated that this is perfect for the proposed use as far as the traffic there is a process that staff and DOT will be working on and addressed properly.

ACTION: Approve recommendation 2020-157-PDD Riverwood Golf Club Section 2 Planned Development Rezoning to Town Council

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

- d) 2021-03-RZ Blacktip Properties LLC Rezoning
Tag #: 05I05020B / 05I05019F
Location: 3945 & 3967 Powhatan Road

Planning Director Samantha Wullenwaber presented this item. The applicant is requesting to rezone from R-E (Residential Estate) to I-1 (Light Industrial). There are two residential homes and the subject property is abutted by R-E on the East and West. There is also I-1, O-I and B-3 in the surrounding area. This request is consistent with the Comprehensive Plan 2040 and staff recommends approval. There was no questions for staff.

The applicant Curk Lane from Trueline Surveying was present and available for questions. Mr. Lane read an email from his client. There are currently no plans yet for what will be on the property. There were no questions for the applicant.

ACTION: Approve 2021-03-RZ Blacktip Properties LLC Rezoning recommendation to Town Council.

Motion: Board Member Bizzell
Second: Board Member Lipscomb
Vote: Unanimous

5 NEW BUSINESS

- a) 2020-176-SP Southern Village Vet Clinic Major Site Plan
Tag #: 05I05001G
Location: Along Highway 70 Business to the South of Southern Village commercial/retail area.

Planning Director Samantha Wullenwaber presented this item. The applicant is requesting a major site plan for the construction and development of the Southern Village Veterinary Clinic located off US Hwy 70. The site is currently vacant and has been recently rezoned. This is consistent with the Comprehensive Plan 204 and staff recommends approval. There were no questions for staff.

The applicant was present and available for questions. Board Member Coats asked if there would be outside kennels and the applicant stated no.

ACTION: Approve 2020-176-SP Southern Village Vet Clinic Major Site Plan

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

6 INFORMAL DISCUSSION AND PUBLIC COMMENT

- a) Board Member Coats asked about Wilson Street and the parking. Are there going to be any changes to the parking? With the buses now coming through the code needs to be changed.

Planning Director Wullenwaber stated that all driveways must be 25 feet and Academy Point was approved with that setback. She will check into this. Some are front loaded some are alley loaded. No parking designations have to be set by Town Council.

Planning Board Member Bizzell wanted to state Senior Planner Haley Hogg has left the Town of Clayton and wanted to thank her and she will be missed.

7 ADJOURN

a)

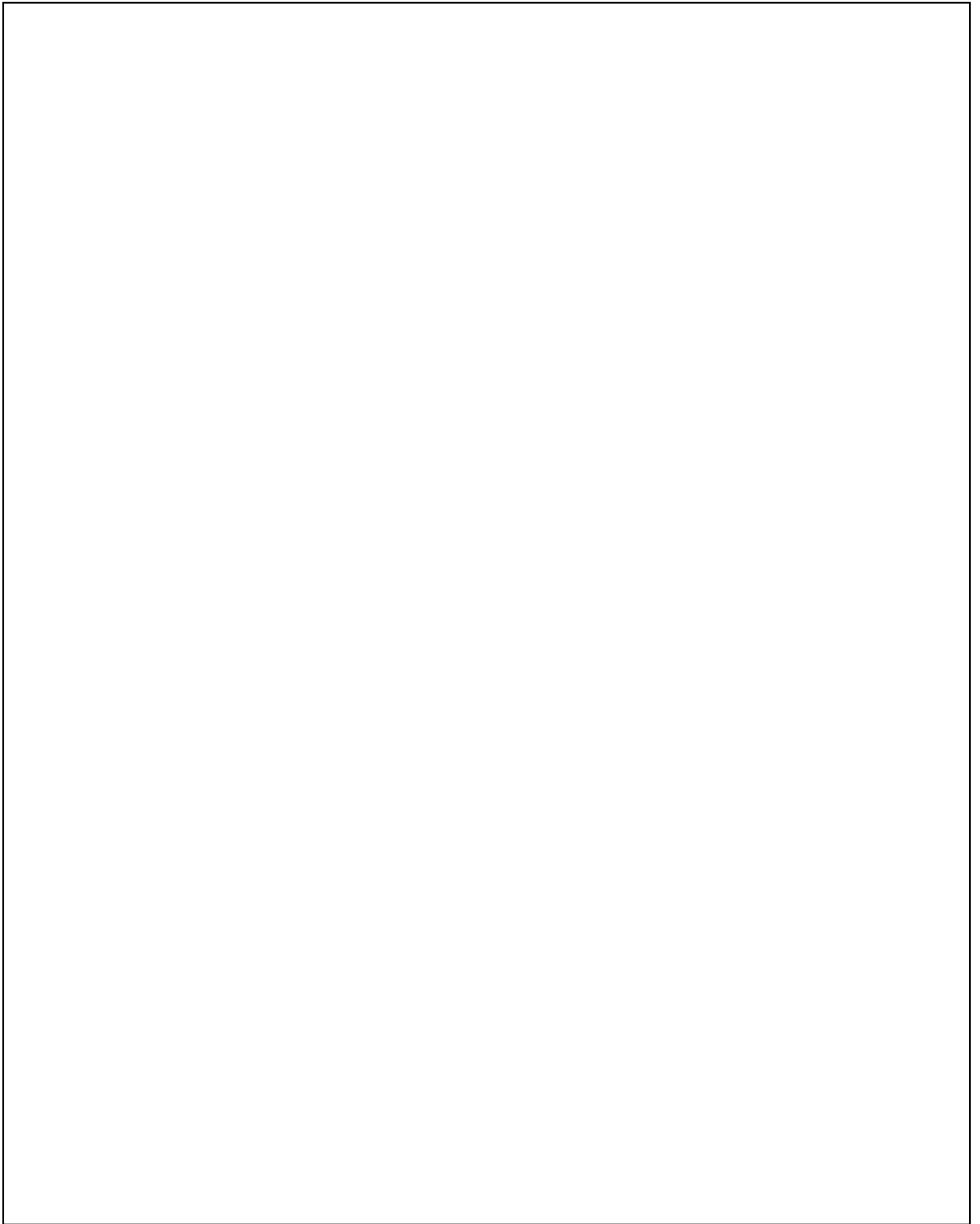
With there being nothing further, the meeting was adjourned at 8:23 p.m.

Motion: Board Member Bizzell
Second: Board Member Lipscomb
Vote: Unanimous

Andria Merritt, Chair

ATTEST:

Chrissy Freeman, Clerk to the Board



Chrissy Freeman

From: Jeff Caines
Sent: Friday, February 19, 2021 4:34 PM
To: Chrissy Freeman
Cc: Samantha Wullenwaber; JD Solomon
Subject: FW: ⓪Riverwood 2⓪

This just came.

Jeff Caines, AICP
Planner
Town of Clayton
111 East Second Street | PO Box 879 | Clayton, NC 27528
O (919) 553-5002 | D (919) 359-9335 | C (919) 808-2308
jcaines@townofclaytonnc.org



From: Shannon Hill (Jeff) <sjhill2@yahoo.com>
Sent: Friday, February 19, 2021 4:24 PM
To: Jeff Caines <jcaines@townofclaytonnc.org>
Subject: ⓪Riverwood 2⓪

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.

Hello board members. I know this is probably a lost cause for us little folk here in Riverwood and the residents of the Clayton who will be impacted, but at least had to say my piece. We have lived here going on 16 years and the growth here has been insane over the past few years. There have been at least 13 major subdivisions approved or in the approval stages in the past two years, from what I could tell. I know schools don't mean anything to you guys when it comes to approving housing, but they must, at least, be considered. They are so full already! And they are not the great schools they used to be. We have fantastic teachers, but when you have 30-40 students per class, that is just wrong!

The roads are nowhere near ready for all of this. All these young people getting their drivers license and learning to drive is so scary. People already fly through our subdivision dogs have been hit and killed, children have almost been hit, it's just a matter of time before something worse happens! We can hear traffic and even sometimes bands that are playing over in Glen Laurel here! Not to mention the sounds from caterpillar! I can't imagine the noise once the trees are down.

I know this means nothing to you all, but one of my favorite parts of living here is being able to sit on my back porch watch the trees change in the fall, watching the snow covering the trees, (when we have snow) in the winter. Listening to the quiet, for the most part, in the spring with the birds chirping. My kids love going over there to hike, and play in the woods since we don't really have anything within walking distance from here.

Please think this through and don't automatically say yes. Seriously consider everything, not just the money it's going to bring to the builder and land owner, but also how this affects the thousands of families of the Clayton area. Or if you feel you do you have to approve this, put a delay on it for a just few years. Let the roads, schools etc. catch up with where we are. I can't imagine what the roads are going to be like with the already approved Steeplechase subdivision and all those apartments on Covered Bridge are finished. That will be thousands of more people on that small little area of road. Please just look into the infrastructure of the roads first. Have a third party who is not associated with the other parties do a real evaluation. Please... just I beg you to think about the ramifications of putting the cart before the horse. And I know there are a lot of families that feel the same way. Thank you for reading.

February 18, 2021

David DeYoung, AICP
Director of Development
The Riverwild Team
114 W. Main Street
Clayton, NC 27520

Dear Mr. DeYoung:

I am writing in reference to the proposal to approve the building of 432 single family homes, 74 townhouse units, and 230 apartment units along the southeast quadrant of the intersection of Covered Bridge Road and the Neuse River.

Considering the significant impact of this proposal on the lives of the citizens of this area, I am asking that you pause on this project to allow time for the Town of Clayton Planning Department to explain to the residents of this area the detailed plans for supporting the additional new housing and how challenges created from this massive population growth will be addressed. This explanation should include addressing the project's impact on our already over-crowded highways, assessing the zoning implications for new businesses to support a much larger population, plans to address school overcrowding, water supply issues, and the impact on public safety that comes from rapid population growth.

The residents here have had to deal with an extraordinary amount of construction in recent years. Therefore, it is understandable that many people who live in and around Covered Bridge Road and the Riverwood Golf Club are very upset with this proposal. Consequently, it is time to pause for the many critical questions to may be answered by the Town of Clayton Planning Department so that the citizens of this area clearly understand the implications of this project on our quality of life and the plans to address these challenges.

Sincerely,


J. Gene Faile
285 Nashville Drive
Clayton, NC 27527

Copy: Town of Clayton Planning Department
Samantha Wullenwaber, Planning Director
Haley Hogg, Senior Planner
Jeff Caines, Planner
Chrissy Freeman, Permit Specialist

February 21, 2021

Jeff Caines
Town Planner
114 W Main Street
Clayton, NC 27520

RE: Riverwood 2

Dear Mr. Caines:

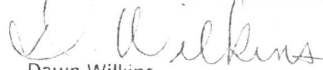
Thank you for speaking to me about Riverwood 2 and providing me with additional information. As advised, I am writing regarding my concerns of the proposed development, consisting of single-family homes, townhomes, and apartments, totaling 727 residential units, near Castleberry Road, Covered Bridge Road, and the Neuse River. I am hoping you will forward and share this letter where appropriate.

As a long-term resident of Clayton/Archer Lodge, I am extremely concerned with the impact of such a large development in our area. I am referencing Clayton/Archer Lodge in this way because I have noticed the Archer Lodge sign on our road has already been removed and I believe that gives the appearance that rezoning is well on its way. I understand the property is private and my wishes are not of interest, however water tables, water road drainage, the obliteration of wildlife habitats, the explosion of school populations at schools currently using trailers for overflow, theoretically inadequate EMS and fire departments for the proposed population, and exponentially increased traffic on an unlit, country road with a 55 MPH speed limit sounds like multiple recipes for potential disaster.

There have been several legitimate issues the residents of this area have addressed, in addition to some hearsay comments referencing relocation from Raleigh due to bad experiences from similar development changes. I believe there is a lot of room for compromise and resolution and I hope you will make every effort to slow down this process and review the issues raised by current residents and consider some of their recommendations.

We love our little part of cow country and we understand that these last few years have been a prime time to build. In general, the improvements made to downtown Clayton have been beneficial but the scale of this development outside of the City limits has us nervous. We simply want efforts made to maintain our quality of life and make sure that infrastructure, schools, and the environment is not sacrificed in the process.

Thank you for your consideration,



Dawn Wilkins
573 Castleberry Road
Clayton, NV 27527

Cc: Samantha Wullenwaber, Planning Director
Haley Hogg, Senior Planner
Dede Bumgarner, Zoning Administrator
Chrissy Freeman, Permit Specialist

Chrissy Freeman

From: S.C.Petersen <SPetersen001@nc.rr.com>
Sent: Monday, February 22, 2021 12:17 PM
To: Chrissy Freeman
Subject: 22 Clayton Planning Board meeting

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.

I am writing in opposition of approving 2020-157-PDD Riverwood Golf Club Section 2 Planned Development Rezoning. This plan will not only increase traffic that Castleberry cannot handle, but also increase an already overcrowded school system. Our infrastructure is years behind and this will make our problems even worse. Each child is entitled to a equitable education and this addition will make it even harder. This is not the right way to conduct business by overcrowding schools, roads, power, water, along with creating a buffer along the Neuse River to handle water flow.

I know the town will approve this regardless of what the citizens say. Tge town has destroyed our small town atmosphere and created problems that will take 20 years or more to solve. The only thing you see is tax revenue and not the concerns of the current residents. Please look at the future and I will tell you it will be harsh if you don't deny this mass housing development. Clayton doesn't need it and it citizens certainly don't want it. You have already destroyed the charm and character of Clayton. Vote NO to allow this to happen.

R/
Shannon C Petersen
Lieutenant Commander
U.S Navy (Ret.)
USNA Blue & Gold Officer
Area 208
227 Christenbury Lane
Clayton, NC 27527

Chrissy Freeman

From: Jeff Caines
Sent: Monday, February 22, 2021 2:27 PM
To: Chrissy Freeman
Subject: FW: Riverwood 2 development

Jeff Caines, AICP
Planner
Town of Clayton
111 East Second Street | PO Box 879 | Clayton, NC 27528
O (919) 553-5002 | D (919) 359-9335 | C (919) 808-2308
jcaines@townofclaytonnc.org

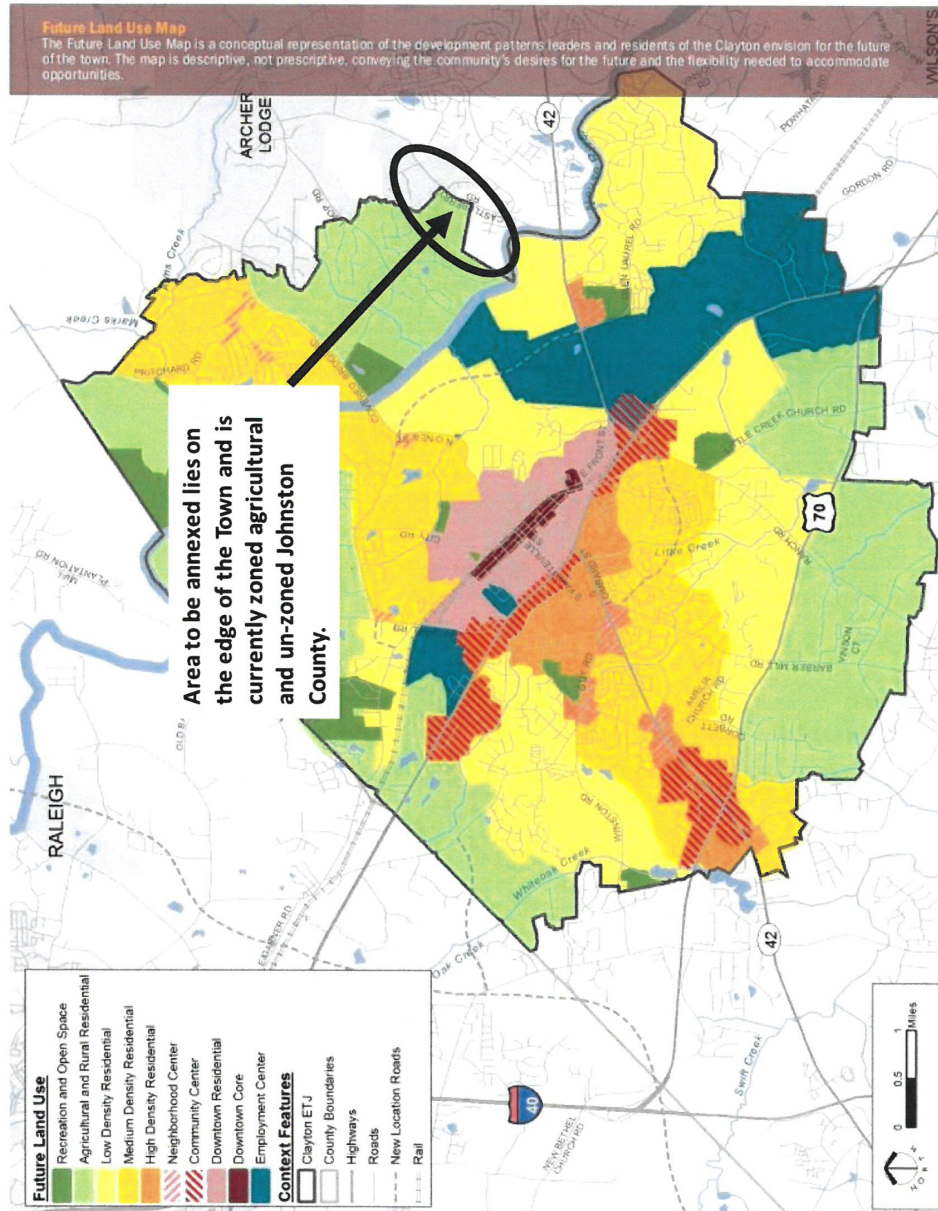


From: Lisa Skinner <rljmkskinner@yahoo.com>
Sent: Saturday, February 20, 2021 8:53 AM
To: Jeff Caines <jcaines@townofclaytonnc.org>
Subject: Riverwood 2 development

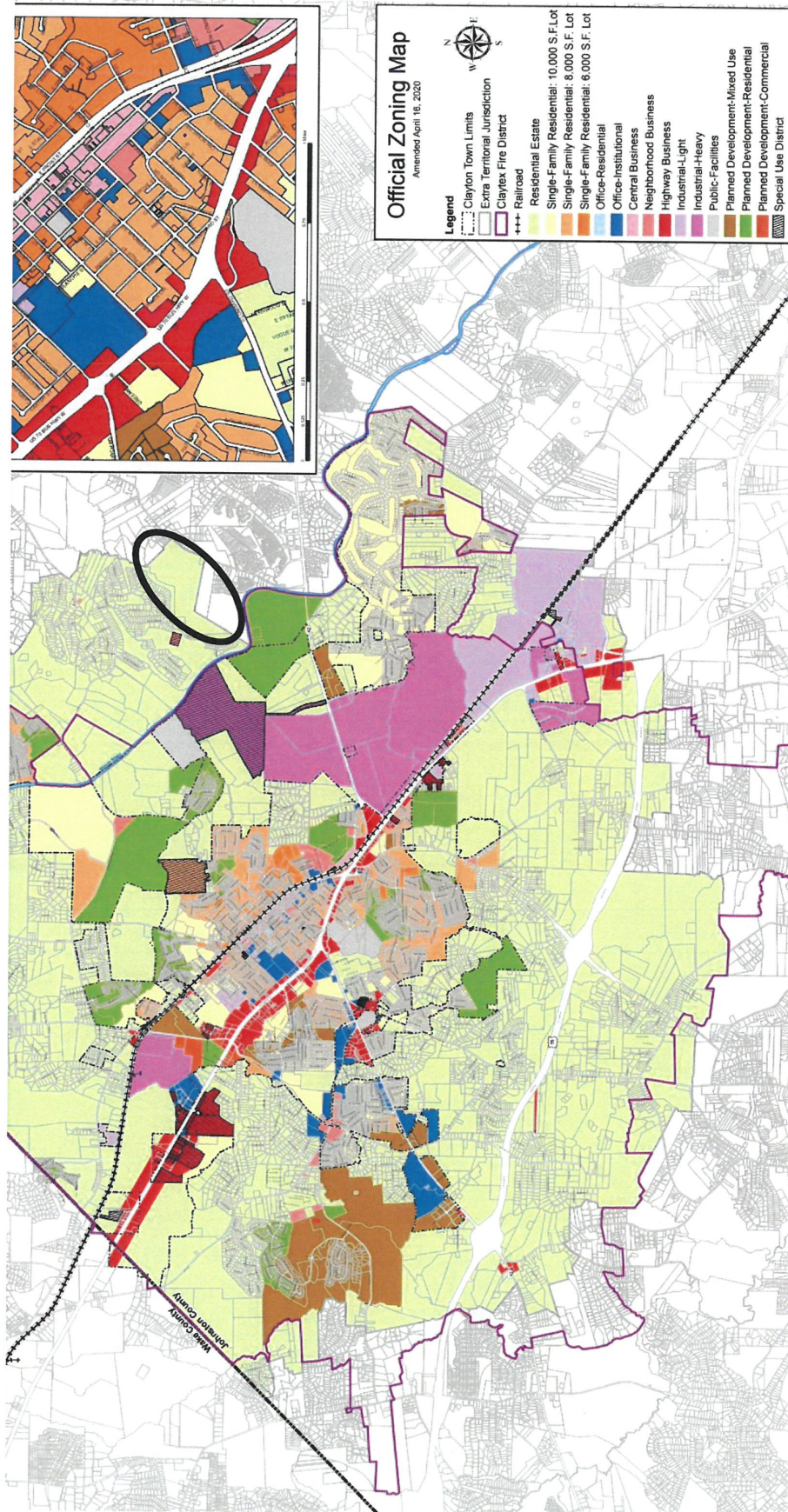
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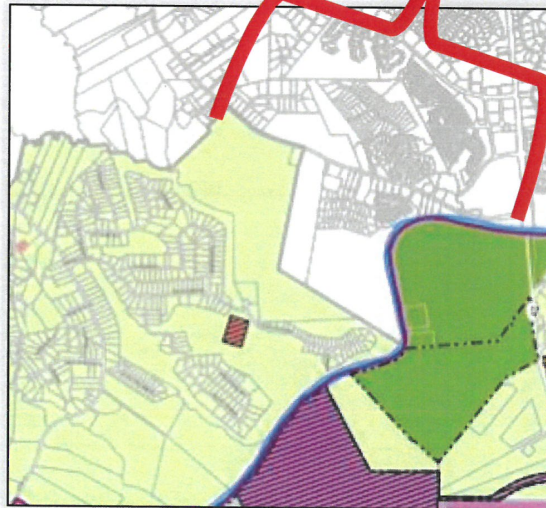
I am so concerned over this new development and the amount of people, traffic, schools, roads. Our community cannot handle more traffic until roads and traffic studies are done. Please come sit at the stop sign of Castleberry/Covered Bridge and S Murphrey/Covered Bridge and observe what a dangerous situation it is. Also take a ride down Covered Bridge and it is easy to observe that it is crumbling from the high amounts of traffic it handles every day. Help slow down the growth until smart decisions are made. Thank you!

Riverwood 2

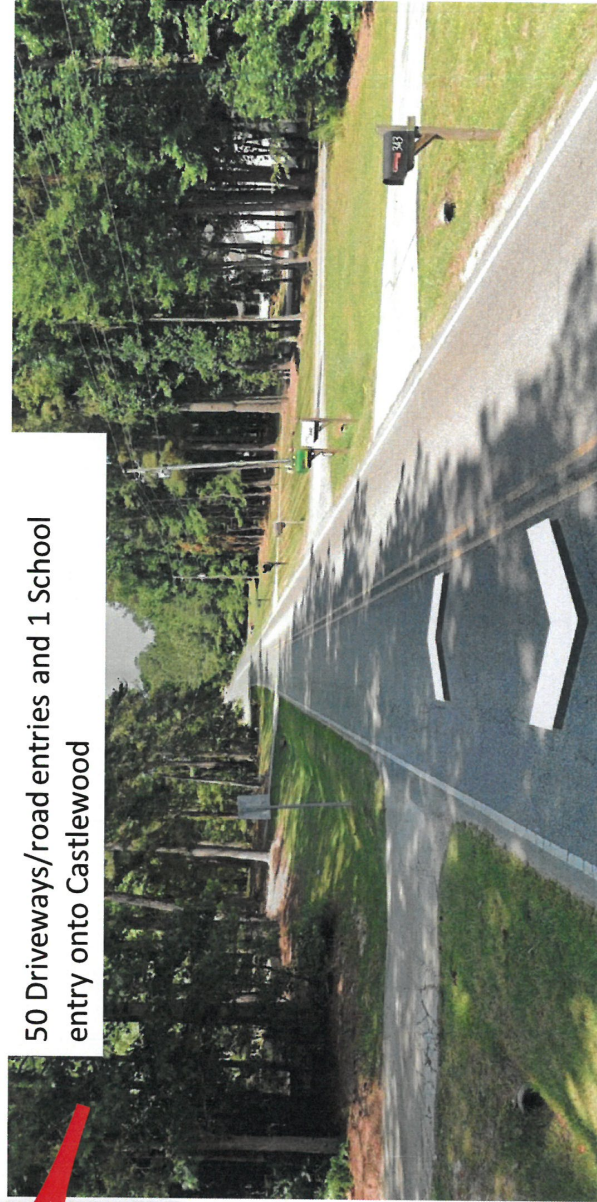


14 Town of Clayton





The section of road in the illustration shows clearly that Castlewood (main access for neighborhood) is not a corridor that can handle the traffic from a high-density neighborhood. 96 roads + driveways enter Castleberry between Covered Bridge road and 42.



50 Driveways/road entries and 1 School entry onto Castlewood

Medium Density Residential (MDR)

The Medium Density Residential area is comprised predominantly of neighborhoods with housing units that are more urban in character and in closer proximity to commercial services and centers. This area provides a transition from the more suburban areas of the Town to more developed areas. The density of development in this area will vary based on the presence of utilities, topography and environmental features. This designation is applied to land which is developed, or is to be developed, at a density between three and five units per acre. Densities as high as seven units per acre may occur under a Planned Development - Residential District.

Typical Uses: Residential (all forms)

Gross Residential Density: up to 5 dwelling units/acre. Densities up to 7 dwelling units/acre may be approved as part of a Planned Development - Residential District.

High Density Residential (HDR)

The High Density Residential area provides for housing options located in close proximity to major transportation corridors, existing commercial areas and Downtown services. These areas have a connected street network, adequate pedestrian and bicycle facilities, and are served by public water and sewer. High Density Residential is designed to include all housing types. In some instances, this designation provides for a transition between lower-density residential use and commercial uses. In other instances, this designation allows the establishment of neighborhood commercial uses such as a grocery store or neighborhood services which are compatible with higher-

density residential uses. When neighborhood-serving commercial uses are placed within or adjacent to a residential area, such uses shall be limited to a size which is sufficient to accommodate the needs of an immediate residential neighborhood. These transitional areas will have opportunities for slightly higher-density development than the other residential categories.

Typical Uses: Residential (all forms), Limited Neighborhood Commercial Services

Gross Residential Density: up to 12 dwelling units/acre. Densities greater than 10 dwelling units/acre may be approved as part of a Planned Development.

Downtown Residential (DR)

The Downtown area provides for housing options and office-residential uses located in close proximity to the Downtown Core. The Downtown category is designed to retain established neighborhoods and maintain the historic character while allowing a variety of higher-density housing types that support and foster growth of the Downtown Core. Higher-density development should be directly bordering the Downtown Core or along US 70 Business Highway West. The Downtown area should have a connected street network with short block lengths, a grid-style street system, and adequate pedestrian and bicycle facilities.

Typical Uses: Residential (single-family, with higher density residential uses limited to areas as described above); Neighborhood Commercial in appropriate locations

Gross Residential Density: up to 12 units/acre, up to 20 units/acre with PD

STAFF ANALYSIS AND COMMENTARY:

Consistency with the Comprehensive Plan 2040

The Comprehensive Plan's Future Land Use Map designates the land located within the Towns ETJ as Rural Residential. The portions of land that will need to be annexed may ultimately be zoned PD-R pending the Planning Board's recommendation and Town Council's decision.

As stated in the applicant's narrative, the proposed rezoning to PD-R, and proposed density, is consistent with the adjacent Riverwood Golf Club Section 1 and meets the general plans for development and growth of the Town of Clayton. Overall, the proposed rezoning is generally consistent with the Future Land Use map and Comprehensive Plan 2040 as the Agricultural / Rural Residential (ARR) designation it is primarily located outside of sewer service areas. Most of these areas rely on septic ~~systems~~ for wastewater treatment, have a limited road network and, in this case, lies within the watershed protection overlay of the Neuse River. The land use in the area includes low-density residential uses of approximately 2 dwelling units per acre, in this specific case, the applicant states that the overall density is 2.43 units per acre. Staff is supportive of this type of rezoning request and development since it would be constant with Riverwood Golf Club Section 1.

If the associated rezoning is approved to PD-R the Future Land Use Map Designation would be updated accordingly for the all properties, pending the approval of the annexation of the properties located outside of the ETJ (i.e., within Johnston County). Please see the attached "Consistency Statement" document which includes a map depicting this change.

Comprehensive Plan Goals supporting the rezoning request include:

- Objective LU1.1 - Encourage developments which incorporate high-quality design and enhance the quality of life for existing and future residents of the Town.
- Goal LU2 - Encourage quality development which maximizes existing infrastructure, promotes walking and biking, and enhances travel safety.
- Strategy LU2.1.2 - Require vehicular interconnectivity between existing and future adjacent development.
- Strategy LU2.1.4 - Require development to integrate sidewalks internally and provide pedestrian connections to existing and future adjacent development and/or destinations.
- Goal H1 - Encourage a range of housing types and lot sizes that meets the needs of various income levels, family sizes, and ages.

Comprehensive Plan Goals not supporting the rezoning request include:

- None.



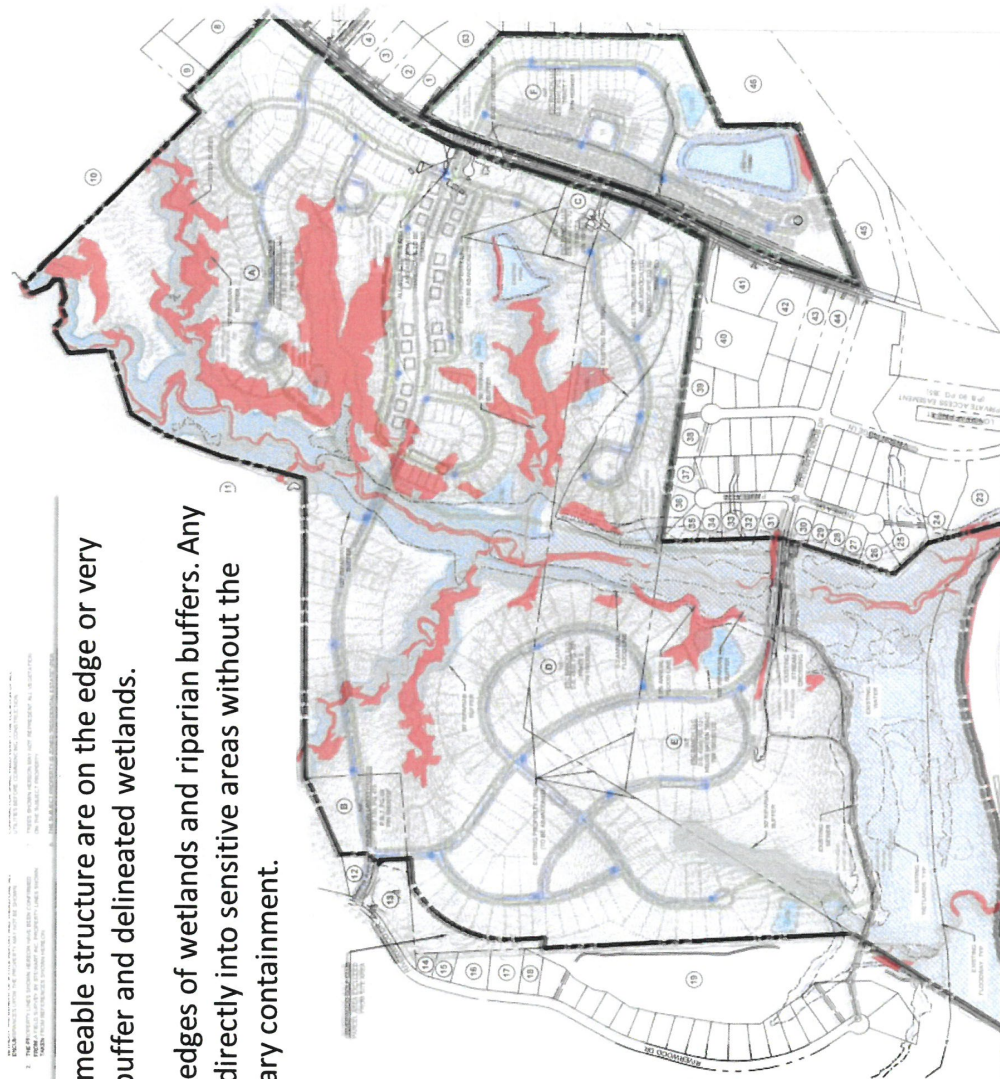
Proposed

- Apartments
- Townhomes
- 4,100sq/ft lots
- 5,900sq/ft lots
- 10,000sq/ft lots

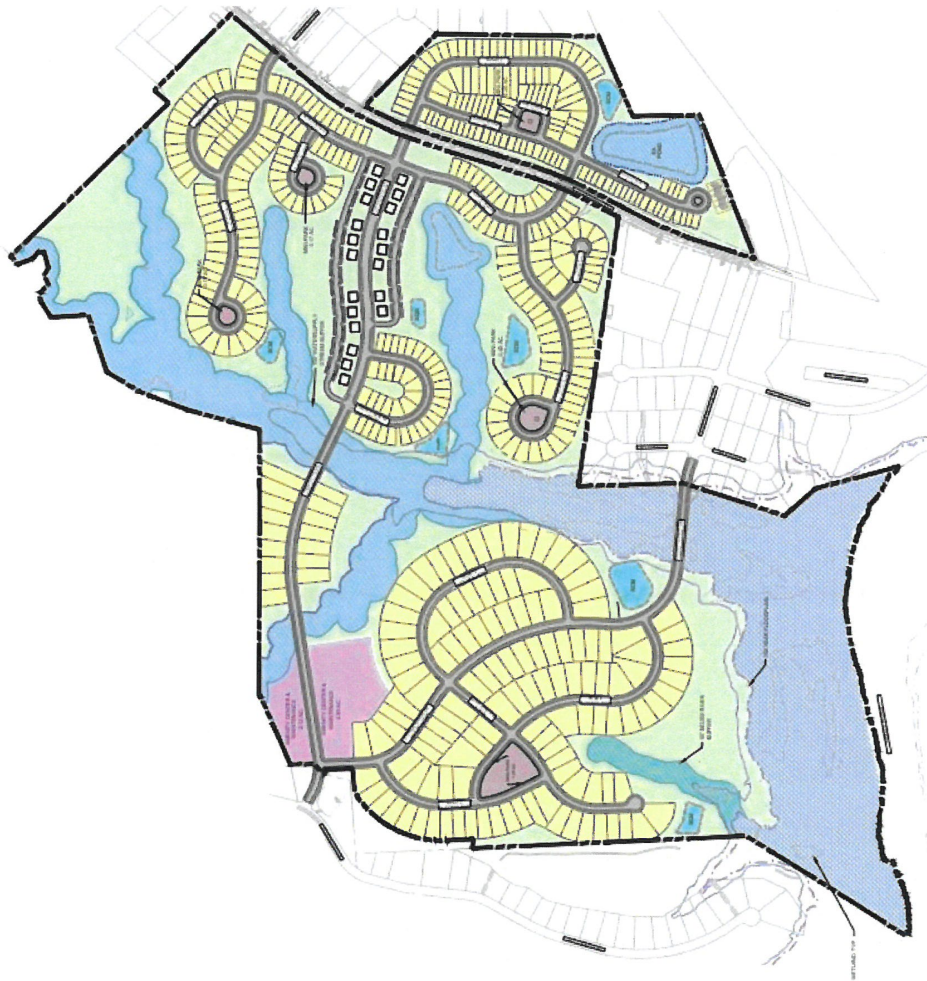


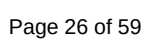
Request for relief from Unified Development Code
155.500

The proposed Riverwood Golf Club Section 2 major subdivision, upon rezoning to Planned Development-Residential and the approval of the requested relief from the RCA/25% Slope requirements, will meet the specifications of the Unified Development Code. UDC Section 155.500 (B)(3) notes that resource conservation areas (slopes above 25 percent at least 5,000 sf contiguous area) shall be unoccupied or predominantly unoccupied by buildings or other impervious surfaces unless the applicant demonstrates to the Planning Board that this provision would constitute an unusual hardship. 1. The granting of relief from 155.500 (B)(3) will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood in which the property is located. This proposed subdivision design and placement of SCMs avoids floodplain, stream buffers, and jurisdictional wetlands that are deemed as resource conservation areas; however, there are several locations internal to the site that are at or exceed the 25 percent slope threshold. Placement of impervious surfaces in these specific areas of the development will not be detrimental to public health, safety, welfare, or be injurious to other property or improvements in the neighborhood. 2. The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not generally applicable to other property. The waiver is being requested because of the unique size and location of the estate lots. These lots are purposefully located adjacent to the Neuse River to take advantage of river views and proximity to the greenway, while minimizing impacts within the Watershed Protection Overlay. 3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of this chapter are enforced. As noted in the response above, the physical surroundings are very unique to the estate section of the development. Topography, proximity to the Neuse River, and being situated within the Watershed Protection Overlay are all factors contributing to the request to remove curb, gutter, and sidewalk. In addition to the above, the proposed ditch section within these two sections is a better way to control stormwater near environmentally sensitive features. 4. The purpose of the waiver is not based primarily upon financial consideration. As stated in the criteria above, the request is based on location, not financial consideration. The waiver request applies to the estate sections only. All other areas of the development will have curb, gutter, and sidewalk on both sides of the street.



- Developed impermeable structure are on the edge or very close to riparian buffer and delineated wetlands.
- SCM's are on the edges of wetlands and riparian buffers. Any discharge will go directly into sensitive areas without the ability for secondary containment.





Conclusion

- The application in its current form, does not fit the future use plan of the town of clayton.
- Granting relief from UDC 155.500 would have detrimental effects on water velocity and erosion surrounding the development negatively impacting jurisdictional wetlands.
- There were 11 single spaced pages of notes and questions asked at the December 3rd Zoom meeting. How many of the questions from the public were followed up on by the applicant?



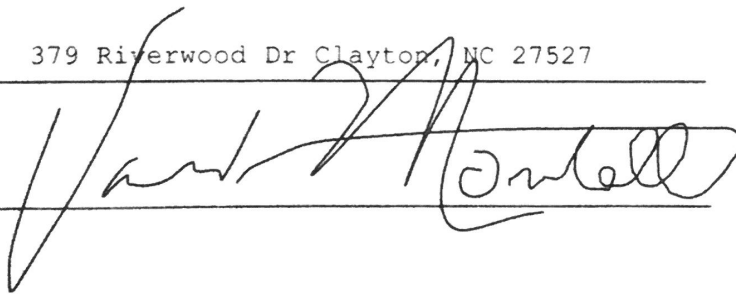
Petition

We believe that the subdivision application for "Riverwood Golf Club Section 2" is inconsistent with a prudent growth plan. The rezoning to higher density housing and allowing the traffic to enter and exit through residential (Riverwood Dr. and Stewarts Knob Rd.) and secondary roads (Castleberry Rd.) without significant improvements is not responsible growth.

I am in opposition of the development and the change to the current zoning. The future use Zoning map published by the Town of Clayton does not show plans for high density housing in this area. We would like all parties involved to consider removing the application for the development.

Name(printed) Vincent Montello

Address 379 Riverwood Dr Clayton, NC 27527

Signature 

Date December 5, 2020

Petition

We believe that the subdivision application for "Riverwood Golf Club Section 2" is inconsistent with a prudent growth plan. The rezoning to higher density housing and allowing the traffic to enter and exit through residential (Riverwood Dr. and Stewarts Knob Rd.) and secondary roads (Castleberry Rd.) without significant improvements is not responsible growth.

I am in opposition of the development and the change to the current zoning. The future use Zoning map published by the Town of Clayton does not show plans for high density housing in this area. We would like all parties involved to consider removing the application for the development.

Name(printed) Tyler Walters

Address 114 Linwood Ln Clayton NC 27527

Signature Tyler Walters

Date 12 / 5 / 2020

Petition

We believe that the subdivision application for "Riverwood Golf Club Section 2" is inconsistent with a prudent growth plan. The rezoning to higher density housing and allowing the traffic to enter and exit through residential (Riverwood Dr. and Stewarts Knob Rd.) and secondary roads (Castleberry Rd.) without significant improvements is not responsible growth.

I am in opposition of the development and the change to the current zoning. The future use Zoning map published by the Town of Clayton does not show plans for high density housing in this area. We would like all parties involved to consider removing the application for the development.

Name(printed) Andris Bear

Address 357 Riverwood Drive

Signature Andris Bear

Date 12/7/2020

Petition

We believe that the subdivision application for "Riverwood Golf Club Section 2" is inconsistent with a prudent growth plan. The rezoning to higher density housing and allowing the traffic to enter and exit through residential (Riverwood Dr. and Stewarts Knob Rd.) and secondary roads (Castleberry Rd.) without significant improvements is not responsible growth.

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Name(printed) Matthew & Rachel Denney

Address 370 Riverwood Drive Clayton NC 27527

Signature Matthew & Rachel M. Denney

Date 12/8/2020

Petition

We believe that the subdivision application for "Riverwood Golf Club Section 2" is inconsistent with a prudent growth plan. The rezoning to higher density housing and allowing the traffic to enter and exit through residential (Riverwood Dr. and Stewarts Knob Rd.) and secondary roads (Castleberry Rd.) without significant improvements is not responsible growth.

I am in opposition of the development and the change to the current zoning. The future use Zoning map published by the Town of Clayton does not show plans for high density housing in this area. We would like all parties involved to consider removing the application for the development.

Name(printed) Joanne L Thomas

Address 901 Riverwood Drive Clayton NE 27527

Signature Joanne L. Thomas

Date 12/5/2020

Petition

We believe that the subdivision application for "Riverwood Golf Club Section 2" is inconsistent with a prudent growth plan. The rezoning to higher density housing and allowing the traffic to enter and exit through residential (Riverwood Dr. and Jewarts Knob Rd.) and secondary roads (Castleberry Rd.) without significant improvements is not responsible growth.

I am in opposition of the development and the change to the current zoning. The future use Zoning map published by the Town of Clayton does not show plans for high density housing in this area. We would like all parties involved to consider removing the application for the development.

Name(printed) Scott M. Thomas

Address 901 Riverwood Dr., Clayton, NC 27527

Signature Scott M. Thomas

Date 05-Dec-2020

Petition

We believe that the subdivision application for "Riverwood Golf Club Section 2" is inconsistent with a prudent growth plan. The rezoning to higher density housing and allowing the traffic to enter and exit through residential (Riverwood Dr. and Stewarts Knob Rd.) and secondary roads (Castleberry Rd.) without significant improvements is not responsible growth.

I am in opposition of the development and the change to the current zoning. The future use Zoning map published by the Town of Clayton does not show plans for high density housing in this area. We would like all parties involved to consider removing the application for the development.

Name(printed) THOMAS O. & SHIRLEY A. DANIEL

Address 329 RIVERWOOD DR. CLAYTON NC 27527

Signature Thomas O. Daniel Shirley Daniel

Date 12/5/2020

Petition

We believe that the subdivision application for "Riverwood Golf Club Section 2" is inconsistent with a prudent growth plan. The rezoning to higher density housing and allowing the traffic to enter and exit through residential (Riverwood Dr. and Stewarts Knob Rd.) and secondary roads (Castleberry Rd.) without significant improvements is not responsible growth.

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Name(printed) Tom Eberle

Address 438 Marcellus way, Clayton

Signature 

Date 2-18-2021

Petition

We believe that the subdivision application for "Riverwood Golf Club Section 2" is inconsistent with a prudent growth plan. The rezoning to higher density housing and allowing the traffic to enter and exit through residential (Riverwood Dr. and Stewarts Knob Rd.) and secondary roads (Castleberry Rd.) without significant improvements is not responsible growth.

I am in opposition of the development and the change to the current zoning. The future use Zoning map published by the Town of Clayton does not show plans for high density housing in this area. We would like all parties involved to consider removing the application for the development.

Name(printed) Andris Bear

Address 357 Riverwood Drive

Signature Andris Bear

Date 2/16/2021

Petition

We believe that the subdivision application for "Riverwood Golf Club Section 2" is inconsistent with a prudent growth plan. The rezoning to higher density housing and allowing the traffic to enter and exit through residential (Riverwood Dr. and Stewarts Knob Rd.) and secondary roads (Castleberry Rd.) without significant improvements is not responsible growth.

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Name(printed) GREG CORBO

Address 67 ANDREA DRIVE CLAYTON, NC
(NEUSE HAVEN ESTATES)

Signature Greg Corbo

Date FEBRUARY 8, 2021

Petition

We believe that the subdivision application for "Riverwood Golf Club Section 2" is inconsistent with a prudent growth plan. The rezoning to higher density housing and allowing the traffic to enter and exit through residential (Riverwood Dr. and Stewarts Knob Rd.) and secondary roads (Castleberry Rd.) without significant improvements is not responsible growth.

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Name(printed) Chris Kelley

Address 105 Feczer Ct

Signature Chris Kelley

Date 12/29/20

Petition

We believe that the subdivision application for "Riverwood Golf Club Section 2" is inconsistent with a prudent growth plan. The rezoning to higher density housing and allowing the traffic to enter and exit through residential (Riverwood Dr. and Stewarts Knob Rd.) and secondary roads (Castleberry Rd.) without significant improvements is not responsible growth.

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Name(printed) Stephanie Kelley

Address 105 Feeler Ct.

Signature Stephanie Kelley

Date 12/29/2020

Petition

We believe that the subdivision application for "Riverwood Golf Club Section 2" is inconsistent with a prudent growth plan. The rezoning to higher density housing and allowing the traffic to enter and exit through residential (Riverwood Dr. and Stewarts Knob Rd.) and secondary roads (Castleberry Rd.) without significant improvements is not responsible growth.

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Name(printed) Mary Hunt

Address 8914 Riverwood Dr

Signature Mary Hunt

Date 12/23/20

Petition

We believe that the subdivision application for "Riverwood Golf Club Section 2" is inconsistent with a prudent growth plan. The rezoning to higher density housing and allowing the traffic to enter and exit through residential (Riverwood Dr. and Stewarts Knob Rd.) and secondary roads (Castleberry Rd.) without significant improvements is not responsible growth.

I am in opposition of the development and the change to the current zoning. The future use Zoning map published by the Town of Clayton does not show plans for high density housing in this area. We would like all parties involved to consider removing the application for the development.

Name(printed) Christopher Hunt

Address 894 Riverwood Dr

Signature Christopher Hunt

Date 12-23-20

Petition

We believe that the subdivision application for "Riverwood Golf Club Section 2" is inconsistent with a prudent growth plan. The rezoning to higher density housing and allowing the traffic to enter and exit through residential (Riverwood Dr. and Stewarts Knob Rd.) and secondary roads (Castleberry Rd.) without significant improvements is not responsible growth.

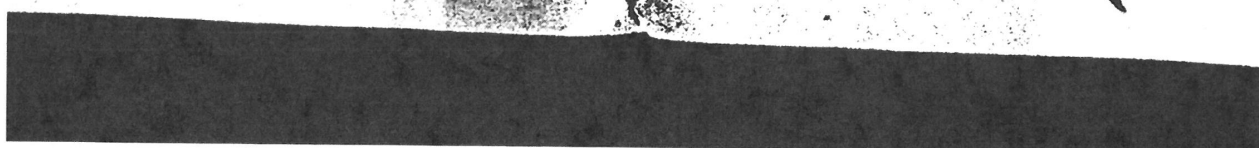
I am in opposition of the development and the change to the current zoning. The future use Zoning map published by the Town of Clayton does not show plans for high density housing in this area. We would like all parties involved to consider removing the application for the development.

Name(printed) Sabina Bove

Address 45 PAMELA Lane

Signature Sabina Bove

Date 12/11/20



Petition

We believe that the subdivision application for "Riverwood Golf Club Section 2" is inconsistent with a prudent growth plan. The rezoning to higher density housing and allowing the traffic to enter and exit through residential (Riverwood Dr. and Stewarts Knob Rd.) and secondary roads (Castleberry Rd.) without significant improvements is not responsible growth.

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Name(printed) Erin Aston

Address 1000 Riverwood Drive, Clayton NC 27527

Signature Erin Aston

Date 12-9-2020

Petition

We believe that the subdivision application for "Riverwood Golf Club Section 2" is inconsistent with a prudent growth plan. The rezoning to higher density housing and allowing the traffic to enter and exit through residential (Riverwood Dr. and Stewarts Knob Rd.) and secondary roads (Castleberry Rd.) without significant improvements is not responsible growth.

I am in opposition of the development and the change to the current zoning. The future use Zoning map published by the Town of Clayton does not show plans for high density housing in this area. We would like all parties involved to consider removing the application for the development.

Name(printed) Hubert Lee Naylor Jr.

Address 356 Riverwood Dr. Clayton, NC 27527

Signature H. L. Naylor Jr.

Date 12/9/20

Petition

We believe that the subdivision application for "Riverwood Golf Club Section 2" is inconsistent with a prudent growth plan. The rezoning to higher density housing and allowing the traffic to enter and exit through residential (Riverwood Dr. and Stewarts Knob Rd.) and secondary roads (Castleberry Rd.) without significant improvements is not responsible growth.

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Name (printed) Melissa Lloyd

Address 372 Riverwood Dr Clayton, NC 27527

Signature [Signature]

Date 12/10/2020

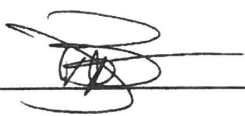
Petition

We believe that the subdivision application for "Riverwood Golf Club Section 2" is inconsistent with a prudent growth plan. The rezoning to higher density housing and allowing the traffic to enter and exit through residential (Riverwood Dr. and Stewarts Knob Rd.) and secondary roads (Castleberry Rd.) without significant improvements is not responsible growth.

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Name(printed) DANIEL BIRCKBICHLER

Address 211 VINSON RIDGE LANE CLAYTON, NC 27527

Signature 

Date 12/11/2020

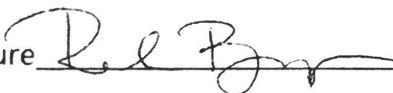
Petition

We believe that the subdivision application for "Riverwood Golf Club Section 2" is inconsistent with a prudent growth plan. The rezoning to higher density housing and allowing the traffic to enter and exit through residential (Riverwood Dr. and Stewarts Knob Rd.) and secondary roads (Castleberry Rd.) without significant improvements is not responsible growth.

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Name(printed) Rachel Boyson

Address 321 Riverwood Dr.

Signature 

Date 12/10/2020

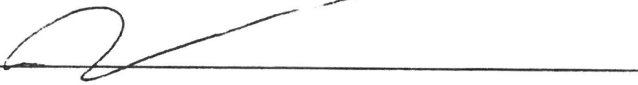
Petition

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Name(printed) Jason Boyer

Address 321- river wood Drive

Signature 

Date 12-10-2020

Petition

We believe that the subdivision application for "Riverwood Golf Club Section 2" is inconsistent with a prudent growth plan. The rezoning to higher density housing and allowing the traffic to enter and exit through residential (Riverwood Dr. and Stewarts Knob Rd.) and secondary roads (Castleberry Rd.) without significant improvements is not responsible growth.

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Name(printed) Rakesh Patel

Address 376 Riverwood Dr.

Signature 

Date 12-15-2020

Petition

We believe that the subdivision application for "Riverwood Golf Club Section 2" is inconsistent with a prudent growth plan. The rezoning to higher density housing and allowing the traffic to enter and exit through residential (Riverwood Dr. and Stewarts Knob Rd.) and secondary roads (Castleberry Rd.) without significant improvements is not responsible growth.

I am in opposition of the development and the change to the current zoning. The future use Zoning map published by the Town of Clayton does not show plans for high density housing in this area. We would like all parties involved to consider removing the application for the development.

Name(printed) Kanu Pelt

Address 7419 Marceline way, 376 Riverwood Dr.

Signature Kanu Pelt

Date 12-14-2020

Petition

We believe that the subdivision application for "Riverwood Golf Club Section 2" is inconsistent with a prudent growth plan. The rezoning to higher density housing and allowing the traffic to enter and exit through residential (Riverwood Dr. and Stewarts Knob Rd.) and secondary roads (Castleberry Rd.) without significant improvements is not responsible growth.

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Name(printed) Smida Pelt

Address 376 Riverwood Dr.

Signature Smida Pelt

Date 12-1-2020

Petition

We believe that the subdivision application for "Riverwood Golf Club Section 2" is inconsistent with a prudent growth plan. The rezoning to higher density housing and allowing the traffic to enter and exit through residential (Riverwood Dr. and Stewarts Knob Rd.) and secondary roads (Castleberry Rd.) without significant improvements is not responsible growth.

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Name(printed) Nitchar Patel

Address 378 Riverwood Dr,

Signature Nitchar Patel

Date 12-14-2020

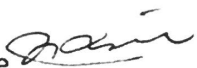
Petition

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Name(printed) Maria Monk/b

Address 379 Riverwood Dr

Signature 

Date 12/07/2020

Petition

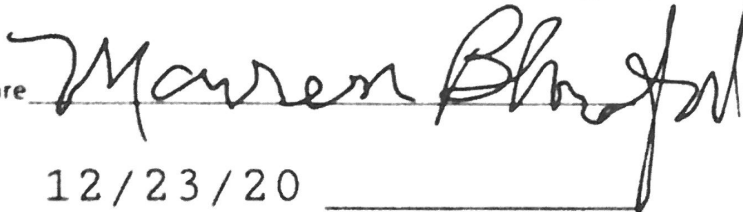
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Name(print) Maureen Blandford

Addre 958 Riverwood Drive

Signature



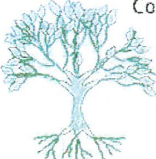
Date_ 12/23/20



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Karen E. Atkins - Owner
Robert G. Davis III - Mgr./Licensee

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(919) 571-8855

2020-21 JCPS Enrollment Numbers Decline

August 31, 2020

Total Enrollment Falls By 600 Students

Johnston County Public Schools has released 10th day enrollment numbers. The 10th day total is the number used for reporting purposes each school year.

On August 28th – the 10th day of JCPS – total student enrollment was 36,811, down 600 from the 2019-2020 school year day 10 total of 37,411.

Among schools that saw tenth day attendance numbers decrease from last year were:

Benson Elementary which declined from 608 to 581, Cleveland Elementary which decreased from 885 to 845, Four Oaks Elementary from 1040 to 975, Meadow School from 637 to 568, Polenta Elementary decreased from 1169 to 1040, Powhatan Elementary dropped from 731 to 676, and West View Elementary dropped by 50 from 1060 to 1010.

Some of the schools that saw day 10 attendance numbers increase were: Archer Lodge Middle which increased from 1275 to 1307, Clayton High from 1992 to 2018, Cleveland High from 1806 to 1812, Corinth Holders High from 2052 to 2143, North Johnston High from 769 to 795, Smithfield-Selma High went from 1337 to 1370, South Johnston High from 1292 to 1310, and West Johnston High student enrollment increased from 1348 to 1369.

[Click Here To See The Complete Report](#)

<https://jocoreport.com/2020-21-jcps-enrollment-numbers-decline/#:~:text=Johnston County Public Schools has released 10th day enrollment numbers....> 1/2

School	Pre-Sch	Pre-K	K	1	2	3	4	5	6	7	8	9	10	11	12	13	Total 2020-2021	Total 2019-2020
Archer Lodge Middle									414	426	467						1307	1275
Benson Elementary		12	97	128	113	112	119										581	608
Benson Middle									142	112	136						502	521
Choice Plus Academy													1				1	n/a
Clayton High												530	489	523	476		2018	1992
Clayton Middle									175	185	190						550	561
Cleveland Elementary	2	11	106	134	127	159	153	153									845	885
Cleveland High												464	500	444	404		1812	1806
Cleveland Middle									351	330	351						1032	971
Cooper Academy	6	12	109	120	99	115	97	85				577	540	540	486		643	662
Corinth Holders High																	2143	2052
Corinth-Holders Elementary	6	4	80	106	94	90	100	113									593	627
Dixon Road Elementary	3	11	93	93	96	90	94	85									565	578
East Clayton Elementary	4	7	92	113	110	108	115	102									651	674
Four Oaks Elementary	5	11	132	179	168	164	132	184									975	1040
Four Oaks Middle									152	172	187						511	518
Glendale-Kenly Elementary		2	73	82	57	85	83	85									467	526
The Innovation Academy at South Campus									100								291	291
Johnston County Schools Career Technical										96	95						200	200
Johnston Co Early College Academy												35	30	63	45	26	199	232
McGehee's Crossroads Elem	3	23	119	121	134	114	138	137				93	52	46	49	31	271	292
McGehee's Crossroads Middle									242	236	240						789	863
Meadow School																	718	745
Micro Elementary	4	13	58	64	75	53	64	60		65	76						568	637
North Johnston High																	391	373
North Johnston Middle									212	233	210		210	177	178		795	769
Pine Level Elementary	4	11	49	67	53	71	57	60									655	657
Poletta Elementary	1	9	147	177	168	172	185	181									372	398
Powhatan Elementary	7	12	85	122	111	107	121	111									1040	1169
Princeton Elementary	1	14	110	115	115	110	114	146									676	731
Princeton High									150	142	157	185	145	126	174		725	744
River Dell Elementary	10	10	184	195	151	204	194	179									1079	1046
Riverwood Elementary	5	3	119	125	132	169	154	141									1127	1140
Riverwood Middle									408	409	392						848	916
Selma Elementary																	1209	1264
Selma Middle School		24	119	119	138	120	132	119									771	659
Smithfield Middle									150	129	137						416	570
Smithfield-Selma High									170	201	203						574	614
South Johnston High												422	368	329	251		1370	1337
South Smithfield Elementary												356	363	296	293		1310	1292
Swift Creek Middle	1	13	66	85	91	85	78	95									514	526
West Clayton Elementary	7	12	123	127	125	147	115	141	257	241	233						731	706
West Johnston High												404	331	304	330		797	822
West Smithfield Elementary	3	15	73	82	78	73	76	71									1389	1348
West View Elementary	2	22	154	148	176	168	157	183									471	495
Wilson's Mills Elementary	5	11	75	101	88	92	76	81									1010	1060
TOTALS	79	271	2311	2666	2554	2674	2610	2688	2989	2977	3074	3296	3029	2850	2686	57	36,811	37,411

Change in enrollment, 2019-20 to 2020-21

North Carolina's traditional public and public charter schools enrolled about 53,000 fewer students this school year than last year, a dip experts attributed to decisions by parents and to years of lower birth rates.

Johnston County

School district or charter	2nd month enrollment, 2020-21	2nd month enrollment, 2019-20	Percent difference
Johnston County Schools	35,906	36,878	-3

Table: Emily Walkenhorst • Source: North Carolina Department of Public Instruction • [Get the data](#) • Created with [Datawrapper](#)

Chrissy Freeman

From: json 22 <json22@hotmail.com>
Sent: Monday, February 22, 2021 11:35 AM
To: Chrissy Freeman
Subject: Southern Village / Vet Clinic

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.

We attended the information session on this proposed clinic several months ago and were assured there would be no outdoor kennel initially or in the future on this clinic property- or on the empty lot remaining, which owners say will be offices in the future. The only overnight animal stays are post operations indoors and in sound proofed rooms.

If those plans outlined at the information session have changed in any way we would object.

Thank you,
Jimmy Cox / Jason Cox
919 553 6939

Sent from my iPhone