



Town of Clayton
Town of Clayton Planning Board Agenda
Monday, February 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 COUNCIL MEETING ON THE TOWN'S YOUTUBE CHANNEL:
[HTTP://YOUTUBE.COM/C/TOWNOFCLAYTONNC1869](http://youtube.com/c/TownofClaytonNC1869)

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.
- 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. [Clayton Planning Board - 25 Jan 2021 - Draft Minutes](#)

POTENTIAL ACTION:
draft minutes.

Approve / Deny January 25, 2021 Planning Board

4. PUBLIC HEARINGS

- a. 2021-13-VAR The Lofts at Wild District (**Quasi-Judicial**)
Tag #: 05031012

Location: 110 W. Front St.

[Application - 2021-13-VAR - The Lofts at Wild District](#)

[Adjacent Property Letter - 2021-013-VAR - The Lofts at Wild District](#)

[Newspaper Ad - 2021-013-VAR - The Lofts at Wild District](#)

[Site Survey - 2021-13-VAR - The Lofts at Wild District](#)

[Staff Report - 2021-13-VAR - The Lofts at Wild District](#)

[Staff Report Map - 2021-13-VAR - The Lofts at Wild District](#)

POTENTIAL ACTION: Request to be continued.

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

Tag #: 05031012

Location: 110 W. Front Street

[Application - 2020-173-RZ - Lofts at Wild District Rezoning](#)

[Adjacent Property Letter - 2020-173-RZ - Lofts at Wild District Rezoning](#)

[Neighborhood Meeting Material - 2020-173-RZ - Lofts at Wild District Rezoning](#)

[Site Plan - 2020-172-SP - The Lofts at Wild District Rezoning](#)

[Staff Report - 2020-173-RZ - The Lofts at Wild District Rezoning](#)

[Staff Report Map - 2020-173-RZ - The Lofts at Wild District Rezoning](#)

POTENTIAL ACTION: Request to be continued.

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

[Application - 2020-157-PDD - Riverwood Golf Club Section 2 Planned Development Rezoning](#)

[Adjacent Property Letter - 2020-157-RZ-PDD - Riverwood Golf Club Section 2 Planned Development Rezoning](#)

[Neighborhood Meeting Material - 2020-158-SD - Riverwood Golf Club Section 2 Planned Development Rezoning](#)

[Site Plan - 2020-158-SD - Riverwood Golf Club Section 2 Master Plan Planned Development Rezoning](#)

[Staff Report - 2020-157-PDD - Riverwood Golf Club Section 2 Planned Development Rezoning](#)

[Staff Report Map - 2020-157-PDD - Riverwood Golf Club Section 2 Planned Development Rezoning](#)

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

d. 2021-03-RZ Blacktip Properties LLC Rezoning

Tag #: 05I05020B / 05I05019F

Location: 3945 & 3967 Powhatan Road

[Application - 2021-03-RZ - Blacktip Properties Rezoning](#)

[Owners Consent Form - 2021-03-RZ - Blacktip Properties Rezoning](#)

[Adjacent Property Letter - 2021-03-RZ - Blacktip Properties LLC Rezoning](#)
[Neighborhood Meeting Materials - 2021-03-RZ - Blacktip Properties LLC Rezoning](#)

[Survey - 2021-03-RZ - Blacktip Properties Rezoning](#)

[Staff Report - 2021-03-RZ - Blacktip Properties Rezoning](#)

[Staff Report Map - 2020-03-RZ - Blacktip Properties Rezoning](#)

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

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.
[Application - 2020-176-SP - Southern Village Vet Clinic Major Site Plan](#)
[Owner's Consent Form - 2020-176-SP - Southern Village Vet Clinic Major Site Plan](#)
[Neighborhood Meeting Materials - 2020-176-SP - Southern Village Vet Clinic Major Site Plan](#)
[Signed TRC Certification Letter - 2020-176-SP - Southern Village Vet Clinic Major Site Plan](#)
[Site Plan - 2020-176-SP - Southern Village Vet Clinic Major Site Plan](#)
[Staff Report - 2020-176-SP - Southern Village Vet Clinic Major Site Plan](#)
[Staff Report Map - 2020-167-SP - Southern Village Vet Clinic Major Site Plan](#)

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

6. INFORMAL DISCUSSION AND PUBLIC COMMENT

7. ADJOURN



**Town of Clayton
Planning Board Minutes
January 25, 2021 @ 6:00 P.M.
Town Council Chambers**

BOARD MEMBERS PRESENT:

Travis Avery
Brian Tiede
Marty Bizzell
Stephen Powers
James Moore
Lisa Begley
Andria Merritt
George "Bucky" Coats

STAFF PRESENT:

Samantha Wullenwaber, Planning Director
Haley Hogg, Senior Planner
Jeff Caines, Planner
Chrissy Freeman, Clerk to the Board
Town Attorney
Michael Grannis, Town Council

MEMBERS ABSENT:

James Lipscomb

1 CALL TO ORDER

- a)
The meeting was called to order at 6:02 p.m.

Board Member James Lipscomb was absent from this meeting.

2 ADJUSTMENT OF THE AGENDA

- a)
There was a request for one adjustment to the agenda. Item 7a to be heard before Item 6d.

3 ADMINISTRATION OF OATH(S)

- a) Clerk to the Board Chrissy Freeman administered the Oath of Office to the following new members of the Planning Board:
- Lisa Begley
 - Stephen Powers
 - Marty Bizzell

4 ELECTION OF CHAIR & VICE-CHAIR

- a)
Andria Merritt was nominated for Planning Board Chair and George "Bucky" Coats was nominated for Vice-Chair.

ACTION: Motion for Andria Merritt to serve as Planning Board Chair.

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

ACTION: Motion for George "Bucky" Coats to serve as Vice Chair of the Planning Board.

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

5 APPROVAL OF MINUTES

a)

Approval of December 15, 2020 Planning Board minutes.

ACTION: Approve December 15, 2020 draft meeting minutes.

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

6 PUBLIC HEARINGS

- a) 2020-95-CUP - Hurricane Fencing Conditional Use Permit (**Quasi-Judicial**)
Tag # 05I05020H
Location: 7740 US Hwy 70 Bus

Town Attorney Francis Rasberry explained the Quasi-Judicial process. Clerk to the Board Chrissy Freeman administered the oath of affirmation to those who wished to offer testimony.

Planner Jeff Caines presented this item. The applicant is requesting a Conditional Use Permit to establish a Contractors Office on the site. The site was established without going through the proper Town Planning & Zoning procedure. A Minor Site Plan has also been requested and is being reviewed under a separate application and review process. The applicant has also signed a Condition of Approval which is legally binding to require the site to meet current Town stormwater requirements if both applications are approved. Planning Board Member Bizzell just reiterated that this is an existing business and going through the proper procedure. Planning Director stated that this was an after-the-fact Conditional Use Permit since it was an existing business.

The applicant was present and available for questions. Curk Lane from Trueline Surveying explained the fencing company had been occupying this site for many years, approximately 10 years. Mr. Lane stated that they accept the conditions of approval. There were no questions for the applicant.

The Board read through the Findings of Facts.

ACTION: Approve with Condition as listed in the Staff Report 2020-95-CUP - Hurricane Fencing Conditional Use Permit

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

- b) 2020-175-VAR - The Lofts at Wild District Variance (**Quasi-Judicial**)
Tag #05031012
Location: 110 West Front Street

The Town Attorney explained the Quasi-Judicial process. Board Clerk Chrissy Freeman administered the Oath of Affirmation to those wishing to offer testimony.

Planner Jeff Caines presented this item. The applicant is requesting a Variance to the required minimum lot size of 20,000 square feet to establish townhome or apartments within the B-1 zoning district. Staff has reviewed this parcel and has concluded that this was a legal lot of record prior to adoption of this zoning. This parcel is an incompatible legal lot of record for this type of development request. The applicant has a total of four applications submitted for review and approval in order to develop apartments on this site. Two applications are being heard tonight and two will be heard by Town Council. Board Member Stephen Powers went over the size of the lot in B-1 is 20,000 square feet. The development code states apartments should be built in no less than a 20,000 square foot lot. The rezone was because the B-1 in downtown area did not allow residential on first floor. Board Member Lisa Begley asked how many units would be developed. Jeff Caines stated eight one bedroom apartments would be developed. Board Member Stephen Powers asked about parking and it is in the railroad right a-way. He stated people would be going back and forth over Front Street and the railroad it may not be possible if the railroad decides to do something with that land because it is the railroads right of way. Jeff Caines stated that the Planning Director could take a closer look at parking and waives certain parking for downtown development. Planning Director Samantha Wullenwaber reminded the item being presented was just for a Variance and this is just to consider the lot size of 20,000 square feet. There is a rezoning item that will be heard at another time. Parking is not a consideration at this time. With the upcoming applications from this applicant, parking would be taken into consideration at the proper time. It was further stated that many meetings have been held with regard to that subject. Board Member Begley asked if we were to approve would this variance stay permanent. Ms. Wullenwaber stated yes. Board Member Bizzell asked if there is off street parking requirement and if it could be cleared up. Ms. Wullenwaber stated yes and the Planning Director has discretion for downtown parking. There was nothing further.

The applicant, David DeYoung was present. He gave a presentation of the request. He went over the history of the site and proposed use, amenities, parking. There would be 4 apartments on the first floor and 4 on the second

floor. Each apartment would be approximately 1000 square feet each. The applicant anticipates that parking for the tenants will be using the lot adjacent directly to the right-a-way. The applicant also stated they will be building a 40 parking space parking lot across the street that residents will have a space designated to them and anticipate the lot will be a public lot. The applicant has addressed the Findings of Facts. Planning Board member Coats he believed the code only applies to Main Street for first floor apartments. Mr. DeYoung stated that it does apply to B-1 zoning which this site is zoned B-1. Board Member Coats asked if he could address "B" in the Finding of Facts and what is different about this lot than any other lot in Clayton to grant a Variance. Mr. DeYoung stated this is an in-fill lot. It is land locked and cannot be expanded without the acquisition of additional property. No matter what type of project was put on this property it will have hardships. There has been nothing done with this lot for six years. This project would put eight apartments with all Town utilities, pay park & rec fees, pay water & sewer system development fees, existing infrastructure in place with no needed extension of public infrastructure. The hardship is the lot can't be increased. He noted you would have to go all the way to the next block to make it a 20,000 sq. ft. lot. The property is landlocked. Planning Board Member Coats stated the Finding of Facts stated this may not be the basis for a variance. Mr. DeYoung stated this lot is bound to this size and will never be bigger than 6800 sq. ft. Mr. Coats stated he does not see that this would be a hardship. Mr. DeYoung stated about 50% of the lots in the neighborhood are smaller than 6000 sq. feet. There was no further questions for the applicant.

Planning Board Chair Andria Merritt stated that looking at downtown as a whole, this lot would be small for anything. Board Member Powers stated 20,000 sq. ft. restriction for apartments and townhomes, the town has the rule that the lot has to be a minimum of 20,000 square feet. There could be something else put there not needing a Variance. Mr. DeYoung added that they looked hard at this lot to find the best use for it. Parking and lot size will always be limited in the downtown area. They did have a neighborhood meeting and had no objections to this use. He feels they did their due diligence and came up with the best use of this land. Board Member Coats asked the attorney about the Finding of Fact #2. The Town Attorney Francis Rasberry stated the regulation of 20,000 sq. ft. is applicable in this zoning district. Board Member Coats stated he didn't feel the Variance was the solution to this, Town Council needs to change the rule of the lot size. There are a lot of uses that can be used for this.

Board Member Merritt stated she sees this as a downtown area, not like a development that has standards. Anything that someone wants to do this property, will need a variance. She stated this would be putting this to good use and a good plan to put residential in this spot. Board Member Bizzell seeing the site plan helps with the decision. The Red & White building had the same issue with parking. In this area, this is the character of downtown. Board Member Merritt stated that if we turn down this use, any other use, that Finding of Facts #2 will still apply. There were no further comments or questions from Board Members.

Craig Lee who owns the property across the street stated that there have been problems with parking and his concern stated that first parking available may be a hardship on a resident or customer. Mr. DeYoung stated any use that goes on this lot will generate a parking. They are trying to make more parking in the area.

Chair, Andria Merritt read the Findings of Facts.

Motion: Board Member Merritt
Second: Board Member Powers
Vote: Vote 6-2 Motion fails to carry as a super-majority vote required for approval.

- c) 2020-173-RZ - The Lofts at Wild District Rezoning
Tag #: 05031012
Location: 110 West Front Street

Request to table this item from the applicant

ACTION: 2020-173-RZ - The Lofts at Wild District Rezoning to be heard at a later date.

- d) 2021-07-OA - 160D Ordinance Amendment

Planning Director Samantha Wullenwaber stated that she has been working on the 160D Ordinance Amendment since last Spring. Consultant Chad Sary with Stewart Engineering was present and went over a presentation of the ordinance update. This is a mandatory update in the state of North Carolina.

There were no questions or comments.

ACTION: Approve 2021-07-OA 160D Ordinance Amendment recommendation to Town Council

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

7 NEW BUSINESS

- a) 2020-146-SP - Caterpillar Visitor Center Major Site Plan
Tag #: 05G03066N
Location: 954 NC-42 Hwy E.

Planner Jeff Caines presented this item. The applicant is requesting to expand the Caterpillar Visitor Center located off Hwy NC 42 East. The site currently has an area where construction equipment can be shown to potential clients for purchase. The site plan is to allow for a larger area to test the equipment and an area where equipment can be cleaned before it is placed back into

storage. The entire site is located in the Town's Watershed Overlay District and is subject to additional requirements which will be reviewed by the Town's Engineering Department. This request is consistent with the Comprehensive Plan 2040. Staff recommends approval.

The applicant Jay Smith was present and available for questions. Planning Board Member Bucky Coats asked if Area 2 Parking and Area 13 South End were existing. The applicant stated yes, they are both existing. There were no further questions for the applicant.

ACTION: Approve 2020-146-SP Caterpillar Visitor Center Major Site Plan

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

8 INFORMAL DISCUSSION AND PUBLIC COMMENT

- a) Vice Chair Coats stated he was not aware last meeting was Frank Price's last meeting and wanted to thank him for over 20 years of service, he did a great job and will be missed.

9 ADJOURN

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

ACTION: Motion to Adjourn the Meeting

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

Andria Merritt, Chair

ATTEST:

Chrissy Freeman, Clerk to the Board

January 25, 2021
Minutes



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

VARIANCE APPLICATION

Application Fee: \$250.00
Advertisement Fee: \$200.00

Please note if a variance is sought "after the fact", the application fee is \$500.00

SITE INFORMATION

Name of Project: The Lofts at Wild District

Acreage of Property: .155 Zoning District: B-1

County Tag #: 05031012 NC Pin #: 166913-03-5562

Address/Location: 110 W. Front Street, Clayton, NC

Existing Use: Vacant Proposed Use: Residential

Is project within a Planned Development? ☐ Yes ☒ No If yes, which: _____

Is project within an Overlay District? ☒ Yes ☐ No If yes, which: Downtown Overlay (rezoning filed to remove)

APPLICANT INFORMATION

Applicant: RiverWild

Mailing Address: 114 W Main Street, Clayton, NC 27520

Phone Number: 919.901.3178 Fax: _____

Contact Person: David DeYoung, AICP

Email Address: david@theriverwildteam.com

FOR OFFICE USE ONLY

Date Received: _____ Amount Paid: _____ Permit Number: _____

PROPERTY OWNER INFORMATION

Name: JJARR, LLC

Mailing Address: 114 W Main Street, Clayton, NC 27520

Phone Number: 919.901.3178

Fax:

Email Address: david@theriverwildteam.com

BURDEN OF PROOF / EXPLANATION OF REQUEST

Variance(s) Requested: *List each requested variance. Attach additional pages if necessary.*

Code Section: 155-203(K)

Code Requirement: Within the B-1 District, no townhouse or apartment shall be established on a parcel less than 20,000 square feet in area.

Variance Sought (*describe specific request*): To permit the development of an apartment project on a .155 acre/6,759 sf feet vacant parcel in the B-1 district.

Use this section to describe the request. An applicant seeking a variance has the burden of presenting evidence sufficient to allow the Board of Adjustment to reach conclusions for the Required Findings of Fact. Attach additional sheets/pertinent information as necessary.

See attached document

REQUIRED FINDINGS OF FACT

Section 155.716(F)(2) of the Unified Land Development Code requires applications requesting a Variance to address the following findings. The burden of proof is on the applicant and failure to adequately address the findings may result in denial of the application. Please attach additional pages if necessary.

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

See attached document

2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from person circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance..

See attached document.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

See attached document.

4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

See attached document.

APPLICANT AFFIDAVIT

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

David DeYoung

Print Name

Signature of Applicant

02/02/2021

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: Lofts at Wild District Address or PIN #: 1166913-03-5562

AGENT/APPLICANT INFORMATION:

David DeYoung - RiverWild
(Name - type, print clearly)

114 W. Main Street
(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*):

All entitlement Processes

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:

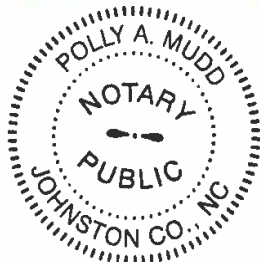
JJARR, LLC
(Name - type, print clearly)
[Signature]
(Owner's Signature)

114 W. Main Street
(Address)
Clayton NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me the 30 day of November, 2026, Polly A. Mudd, a Notary Public for the above State and County, this

SEAL



July 2018

Notary Public

My Commission
Expires:

June 18, 2029

Lofts at Paper Company – Variance Burden of Proof

Use this section to describe the request. An applicant seeking a variance has the burden of presenting evidence sufficient to allow the Board of Adjustment to reach conclusions for the Required Findings of Fact. Attach additional sheets/pertinent information as necessary.

The Lofts at Wild District, an infill residential project, is in accord with the with the adopted plans and policies of the Town of Clayton. The parcel associated with the variance request is designated as Downtown Residential on the Future Land Use Map. This designation allows for a variety of higher-density housing types that support and foster growth. The parcel is also zoned B-1, where pursuant to 155-203 (K) of the Unified Development Code, apartment parcels are permitted to exceed 12 units per acre in the B-1 District. This noted, a variance is necessary due to the parcels size, which does not meet the minimum 20,000 SF requirement.

The parcel in question has been in its current configuration and size (6,793 SF) as far back as the 1950's, long before zoning rules and regulations were adopted by the Town of Clayton. The property is also completely landlocked by exiting development (residential) and existing roadways. The last use of the property was a Red and White Grocery store (built in the 1950's) that occupied the entire parcel. That store operated until the early 2,000's and then sat vacant until 2014 when the Town of Clayton condemned the building and tore it down. Since then, the parcel has remained vacant. Because of the size and configuration, there is no reasonable use for the property that **would not** require a variance. In fact, to allow the proposed use (or any use) on the subject site, a variance was sought in 2019 (2019-138-VAR) for the proposed use to allow a reduction in the required setback from residential.

Required Findings of Fact:

- 1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.***

Strict application of the ordinance requires apartments to have a minimum lot size of 20,000 SF in the B-1 zoning district. This lot is zoned B-1 and is set aside for downtown (high-density) residential in the Comprehensive Plan. Unfortunately, the existing size (an average depth of 50 feet) and the inability to expand the parcel (land locked due to existing development on adjacent parcels), the 20,000 SF minimum lot size is not attainable. In the absence of the requested variance, there are no other reasonable uses for the property that would be compatible with the existing adjacent development and other surrounding uses, meet access standards, or require alternative variances to the one proposed.

- 2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.***

As stated above, the hardship and subsequent request for a variance, is due to conditions peculiar to the property including its existing size (smaller than generally required) and its inability to be expanded (location). The existing surrounding development and adjacent roadway frontage makes it impossible for the expansion of the parcel. There are no hardships

resulting from conditions common to the neighborhood or the general public creating the need for the variance. The fact that the parcel is zoned B-1, with a downtown residential land use designation indicate that the use is permitted. The only parcels zoned B-1 or B-2 in the neighborhood surrounding the subject property on the north side of the railroad tracks are the subject property and the property directly across O'Neil Street. Those properties are fully developed, and therefore do not share similar conditions.

- 3. *The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.***

No actions have been taken by either the applicant or the owner to create the hardship. The hardship is directly related to the size and location of the subject parcel.

- 4. *The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.***

The requested variance to allow an apartment use on a lot less than 20,000 sf in size is consistent with the spirit and intent of both the UDC and Comprehensive Plan. The subject parcel is located in an area designated as Downtown Residential on the Future Land Use Map which encourages the development of higher density residential projects. The B-1 district also allows apartment densities to exceed 12 units per acre. Further, it is believed that the requirement for the minimum lot size of 20,000 SF necessary for apartments was put in the code to limit first floor apartments in the B-1 zoning district, which includes the downtown area of Main Street. The reason for this requirement would have been to make sure that uses which do not "activate" the street (i.e., retail, restaurants, and other uses which invite the general public inside) are relegated to upper floors. This is evidenced by the allowance of upper story residential as a permitted use with no minimum lot size requirement. The subject property is not located on Main Street, so the intent of the ordinance is achieved.



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

February 12, 2021

NOTICE

SUBJECT: **Project:** **2021-013-VAR – Lofts at Wild District – Variance**
Address: **110 West Front Street**
PIN #: **05031012**
Applicant: **RiverWild**

Dear Clayton Area Property Owner:

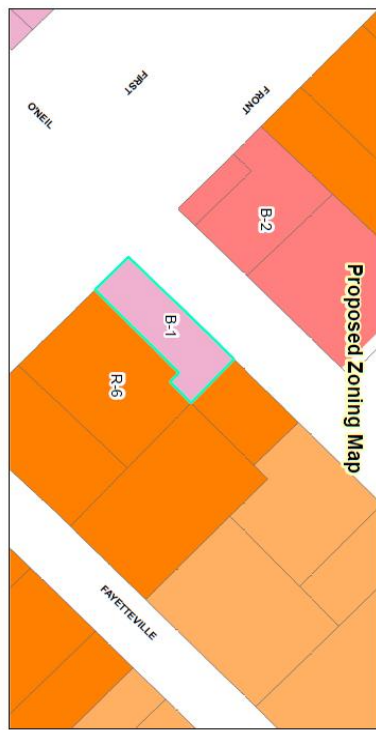
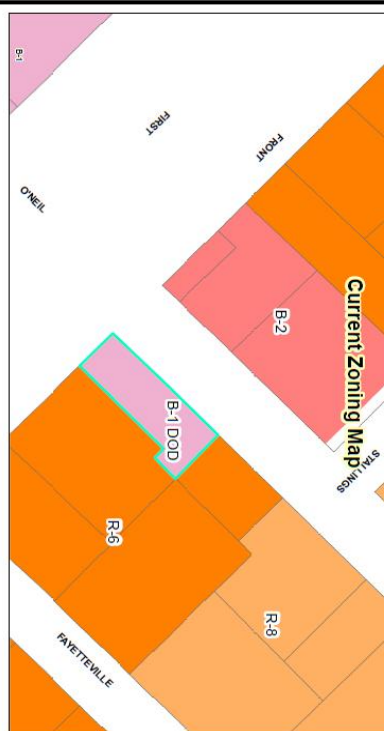
Notice is hereby given that the Clayton Planning Board will hold an evidentiary hearing on **Monday, February 22, 2021 at 6:00 PM** at Town Hall, 111 E Second Street, to consider the above referenced Variance application. The applicant is requesting a variance from Section 155.203(K)(3)(a) of the Town of Clayton Unified Development Code to allow for townhomes or apartments on lots less than 20,000 square feet. The subject property is located at 110 West Front Street. Please see the map on the back of this letter.

Based upon records in the Johnston County Tax Office, you are the owner of property that is within 100 feet of this request. You are invited to attend this meeting. During an evidentiary hearing, the Planning Board must make findings of fact based upon sworn testimony and other credible evidence. Citizens may give testimony in an evidentiary hearing after they have taken an oath. This is an open meeting and interested persons are invited to attend.

If you should need additional assistance or information, please contact the Planning Department at (919) 553-5002 or email at jcaines@townofclaytonnc.org.

Sincerely,

Jeff Caines, AICP – Planner



Request:
 2020-175-VAR, Variance to allow
 Apartments/Townhomes on lots
 smaller than 20,000 square feet.

Applicant: RiverWild
 Property Owners: JJARR, LLC
 Tag #: 05031012



Staff Report Map
 Prepared by: TOC Planning Department
 December 2, 2020

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

Document 2-201, C:\PLANNING\VAR\2020-175-VAR, THE LOTS AT 1000 DOWNTOWN STAFF REPORT MAP, 2020-175-VAR, THE LOTS, AND

Public Notice

In accordance with NC GS 160A-364, the Clayton Planning Board will conduct the following evidentiary hearing on Monday, February 22, 2021, at 6PM in the Town Council Chambers in Town Hall, located at 111 E. Second Street:

- 2021-013-VAR Lofts at Wild District Variance – Request for a variance from Section 155.203(K)(3)(a) of the Town of Clayton Unified Development Code to allow for townhomes or apartments on lots less than 20,000 square feet. Property located in the B-1 Downtown Overlay zoning district; located at 110 West Front Street; approximately .155 acres in size; parcel number 05031012.

During an evidentiary hearing, the Planning Board must make findings of fact based upon sworn testimony and other credible evidence. Citizens may give testimony in an evidentiary hearing after they have taken an oath. This is an open meeting and interested persons are invited to attend.

Jeff Caines, Planner
919-553-5002

Johnstonian Newspaper

Please advertise on the following dates:
February 10, 2021
February 17, 2021

Affidavit of publication required.

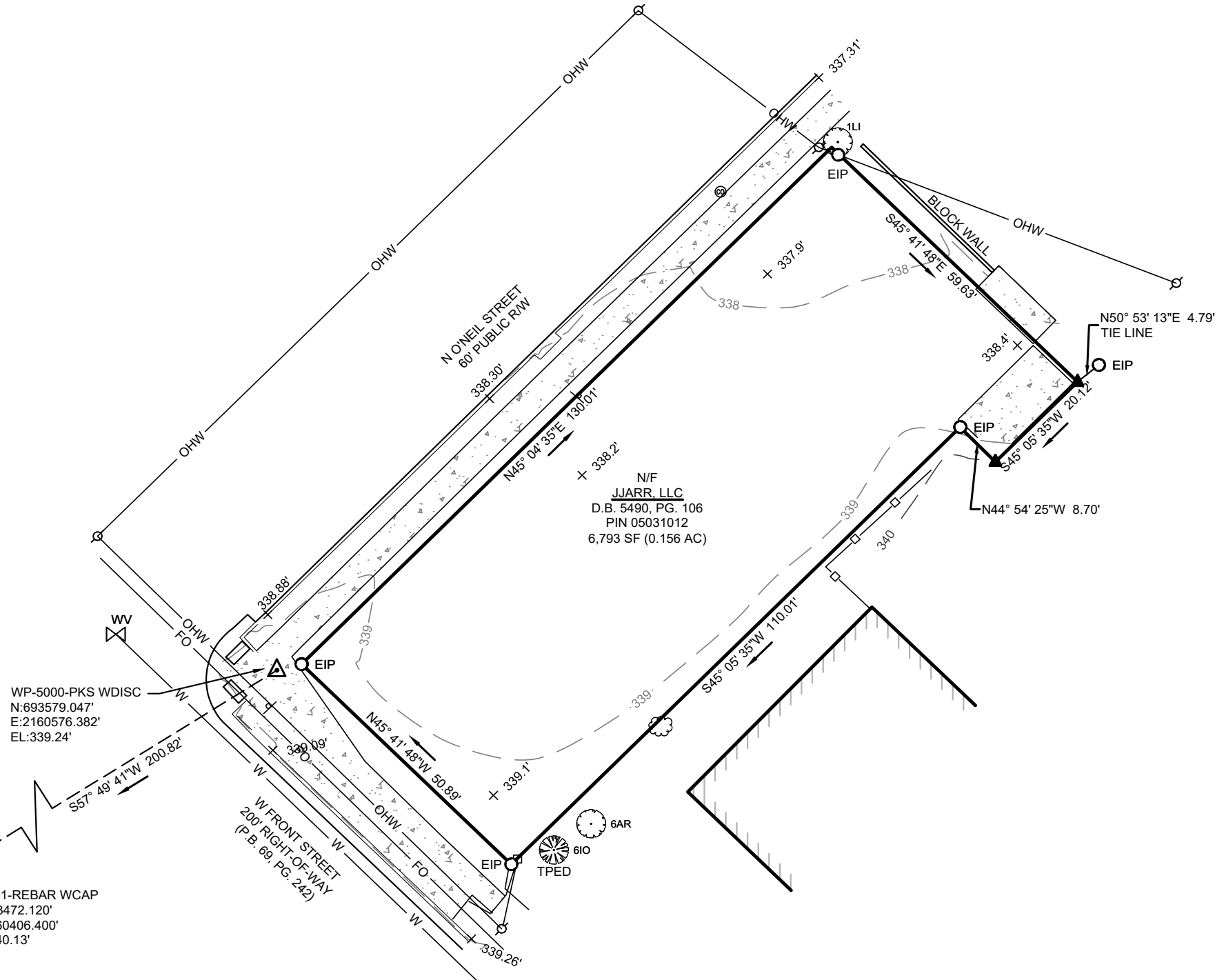
G:\Projects\2020\20010 - Paper Company Project\DWG\LOFT CLAYTON.dwg Nov 30, 2020 - 6:37pm

LEGEND

- | | |
|--|------------------------------|
| | SURVEY CONTROL POINT |
| | EXISTING IRON PIPE |
| | COMPUTED POINT |
| | SANITARY SEWER CLEANOUT |
| | UTILITY POLE |
| | SIGN |
| | DECIDUOUS TREE |
| | EVERGREEN TREE |
| | BUSH |
| | WATER VALVE |
| | TELEPHONE PEDESTAL |
| | WOOD FENCE |
| | UNDERGROUND FIBER OPTIC LINE |
| | UNDERGROUND WATER LINE |
| | OVERHEAD WIRES |
| | UNKNOWN DESTINATION |
| | CONCRETE SURFACE |

WP-5000-PKS WDISC
N:693579.047'
E:2160576.382'
EL:339.24'

GPS-1-REBAR WCAP
N:693472.120'
E:2160408.400'
EL:340.13'



GENERAL NOTES

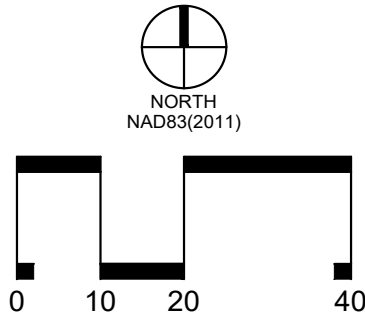
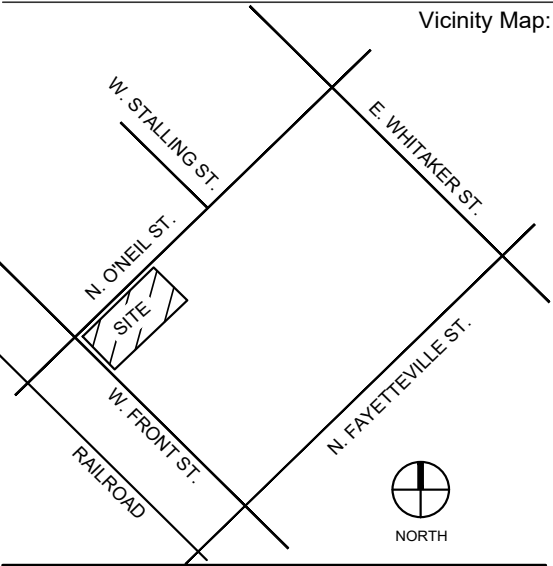
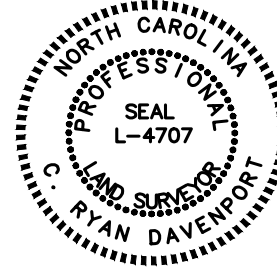
- THIS SURVEY MAP IS INTENDED TO REPRESENT THE EXISTING CONDITIONS/TOPOGRAPHY ON A PORTION OF THE PROPERTIES SHOWN HEREON, AND IS NOT A BOUNDARY SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
- THE PROPERTY LINES SHOWN HEREON HAVE BEEN CONFIRMED FROM A SURVEY BY STEWART INC. PROPERTY LINES SHOWN TAKEN FROM REFERENCES SHOWN HEREON.
- HORIZONTAL DATUM IS NAD 83 (2011) AND VERTICAL DATUM IS NAVD88. BASED ON GPS METHODS USING REAL-TIME KINEMATIC SOLUTIONS FOR THE SURVEY CONTROL POINTS SHOWN HEREON AND TIED TO NORTH CAROLINA GEODETIC SURVEY MONUMENT "MORIAH RESET".

"MORIAH RESET"
N 701370.11'
E 2146838.92'
EL 360.75'
- THIS DRAWING DOES NOT CONFORM TO N.C. GS47-30 AND THEREFORE IS NOT FOR RECORDATION.
- UTILITIES SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE EVIDENCE AND A LEVEL B UTILITY DESIGNATION/MARKING SERVICES PERFORMED BY STEWART INC. AS A PART OF THIS SURVEY. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE COMMENCING CONSTRUCTION.
- TREES SHOWN HEREON MAY NOT REPRESENT ALL VEGETATION ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS ZONED "CENTRAL BUSINESS" (PER TOWN OF CLAYTON ZONING MAP AMENDED AUGUST 5, 2019).
- THE SUBJECT PROPERTY LIES IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN). BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720166900K DATED 06/20/2018.

I, C. RYAN DAVENPORT, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE SURVEY WAS COMPLETED ON 11/19/2020; THAT CONTOURS SHOWN AS (CONTINUOUS LINES) MAY NOT MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON NAD83(2011) AND NAVD88.

DocuSigned by:
C. Ryan Davenport
BA950243039041B
C. RYAN DAVENPORT, PLS L-4707

11/30/2020



SCALE: 1" = 20'

Title:

EXISTING CONDITIONS
SURVEY FOR:

JJARR, LLC

PREPARED FOR: RIVERWILD
TOWN OF CLAYTON
JOHNSTON COUNTY, NORTH CAROLINA
DATE: 11/30/2020 SCALE: 1"=20'
CONTOUR INTERVAL = 1'



STEWART

5410 OLD POOLE ROAD
RALEIGH, NC 27610
T 919.380.8750
FIRM LICENSE # C-1051
www.stewartinc.com
PROJECT # C12010



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

Planning Board
February 22, 2021

STAFF REPORT

Application Number: 2021-13-VAR
Project Name: The Lofts at Wild District

TAG #(s): 05031012
Town Limits/ETJ: Town Limits (B-1 Downtown Overlay District)
Applicant: RiverWild
Owner: JJARR, LLC
Location: 110 West Front Street
Project Planner: Jeff Caines, AICP – Planner

Public Noticing dates:

- **Sign Posted:** February 12, 2021
- **Newspaper Ad Published:** February 10, 2021 & February 17, 2021
- **Adjacent Property Letters Mailed:** February 12, 2021

REQUEST: The applicant is requesting a variance from the following code section(s):

UDC Section	Requirement	Variance Request
155.203(K)(3)(a)	Within the B-1 District, no townhouse or apartment shall be established on a parcel less than 20,000 square feet in area.	To allow for townhomes or apartments to be established on lots less than 20,000 square feet

SITE DATA:

Acreage: +/-0.155 Ac (+/- 6,752 square feet)
Existing Use: Vacant Site

STAFF ANALYSIS AND COMMENTARY:

The applicant is requesting a Variance to the required minimum lot size of 20,000 square feet to establish townhome or apartments within the B-1 zoning district, as identified in UCD 155.203(K)(3)(a). Staff has reviewed this parcel and has concluded that this was a legal lot of record prior to adoption of this zoning requirement by the Town Council. Thus, making this parcel an incompatible legal lot of record for this type of development (i.e., Townhomes and Apartments). It should be noted that this Variance application is just one of four (4) applications the applicant has submitted for review and approval in order to develop apartments on this site. In 2019, this lot

also received a variance to reduce the side and rear setback requirements to 0' to accommodate future development.

Findings of Fact:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in absence of the variance, no reasonable use can be made of the property.
 - **Applicant Response:**
Strict application of the ordinance requires apartments to have a minimum lot size of 20,000 SF in the B-1 zoning district. This lot is zoned B-1 and is set aside for downtown (high-density) residential in the Comprehensive Plan. Unfortunately, the existing size (an average depth of 50 feet) and the inability to expand the parcel (land locked due to existing development on adjacent parcels), the 20,000 SF minimum lot size is not attainable. In the absence of the requested variance, there are no other reasonable uses for the property that would be compatible with the existing adjacent development and other surrounding uses, meet access standards, or require alternative variances to the one proposed
 - **Staff Commentary:**
The B-1 zoning district allows for a number of uses within the zone. Each with their own challenges based on their own design standards which would need to be adapted to this specific lot size and configuration. In reviewing each of the allowed uses in the zone, it would be a challenge to develop the site without some sort of Variance to the UDC standard(s). Developing apartments on this site would fair no differently due to the existing lot size of less than 20,000 square feet. In addition, it would not be favorable to request the applicant to purchase additional land which abuts the site since the abutting parcels are zoned residential.
2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
 - **Applicant Response:**
As stated above, the hardship and subsequent request for a variance, is due to conditions peculiar to the property including its existing size (smaller than generally required) and its inability to be expanded (location). The existing surrounding development and adjacent roadway frontage makes it impossible for the expansion of the parcel. There are no hardships resulting from conditions common to the neighborhood or the general public creating the need for the variance. The fact that the parcel is zoned B-1, with a downtown residential land use designation indicate that the use is permitted. The only parcels zoned B-1 or B-2 in the neighborhood surrounding the subject property on the north side of the railroad tracks are the subject property and the property directly across O'Neil Street. Those properties are fully developed, and therefore do not share similar conditions.
 - **Staff Commentary:**
The site is a legal lot of record and is currently zoned B-1 with a Downtown Overlay District. It currently fronts two streets and is also abutting developed properties to

the north and east. The size and location within the existing block are peculiar to this site.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

- **Applicant Response:**

No actions have been taken by either the applicant or the owner to create the hardship. The hardship is directly related to the size and location of the subject parcel.

- **Staff Commentary:**

The site was rezoned in 2009 from B-2 (Neighborhood Business) to B-1 (Central Business). The B-2 zoning district also allows apartments via a Special Use Permit; the UDC also does not specifically call out the B-2 zoning district as to require a minimum of 20,000 square feet in order to develop Townhomes or Apartments. However, the B-2 zoning district does have development standards that may require Variances in order to develop the site including maximum building coverage and maximum impervious surface coverage. In a further analysis, the zoning of the project site be it either B-1 or B-2, the hardship did not take place as a result from actions taken by the applicant or property owner.

4. The requested variances are consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

- **Applicant Response:**

The requested variance to allow an apartment use on a lot less than 20,000 sf in size is consistent with the spirit and intent of both the UDC and Comprehensive Plan. The subject parcel is located in an area designated as Downtown Residential on the Future Land Use Map which encourages the development of higher density residential projects. The B-1 district also allows apartment densities to exceed 12 units per acre. Further, it is believed that the requirement for the minimum lot size or 20,000 SF necessary for apartments was put in the code to limit first floor apartments in the B-1 zoning district, which includes the downtown area of Main Street. The reason for this requirement would have been to make sure that uses which do not "activate" the street (i.e., retail, restaurants, and other uses which invite the general public inside) are relegated to upper floors. This is evidenced by the allowance of upper story residential as a permitted use with no minimum lot size requirement. The subject property is not located on Main Street, so the intent of the ordinance is achieved.

- **Staff Commentary:**

UDC 155.203(K)(3)(c) states: *Except in the B-1 District*, townhouse and apartment parcels and upper-story residential units shall not exceed a density of 12 units per acre in a standard residential district. Since UDC 155.203(K)(3)(c) specifically calls out the *B-1 Zoning District*, as being exempt, higher densities can be constructed that exceed 12 units per acre.

CONSIDERATIONS:

- The Planning Board shall review and make a final decision regarding Variance applications.
- Per UDC requirements, no variance shall be approved unless all of the Findings of Fact are made.

FINDINGS OF FACT:

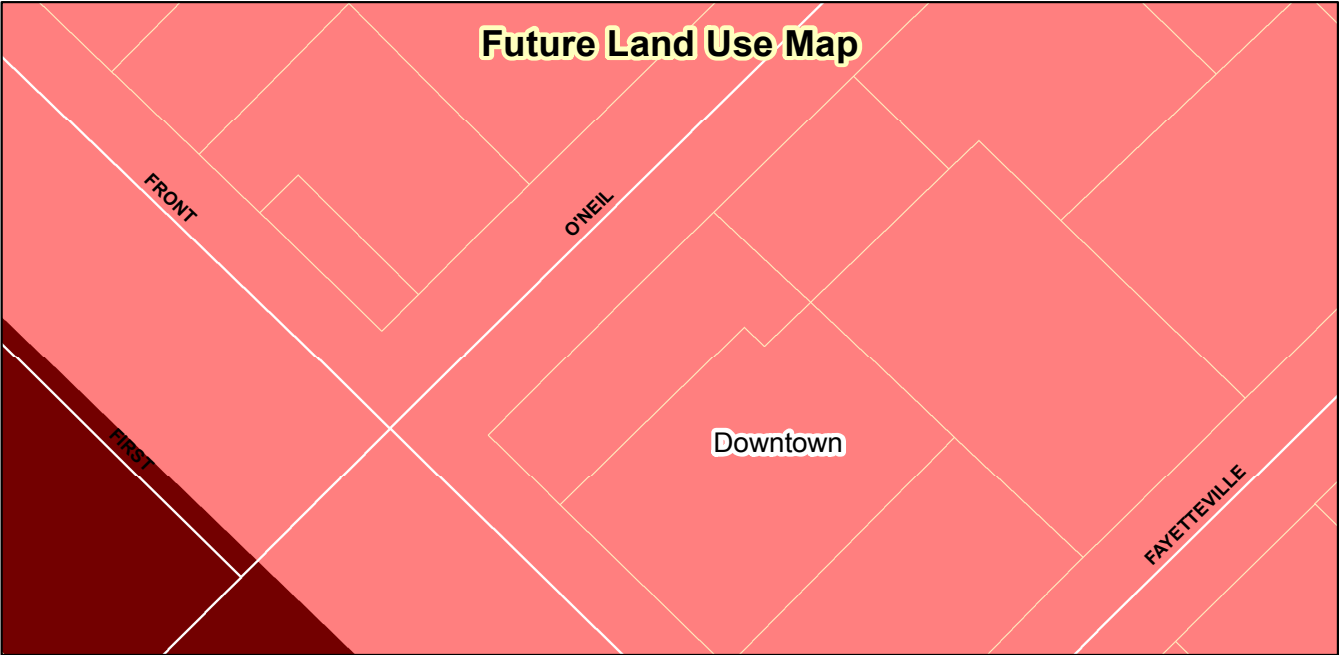
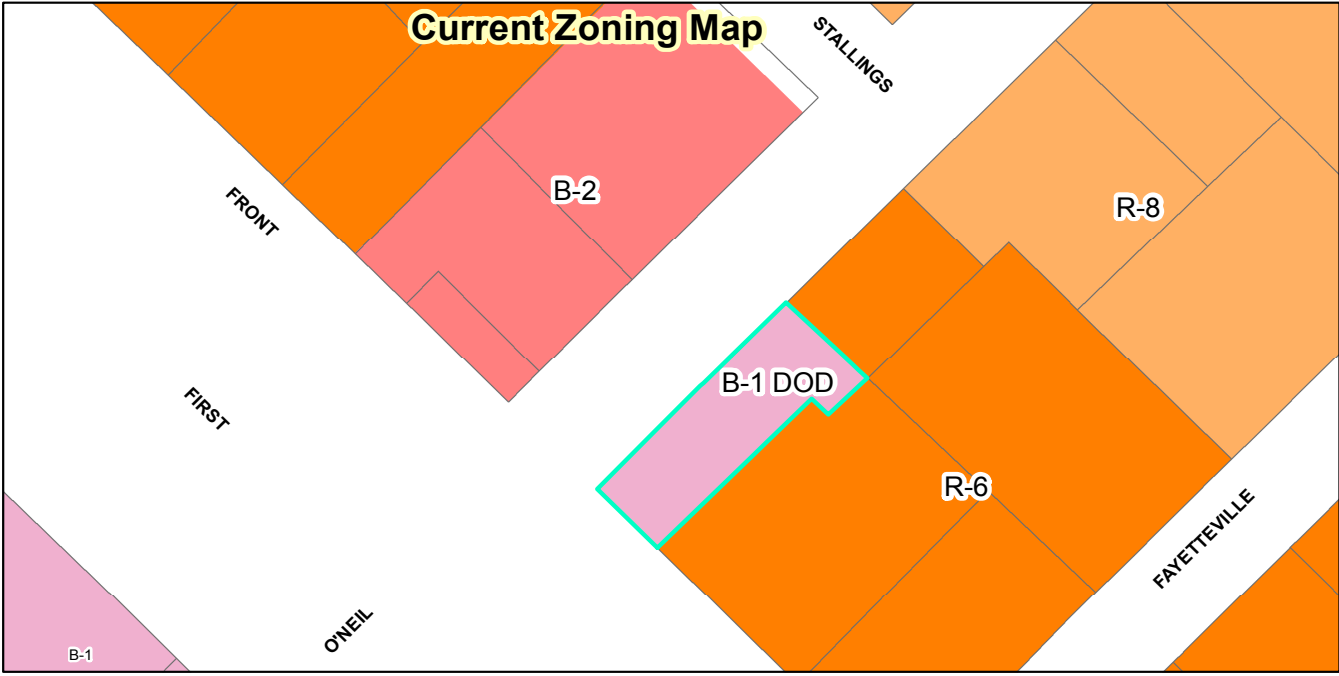
The applicant has addressed the Findings of Fact, as outlined above in this report and included as a part of the application.

RECOMMENDED CONDITIONS OF APPROVAL:

No conditions of approval have been recommended on this application.

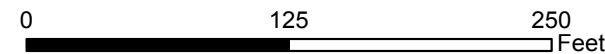
ATTACHMENTS:

1. Application
2. Staff Report Map
3. Associated Site Plan
4. Newspaper Ad- public notice
5. Adjacent Property Letter- public notice



**The Lofts @ Wild District
2021-13-VAR**

Applicant: RiverWild
Property Owners: JJARR, LLC
Tag #: 05031012



-  100-yr Flood Zone
-  Thoroughfare Overlay
-  Watershed Protection Overlay



Staff Report Map
Prepared by: TOC Planning Department
February 17, 2021

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

Document Path: O:\PLANNING\VARANCE\2021\The Lofts at Wild District 2021-13-VAR\Staff Report Map\3 window Staff Report Map - 2021-13-VAR - The Lofts@Wild District.mxd



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: The Lofts at Wild District
Acreage of Property: .155 Zoning District: B-1
County Tag #: 05031012 NC Pin #: 166913-03-5562
Address/Location: 110 W FRONT STREET
Existing Zoning District: B-1 with Downtown Overlay Proposed Zoning District: B-1

APPLICANT INFORMATION

Applicant: RiverWild
Mailing Address: 114 W Main Street, Clayton, NC 27520
Phone Number: 919.901.3178 Fax: _____
Contact Person: David DeYoung, AICP
Email Address: david@theriverwildteam.com

PROPERTY OWNER INFORMATION

Name: JJARR, LLC
Mailing Address: 114 W Main Street, Clayton, NC 27520
Phone Number: 919.901.3178 Fax: _____
Email Address: david@theriverwildteam.com

OFFICE USE ONLY

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

EXPLANATION OF PROJECT

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

The proposed rezoning to remove the parcel from the Downtown Overlay District is being requested because residential uses are not permitted on the first floor in the Downtown Overlay District.

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

The parcel associated with the rezoning is noted as Downtown Residential on the Future Land Use Map. This designation allows for a variety of higher-density housing types that support and foster growth.

The proposed rezoning is consistent with the following Comprehensive Plan Goals: Goal LU2 - Encourage quality development which maximizes existing infrastructure, promotes walking and biking, and enhances travel safety;

Goal H1 - Encourage a range of housing types and lot sizes that meet the needs of various income levels, family sizes, and ages. Objective LU1.1 - Encourage developments which incorporate high-quality design and enhance quality of life.

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

The subject site is located in the B-1 district which allows apartments as a Special Use. The current Downtown Overlay District designation precludes first floor residences. The removal of the Downtown Overlay District will allow apartment uses on both floors of the building.

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

The proposed rezoning will allow apartment uses on both floors of the proposed building adding variety to the existing housing stock and will also assist the Town in its goal to promote the downtown area as a place to live, work, shop, and recreate.

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.

As an infill parcel in downtown Clayton, adequate public facilities are readily available to serve this property.

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

There are no legal concerns or issues related to the proposed rezoning and will not negatively impact the health, safety, or general welfare of the public.

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

The rezoning will not result in an adverse effect upon adjoining property owners. The proposed rezoning simply removes the Downtown Overlay designation. The B-1 zoning designation shall remain which encourages dense residential development. The B-1 zoning district is intended to define and promote the Town Center as a place to live, work, shop, and recreate.

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.

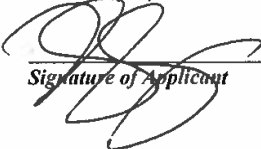
No individual or small group of property owners will benefit to the detriment of the general public.

APPLICANT AFFIDAVIT

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

David DeYoung

Print Name


Signature of Applicant

12/01/2020

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: Lofts at Wild District Address or PIN #: 1166913-03-5562

AGENT/APPLICANT INFORMATION:

David DeYoung - RiverWild
(Name - type, print clearly)

114 W. Main Street
(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*):

All entitlement Processes

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:

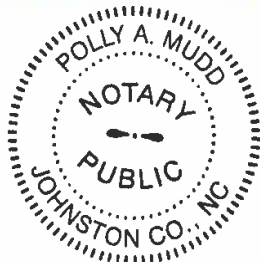
JJARR, LLC
(Name - type, print clearly)
[Signature]
(Owner's Signature)

114 W. Main Street
(Address)
Clayton NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me the 30 day of November, 2026, a Notary Public for the above State and County, this

SEAL



July 2018

Notary Public

My Commission
Expires:

June 18, 2029



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

January 15, 2021

NOTICE

SUBJECT: **Project:** 2020-173-RZ – Lofts at Wild District - Rezoning
 Address: 110 West Front Street
 PIN #: 05031012
 Applicant: RiverWild

Dear Clayton Area Property Owner:

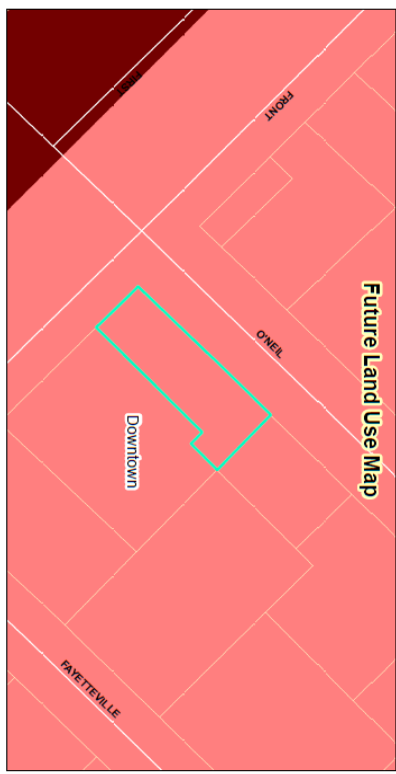
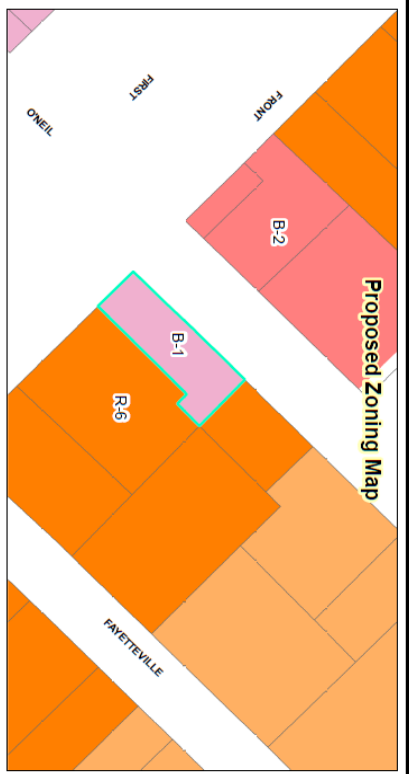
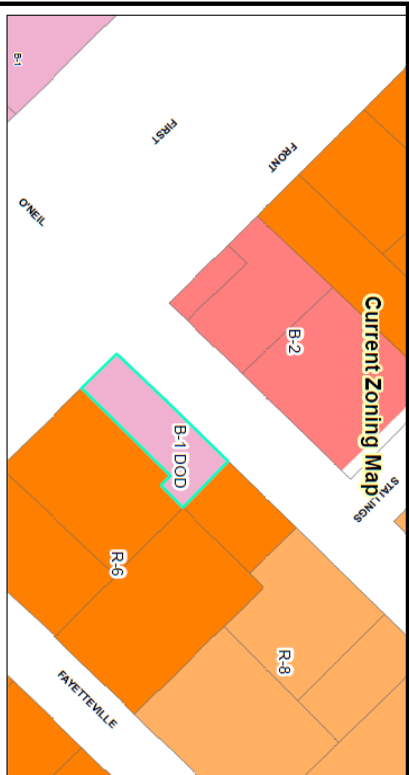
Notice is hereby given that the Clayton Planning Board will hold a public hearing on **Monday, January 25, 2021 at 6:00 PM** at **Town Hall, 111 E Second Street**, to make a recommendation on the above referenced Rezoning application. Following a recommendation by the Planning Board, the application will proceed to Town Council for a final decision. You will be sent another letter prior to the date of the Council hearing. The applicant is requesting to rezone 0.155 acres from B-1 Downtown Overlay District to B-1. The property is located at 110 West Front Street. Please see the map on the back of this letter.

Based upon records in the Johnston County Tax Office, you are the owner of property that is within 100 feet of this proposed rezoning request. You are invited to attend this meeting and express your opinions on this request to Planning Board.

If you should need additional assistance or information, please contact the Planning Department at (919) 553-5002 or email at jcaines@townofclaytonnc.org.

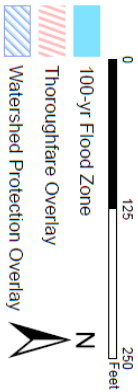
Sincerely,

Jeff Caines, AICP – Planner



Request:
 2020-175-VAR, Variance to allow
 Apartmentsor Townhomes on lots
 smaller than 20,000 square feet.

Applicant: RiverMid
 Property Owners: JJARR, LLC
 Tag #: 05031012



Staff Report Map
 Prepared by: TOC Planning Department
 December 2, 2020

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

Document Path: O:\PLANNING\VAR\2020\2020-175-VAR The Loft at Wind District Staff Report Map Staff Report Map - 2020-175-VAR The Loft and



January 7th, 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 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. The following provides details for the Neighborhood Meeting:

Meeting Date: Wednesday January 20th 2021
Meeting Time: 6:00 - 8:00 PM
Meeting Location: Virtual Meeting - Use the link to join! <https://us02web.zoom.us/j/81169369706>

Type of Application: Major Site Plan Application/Rezoning/Special Use Permit/Variance
Project Address: 110 W. Front Street Clayton NC 27520

Project Description: The Lofts at the Wild District is a proposed two story residential project that will include eight (8) one-bedroom apartments. The parcel that the project is located on is a vacant property that is surrounded by existing development, and is located in a Downtown Residential designated area. The plan requires Major Site Plan, Rezoning, Special Use Permit, and Variance applications.

Public Meeting: The project will be heard by the Town of Clayton Planning Board and a mailing notice will be sent by the Town once a date is selected.

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

- A copy of the project application.
- A schedule of all upcoming public meetings for the application.
- A map at a scale that is appropriate to the project and shows neighboring properties and roads.
- A map, drawing, or other depiction of the proposed land use change or development proposal.

Enclosed with this letter is a map showing the location of the property that is subject to Major Site Plan approval.

If you have any questions prior to or after this meeting, you may contact us at 919-813-0123. You may also contact the Town of Clayton Planning Department at 919-553-5002.

Sincerely,

A blue ink handwritten signature, appearing to read 'DeYoung', is written over a large, faint, light blue 'WILD' watermark that spans the width of the page.

David DeYoung, AICP
Director of Development

Cc: Town of Clayton Planning Department

THE RIVER WILD TEAM.COM

114 W. Main Street, Clayton, NC 27520 | 919.813.0123

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: The Lofts at Wild District

Application: Rezoning, Major Site, Variance, SUP

Location/Date: Via Zoom 1/20/2021 6-8 pm

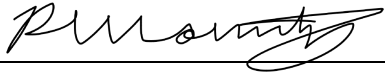
	NAME	ADDRESS
1	Becca Mountz	RiverWild
2	Cindy Szwarcop	Stewart
3	Jerry Pace	Not provided.
4		
5		
6		
7		
8		
9		
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NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Rezoning, Major Site, Variance, SUP
Date of Mailing: 1/7/2021
Date of Meeting: 1/20/2021 Time of Meeting: 6-8 pm
Location of Meeting: via Zoom

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: Rebecca Mountz 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.*

Jerry Pace entered the meeting at 6:35 pm but did not say anything, there may have been a microphone issue.

However, Cindy and Becca went through the presentation and sent chat messages to Jerry but no reply.

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

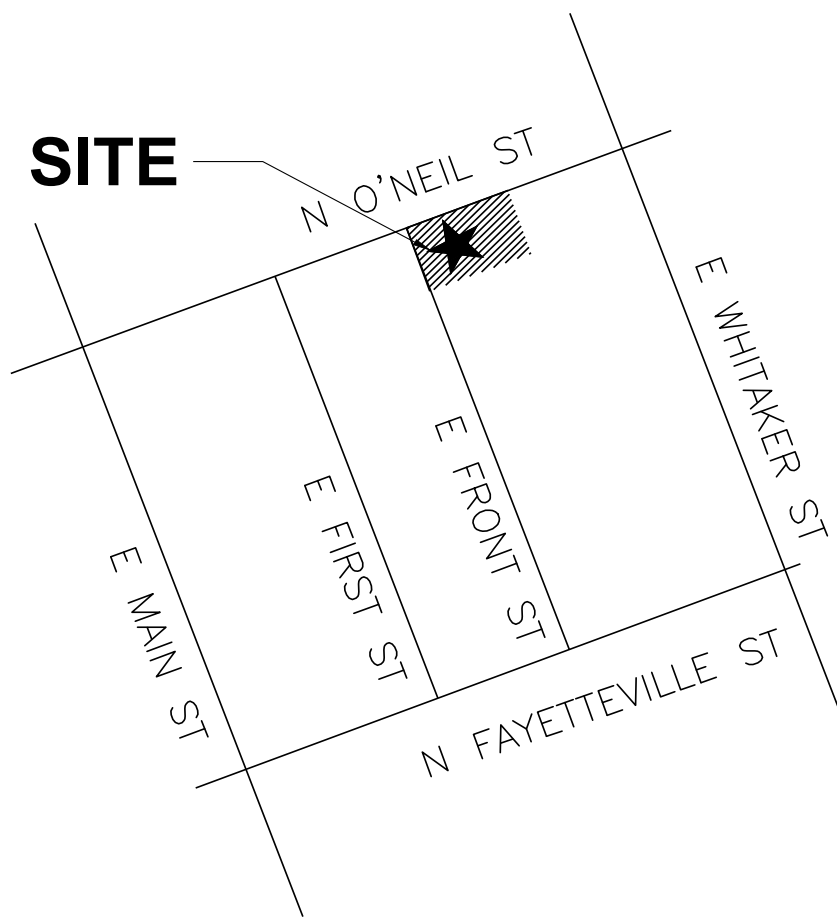
LOFTS AT WILD DISTRICT

110 W. FRONT ST.
CLAYTON, NORTH CAROLINA 27520

MAJOR SITE PLAN

SUBMITTAL DATE: DECEMBER 1, 2020

PROJECT # XX-XXX MSP
XX-XXX SUP



VICINITY MAP
SCALE: 1" = 200'



INDEX OF DRAWINGS		
Sheet #	SHEET NAME	1ST SUBMITTAL (07.29.2019)
C0.00	COVER SHEET	--
C1.00	SURVEY	--
C1.10	EXISTING CONDITIONS PLAN	--
C3.00	SITE PLAN	--
C5.00	GRADING & UTILITY PLAN	--
L5.00	PLANTING PLAN	--
A1.00	PROPOSED ARCHITECTURE	--

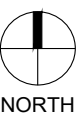


STEWART
101 WEST MAIN ST.
DURHAM, NC 27701
T 919.380.8750
FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C20010.01

Client:



Vicinity map:



Seal:

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION



Project:

LOFTS AT WILD
DISTRICT

Issued for:

MAJOR SITE PLAN

No.	Date	Description
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Title:

COVER SHEET

Project number: C20010.01 Sheet #: C0.00
Issued Date: 12.01.2020
Drawn by: ???
Approved by: ???



RIVERWILD
114 W. MAIN STREET
CLAYTON, NC 27520
CONTACT: DAVID DEYOUNG, AICP
919.901.3178 (T)
DAVID@THERIVERWILDTIME.COM



STEWART
101 WEST MAIN ST.
DURHAM, NC 27701
T 919.380.8750
FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C20010.01

STEWART INC. - CIVIL
CONTACT: TOMOTHY SUMMERVILLE, PE
CIVIL ENGINEER
919.866.4794 (T)
919.380.8752 (F)
TSUMMERVILLE@STEWARTINC.COM
STEWART INC. - LANDSCAPE ARCHITECTURE
CONTACT: KATIE HAMILTON, PLA
LANDSCAPE ARCHITECT
919.866.4815 (T)
919.380.8752 (F)
KHAMILTON@STEWARTINC.COM



TONY JOHNSON ARCHITECTURE
104 NORTH LOMBARD STREET
CLAYTON, NC 27520
CONTACT: TONY JOHNSON
(919) 550-7717 (T)
TONY@TONYJOHNSONARCHITECT.COM

RIVER WILD

NORTH

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

LOFTS AT WILD DISTRICT

MAJOR SITE PLAN

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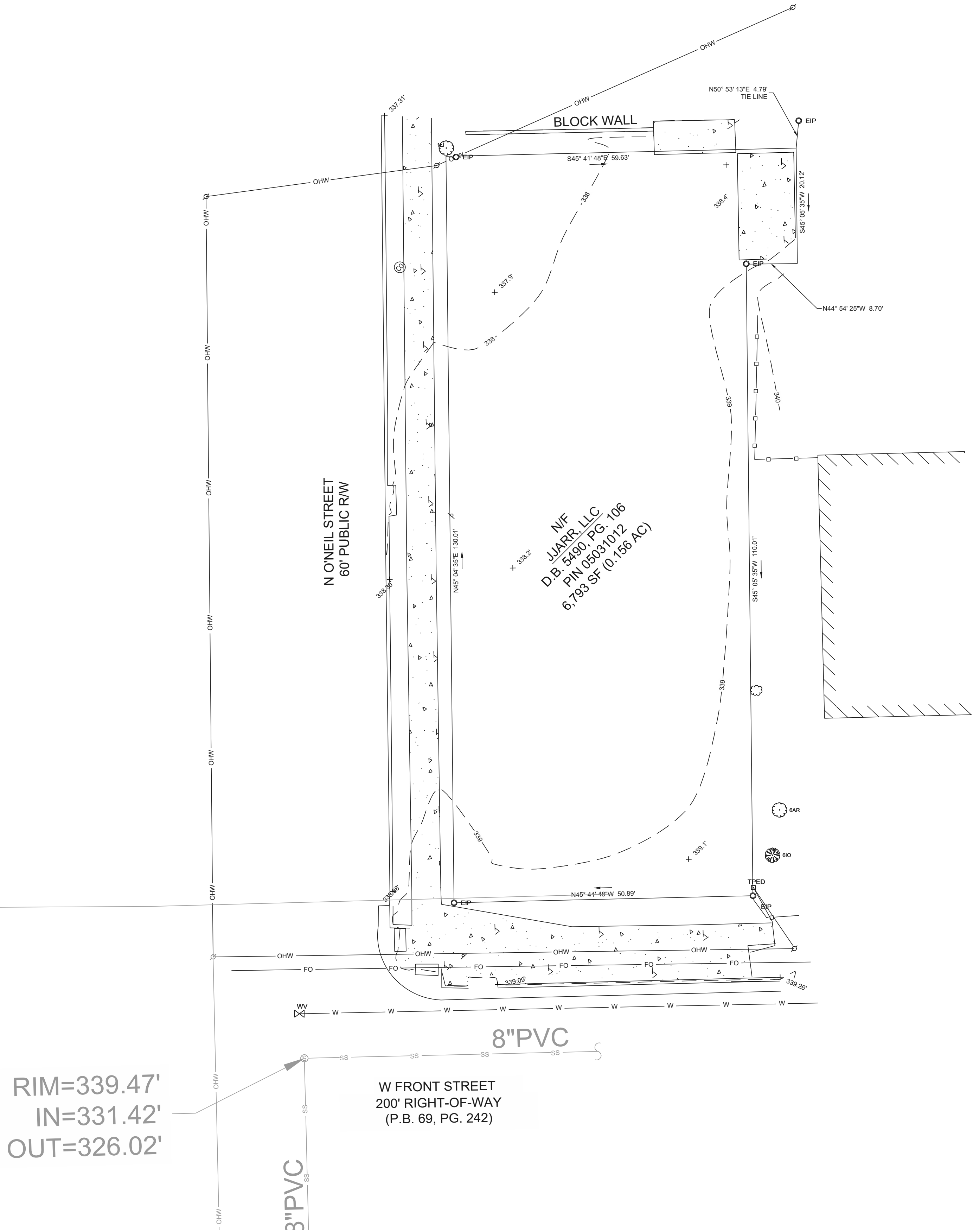
SURVEY

Issued Date: 12.01.2020
 Drawn by: SS
 Approved by: RD

C1.00



L:\Projects\2020\2010 - Paper Company Project\DWGS\01-LOFTS\1 - SITE PLANS\Sheets\2010.01-C1.00 Existing Conditions Plan.dwg Dec 01, 2020 - 12:02am



SURVEY LEGEND:			
	SURVEY CONTROL POINT		MANHOLE
	EXISTING IRON PIPE		TRAFFIC SIGNAL BOX
	EXISTING CONCRETE MONUMENT		MONITORING WELL
	COMPUTED POINT		BORING LOCATION
	STORM DRAIN MANHOLE		BOLLARD
	STORM DRAIN CURB INLET		SIGN
	SANITARY SEWER MANHOLE		FINISHED FLOOR ELEVATION
	SANITARY SEWER CLEANOUT		DECIDUOUS TREE
	SANITARY FORCEMAIN VALVE		EVERGREEN TREE
	HYDRANT		BUSH
	WATER VALVE		WIRE FENCE
	WATER METER		CHAIN LINK FENCE
	WATER MANHOLE		UNDERGROUND TELEPHONE LINE
	WATER VAULT		UNDERGROUND FIBER OPTIC LINE
	GAS VALVE		UNDERGROUND GAS LINE
	GAS METER		UNDERGROUND ELECTRIC LINE
	TELEPHONE MANHOLE		UNDERGROUND WATER LINE
	TELEPHONE PEDESTAL		SANITARY SEWER LINE
	TV MANHOLE		STORM DRAIN LINE
	TV PEDESTAL		OVERHEAD WIRES
	FIBER OPTIC WITNESS POST		UNIDENTIFIED LINE
	ELECTRIC MANHOLE		UNKNOWN DESTINATION
	ELECTRIC BOX		CONCRETE SURFACE
	UTILITY POLE		DUCTILE IRON PIPE
	GUY POLE		POLYVINYL CHLORIDE PIPE
	GUY WIRE		HIGH-DENSITY POLYETHYLENE PIPE
	LIGHT POLE		REINFORCED CONCRETE PIPE
			CORRUGATED METAL PIPE
			CATCH BASIN



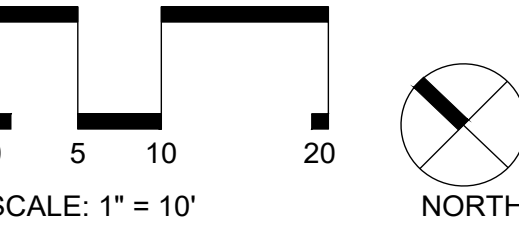
STEWART
101 WEST MAIN ST.
DURHAM, NC 27701
T 919.380.8750
FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C20010.01

Client:
RIVER WILD

Vicinity map:



Seal:
PRELIMINARY - DO NOT
USE FOR CONSTRUCTION



Project:
**LOFTS AT WILD
DISTRICT**

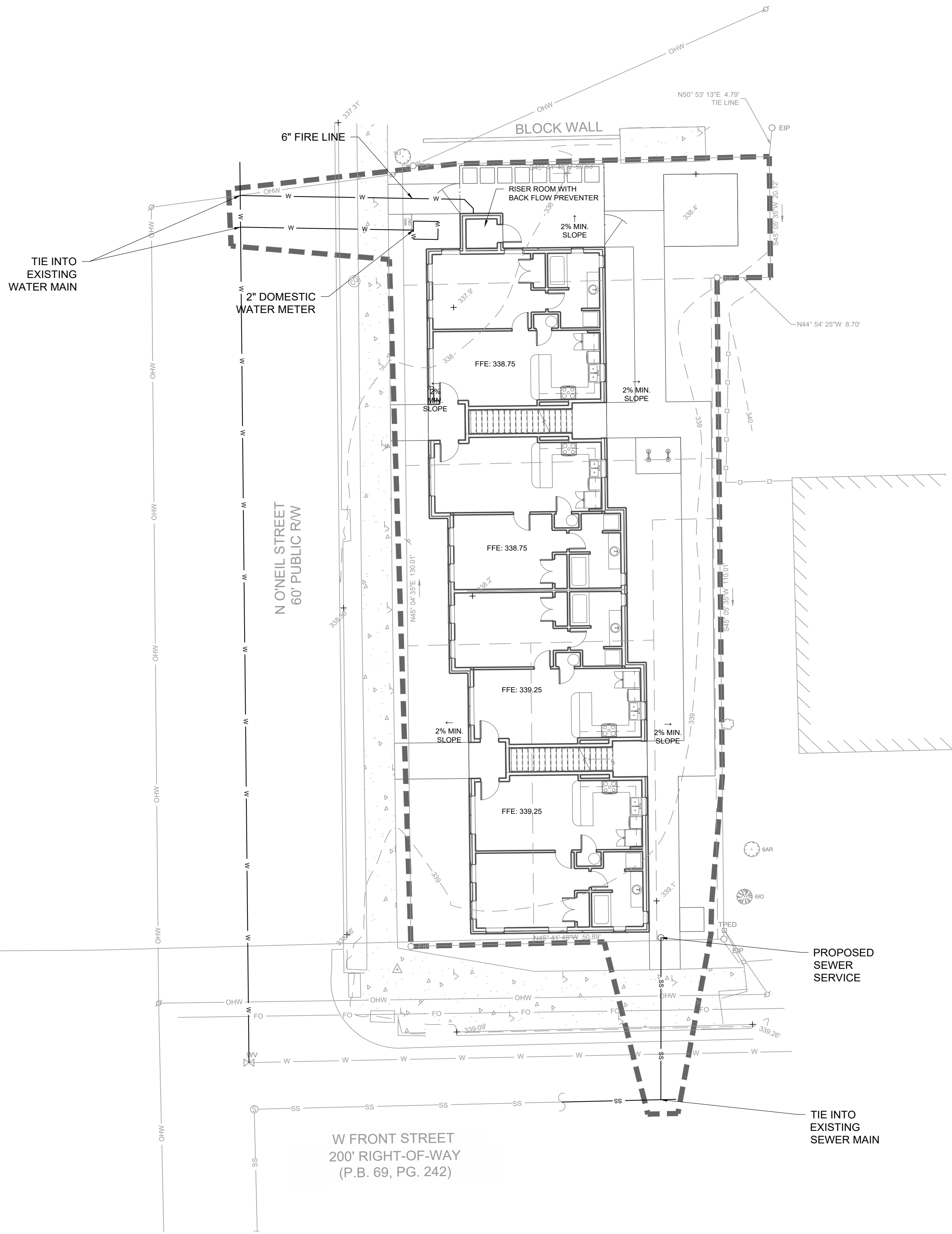
Issued for:
MAJOR SITE PLAN

No.	Date	Description

Title:
**EXISTING CONDITIONS
PLAN**

Project number C20010.01 Sheet #:
Issued Date: 12.01.2020
Drawn by: SS
Approved by: RD **C1.10**

L:\Projects\2020\2010 - Paper Company Project\DWGS\01-LOFTS\1 - SITE PLANS\Sheets\C20010.01-C5.00 Grading & Storm Drainage Plan.dwg Dec 01, 2020 - 12:05am



Grading Legend:		
Symbol	Description	Detail Reference
	LIMITS OF DISTURBANCE	N/A
	PROPOSED MAJOR CONTOUR	N/A
	PROPOSED MINOR CONTOUR	N/A
	EXISTING MAJOR CONTOUR	N/A
	EXISTING MINOR CONTOUR	N/A
	PROPOSED STORM DRAINAGE	#/C9.XX
	PROPOSED JUNCTION BOX	#/C9.XX
	PROPOSED CATCH BASIN	#/C9.XX
	PROPOSED AREA DRAIN	#/C9.XX
	RIPRAP DISSIPATOR	#/C9.XX
	FLOW DIRECTION	N/A
	PROPOSED ELEVATION	N/A
	TOP/BOTTOM OF CURB	N/A
	TOP/BOTTOM OF WALL	N/A

- NOTES:
- SEE SHEET C0.10 FOR GENERAL AND GRADING NOTES.



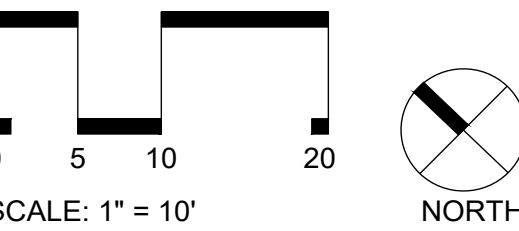
STEWART
101 WEST MAIN ST.
DURHAM, NC 27701
T 919.380.8750
FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C20010.01

Client:
RIVER WILD

Vicinity map:



Seal:
PRELIMINARY - DO NOT
USE FOR CONSTRUCTION



Project:
**LOFTS AT WILD
DISTRICT**

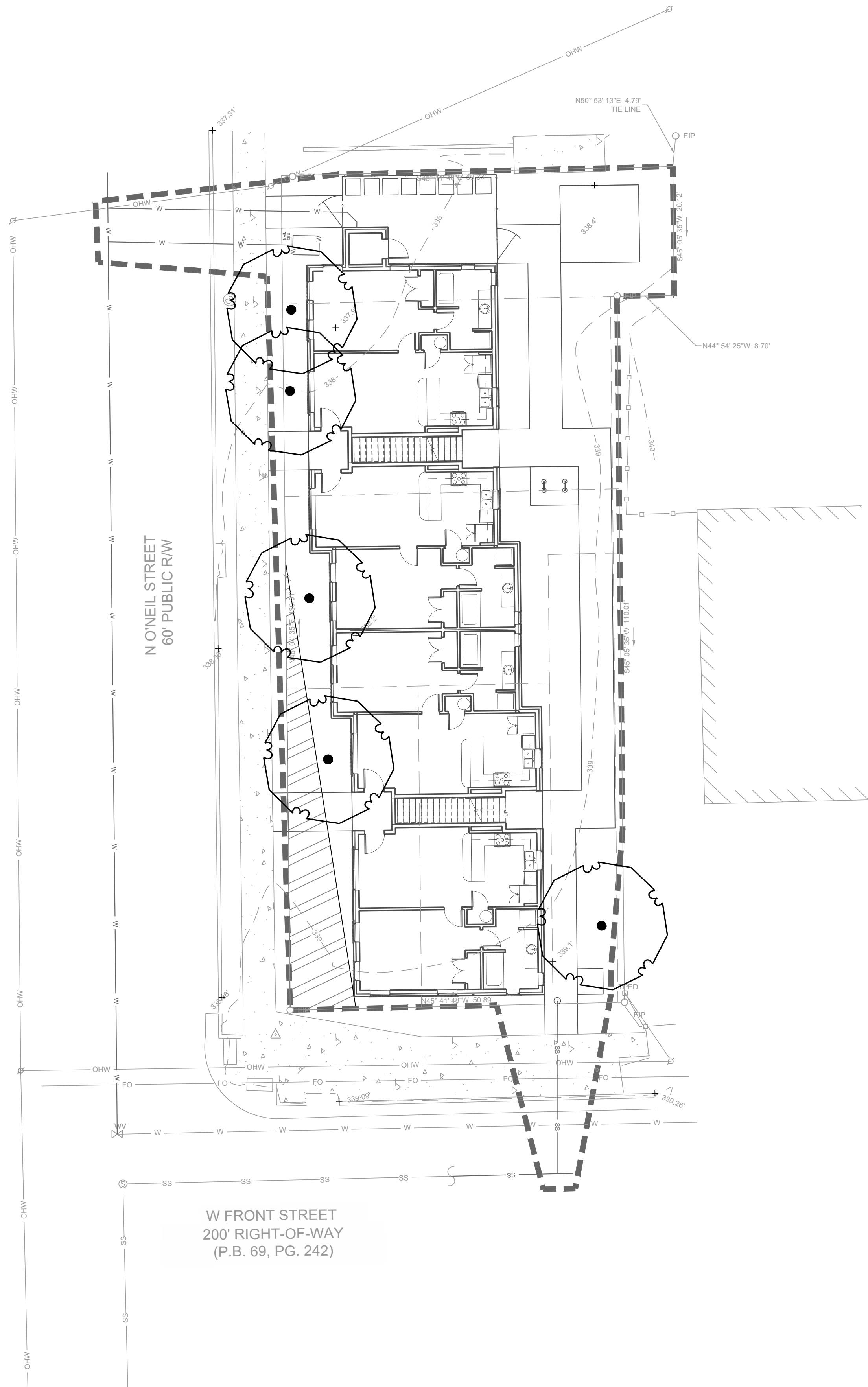
Issued for:		
MAJOR SITE PLAN		
No.	Date	Description

Title:
**GRADING & UTILITY
PLAN**

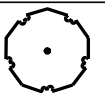
Project numberC20010.01 Sheet #:
Issued Date: 12.01.2020
Drawn by: ???
Approved by: ???

C5.00

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PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	NOTES
	AS	5	ACER BUERGERIANUM 'STREETWISE'™ STREETWISE TRIDENT MAPLE	---	2 IN	

NOTES:

- SEE SHEET C0.10 FOR GENERAL AND PLANTING NOTES.



STEWART
101 WEST MAIN ST.
DURHAM, NC 27701
T 919.380.8750
FIRM LICENSE #: C-1051
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PROJECT #: C20010.01

Client:

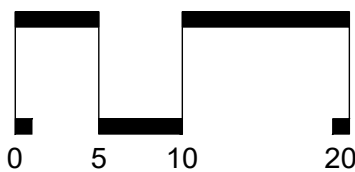
RIVER WILD

Vicinity map:



Seal:

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION



SCALE: 1" = 10'



Project:

**LOFTS AT WILD
DISTRICT**

Issued for:

MAJOR SITE PLAN

No.	Date	Description
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Title:

PLANTING PLAN

Project numberC20010.01 Sheet #:

Issued Date: 12.01.2020

Drawn by: ???

Approved by: ???

L5.00



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FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C20010.01

Client:

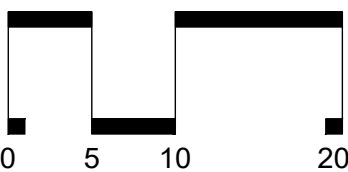
RIVER WILD

Vicinity map:

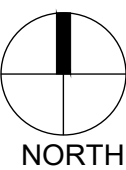


Seal:

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION



SCALE: 1" = 10'



Project:

**LOFTS AT WILD
DISTRICT**

Issued for:

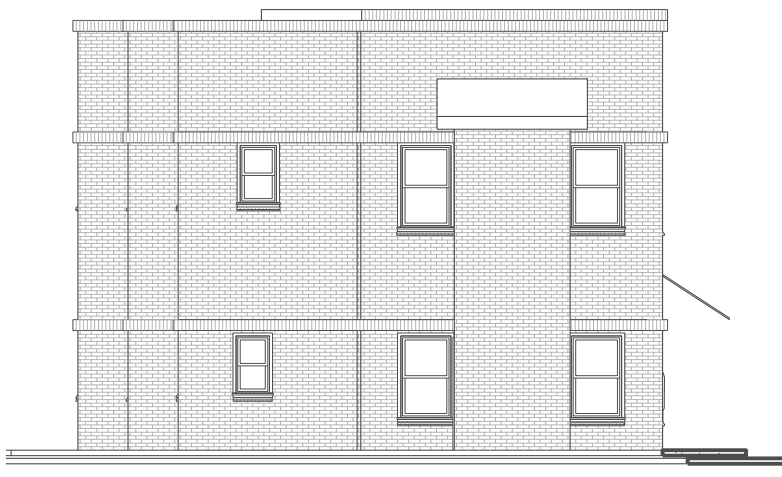
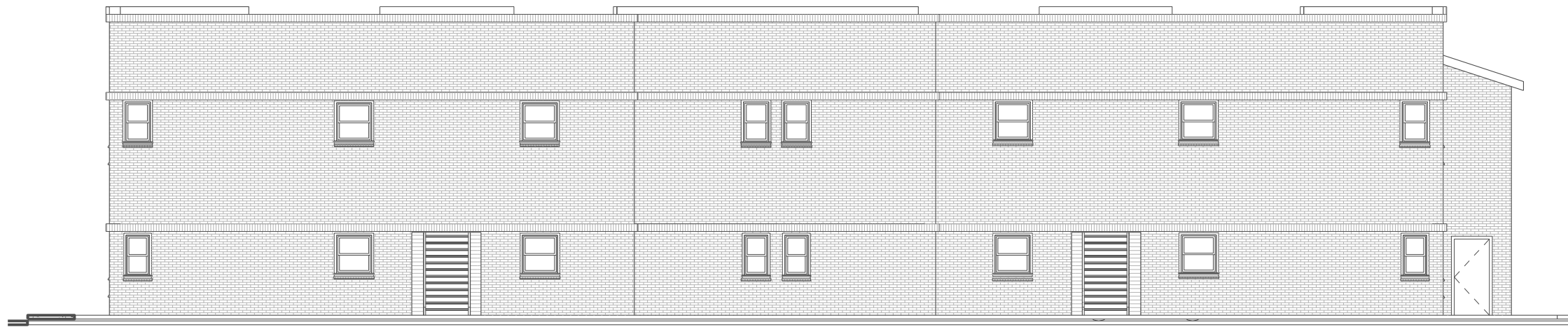
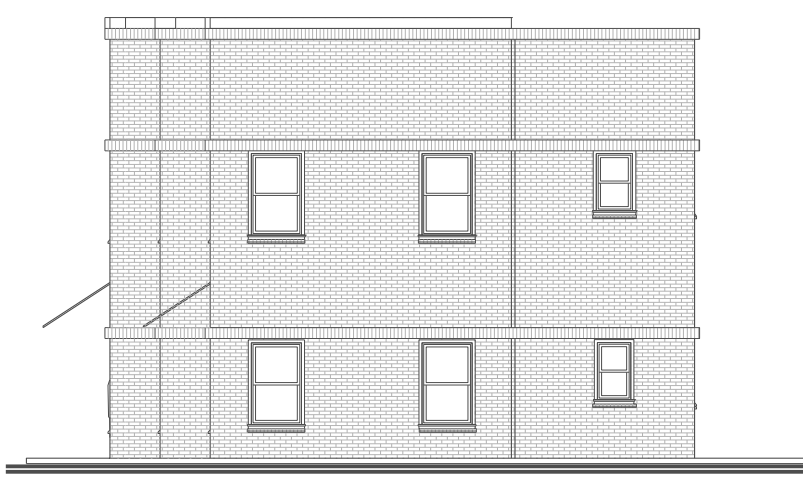
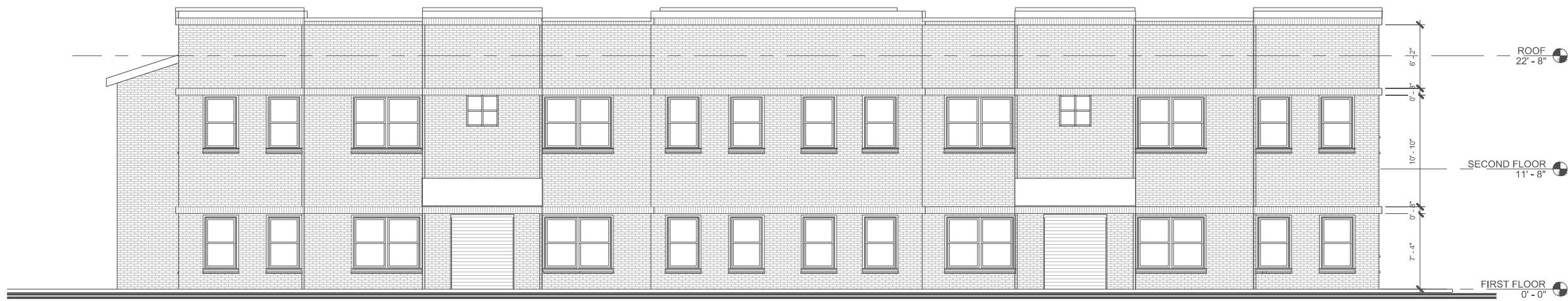
MAJOR SITE PLAN

No.	Date	Description

Title:

**PROPOSED
ARCHITECTURE**

Project number: C20010.01 Sheet #: **A1.00**
Issued Date: 12.01.2020
Drawn by: TJ
Approved by: TJ





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, February 22, 2021
Town Council, March 15, 2021*

STAFF REPORT

Application Number: 2020-173-RZ
Project Name: The Lofts at Wild District

TAG #(s): 05031012
Town Limits/ETJ: Town Limits (B-1 Downtown Overlay District)
Applicant: RiverWild
Owner: JJARR, LLC
Location: 110 West Front Street
Project Planner: Jeff Caines, AICP – Planner

Public Noticing Dates:

- **Neighborhood Meeting:** January 20, 2021
- **Sign posted:** No Posting Required (PB Only)
- **Adjacent Property Letters Mailed:** February 12, 2021
- **Newspaper Ad published:** No Newspaper Notice Required (PB Only)

REQUEST: Applicant is requesting to rezone +/- 0.155 acres from B-1 Downtown Overlay District to B-1.

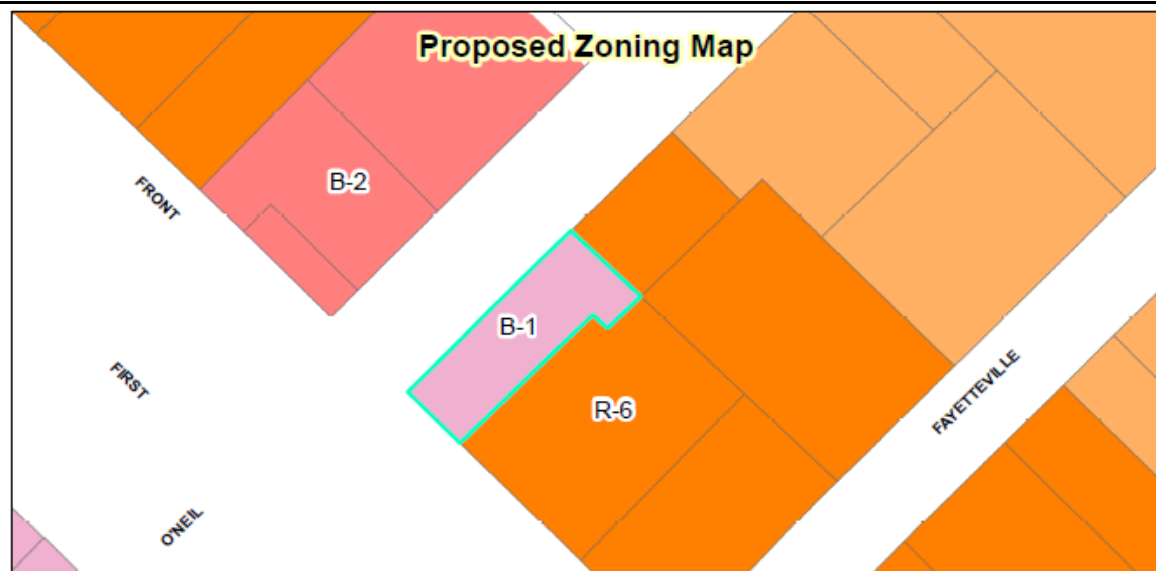


SITE DATA:

Acreage: +/-0.155 Ac (+/- 6,752 square feet)
Existing Use: Vacant Site

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
NW	B-2	Residential
SE	R-6	Residential
NE	R6	Residential
SW	Front Street / Rail Road ROW	Public ROW and NC Rail Road

**STAFF ANALYSIS AND COMMENTARY:****Overview**

The proposed project will consist of 1 two (2)-story building with four (4) apartments on each level. All town utilities are located adjacent to the site. No new public or private roads are proposed with this development. This development was originally proposed in 20219 (Lofts @ The Paper Co. / 2019-208-SP) and was withdrawn prior to any public hearings. This project is associated with a total of 4 land use application, two will be reviewed by the Planning Board (Re-zone & Variance) and two will be reviewed by the Town Council (Special Use Permit and Major Site Plan). The purpose of the rezoning application is to remove the Downtown Overlay District to allow for apartments on the first floor.

Consistency with the Comprehensive Plan 2040

The project site is located in the Downtown Residential Designation. The Downtown Residential 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. The Downtown area should have a connected street network with short block lengths, a grid-style street system, and adequate pedestrian and bicycle facilities. This site as well as the surrounding properties are all under the same Comprehensive Plan Designation, and are therefore consistent with each other. In addition, the B-1 (proposed) zoning district is consistent with the Downtown Residential Designation, according to the matrix shown in the adopted 2040 Comprehensive Plan

Future Land Use Designation	COMPATIBLE ZONING DISTRICTS												
	R-E	R-10	R-8	R-6	O-R	O-I	B-1	B-2	B-3	I-1	I-2	PF	PDD
DR			X	X	X	X	X					X	X

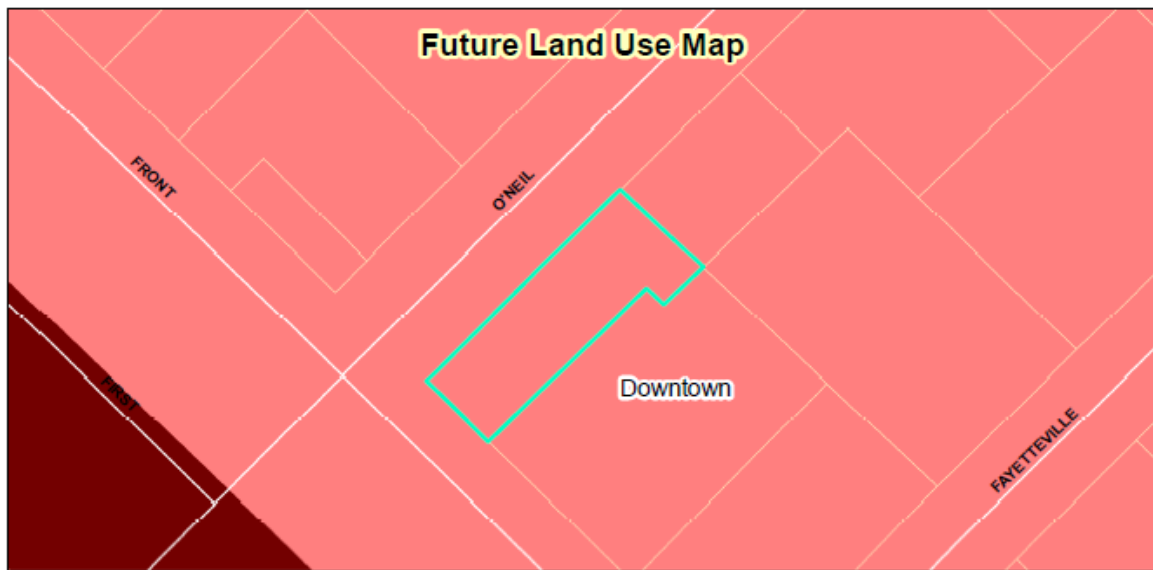
Comprehensive Plan Goals supporting the rezoning request include:

The proposed rezoning application is consistent with adopted Goals as shown in the Comprehensive Plan. Specifically, Goal LU1 to preserve Clayton's small-town character while allowing for growth and development in appropriate areas. The Goal identifies Objective LU1.2, which encourages the redevelopment or adaptive reuse of under-utilized commercial development. Although this will be used for residential purposes, new commercial ventures are being proposed in the downtown area. The residents will be able to patron these businesses without driving and using alternative modes of transportation.

The proposed rezoning application and subsequent development meets GOAL LU2, which states that the development will encourage quality development which maximizes existing infrastructure, promotes walking and biking, and enhances travel safety. The development promotes the specific location and intensity of development that mitigates impacts to the transportation network and leads to reduced vehicle trips and/or shorter trip lengths, enhanced circulation, and increased public safety. The Goal states the strategy which states that the developments consider higher densities and intensities for mixed-use projects which reduce internal vehicular trips and promote pedestrian circulation. This strategy will remain to be seen depending on the type of development that may grow near this specific site.

Comprehensive Plan Goals not supporting the rezoning request include:

- NONE



CONSIDERATIONS:

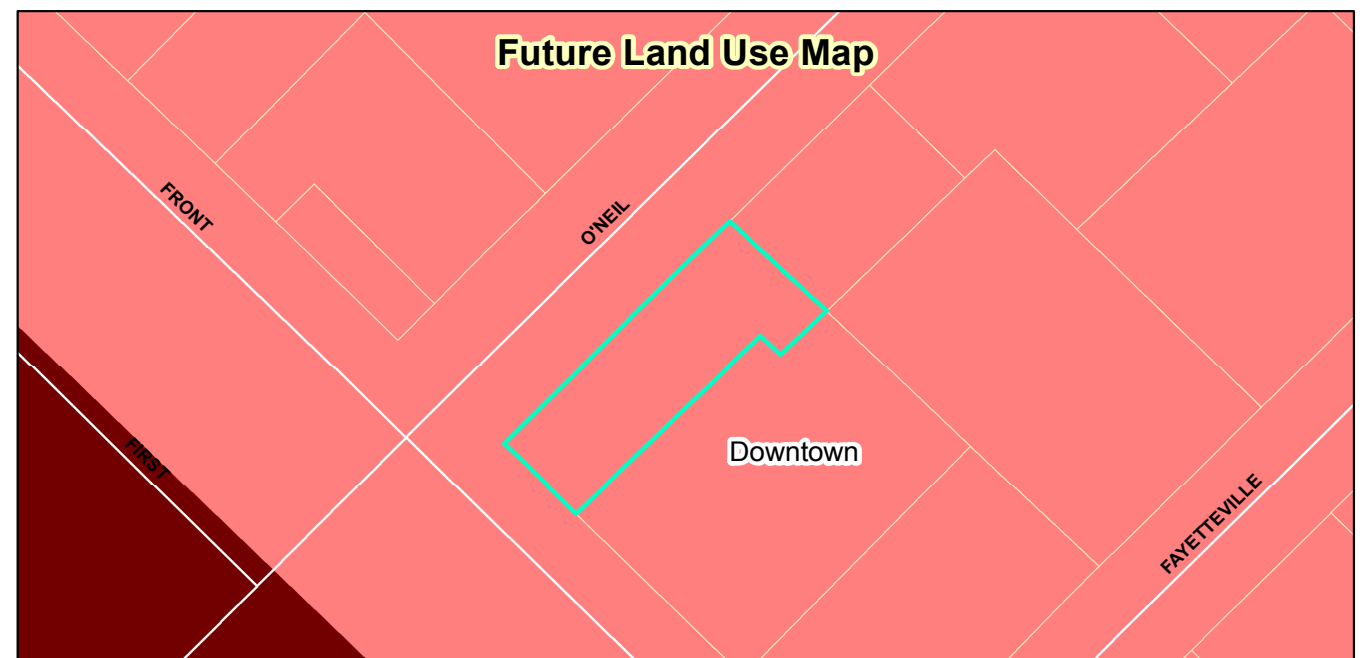
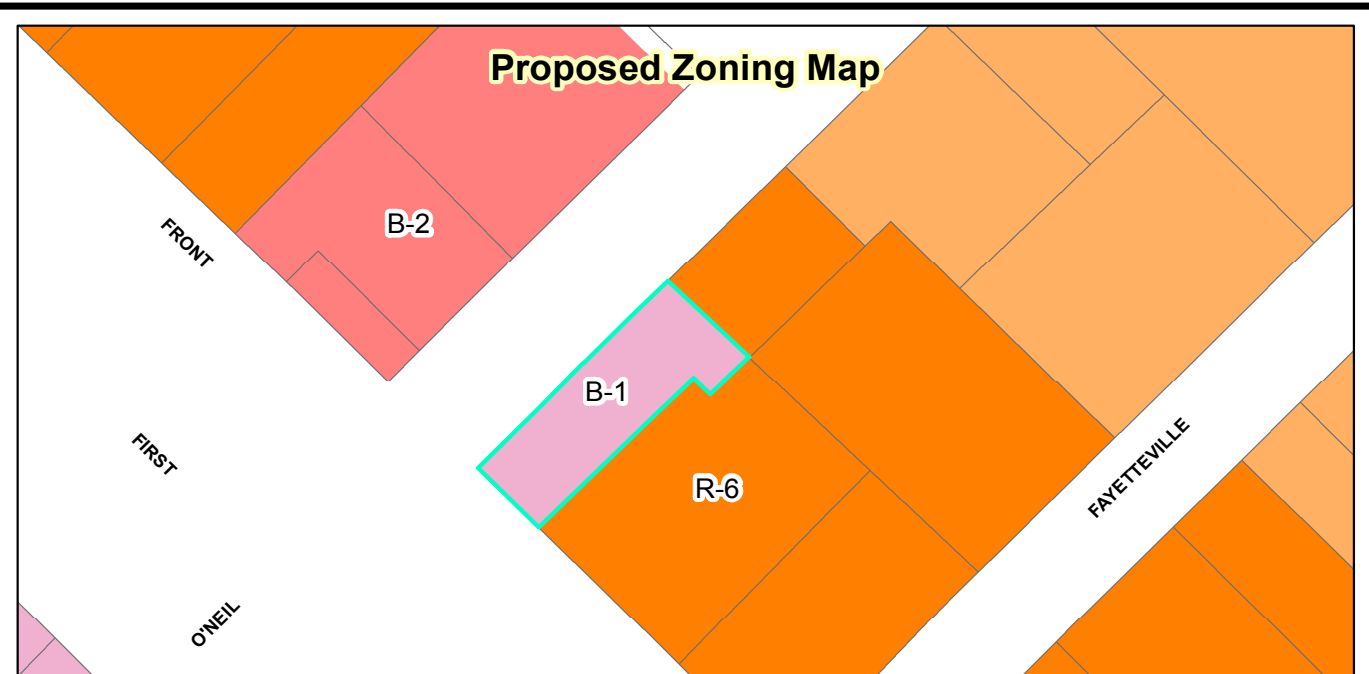
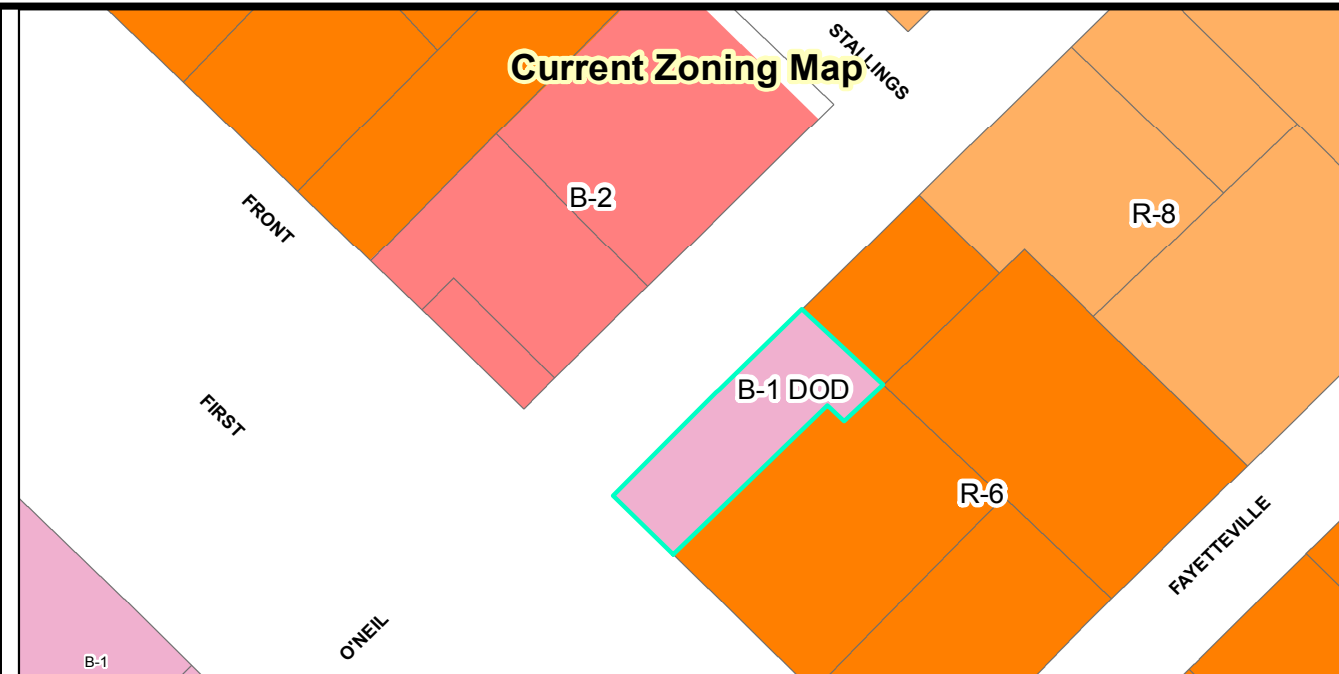
- Rezoning is decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining why the Council considers the action taken to be reasonable and in the public interest.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the proposed rezoning request.

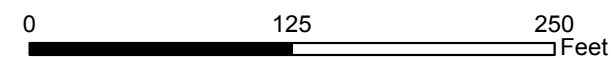
ATTACHMENTS:

- 1) Application
- 2) Neighborhood Meeting Materials
- 3) Site Plans
- 4) PB Adjacent Property Letter
- 5) Staff Report Maps



The Lofts @ Wild District
2020-172-SP; 2020-173-RZ
2020-174-SUP; 2020-175-VAR

Applicant: RiverWild
 Property Owners: JJARR, LLC
 Tag #: 05031012



-  100-yr Flood Zone
-  Thoroughfare Overlay
-  Watershed Protection Overlay



Staff Report Map
 Prepared by: TOC Planning Department
 January 7, 2021

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

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2020\2020-172-SP The Lofts at Wild District\Staff Report Map\Staff Report Map - 2020-172-SP-The Lofts@Wild District.mxd



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: Riverwood Golf Club Section 2
Acreage of Property: 298.43 Zoning District: R-E (Clayton) AR & PUD (County)
County Tag #: 16I03009, 16I03009B, 16P99016A, 16K05012E, 16J04001 NC Pin #: 167900-76-3795, 167900-65-8736, 167900-85-1824, 167900-54-4810, 167900-85-6791
Address/Location: Located east of Riverwood Drive and west of Castleberry Road
Existing Zoning District: R-E (Clayton) AR & PUD (County) Proposed Zoning District: PD-R (Planned Development-Residential)

APPLICANT INFORMATION

Applicant: David DeYoung - RiverWild
Mailing Address: 114 W Main Street Clayton NC 27520
Phone Number: 919-901-3178 Fax: n/a
Contact Person: David DeYoung
Email Address: david@theriverwildteam.com

PROPERTY OWNER INFORMATION

Name: See attachment 1 for all property owner information
Mailing Address: _____
Phone Number: _____ Fax: _____
Email Address: _____

OFFICE USE ONLY

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

EXPLANATION OF PROJECT

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

See attachment 2 in project submittal.

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.
See attachment 2 in project submittal.

2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
See attachment 2 in project submittal.

3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
See attachment 2 in project submittal.

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 attachment 2 in project submittal.

5. It has been determined that the legal purposes for which zoning exists are not violated.
See attachment 2 in project submittal.

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 attachment 2 in project submittal.

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 attachment 2 in project submittal.

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.

David DeYoung

Print Name


Signature of Applicant

11/2/2020

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: Riverwood Golf Club - Section 2 **Address or PIN #:** 167900-56-1805

AGENT/APPLICANT INFORMATION:

David DeYoung, AICP - RiverWild
(Name - type, print clearly)

114 W. Main Street
(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*):

All entitlement / development processes

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:

SMITH, FRED J JR
(Name - type, print clearly)

632 MARCELLUS WAY
(Address)

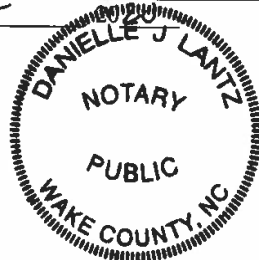
[Signature]
(Owner's Signature)

CLAYTON, NC 27527
(City, State, Zip)

STATE OF NC
COUNTY OF JOHNSTON

Sworn and subscribed before me Danielle J. Lantz, a Notary Public for the above State and County, this the 3rd day of August

SEAL



[Signature]
Notary Public

My Commission Expires:

3-11-2024

July 2018



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

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Project Name: Riverwood Golf Club - Section 2 **Address or PIN #:** 167900-85-1824, 167900-65-8736, 167900-54-4810, 167900-85-6791

AGENT/APPLICANT INFORMATION:

David DeYoung, AICP - RiverWild
(Name - type, print clearly)

114 W. Main Street
(Address)
Clayton, NC 27520
(City, State, Zip)

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OWNER AUTHORIZATION:

FSC RANCH, LLC
(Name - type, print clearly)

400 RIVERWOOD DR
(Address)

[Signature]
(Owner's Signature)

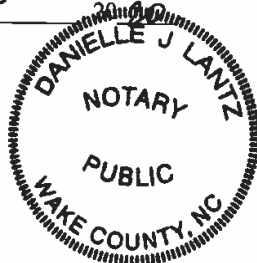
CLAYTON, NC 27527
(City, State, Zip)

STATE OF NC

COUNTY OF Johnston

Sworn and subscribed before me Danielle J. Lantz, a Notary Public for the above State and County, this the 3rd day of August, 2022

SEAL



[Signature]
Notary Public

My Commission
Expires: 3-11-2024

July 2018



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
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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: Riverwood Golf Club - Section 2 **Address or PIN #:** 167900-76-3795

AGENT/APPLICANT INFORMATION:

David DeYoung, AICP - RiverWild
(Name - type, print clearly)

114 W. Main Street
(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*):

All entitlement / development processes

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

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

OWNER AUTHORIZATION:

JAMES W & JANICE C HOLLOWAY LLC
(Name - type, print clearly)

8401 CROWDER RD.
(Address)

James W. Holloway, Manager
(Owner's Signature)

RALEIGH, NC 27603
(City, State, Zip)

STATE OF NC

COUNTY OF Johnston

Sworn and subscribed before me Kelli B. Bynum, a Notary Public for the above State and County, this the 3 day of August, 2020.

SEAL



Kelli B. Bynum
Notary Public

My Commission
Expires:

10.28.2023

July 2018

Riverwood Golf Club Section 2 - Rezoning Application Attachment 2

EXPLANATION OF PROJECT *Please provide detailed information concerning all requests. Attach additional sheets if necessary.*

Riverwood Golf Club Section 2 is a proposed planned development residential neighborhood consisting of 726 residential units (432 single family lots, 74 townhome lots, and 220 apartments). In addition to the residential lots, the neighborhood will contain an amenity center and a Golf Course maintenance facility. There are a total of 510 proposed lots.

The property assemblage is 301.91 acres with a net project area of 210.57 acres yielding an overall proposed density of 2.43 units per acre. The site is located on the edge of the Town limits between Riverwood Drive and Castleberry Road with three parcels zoned R-E (Clayton), one parcel zoned PUD (County) and one parcel zoned AR (County).

The proposed zoning is PD-R, Planned Development-Residential which provides the opportunity to design a master-planned neighborhood containing a mixture of housing types and associated recreational amenities. This neighborhood will be developed in multiple phases based on a market demand while meeting the needs and functionality of the community during construction.

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Rezoning application. To be completed by the applicant: To be completed by staff: *Submit 9 copies of all materials unless otherwise noted or directed by staff*

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

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. The proposed rezoning is consistent with the following Comprehensive Plan Implementation Goals:

- 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.

While the FLUM designation of Agricultural/Rural Residential suggests gross residential density of up to 2 dwelling units per acre, the Comprehensive Plan provides guidance to permit up to 7 units per acre in Planned Development Districts. The proposed density of 2.43 units per acre is consistent with the adjacent Riverwood Golf Club Section 1 and the Comprehensive Plan guidance. This project provides stormwater control measures (SCM) in compliance with Town of Clayton regulations and complies with Phase II Watershed Rules - Neuse River Rules.

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

The existing zoning allows for low-density residential uses and select complementary non-residential uses. Rezoning to a Planned Development-Residential designation:

- Is compliant with Comprehensive Plan Goal H1 to encourage a range of housing types and lots sizes that meets the needs of various income levels, family sizes, and ages.
- Provides the opportunity to design a master-planned neighborhood containing a mixture of housing types and associated recreational amenities.

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

The proposed rezoning to Planned Development-Residential will:

- Allow the development of a master-planned community promoting residential diversity, density, levels of affordability to satisfy the continued housing demand in Clayton.
- Aid in the development of a well-designed neighborhood that provides a setting for residents to develop a strong sense of community.

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.

- To ensure that adequate public facilities are in place, the Riverwood Golf Club Section 2 neighborhood will be developed in multiple phases in response to residential market demands.
- Water and wastewater are both available through capacity owned by the Town of Clayton in the County's system. This capacity is only available to development located in this area of the Town.
- Infrastructure will be designed and built to provide appropriate capacity.
- A TIA has been provided noting roadway improvement recommendations.
- The project will be designed with SCMs for stormwater control and conveyance.
- Recreation facilities including an Amenity Center, pool, playground, and parks as well as sidewalks for pedestrian connectivity will be provided.

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

There are no legal concerns or issues related to the proposed rezoning and will not negatively impact the health, safety, or general welfare of the public.

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

The rezoning will not result in an adverse effect upon adjoining property owners. The site is bounded to the west by the existing Riverwood Golf Club Section 1 and Castleberry Road to the east. The proposed rezoning is consistent with Comprehensive Plan guidance which allows up to 7 units per acre in a Planned Development - Residential district. The proposed zoning density is 2.43 units per acre. Further, Riverwood Golf Club Section 2 is an extension of the original golf club and will share amenities with that development.

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.

No individual or group of small group of property owners will benefit to the detriment of the general public.



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

February 12, 2021

NOTICE

SUBJECT: **Project:** 2020-157-PDD – Riverwood Golf Club Section 2
Address: East of Wildwood Drive & West of Castleberry Street
PIN #: 16I03009; 16I03009B; 16P99016A; 16K05012E; 16J04001
Applicant: RiverWild

Dear Clayton Area Property Owner:

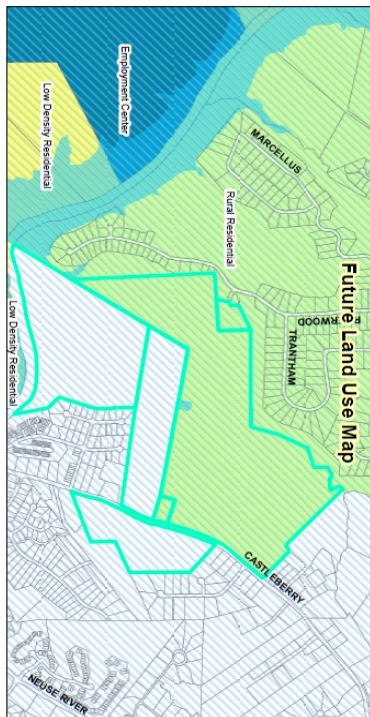
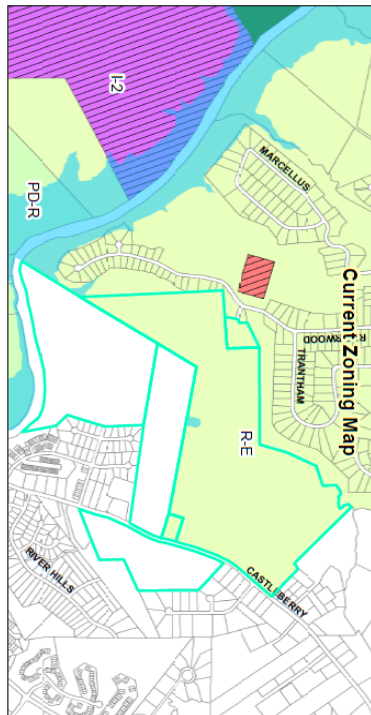
Notice is hereby given that the Clayton Planning Board will hold a public hearing on **Monday, February 22, 2021 at 6:00 PM at Town Hall, 111 E Second Street**, to make a recommendation on the above referenced Rezoning application. Following a recommendation by the Planning Board, the application will proceed to Town Council for a final decision. You will be sent another letter prior to the date of the Council hearing. The applicant is requesting to rezone +/- 298 acres from R-E (Clayton) & AR & PUD (Johnston County) to PDD (Planned Development). The property is located east of Wildwood Drive & west of Castleberry Street. Please see the map on the back of this letter.

Based upon records in the Johnston County Tax Office, you are the owner of property that is within 100 feet of this proposed rezoning request. You are invited to attend this meeting and express your opinions on this request to Planning Board.

If you should need additional assistance or information, please contact the Planning Department at (919) 553-5002 or email at jcaines@townofclaytonnc.org.

Sincerely,

Jeff Caines, AICP – Planner



Request:
 2020-157-PD, to Rezone a parcel from
 Residential Estate (R-E)
 to Planned Development (PD-R).

Applicant: David DeYoung - Riverwild
 Property Owners: FSC Ranch, LLC.
 Tag #: 1603009, 1603009B,
 16P9016A, 16K05012E, 16J04001



Staff Report Map
 Prepared by: TOC Planning Department
 February 5th, 2021

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

Document Path: C:\P\JANING\2020\157-PD\157-PD Riverwild Golf Club Section 21st Report Regular Report Map - 2020-157-PD - Riverwild Golf Club Section 21st



Date - November 16th, 2020

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 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. The following provides details for the Neighborhood Meeting:

Meeting Date: Thursday December 3rd 2020
Meeting Time: 6:00 - 8:00 PM
Meeting Location: Virtual Meeting - Use the link to join! <https://us02web.zoom.us/j/88029910613>

Type of Application: Major Subdivision Application/Rezoning
Project Address: 1085 Castleberry Road Clayton, NC 27527

Project Description: Riverwood Golf Club Section 2 is a proposed 302 acre mixed-use neighborhood development located in the southeast quadrant of the intersection Covered Bridge Road and the Neuse River. The development plan includes 726 residential units (432 single family units, 74 townhome units, and 220 apartment units), a variety of open space amenities, and access to community amenities such as outdoor pools, workout facilities, walking trails, golf courses, and driving ranges. It is anticipated that the project will be developed in multiple phases over time, based on market demand and to meet the needs and functionality of the community during construction.

Public Meeting: The project will be heard by the Town of Clayton Planning Board and a mailing notice will be sent by the Town once a date is selected.

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

- A copy of the project application.
- A schedule of all upcoming public meetings for the application.
- A map at a scale that is appropriate to the project and shows neighboring properties and roads.
- A map, drawing, or other depiction of the proposed land use change or development proposal.

Enclosed with this letter is a map showing the location of the property that is subject to Major Site Plan approval.

If you have any questions prior to or after this meeting, you may contact us at 919-813-0123. You may also contact the Town of Clayton Planning Department at 919-553-5002.

Sincerely,

A blue ink handwritten signature, appearing to read 'DeYoung', is written over a large, faint, light blue 'WILD' watermark.

David DeYoung, AICP
Director of Development

Cc: Town of Clayton Planning Department

THE RIVER WILD TEAM.COM

114 W. Main Street, Clayton, NC 27520 | 919.813.0123

Name	Mailing Address	Phone Number	Fax	Email address	Tag(s) of property owned
FSC Ranch LLC	400 Riverwood Drive Clayton NC 27527		N/A	N/A	16J04001, 16P99016A, 16K05012E, 16I03009B
Fred J Smith Jr.	632 Marcellus Way Clayton NC 27527		N/A	N/A	16I03012F
JAMES W & JANICE C HOLLOWAY LLC, William Harold Holloway	8401 Crowder Rd Raleigh NC 27603		N/A	N/A	16I03009

PARNO	OWNNAME	OWNNAME2	MAILADD	MCITY	MSTATE	MZIP
167900-65-7451	AMH NC PROPERTIES, LP		30601 AGOURA RD STE 200	AGOURA HILLS	CA	91301-2148
167900-64-6634	BLUE BYRD BUILDING, LLC		111 POPLAR CT	WILLOW SPRING	NC	27592-8508
167900-65-7006	BOVE, SABINA A		45 PAMELA LN	CLAYTON	NC	27527-4524
167900-46-7730	CAROLINA WATER SERVICE	INCORPORATED OF NC	500 W MONROE ST STE 3600	CHICAGO	IL	60661-3779
167900-64-6881	CERBERUS SFR HOLDINGS II LP		1850 PARKWAY PL SE STE 900	MARIETTA	GA	30067-8261
167900-97-2528	COOLEY, SHELTON W		1329 CASTLEBERRY RD	ARCHER LODGE	NC	27527-6337
167900-74-7913	COUNTRY MANOR ESTATES LLC		1746 LITTLE DIVINE RD	SELMA	NC	27576-0000
167900-84-8949	DAVIS, DANIEL L		680 CASTLEBERRY RD	CLAYTON	NC	27527-0000
167900-74-9491	DAVIS, DANIEL L JR		690 CASTLEBERRY RD	CLAYTON	NC	27527-0000
167900-97-1173	DRUMMOND, WILLIAM MCKINLEY		1276 CASTLEBERRY RD	ARCHER LODGE	NC	27527-6334
167900-86-7574	EVANS, DEVIN KAYNE	WILKINS, REBECCA	1144 CASTLEBERRY RD	ARCHER LODGE	NC	27527-6332
167900-65-6396	FOSTER, AARON	FOSTER, MERKINA	93 PAMELA LN	CLAYTON	NC	27527-4524
167900-96-0825	FRANKLIN, JASON NEIL	FRANKLIN, SHERI WILLIAMS	1220 CASTLEBERRY RD	CLAYTON	NC	27527-6334
167900-37-8183	FSC I LLC		400 RIVERWOOD DR	CLAYTON	NC	27527-0000
167900-46-4272	FSC III LLC		400 RIVERWOOD DR	CLAYTON	NC	27527-0000
167900-46-4379	FSC III LLC		400 RIVERWOOD DR	CLAYTON	NC	27527-0000
167900-46-4160	FSC III LLC		400 RIVERWOOD DR	CLAYTON	NC	27527-0000
167900-46-4592	FSC III LLC		400 RIVERWOOD DR	CLAYTON	NC	27527-0000
167900-46-5601	FSC III LLC		400 RIVERWOOD DR	CLAYTON	NC	27527-0000
167900-54-4810	FSC RANCH LLC		400 RIVERWOOD DR	CLAYTON	NC	27527-5500
167900-65-8736	FSC RANCH LLC		400 RIVERWOOD DR	CLAYTON	NC	27527-5500
167900-85-6791	FSC RANCH LLC		400 RIVERWOOD DR	CLAYTON	NC	27527-5500
167900-85-1824	FSC RANCH LLC		400 RIVERWOOD DR	CLAYTON	NC	27527-5500
167900-97-1022	GARRETT, JAMES T	GARRETT, BARBARA A	1254 CASTLEBERRY RD	ARCHER LODGE	NC	27527-6334
167900-75-1325	GWATHNEY, JOHN A JR	GWATHNEY, PAMELA L	259 VINSON RIDGE LN	CLAYTON	NC	27527-4513
167900-86-9484	HALL, JOHN A	HALL, GERALDINE B	108 POINT LN	ARCHER LODGE	NC	27527-8718
167900-88-3830	HAUSER, JULIE B			CLAYTON	NC	27528-0913
167900-95-2502	HOWELL, SARA	HOWELL, RUDOLPH	127 RIVERBEND DR	ARCHER LODGE	NC	27527-8721
167900-64-7083	JACKSON, EDNA		2721 US HIGHWAY 70 E	SELMA	NC	27576-8174
167900-76-3795	JAMES W & JANICE C HOLLOWAY LLC	HOLLOWAY, WILLIAM HAROLD	8401 CROWDER RD	RALEIGH	NC	27603-0000
167900-64-7115	JERRY GOWER CONSTRUCTION CO INC		7400 SIEMENS RD STE D	WENDELL	NC	27591-6756
167900-97-4424	JOHNSON, CYRUS DOUGLAS	JOHNSON, LISA KEATON	1340 CASTLEBERRY RD	ARCHER LODGE	NC	27527-6336
167900-64-5454	KRINOCK, GREGORY	KRINOCK, JENNIFER	80 ANDREA DRIVE	CLAYTON	NC	27527-0000
167900-64-7394	LEESH MANAGEMENT LLC		104 STATE AVE	CLAYTON	NC	27520-5116
167900-64-5390	LEESH MANAGEMENT LLC		104 STATE AVE	CLAYTON	NC	27520-5116
167900-65-6295	LEESH MANAGEMENT LLC		104 STATE AVE	CLAYTON	NC	27520-5116
167900-86-9755	LIU, CHEN-YANG	WINFREE, MOLLY	1194 CASTLEBERRY RD	ARCHER LODGE	NC	27527-6332
167900-95-0750	MANGUM, LARRY THOMAS	BLALOCK, CAROL	123 RIVERBEND DR	ARCHER LODGE	NC	27527-8721
167900-75-3361	MIDDENDORF, JASON A	MIDDENDORF, SARAH E	260 VINSON RIDGE LN	CLAYTON	NC	27527-4512
167900-46-8888	MONTELLO, MARIA L.	MONTELLO, VINCENT ANTHONY	379 RIVERWOOD DR	CLAYTON	NC	27527-5519
167900-64-6505	MPF ENTERPRISES LLC			DURHAM	NC	27709
167900-74-4488	NEUSE HAVEN TOWNHOMES, LLC		1524 CANTERBURY RD	RALEIGH	NC	27608-1106

PARNO	OWNNAME	OWNNAME2	MAILADD	MCITY	MSTATE	MZIP
167900-86-8644	O'LEARY, PATRICK J.		1170 CASTLEBERRY RD	ARCHER LODGE	NC	27527-6332
167900-65-7106	O'NEAL, FERNANDEZ		65 PAMELA LN	CLAYTON	NC	27527-4524
167900-96-2344	PARKER, JULIA A.		109 RIVERBEND DR	ARCHER LODGE	NC	27527-8721
167900-74-6787	POTTS, MATTHEW TRAVIS		685 CASTLEBERRY RD	CLAYTON	NC	27527-0000
167900-75-7232	POWELL, CURTIS S	POWELL, CAROLYN M	701 CASTLEBERRY RD	CLAYTON	NC	27527-0000
167900-97-0587	REID, ANGELA	REID, JAMES	1313 CASTLEBERRY RD	ARCHER LODGE	NC	27527-6337
167900-87-8873	RHAME, CAROLYN		3100 SLIPPERY ELM DRIVE	RALEIGH	NC	27610-0000
167900-64-7906	RUDOLPH, PAMELA JEAN		23 PAMELA LN	CLAYTON	NC	27527-4524
167900-64-6752	SCHMINCKE, MATTHEW	SCHMINCKE, OLIVIA	32 ANDREA DR	CLAYTON	NC	27527-4525
167900-56-1805	SMITH, FRED J JR		632 MARCELLUS WAY	CLAYTON	NC	27527-5591
167900-75-8180	STANFORD, SCOTT	STANFORD, JODI	689 CASTLEBERRY RD	CLAYTON	NC	27527-6327
167900-46-4030	STANLEY, JAMES ALAN JR.		627 RIVERWOOD DR	CLAYTON	NC	27527
167900-96-2104	STRICKLAND, HOWARD MARK		115 RIVERBEND DR	ARCHER LODGE	NC	27527-8721
167900-65-9327	SURLES, TONY CURTIS		98 PAMELA LN	CLAYTON	NC	27527-4526
167900-65-9236	TEAGUE, THADDAEUS H	TEAGUE, KIMBERLY E	84 PAMELA DRIVE	CLAYTON	NC	27527-0000
167900-64-7090	TORINO, VICTORIA		117 HILL SHORE LN	CLAYTON	NC	27527-5597
167900-63-7775	VILLAGE ON THE NEUSE TOWNHOMES ASSOCIATES INC		400 RIVERWOOD DR	CLAYTON	NC	27527-0000
167900-96-2002	WARWICK, MICHAEL EDWARD	WARWICK, DEBORAH W	125 BENNETT PL	CLAYTON	NC	27527-4505
167900-97-2198	WETHERINGTON, MICHAEL HUGH	WETHERINGTON, PAMELA W	1300 CASTLEBERRY RD	ARCHER LODGE	NC	27527-6336
167900-95-1899	WILSON, JOHN	WILSON, LINDA	119 RIVERBEND DR	ARCHER LODGE	NC	27527-8721
167900-88-4293	WILSON, MARGARET M AND OTHERS		1437 HUNTDILL MAIN DR	WENDELL	NC	27591-0000
167900-74-6647	WOODELL, DAVID		683 CASTLEBERRY RD	CLAYTON	NC	27527-6327

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Riverwood Golf Club Section 2

Application: Rezoning & Major Subdivision

Location/Date: Virtual / Zoom — Dec. 3rd 2020 6-8pm

	NAME	ADDRESS
1	Becca Mountz	River Wild - Developer
2	Cindy Szwarczkop	Stewart - Engineer
3	Katie Hamilton	Stewart - Engineer
4	Tod Eberle	438 Marcellus Way Clayton NC 27527
5	Doug Boice	No address provided or identified
6	Vincent Montello	379 Riverwood Drive Clayton NC 27527
7	Scott Nunn	134 Trantham Trail Clayton NC 27527
8	Debbie Hinds	761 Raymond Drive Clayton NC 27527
9	Stephanie Kelley	105 Feezor Court Clayton NC 27527
10	Matt Zaske	720 Charleston Drive Clayton NC 27527
11	Michele Koziarz	160 Marcellus Way Clayton NC 27527
12	Brandon Pearce	100 Trantham Trail Clayton NC 27527
13	Doc Oliver	795 Riverwood Drive Clayton NC 27527
14	Brittany McLamb	140 Trantham Trail Clayton NC 27527
15	Kim Helmer	726 Riverwood Drive Clayton NC 27527
16	Cole Bradburn	277 Marcellus Way Clayton NC 27527
17	Reagan Hunt	No address provided or identified
18	Scott Wright	125 Linwood Lane Clayton NC 27527
19	Melissa Fischer	313 Riverwood Drive Clayton NC 27527
20	Robert Stanley	No address provided or identified

October 2019

Page 4 of 5

pg 1 of 2

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: See previous

Application: See previous

Location/Date: See previous

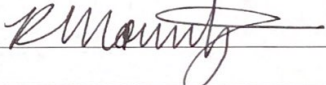
	NAME	ADDRESS
1	Shannon Hill	124 Trantham Trail Clayton NC 27527
2	Ryann Little	No address provided or identified
3	Shirley Daniel	No address provided or identified
4	Scott + Jodi Stanford	689 Castleberry Road Clayton NC 27527
5	Donna Ray	No address provided or identified
6	Keri Green	185 Vinson Ridge Lane Clayton NC 27527
7	Suzanne Rathbun Morris	157 Fontana Drive Clayton NC 27527
8	Michelle Harrell	130 Trantham Trail Clayton NC 27527
9	Lisa Johnson	1340 Castleberry Road Archer Lodge NC 27527
10	Jeff	Non-identifiable screen name
11	Robin's iPhone	Non-identifiable screen name
12	Jerry's iPhone	Non-identifiable screen name
13	Andrisbear	Non-identifiable screen name
14	Caidence	Non-identifiable screen name
15	Mike	Non-identifiable screen name
16	Galaxy android device	Non-identifiable screen name
17	iPhone	Non-identifiable screen name
18	Town	Non-identifiable screen name
19		
20		

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Rezoning + Major Subdivision
Date of Mailing: Nov. 16th 2020
Date of Meeting: Dec. 3rd 2020 Time of Meeting: 6-8 pm
Location of Meeting: Virtual/Zoom

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: Rebecca Mountz 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.*

Please see attached document for meeting
minutes summary

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

Becca Mountz - RiverWild
 Cindy Szwarcop - Stewart
 Katie Hamilton - Stewart
 Tod Eberle - 438 Marcellus Way Clayton NC 27527
 Doug Boice - NO ADDRESS GIVEN OR FOUND - dboice3346@gmail.com
 Vincent Montello - 379 Riverwood Drive Clayton NC 27527
 Scott Nunn - 134 Trantham Trail Clayton NC 27527 - scnu@novonordisk.com
 Debbie Hinds - 761 Raymond Drive Clayton NC 27527
 Stephanie Kelley - 105 Feezor Court Clayton NC 27527
 Matt Zaske - 720 Charleston Drive Clayton NC 27527
 Michele Koziarz - 160 Marcellus Way Clayton NC 27527
 Brandon Pearce - 100 Trantham Trail Clayton NC 27527- pearcehydroseeding@yahoo.com
 Doc Oliver - 795 Riverwood Drive Clayton NC 27527
 Brittany McLamb - 140 Trantham Trail Clayton NC 27527 - M.a.mclamb@gmail.com
 Kim Helmer - 726 Riverwood Drive Clayton NC 27527
 Cole Bradburn - 277 Marcellus Way Clayton NC 27527
 Reagan hunt - NO ADDRESS GIVEN OR FOUND
 Scott wright - 125 Linwood Lane Clayton NC 27527 - sw44993@gmail.com
 Melissa Fischer - 313 Riverwood Drive Clayton NC 27527 - m_fischer@live.com
 Robert Stanley - NO ADDRESS GIVEN OR FOUND
 Shannon hill - 124 Trantham Trail Clayton NC 27527 - sjhill2@yahoo.com
 Ryann little - NO ADDRESS GIVEN OR FOUND
 Shirley daniel - 329 Riverwood Drive Clayton NC 27527 - tsdaniel@nc.rr.com
 Scott and Jodi Stanford - 689 Castleberry Road Clayton NC 27527 - scottinraleigh@gmail.com and jodistanford27@gmail.com
 Donna Ray - NO ADDRESS GIVEN OR FOUND - djcross2013@hotmail.com
 Keri Green - 185 Vinson Ridge Lane Clayton NC 27527
 Suzanne rathburn morris - 157 Fontana Drive Clayton NC 27527
 Michelle Harrell - 130 Trantham Trail Clayton NC 27527 - huntnc1@twc.com and n2art@hotmail.com
 Lisa Johnson - 1340 Castleberry Road Archers Lodge NC 27527- lisajohnson6@embarqmail.com

People's Screen Names That were not Identifiable

Jeff
 Robin's Iphone
 Jerrys Iphone
 Andrisbear andrisbear@bellsouth.net
 Caidence
 Mike
 Galaxy android device (no name)
 Iphone (no name)
 John - johninn46@gmail.com

Starting meeting at 6:03 pm

Cindy introduces herself and Becca and Katie Hamilton and starts to go through the presentation

Any questions?

Cindy starts off by going over the timeframe of the project with the entitlement process as well as how far out the build out timeline is (8-10 years)

- What are we going to do about traffic?
 - Cindy- we are doing a traffic impact analysis required by the town. It is currently being reviewed by the NCDOT. Any requirement and conditions made by the NCDOT per the TIA will be required to be completed by the developer. At this moment we don't know what those requirements will be as the recommendations will come out as we move further into the process.
- Our main concern is that Riverwood is going to be used as a main entrance for this neighborhood.
 - Cindy - we don't really see a lot of cross through traffic through this neighborhood but people could possibly use the connection from neuse haven through to this project
- People are going to use this neighborhood as a cut-through from castleberry to Loop. With this it would cut off 7 minutes of drive time for people getting to work
 - Cindy - there could be some benefits of using this roadway network to reduce times between point A to point B. It is not envisioned as a cut through and roadway will be designed to prevent a speedway type of situation. ****Cindy asks Katie Hamilton to elaborate on speed limits***
 - Katie - posted speed limits would be 25 mph

- Vincent Montello - *Yells* Well that is what it is now in riverwood golf and people come through at 40 and 45 mph and that without 700 new neighbors
- ***Various overlapping comments***** (0:26:15)
 - You say it going to benefit people
 - It's not going to benefit us
 - None of us who live here are going to benefit off of this
- So we moved in here to have a one entrance neighborhood so kids could play in streets
 - Cindy explains the code requirement for multiple entrances for every certain number of lots in a subdivision
- Why does it have to connect to riverwood at all?
 - Cindy explains again the code requirement for multiple entrances for every certain number of lots in a subdivision that is dictated by the Town of Clayton
- Has there been a DOT (Department of Transportation Study) conducted to identify what type of traffic we will be seeing on our road system
 - Cindy - Yes the Town of Clayton requires a traffic impact analysis to be submitted. That has been submitted and it is in the process of being reviewed by the NCDOT and their congestion management group. This is part of the process and so when the comments come out, they will be reviewed by Town staff and Town council to identify what improvements would be required.
 - Vincent Montello - What does that mean for Riverwood Golf (existing) as we are not the town of Clayton?
 - Cindy - It means that there would likely be no improvements on that side and where improvements are likely will be on Castleberry.
 - Vincent Montello - So the people who are affected by this increased traffic would not get any improvement to their roadway
 - Cindy - It just depends on if it is a state road, a town road, the level of classification determines it Cindy speaking but people talking over her saying that castleberry road is in archer lodge....
 - Cindy- Everything will be determined by the TIA and those recommendations and we can't speak to them yet since they have not been released to us. We are at the very beginning of the project with the master plan and submittals
- Resident - So will these people be members of the golf club with the golf and pool membership
 - Cindy - They would have to purchase them
 - Resident - So it's not part of their homeowners association fees?
 - Cindy - at this time I have been told that it will be worked out later on and they would have to join
 - Resident - so they wouldn't have to pay just the minimum membership dues like we do for ours correct?
 - Cindy - I cannot speak to thatcindy gets interrupted
 - Resident - well this is an answer that we need to know because you're talking about increasing the golf membership by another 700 to 1000 people
 - Cindy - attempts to respond but is interrupted again
 - Resident - members can't even play golf anymore. They can't get in to play golf anymore because of covid. Members can't play now so if you add 100 more people it's going to be ridiculous and then are they putting a pool in here?
 - Cindy- It is part of the project's amenities that they are putting in a pool and workout facility but I can't speak to details about the golf course. But what I can do is get your name and number and have Dave DeYoung with riverwild call you back.
- A number of people talking over each other so comments are inaudible
- Resident - I am confused, if all of this is just for this community, how is our community being affected so much without having any answers to these questions
 - Another resident - yeah I'm not hearing any answers. I think are we about to use that pool over there? Is that available to us?
 - Cindy - at this point that is something that I am unable to answer as well as anything related to the amenities.
 - Resident - so is there anybody who will be able to answer any questions before the building starts?
 - Cindy- as I said, this is the very beginning of the process. There is a proposed amenity center going in with a pool and fitness center. My understanding is that it is for this neighborhood and there is a potential for it to be available to the Riverwood golf club 1, for lack of a better word, because there is not a swimming pool currently in that neighborhood....cindy gets interrupted
 - Resident - So am I correct when I say that the original plan for this neighborhood showed that there was supposed to be a pool where the greens keeping area is and 9 more holes of golf? Are those 9 holes of golf being built as part of this? (0:31:00)
 - Cindy - no sure there is no golf being built as part of this project
 - Resident - so let me get this straight? They're getting a pool over there that we may or may not be able to use? They're going to get a membership to our golf club....
 - Cindy - No I said that I cannot speak to the memberships related to the golf club or sports club....

- Resident - it's not the golf club that is part of our homeowners. We have to pay it
- Cindy - well this plan is not related to that. This meeting for tonight is to talk about the proposed development on this tract and to let you know that there are plans for an amenity center. Now as I said we are going to get this information and Becca has a list of everyone that is on here, we will get Dave DeYoung to reply back with details on the HOA. That is nothing that the engineering company that I work for would be overseeing. That would be Riverwild and Riverwood golf.
- Resident - My only concern is the traffic.
 - Resident - Exactly! Ma'am, you're saying everything that this new community is going to do but how are you going to compensate us for our roadways and to reduce the traffic since we are not within the Town of Clayton? This community is not benefitting us so you guys need to take care of the roadways
 - Another resident interrupts - especially since there are a ton of kids on that road..... Yeah hitting my mailbox, my kids are in my yard. This is going to be very very bad for us
 - Other residents interrupt - castleberry is already jam packed, you can't get off either end of it now it's easier on 42 because of the stop light finally ubt on covered bridge it's worse than 42 was and there is no stoplight. We have not experienced the excess traffic from the new subdivisions that were built because of the lockdown. Our schools are overcrowded, we have mobile units at every school including the new and recently renovated ones. I live on castleberry road and if this development goes in, it (the road) will most likely have to be expanded and it will take a majority or so many houses that are on this road and this is people who have lived here most of all of their life. The traffic is the main concern and the overcrowding of the schools.
 - Resident - it's the overcrowding of everything! The schools, the golf, everything is overcrowded its ridiculous
 - Resident - they're talking about all the traffic going toward the Riverwood School. How many people here drive down Smithfield road to get to work in Raleigh. I mean come on.
 - Resident - and they cut down castleberry road to get to smithfield road from 42.
 - ****overlapping inaudible comments*** (0:34:21)
- This is also very convenient that this is being done now and you're going to do a DOT analysis...
 - Cindy - explains that the DOT analysis has already been submitted and in review and that it is the very beginning of the process.
 - Resident - I have a problem with saying that this is the very very beginning because this is absolutely fast tracked if you can put shovels in the ground next year.
- Resident - My thing Cindy and I'm not sure if you are catching it or not is that if this is the very beginning, you are seeing all of the pushback on this project and it is only going to get worse.
 - Cindy - I understand that and am happy to hear that because we have to let the owners and the design team know what people are thinking about the project and we have to report all of this to the town.
- Resident - Why does it need to connect to Riverwood at all?
 - Another resident replies - It's so that they can be members at our golf course and our pool that why! So they can use our amenities that why it has to be connected
 - Another resident claims - I don't need it to be connected for amenities. I don't want your pool. Go away!
- Resident - Hey community guys and girls, can anybody on this call answer who pays for the road maintenance of Riverwood Drive
 - Resident - I have no idea
 - Resident - it never gets done so...
 - Resident - I believe it's the HOA
 - Resident - Well we need speed bumps already! Desperately.
 - Resident - Our road is maintained by the HOA
 - Resident - Well Castleberry Road is Archer Lodge/ Covered Bridge is a disaster right now
 - Resident - oh for sure
 - Resident - I think he's specifically asking about the riverwood golf course roads
 - ***Overlapping comments. Inaudible***
 - Resident - Yes well this is going to affect everyone around
 - Resident - Yes I understand but that is what he was speaking about
 - Resident - The guy who built the neighborhood originally, he was responsible the fix the roads so it never got finished down to the end of riverwood and although it was not his responsibility to fix it anymore or he wasn't in that position anymore, he had to go back and fix it when they raised it up to the levels of the manholes which took like 15 years or so
- Resident - I would be fine if it wasn't actually a road connecting to riverwood drive and instead if you make it like a golf cart path or something. That's fine but not a road
 - Resident - Or what about making it a road to comply with what the city of Clayton needs for emergency services but making it a road that is not open to the public but its used only in emergencies?
 - Cindy - We can't do that for access purposes.

- Resident - what about a road that connects just to the pool area you want to put in and they have access from their side and we have access from our side but there's no cut-through?
- Cindy- Hey Katie (Katie Hamilton from Stewart) can you hop on a little bit to talk about the access requirements?
- ***Overlapping residents comments. Inaudible*** (0:37:24)
- Cindy - Ladies and Gentlemen realize that we are doing this in a Zoom environment so it's very difficult for me to hear everybody. What my goal is tonight is to make sure we hear from you and hear the comments and questions and concerns and all of this is being reported...
 - Resident - WE DON'T WANT A ROAD THROUGH RIVERWOOD PERIOD. Put that on the papers. We don't want a road. Cut it off. Take it out.
 - Resident - We don't want a development
 - Resident - I think there are 35 people on this call. I think we will fight the road, is that correct?
 - Residents overlapping - Yes, yes, yes, yes absolutely, yes,
 - Resident - lets go to court over this road
 - Resident - This does nothing for anybody except for your guys's pocket
 - Resident - This is not meant to help us. It's meant to help the people who own the subdivision. We know who that is. We also know that our opinions are not going to mean much because you have a county commissioner in your back pocket! We all know that!
 - Cindy - Well this goes through the Town of Clayton, not through Johnston County
 - Resident - God knows Mr. Smith has no connections in the Town of Clayton within the county that he's the commissioner of. Come on were not stupid!
 - Cindy - And I am not saying anything about that. I'm saying that
 - Resident - Of course you're not! Because that's a pushback point so of course you won't say anything about that.
 - Cindy - This is a Clayton project that is being submitted to the Town of Clayton. Its being reviewed and considered by the town of clayton staff, the planning board, and ultimately the Town Council
 - Resident - When will the planning board meeting be for this project so we can speak to the Town of Clayton?
 - Cindy - You will be notified. At this point in time it is undetermined because we are so early in the process. We have just submitted and are getting comments and working with staff to do another review. So my best guess for the earliest we could make it to a planning board meeting would probably be very late February at the earliest. Somewhere in that time frame.
 - Resident - But I really think you need to postpone all your work and all of your plans because right now they can not do any kind of a traffic study until the new developments are being built and being used.
 - Resident - They're already clearing away on the castleberry side. They've already brought in excavators...
 - Resident - Are you serious?
 - Resident - And also, also, where in covid so people are locked in the house and not out as much so there's less traffic compared to a typical year. So that does not give a fair assessment of traffic either (0:40:20)
 - Resident - Absolutely. Can I ask something? Can you show me on this map exactly where that road would be coming through Riverwood? Can somebody point out some landmarks to me? Where's the clubhouse?
 - Resident - It's the dirt road that goes back to nothing that's across from the clubhouse. Right down along....
 - Resident - Thats, pretty much, that, I would be the corner there. I would be the intersection of that corner. That's lovely
 - Resident - There's going to be a bunch of new houses built on the other side that will be part of this neighborhood. What about this water here where it says "Stream Buffer RCA"?
 - ***Overlapping comments. Inaudible***
 - Cindy - I'm sorry there are so many people talking I can't hear the question.
 - Resident - what is this water buffer? This Stream buffer RCA? Where can I find that?
 - Cindy - The RCA is a resource conservation area and it is areas that have wetlands and streams in there. A firm called S&EC has been out and they've worked with the Army Corp. of Engineers and the State Department of Water Quality to delineate the streams and we must and are honoring all the different stream and wetland buffers in the grey blue area of the map.
 - Resident - I walked that yesterday and it's flagged with white and orange flags back there. What do they mean?
 - Cindy - Those are the areas that are being preserved. Those are areas that the stream banks are and the buffer areas.

- Resident - Can I ask a question? If people could mute themselves that would be great! Uhm, the houses that will be lining the golf course. These will be custom homes?
- Cindy - Yes sir
- Resident - And will they be custom homes to the level of those that are currently being built in Riverwood?
- Cindy - They are quarter acre- ish lots and are designated to be custom homes.
- Resident - We don't know sizes? Do we know the quality of home? The level of it? Because anything that comes in that is lower than \$350,000 \$375,000 is lowering out/r property values.
- Cindy - the pinks lots are approximately quarter acre lots designated for custom homes.
- Resident - I was told just a week ago when I spoke to Dave that these were going to be ¾ acre lots.
- Cindy - there are some that are going to be a little bit larger, but as a whole they are around a quarter of an acre
- Resident - This is not an actual...this is not real. This area where you have the wetlands is not real. The pink lots behind the tee box of holes 8 and 9, i've walked this and it's all water and marshlands.
 - Cindy - this is a master plan. It is a conceptual layout that will go through the process and more details are added as more surveys are done. This is to show where roads are going and where homes are going and the area is allocated for amenities. (0:44:00)
 - Resident - you can't build where those pink houses are. I was there yesterday. There are all kinds of creeks and marshlands and swamps out there and those houses will be underwater
 - Resident - Call EPA.
 - Resident - I think there are endangered mussels in the creek. There are endangered mussels here!
 - Resident - We can call the EPA and have them do a 5-10 year study on this
 - Resident - Yeah there are definitely endangered mussels in here. I was in here yesterday and I know they are because they stopped the building of 540 for the same mussels.
 - Resident - You know we may be able to find some indian burial ground that they can't disturb. (a number of residents laugh)
- Cindy - Alright now. I would like to kind of bring this back and see if there is anyone else who maybe didn't join the call in the beginning that needs us to go back through the presentation again. It looks like we've got about 30 or so people on the call.
 - Resident - where does their sewer and water come from?
 - Resident - Have the corp. Of engineers verified your wetlands?
 - Cindy - Yes they have. The Corp. of engineers has already been out and issued the jurisdictional determination.
 - ***Overlapping comments. Inaudible***
- Resident - The homes on holes 8 and 9, will they be clear cut or will there be some aesthetically pleasing buffer between the homes and the course. Or will they be clear cut like the other properties you typically do that are not aesthetically pleasing?
- Cindy - from the golf hole, the course will be a good buffer. And as much vegetation that can be will be retained.
 - Resident - I spoke to Dave last week and he told me in all candor that there will be a few trees in the backyard but they will clear most of them because people are paying for the view of the golf course.
 - Resident - Yeah! Paying for the view of our golf course!
 - Resident - They're paying for a view into my backyard basically.
 - Resident - well some of us have lived here out wholes lives and are missing the view of the open land instead of developments everywhere
- Resident - Can I ask a question? Can you just explain to me what the dark grey blue patches are.
 - Cindy- explains resource conservation area and how they will be undisturbed
- Resident - Can you point on the map where the pool is going?
- ***Becca points to amenity location on the presentation***
- Resident - The pool is basically going to be where all of our children are going to drive by the pool everyday or ride by on scooters everyday and see the pool but not be able to use it?
 - Cindy - reiterates that we cannot speak yet on who can use the pool outside of the proposed neighborhood and how it is an HOA decision that she cannot speak on at this time. Cindy has noted this concern.
- Resident - so by calling these homes "Riverwood 2" are they going to be Riverwood or are they going to be RiverWild just like the townhouses and apartments? (0:48:45)
 - Cindy - No it is Riverwood Golf Section 2
 - Resident - Okay so why does it have to go all the way through to castleberry. Why can't the townhomes and d*** apartments, why can't they just go to Castleberry and let Riverwood 2 go to Riverwood?
 - Cindy - In the beginning
 - Resident interrupts - Because Castleberry is already overrun!

- Cindy - Okay. The roadway connection that is proposed is something that would have to be permitted. The connection at the southern part going into Neuse Haven is already permitted so there is a chance that that roadway connection may not be permitted. But we are showing it because the Town requires access
 - Resident - So the road that goes up by the clubhouse may not go in but the road that goes down here in the bottom part of this map that is already approved?
 - Cindy - That is already permitted, yes.
 - Resident - Okay but the road that is the northernmost road is not approved as of now?
 - Cindy - No there is not a permit for that. The crossing of that stream is something that would take some time and there's always a chance that it could not happen
- ***Overlapping comments. Inaudible***
- Resident - Okay what are the light green areas that are around the grey areas that you say is protected watershed?
 - Cindy - Calls on Katie Hamilton to answer
 - Katie - those are open space not lotted. They may potentially be graded into for stormwater treatment or something along those lines, they won't be privately owned. It will be commonly owned open space outside of the RCAs
- Resident - Hey folks can I jump in? Yes, I just moved into the neighborhood a couple months ago, looking at the handout that was mailed out, there is a section labeled number 2 on the map. What is that?
 - *** Please note that during the meeting we did not fully understand what the resident was referencing and so were unable to answer his question, but after the meeting we realized that it was just the label text for "Riverwood Golf Section 2" on the provided printed map that was mailed to all adjacent property owners.
 - Resident - proceeds to try to explain to the group where exactly he lives so that it can be pointed out by the presenter.
 - Resident - Are they proposing a playground, a dog park, apartments?
 - ***Overlapping comments. Inaudible***
- Cindy - If you all could mute yourselves so I can go back through to explain the layout for anyone who has just joined? Cindy then explains the lot layouts and lot types and site plan details. Talks about how there will be custom homes, single family homes, townhomes and apartments.
- Resident - Townhomes? In the golf course? We don't want townhomes or apartments here period.
- Resident - So every home right now in Riverwood is currently on septic and the lot sizes are about .7 to 1 acre and i have hard time thinking about how to get a good size custom home respective of our current home values now on ¼ acre lots in a community that has larger lots of space.
 - Cindy - this must have water and sewer service brought to it so it cannot have the typical 1 acre lot size that we are used to for well water and septic service
 - Resident - are there going to be any improvements to the sewer pump at the corner of castleberry and 42?
 - Cindy - Yes there will be significant utility upgrades that will be part of the project
 - Resident - I live on castleberry right by where this is going to happen, is there a possibility that I may lose some of my property by adding a turn lane?
 - Cindy - at this point in time I cannot say, but i'd like to have you contact info so that you have all advance notice of what the traffic impact analysis determines
- ****Overlapping comments. Inaudible****
- Resident - To all the community members who live in Riverwood or on Castleberry, they cant put this in. We have to fight this, they had this call that didn't have enough answers to give us anything. This was a waste of a time for a call. There needs to be more information gien. The study for traffic is useless because we have been in covid and the other communities aren't even up yet for them to do a traffic study. I don't know about anyone else by my water here in Riverwood sucks.
 - Resident - Sucks!
 - Resident - I also think that the golf course.... There was an original plan for this neighborhood that....we need another nine holes. This is not what was originally planned. There was a pool on the original plans that never got done and now they're putting this where the nine holes were going to go and they're putting a golf maintenance thing but if these people aren't going to be a part of the golf club then why is there a golf cart maintenance facility. So what becomes of this course since these people will obviously be members? This course cant handle that. It can't handle the daily play it gets now.
 - Resident - My only concern is the traffic and overcrowding of everything!
 - Resident - Yes we understand that traffic is a big deal to us all. I do want to say I do notice that a lot of the questions we have are all returned with the wonderful answer involving "we invision ". So basically when you say you envision, like if you say you envision the pool to be open to us, you are saying that so that you don't have to be held to that. It's not a promise or guarantee (0:58:00)

- Cindy - And what I have said is that I will make sure that everyone on the call will get a definitive answer for that so we have heard all of your concerns about traffic and cut throughs and HOA and amenities. We are tracking all of this so that we can continue this conversation.
- Resident - Just cut it off. We don't want any of it at all!
- Resident - I have a question about schools! What elementary, middle and high schools will these houses go to? They're all full.
 - Cindy - You won't like the answer but this is determined by Johnston County and when new developments are proposed, Clayton works with the county to let them know about new homes and then their demographics group looks at the houses to look at and get an idea of approx. family size and number of students to be able to help program for future schools
 - Resident - Is that normal for Johnston county? Because everywhere else I've ever lived, development had to have sufficient public resources before getting approval. I'm not hearing where the city or town is able to provide these services or any answers to any of the problems that this neighborhood is going to create.
 - Cindy - part of the development, the infrastructure is being upgraded. Water and sewer is being brought in. Stormwater will be accounted for. The schools when the subdivision is proposed, the information is provided to Johnston county to let them know about a potential subdivision with a number of units. The county has a multiplier they typically use based on the units to see a normal family size for the units and that goes into their demographics units to prepare for future schools.
- Resident - What about crime? What are you guys planning for crime that is going to increase here? Because we lived in Riverwood Athletic Club. We moved in 10 years ago and it was a nice place then after another 500-600 houses were built there are break-ins every single weekend and vandalism, spray paint all over the place, what happens when that happens over here?
 - Resident - It's the apartments!
 - ****Overlapping Comments. Inaudible***
 - Cindy - It would be serviced by the Town of Clayton Police.
- Resident - So you're talking about all these pink houses are going to have sewer? So they have to run sewer through the wetlands?
 - Resident - That's a great idea.
 - Cindy - there will be appropriate extensions..... (Cindy interrupted)
 - Resident - it runs above ground now near the 8th tee from Riverwood drive across the wetlands
 - Resident - It looks great.
- Resident - Does anyone on this call have the original plans for the Riverwood golf community? Or have access to them?
 - Resident - I'm sure they are somewhere. I know it was supposed to have pools, volleyball courts, cabanas, basketball, tennis courts. As soon as Fred got all this money he said "I'm not building anything else"
- Cindy - Okay, I have an answer for you all about the pool.
 - Resident - We don't care about the pool!
 - *** Overlapping comments. Inaudible*** (1:02:30)
 - Cindy - Some people on the call asked the question earlier, and it is that everyone who is a member of the sports club will be able to use the pool.
 - Resident - Which means anyone in that neighborhood will be a member of the sports club correct?
 - ***Overlapping comments. Inaudible***
 - Resident - The Riverwood Athletic as well?
 - Resident - Yes.
 - Resident - **screams** Are you kidding me?! No new traffic you think?! Are you kidding me?!
 - Resident - This is a mess!
 - ***Overlapping comments. Inaudible***
 - Resident - I know you're catching all sorts of hell but I have a 14 year old son who's got the attention span of a pothole, and he's going to get flattened with all this traffic! He's one of the older kids too. There are 6-7, there's a 4 year old who plays in the road on Riverwood. This is not acceptable!
 - ***Overlapping comments and yelling. Inaudible***
 - Cindy - I am not going to put up with people yelling over one another. I clearly understand and clearly have heard all of the comments and concerns and....
 - Resident - but they're not going to do anything are they?
 - Cindy - we will be turning over the meeting video recording and minutes over to the Town so they will clearly hear all of the conversations which is good. We have all taken notes on the topics you have brought up and I appreciate the fact that you are passionate about your neighborhood. I encourage you to stay involved and follow this project. You will get additional notification on the project as it goes through the Clayton Process.

- Vincent - This is going to be on record for the city of Clayton, I want it to be said that this breezing through easily, quickly just like Reid and everybody wants is going to smell like corruption. They ignore the pushback you are getting from everyone who lives here. It's going to be a huge stink and everyone is going to smell it.
- Resident - Can I say something? The mayor won't change the guidelines for approval. I've talked to him about it. You have to talk to him.
- Resident - I do this for a living. I do this in another state for a living and it seems as though the policies in Johnston County need to get some revision because the way the planning commission has pushed this through, the way the entire project has been talked about and being set in stone, it doesn't seem like there is much at all we can do. I would like to have the names, numbers and email addresses of the people at the county to talk about the issues this is going to create.
 - Cindy - Let me abc up real quick and state that this is very far away from an approval.
 - Resident - That's not true
 - Resident - Y'all need to ****inaudible**** for a lawyer
 - Cindy - This is the first neighborhood meeting to let people know about the project. It is being approved through the Town of Clayton so that would be your first...
 - Resident - Were not in the Town limits!
 - Cindy - but that doesn't matter. This plan is.
 - Resident - of course it doesn't. The town will do whatever they want
 - Cindy - What I am saying is that if you have concerns, the appropriate people for you to speak with will be the Town of Clayton because that is where the ultimate jurisdiction is.
 - Resident - Clayton? Are you redrawing the lines?
 - Resident - We're not Town of Clayton!
 - Resident - Hang on. No. We're in the county but we are part of the town ETJ. When they extended the ETJ they grabbed us in the golf club, that is why everything approval wise would go through them.
 - Cindy - That is correct!
 - Resident - This is ridiculous
- Resident - Cindy, I just want to say that you have a set thing you are supposed to say to us tonight. But you can't keep falling back on the idea that this is the early stages when we already know you said they will be putting shovels to dirt in one year.
 - Cindy - That would happen if it is approved. *Cindy tries on to explain the typical time frame of project approval*
 - Resident - I drove over to neuse haven and that's where a road will come through correct? And they've already brought in equipment and are clearing over there.
 - Cindy - They may be clearing for a different project.
 - Resident - A neighbor asked a worker about what they were clearing for adn the worker said that there is a road going through.
 - Cindy - There is a permitted roadway that is correct.
 - Resident - Well there you go! So youre saying whether this subdivision comes in or not we're getting that road in Riverwood? (1:08:00)
 - Resident - Yes thats what shes saying.\
 - Katie Hamilton - Sir, they have to clear some of the trees to be able to go in and locate the streams and waters...
 - Resident - and build the road.
 - Katie Hamilton - and find the wetlands. They do clear some of the trees to get back there.
 - Resident - I've seen them back there in my backyard. They're back there marking stuff they've been back there. There's tags all across back there.
 - Cindy - To do the surveys of wetlands like Katie said, they do have to go in and clear and grub alittle to be able to do that. The environmental groups have been out there fairly recently with the army corp. of engineers doing their studies so that could be what you're seeing.
 - Resident - I have a hard time following it. It seems very aggressive. They're nipping off parts of the waterways here and there. It looks like it would not work if i'm reading the flagging correctly back here behind my house
- Resident - Why was nobody notified of the road that is absolutely going to happen prior to that being set in stone
 - Cindy - I don't believe that entire roadway was permitted. The stub and crossing have been permitted as part of a separate project, not this project but the roadway layouts are still...
 - Resident - The road to nowhere project! (resident laughs)
 - Resident - What is the name of this other project so we can look it up please?
 - Cindy - I would anticipate that it was part of neuse haven.
 - Resident - And that's of course owned by...
 - Resident - Nobody wants a road across a waterway to nowhere!

- Resident - If you've already started clearing and have approval for the bottom (of the map), that road is going in. There is no way that you can sit here and tell me differently.
 - Resident - exactly
 - Resident - well we don't want that
 - Resident - we don't want the road. We don't want any of it
 - Resident - nobody wants it
- ***Two residents who may be neighbors start talking to one another outside over the call but outside of their homes***
- Cindy - Ladies and Gentlemen if there are not any more questions we will....
 - Resident - *screams* Oh there are tons of questions! We just aren't getting any answers!
 - Cindy - We have heard the same questions and the same comments and I have a list of them all.
 - Resident - Call the EPA
- Resident - Are there going to be treelines bordering the townhomes across Castleberry or will it be wide open? If there aren't any trees then I will be able to see straight into the townhomes.
 - Cindy - Yes there will be a buffering along the road frontage and on the perimeter of the property.
 - Resident - You don't have to worry about watching that, you just have to worry about all the criminals coming over and breaking into your cars and houses.
 - Resident (who was originally speaking about the trees) - Okay and what about the other side of castleberry? Will there be a tree buffer there?
 - Cindy - *explains the perimeter buffer requirement for the Town of Clayton*
 - Resident - how wide is that buffer? 1 tree or several?
 - Katie Hamilton - I think it is a 20 foot buffer but I cannot speak on the quantities of trees and shrubs in each location but there will be a combination.
 - Resident - well a buffer in forestry, the trees can be 20 something feet apart
 - Katie - Clayton has a specific planting requirement based on the length of the property lines. There will be trees and shrubs. I just don't know the numbers off the top of my head.
 - Resident - **compares this to a different subdivision**
- Resident - These houses on the 8th tee, I don't see how that can even happen. I'm going to walk back there tomorrow but I don't think that area is buildable. The way it looks here is not the way it is.
- Resident - Barring any delays, can you talk about your timeline from this meeting without any delays?
 - Cindy - explains expected timeline of earliest planning board meeting being late February, council sometime in march all dependent on responses to comments...
 - Resident - March of 2021...
 - Cindy explains that construction will happen in phases and that it will not all go up at once, but anticipating starting with the design build section of the lots.
 - Resident - will they all go up at once or as purchased?
 - Cindy - it would be as people purchase the lot and work with custom home builders a couple at a time.
- Resident - when subdivisions are built, the roads are built to DOT standards and eventually taken over by the State? Is that correct?
 - Cindy - Yes and No. Depending on the roadway classification and location, some roads can be NCDOT or Town of Clayton maintained. Anticipating that Castleberry will be NCDOT and the rest will be Town of Clayton
 - Resident - So how do we go about getting sidewalks? (1:17:00)
 - Katie Hamilton - There will be sidewalks on all streets
 - Resident - Including Riverwood? The old section we're talking about now? Will you be adding them for us so we don't get plowed over?
 - Resident - Are we being annexed into the city and have to pay city taxes?
 - Cindy - No you are not, the proposed neighborhood itself will be annexed into the town limits as it is a requirement for water and sewer infrastructure
- Resident - You mentioned earlier that we would all be notified for everything, only two of us here were notified so how will you notify us?
 - Cindy - it is based on a distance from the boundary of the property and a 100 foot buffer. We are glad to hear your comments and concerns and so we have your contact information to be able to notify you as the process goes on. All documents can be requested from the Town of Clayton
- Residents ask repeated questions about the types of homes being built in the neighborhood and Cindy provides lot square footage and home types.
- Resident - Who does the dot studies here? Are they private or state studies?
 - Cindy - The consultant doing the study is Kimley-Horn and the Traffic Impact Analysis will go to the NCDOT for review and comment.
 - Resident - Are we allowed to dispute the traffic study? And say that we don't agree and want another study done by another agency. I do this for a living and I know how easy it is to pay

- someone to give you the answers that you want. So are we allowed to dispute it? Could we do another study ourselves?
- Cindy - It's all public record. If you would like to do it.
 - Resident - We need a new EPA study. This is a serious issue here and there's no way this can get approved. When it rains the water goes all back in here.
 - Cindy - Is there anyone else who wasn't on the call in the beginning or are there other different comments of concerns that we haven't addressed already?
 - Resident - It is dang near impossible to pull out onto Covered Bridge Road as it is. I cannot even imagine what it will be like to be able to do that with this many more homes and residents. It's going to take someone getting killed before something happens.
 - Resident - Inside the 100 year flood plain, how many stream crossings do you see in there?
 - Katie Hamilton - there is one currently in there
 - Resident - and those streams are designated by the Army Corps. Of Engineers?
 - Katie - Yes
 - Resident - All the ponds being built, are those to catch the stormwater?
 - Residents bring up the multiple entrances into the neighborhood again and Cindy gives regulations for the Town of Clayton's and fire code requiring additional access points for new neighborhoods. (1:27:30)
 - ***Inaudible***
 - Resident - If they don't put the road in because we don't want it, it renders the property owned by the Smiths useless. So they have to go and build a road through or they have to sell the property. And they're not going to do that.
 - ***Inaudible***
 - Resident - I knew nothing about this until anot popped up on the Nextdoor website.
 - Cindy - explains the process for notifications and the specific distances your property must be in to be notified.
 - Resident - Where can I go to get a comprehensive list of details for this project
 - Cindy - The Town of Clayton is the approving authority for the project is the Town of Clayton
 - Resident - Why are you calling it Riverwood Golf 2? Why can't it have its own name?
 - Cindy - It will have a different name eventually but this is what it is named for submittal purposes
 - Resident- I think if you give it a different name people will be less inclined to think of it as a different name and think of it less as a pass through.
 - ***Inaudible***
 - Resident - So with this road going through the next time we meet is when we fight the traffic lights they put in!
 - Resident - I would be happy for some traffic lights somewhere so people aren't getting runover.
 - Cindy - Ladies and Gentlemen are there any new questions or comments that have come up? I want to make sure everyone has a chance to say everything.
 - Resident - Will this presentation be available to us?
 - Cindy - Yes we can make it available to you.
 - Resident - Can we all jump on facebook and make a united front for this
 - Resident - We live in Neuse Haven and since they are expanding Stewarts Knob, is that road going to be an entrance to the neighborhood?
 - Cindy - it is a connection point, yes.
 - Resident - We live on Trantham trail and have the 9th hole behind our house, how far back will the houses be from the gold course?
 - Katie - The Town of Clayton will require a 20 ft buffer along the property line.
 - Resident - So there will be no trees left?
 - Resident - Doesn't the fairway count as the buffer?
 - Katie - No there will still be a required buffer on top of the fairway (1:35:35)
 - Resident - We are a golf course community and we don't want to be connected to townhomes and apartments. That's not what we bought in here for. Definitely not apartments. As soon as apartments were built in the athletic club, the crime started. All the rental homes came in there and all the homes are rentals now. They don't care about anything but the rent. There's muscle cars and loud music and that's what you get when you attach apartments to this. What you need to do is completely separate that from the golf course. Just because Fred wants to make more money, we don't want that.
 - ***Inaudible***
 - Resident - Will all of the townhomes and houses be owned by homeowners?
 - Cindy - At this point in time I don't. Obviously the apartment will be rentals
 - Resident - Isn't there a different zoning for rental units and owned units?
 - Cindy - No you do not need different zoning for a rental property.
 - Resident - All of the homes built in the athletic club are all rentals. Even the single family homes.
 - Resident - You can probably guarantee that all these will be all rentals here too.
 - Resident - It'll be nothing but crime. Crime. Crime. Crime.

- Resident - Why does the road have to come through?
 - Cindy - For access points?
 - Resident - What access points?
 - Cindy - For emergency as well as the golf maintenance facility as well as the pool...
 - Resident - This neighborhood was a private golf course community when it opened?
 - Resident - No its been public.
 - Resident - I think we should consider making the course private again to cut down on traffic. Would that be through the homeowners association, or who would we go to for that?
 - Cindy - Can i suggest that that be an offline conversation? I know it is very important to everyone on the call but it is not pertaining to this subdivision. (1:40:50)
- Resident - What is the threshold for you to have two entrances and exits for houses?
 - Katie - It is 30 units. So you wouldn't be able to build the culdesac at the end of your neighborhood anymore with Clayton's standards.
 - Resident - Could you make the custom homes part of riverwood gold and the rest a separate entrance and exit?
 - Various resident comments about the EPA and emergency exits and open space
 - Cindy - The process of approval is through the Town of Clayton
 - Resident - We need to circle our wagons on the neighborhood site and get our concerns to someone who will take our comments more seriously. You do not have our best interests at heart.
- Resident - when is the first planning board that will discuss this?
 - Cindy - it hasn't been scheduled yet since the plan is still in review with the planning department. You will get notice of the planning board meeting.
 - Resident - So the same people who got notice before will get the next notice? Yeah so I will get the letter and post it to everyone. I have a feeling that Cindy was not prepared for 40 people to show up tonight and the town of Clayton would not be happy to have hundreds of people show up to a meeting.
 - Residents talk about organizing a joint effort.
 - Cindy - I want to let you guys do this on your own time, I know Becca made a list of everyone who attended tonight so we will make sure the presentation gets sent out and everything goes to the Town so the record will be what was discussed today. For those in the buffer, you will get notified and you can share that with your neighbors.
 - Becca - I am going to work with the Town of Clayton to send our courtesy notifications for the planning board meeting so that it is not just the 100 foot buffer, so I can work to get more people notified. If anyone would like more information, I am going to send my email address in the chat so you can send any new comments or concerns. I will work on getting those answers to you and provide you the presentation from tonight. Anything that I can do to k=let your voices be heard in this process. (1:47:00)
 - Resident - Just keep the pink and the orange/yellow separated. We don't want any of that mess over there. It's going to be a nightmare of crime.
 - Cindy - Becca just said that she's going to make sure everyone on the call is on the notification list moving forward. She's going to make sure the contact info is in the chat. Please do work together to formulate your comments as you talked about.
- Resident - If there is another meeting, I say RiverWild comes more prepared with guarantees instead of "this is what we'd like to do" because we are going to need to know more concrete info before we can tell you how much we hate this idea.
 - Cindy - Once we go further into the process and work with the Town, then they will be able to give you more guarantees compared to the current conceptual masterplan.
 - Resident - If they try to propose things that would be of interest to us, we might not be as apt to fight this like it seems like we will. Like these folks will get sidewalks but you all over here who have lived here forever don't get sidewalks, your kids are in danger.
 - *** Inaudible***
 - Resident - For the future HOA, will it be separate from our existing or will it be tied in to ours?
 - Cindy - I am not sure, Becca can ask those questions.
 - Becca - Yes, feel free to send me an email with any of your concerns. I'd like to be able to address them.
 - Resident - Is there a link to the map?
 - Becca - I can send out the presentation and a PDF of the map if you send your email in the chat.
- Resident - Is the sewer smell going to get worse?
 - Cindy - We are required to make improvements of the sewer system for this project to be able to serve the neighborhood.
- Becca - All those who send their emails into the chat will get the presentation and pdf of the maps from tonight
- Cindy - Thank you all for joining us and sharing your comments so candidly. And Becca will be taking note of everyone's emails to send information out, and work with the town to expand the notification boundary.
- Resident - Thank you for taking the beating! (END OF MEETING)

RIVERWOOD GOLF CLUB

SECTION 2

APPLICANT / OWNER:



RIVERWILD
114 W. MAIN STREET
CLAYTON, NC 27520
CONTACT: DAVID DEYOUNG
PH: 919.901.3178
EMAIL: DAVID@THERIVERWILDTEAM.COM

CONSULTANTS:



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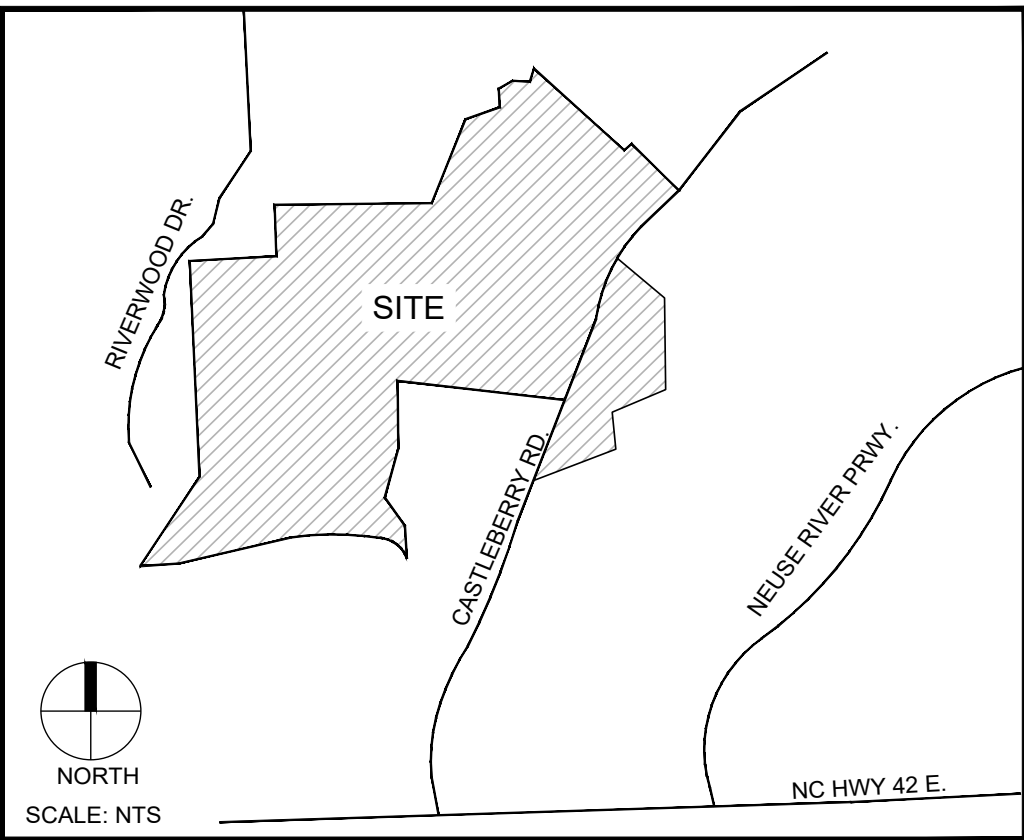
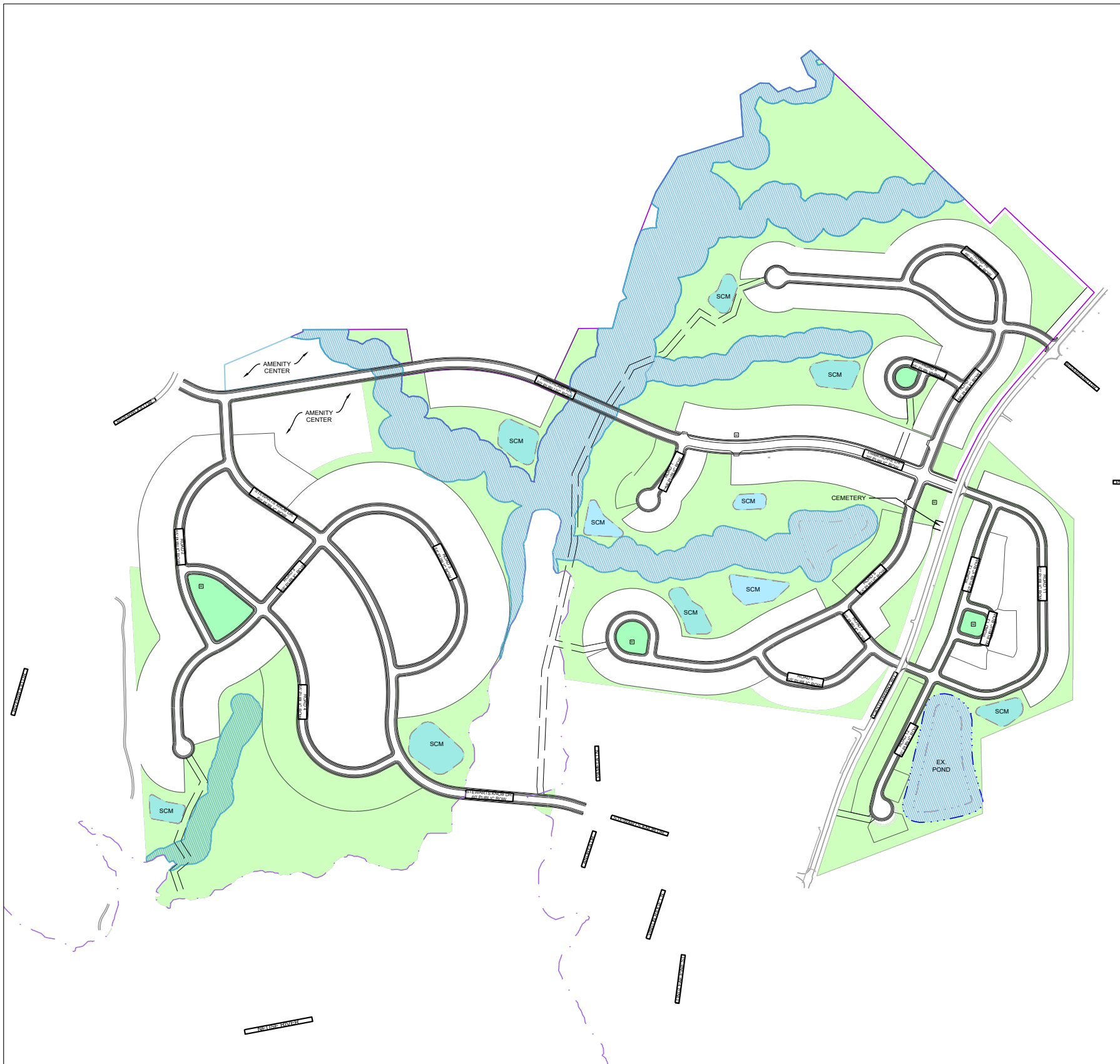
PROPOSED RESIDENTIAL COMMUNITY

CLAYTON, NORTH CAROLINA

MASTER PLAN

CASE # 2020-158-SD
SUBMITTED ON NOVEMBER 02, 2020

REVISIONS
DECEMBER 23, 2020 - RESUBMITTAL



VICINITY MAP

INDEX OF DRAWINGS	
SHEET NO.	SHEET NAME
0.0	COVER SHEET
1.0	SURVEY
2.0	EXISTING CONDITIONS PLAN
3.0	SITE PLAN
4.0	LANDSCAPE PLAN
5.0	PHASING PLAN
6.0	VEHICULAR CIRCULATION PLAN
7.0	TIA ROAD IMPROVEMENTS PLAN
8.0	PEDESTRIAN CIRCULATION PLAN
9.0	PRELIMINARY UTILITY PLAN
10.0	PRELIMINARY GRADING & DRAINAGE PLAN
11.0	OPEN SPACE PLAN
12.0	SINGLE FAMILY REGULATING PLAN
13.0	TOWNHOME REGULATING PLAN
14.0	MULTIFAMILY REGULATING PLAN
15.0	AMENITY CENTER REGULATING PLAN
16.0	RCA OVERLAY



LOTS STANDARD TABLE:										
	QUANTITY +/-10%	MIN LOT SIZE	MIN LOT WIDTH	MAX IMPERVIOUS	MAX BLDG COVER	MIN FRONT GARAGE SETBACK MEASURED FROM BACK OF SIDEWALK	MIN FRONT BUILDING SETBACK MEASURED FROM BACK OF SIDEWALK	MIN SIDE STREET SETBACK MEASURED FROM BACK OF SIDEWALK	MIN SIDE YARD	MIN REAR YARD
TYPE A	153	10,000 SF	60'	40%	25%	25'	10'	15'	6'	20'
TYPE B	278	4,100 SF	42'	60%	50%	25'	10'	10'	5'	15'
TYPE C	74	2,000 SF	22'	95%	90%	25'	10'	15'	0'	10'
TYPE D	220	20,000 SF	100'	95%	90%	N/A	15'	15'	0'	10'

SITE DATA:	
SITE DATA:	
PROJECT NAME:	RIVERWOOD GOLF CLUB SECTION 2
PROJECT NUMBERS:	161900-36-1805; 161900-16-3155; 161900-85-1624; 161900-85-8736; 167900-54-4810; 167900-85-6781
TAG NUMBERS:	PORTION OF 1603012F; PORTION OF 1603009; 16P99016A; 1603009B; 16K05012E; 16J04001
OWNER INFO:	SMITH, FRED J JR. 632 MARCELLUS WAY, CLAYTON, NC 27527-5591 JAMES W & JANICE C HOLLOWAY LLC 8401 CROWDER RD, RALEIGH, NC 27603-0000 FSC RANCH LLC 400 RIVERWOOD DR, CLAYTON, NC 27527-5500
TOTAL PARCEL AREA:	301.91 AC 13,151,288 SF
RIVERWOOD GOLF CLUB PARCEL AREA:	1.94 AC 84,646 SF
PARCEL AREA (EXCLUDING CASTLEBERRY ROW):	298.67 AC 13,009,978 SF
RESOURCE CONSERVATION AREA:	86.74 AC 3,778,524 SF
NET PROJECT AREA:	209.59 AC 9,231,454 SF
PROJECT LOCATION:	CLAYTON ETU / UNINCORPORATED JOHNSTON COUNTY
EXISTING ZONING:	RESIDENTIAL ESTATE
PROPOSED ZONING:	PLANNED DEVELOPMENT - RESIDENTIAL
OVERLAY DISTRICT:	WATERSHED PROTECTION OVERLAY (301.91 ACRES)
CURRENT FUTURE LAND USE DESIGNATION:	LOW DENSITY RESIDENTIAL
EXISTING USE:	VACANT, LARGE LOT SINGLE FAMILY RESIDENTIAL
PROPOSED USES:	SINGLE FAMILY RESIDENTIAL, MULTIFAMILY RESIDENTIAL
RESIDENTIAL DENSITY CALC:	
• TOTAL UNITS:	723
• SINGLE FAMILY LOTS:	429
• TOWNHOME LOTS:	74
• APARTMENT UNITS:	220
• PROPOSED DENSITY (DU/AC):	2.42
• SINGLE FAMILY DENSITY:	1.44 GROSS DWELLING UNITS / ACRE
Utilities:	
• WATER (PUBLIC):	TOWN OF CLAYTON, EAST WATER SYSTEM
• SEWER (PUBLIC):	TOWN OF CLAYTON, SAMS BRANCH OUTFALL
• ELECTRIC:	TOWN OF CLAYTON
MAX. BUILDING HEIGHT:	3 STORIES, 34' FOR SINGLE FAMILY AND TOWNS; 50' FOR APARTMENTS & AMENITIES
PARKING CALC:	
• AMENITY:	17,300 SF OF AMENITY BUILDING
• APARTMENTS:	18 SPACES / BEDROOM (UP TO 2 BEDROOMS) + 1 SPACE / 4 UNITS
• RESIDENTIAL LOTS:	2 SPACES / UNIT
FEMA FLOOD MAP:	3720169900K
TOTAL SITE IMPERVIOUS AREA:	75.34 AC 3,281,712 SF 25.22%
AC OPEN SPACE REQ'D (12.5%):	26.25 AC 1,153,302 SF
IMPROVED OPEN SPACE REQ'D (25%):	6.56 AC 288,483 SF

- NOTES:
- SEE SHEET C1.0 FOR ADJACENT PROPERTY OWNER INFORMATION
 - HOA SHALL MAINTAIN ALL COMMON OPEN SPACE AREAS INCLUDING LANDSCAPE MEDIANS AT ENTRANCES AND PERIMETER BUFFERS.
 - PERMITTED RESIDENTIAL USES INCLUDE THE FOLLOWING:
 - APARTMENTS
 - TOWNHOUSES
 - SINGLE FAMILY LOTS
 - MAILBOX NUMBER AND LOCATION ARE CONCEPTUAL AND TO BE CONFIRMED AT PRELIMINARY PLAN REVIEW AND UPON REVIEW BY U.S. POSTAL SERVICE.
 - MAILBOX KIOSK / PUBLIC AREA SHALL BE ACCESSIBLE PER ADA REQUIREMENT.
 - ALL PHASES OF THE DEVELOPMENT SHALL BE SUBMITTED AND REVIEWED AS SEPARATE MINOR SITE PLANS AND SUBDIVISION PLANS.
 - STREET LIGHTS TO BE DESIGNED BY CLAYTON PUBLIC POWER AND SHALL BE INSTALLED IN ACCORDANCE WITH TOWN AND NCDOT STANDARDS ALONG THE FRONTAGE OF CASTLEBERRY ROAD TO PROVIDE LIGHTING FOR THE STREET AND THE PROPOSED MULTI-USE PATH.
 - APARTMENT AND PARKING LAYOUT TO BE SUBMITTED AT SITE PLAN REVIEW.
 - MEDIANS WITHIN THE CUL-DE-SACS MAY BE PERMITTED WHERE THE CUL-DE-SAC RADIUS IS INCREASED TO ACCOMMODATE FIRE AND SANITATION. ADEQUATE RADIUS TO BE COORDINATED WITH FIRE DEPARTMENT AND ENGINEERING. THESE LANDSCAPE MEDIANS WILL BE PRIVATELY MAINTAINED AND ARE NOT THE RESPONSIBILITY OF THE TOWN.
 - AMENITY CENTER BUILDING SHALL BE 4,000 SF MINIMUM. POOL AND POOL DECK SHALL BE A MINIMUM OF 7,500 SF. ALL IMPROVEMENTS ASSOCIATED WITH AMENITIES SHALL MEET THE UDC AT THE TIME OF SITE PLAN APPROVAL.
 - EXISTING ELECTRICAL EASEMENT ALONG EAST SIDE OF CASTLEBERRY RD. TO BE REALIGNED TO FOLLOW EXISTING RIGHT OF WAY.

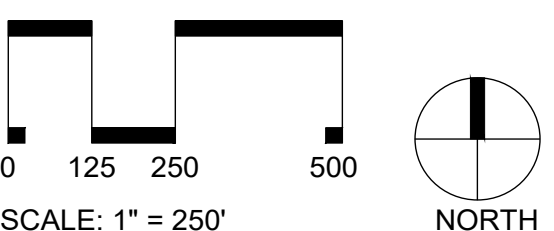
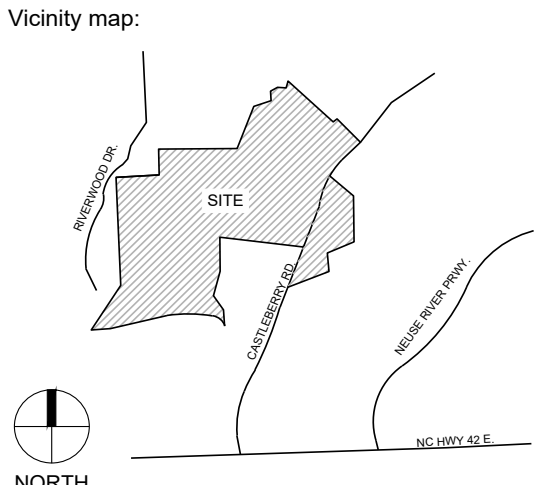
LEGEND:	
	100 YEAR FLOODPLAIN (RCA)
	STREAM BUFFER (RCA)
	EXISTING WETLAND
	STREAM CENTERLINE
	PASSIVE OPEN SPACE
	IMPROVED OPEN SPACE
	LOT TYPE A (4 AC ESTATE LOTS)
	LOT TYPE B (4,200 SF)
	LOT TYPE C (TOWNHES)
	LOT TYPE D (APARTMENTS)
	MAILBOX CENTER



Client:
RIVERWILD
114 W. MAIN STREET
CLAYTON, NC 27520

Consultants:
SOIL & ENVIRONMENTAL CONSULTANTS, PA
NORTH QUARTER OFFICE PARK
RALEIGH, NC 27615

Agent:
RIVERWILD
114 W. MAIN STREET
CLAYTON, NC 27520
CONTACT: DAVID DEYOUNG, AICP



Project:
**RIVERWOOD
GOLF CLUB
SECTION 2**

Issued for:		
MASTER PLAN		
No.	Date	Description

Title:
SITE PLAN

Project number: L20030 Sheet #:
Issued Date: 11.02.2020
Drawn by: KH
Approved by: MT

3.0



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: February 22, 2021
Town Council: March 15, 2021*

STAFF REPORT

Application Number: 2020-157- PDD
Project Name: 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

Overlay: N/A

Applicant: RiverWild – David DeYoung

Owner(s): Fred J. Smith Jr.; FSC Ranch, LLC; James W. & Janice C. Holloway LLC

Project Planner: Jeff Caines, Planner

Public Noticing Dates:

- **Neighborhood Meeting:** December 3, 2020
- **Sign Posted:** February 11, 2021
- **BP Letters Mailed:** February 10, 2021
- **Newspaper Ad Published:** N/A (Town Council only)

REQUEST: Riverwood Golf Club Section 2 is a proposed 302+/- acre mixed-use neighborhood development located in the southeast quadrant of the intersection Castleberry Road and the Neuse River. The development plan includes 726 residential units (432 single family units, 74 townhome units, and 220 apartment units), a variety of open space amenities, and access to community amenities such as outdoor pools, workout facilities, walking trails, golf courses, and driving ranges. It is anticipated that the project will be developed in multiple phases over time, based on market demand and to meet the needs and functionality of the community during construction.



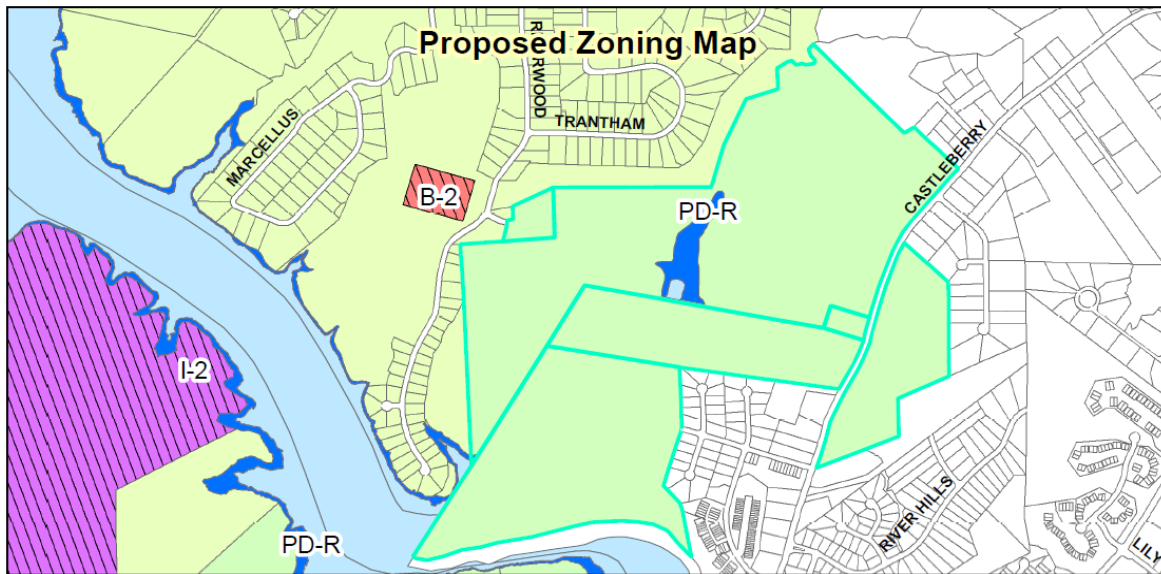
SITE DATA:

Acreage: +/- 302acres

Existing Use: Vacant & Single-Family Residence

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use(s)
North	Residential Estate (R-E)	Single-Family Residential
South	Planned Development-Residential (PD-R)	Single-Family Residential
East	Residential-Estate (AR) / Single Family Residential (SFR)	Vacant / Single-Family Residential
West	Residential Estate (R-E)	Single-Family Residential



STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting to rezone the subject properties from Residential-Estate (R-E) and Agricultural-Residential (AR) to Planned Development Residential (PD-R). Riverwood Golf Club Section 2 is a proposed planned development residential neighborhood consisting of 726 residential units (432 single family lots, 74 townhome lots, and 220 apartments). In addition to the residential lots, the neighborhood will contain an amenity center and a Golf Course maintenance facility.

The property assemblage is 301.91+/- acres with a net project area of 210.57 acres yielding an overall proposed density of 2.43 units per acre. The site is located on the edge of the Town limits between Riverwood Drive and Castleberry Road with three parcels zoned R-E (Clayton), one parcel zoned PUD (County) and one parcel zoned AR (County).

The proposed zoning is PD-R, Planned Development-Residential which provides the opportunity to design a master-planned neighborhood containing a mixture of housing types and associated recreational amenities. This neighborhood will be developed in multiple phases based on a market demand while meeting the needs and functionality of the community during construction.

The properties are mostly located between Riverwood Drive and Castleberry Road; there is one property located west of Castleberry Road. This application is running concurrently with a preliminary plat application, which is serving as a master plan for the overall development. The plan outlines the permitted uses and dimensional standards proposed for the development under the PD-R designation. There is also an Annexation application to bring in the properties zoned AR which are located outside the Town's ETJ currently under in Johnson County's planning jurisdiction.

Per the UDC requirements, the Planning Board shall make a recommendation to Town Council regarding all rezoning requests, including Planned Development districts. However, the Planning Board does not review or

make recommendations on preliminary plats, even those acting as a master plan associated with a Planned Development rezoning. The proposed master plan layout for this development has been attached to this staff report to provide an overall idea to the Board of how the site may be developed under the PD-R zoning designation. Please note that this master plan is still under review by the Technical Review Committee and is subject to change prior to proceeding to Town Council. The Planning Board will not make any decisions regarding the proposed uses or layout of this master plan. The plan is only included as an attachment to this staff report for informational purposes.

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.

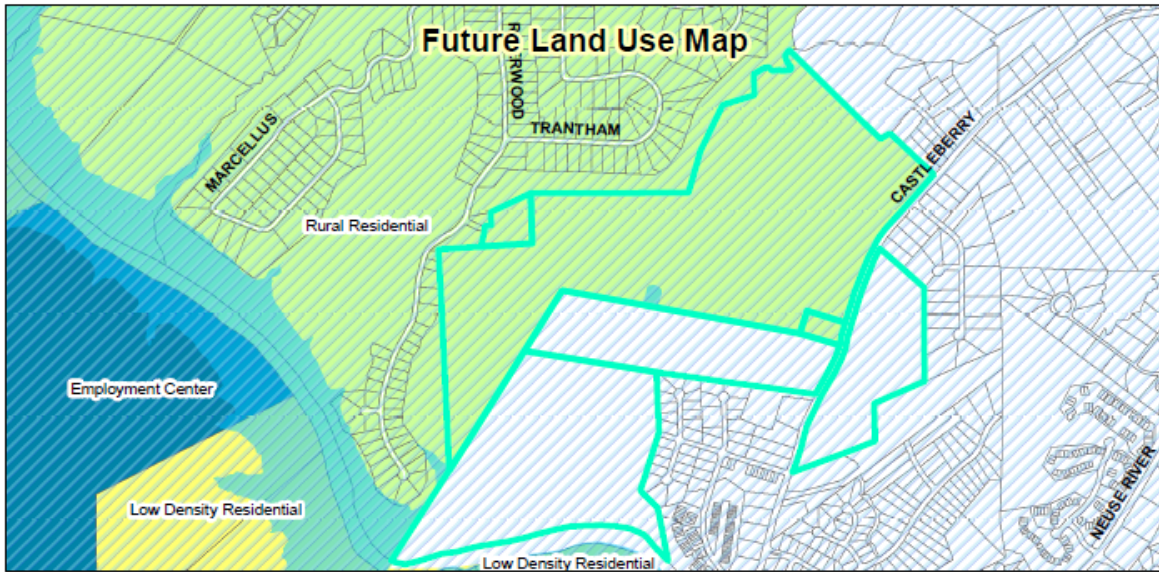
If the associated rezoning is approved to PD-R the Future Land Use Map Designation would be updated accordingly for the all properties, pending the approval of the annexation of the properties located outside of the ETJ (i.e., within Johnston County). Please see the attached "Consistency Statement" document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

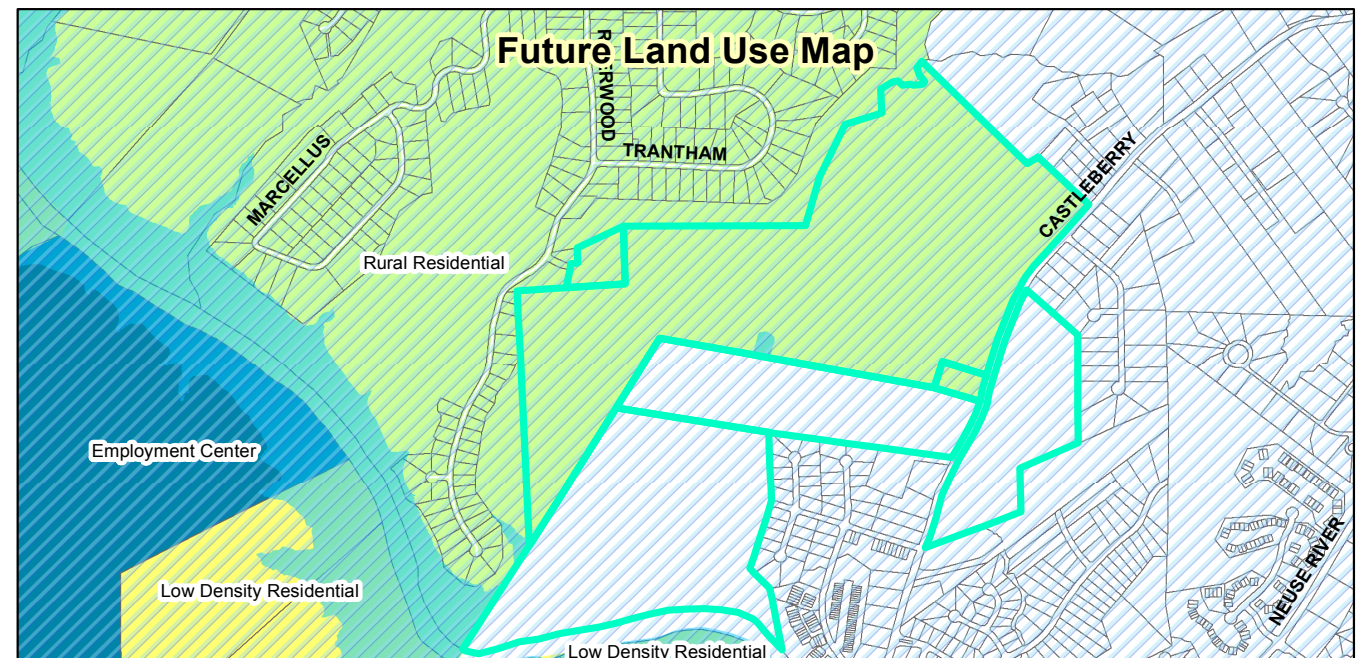
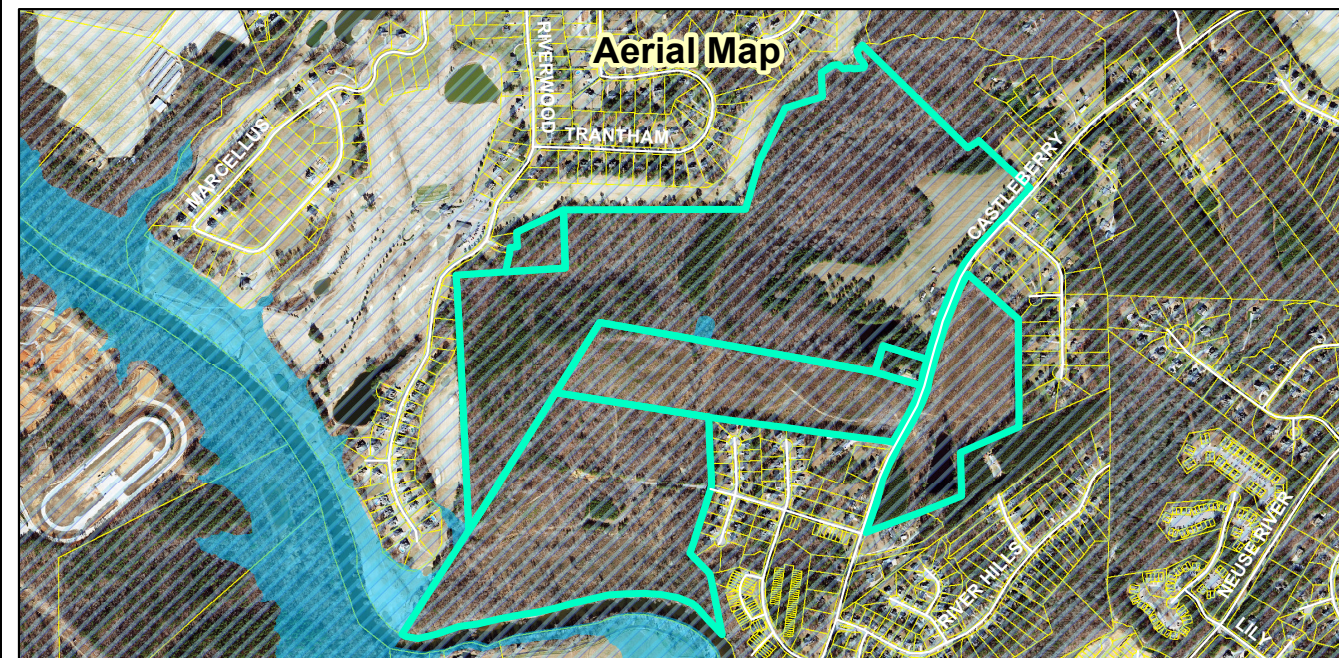
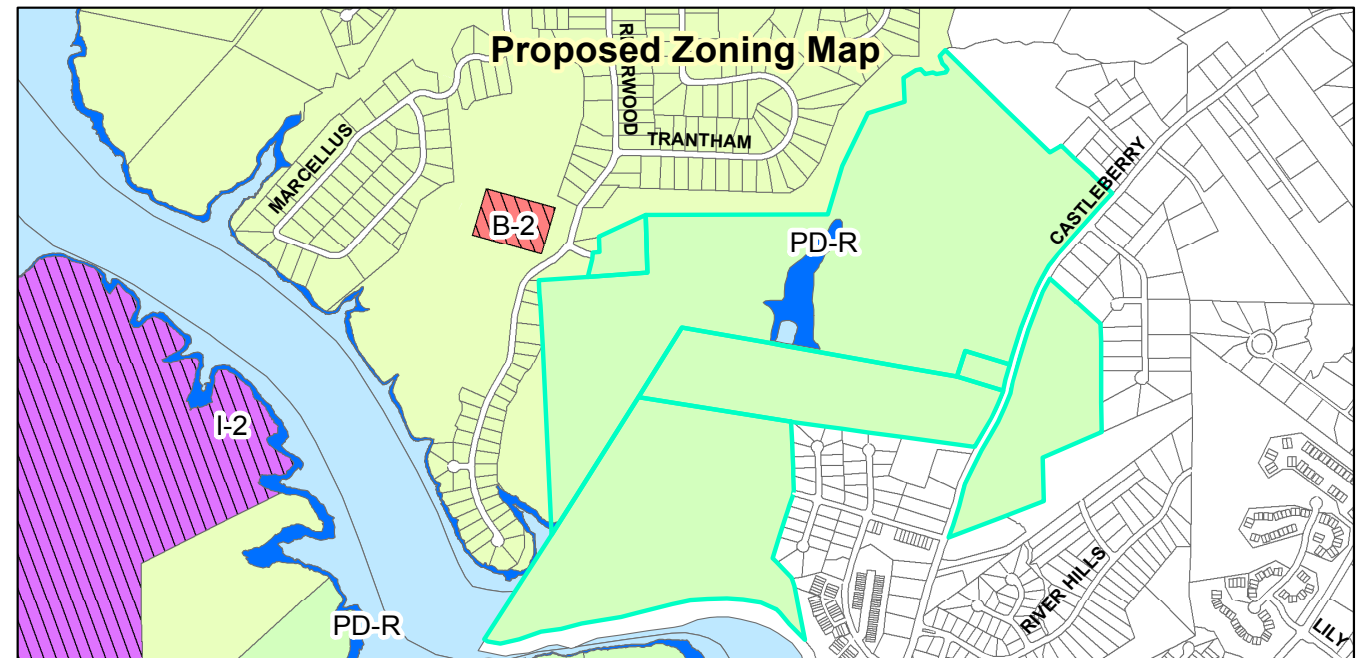
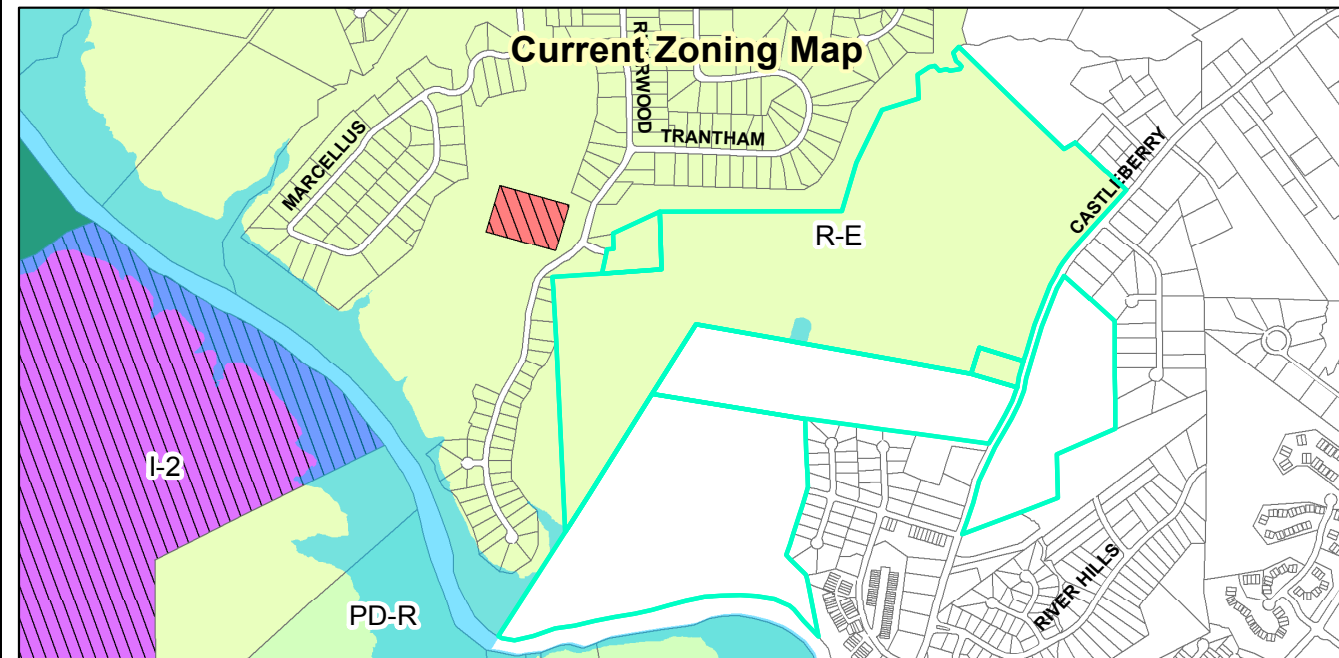


CONSIDERATIONS:

- Rezonings are decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- The Planning Board shall only make a recommendation on this rezoning; the associated master plan (preliminary plat) is quasi-judicial and does not receive a Planning Board recommendation.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining why the Council considers the action taken to be reasonable and in the public interest.

ATTACHMENTS:

- 1) Application
- 2) Neighborhood Meeting Materials
- 3) Site Plans
- 4) PB Adjacent Property Letter
- 5) Staff Report Maps



Request:
2020-157-PD, to Rezone a parcel from
Residential Estate (R-E)
to Planned Development (PD-R).

Applicant: David DeYoung - Riverwild
 Property Owners: FSC Ranch, LLC.
 Tag #: 16I03009, 16I03D09B,
 16P99016A, 16K05012E, 16J04001

0 2,000 4,000 Feet

- Site
- 100-yr Flood Zone
- Thoroughfare Overlay
- Watershed Protection Overlay



Staff Report Map
 Prepared by: TOC Planning Department
 February 5th, 2021

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

Document Path: O:\PLANNING\REZONING\Planned Developments\2020\2020-157-PDD Riverwood Golf Club Section 2\Staff Report Map\Staff Report Map - 2020-157-PDD - Riverwood Golf Club Section 2.mxd



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: Blacktip Properties, LLC **Date:** 1/4/21
Applicant Name: True Line Surveying

The following checklist to be completed by applicant:

- [] Pre-Application Meeting on: 1/20/20
- [] Review Fee
- [] 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

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: Blacktip Properties, LLC
Acreage of Property: 2.053 Zoning District: R-E
County Tag #: 05I05020B, 05I05019F NC Pin #: 167700-38-8841, 167700-38-9625
Address/Location: 3945 & 3967 Powhatan Rd., Clayton
Existing Zoning District: R-E Proposed Zoning District: I-1

APPLICANT INFORMATION

Applicant: True Line Surveying
Mailing Address: 205 W. Main St., Clayton, NC
Phone Number: 919-359-0427 Fax: 919-359-042
Contact Person: Curk Lane or Molly Herring
Email Address: curk@truelinesurveying.com or molly@truelinesurveying.com

PROPERTY OWNER INFORMATION

Name: Blacktip Properties, LLC
Mailing Address: PO Box 189, Clayton, NC 27528
Phone Number: _____ Fax: _____
Email Address: _____

OFFICE USE ONLY

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

EXPLANATION OF PROJECT

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

Client would like to rezone property for uses of I-1

They want to be rezoned I-1 so it could be marketed for a commercial development. There are not current project plans.

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.
This property is consistent with the adopted plans of the Town. This property will match existing surrounding commercial properties that are currently zoned at I-1.
2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
Current use is residential. Proposed use is light manufacturing and or office.
3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
Sites can be used for support of adjacent companies or stand along commercial site.
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.
Property can be adequately served by existing facilities.
5. It has been determined that the legal purposes for which zoning exists are not violated.
Uses is currently not in violation.
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.
No adverse effect on 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.

Property will not be detrimental to the general public as it is already surrounded by I-1 zoning.

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.

Molly Herring

Print Name

Molly Herring

Signature of Applicant

01/04/21

Date

NEIGHBORHOOD MEETING INFORMATION

Purpose:

The purpose of the Neighborhood Meeting is to inform the surrounding property owners of the nature of the proposed land use and/or development features, answer questions, respond to concerns, and solicit comments.

Meeting Date:

The neighborhood meeting must be held prior to the 1st scheduled public meeting date. It is recommended to hold the meeting at least 10 days prior to the 1st scheduled public meeting date, however, it is **not** a requirement.

Meeting Time & Location:

The meeting must be held no earlier than 6:00 pm Monday through Friday, and must be held in a location generally accessible to residents within close proximity of the request. The meeting space must be able to comfortably accommodate everyone that receives an invitation.

Meeting Notice Mailing requirements:

1. The applicant must contact all adjacent property owners via first class mailing (see sample letter).
2. The mailing must include all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the subject property. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property.
3. The notice must be mailed at least ten (10) calendar days but not more than twenty-five (25) days prior to the date of the Neighborhood Meeting.

Information required to be provided at the Neighborhood Meeting:

At a minimum, the following materials must be present and discussed at a 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.

Information provided to Planning Department:

Alert the Planning Department once the date, location, and time of the Neighborhood Meeting are determined.

Deliver the following items to the Planning Department at least ten (10) calendar days prior to the 1st scheduled public meeting in electronic or hard copy format:

- ☐ Adjacent Property Owner's List (aka "mailing list") *Should be submitted with original application packet*
- ☐ Copy of the letter mailed *Should be submitted with original application packet*
- ☐ Attendance Roster (aka "sign-in sheet") *Submit no later than 10 days prior to 1st public meeting date*
- ☐ Neighborhood Meeting Summary Form with minutes (see below) *Submit no later than 10 days prior to the 1st public meeting date*

ADJACENT PROPERTY OWNERS LIST

Project Name: Blacktip Properties

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
05I05019F	BLACKTIP PROPERTIES LLC	PO BOX 189 CLAYTON, NC 27528-0189
05I05019B	POWHATAN STORAGE, LLC	PO BOX 1867 CLAYTON, NC 27528-1967
05I05020A	LILES, VASSER G SR	4008 POWHATAN RD CLAYTON, NC 27520-9237
05I05019C	POGO DEVELOPMENT, LLC	125 COLONIAL DR CLAYTON, NC 27527-8738
05I05020	CAROLINA POWER & LIGHT	P O BOX 1551 RALEIGH, NC 27602-0000
05I05019G	MAYE, BARBARA J	PO BOX 1192 CLAYTON, NC 27528-1192
05I05019D	POGO DEVELOPMENT, LLC	125 COLONIAL DR CLAYTON, NC 27527-8738
05I05020B	BLACKTIP PROPERTIES LLC	PO BOX 189 CLAYTON, NC 27528-0189
05I05020R	MICHAEL LYNN MARVEL REVOCABLE TRUST MARVEL, MICHAEL LYNN TRUSTEE	2127 WILLOW HILL LN CLAYTON, NC 27520-5943

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

<Date>

Dear Clayton Area Property Owner:

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

October 2019

Page 3 of 5

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: _____

Application: _____

Location/Date: _____

	NAME	ADDRESS
1		
2		
3		
4		
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NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application:

Date of Mailing:

Date of Meeting: _____ Time of Meeting: _____

Location of Meeting:

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

Printed Name: _____ Signature: _____

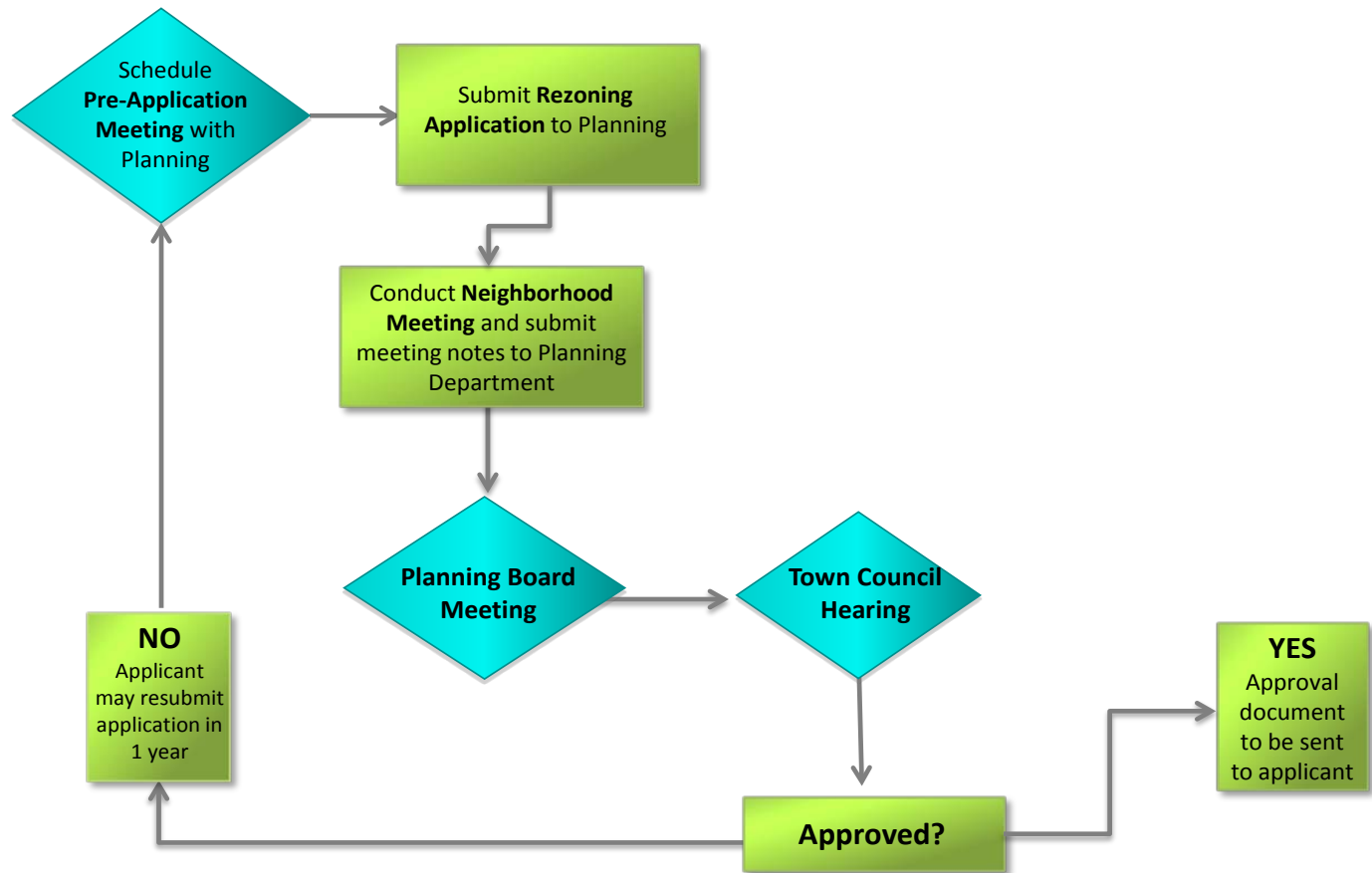
Meeting Summary/Minutes: *provide a summary of the discussion held at the meeting, including issues raised and any resolution discussed, and any changes made to the application as a result of the meeting.*

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

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

Town of Clayton Rezoning Process Flow Chart

This is the same process for a Planned Development Rezoning





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: Blacktip Properties Address or PIN #: 167700-38-8841
167700-38-9625

AGENT/APPLICANT INFORMATION:

True Line Surveying
(Name - type, print clearly)

205 W. Main 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:

Blacktip Properties LLC
By: Nathan Evans, MGR
(Name - type, print clearly)

PO Box 189 Clayton NC 27528
(Address)

By: [Signature], MGR
(Owner's Signature)

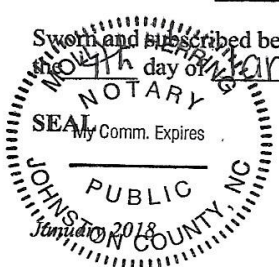
Clayton NC 27528
(City, State, Zip)

STATE OF NC
COUNTY OF Johnston

Sworn and subscribed before me Molly L. Herring, a Notary Public for the above State and County, this 10th day of January, 2021.

[Signature]
Notary Public

My Commission Expires: 11/5/24





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

February 8, 2021

NOTICE

SUBJECT: **Project:** 2021-03-RZ Blacktip Properties LLC Rezoning
 Address: 3945 & 3967 Powhatan Rd, Clayton, NC 27520
 TAG #: 05I05020B, 05I05019F
 Applicant: True Line Surveying

Dear Clayton Area Property Owner:

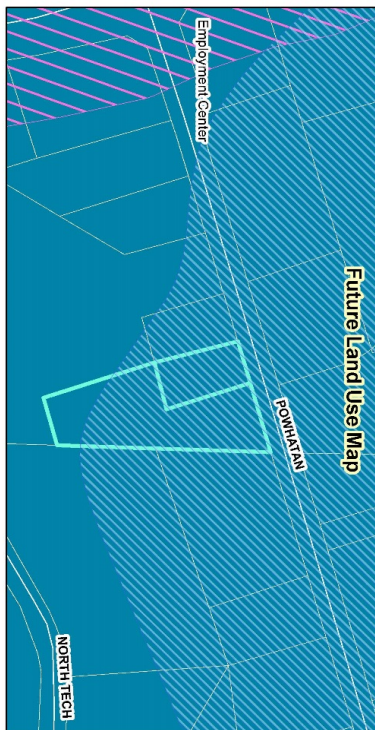
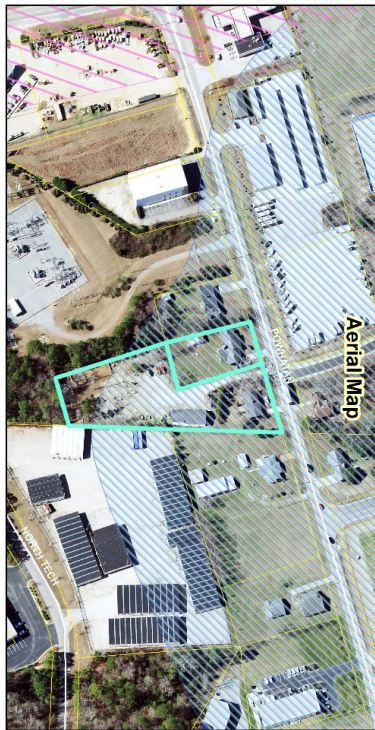
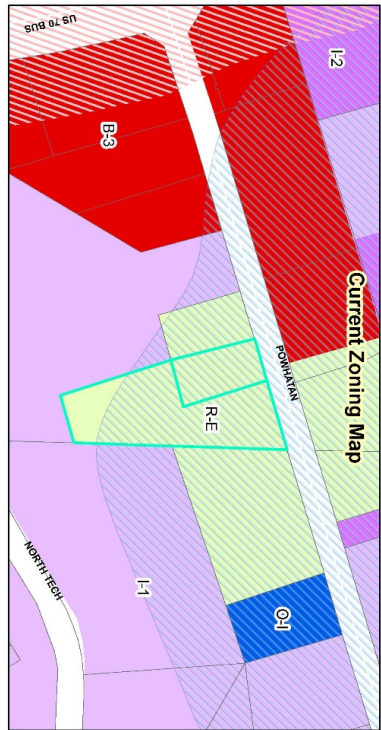
Notice is hereby given that the Clayton Planning Board will hold a public meeting on **Monday February 22, 2021 at 6:00 PM** at Town Hall, 111 E. Second Street, to make a recommendation on the above referenced Rezoning application. This application will proceed to Town Council for a public hearing following Planning Board recommendation. Another notice will be sent prior to the date of the scheduled public hearing. The applicant is requesting to rezone 2.053 acres from Residential Estate (R-E) to Light Industrial (I-1). Please see the map on the back of this letter.

Based upon records in the Johnston County Tax Office, you are the owner of property that is within 100 feet of this proposed rezoning request. You are invited to attend this meeting and express your opinions on this request to the Planning Board.

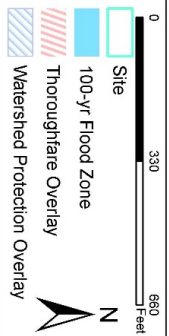
If you should need additional assistance or information, please contact the Planning Department at (919) 553-5002 or email at bpaynter@TownOfClaytonNC.org.

Sincerely,

Ben Paynter
Planner



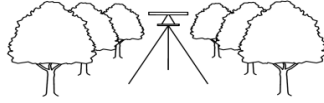
Request:
 2021-03-RZ, to Rezone a parcel from
 Residential Estate (R-E)
 to Light Industrial (I-1).



Staff Report Map
 Prepared by: TOC Planning Department
 February 4, 2021
 Disclaimer: Town of Clayton assumes no legal responsibility
 for the quality to the data represented here.

Document Path: O:\PLANWORK\COMMENTS\2021\03-RZ Blacklip Properties, LLC\Staff Report Map - 2021-03-RZ Blacklip Properties, LLC.mxd

TRUE LINE SURVEYING, P.C.



February 4, 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 must be held to provide information to area residents about the proposal. 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: February, 15 2021

Meeting Time: 6:00 pm

Virtual Meeting Instructions: Meeting will be held through zoom.

<https://us02web.zoom.us/j/88278846973?pwd=UXNDUXQvQTFmRVFtVURhSWZMSkhWZz09>

Meeting ID: 882 7884 6973

Passcode: ZVrxE6

Type of Application: Rezoning

Parcel identification number: 167700-38-8841, 167700-38-9625

Project/proposal property address: 3945 & 3967 Powhatan Rd., Clayton, NC

Description of project/proposal and action requested: Client would like to rezone property for uses of I-1. They want it to be rezoned to I-1 so it could be marketed for a commercial development. There are no current project plans.

Upcoming public meetings for this application: February 22, 2021

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

1. Aerial Image of Property
2. Copy of Application
3. Proposed Site Plan

If you have any questions prior to or after this meeting, you may contact us at **True Line Surveying 919-359-0427**. You may also contact the Planning Department at 919-553-5002.

Sincerely,

Curk T. Lane

True Line Surveying

Cc: Town of Clayton Planning Department

205 W. Main Street, Clayton, NC 27520
(919) 359-0427 • Fax: (919) 359-0428

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Rezoning
Date of Mailing: February 4, 2021
Date of Meeting: February 15, 2021 Time of Meeting: 6:00pm
Location of Meeting: True Line Surveying, 205 W. Main St., Clayton, NC Zoom Meeting

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: Molly Herring Signature: Molly Herring

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.*

Zoom meeting was started at 6:00pm and concluded at 6:15pm with no one attending.

Zoom: <https://us02web.zoom.us/j/88278846973?pwd=UXNDUXQvQTFmRVFtVURhSWZMSkhWZz09>

Meeting ID: 882 7884 6973 Passcode: ZVrxE6

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

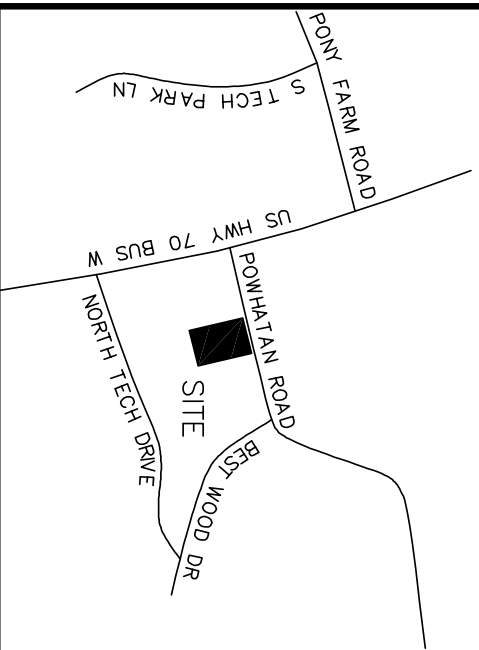
ADJACENT PROPERTY OWNERS LIST

Project Name: **Blacktip Properties**

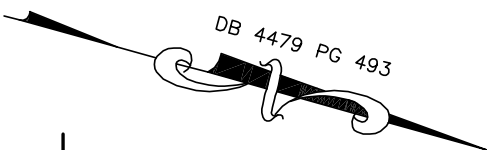
The following are all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the property (including across street rights of way) subject to this request. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, 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
05I05019F	BLACKTIP PROPERTIES LLC	PO BOX 189 CLAYTON, NC 27528-0189
05I05019B	POWHATAN STORAGE, LLC	PO BOX 1867 CLAYTON, NC 27528-1967
05I05020A	LILES, VASSER G SR	4008 POWHATAN RD CLAYTON, NC 27520-9237
05I05019C	POGO DEVELOPMENT, LLC	125 COLONIAL DR CLAYTON, NC 27527-8738
05I05020	CAROLINA POWER & LIGHT	P O BOX 1551 RALEIGH, NC 27602-0000
05I05019G	MAYE, BARBARA J	PO BOX 1192 CLAYTON, NC 27528-1192
05I05019D	POGO DEVELOPMENT, LLC	125 COLONIAL DR CLAYTON, NC 27527-8738
05I05020B	BLACKTIP PROPERTIES LLC	PO BOX 189 CLAYTON, NC 27528-0189
05I05020R	MICHAEL LYNN MARVEL REVOCABLE TRUST MARVEL, MICHAEL LYNN TRUSTE	2127 WILLOW HILL LN CLAYTON, NC 27520-5943



VICINITY MAP (NOT TO SCALE)



LINE	BEARING	DISTANCE
L1	N74°08'14"E	106.24'

LEGEND

- [illegible]

PROPERTY SHOWN HEREON IS LOCATED IN ZONE X
AND OUTSIDE THE CURRENT DESIGNATED FLOOD PLAIN
FEMA FLOOD HAZARD PANEL NO. 3720167700 K
EFFECTIVE DATE: JUNE 20, 2018

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.

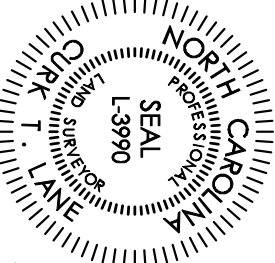
SURVEYOR'S DISCLAIMER: NO ATTEMPT WAS MADE TO LOCATE ANY CEMETERIES, WETLANDS, HAZARDOUS MATERIAL SITES, UNDERGROUND UTILITIES OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.

TE

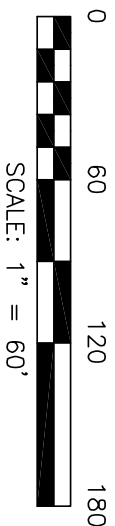
SURVEYOR

STATE OF NORTH CAROLINA, JOHNSON, COUNTY
CLERK 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 _____ PAGE _____
ETC.), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY
INDICATED AS SUCH ON THE PLAT, THAT THE RATIO OF PRECISION
BOOK CALCULATED IS 1:10,000+; 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
_____, WITNESS MY ORIGINAL SIGNATURE

DAY OF _____, A.D. 2021



SURVEYOR	
L - 3990	
LICENSE NUMBER	



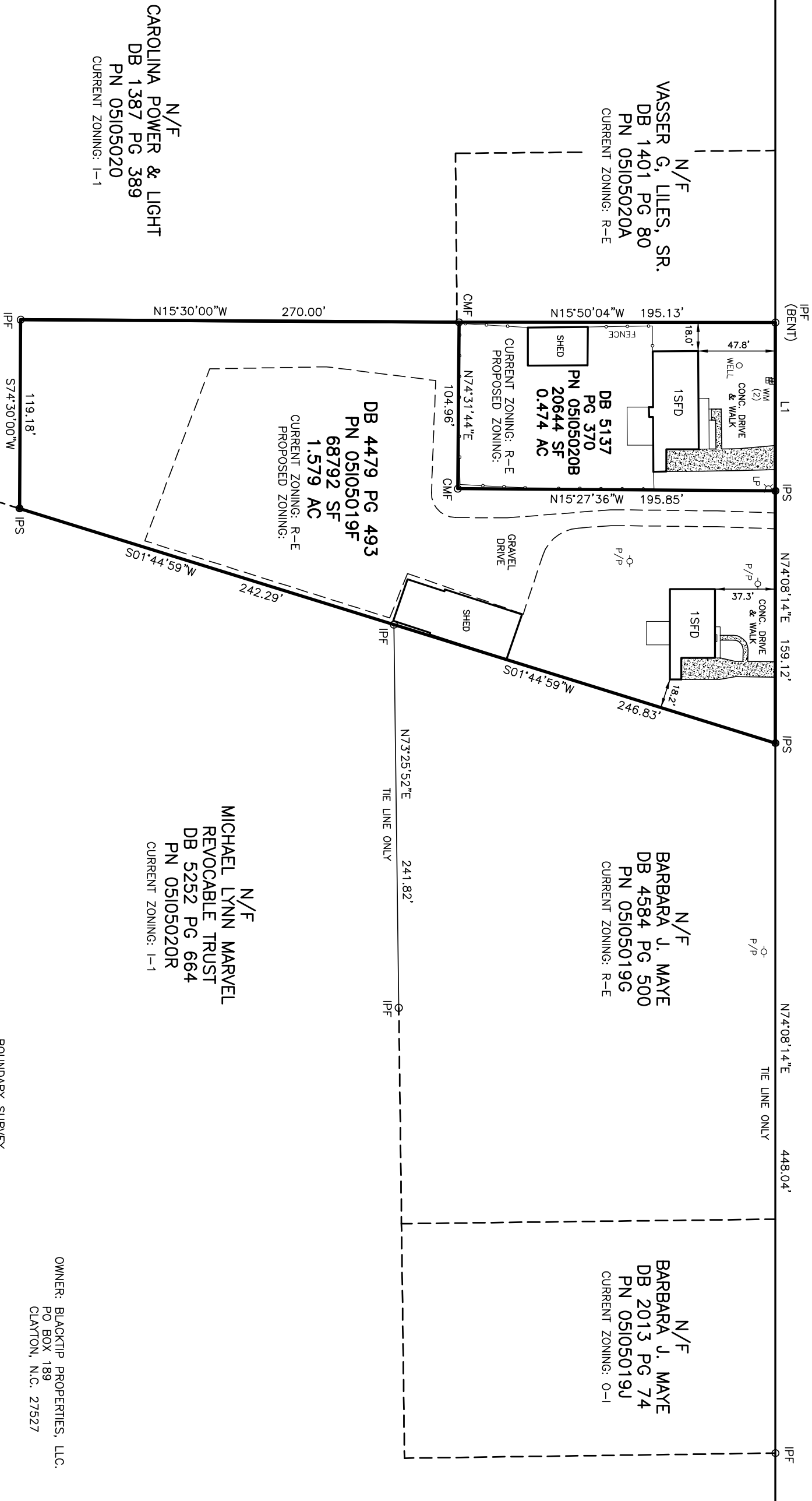
REFERENCES:

- | | | | |
|----|------|----|-----|
| DB | 4479 | PG | 493 |
| DB | 5137 | PG | 370 |
| DB | 4584 | PG | 500 |
| DB | 5252 | PG | 664 |
| DB | 1387 | PG | 389 |
| DB | 1401 | PG | 080 |

NOTES

- 1) ALL INSTANCES 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 DB 4479 PG 493
- 7) PARCEL NO. 0506019F, 0505020B
- 8) NO HORIZONTAL CONTROL FOUND WITHIN 2000' OF SURVEY

POW-HATAN ROAD SR 1901 60' R/W (PUBLIC)

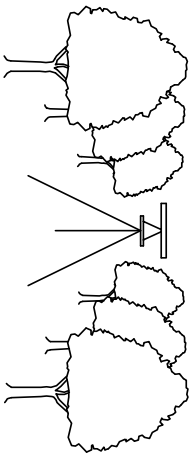


OWNER: BLACKTIP PROPERTIES, LLC.

CLAYTON, N.C. 27527

***BLACKTIP
PROPERTIES, LLC.***
CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
JANUARY 3, 2021

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, Feb 22, 2021
Town Council, March 1 2021*

STAFF REPORT

Application Number: 2021-03-RZ
Project Name: Blacktip Properties, LLC Rezoning

TAG #(s): 05I05020B, 05I05019F
Town Limits/ETJ: Within the ETJ
Applicant: True Line Surveying
Owner: Blacktip Properties, LLC
Location: 3945 & 3967 Powhatan Road
Project Planner: Ben Paynter

Public Noticing Dates:

- **Neighborhood Meeting:** February 15, 2021
- **Sign posted:** February 12, 2021
- **Adjacent Property Letters Mailed:** February 8, 2021

REQUEST: Rezoning from Residential Estate (R-E) to Light Industrial (I-1)



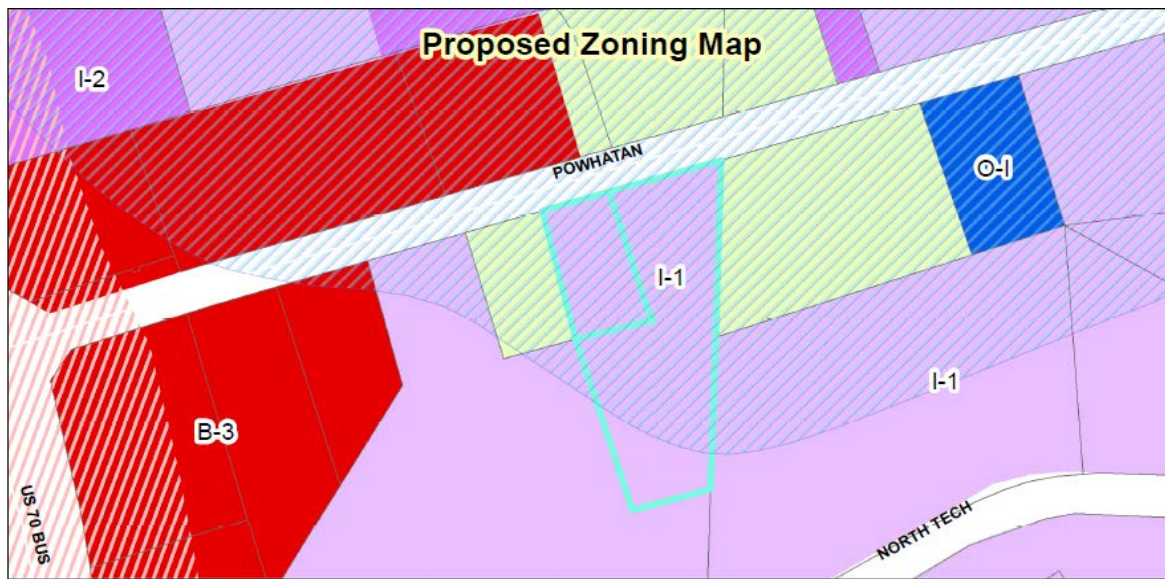
SITE DATA:

Acreage: 2.053

Existing Use: Residential

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Highway Business (B-3)/Residential Estate (R-E)	Residential and Commercial (Storage)
South	Light Industrial (I-1)	Utility Substation and Storage
East	Residential Estate (R-E)/Office Institutional (O-I)	Residential and Commercial (Service)
West	Light Industrial (I-1)/Highway Business (B-3)	Office Building and Commercial (Service/Retail)

**STAFF ANALYSIS AND COMMENTARY:****Overview**

Request for rezone from R-E to I-1 – property is fronting Powhatan Rd with two residential homes. The subject property is abutted by R-E on the East and West. There is I-1, O-I, and B-3 in the area as well. The area is transitioning from a rural residential to industrial and light manufacturing area but still contains some legacy of private single family residences in the area. The applicant has stated that residential uses are currently occurring but that they would like to use this parcel as light manufacturing or office. They have no specific use of the property under the rezoning at this time.

Consistency with the Comprehensive Plan 2040

The subject property for this rezoning request is designated as "Employment Center" in the Future Land Use Map. This designation on the Future Land Use map is meant to provide locations for primary employment and economic

development opportunities. The Employment Center is also located along a major transportation corridor, and has adequate levels of infrastructure along access to rail and parcels large enough to accommodate future employment growth. The rezoning request would be consistent with the intent of the Employment Center Future Land Use designation.

Comprehensive Plan Goals supporting the rezoning request include:

Goal LU 1

Preserve Clayton's small-town character while allowing for growth and development in appropriate areas.

- **Objective 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 Town Council. Encourage developments which incorporate high-quality design and enhance the quality of life for existing and future residents of the Town

Strategy LU 1.1.1

Review development proposals for consistency with the Future Land Use Map.

- **Objective LU 1.2**

Encourage the redevelopment or adaptive reuse of under-utilized commercial development.

Strategy LU 1.2.1

Consider increased densities and intensities to encourage existing under-utilized commercial properties to redevelop.

Comprehensive Plan Goals not supporting the rezoning request include:

None



CONSIDERATIONS:

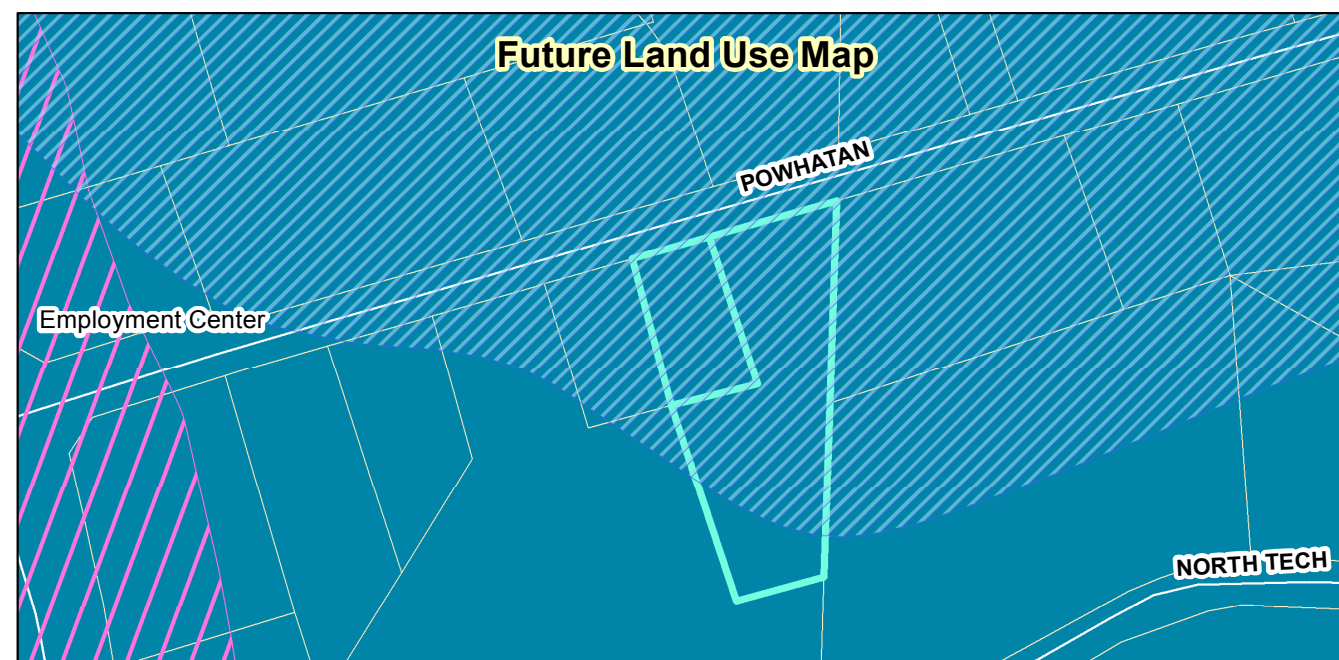
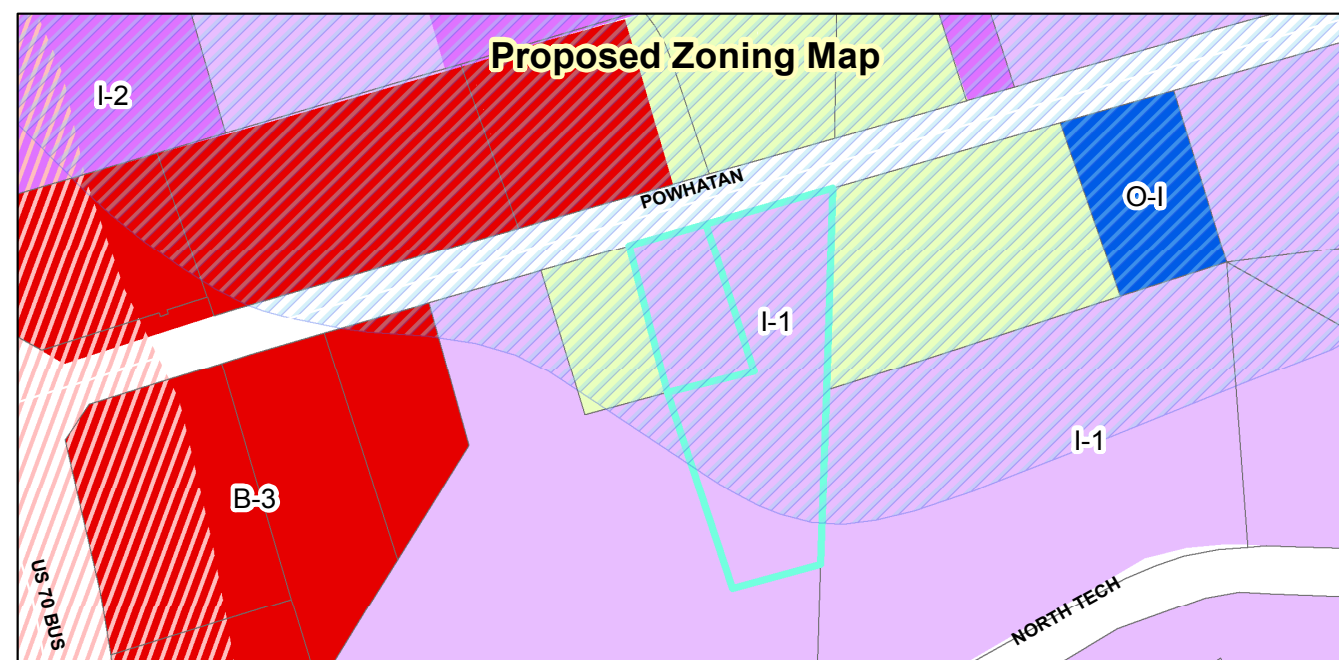
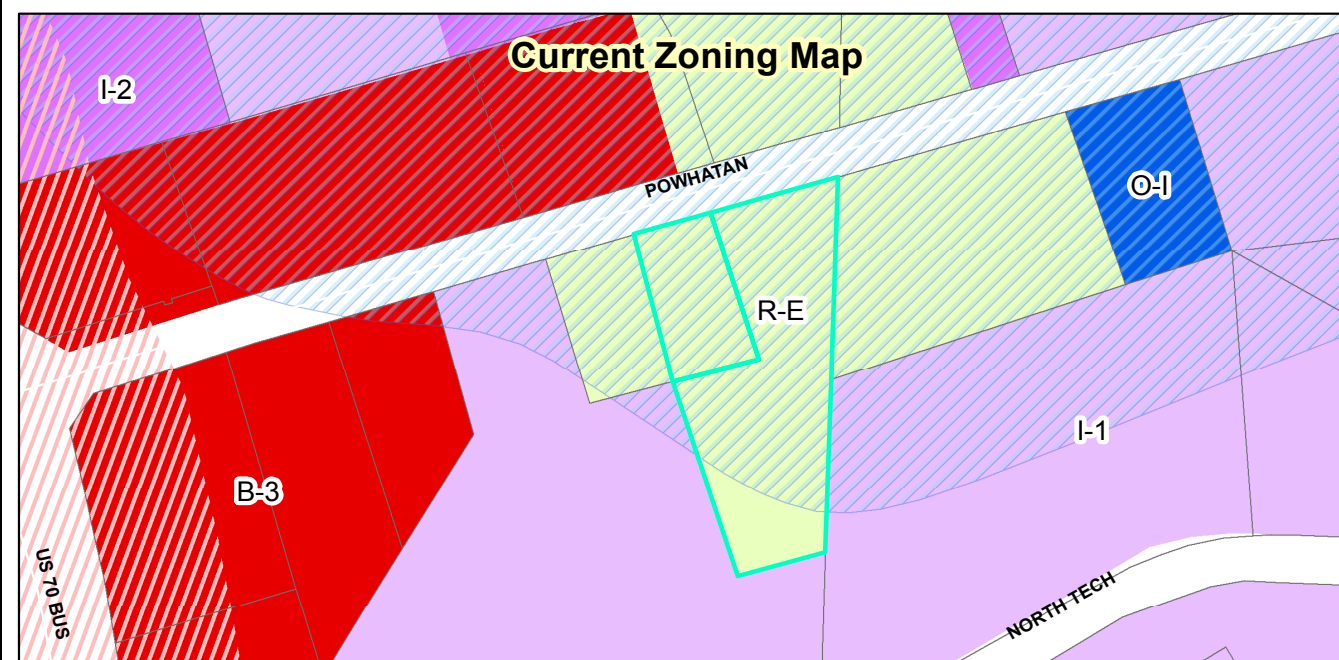
- Rezoning is decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining why the Council considers the action taken to be reasonable and in the public interest.

STAFF RECOMMENDATION:

Staff recommends Approval of the proposed rezoning request.

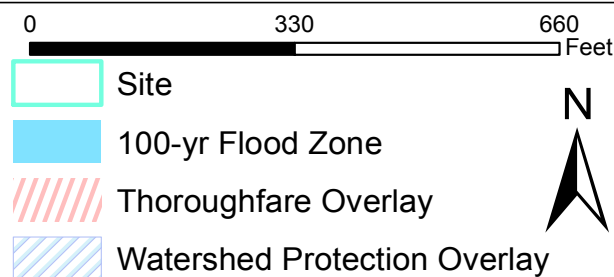
ATTACHMENTS:

- 1) Application
- 2) Staff Report Maps
- 3) Neighborhood Meeting Materials
- 4) Survey
- 5) PB Adjacent Property Letter
- 6) TC Adjacent Property Letter
- 7) Newspaper Ad



Request:
2021-03-RZ, to Rezone a parcel from
Residential Estate (R-E)
to Light Industrial (I-1).

Applicant: True Line Surveying
 Property Owners: Blacktip Properties, LLC.
 Tag #: 05105020B, 05105019F



Staff Report Map
 Prepared by: TOC Planning Department
 February 4, 2021

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

Document Path: O:\PLANNING\REZONING\Rezoning\2021\2021-03-RZ Blacktip Properties, LLC\Staff Report Map - 2020-03-RZ Blacktip Properties LLC.mxd



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

MAJOR SITE PLAN APPLICATION COVER SHEET

Name of Project: Southern Village Veterinary Clinic **Date:** October 22, 2020

Applicant Name: Blue Frog, LLC (c/o Jordan Stevenson)

The following checklist to be completed by applicant:

- [☒] Pre-Application Meeting on: June 3, 2020
- [☐] Review fee
- [☒] Copy of plan sets in PDF on USB

11 copies of the following:

- [☒] Completed Application
- [☒] Owner's Consent Form
- [☒] Adjacent Property Owner's List
- [☒] Wastewater Allocation Request Form
- [☒] Neighborhood Meeting Notice Letter (1 copy)
- [☒] Stormwater Management Statement
- [N/A] Signed/Sealed Traffic Impact Analysis (if applicable)

11 copies of the plan set which includes the following:

- | | |
|---|--|
| [☒] Cover Sheet | [☒] Preliminary Grading Plan Sheet |
| [☒] Existing Conditions Sheet | [☒] Preliminary Engineering Plan Sheet |
| [☒] Lighting Plan Sheet | [☒] Signed & Sealed Boundary Survey |
| [☒] Site Plan Sheet | [☒] Architectural Elevations Sheet |
| [☒] Landscaping Plan Sheet | |

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

MAJOR SITE PLAN APPLICATION

Application Fee: \$500.00 + \$5 per acre

☒ New Major Site Plan

☐ Major Modification to an approved site plan
Permit Modified: _____

SITE INFORMATION

Name of Project: Southern Village Veterinary Clinic

Acreage of Property: 1.30 Zoning District: I-1

County Tag #: 05I05001G NC Pin #: 167800-03-3444

Address/Location: 0 US Hwy 70 West, Clayton, NC 27520

Existing Use: Vacant Proposed Use: Veterinary Clinic

Is project within a Planned Development? ☐ Yes ☒ No If yes, which: _____

Is project within an Overlay District? ☒ Yes ☐ No If yes, which: Thoroughfare Overlay District

Is a site plan being concurrently submitted? ☒ Yes ☐ No

APPLICANT INFORMATION

Applicant: Blue Frog, LLC (c/o Jordan Stevenson)

Mailing Address: 3011 Sutton Gate Drive, Suite 120, Suwanee, GA 30024

Phone Number: 706-608-5683 Fax: 678-298-7094

Contact Person: Jordan Stevenson

Email Address: jstevenson@bfrog.net

OFFICE USE ONLY

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

PROPERTY OWNER INFORMATION

Name: Walthom Group III, LLC

Mailing Address: 442 1/2 E. Main Street, Clayton, NC 27520

Phone Number: 919-553-5400

Fax: _____

Email Address: _____

EXPLANATION OF PROJECT

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

This Major Site Plan Application is for the construction of an approximately 3,100 sf Veterinary Clinic with the associated parking, grading and utility improvements. Water and sewer mains have already been extended to the development and are adequate to serve the proposed project. No new driveways are proposed. The existing site has a shared driveway access with the adjacent parcel to the west and shall maintain cross-access to the vacant parcel to the east. It should be noted that the proposed improvements will disturb less than 1 acre and create less than 17,000 sf of impervious surface area. As such, this site is not required to obtain a land disturbing or stormwater permit from Johnston County. No offsite roadway or utility improvements are proposed or required for this project.

MAJOR SITE PLAN REQUIREMENT CHECKLIST

PLAN FORMAT

These standards are established to provide information pertaining to the graphic and format presentation of plans. The following is required for all types of plans, except where otherwise noted:

- All plans and architectural elevations shall be limited to 24" x 36" in size, and folded to an 8.5" x 11" format.
- Plans are to be drawn at the same engineering scale of 1" = 20'; 30'; 40'; 50'; 60' (architectural elevations and details are exempt from this requirement) with north oriented in the same direction.
- Plans may be drawn at an engineering scale of 1" = 100', if approved by the Planning Department or the Technical Review Committee (TRC).

- Architectural plans and elevations shall be drawn at an architectural scale of 1" = 3/32', 3/16', 1/8', 1/4', or 3/8'.
- All drawings, except elevations, isometric drawings, and renderings, shall be in two dimensional plan views.
- All text shall be clear and legible.
- Line weight hierarchy on all plans shall be consistent with common drafting standards.
- Multiple sheets shall be consecutively numbered (e.g. Sheet 1 of 4).
- All numerical references shall be rounded up to a maximum of two decimal points.

PLAN ELEMENTS AND GRAPHIC DATA

The following items include general and project information. This information is required to be present on all plans, except where otherwise noted.

Provided		
Yes	N/A	
☒		Consultant Logo Box (name, address, phone number, fax, email, firm and license number)
☒		Project/Application Name
☒		Type of plan
☒		Signature and Professional Seal with date (landscape plans, engineering plans and surveys)
☒		Original/Submittal Date and Revision Date
☒		Sheet Number
☒		Vicinity Map
☒		North Arrow with NC Grid System
☒		Graphic Scale (engineering or architectural graphic and written scale)

SURVEY

Provided		
Yes	N/A	
☒		A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department) with the bearings and distances of every property line shown. Distances shall be in feet or meters and decimals thereof. The number of decimal places shall be appropriate to the class of survey required. The survey must include any and all easements of record (referenced by Deed Book and Page) and must be prepared by a surveyor registered in the State of North Carolina.

EXISTING CONDITIONS SHEET

Provided		
Yes	N/A	
☒		The existing topographical conditions of the property with a two foot contour interval.
☒		The existing streets and roadway improvements (medians, landscaping, signage, driveways, etc.) within 100 feet of project boundary.
☒		The existing structures located on the subject property.
☒		The existing structures within 100 feet of project boundary.
☒		The existing utilities (including inverts of pipes, rim elevations, wells and septic tanks, etc.) within 100 feet of project site.

SITE PLAN

The items listed below are required to be delineated (in tabular format) on the site plan.

Provided		
Yes	N/A	
☒		Site data table
☒		Name of project (AKA names if applicable)
☒		Parcel identification number (and/or Tag number)
☒		Property size (acres and square feet)
☒		Property location (Town limits or ETJ)
☒		Existing zoning district
☒	☐	Proposed zoning district (if applicable)
☒	☐	Overlay (if applicable)
☒		Existing use
☒		Proposed use
☐	☒	Number of seats/students/fueling positions (as applicable).
☐	☒	Number of housing units proposed, per housing unit type.
☐	☒	Existing density (number of units per acre)
☐	☒	Proposed density (number of units per acre)
☒		Existing intensity (gross floor area)
☒	☐	Proposed intensity (gross floor area)
☐	☒	Floor area ratio
☐	☒	Building coverage (as percentage of total site)

Provided		
Yes	N/A	
☒		Pervious surface area (square feet and as percentage of total site)
☒	☐	Impervious surface area (square feet and as percentage of total site)
☒	☐	Building height (number of stories and in feet)
☒	☐	Required parking (list requirement i.e. 1 space per 300 SF)
☒	☐	Proposed parking
☒	☐	Required/proposed handicap accessible parking
☐	☒	Required loading space(s)
☒	☐	Provide name of Electric Provider.
☒	☐	Provide name of Water Provider.
☒	☐	Provide name of Sewer Provider.

Other site plan elements:

Provided		
Yes	N/A	
☒		Identify adjacent property owners, their parcel ID number, current zoning and present use.
☒	☐	Identify the affected area for amendments to previously approved projects.
☒		Identify the location of lots, buildings and structures with finished floor elevations and applicable setbacks.
☒		Identify existing right of ways.
☐	☒	Identify Watershed Protection Areas.
☒	☐	Identify existing (public and private) easements.
☒	☐	Identify proposed (public and private) easements.
☐	☒	Identify Open Space/Common Areas.
☒		Identify and dimension clear sight triangle at project ingress/egress points.
☒		Identify driveways, curb and gutter, cross section with ROW.
☐	☒	Provide boundaries of Resource Conservation Areas (see UDC Section 155.500).
☒		Provide an off-street parking and loading layout (with details, dimensions and access location). Accessible parking requirements are listed in NCSBC Volume 1C, 1999 edition. Show traffic circulation arrows.
☐	☒	Provide queuing details for drive-up/drive-thru facilities (if applicable).
☒		Provide the locations and dimensions of existing and proposed sidewalks.
☒		Provide the location and details of refuse collection areas.
☐	☒	Provide the location, size and orientation of freestanding signs.

Provided		
Yes	N/A	
☐	☒	Identify the location and nature of all recreational facilities and common areas.
☐	☒	Identify alternative modes of transportation including school stops, pedestrian connections, bicycle paths and associated racks.
☒	☐	Identify proposed phasing (phasing lines) of construction.
☐	☒	Cul-de-sacs must be dimensioned.
☐	☒	Identify cluster mailbox unit (CBU) locations and details.

CONCEPTUAL ENGINEERING PLANS

Note: Conceptual engineering plans are deemed preliminary in nature. Review and approval of public infrastructure construction plans is a separate process performed by Public Works Engineering Division.

Provided		
Yes	N/A	
☒	☐	Identify proposed streets and roadways (public and private) with dimensions and cross sections.
☒	☐	Identify the curve radii for all internal and external vehicular use areas.
☒	☐	Identify access to the project.
☒	☐	Identify existing conditions and proposed grading plans.
☒	☐	Identify Tree Conservation Areas shown on grading plan.
☒	☐	Show proposed flow of traffic.
☒	☐	Identify proposed traffic control signs and striping.
☒	☐	Identify the proposed water distribution system (including size) with location of fire hydrants and point of connection.
☒	☐	Identify the proposed sanitary sewer collection system (including size) and point of connection. If a municipal sewer connection is not available, please provide documentation from Johnston County Department of Environmental health that the location of septic tank and drain field is acceptable.
☐	☒	Provide preliminary wastewater allocation calculation.
☐	☒	Identify proposed grease traps, if applicable.
☒	☐	Identify backflow prevention, if applicable.
☐	☒	If a pool is present, show drainage plan. Pumping to storm drain is not allowed.
☒	☐	Identify the Utility Plan.
☒	☐	Identify soil erosion control measures including impoundment structures.
☐	☒	Indicate method of slope stabilization measures for all slopes steeper than 2.5:1.

☐	☒	Identify the proposed storm water management system with location of inlets, piping and positive outfall along with typical section and top surface area of storm water retention/detention pond, including soil types, slope, bottom and top elevations, and finish floor elevations.
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Fire Rescue (information to be shown on conceptual engineering plans)

Provided		
Yes	N/A	
☒	☐	Identify fire hydrant distribution (distance of hose lay).
☐	☒	Identify the sprinkler connection locations and size, if applicable.
☐	☒	Identify fire lane designations and circulation around buildings (stripe fire lanes and show minimum stabilized access around all structures).
☐	☒	Identify the emergency evacuation route (access in and out of the property).
☐	☒	Identify fire apparatus turning radius, including streets and cul-de-sacs.
☒	☐	Verify the location of fire hydrants is not interfering with required landscaping (must be 24" clearance of landscaping from bottom of steam fitting).
☐	☒	Identify the Lock Box/Knox Box locations.
☐	☒	Identify placard locations for hazardous materials.

LANDSCAPE PLAN

Provided		
Yes	N/A	
☒		Provide a landscape plan identifying the location of all proposed landscaping (must be prepared by a landscape architect registered in North Carolina).
☒		Indicate the location, width and type of all required buffers.
☒		Indicate the location, width and type of landscaping within vehicular use areas.
☒		Indicate the location, width and type of landscaping used to screen drive-thru areas, service areas, loading areas, mechanical equipment and above ground utilities.
☒		Provide a plant list summary table which includes: 1. A planting key identifying the various planting elements 2. The quantity of each type of plant material proposed 3. The size, height, caliper and spacing of plant material proposed 4. The Botanical and common names of plant material proposed
☒		Verify/identify clear sight distances at project ingress/egress points.
☐	☒	Provide an irrigation note to read as follows: "All landscaped areas shall be provided with an automatically operated irrigation system that will adequately cover all living plant material, such system shall include a rain sensor." (If irrigation will not be utilized, drought-tolerant species must be used).

Provided		
Yes	N/A	
☒		Provide a landscape maintenance note which states: "All landscaped areas shall be maintained in an attractive and healthy condition. Dead or diseased plantings shall be removed and replaced in a timely fashion".
☐	☒	Identify and list any existing plant material which will be used to satisfy landscape requirements.

LIGHTING PLAN

Provided		
Yes	N/A	
☒	☐	Conceptual Lighting Plan
☒	☐	Identify the light source and provide a detail of the fixture.
☒		Identify the proposed height of fixtures.

ARCHITECTURAL ELEVATIONS AND FLOORPLAN

Provided		
Yes	N/A	
☒		Provide floor plans, elevations, construction materials, finishes and colors, along with type of construction of all buildings per North Carolina Building Code prepared by a professional architect registered in North Carolina.
☒		Indicate the height and number of stories for each structure.
☒		Indicate the location and screening method for all roof mounted structures or equipment.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Planning Board of the Town of Clayton to approve the subject Major Site Plan. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Clayton, North Carolina, and will not be returned.

Jordan Stevenson

Print Name



Signature of Applicant

10/23/2020

Date

NEIGHBORHOOD MEETING INFORMATION

Purpose:

The purpose of the Neighborhood Meeting is to inform the surrounding property owners of the nature of the proposed land use and/or development features, answer questions, respond to concerns, and solicit comments.

Meeting Date:

The neighborhood meeting must be held prior to the 1st scheduled public meeting date. It is recommended to hold the meeting at least 10 days prior to the 1st scheduled public meeting date, however, it is **not** a requirement.

Meeting Time & Location:

The meeting must be held no earlier than 6:00 pm Monday through Friday, and must be held in a location generally accessible to residents within close proximity of the request. The meeting space must be able to comfortably accommodate everyone that receives an invitation.

Meeting Notice Mailing requirements:

1. The applicant must contact all adjacent property owners via first class mailing (see sample letter).
2. The mailing must include all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the subject property. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property.
3. The notice must be mailed at least ten (10) calendar days but not more than twenty-five (25) days prior to the date of the Neighborhood Meeting.

Information required to be provided at the Neighborhood Meeting:

At a minimum, the following materials must be present and discussed at a 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.

Information provided to Planning Department:

Alert the Planning Department once the date, location, and time of the Neighborhood Meeting are determined.

Deliver the following items to the Planning Department at least ten (10) calendar days prior to the 1st scheduled public meeting in electronic or hard copy format:

- ☐ Adjacent Property Owner's List (aka "mailing list") *Should be submitted with original application packet*
- ☐ Copy of the letter mailed *Should be submitted with original application packet*
- ☐ Attendance Roster (aka "sign-in sheet") *Submit no later than 10 days prior to 1st public meeting date*
- ☐ Neighborhood Meeting Summary Form with minutes (see below) *Submit no later than 10 days prior to the 1st public meeting date*

ADJACENT PROPERTY OWNERS LIST

Project Name: Southern Village Veterinary Clinic

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
166800-93-9664	Southern Village Partners, LLC	110 E. 40th Street, Suite 903, New York, NY 10016-1809
167800-03-1426	Southern Village 8838 Suite 100, LLC	8838 US 70 Bus Hwy W, Suite 100, Clayton, NC 27520
167800-03-1408	Southern Village Partners, LLC	110 E. 40th Street, Suite 903, New York, NY 10016-1809
167800-03-0580	CPT & W, LLC	16 Maybrook Rd, Suite C, Campbell Hall, NY 10916-2741
167800-03-5248	Walthom Group III, LLC	442 1/2 E. Main Street, Clayton, NC 27520
167800-14-6267	Grifols Therapeutics, LLC	PO Box 110526, Durham, NC 27709
166800-82-0725	Jimmy & Judy Cox	8851 US 70 Bus Hwy W, Clayton, NC 27520
167800-02-1804	Jimmy & Judy Cox	8851 US 70 Bus Hwy W, Clayton, NC 27520
167800-03-3444	Walthom Group III, LLC	442 1/2 E. Main Street, Clayton, NC 27520

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

<Date>

Dear Clayton Area Property Owner:

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

October 2019

Page 3 of 5

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: _____

Application: _____

Location/Date: _____

	NAME	ADDRESS
1		
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NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: _____

Date of Mailing: _____

Date of Meeting: _____ Time of Meeting: _____

Location of Meeting: _____

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

Printed Name: _____ Signature: _____

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

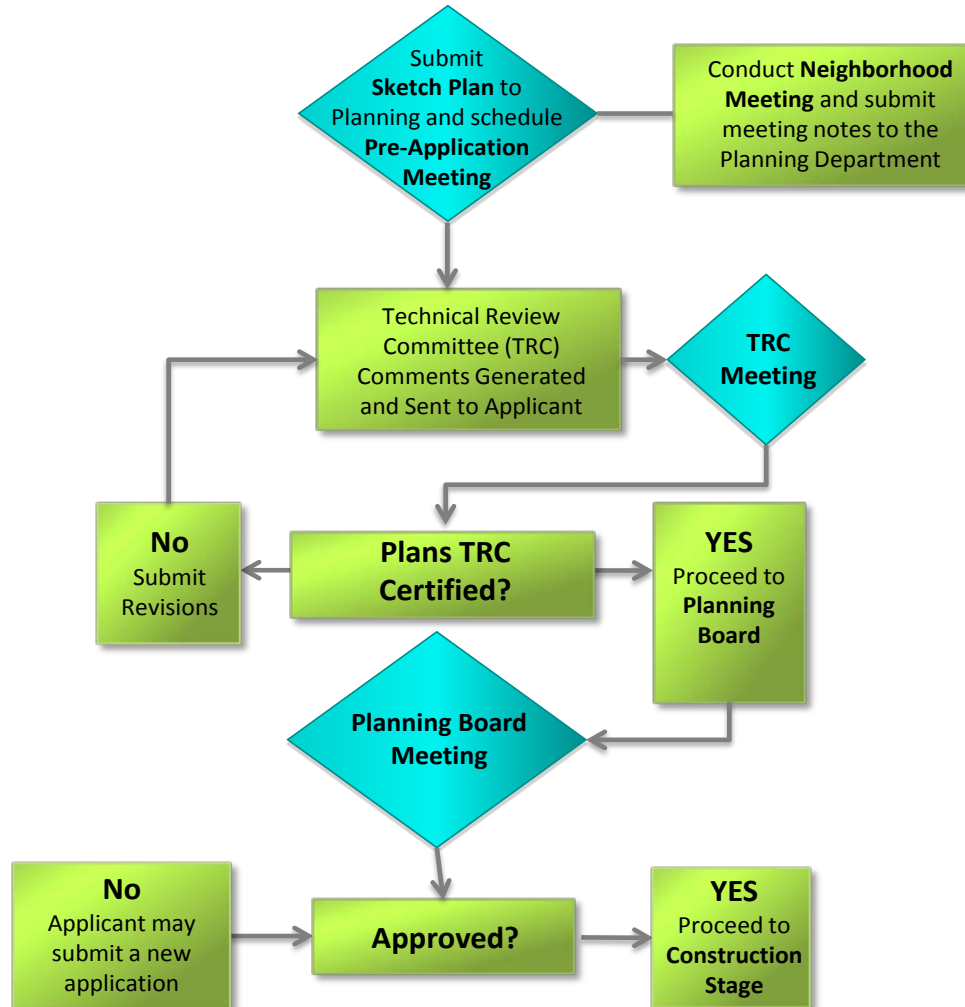
Meeting summary/minutes for the Combined Neighborhood Meeting conducted November 12, 6-8pm, was
sent to the Town of Clayton on November 16 in Rezoning & Major Site Plan 2020-153-RZ - Southern Village
Veterinary Clinic Rezoning.

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

Town of Clayton Major Site Plan Process Flow Chart

Major Site Plan Stage

Major site plans associated with a Special Use Permit will not proceed to Planning Board. Instead, they will follow the timeline of the Special Use Permit flow chart and proceed to Town Council for a final decision.



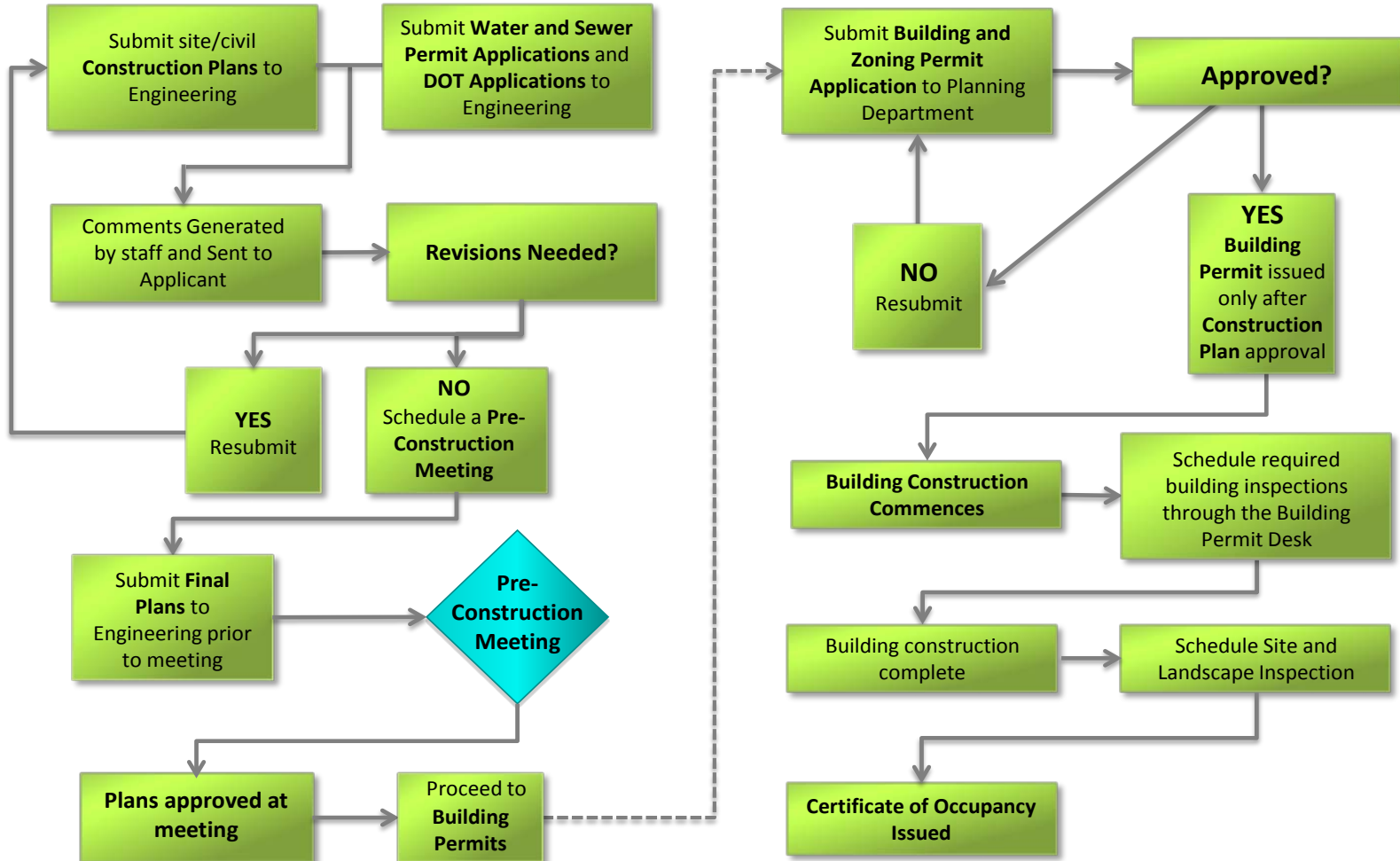
Town of Clayton Major Site Plan Process Flow Chart



Reviews may run concurrently

Construction Plan Stage

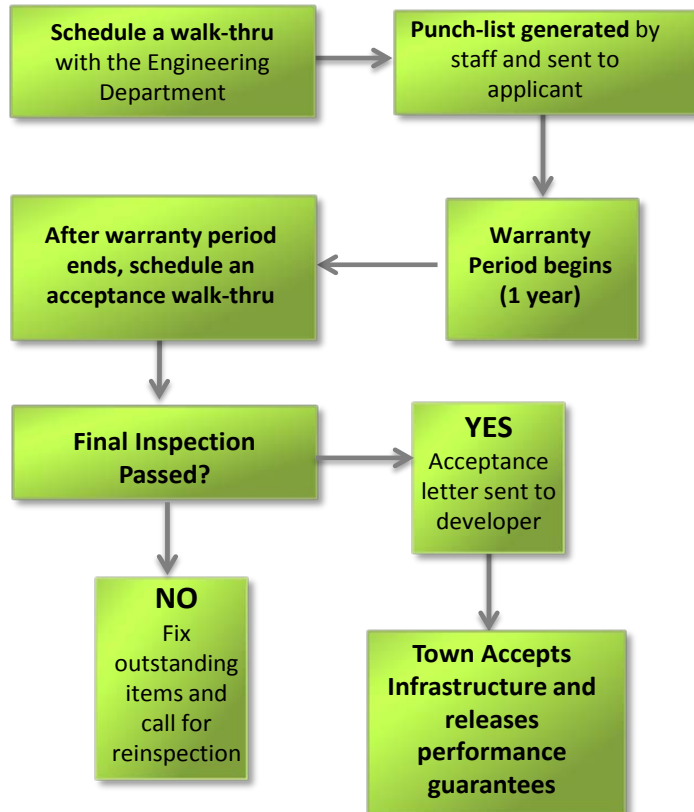
Building Permit Stage



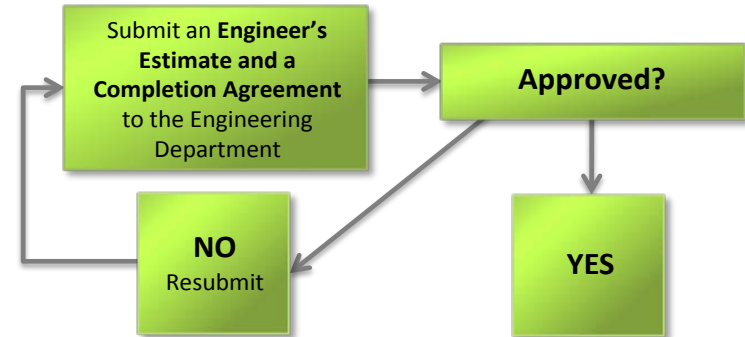
Town of Clayton Major Site Plan Process Flow Chart



Warranty Stage



Performance Guarantee Stage





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: Southern Village Veterinary Clinic Address or PIN #: 167800-03-3444

AGENT/APPLICANT INFORMATION:

Blue Frog, LLC (c/o Jordan Stevenson)
(Name - type, print clearly)

3011 Sutton Gate Drive, Suite 120
(Address)
Suwanee, GA 30024
(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 Application & Neighborhood Mtg.

Major Site Plan Application
Construction Documents Application

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:

Norwood Thompson
(Name - type, print clearly)

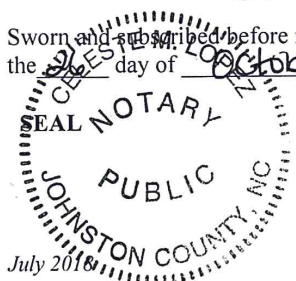
442 1/2 E. Main Street
(Address)

(Owner's Signature)

Clayton, North Carolina 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

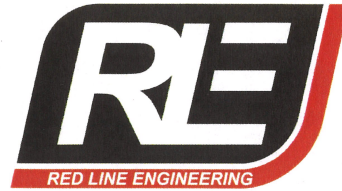
Sworn and subscribed before me Celeste M Lopez, a Notary Public for the above State and County, this the 22 day of October, 2020.



Celeste M Lopez
Notary Public

My Commission
Expires:

October 22, 2021



October 28, 2020

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 development proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a Neighborhood Meeting will be held to provide information to area residents about the nature of the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: November 12th, 2020 **Meeting Time:** 6:00PM - 7:00PM

Meeting Location: Virtual Meeting via GoToMeeting

Meeting Link: <https://global.gotomeeting.com/join/866811389>

Meeting Call In via Phone: +1 (646) 749-3122

Access Code: 866-811-389

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/866811389>

Type of Application: Rezoning + Major Site Plan

Project Address: 0 US Hwy 70 Bus W, Clayton, North Carolina, 27520

Description of project/proposal: The proposed project consists of developing approximately 1.30 acre lot located on the vacant parcel adjacent to the east of the Southern Village commercial development. The rezoning request is to change the zoning of the property from I-1 to B-3, consistent with the zoning of Southern Village. A Major Site Plan is being submitted concurrently to the Town for a veterinary clinic on this parcel. A copy of the preliminary site plan will be available during the meeting as well. At a minimum, the following will be available for your inspection at the Neighborhood Meeting:

1. A copy of the project application.
2. A map at a scale that is appropriate to the project and shows neighboring properties and roads.
3. A map, drawing, or other depiction of the proposed land use change or development proposal.

A map is enclosed with this letter showing the location of the property that is subject to the rezoning and major site plan applications. If you have any questions prior to or after this meeting, you may contact us at 919-779-6851. You may also contact the Town of Clayton Planning Department at 919-553-5002.

Sincerely,

Gary J. McCabe, PE

Red Line Engineering, P.C.

Cc: Town of Clayton Planning Department

123 Raleigh Street ■ Fuquay-Varina, NC 27526 ■ Office: (919)779-6851 ■ www.rlenc.com



Town of Clayton Town Council – 2020 Meetings

January 6, 2020
January 21, 2020 (*Tuesday*)

July 20, 2020 *There is only one meeting
held during the month of July, 2020*

February 3, 2020
February 17, 2020

August 3, 2020
August 17, 2020

March 2, 2020
March 16, 2020

September 8, 2020 (*Tuesday*)
September 21, 2020

April 6, 2020
April 20, 2020

October 5, 2020
October 19, 2020

May 4, 2020
May 18, 2020

November 2, 2020
November 16, 2020

June 1, 2020
June 15, 2020

December 7, 2020
December 21, 2020

Meetings are held the first and third Monday of the month at 6:00 p.m. in the Council Chambers located at 111 E. Second Street, unless otherwise noted.

In accordance with NCGS 143-318.10, all the above are official meetings of the Clayton Town Council and it is open to the public.

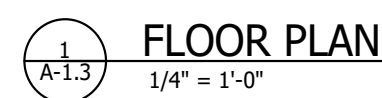
ADJACENT PROPERTY OWNERS LIST

Project Name: Southern Village Veterinary Clinic

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.

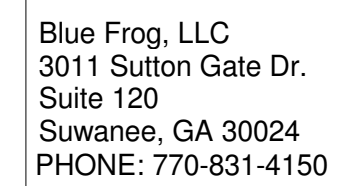
PARCEL NUMBER	NAME	ADDRESS
166800-93-9664	Southern Village Partners, LLC	110 E. 40th Street, Suite 903, New York, NY 10016-1809
167800-03-1426	Southern Village 8838 Suite 100, LLC	8838 US 70 Bus Hwy W, Suite 100, Clayton, NC 27520
167800-03-1408	Southern Village Partners, LLC	110 E. 40th Street, Suite 903, New York, NY 10016-1809
167800-03-0580	CPT & W, LLC	16 Maybrook Rd, Suite C, Campbell Hall, NY 10916-2741
167800-03-5248	Walthom Group III, LLC	442 1/2 E. Main Street, Clayton, NC 27520
167800-14-6267	Grifols Therapeutics, LLC	PO Box 110526, Durham, NC 27709
166800-82-0725	Jimmy & Judy Cox	8851 US 70 Bus Hwy W, Clayton, NC 27520
167800-02-1804	Jimmy & Judy Cox	8851 US 70 Bus Hwy W, Clayton, NC 27520
167800-03-3444	Walthom Group III, LLC	442 1/2 E. Main Street, Clayton, NC 27520



As the Agent of/ or the Owner on the BLUE FROG, LLC Project, I have reviewed all the details and the scope of information presented on this drawing sheet and I am signing off that this page is approved either as-is, or approved as-noted with the markups shown

SIGNATURE:

DATE:



THIS DRAWING IS THE PROPERTY OF BLUE FROG, L.L.C.
AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE
OR IN PART. IT IS NOT TO BE USED BY ANY OTHER
SUPPLIER, CONSULTANT, OR ON ANY OTHER PROJECT.
THIS DRAWING IS TO BE RETURNED TO BLUE FROG, L.L.C.
UPON REQUEST.

BLUE FROG, L.L.C. COPYRIGHT © 2020

**VERIFY ALL DIMENSIONS AND
EXISTING CONDITIONS AT THE SITE
BEFORE PROCEEDING WITH EACH
PHASE OF THIS WORK.**

**REVIEW PLANS
ONLY!
NOT FOR
CONSTRUCTION**

BLUE FROG, LLC
CORNER OF S HIGHWAY 70 W. & WALTHAM DRIVE (LOT #8)
CLAYTON, NC 27520
JOHNSTON COUNTY
NC PIN #167800-03-3444

[illegible]

Project number	BAR20G
Date Issued	9/23/2020
Drawn by	KW/IVA
Checked by	SAP

A-1.3

Scale	1/4" = 1'-0"
Print Date/Time	9/23/2020 4:55:48 PM



THIS DRAWING IS THE PROPERTY OF BLUE FROG, LLC AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED BY ANY OTHER SUPPLIER, CONSULTANT, OR ON ANY OTHER PROJECT. THIS DRAWING IS TO BE RETURNED TO BLUE FROG, LLC UPON REQUEST.

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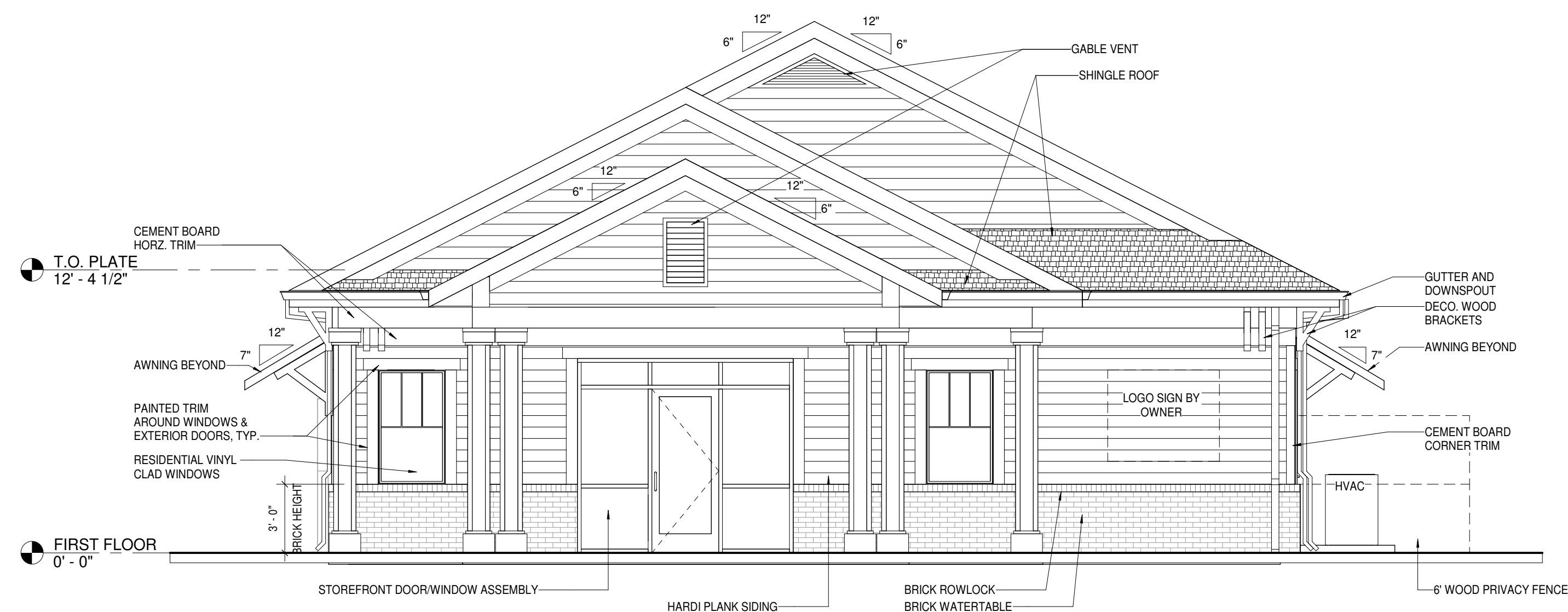
BLUE FROG, LLC
CORNER OF S HIGHWAY 70 W. & WALTHOM DRIVE (LOT #8)
CLAYTON, NC 27520
JOHNSTON COUNTY
NC PIN #167800-03-3444

[illegible]

FRONT AND
RIGHT SIDE
ELEVATIONS

Project number	BAR20
Date Issued	9/23/20
Drawn by	K
Checked by	SA

A-6.1	
Scale	1/4" = 1'
Print Date/Time	9/23/2020 4:55:50



FRONT ELEVATION
1/4" = 1'-0"



2
A-6.1

RIGHT SIDE ELEVATION

1/4" = 1'-0"

As the Agent of/or the Owner on the BLUE FROG, LLC Project, I have reviewed all the details and the scope of information presented on this drawing sheet and I am signing off that this page is approved either as-is, or approved as-noted with the markups shown

PRINT NAME

SIGNATURE:

DATE



THIS DRAWING IS THE PROPERTY OF BLUE FROG, LLC AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED BY ANY OTHER SUPPLIER, CONSULTANT, OR ON ANY OTHER PROJECT. THIS DRAWING IS TO BE RETURNED TO BLUE FROG, LLC UPON REQUEST.

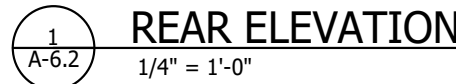
BLUE FROG, LLC. COPYRIGHT © 2020

**REVIEW PLANS
ONLY!
NOT FOR
CONSTRUCTION**

[illegible]

A-6.2

Scale	1/4" = 1'
Print Date/Time	9/23/2020 4:55:51



2
A-6.2

LEFT SIDE ELEVATION

1/4" = 1'-0"

As the Agent of/ or the Owner on the BLUE FROG, LLC Project, I have reviewed all the details and the scope of information presented on this drawing sheet and I am signing off that this page is approved either as-is, or approved as-noted with the markups shown

PRINT NAME:	
SIGNATURE:	DATE:

Water and Sewer Near PIN 167800-03-3444

-  Water Meter
-  Water Valve
-  Fire Hydrant
-  Water Service Line
-  Water Main Line
-  Sewer Clean-out
-  Sewer Manhole
-  Sewer Gravity Main
-  Parcel Boundaries

Project Site

167800-03-3444

167800-03-5248

WALTHAM DR

8in. - PVC

8in. - PVC

8in. - PVC

16in. - ASBESTOS CONC PIPE

8in. - PVC

20in. - DIP

16in. - DIP

The Town of Clayton shall not be held liable for any errors in the data provided. This includes errors of omission, commission, errors concerning the content of the data, and relative and positional accuracy of the data. The data cannot be construed to be a legal document. Primary sources from which the data have been compiled must be consulted for verification of the information contained in this data. Information regarding the location of primary resources can be provided upon request. August 26, 2020



NEIGHBORHOOD MEETING INFORMATION

Purpose:

The purpose of the Neighborhood Meeting is to inform the surrounding property owners of the nature of the proposed land use and/or development features, answer questions, respond to concerns, and solicit comments.

Meeting Date:

The neighborhood meeting must be held prior to the 1st scheduled public meeting date. It is recommended to hold the meeting at least 10 days prior to the 1st scheduled public meeting date, however, it is **not** a requirement.

Meeting Time & Location:

The meeting must be held no earlier than 6:00 pm Monday through Friday, and must be held in a location generally accessible to residents within close proximity of the request. The meeting space must be able to comfortably accommodate everyone that receives an invitation.

Meeting Notice Mailing requirements:

1. The applicant must contact all adjacent property owners via first class mailing (see sample letter).
2. The mailing must include all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the subject property. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property.
3. The notice must be mailed at least ten (10) calendar days but not more than twenty-five (25) days prior to the date of the Neighborhood Meeting.

Information required to be provided at the Neighborhood Meeting:

At a minimum, the following materials must be present and discussed at a 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.

Information provided to Planning Department:

Alert the Planning Department once the date, location, and time of the Neighborhood Meeting are determined.

Deliver the following items to the Planning Department at least ten (10) calendar days prior to the 1st scheduled public meeting in electronic or hard copy format:

- ☐ Adjacent Property Owner's List (aka "mailing list") *Should be submitted with original application packet*
- ☐ Copy of the letter mailed *Should be submitted with original application packet*
- ☐ Attendance Roster (aka "sign-in sheet") *Submit no later than 10 days prior to 1st public meeting date*
- ☐ Neighborhood Meeting Summary Form with minutes (see below) *Submit no later than 10 days prior to the 1st public meeting date*

ADJACENT PROPERTY OWNERS LIST

Project Name: Southern Village Veterinary Clinic

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

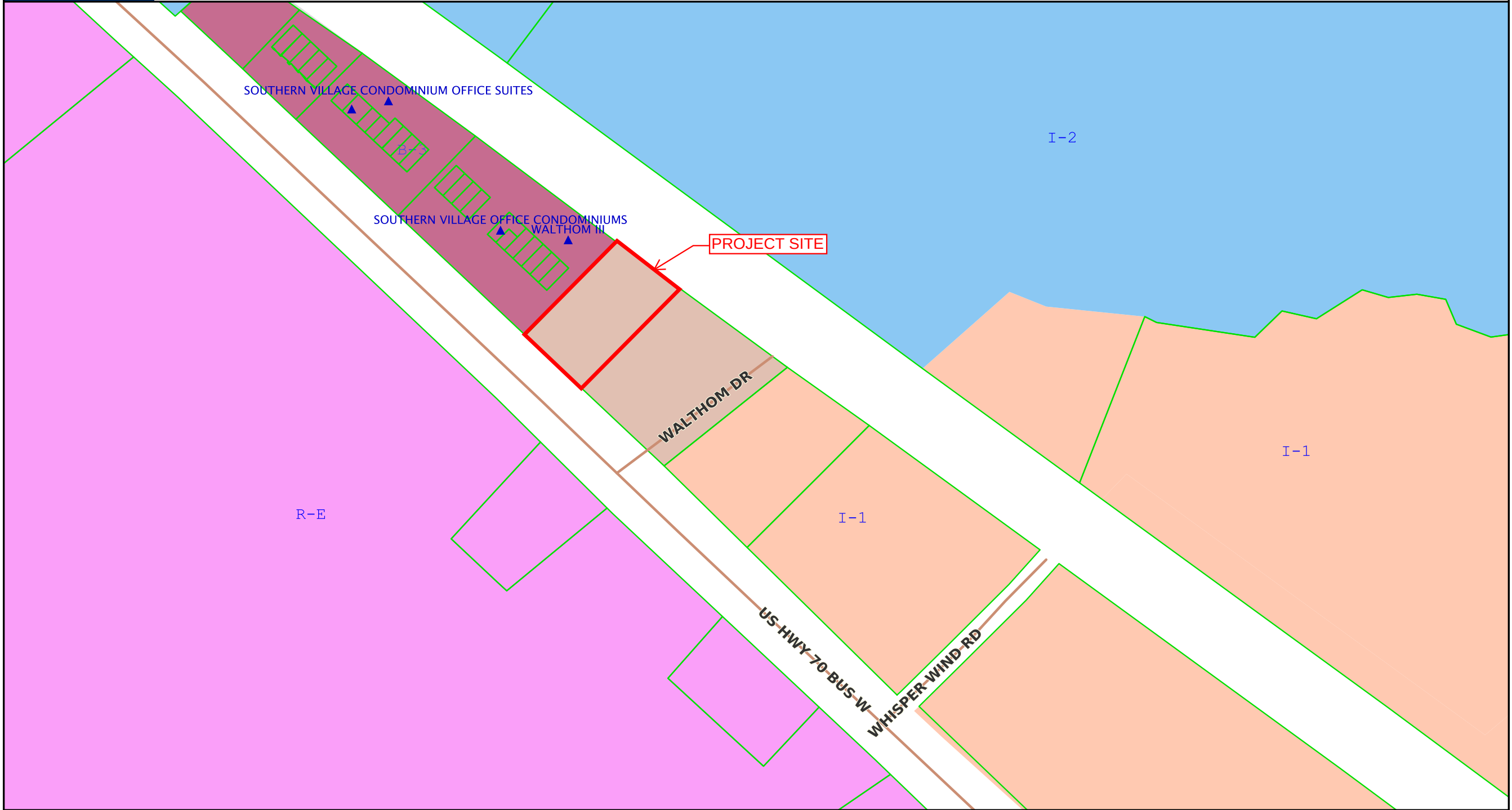
It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

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167800-03-3444	Walthom Group III, LLC	442 1/2 E. Main Street, Clayton, NC 27520





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



Scale: 1:2875 - 1 in. = 239.57 feet
(The scale is only accurate when printed landscape on a 11 x 17 size sheet with no page scaling.)

Johnston County GIS
November 11, 2020

TEMPORARY VIRTUAL NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Southern Village Veterinary Clinic

Application: Rezoning (2020-153-RZ) + Major Site Plan

Meeting Platform/Date: GoToMeeting - November 12, 2020 (6:00pm - 8:00pm)

	NAME	ADDRESS
1	Jason Cox	8851 US 70 Bus Hwy W, Clayton, NC 27520
2	Jordan Stevenson	3011 Sutton Gate Dr., Suite 120, Suwanee, GA 30024
3	Shawn Rainey	3011 Sutton Gate Dr., Suite 120, Suwanee, GA 30024
4	Danielle Berry	3011 Sutton Gate Dr., Suite 120, Suwanee, GA 30024
5	Jason Hills	3011 Sutton Gate Dr., Suite 120, Suwanee, GA 30024
6	Gary McCabe, PE	123 Raleigh Street, Fuquay-Varina, NC 27526
7		
8		
9		
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11		
12		
13		
14		
15		
16		
17		
18		
19		

TEMPORARY VIRTUAL NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Rezoning (2020-153-RZ) + Major Site Plan for Southern Village Veterinary Clinic
Date of Mailing: November 2, 2020
Date of Meeting: November 12, 2020 Time of Meeting: 6:00-8:00 pm
Meeting Platform: GoToMeeting

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: Gary J. McCabe, PE Signature: Gary J. McCabe, PE

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.*

The following materials were presented and discussed at the Neighborhood Meeting:

1. A copy of the Rezoning application.
2. A copy of the letter sent out to the neighbors.
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.
5. A schedule of all upcoming public meetings for the application.
 - a. (11/23 & 12/21) 6:00 pm in the Council Chambers in Town Hall located at 111 East Second Street
6. A set of the proposed site + building drawings

One caller (Jason Cox) who stated that he lived across the street asked about sound proofing, the fenced areas, overnight boarding, signage, and site lighting. We discussed the various sound-proofing measures that we use in all the veterinary office we design and building, and that the reason for the 6 ft tall wood privacy fencing is for visual blocking for the animal that would be walking out there and from the neighbors into that area. We do not have plans put together for signage yet, but we will be working with the city to determine where we can place a monument sign and there will be a logo sign on the building itself. We also stated that there would be no overnight boarding unless there was a rare case and that any lights on the property would be dark sky compliant so that light would not escape the site. Gary McCabe responded that the site lighting, if added, would be LED shoebox fixtures that would shine straight down, and that the only 'site lighting' at this time was only those mounted on the building.

After Mr. Cox was done with his questions and satisfied, we stayed on the call until 8pm to satisfy the two hour requirement for virtual meetings and then logged off.

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



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

TRC CERTIFICATION

February 9, 2021

Jordan Stevenson
3011 Sutton Gate Drive, Suite 120
Suwanee, GA 30024
Jstevenson@bfrog.net

Re: 2020-176-SP Southern Village Vet Clinic

Ms. Stevenson,

The project listed above has received certification from the Technical Review Committee on February 9, 2021. In order to prepare for your upcoming Planning Board hearing Please submit ONE clean, digital copy of your approved plans to Submittals@townofclaytonnc.org and copy my email at Lbryant@townofclaytonnc.org. Please label the email as Final Planning Board copy. The project will now proceed to the following meeting:

Planning Board: Monday February 22, 2021 at 6:00pm

Please let me know if you have any questions or need further assistance.

Thank you,

Lori Bryant
Development Services Coordinator
Lbryant@townofclaytonnc.org
(919) 359-9337

Staff Approval:



Project Manager's Approval



Department of Engineering Approval



Fire Inspector's Approval

02-10-2021

Date

2/16/2021

Date

02-11-2021

Date

Updated February 2019

SOUTHERN VILLAGE VETERINARY CLINIC

PRELIMINARY MAJOR SITE PLAN

0 US HWY 70 WEST (PIN 167800-03-3444)
CLAYTON, NORTH CAROLINA 27520
CLAYTON PROJECT: 2020-153-RZ
CLAYTON REZONING PROJECT: 2020-153-RZ

OWNER/DEVELOPER
WALTHOM GROUP III, LLC
442 1/2 E. MAIN STREET
CLAYTON, NORTH CAROLINA 27520

DEVELOPER



BLUE FROG, LLC
3011 SUTTON GATE DRIVE, SUITE 120
SUWANEE, GEORGIA 30024
PHONE: (770) 831-4150

CIVIL ENGINEER



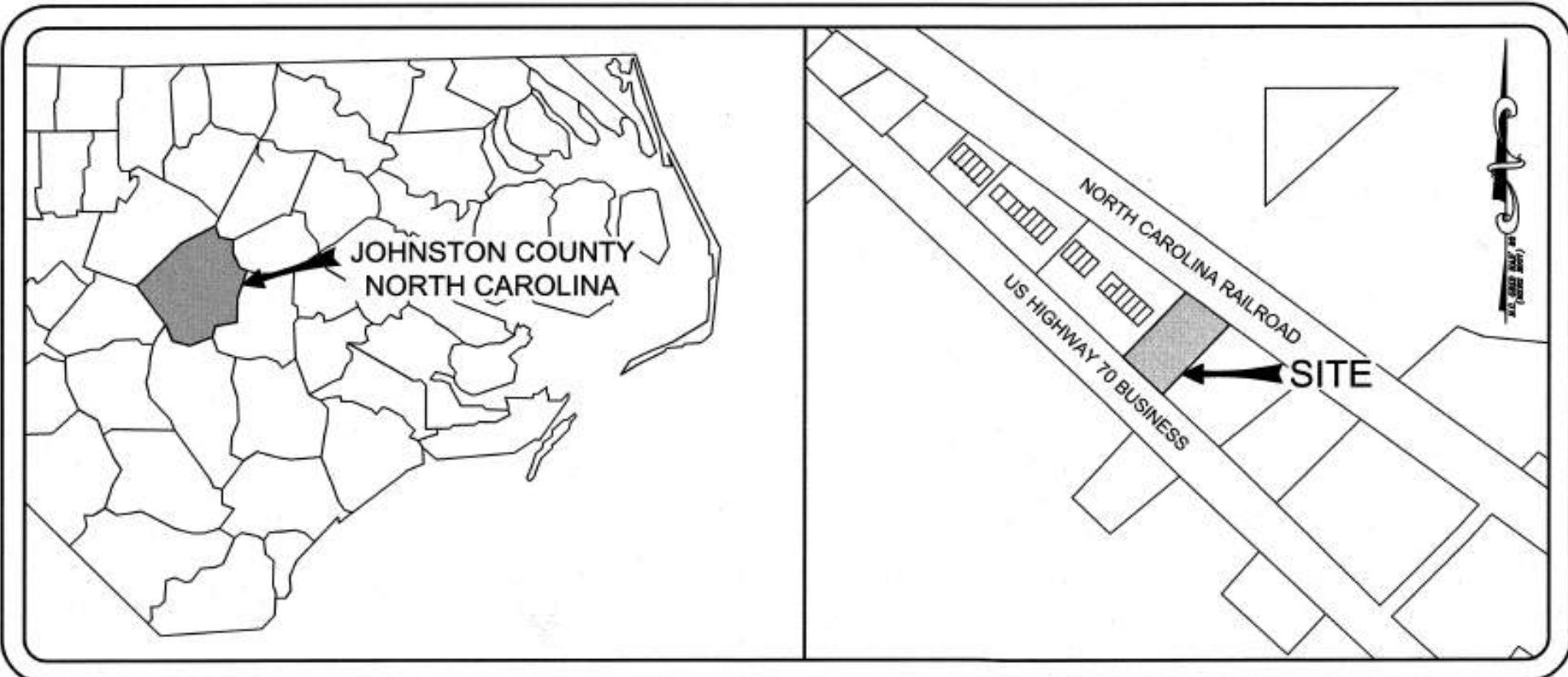
RED LINE ENGINEERING, P.C. (C-3075)
123 RALEIGH STREET
FUQUAY-VARINA, NORTH CAROLINA 27526
PHONE - (919) 779-6851

SURVEYOR

ALSEY J. GILBERT, PLS (L-3701)
442 1/2 MAIN STREET
CLAYTON, NORTH CAROLINA 27520
PHONE: (919) 553-5104
FAX: (919) 553-3663

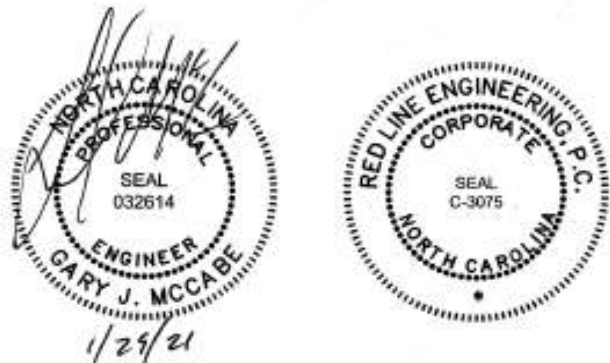
SHEET INDEX

- C1 COVER SHEET
- C2 EXISTING CONDITIONS & DEMOLITION PLAN
- C3 PROPOSED SITE PLAN
- C4 PRELIMINARY GRADING & UTILITY PLAN
- C5 PRELIMINARY SITE LIGHTING PLAN
- L1 PROPOSED LANDSCAPE PLAN
- A-1.3 FLOOR PLAN
- A-6.1 FRONT AND RIGHT SIDE ELEVATIONS
- A-6.2 REAR AND LEFT SIDE ELEVATIONS



VICINITY MAP
SCALE: 1"=500'

LEGEND		
EXISTING		PROPOSED
---	PROPERTY LINE/EASEMENT	---
---	SEDIMENT FENCE/ TREE PROTECTION FENCE	SF
---	PROPERTY EASEMENT/SETBACK	---
SS	SANITARY SEWER	SS
SS	SANITARY SEWER MANHOLE	SS
CO	CLEAN OUT	SSCO
W	WATER LINE	W
---	CENTERLINE OF ROAD	---
☆L	LIGHT POLES	---
●EIP	PROPERTY CORNER	●NIP
---	RIGHT OF WAY	---
---	STORM PIPE/CULVERT	---
---	DROP INLET	---
98	CONTOURS	98
95		95
---	FIRE HYDRANT	---
---	WATER VALVE	---
---	RIP RAP APRON	---
---	TEMP. CONSTRUCTION ENTRANCE	---



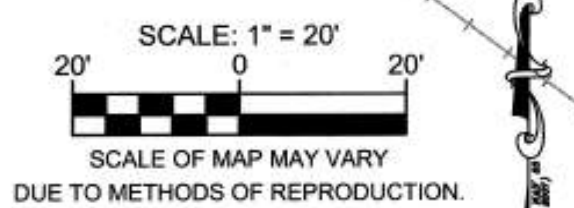
PRELIMINARY DRAWING
FOR REVIEW
PURPOSES ONLY

NOTE: ALL WORK MUST COMPLY WITH APPLICABLE NORTH CAROLINA BUILDING CODES, HANDICAPPED ACCESSIBILITY CODE VOL. 1C, AND WITH THE TOWN OF CLAYTON AND NCDOT STANDARDS, DETAILS AND SPECIFICATIONS.

REVISION ②: JANUARY 28, 2021
REVISION ①: JANUARY 4, 2021
DATE: NOVEMBER 30, 2020 PROJ. NO.: 20-016 SHEET C1



Know what's below.
Call before you dig.



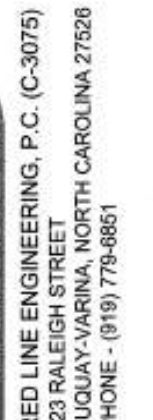
- (1) BOUNDARY & TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY ALESEY J. GILBERT, P.L.S. (1-3701), DATED OCTOBER 13, 2020, INFORMATION PROVIDED FOR ENGINEERING DESIGN PURPOSES ONLY. NOT FOR SALE OR RECORDATION.
- (2) CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE, MATERIAL AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING CONSTRUCTION. ELEVATIONS INDICATED ON PLANS SHOWN AS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS PRIOR TO COMMENCING CONSTRUCTION.
- (3) CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL WASTE MATERIALS GENERATED THROUGH ALL CONSTRUCTION RELATED ACTIVITIES.
- (4) ALL DISTURBED AREAS SHALL BE SEEDDED, FERTILIZED, AND MULCHED IN ACCORDANCE WITH NPDES STABILIZATION TABLE.
- (5) WATER & SEWER PIPES TO BE INSTALLED IN TRENCHES ACCORDING TO THE TOWN OF CLAYTON & JOHNSTON COUNTY PUBLIC UTILITIES STANDARD SPECIFICATIONS AND DETAILS.
- (6) ACCORDING TO THE SEDIMENTATION POLLUTION CONTROL ACT OF 1973 (NORTH CAROLINA GENERAL STATUTE 113A-51-59) THIS PROJECT IS NOT SUBJECT TO AN APPROVED SEDIMENTATION AND EROSION CONTROL PLAN. TOTAL DISTURBED AREA IS APPROXIMATELY 38,285 SF < 1 ACRE, THEREFORE NO JOHNSTON COUNTY OR TOWN OF CLAYTON LAND DISTURBING OR GRADING PERMITS ARE REQUIRED.
- (7) ALL WORK MUST COMPLY WITH APPLICABLE NCDOT STANDARDS, NORTH CAROLINA BUILDING CODES, AND TOWN OF CLAYTON AND JOHNSTON COUNTY STANDARDS, DETAILS AND SPECIFICATIONS.
- (8) ANY CONFLICT(S) BETWEEN ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL AND CIVIL SHEETS SHALL BE SUBMITTED BY CONTRACTOR, IN WRITING, TO BOTH ARCHITECT AND ENGINEER. WRITTEN CLARIFICATION/RESOLUTION MUST BE RECEIVED BY CONTRACTOR FROM ARCHITECT AND ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
- (9) LATERAL SEPARATION OF SEWERS OR WATER MAINS. WATER MAINS SHALL BE LAID AT LEAST TEN (10) FEET Laterally FROM EXISTING OR FUTURE SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A TEN (10) FOOT LATERAL SEPARATION - IN WHICH CASE:
 - (A) THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION ON THE BOTTOM OF THE WATER MAIN AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF SEWER, OR
 - (B) THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH, AND WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF SEWER.
- (11) CROSSING A WATER MAIN OVER A SEWER. WHENEVER NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN EIGHTEEN (18) INCH SEPARATION - IN WHICH CASE, BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE CROSSING.
- (12) CROSSING A WATER MAIN UNDER A SEWER. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE POINT(S) OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.
- (13) EXEMPTIONS:

STORMWATER: THIS PROJECT IS EXEMPT FROM THE NEUSE RIVER NUTRIENT MANAGEMENT STRATEGY BECAUSE THE PROPOSED PROJECT CREATES LESS THAN 17,000 SF OF IMPERVIOUS SURFACE AREA.

EROSION CONTROL: THIS PROJECT IS EXEMPT FROM A LAND DISTURBING PERMIT BECAUSE THE TOTAL DENUDED AREA IS LESS THAN 1 ACRE.



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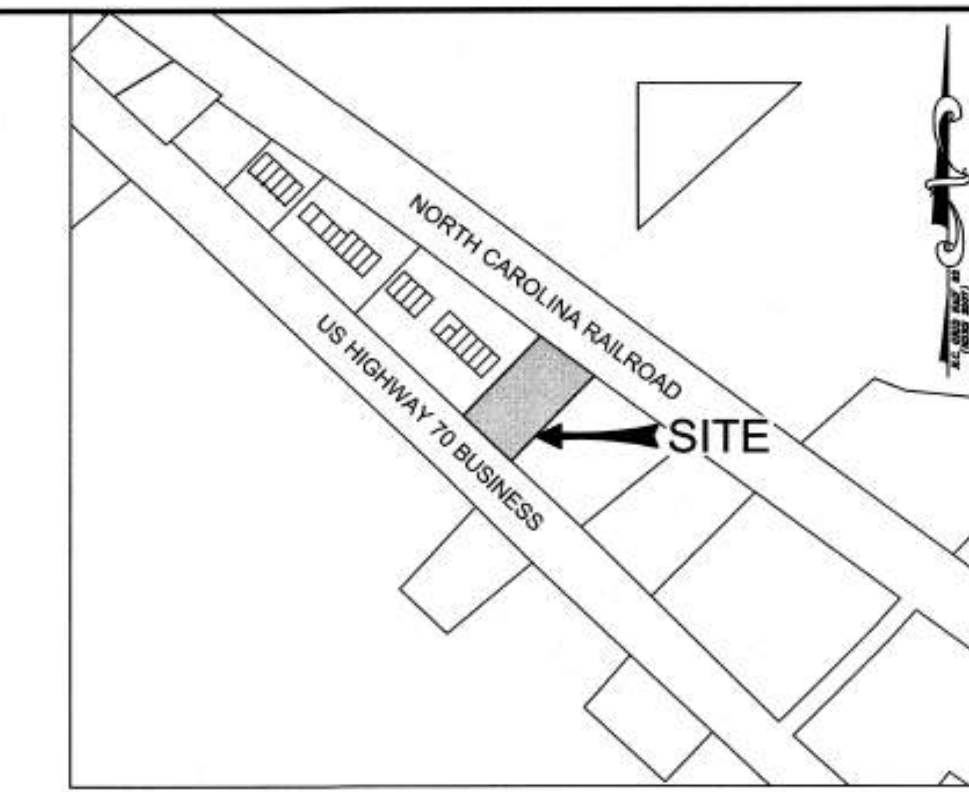
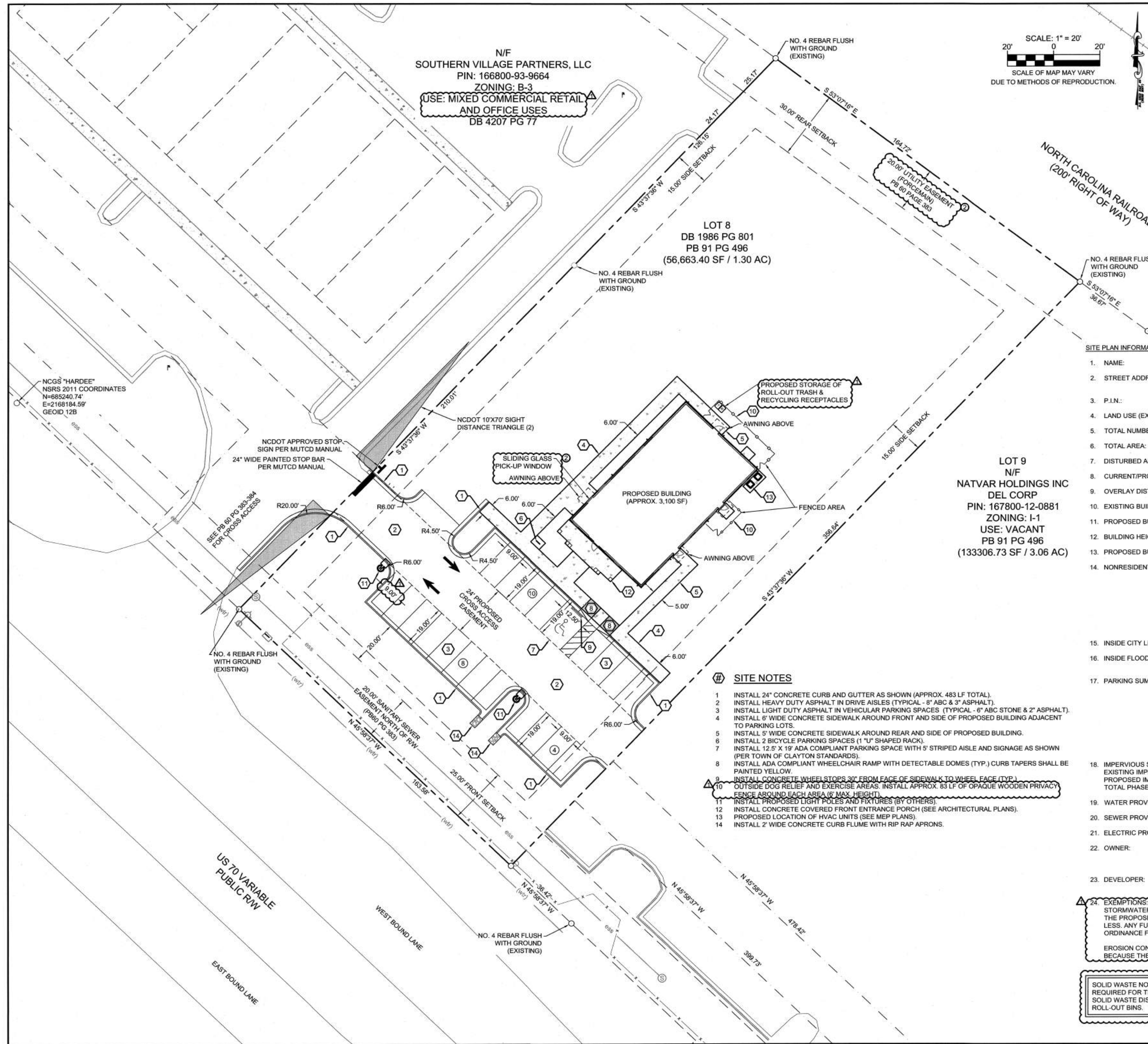


BLUE FROG, LLC
3011 SUTTON GATE DRIVE, SUITE 120
SUWANEE, GEORGIA 30024
PHONE: (770) 831-4150

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER:
C2
OF 9 SHEETS 





VICINITY MAP
SCALE: 1"=500'

SITE PLAN INFORMATION:

- | | |
|---|--|
| 1. NAME: | SOUTHERN VILLAGE VETERINARY CLINIC |
| 2. STREET ADDRESS: | 0 US HWY 70 WEST
CLAYTON, NORTH CAROLINA 27520 |
| 3. P.I.N.: | 167800-03-3444 |
| 4. LAND USE (EXISTING/PROPOSED): | VACANT / VETERINARY CLINIC |
| 5. TOTAL NUMBER OF LOTS: | 1 |
| 6. TOTAL AREA: | 56,863 SF / 1.30 ACRES |
| 7. DISTURBED AREA: | 21,780 SF / 0.50 ACRES |
| 8. CURRENT/PROPOSED ZONING: | I-1 / B-3 |
| 9. OVERLAY DISTRICT: | THOROUGHFARE OVERLAY DISTRICT |
| 10. EXISTING BUILDING AREAS: | 0 SF |
| 11. PROPOSED BUILDING AREA & USE: | 3,100 SF VETERINARY CLINIC |
| 12. BUILDING HEIGHT: | 24 FT. / 1 STORY |
| 13. PROPOSED BUILDING LOT COVERAGE: | 5% |
| 14. NONRESIDENTIAL SETBACKS & DIMENSIONS (B-3): | FRONT - 25 FT.
SIDE - 15 FT.
SIDE STREET - 30 FT.
REAR - 30 FT.
MAX. BUILDING COVERAGE 50%
MAX. IMPERVIOUS = 75%
MIN. LOT SIZE = 8,000 SF
MIN. LOT WIDTH = 60 FT
MAX. BUILDING HEIGHT = 60 FT |
| 15. INSIDE CITY LIMITS: | YES |
| 16. INSIDE FLOOD HAZARD BOUNDARY: | NO (PER FEMA MAP #3720167800K)
EFFECTIVE DATE: JUNE 20, 2018 |
| 17. PARKING SUMMARY: | VEHICLE PARKING
1 SPACE / 250 SF X 3,100 SF = 12.4 SPACES
13 SPACES REQUIRED
22 SPACES PROVIDED (1 ADA + 21 REGULAR)

BICYCLE PARKING
1 RACK / 100 SPACES X 22 SPACES = 0.22 RACKS
1 RACK REQUIRED
1 RACK PROVIDED |
| 18. IMPERVIOUS SURFACE AREA: | EXISTING IMPERVIOUS:
13,272 SF / 0.30 ACRES (23%)
PROPOSED IMPERVIOUS:
TOTAL PHASE I IMPERVIOUS:
13,695 SF / 0.31 ACRES (24%) |
| 19. WATER PROVIDER: | TOWN OF CLAYTON |
| 20. SEWER PROVIDER: | TOWN OF CLAYTON |
| 21. ELECTRIC PROVIDER: | DUKE ENERGY |
| 22. OWNER: | WALTHOM GROUP III, LLC
442 1/2 E. MAIN STREET
CLAYTON, NORTH CAROLINA 27520 |
| 23. DEVELOPER: | BLUE FROG, LLC
3011 SUTTON GATE DRIVE, SUITE 120
SUWANEE, GEORGIA 30024 |
| 24. EXEMPTIONS: | STORMWATER: THIS PROJECT IS EXEMPT FROM THE TOWN OF CLAYTON STORMWATER ORDINANCE BECAUSE THE PROPOSED PROJECT CREATES 24% OR LESS IMPERVIOUS SURFACE AREA AND DISTURBS 1/2 ACRE OR LESS. ANY FUTURE EXPANSIONS TO THIS SITE SHALL TRIGGER COMPLIANCE WITH THE STORMWATER ORDINANCE FOR CLAYTON.

EROSION CONTROL: THIS PROJECT IS EXEMPT FROM THE TOWN OF CLAYTON EROSION CONTROL ORDINANCE BECAUSE THE TOTAL DENUDED AREA IS LESS THAN 1/2 ACRE |

SITE NOTES

- INSTALL 24" CONCRETE CURB AND GUTTER AS SHOWN (APPROX. 483 LF TOTAL).
- INSTALL HEAVY DUTY ASPHALT IN DRIVE AISLES (TYPICAL - 8" ABC & 3" ASPHALT).
- INSTALL LIGHT DUTY ASPHALT IN VEHICULAR PARKING SPACES (TYPICAL - 6" ABC STONE & 2" ASPHALT).
- INSTALL 6" WIDE CONCRETE SIDEWALK AROUND FRONT AND SIDE OF PROPOSED BUILDING ADJACENT TO PARKING LOTS.
- INSTALL 5" WIDE CONCRETE SIDEWALK AROUND REAR AND SIDE OF PROPOSED BUILDING.
- INSTALL 2 BICYCLE PARKING SPACES (1 "U" SHAPED RACK).
- INSTALL 12' X 19' ADA COMPLIANT PARKING SPACE WITH 5' STRIPED AISLE AND SIGNAGE AS SHOWN (PER TOWN OF CLAYTON STANDARDS).
- INSTALL ADA COMPLIANT WHEELCHAIR RAMP WITH DETECTABLE DOMES (TYP.) CURB TAPERS SHALL BE PAINTED YELLOW.
- INSTALL CONCRETE WHEEL STOPS 30" FROM FACE OF SIDEWALK TO WHEEL FACE (TYP.)
- INSTALL PROPOSED LIGHT POLES AND FIXTURES (BY OTHERS).
- INSTALL CONCRETE COVERED FRONT ENTRANCE PORCH (SEE ARCHITECTURAL PLANS).
- PROPOSED LOCATION OF HVAC UNITS (SEE MEP PLANS).
- INSTALL 2" WIDE CONCRETE CURB FLUME WITH RIP RAP APRONS.

SOLID WASTE NOTE: NO DUMPSTER IS REQUIRED FOR THIS SITE AT THIS TIME. SOLID WASTE DISPOSAL WILL BE BY (2) ROLL-OUT BINS.



PRELIMINARY DRAWING
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BLUE FROG, LLC
3011 SUTTON GATE DRIVE, SUITE 120
SUWANEE, GEORGIA 30024
PHONE: (770) 551-4100

VETERINARY CLINIC
LOT# 8 SOUTHERN VILLAGE
0 US HWY 70 W. CLAYTON, NORTH CAROLINA 27520

PROPOSED MAJOR SITE PLAN
PHASE I

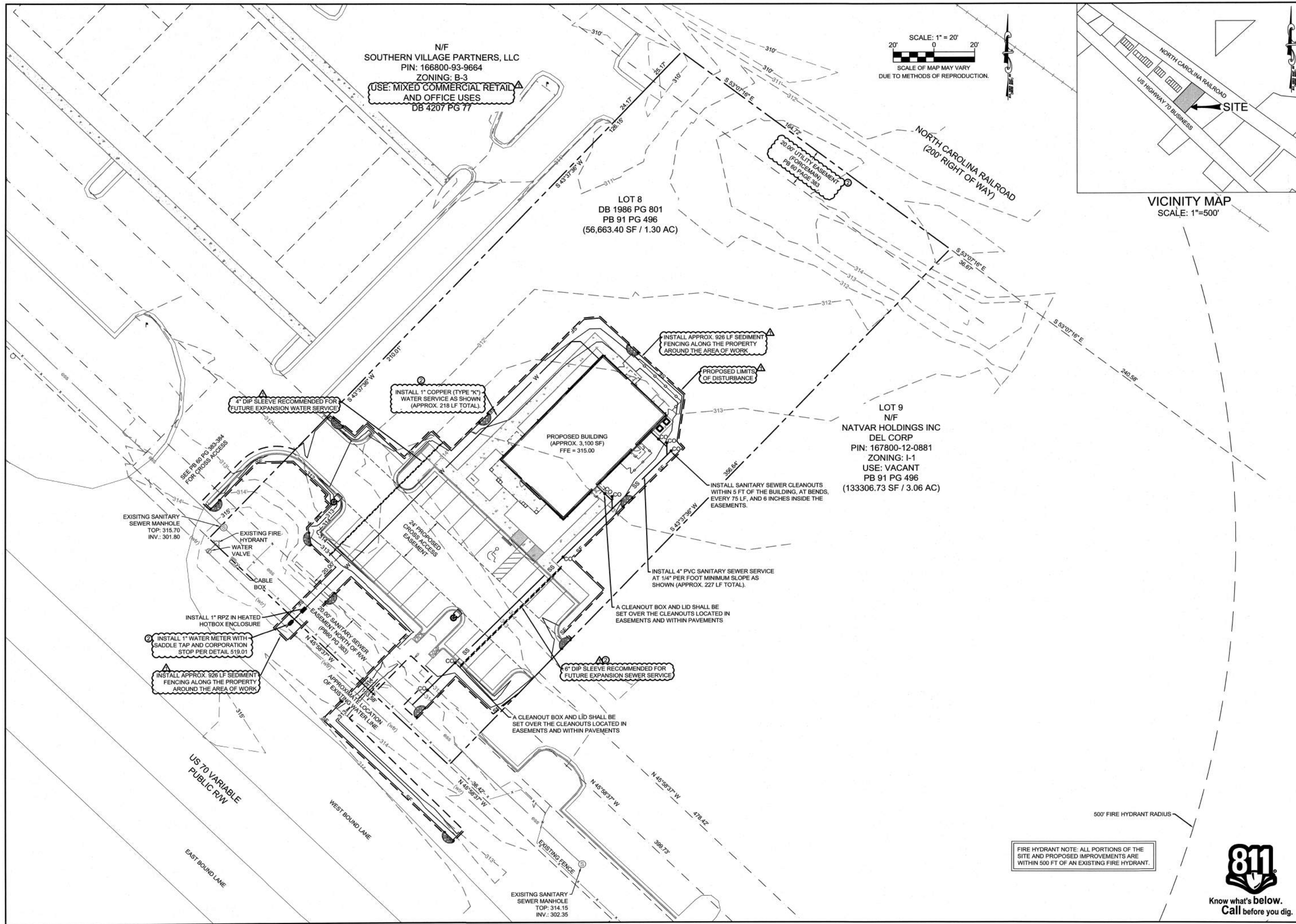
REVISIONS:	DATE:
PER TOC	1/4/21
PER TOC	1/28/21

ISSUED FOR:	DATE:
REVIEW/APPROVAL	11/30/20

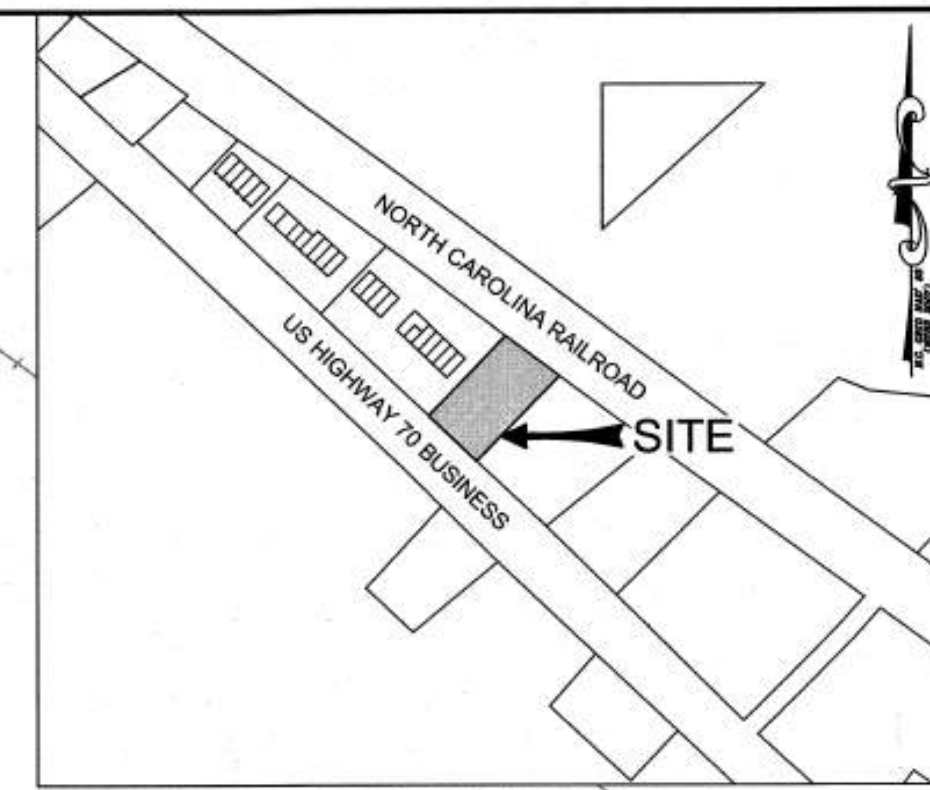
PROJECT NO.:	DATE:
20-016	

DRAWN BY:	TAL
REVIEWED BY:	GJM

SHEET NUMBER:
C3
OF 3 SHEETS



SCALE: 1" = 20'
SCALE OF MAP MAY VARY
DUE TO METHODS OF REPRODUCTION.



VICINITY MAP
SCALE: 1"=500'



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VETERINARY CLINIC
LOT# 8 SOUTHERN VILLAGE
0 US HWY 70 W, CLAYTON, NORTH CAROLINA 27520
PRELIMINARY GRADING & UTILITY PLAN
PHASE I

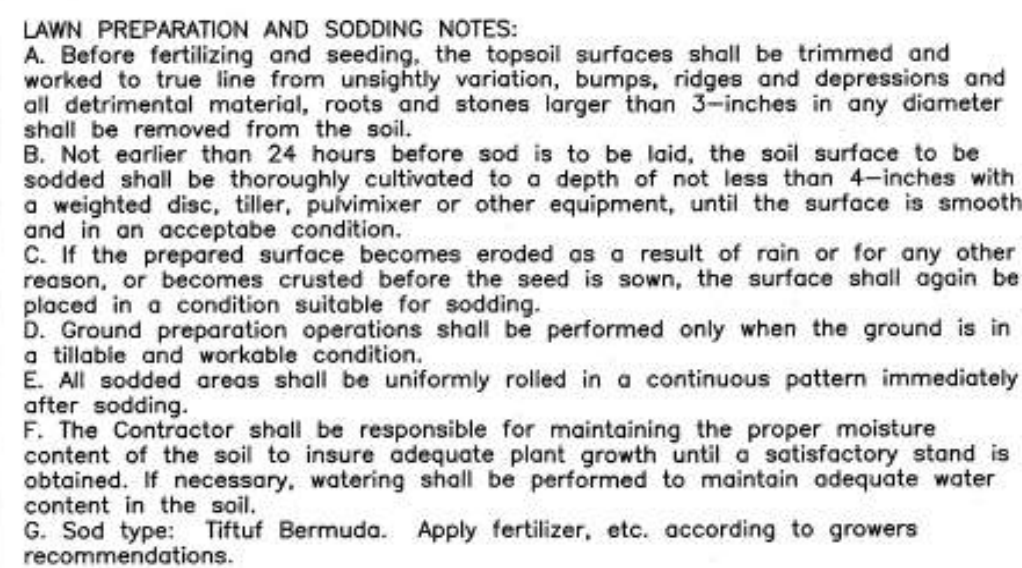
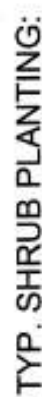
REVISIONS:	DATE:
PER TOC	1/4/21
PER TOC	1/28/21
ISSUED FOR:	DATE:
REVIEW/APPROVAL	11/30/20
PROJECT NO.:	20-016
DRAWN BY:	TAL
REVIEWED BY:	GJM

SHEET NUMBER:
C4
OF 5 SHEETS

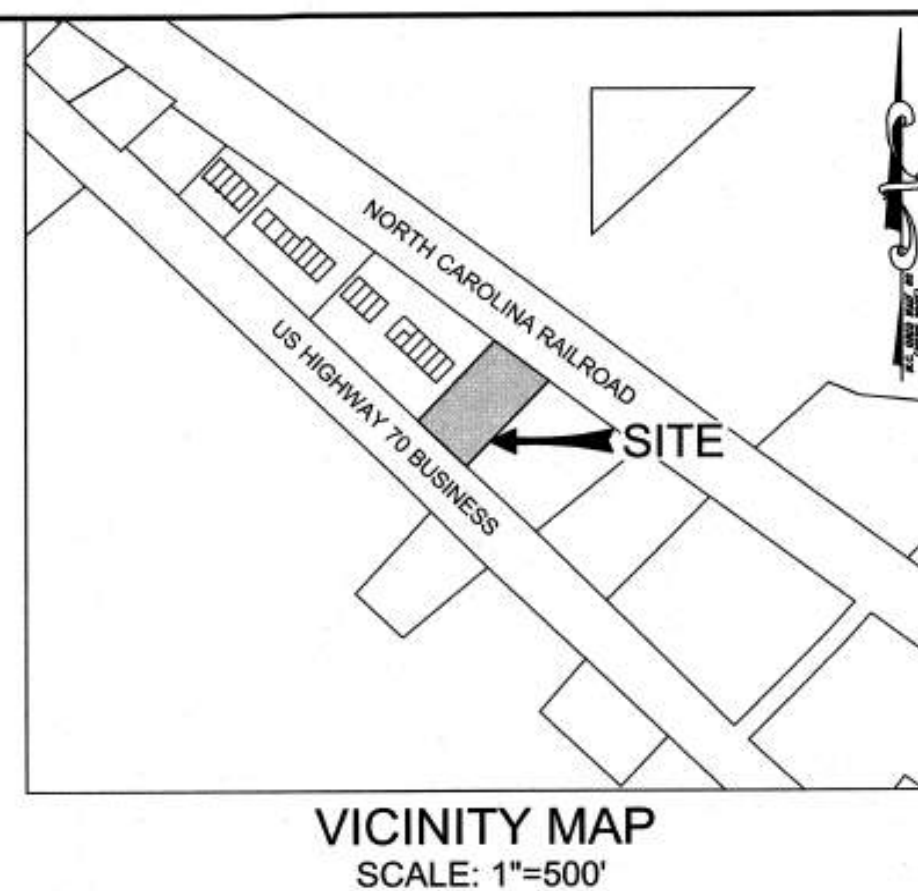
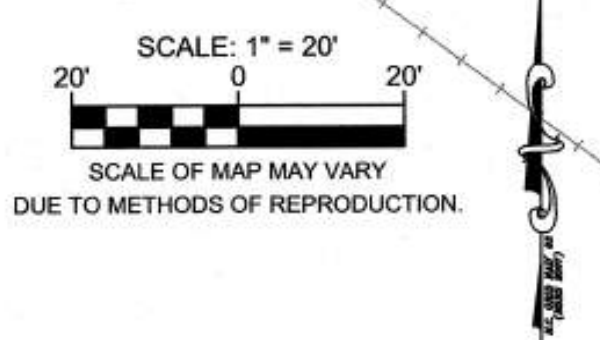


FIRE HYDRANT NOTE: ALL PORTIONS OF THE
SITE AND PROPOSED IMPROVEMENTS ARE
WITHIN 500 FT OF AN EXISTING FIRE HYDRANT.

- General Planting Notes:



	Key	Qty	Common Name	Scientific Name	Planting Size
CANOPY TREES	Acsam	3	Sugar maple	Acer saccharum	2 1/2'-Cal, 8' ht.
	Cabf	4	Upright Hornbeam	Carpinus betulis 'Fastigiata'	2 1/2'-Cal, 8' ht.
	Gibi	3	Maidenhair tree, male, 'Autumn Gold'	Ginkgo biloba, male, 'Autumn Gold'	2 1/2'-Cal, 8' ht.
	Quph	1	Willow oak	Quercus phellos	2 1/2'-Cal, 8' ht.
	Ulpa	3	Lacebark Chinese elm	Ulmus parvifolia	2 1/2'-Cal, 8' ht.
		14	Total		
SMALL TREES	Osfo	7	Nellie Stevens Holly	Ilex cornuta 'Nellie Stevens'	2'-Cal, 6' ht.
	Lain	4	Crape myrtle, 'Tuscarora'	Lagerstroemia x 'Tuscarora'	2'-Cal, 6' ht.
		11	Total		
SHRUBS	DJC	6	Dwarf Japanese Cedar	Cryptomeria japonica 'Globosa Nana'	18-20" spd.
	IicoD	23	Dwarf Burford holly	Ilex cornuta 'Dwarf Burford'	36" min ht.
	IivoN	7	Dwarf yaupon	Ilex vomitoria 'Nana'	15-18" spd
	LLH	9	Little Lime Hydrangea	Hydrangea paniculata 'Little Lime'	18-20" spd.
	LPD	9	Purple Daydream Loropetalum	Loropetalum chinense Purple Daydream	15-18" spd
		54	Total		



SITE DATA		Veterinary Clinic	
PROPOSED USE:		56,663 SF / 1.30 ACRES	
TOTAL LOT ACREAGE:		B - 3	
ZONING DISTRICT:			
<u>LANDSCAPE DATA</u>			
% OF SITE LANDSCAPED:			
% REQ. = 20%			
20% LANDSCAPED AREA:		11,333 SF	
CANOPY TREES REQ. / PROVIDED		11 REQ. / 14 PROV.	
UNDERSTORY TREES REQ. / PROVIDED		11 REQ. / 11 PROV.	
SHRUBS REQ. / PROVIDED		23 REQ. / 54 PROV.	
<u>BUFFERS AND STREETYARD DATA:</u>			
NE PL/RR ROW - No buffer required.		164.72 LF	
US HWY 70 Thoroughfare Overlay District		163.58 LF	
CANOPY TREE REQUIRED/PROVIDED		3.27 X 1 = 3.27 3 REQ. / 4 PROV.	
SHRUBS REQUIRED/PROVIDED		3.27 X 5 = 16.35 16 REQ. / 18 PROV.	
SE PROPERTY LINE - NO BUFFER REQUIRED			
NW PROPERTY LINE - NO BUFFER REQUIRED			

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BLUE FROG

BLUE FROG, LLC
 3011 SUTTON GATE DRIVE, SUITE 120
 SUWANEE, GEORGIA 30024
 PHONE: (770) 831 - 4150

VETERINARY CLINIC

LOT# 8 SOUTHERN VILLAGE
00 US HWY 70 W, CLAYTON, NORTH CAROLINA 27520

PROPOSED LANDSCAPE PLAN PHASE I

REVISIONS:	DATE:
⚠ PER TOC	1/4/21
Ⓢ PER TOC	1/28/21
ISSUED FOR:	DATE:
REVIEW/APPROVAL	11/30/20
PROJECT NO.:	20-016
DRAWN BY:	TAL
REVIEWED BY:	GJM

L1

OF 9 SHEETS

Clayton Narron, Landscape Architect
415 South Fourth St., Smithfield, NC 27577
Tele: 919-464-9329



Know what's below.
Call before you dig.



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BLUE FROG, LLC
LOT #8 SOUTHERN VILLAGE
0 US HWY 70 W
CLAYTON, NORTH CAROLINA 27520

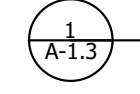
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Project number	BAR200
Date Issued	01/25/202
Drawn by	KW / IV
Checked by	SAR

A-1.3

Scale 1/4" = 1'-0"

Print Date/Time 1/25/2021 12:49:34 PM


$$1/4^{\circ} = 1'-0''$$

Total Area	3100 SF
------------	---------

29	WATER HEATER- SEE MEP ENGINEER DRAWINGS
36	WALL-MOUNTED, FOLDING EMBL EM TABLE PROVIDED BY OWNER. EQUIPMENT PROVIDER TO INSTALL PER MANUFACTURER'S DETAILS, PROVIDE BACKING AS REQUIRED.
36	EQUIPMENT PROVIDED BY OWNER
37	(3) 12" DEEP ADJUSTABLE MELAMINE SHELVES PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR. SEE FLOOR PLAN SPECIFICATIONS.
38	(7) 12" DEEP ADJUSTABLE MELAMINE SHELVES PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR. SEE FLOOR PLAN SPECIFICATIONS.
40	1 1/2" DIA. GRAB BAR SEE SHEET A3.2 FOR LENGTHS AND MOUNTING INFORMATION
69	ATTC STAIR, FRAME DOWN FOR INSTALLATION AT ACT GRID HEIGHT.
70	GAS EXC AVT UNIT ABOVE CEILING, PROVIDE POWER AND VENT TO EXTERIOR, SEE MEP ENGINEER DRAWINGS

**SEE FINISH SCHEDULES AND
SPECS. FOR ADDED INFO.**

EQUIPMENT BLOCKING: WOOD SUPPORT FOR TOILET GRAB BARS, WALL-HUNG SINKS, AND OTHER EQUIPMENT. SEE PLAN AND DETAILS FOR LOCATIONS AND HEIGHTS. SEE DETAILS ON SHEET A-3.0.

☐ F.E. PROVIDE FIRE EXTINGUISHERS WHERE INDICATED. LARGE MP-10 OR EQUAL. TOP OF HANDLE AT 48" A.F.F. MAXIMUM.

As the Agent of/ or the Owner on the BLUE FROG, LLC Project, I have reviewed all the details and the scope of information presented on this drawing sheet and I am signing off that this page is approved either as-is, or approved as-noted with the markups shown

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**VERIFY ALL DIMENSIONS AND
EXISTING CONDITIONS AT THE SITE
BEFORE PROCEEDING WITH EACH
PHASE OF THIS WORK.**

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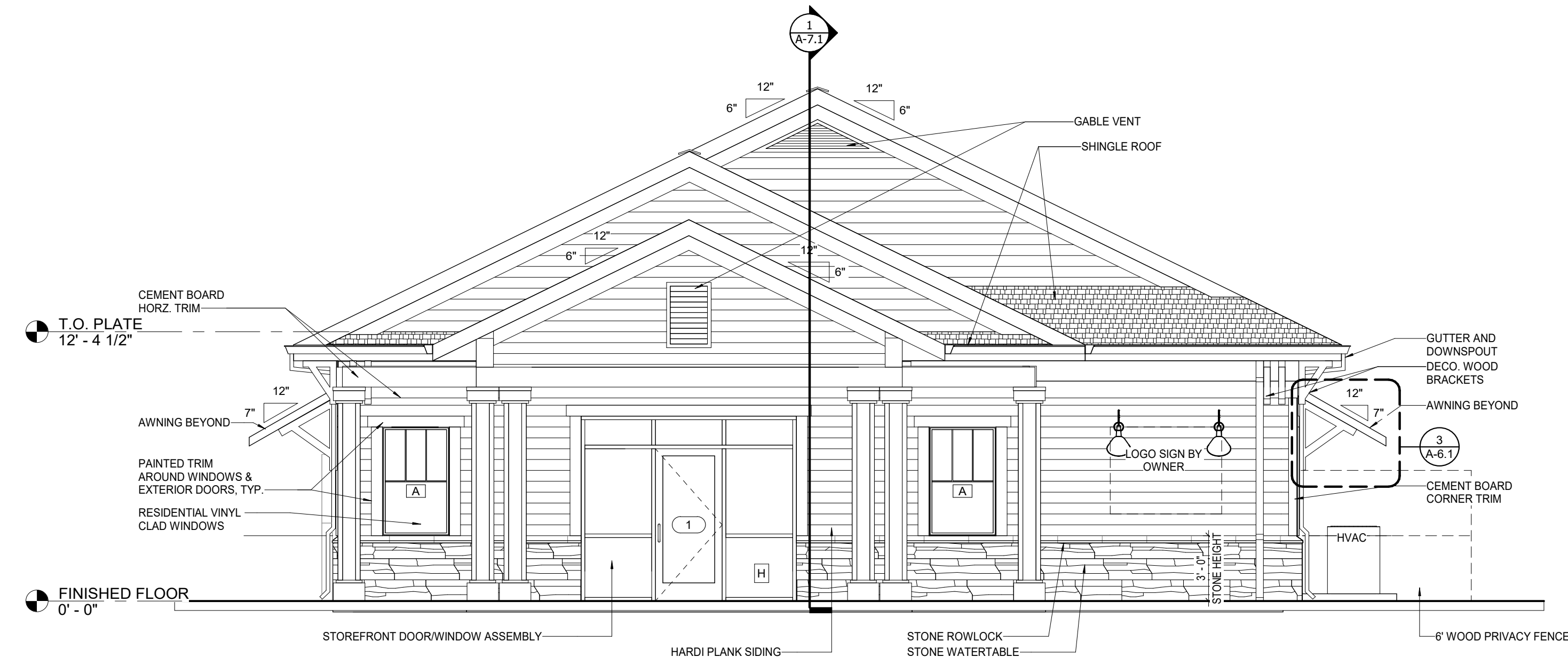
BLUE FROG, LLC
LOT #8 SOUTHERN VILLAGE
0 US HWY 70 W
CLAYTON, NORTH CAROLINA 27520

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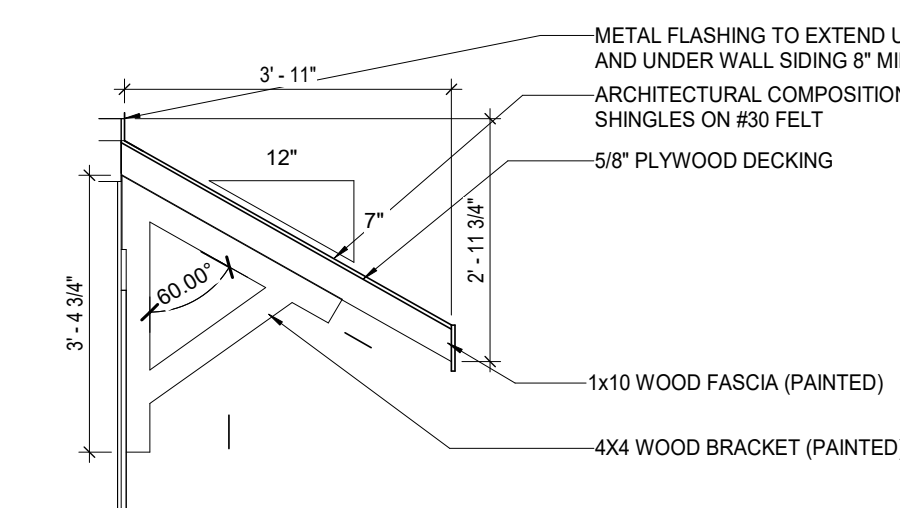
FRONT AND
RIGHT SIDE
ELEVATIONS

Project number	BAR2
Date Issued	01/25/20
Drawn by	I
Checked by	S

A-6.1



1
A-6.1 FRONT ELEVATION (SOUTH)
1/4" = 1'-0"



③ BRACKET DETAIL
1/2" = 1'-0"



RIGHT SIDE ELEVATION (EAST)

As the Agent of/or the Owner on the BLUE FROG, LLC Project, I have reviewed all the details and the scope of information presented on this drawing sheet and I am signing off that this page is approved either as-is, or approved as-noted with the markings shown.

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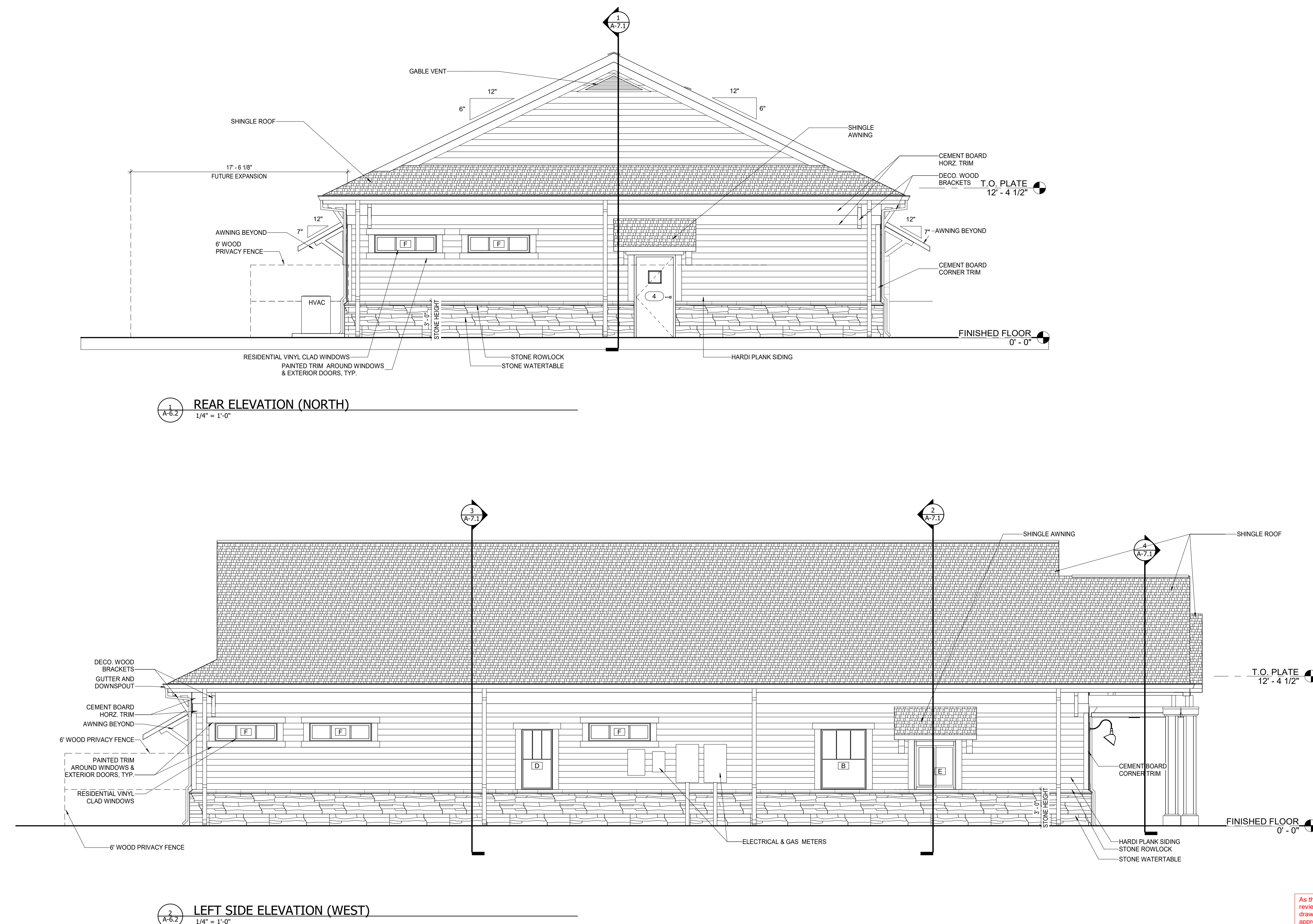
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0 US HWY 70 W
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[illegible]

Project number	BAR2
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Checked by	

A-6.2



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SIGNATURE:	DATE:



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

*Planning Board
February 22, 2021*

STAFF REPORT

Application Number: 2020-176-SP

Project Name: Southern Village Vet Clinic Major Site Plan

Tag #: 05I05001G

Location: Along Highway 70 Business to the South of Southern Village commercial/retail area.

Overlay: Thoroughfare Overlay Zone

Applicant: Blue Frog, LLC

Owner: Waltham Group III, LLC

Project Planner: Ben Paynter, Planner

Public Noticing Dates:

- **Neighborhood Meeting:** November 12th, 2020
- **Sign Posted:** February 12th, 2021

REQUEST: The applicant is requesting an approval of a major site plan for a veterinary clinic at this location. They were recently approved for a rezoning from Light Industrial (I-1) to Highway Business (B-3).

SITE DATA:

Acreage: 1.30

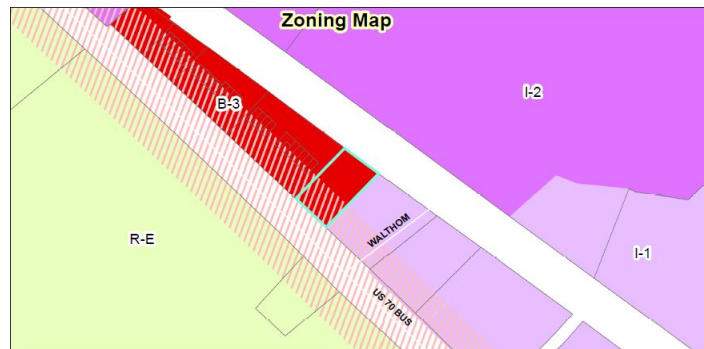
Zoning: B-3

Existing Use: Vacant



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Industrial Heavy (I-2)	Vacant/Forest
South	Residential Estate (R-E)	Single Family Residential
East	Industrial Light (I-1)	Industrial Uses (Navtar)
West	Highway Business (B-3)	Southern Village (commercial)



DEVELOPMENT DATA:

Proposed Uses: Veterinary Clinic

Buildings: 1

Number of Stories: 1

Impervious Surface: 13,695 sq ft

Required Parking: 13 spaces

Proposed Parking: 22 spaces (1 ADA + 21 Regular)

Access/Streets: Access from US 70 via existing Southern Village commercial area drive.

STAFF ANALYSIS AND COMMENTARY:**Overview**

The Major Site Plan is for the construction and development of the Southern Village Veterinary Clinic located off of US 70 Hwy adjacent to the Southern Village commercial area. The site is currently vacant and has been recently rezoned from I-1 (Light Industrial) to B-3 (Highway Business) by the applicant. The overall site is approximately +/- 1.3 acres in size.

Landscaping and Buffering

This site is abutted by commercial retail and office uses to the North and light industrial/manufacturing uses to the South. Behind the property is the railroad right-of-way and vacant land that is zoned industrial. The frontage

of the site will abut US Hwy 70 with an existing brick and ornamental metal fence. Thoroughfare overlay zoning landscaping requirements must be utilized along the frontage of this property. In the rear of the property, landscape buffering is not required because the adjacent usage is zoned for Heavy-Industrial (I-2).

Access/Streets/Sidewalk

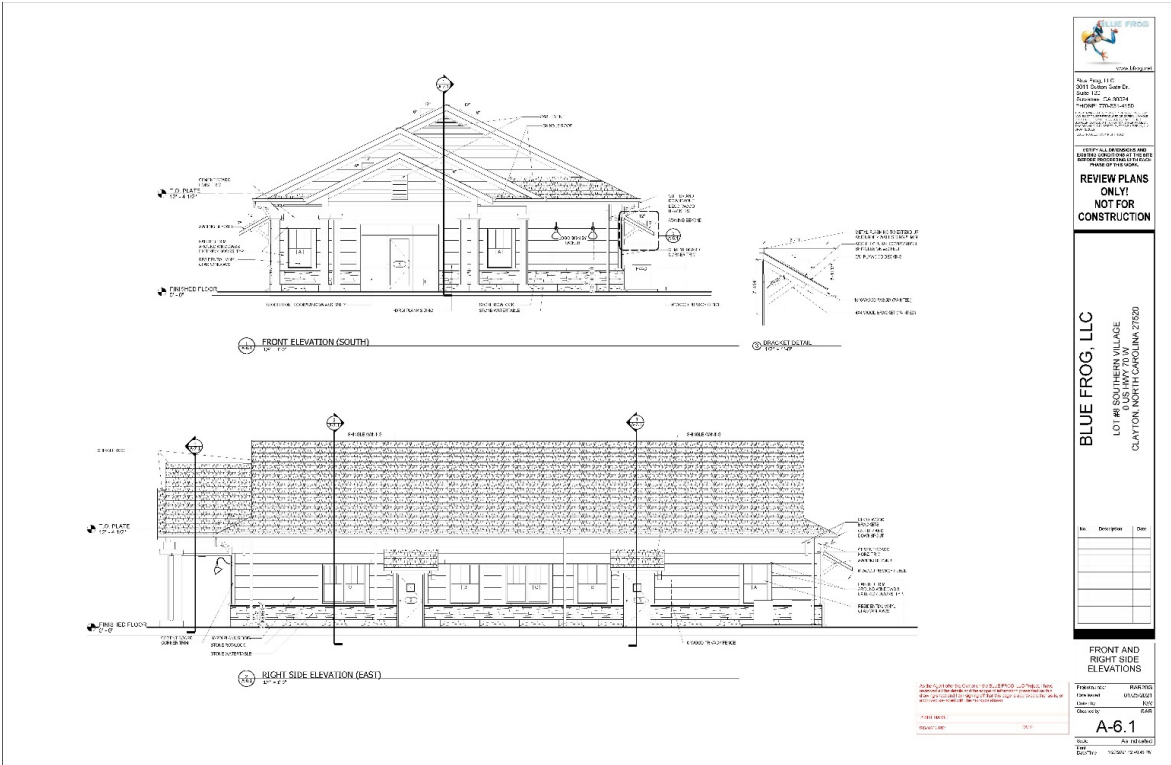
The site will be accessed through existing driveway access to the Southern Village commercial area from US Hwy 70. A sidewalk extends along the frontage and left side of the building and ends at the back where the screened area containing trash and recycling roll-out receptacles are located.

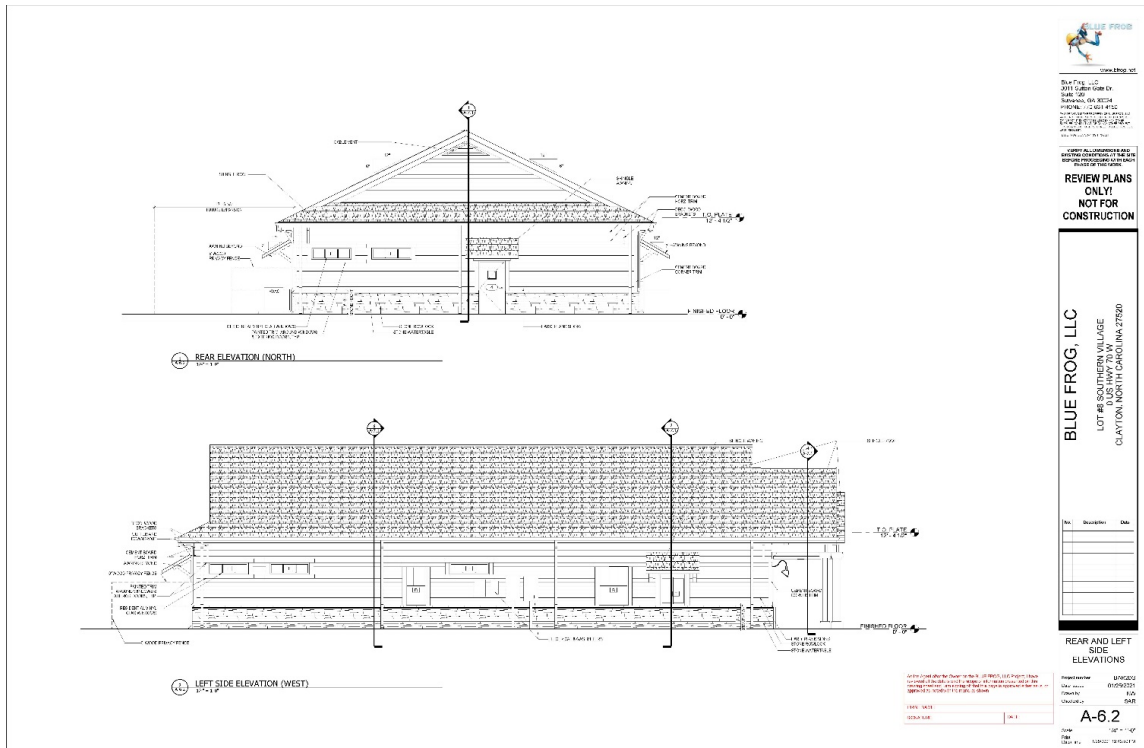
Trash Collection

The applicant is providing a screened enclosure on the backside of the building to locate roll-out trash and recycling receptacles.

Architecture/Design

The applicant is proposing a 1 story commercial/retail building that has an ornamental awning with columns in the front. There are windows on the front and sides of the building with 'residential vinyl clad framing'. The front and side doors are also framed in the same material as the windows. The building exterior is hardiplank siding with brick lower section. Two 6' wooden privacy fences will be located on the back right and the backside of the building for HVAC screening and a run/pet relief area.





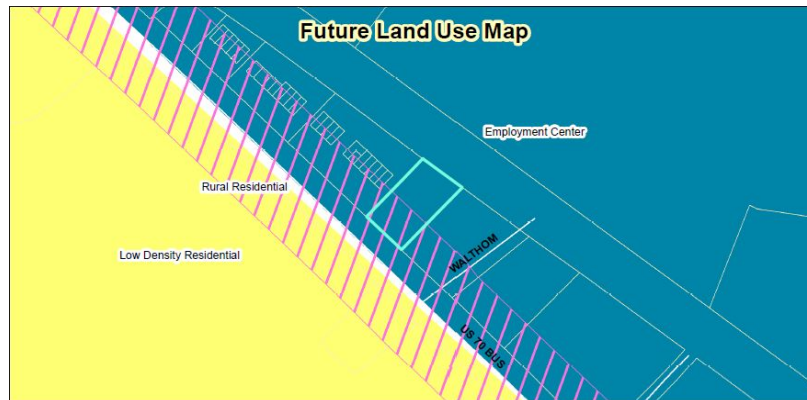
Consistency with Adopted Plans:

- **Comprehensive Plan 2040**

The proposed project is located in the Employment Center (EC) as shown on the Future Land Use Map (below). Clayton's Employment Center is designated on the Future Land Use Map to provide locations for employment and economic development opportunities. The Employment Center is located along a major transportation corridor (i.e., US 70 Hwy), and has adequate levels of infrastructure to accommodate future employment growth. The Comprehensive Plan states that uses which are encouraged in the Employment Center includes locations for primary employment and economic development opportunities.

- **Unified Development Code**

The UDC specifically allows a veterinary clinic in the Highway Business (B-3) zone. The applicant rezoned the property from Light Industrial (I-1) to Highway Business (B-3) so that this particular use was allowed outright.



CONSIDERATIONS

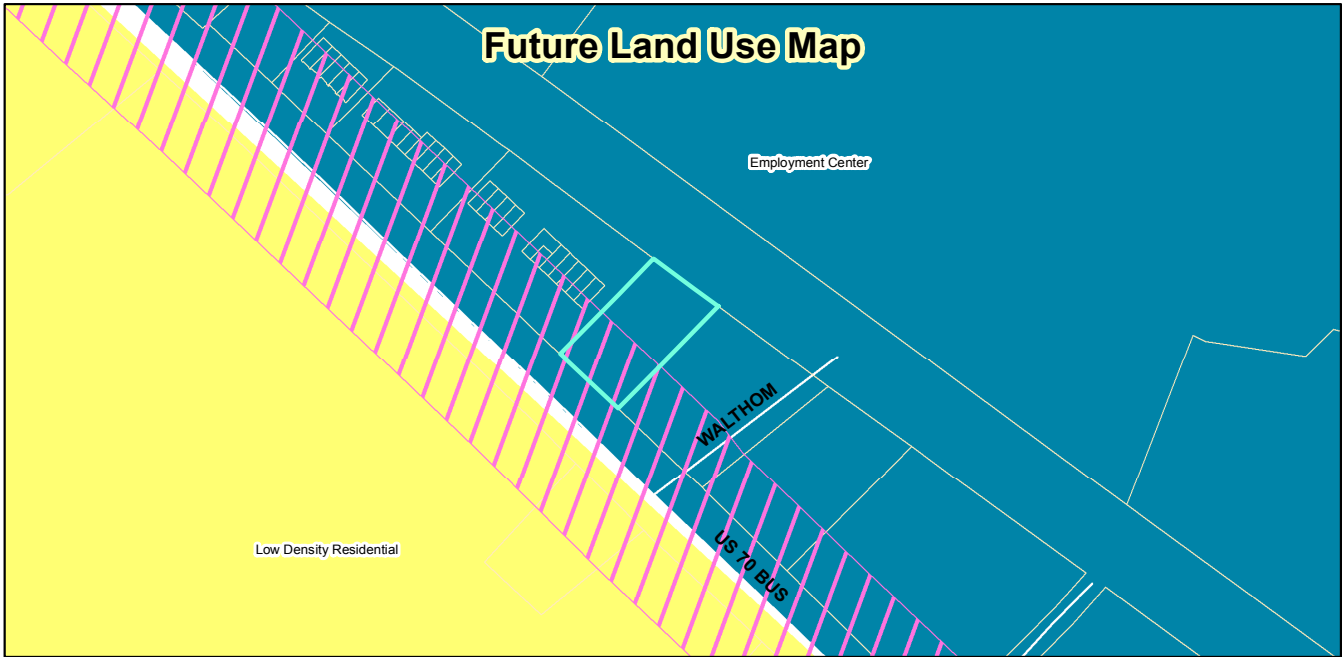
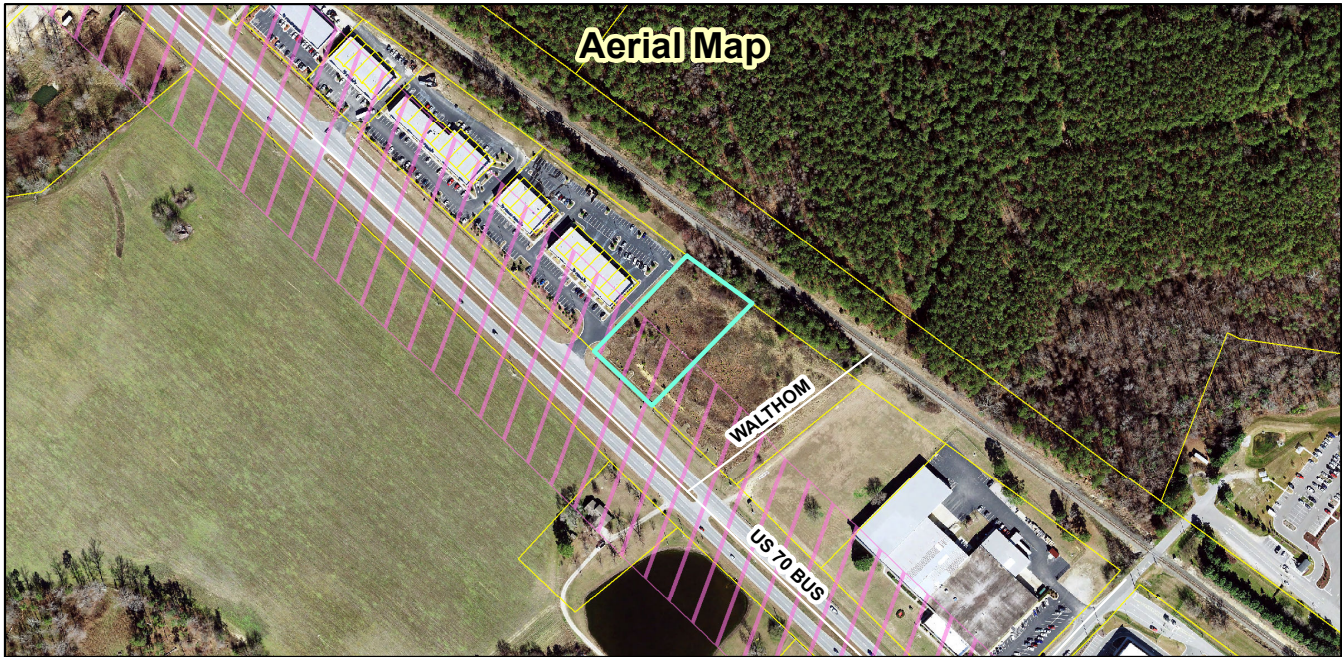
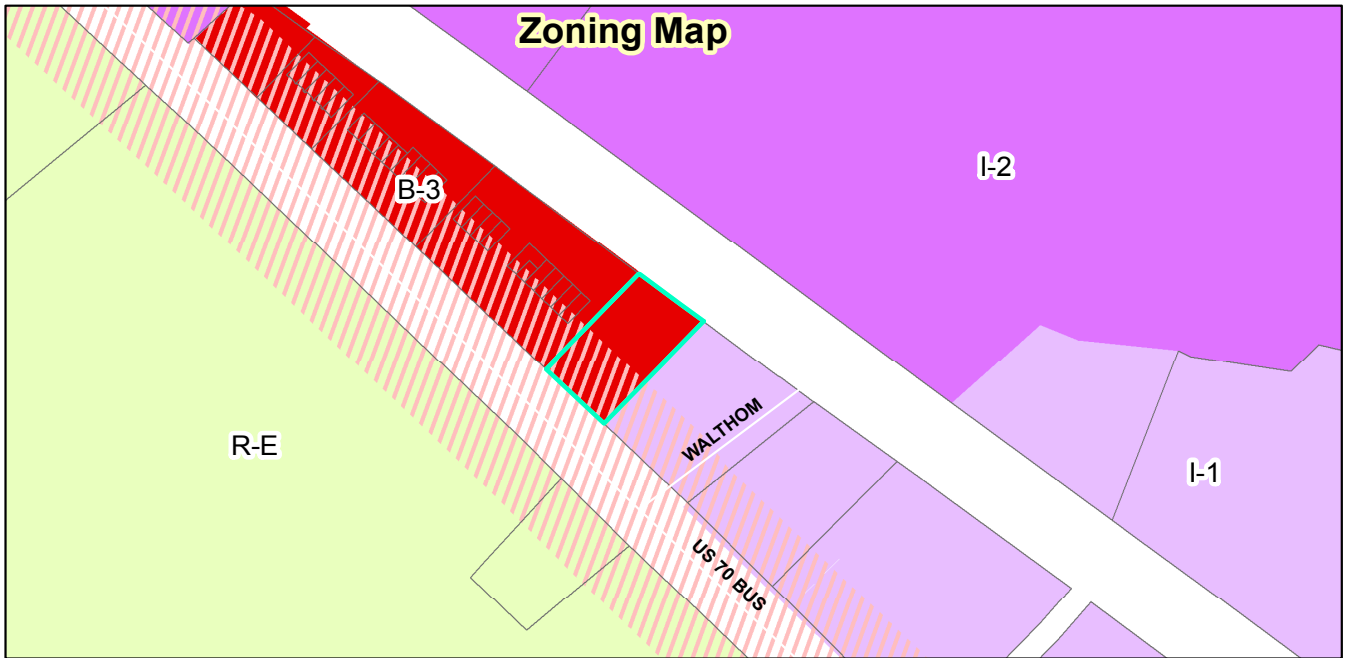
- The Planning Board decides major site plan applications.

STAFF RECOMMENDATION:

Staff recommends the **APPROVAL** of the major site plan application.

ATTACHMENTS:

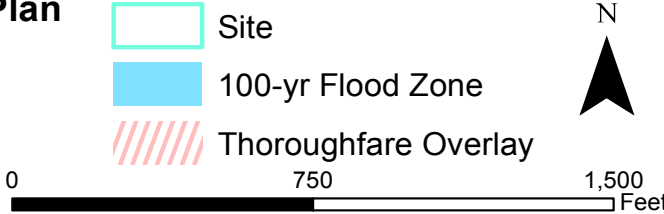
- 1) Application
- 2) Staff Report Maps
- 3) Neighborhood Meeting Materials
- 4) Site Plan



**Southern Village Vet Clinic Major Site Plan
2020-176-SP
Request: Build a veterinary clinic.**

Applicant: Blue Frog, LLC
Property Owners: Walthom Group III, LLC
Tag #: 05105001G

-  Site
-  100-yr Flood Zone
-  Thoroughfare Overlay



Staff Report Map
Prepared by: TOC Planning Department
January 12, 2021

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

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2020\2020-176-SP Southern Village Vet Clinic\Staff Report Map\Staff Report Map 2020-167-SP Southern Village Vet Clinic.mxd