



The Town of Clayton
Town of Clayton Planning Board Agenda
Monday, January 22, 2018 @ 6:00 PM
Town Council Chambers

1. CALL TO ORDER

2. ADJUSTMENT OF THE AGENDA

3. APPROVAL OF MINUTES

- a. Draft Minutes- December 19, 2017
[December 19, 2017 Minutes](#)

POTENTIAL ACTION: Approval of Minutes

4. REPORTS AND COMMENTS

5. OLD BUSINESS

6. NEW BUSINESS

- a. 2017-207-RZ TOC Regional WWPTF
NC Pin: 167800-40-6031
Tag: 05I05019E
Location: 3798 Powhatan Road

Request to rezone a portion of the subject property from Residential-Estate (R-E) to Industrial-Light (I-1).

[Staff Report 2017-207-RZ TOC WWPTF Rezoning](#)
[Application TOC WWPTF Rezoning](#)
[Staff Report Map 2017-207-RZ TOC WWPTF Rezoning](#)
[Newspaper Ad 2017-207-RZ TOC WWPTF Rezoning](#)
[Neighborhood Meeting Materials 2017-207-RZ TOC WWPTF](#)

POTENTIAL ACTION: Recommendation of Approval of 2017-207-RZ to Town Council

- b. 2017-190-SP TOC Regional WWPTF
NC Pin: 167800-40-6031
Tag: 05I05019E
Location: 3798 Powhatan Road

The applicant is requesting major site plan approval to develop a regional wastewater pretreatment facility on the subject property.

[Staff Report 2017-190-SP TOC Regional WWPTF](#)
[Application 2017-190-SP TOC WWPTF](#)
[Staff Report Map 2017-190-SP TOC WWPTF](#)
[Site Plan 2017-190-SP TOC WWPTF](#)
[Neighborhood Meeting Materials 2017-190-SP TOC WWPTF](#)
[Blackmon Letter 2017-190-SP TOC WWPTF](#)

POTENTIAL ACTION: Recommendation of Approval of 2017-190-SP

c. 2017-176-SUP Barbour Street Townhomes

NC Pin: 165920-90-6715

Tag: 4736771

Location: The project is located at 619 S. Barbour Street.

Special use permit to establish townhomes and associated dimensional standards in the R-8 zoning district. See associated site plan (2017-175-SDM).

[Staff Report - 2017-176-SUP Barbour Street Townhomes](#)
[Application 2017-176-SUP Barbour Street Townhomes](#)
[Map - 2017-176-SUP Barbour Street Townhomes -](#)
[Site Plan 2017-175-SDM Barbour Street Townhomes](#)
[Elevations -2017-176-SUP Barbour Street Townhomes -](#)
[Neighborhood Meeting Materials-2017-175-SDM Barbour Street Townhomes](#)

POTENTIAL ACTION: Recommendation of Approval of Conditions
2017-176-SUP to Town Council

d. 2017-195-RZ Recovery Logistics

NC Pin: 165915-74-4561

Tag: 05026095e

Location: The property is located south of Atkinson Street, and adjacent to 350 Atkinson Street. It generally winds along the creek that runs between the current industrial properties on Atkinson Street and the residential properties on Moore Street.

Rezoning from Residential-10 (R-10) to Light Industrial (I-1).

[Staff Report -2017-195-RZ Recovery Logistics Rezoning](#)
[Application 2017-195-RZ Recovery Logistics](#)
[Staff Report Map - 2017-195-RZ Recovery Logistics](#)
[Neighborhood Meeting 2017-195-RZ Recovery Logistics](#)

POTENTIAL ACTION: Recommendation of 2017-188-RZ to Town Council

e. 2017-98-SD Kyli Knolls

NC Pin: 165803-23-2656

Tag: 05G03009A

Location: Off Amelia Church Road

To develop 20 single-family residential lots on 18.56 acres of land zoned Residential-Estate (R-E).

[Staff Report 2017-98-SD Kyli Knolls](#)

[Application 2017-98-SD Kyli Knolls](#)
[Staff Report Map- 2017-98-SD Kyli Knolls](#)
[Site Plan 2017-98-SD Kyli Knolls](#)
[Neighborhood Meeting Materials 2017-98-SD Kyli Knolls](#)
[Wavier Request 2017-98-SD Kyli Knolls](#)

POTENTIAL ACTION: Recommendation of Approval with Conditions
2017-98-SD to Town Council

- f. 2017-160-RZ Massey Rezoning
NC Pin: 166814-33-0328 & 166814-32-6999
Tag: 05h04031d & 05h04031y
Location: The two properties are generally located west and south of the intersection of Little Creek Church Road and Ranch Road.

Rezoning of two parcels from Residential-Estate (R-E) to Residential-8 (R-8) and Neighborhood Business (B-2).

[Staff Report - 2017-160-RZ Massey Rezoning](#)
[Application 2017-160-RZ Massey Rezoning](#)
[Staff Report Map - 2017-160-RZ- Massey rezoning](#)
[Neighborhood Meeting Materials - 2017-160-RZ Massey Rezoning](#)
[Neighborhood Meeting Minutes 2017-160-RZ Massey Rezoning](#)

POTENTIAL ACTION: Recommendation of 2017-160-RZ to Town Council

7. INFORMAL DISCUSSION AND PUBLIC COMMENT

8. ADJOURN



**The Town of Clayton
Clayton Planning Board Minutes
Tuesday, December 19, 2017 @ 6:00 PM
Town Council Chambers**

BOARD MEMBERS PRESENT:

Ross Benson
Frank Price
Stephen Powers
Bob Ahlert
George "Bucky" Coats
Marty Bizzell
Andria Merritt

STAFF PRESENT:

Dave DeYoung, Economic Development
Director
Jay McLeod, Senior Planner
Haley Hogg, Planner
Brittany Parks, Administrative Support
Specialist
Michael Grannis, Mayor Pro-Tem

MEMBERS ABSENT:

Sarah Brooks
James Lipscomb

1 CALL TO ORDER

Mr. Price called the meeting to order at 6:01 p.m.

2 ROLL CALL

- a) Mr. DeYoung completed roll call. All members were present except Mrs. Brooks and Mr. Lipscomb

3 ADJUSTMENT OF THE AGENDA

4 APPROVAL OF MINUTES

- a) Draft Minutes- October 23, 2017

ACTION: Approval of Minutes

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

5 REPORTS AND COMMENTS

6 OLD BUSINESS

7 NEW BUSINESS

- a) Adoption of 2018 Meeting Schedule

There was discussion and the meeting for December 2018 was changed to December 18th rather than December 31st.

ACTION: Adoption of 2018 Schedule

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

- b) 2017-177-SD Cooper Meadows
NC PIN: 166704-94-8640
Tag: 05i05056
Location: Northeast of the intersection of Cooper Branch Road and Wildberry Court, bounded by US 70 Bypass on the north.

Preliminary plat for 17-lot residential subdivision on public water and private septic.

Mr. McLeod presented that the applicant is requesting major subdivision approval for a preliminary plat for 17-lot residential subdivision on public water and private septic. He mentioned that it is county water, 25,000 square foot minimum lots and it is located in the towns ETJ.

There was much discussion between the staff, Mr. Powers, and Mr. Price and one audience member on the graveyard located on the property. Mr. McLeod mentioned that it was going to remain as is and will go with lot 17.

The applicant, Johnathan Barnes of Dalton Engineering came forward and was available to answer any questions. The owner of the property was also in the audience and mentioned that if the property owner for lot 17 does not want responsibility for the graveyard, he would keep ownership and take care of it.

ACTION: Recommendation of Approval of 2017-177-SD to Town Council

Motion: Board Member Power
Second: Board Member Ahlert
Vote: Unanimous

- c) 2017-171-SD Goodson Townhomes
NC PIN: 166909-06-4838
Tag: 05H02020
Location: Off City Road, south of Legend Park

The applicant is requesting preliminary plat approval to develop 64 townhome units on 7 acres of land located off City Road. This request is running concurrently with a Special Use Permit request to develop townhomes (2017-

172-SUP).

Mrs. Hogg presented that the applicant is requesting preliminary subdivision approval to develop 64 townhome units on 7 acres of land, zoned R-10. The subject property is located off City Road, south of and adjacent to Legend Park, and east of Parkview subdivision. Running concurrently with this request is a Special Use Permit (2017-172-SUP), to allow the use of townhomes on the subject property. In the R-10 zoning district, townhomes are permitted through the issuance of a Special Use Permit. Mrs. Hogg presented the subdivision and special use permit together.

Mr. Ahlert asked if roadway A was located on town property. Mrs. Hogg confirmed. There was then some discussion about the redesigned entrance to Legend Park and where the Sam's Branch Greenway ran near this property.

Applicants, Reid Smith and Donnie Adams were both available for questions.

There were no further questions.

ACTION: Recommendation of Approval of 2017-171-SD to Town Council

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

- d) 2017-172-SUP Goodson Tract Townhomes
NC PIN: 166909-06-4838
Tag: 05H02020
Location: Off City Road, south of Legend Park

The applicant is requesting a Special Use Permit to allow 64 townhomes to be developed on the subject property, which is zoned Residential-10 (R-10). A preliminary plat (major subdivision) application is running concurrently with this request (2017-171-SD).

The special use permit was presented along with the subdivision by Mrs. Hogg.

ACTION: Recommendation of Approval of 2017-172-SUP to Town Council

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

8 INFORMAL DISCUSSION AND PUBLIC COMMENT

Mr. DeYoung asked how everyone thought the board dinner went. All agreed that it was great to mix with different boards and the venue was awesome. Overall it was a great event.

9 ADJOURN

Frank Price, Chair

ATTEST:

Brittany Parks, Clerk to the Board



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
January 22, 2018

STAFF REPORT

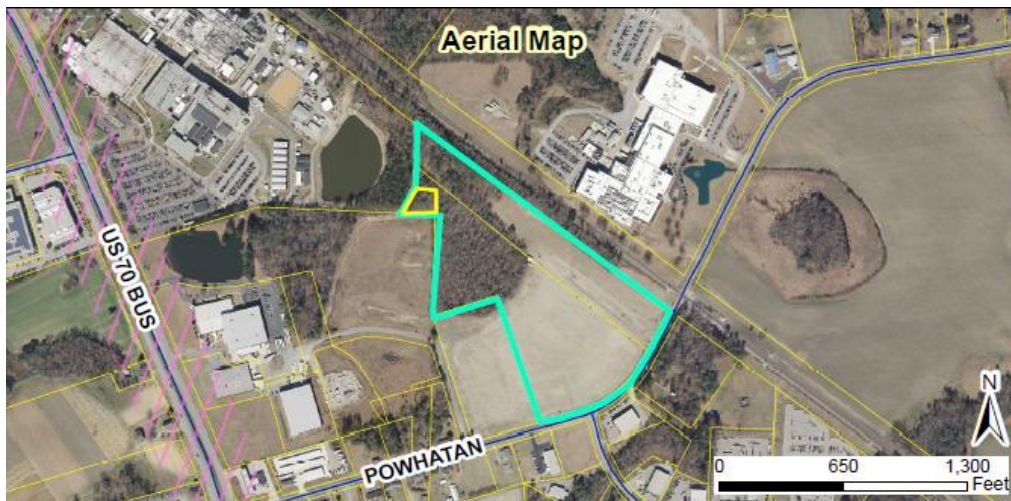
Application Number: 2017-207-RZ
Project Name: TOC WWPTF Rezoning

NC PIN / Tag #: 167800-40-6031 / 05I05019E
Town Limits/ETJ: ETJ
Applicant: Town of Clayton
Owner: Town of Clayton
Location: 3798 Powhatan Road

Public Noticing:

- Neighborhood meeting held on January 11, 2018
- Signs Posted prior to January 12, 2018
- Letters mailed prior to January 26, 2018
- Newspaper ad published January 26, 2018 and February 2, 2018

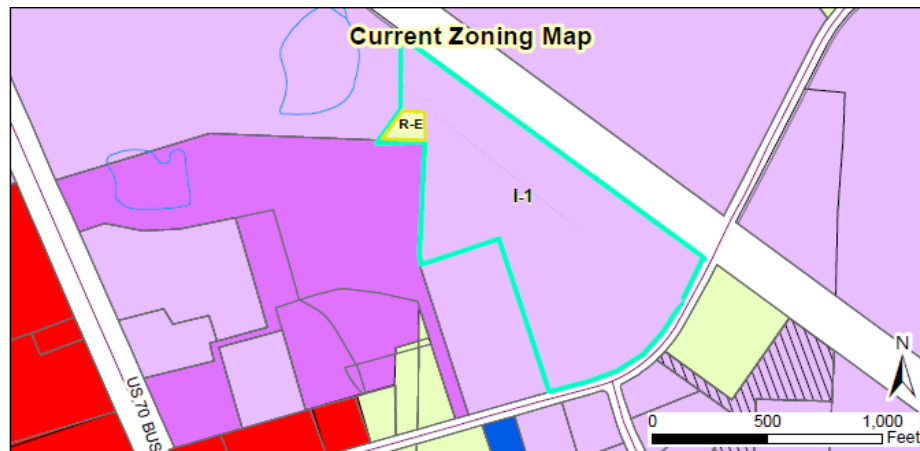
REQUEST: Request to rezone a portion of the subject property from Residential-Estate (R-E) to Industrial-Light (I-1). The portion to be rezoned is outlined in yellow in the aerial map below.



SITE DATA:**Acreage:** .45 acres of 22 total acres**Existing Uses:** Vacant (portion of property approved for EICA Pump Station)

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Industrial-Light (I-1)	Grifols Pharmaceutical & Novo Nordisk Pharmaceutical
South	Industrial-Light (I-1) and Residential-Estate (R-E)	Single-Family Residence & Indoor Entertainment
East	Industrial-Light (I-1)	Novo Nordisk Pharmaceutical
West	Industrial-Heavy (I-2) and Industrial-Light (I-1)	Outdoor Entertainment & Grifols Pharmaceutical



STAFF ANALYSIS AND COMMENTARY:**Overview**

The Town of Clayton is requesting to rezone a portion of the subject property from Residential-Estate (R-E) to Industrial-Light (I-1). The remainder of the property is already zoned Industrial-Light (I-1). In 2017, the Town purchased three separate parcels of land that were ultimately recombined to create the subject property. One of these parcels was zoned R-E, and led to the new parcel being split-zoned once recombined. The Town is now requesting to rezone this portion in order to create consistency with the remainder of the property and the zoning of the surrounding adjacent properties.

In 2017, a major site plan application (2017-05-SP) was approved to develop a new ECIA pump station on a portion of the property. A major site plan application (2017-190-SP) has also been submitted to develop a Wastewater Pre-treatment Facility on the subject property. This major site plan application will proceed to Planning Board on January 22, 2018.

Compatibility with Surrounding Land Uses

The proposed rezoning is compatible with surrounding land uses, which are Industrial uses.

Consistency with the 2040 Comprehensive Plan

The proposed rezoning is compatible with the 2040 Comprehensive Plan and Future Land Use Map, which designates this land as “Employment Center”. This designation encourages industrial uses, as well as industrial zoning categories.



CONSIDERATIONS:

- Rezoning is decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining why the Council considers the action taken to be reasonable and in the public interest.
- If approved, this rezoning will result in a modification to amend the official zoning map for The Town of Clayton.

APPROVAL CRITERIA:

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

STAFF RECOMMENDATION:

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

ATTACHMENTS:

- 1) Staff Report Maps
- 2) Application
- 3) Public Notice- Newspaper Ad
- 4) Public Notice- Adjacent Property Letter
- 5) Neighborhood Meeting Materials
- 6) Consistency & Reasonableness Statement



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

Pursuant to Article 7, Section 155.704 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town Council to amend the Official Zoning Map.

Application Fees: **Standard Rezoning Fee: \$500.00**
Rezoning to Planned Development District Fee: \$1,000.00 + \$5.00 acre
Advertisement Fee: \$100.00
All fees are due when the application is submitted.

Note on Planned Developments: Requests to rezone to a Planned Development District must be accompanied by a Master Plan submittal. Master Plans are approved as Preliminary Subdivision Plats – please submit a concurrent Preliminary Subdivision Plat application and Master Plan.

SITE INFORMATION

Name of Project: TOC WWPTF Rezoning Acreage of Property: 22
County Tag Number: 05I05019E NC PIN: 167800-40-6031
Address/Location: 3798 Powhatan Road
Existing Zoning District: Industrial-light (I-1) and Residential-Estate (R-E)
Proposed Zoning District: Industrial-Light (I-1)

APPLICANT INFORMATION

Applicant: Town of Clayton
Mailing Address: 111 E Second Street Clayton, NC 27528
Phone Number: 919-553-5002 Fax: _____
Contact Person: Haley Hogg (Planner)
Email Address: hhogg@townofclaytonnc.org

FOR OFFICE USE ONLY

Date Received: _____ Amount Paid: N/A File Number: _____

October 2017

Page 1 of 10

PROPERTY OWNER INFORMATION

Name: Town of Clayton

Mailing Address: PO Box 879 Clayton, NC 27528

Phone Number: 919-553-5002

Fax:

Email Address: hhogg@townofclaytonnc.org

EXPLANATION OF PROJECT

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

Request to rezone a portion of the subject property from R-E to I-1, in order to become consistent with the remainder of the site which is zoned I-1, and to be consistent with the existing use (major utility) and surrounding zoning districts.

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Rezoning application.

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

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

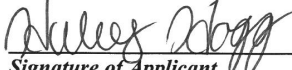
1. Consistency with the adopted plans of the Town.
The request is consistent with the adopted plans of the Town. The request is consistent with the future land use map, which designates this land as "Employment Center". This designation typically consists of Industrial-light and Industrial-heavy zoning designations.
2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
The current use of the subject property is "major utility". The existing zoning is not compatible with the existing use on the subject property. Rezoning this portion of the property to I-1 would make it compatible with the remainder of the site's zoning district, and the existing use.
3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
The requested zoning will unify the subject property as I-1, which permits the existing use of the property and improves the balance of potential uses of the subject property.
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.
There is adequate public facilities to serve this site. This site serves as a major utility for the Town, and therefore does not require the services of schools, recreation facilities, etc.
5. It has been determined that the legal purposes for which zoning exists are not violated.
This request does not violate the legal purposes for which zoning exists.
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.
There will be no adverse effect upon adjoining property owners. The exiting use of the site is already a major utility, and all adjacent properties are zoned Industrial-Light as well.
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 one property owner or small group of property owners will benefit materially from the requested zoning change.

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.

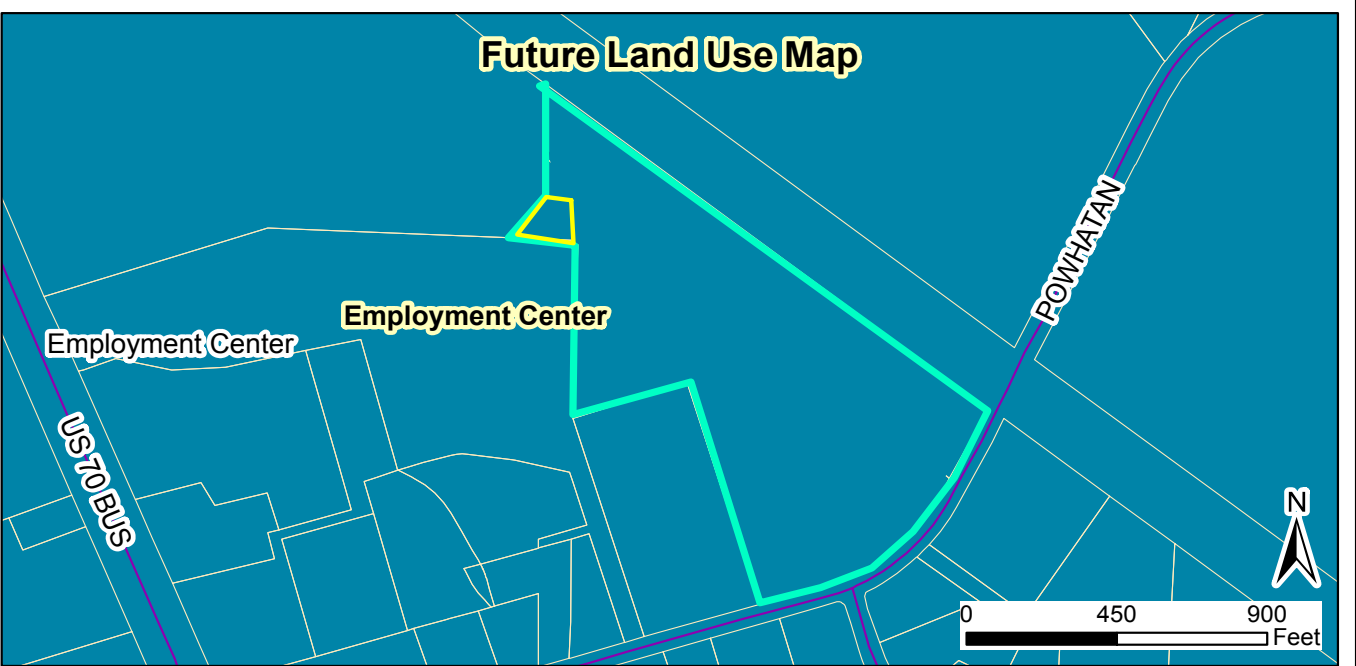
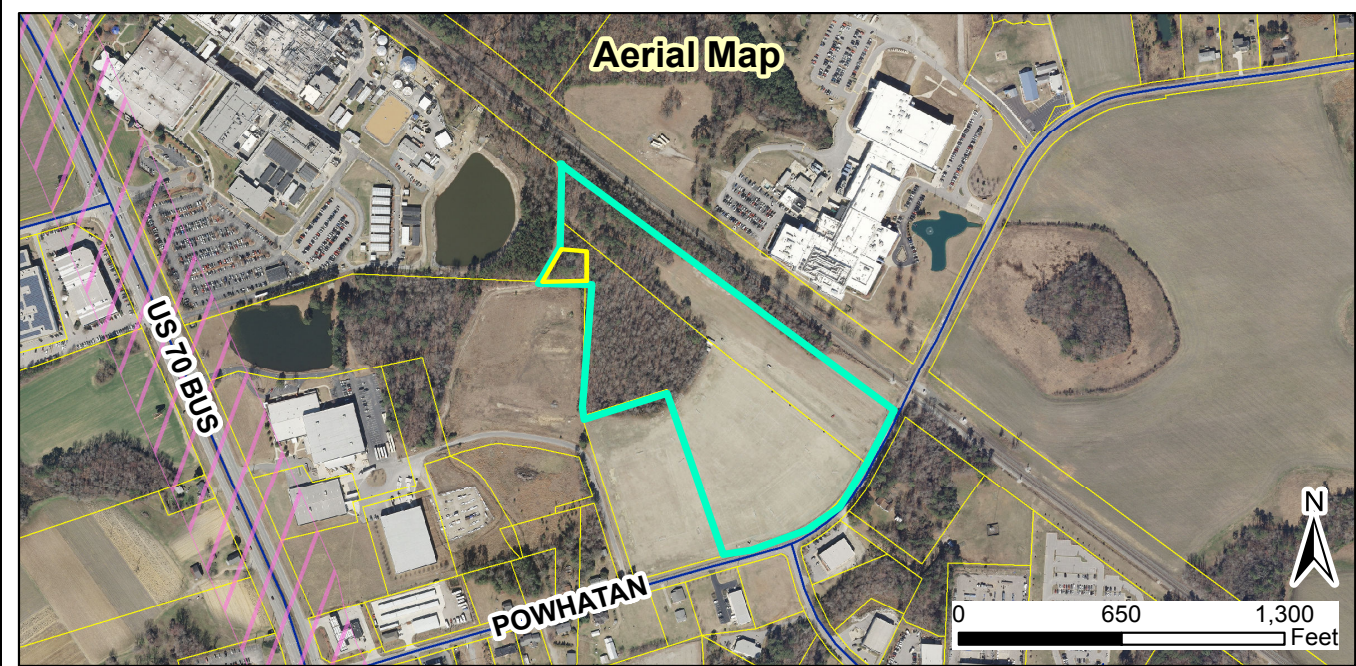
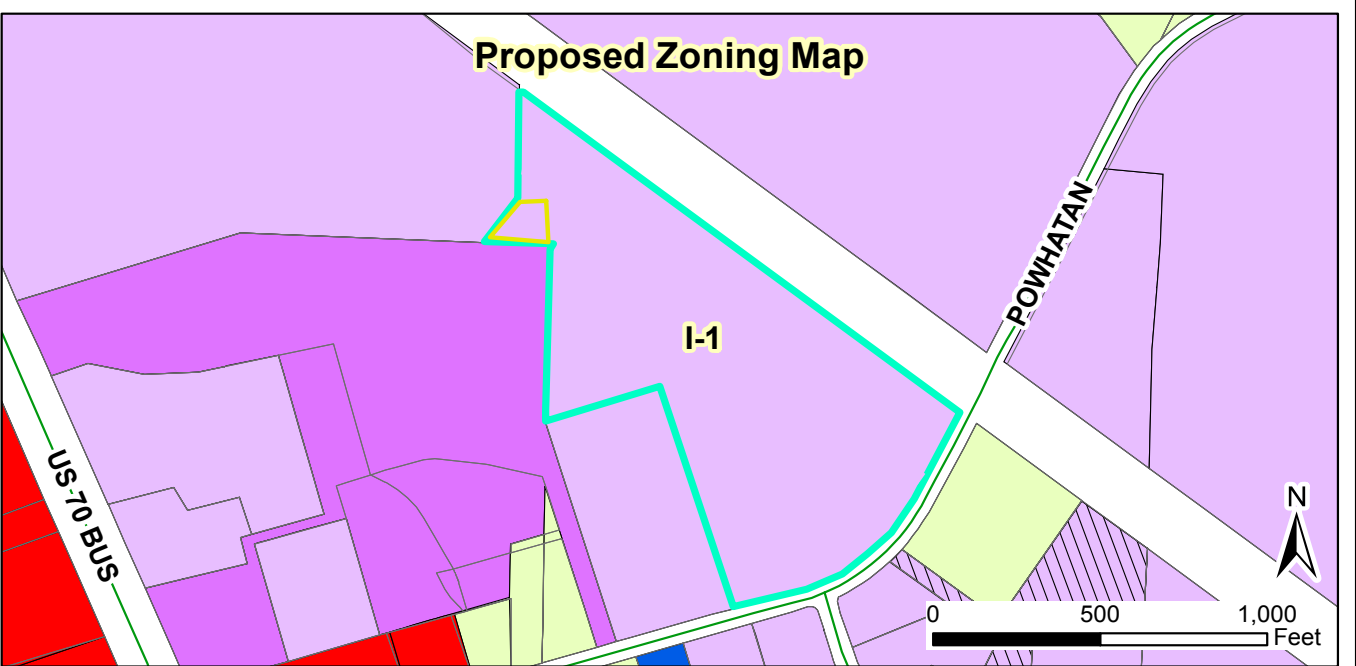
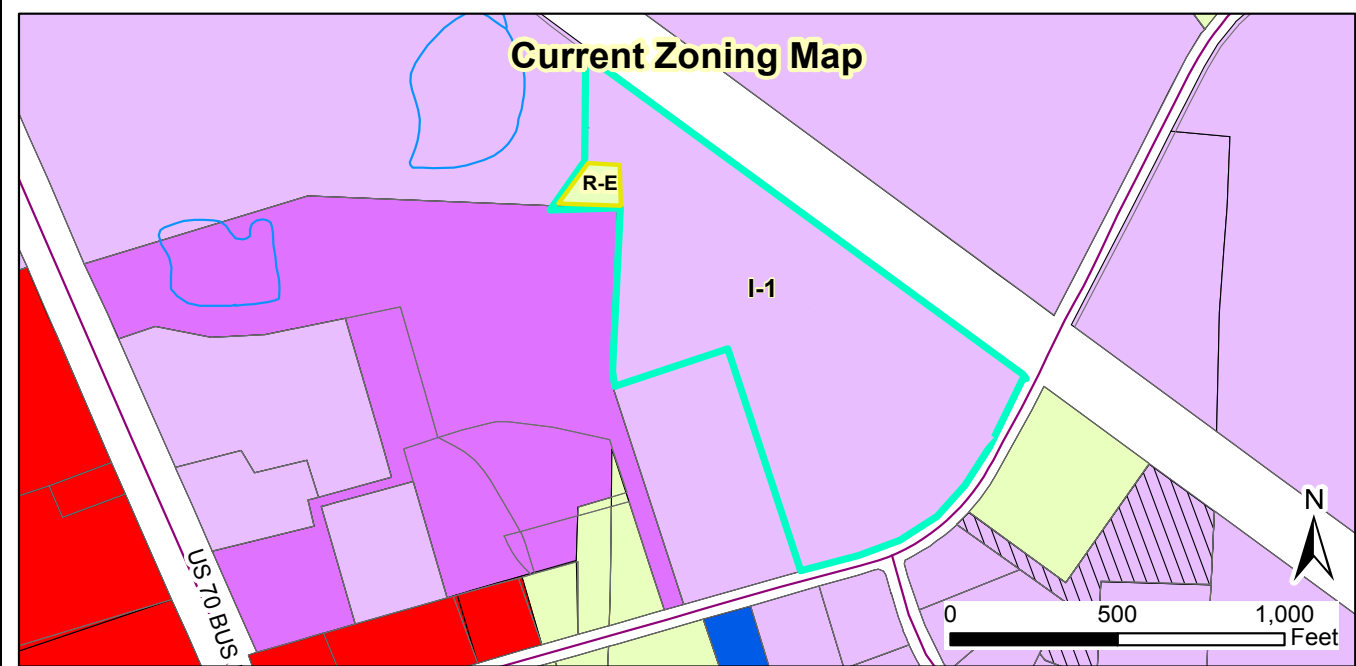
Haley Hogg

Print Name


Signature of Applicant

12-18-17

Date



2017-207-RZ TOC WWPTF Rezoning
Request: Request to rezone a portion of the property from R-E to I-1
 Applicant: Town of Clayton
 Property Owners: Town of Clayton
 Parcel ID: 167800-40-6031
 Tag #: 05105019E


 01/02/2018
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality to the data represented here.

Document Path: O:\PLANNING\REZONING\Rezoning\2017\2017-207-RZ TOC WWPTF Rezoning\Maps\2017-207-RZ Staff Report Map.mxd

Legend

- 100-yr Flood Zone
- Thoroughfare Overlay
- Scenic Highway Overlay
- Site

PUBLIC NOTICE

In accordance with NC GS 160A-384, the Clayton Town Council will hold a public hearing on Monday, February 5, 2018, at 6:30 PM at Town Hall, 111 East Second Street, to consider rezoning request 2017-207-RZ TOC WWPTF Rezoning for parcel number(s) 167800-40-6031. The requested change is to rezone a portion of the property from Residential-Estate (R-E) to Industrial-Light (I-1).

The Clayton Town Council reserves the right to approve the request as presented or any portion of the request without necessity of withdrawal or modification of the application or additional public hearing on the matter. Likewise, the Town Council may designate approval to the district requested or another district or districts without modification of the request or additional public hearing.

This is an open meeting and the public is invited to attend.

Haley Hogg, Planner
919-553-5002

The Clayton News Star

Please advertise on the following dates:

January 26, 2018

February 2, 2018

Affidavit of publication required.

Jody L. McLeod
MAYOR

Bruce Thompson
TOWN ATTORNEY

Adam Lindsay
TOWN MANAGER

The Premier Community



For Active Families

Bobby Bunn
Art Holder
Jason Thompson
R.S. "Butch" Lawter, Jr.
COUNCIL MEMBERS

Michael Grannis
MAYOR PRO TEM

December 18, 2017

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed by the Town of Clayton for a rezoning 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 Town will be present to explain the rezoning, answer questions, and solicit comments.

Meeting Date: January 11, 2018

Location: Clayton Center Lobby, Clayton Town Hall 111 E. Second Street, Clayton, NC 27520

Time: 6:00pm

Type of Application: Rezoning

General Description: Rezoning the subject property (Parcel ID: 167800-40-6031) from Residential-Estate (R-E) and Industrial-Light (I-1) to Industrial-Light (I-1). The property is located off Powhatan Road. Please see the attached map.

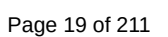
If you have any questions prior to or after this meeting, you may contact me at 919-553-5002.

Sincerely,

Haley Hogg, CZO
Planner
Town of Clayton

P.O. Box 879 • Clayton, North Carolina 27528 • Office (919)553-5002 • Fax (919)553-8919

www.townofclaytonnc.org



NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: 2017-2017-RZ TOC WWPTF Rezoning

Application: Rezoning

Location/Date: Clinton center 111 E. Second Street 5/11/18

	NAME	ADDRESS
1	Haley Hogg, Planner	TOC Planning
2	Robert Souza	Grifols Therapeutics
3	Glenn Cornelisse	Grifols Therapeutics
4	Adrian L. R.	Blackmon Property Group
5		
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NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: 2017-207-RZ TOC WWPTF Rezoning
Date of Mailing: December 18, 2017
Date of Meeting: January 11, 2018 Time of Meeting: 6:00 PM
Location of Meeting: Clayton Center 111 E Second Street

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: Halley Hogg Signature: Halley Hogg

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 meeting summary
document.

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

2017-207-RZ TOC WWPTF Rezoning: Neighborhood Meeting Summary

Mr. Souza and Mr. Cornelisse represented Grifols and attended the meeting to express their support for the rezoning application. A representative from Blackmon Property Group also attended the meeting. She informed staff that Mr. Blackmon used to own one of the properties that make up the subject parcel, and he currently owns the property directly to the west. She stated that Mr. Blackmon sold the property to the YMCA under the impression that it would be sold back to them if the YMCA did not develop the land for a future facility. She expressed dissatisfaction for how the Town handled the purchase of the property from the YMCA, and noted that she believed the Town should have notified adjacent property owners of the potential purchase. Staff explained that the Town is not required to notify adjacent property owners when purchasing land. Staff informed her that this application, as well as the associated site plan application, would both be going to Planning Board on January 22nd, at which time she would be able to provide additional public comment if she desired.

There were no additional concerns or comments from the public, and the meeting adjourned at 6:45 PM.

ADJACENT PROPERTY OWNERS LIST

Project Name: TOC WWPTF Rezoning

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

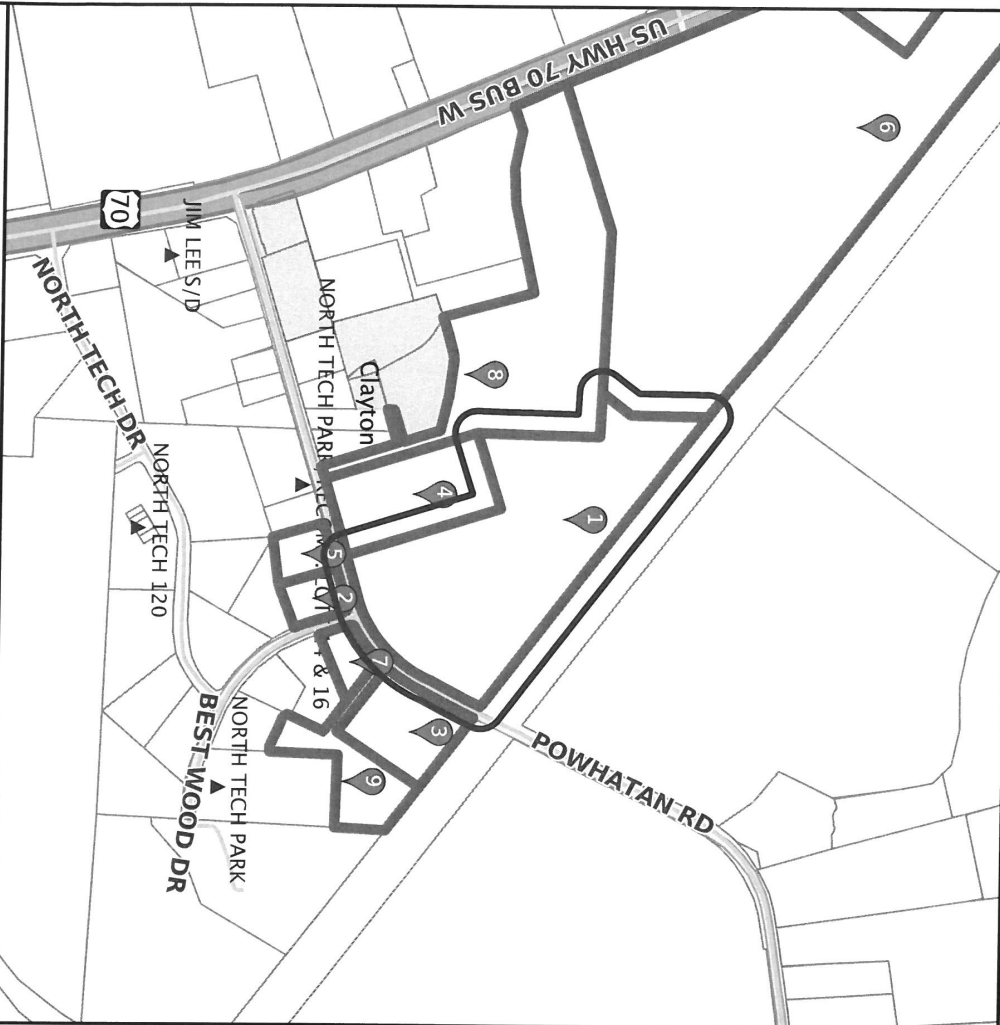
It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

PARCEL NUMBER	NAME	ADDRESS
05E99010G	Novo Nordisk	3612 Powhatan Road Clayton, NC 27527
05I05020V	APPCOMM INC	PO Box 785 Clayton, NC 27528
05I05019E	Town of Clayton	PO Box 777 Clayton, NC 27528
05I05014A	Son, Young Mun and Son, Hae Sook	3733 Powhatan Road Clayton, NC 27520
05I05020U	Blackmon, Wilson Earl	PO Drawer 2318 Smithfield, NC 27577
05I05019U	Commercial Properties of Clayton LLC	736 Parkridge Drive Clayton, NC 27527
05I05001D	Grifols Therapeutics Inc	PO Box 110526 Durham, NC 27709
05I05019T	Capital Properties of Raleigh	3724 National Drive STE 220 Raleigh, NC 27612
05I05017F	Grifols Therapeutics Inc	PO Box 110526 Durham, NC 27709
05I05019Q	Lamm Media Group, INC	PO Box 90 Smithfield, NC 27577

Adjacent Properties



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



Scale: 1:8518 - 1 in. = 709.85 feet
(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

Johnston County GIS
December 18, 2017

Result 1

id: 05105019E
Tag: 05105019E
Tax Unique Id: 4632818
Owner Name 1: TOWN OF CLAYTON
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 777
Mail Address 3: CLAYTON, NC 27528-0777
Book: 05046
Page: 0176

Result 2

id: 05105020V
Tag: 05105020V
Tax Unique Id: 4707017
Owner Name 1: APPCOMM INC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 785
Mail Address 3: CLAYTON, NC 27528-0000
Book: 03834
Page: 0180



*** DISCLAIMER ***

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

Result 3

id: 05I05014A
Tag: 05I05014A
Tax Unique Id: 4649540
Owner Name 1: SON, YOUNG MUN
Owner Name 2: SON, HAE SOOK
Mail Address 1: 3733 POWHATAN RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9132
Book: 03049
Page: 0156

Result 4

id: 05I05020U
Tag: 05I05020U
Tax Unique Id: 4649549
Owner Name 1: BLACKMON, WILSON EARL
Owner Name 2:
Mail Address 1:
Mail Address 2: PO DRAWER 2318
Mail Address 3: SMITHFIELD, NC 27577-2318
Book: 01816
Page: 0830

Result 5

id: 05I05019U
Tag: 05I05019U
Tax Unique Id: 4639545
Owner Name 1: COMMERCIAL PROPERTIES
Owner Name 2: OF CLAYTON LLC
Mail Address 1: 736 PARKRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5304
Book: 04129
Page: 0715

Result 6

id: 05I05001D
Tag: 05I05001D
Tax Unique Id: 4758408
Owner Name 1: GRIFOLS THERAPEUTICS INC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 110526
Mail Address 3: DURHAM, NC 27709-5526
Book: 04016
Page: 0306

Result 7

id: 05I05019T
Tag: 05I05019T
Tax Unique Id: 4639337
Owner Name 1: CAPITAL PROPERTIES OF
RALEIGH
Owner Name 2:
Mail Address 1: 3724 NATIONAL DR STE 220
Mail Address 2:
Mail Address 3: RALEIGH, NC 27612-4070
Book: 04113
Page: 0595

Result 8

id: 05I05017F
Tag: 05I05017F
Tax Unique Id: 4770385
Owner Name 1: GRIFOLS THERAPEUTIC INC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 110526
Mail Address 3: DURHAM, NC 27709-5526
Book: 04213
Page: 0946



*** DISCLAIMER ***

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

Result 9

id: 05I05019Q

Tag: 05I05019Q

Tax Unique Id: 4754474

Owner Name 1: LAMM MEDIA GROUP, INC.

Owner Name 2:

Mail Address 1:

Mail Address 2: PO BOX 90

Mail Address 3: SMITHFIELD, NC 27577-0090

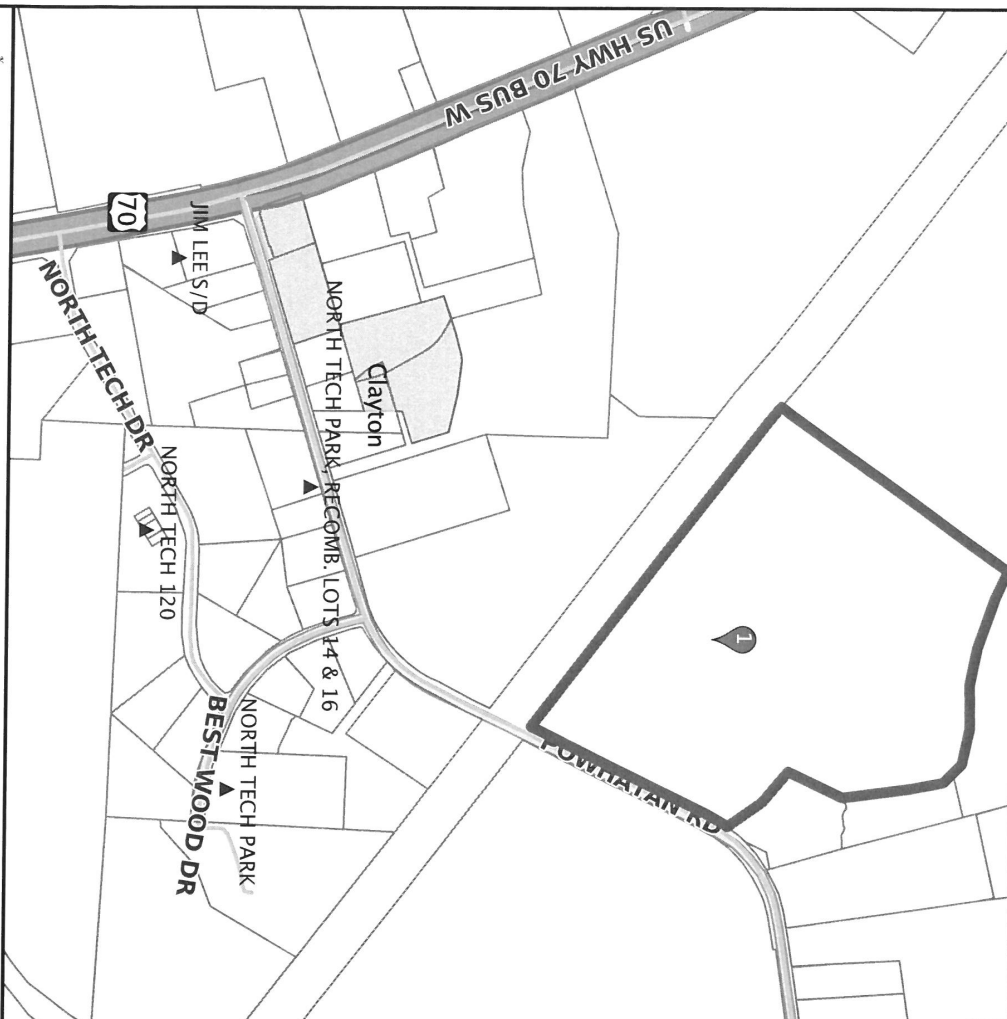
Book:

Page:

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

Result 1

id: 05E99010G
Tag: 05E99010G
Tax Unique Id: 4770429
NCPin: 167804-41-9237
Mapsheet No: 167804
Owner Name 1: NOVO NORDISK
PHARMACEUTICAL
Owner Name 2: INDUSTRIES INC
Mail Address 1: 3612 POWHATAN RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1: 3612 POWHATAN RD
Site Address 2: CLAYTON, NC 27527-
Book: 03834
Page: 0908
Market Value: 59581400
Assessed Acreage: 54.3
Calc. Acreage: 53.08
Sales Price: 0
Sale Date: 2010-04-01



Scale: 1:8518 - 1 in. = 709.85 feet
(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)



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
January 22, 2018

STAFF REPORT

Application Number: 2017-190-SP
Project Name: TOC Regional WWPTF Major Site Plan

NC PIN / Tag #: 167800-40-6031 / 05I05019E
Applicant: Novo Nordisk Pharmaceutical Industries, LP
Owner: Town of Clayton
Location: 3798 Powhatan Road

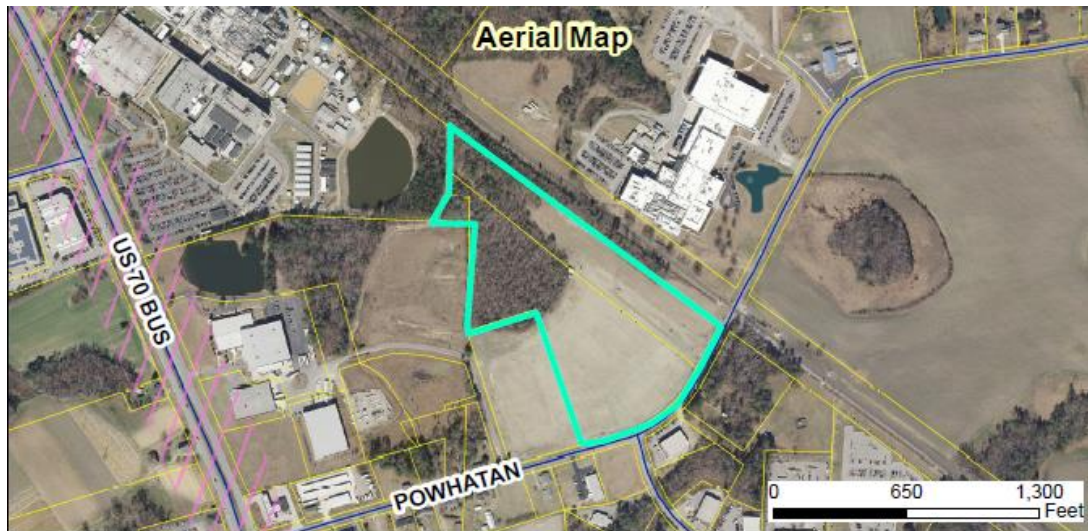
Public Noticing:

- Neighborhood meeting December 18, 2017
- Sign posted prior to January 12, 2018

REQUEST: The applicant is requesting major site plan approval to develop a regional wastewater pretreatment facility on the subject property.

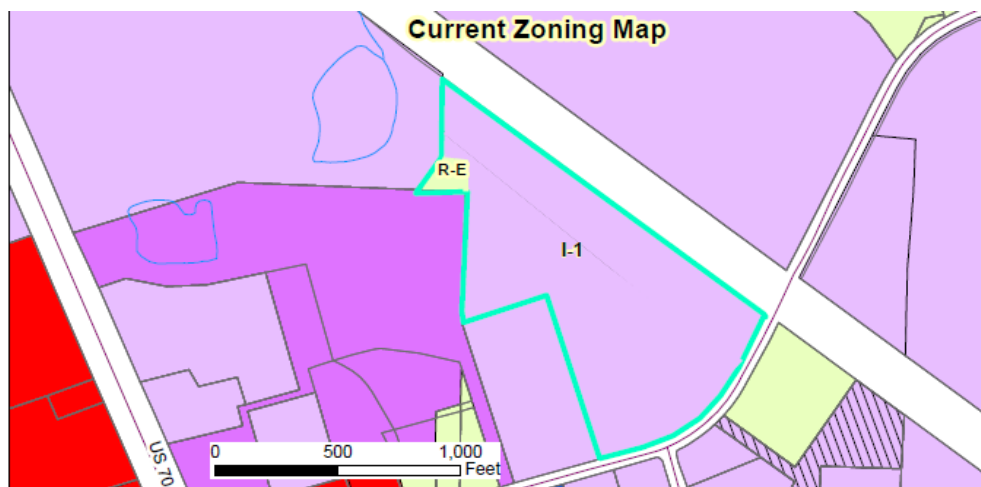
SITE DATA:

Acreage: 22.02 acres
Existing Use: Vacant (approved for "Major Utility" for EICA Pump Station in 2017)



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Industrial-Light (I-1)	Grifols Pharmaceutical & Novo Nordisk Pharmaceutical
South	Industrial-Light (I-1) and Residential-Estate (R-E)	Single-family residence & indoor entertainment
East	Industrial-Light (I-1)	Novo Nordisk Pharmaceutical
West	Industrial-Heavy (I-2) and Industrial-Light (I-1)	Outdoor Entertainment & Grifols Pharmaceutical

**DEVELOPMENT DATA:**

Proposed Uses:	Major Utility
Buildings:	Office/Administrative Lab Building (3782 SF, includes 670 SF of office); there will also be 65,502 SF in additional structure coverage (tanks, clarifiers, mechanical buildings)
Number of Stories:	1 story
Impervious Surface:	17.6% (includes existing and proposed impervious coverage)
Required Parking:	1 space per 200 SF of office plus 1 space per employee
Proposed Parking:	16 spaces, including 1 handicap space (670 SF of office space, plus 12 employees)
Access/Streets:	One access point off Powhatan Road

STAFF ANALYSIS:

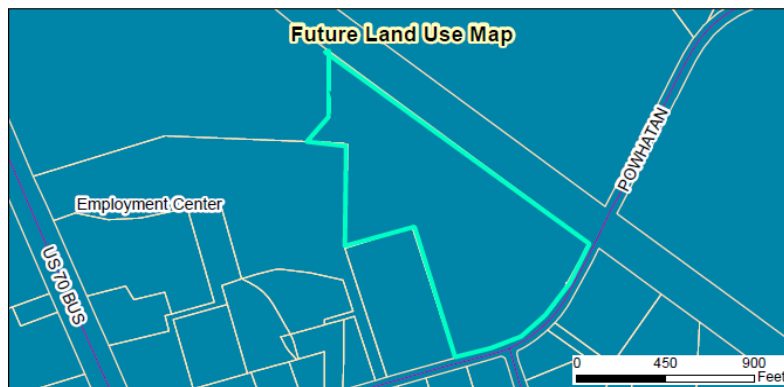
Overview

The applicant is requesting major site plan approval to develop a regional wastewater pre-treatment facility on the subject property. The proposed facility will be constructed by Novo Nordisk, and once completed ownership will be transferred to the Town of Clayton. The property is currently zoned Industrial-Light (I-1), with a portion in the northwest corner zoned Residential-Estate (R-E). Running concurrently with this application, the Town has submitted a rezoning application (2017-207-RZ) requesting to rezone this portion of the property to I-1 in order to create consistency with the remainder of the property and the zoning of the surrounding properties.

The property is accessed off Powhatan Road, and will have a paved entrance leading into the site. Directly off Powhatan Road, the southeastern portion of the property will continue to be utilized as outdoor soccer fields and parking for the YMCA. This is noted within a lease agreement between the Town of Clayton and the YMCA. The wastewater pre-treatment facility will be developed further into the northwest portion of the property. There will be a gated entrance located off the entrance drive, and a black vinyl-coated chain link fence with opaque slats will be located around the facility in order to separate the uses and screen the facility from view of the public ROW. There will be one 3,782 administrative lab/office building located on the property, which will consist of brick/brick veneer siding. Sixteen parking spaces will be provided at this building, with sidewalk connections to provide pedestrian connectivity. A dumpster will also be located at this building, and the enclosure will match the materials of the building. Further into the site there will be several other structures, primarily tanks that will also serve the facility. None of the structures on the site will exceed 50 feet in height and all will be screened from the ROW with fencing and landscaping. It is also worth noting that the northwest portion of the property currently has major site plan approval (2017-05-SP) to develop an ECIA Pump Station. This pump station has not been constructed yet, but is anticipated in the future.

Consistency with Adopted Plans:

- **Comprehensive Plan 2040**
The future land use map designates this property as “Employment Center”, which is consistent with the proposed use.
- **Unified Development Code**
The proposed development is consistent with the Unified Development Code.



Landscaping and Buffering

A Class "A" landscape buffer will be provided along Powhatan Road in order to meet the UDC's buffer requirements along a minor thoroughfare. Street trees are also provided along the entrance into the site. Additional landscaping is provided along the fence line to further provide screening of the parking area and overall facility from the view of the public ROW and surrounding land uses. Existing landscaping will also be utilized to the west and north to provide additional screening.

Access/Streets

The facility will be accessed off Powhatan Road, via an existing driveway entrance. This access will be paved, and a gate will be provided at the entrance into the wastewater pre-treatment facility.

Architecture/Design

The office/lab building will consist of brick/brick veneer siding. The dumpster enclosure adjacent to the office building will consist of the same materials in order to remain consistent and meet the requirements of the UDC. No structures on the site, including tanks, will exceed a height of 50'.

CONSIDERATIONS:

- This request is running concurrently with 2017-207-RZ.
- The Planning Board shall make a final decision regarding Major Site Plans.

APPROVAL CRITERIA:

The applicant has addressed the Major Site Plan Approval Criteria outlined in the Unified Development Code. The applicant's responses are incorporated into the record as an attachment to the Staff Report.

ATTACHMENTS:

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



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

Pursuant to Article 7, Section 155.707 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Planning Board to approve a Major Site Plan application. Please complete all fields in this application and submit to the Planning Department with all required materials.

Application fee: \$500.00 + \$5.00 per acre. *All fees are due when the application is submitted.*

SITE INFORMATION

☒ New Major Site Plan

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

Name of Project: TOC Regional WWPTF

Acreage of Property: 21.651 (13.571 + 0.3 + 7.78) Calc. Acreage

County Tag #: 05105019E, 05105017B, 05E99010H

NC PIN: 167700-49-6694, 167800-30-9377, 167800-40-6294

Address/Location: Final address to be TBD. Current address of NC Pin # 167700-49-6694 is: 3798 Powhatan Rd, Clayton, NC

Existing Use: Undeveloped Land (Forested, Open Land & Utility Easement)

Proposed Use: Utility, Major

Zoning District: I-1 (Industrial-Light)

Is project within a Planned Development?

☒ No

☐ Yes (list): _____

Is project within an Overlay District?

☐ No

☒ Yes (list): Watershed Protection Overlay District

FOR OFFICE USE ONLY

Date Received:

DEC 01 2017

Amount Paid:

\$610

File Number:

2017-190 - SP

TOWN OF CLAYTON
PLANNING DEPARTMENT

October 2017

Page 1 of 9

PROPERTY OWNER INFORMATION

Name: Town of Clayton

Mailing Address: PO Box 879, Clayton, NC 27528-0879

Phone Number: (919) 553-5002

Fax:

Email Address:

APPLICANT INFORMATION

Applicant: Novo Nordisk Pharmaceutical Industries, LP

Mailing Address: 3611 Powhatan Road, Clayton, NC 27527-9217

Phone Number: (919) 437-9691

Fax:

Contact Person: Matt Kuntz

Email Address: mwkn@novonordisk.com

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Major Site Plan application.

To be completed by the applicant:			To be completed by staff:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: <u>10/25/17</u>	☒	☐			
2. I have referenced the <i>Plan Requirements Checklist</i> and used this as a guide	☒				
3. Site Plan Review Fee (\$500 + \$5/acre)	☒				
4. Completed application	☒				
5. Owner's Consent Form	☐	☒			
6. Plan sets meeting the requirements listed in the <i>Plan Requirements Checklist</i>	☐	☐			
7. Copy of plan sets in .PDF on USB flash drive	☐	☐			
8. Adjacent property owners list	☐	☐			
9. Wastewater allocation request OR verification of wastewater allocation	☐	☐			
10. Signed and sealed traffic impact analysis (2 copies) (required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)	☐	☐			
11. Neighborhood meeting notice letter (1 copy)* See sample letter and meeting requirements included in this packet *Not required for subdivisions that are part of an approved planned development	☐	☐			
12. Neighborhood meeting summary form (1 copy) * Included in this packet *Not required for subdivisions that are part of an approved planned development	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

EXPLANATION OF PROJECT

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

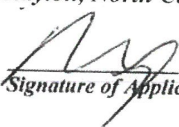
The Regional WWPTF project proposes to construct a new regional wastewater pretreatment facility and associated infrastructure in Clayton, NC. This project has been driven by construction of Novo Nordisk's manufacturing facility located adjacent to the project site as well to the proximity to other manufacturing activities in the East Clayton industrial area and the regional plan for industrial wastewater pretreatment. Novo Nordisk is leading the design, permitting and construction effort for the project. Once construction is complete, Novo Nordisk will transfer ownership to the Town of Clayton after testing and acceptance is complete. From that point forward, the Town will own and operate the plant as publicly owned, regional wastewater pretreatment facility. The facility will be constructed and operated in a manner so as to limit impacts to the surrounding community.

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.

Matt Kuntz

Print Name


Signature of Applicant

15 Nov 2017

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 meeting must be held at least ten (10) calendar days prior to the Planning Board meeting.

Meeting Time & Location:

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

Meeting Notice Mailing requirements:

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

Information provided at the Neighborhood Meeting:

At a minimum, the following materials must be present for inspection at a Neighborhood Meeting:

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

Information provided to Planning Department:

Alert the Planning Department once the date, location, and time of the Neighborhood Meeting are determined. Planning staff may attend the Neighborhood Meeting to answer process/code questions.

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

- ☒ Adjacent Property Owner's List (aka "mailing list")
- ☒ Copy of the letter mailed
- ☒ Attendance Roster (aka "sign-in sheet")
- ☒ Neighborhood Meeting Summary Form with minutes (see below)

ADJACENT PROPERTY OWNERS LIST

Project Name: Regional WWPTF

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
167700-49-6694	Town of Clayton	PO Box 879, Clayton, NC 27528-0879
167800-30-9377	Town of Clayton	PO Box 879, Clayton, NC 27528-0879
167700-59-6259	Lamm Media Group, Inc.	PO Box 90, Smithfield, NC 27577-0090
167700-49-3426	Wilson Earl Blackmon	PO Drawer 2318, Smithfield, NC 27577-2318
167800-30-4225	Grifols Therapeutic Inc	PO Box 110526, Durham, NC 27709-5526
167800-21-5181	Grifols Therapeutic Inc	PO Box 110526, Durham, NC 27709-5526
167700-49-8164	APPCOMM Inc	PO Box 785, Clayton, NC 27528-0000
167800-40-6294	Town of Clayton	PO Box 879, Clayton, NC 27528-0879
167700-59-3446	Young Mun & Hae Sook Son	3733 Powhatan Rd, Clayton, NC 27520-9132
167700-49-5090	Commercial Properties of Clayton LLC	736 Parkridge Dr, Clayton, NC 27527-5304
167700-59-0242	Capital Properties of Raleigh	2840 Plaza Pl, Ste 200, Raleigh, NC 27612-6343

Neighborhood Meeting Mailing List										
Project: Regional WWPTF, Clayton, NC Application: Major SP 2017-TBD-SP Location/Date: Powhatan Center / December 18, 2017										
Result	id	Tag	Tax Unique Id	NC PIN	Owner Name	Mail Address	City	State	Zip	
1	05I05019E	05I05019E	4632818	167700-49-6694	Town of Clayton	PO Box 879	Clayton	NC	27528-0879	
2	05I05017B	05I05017B	4649541	167800-30-9377	Town of Clayton	PO Box 879	Clayton	NC	27528-0879	
3	05I05019Q	05I05019Q	4649540	167700-59-6259	Lamm Media Group, Inc.	PO Box 90	Smithfield	NC	27577-0090	
4	05I05020U	05I05020U	4649549	167700-49-3426	Wilson Earl Blackmon	PO Drawer 2318	Smithfield	NC	27577-2318	
5	05I05017F	05I05017F	4770385	167800-30-4225	Grifols Therapeutic Inc	PO Box 110526	Durham	NC	27709-5526	
6	05I05001D	05I05001D	4758408	167800-21-5181	Grifols Therapeutic Inc	PO Box 110526	Durham	NC	27709-5526	
7	05I05020V	05I05020V	4707017	167700-49-8164	APPCOMM Inc	PO Box 785	Clayton	NC	27528-0000	
8	05E99010H	05E99010H	4681849	167800-40-6294	Town of Clayton	PO Box 879	Clayton	NC	27528-0879	
9	05I05014A	05I05014A	4649540	167700-59-3446	Young Mun Son	3733 Powhatan Rd	Clayton	NC	27520-9132	
10	05I05019U	05I05019U	4639545	167700-49-5090	Ha Sook Son					
11	05I05019T	05I05019T	4639337	167700-59-0242	Commercial Properties of Clayton LLC	736 Parkridge Dr	Clayton	NC	27527-5304	
					Capital Properties of Raleigh	2840 Plaza Pl, Ste 200	Raleigh	NC	27612-6343	



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Result 1

id: 05I05019E
Tag: 05I05019E
Tax Unique Id: 4632818
Owner Name 1: TOWN OF CLAYTON
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Book: 05046
Page: 0176

Result 2

id: 05I05017B
Tag: 05I05017B
Tax Unique Id: 4649541
Owner Name 1: TOWN OF CLAYTON
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 879
Mail Address 3: CLAYTON, NC 27528-0879
Book: 05044
Page: 0769

Result 3

id: 05I05019Q
Tag: 05I05019Q
Tax Unique Id: 4754474
Owner Name 1: LAMM MEDIA GROUP, INC.
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 90
Mail Address 3: SMITHFIELD, NC 27577-0090
Book:
Page:

Result 4

id: 05I05020U
Tag: 05I05020U
Tax Unique Id: 4649549
Owner Name 1: BLACKMON, WILSON EARL
Owner Name 2:
Mail Address 1:
Mail Address 2: PO DRAWER 2318
Mail Address 3: SMITHFIELD, NC 27577-2318
Book: 01816
Page: 0830

Result 5

id: 05I05017F
Tag: 05I05017F
Tax Unique Id: 4770385
Owner Name 1: GRIFOLS THERAPEUTIC INC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 110526
Mail Address 3: DURHAM, NC 27709-5526
Book: 04213
Page: 0946

Result 6

id: 05I05001D
Tag: 05I05001D
Tax Unique Id: 4758408
Owner Name 1: GRIFOLS THERAPEUTICS INC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 110526
Mail Address 3: DURHAM, NC 27709-5526
Book: 04016
Page: 0306



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Result 7

id: 05I05020V
Tag: 05I05020V
Tax Unique Id: 4707017
Owner Name 1: APPCOMM INC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 785
Mail Address 3: CLAYTON, NC 27528-0000
Book: 03834
Page: 0180

Result 8

id: 05E99010H
Tag: 05E99010H
Tax Unique Id: 4681849
Owner Name 1: TOWN OF CLAYTON, NORTH CAROLINA
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 879
Mail Address 3: CLAYTON, NC 27528-0879
Book: 04948
Page: 0002

Result 9

id: 05I05014A
Tag: 05I05014A
Tax Unique Id: 4649540
Owner Name 1: SON, YOUNG MUN
Owner Name 2: SON, HAE SOOK
Mail Address 1: 3733 POWHATAN RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9132
Book: 03049
Page: 0156

Result 10

id: 05I05019U
Tag: 05I05019U
Tax Unique Id: 4639545
Owner Name 1: COMMERCIAL PROPERTIES
Owner Name 2: OF CLAYTON LLC
Mail Address 1: 736 PARKRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5304
Book: 04129
Page: 0715

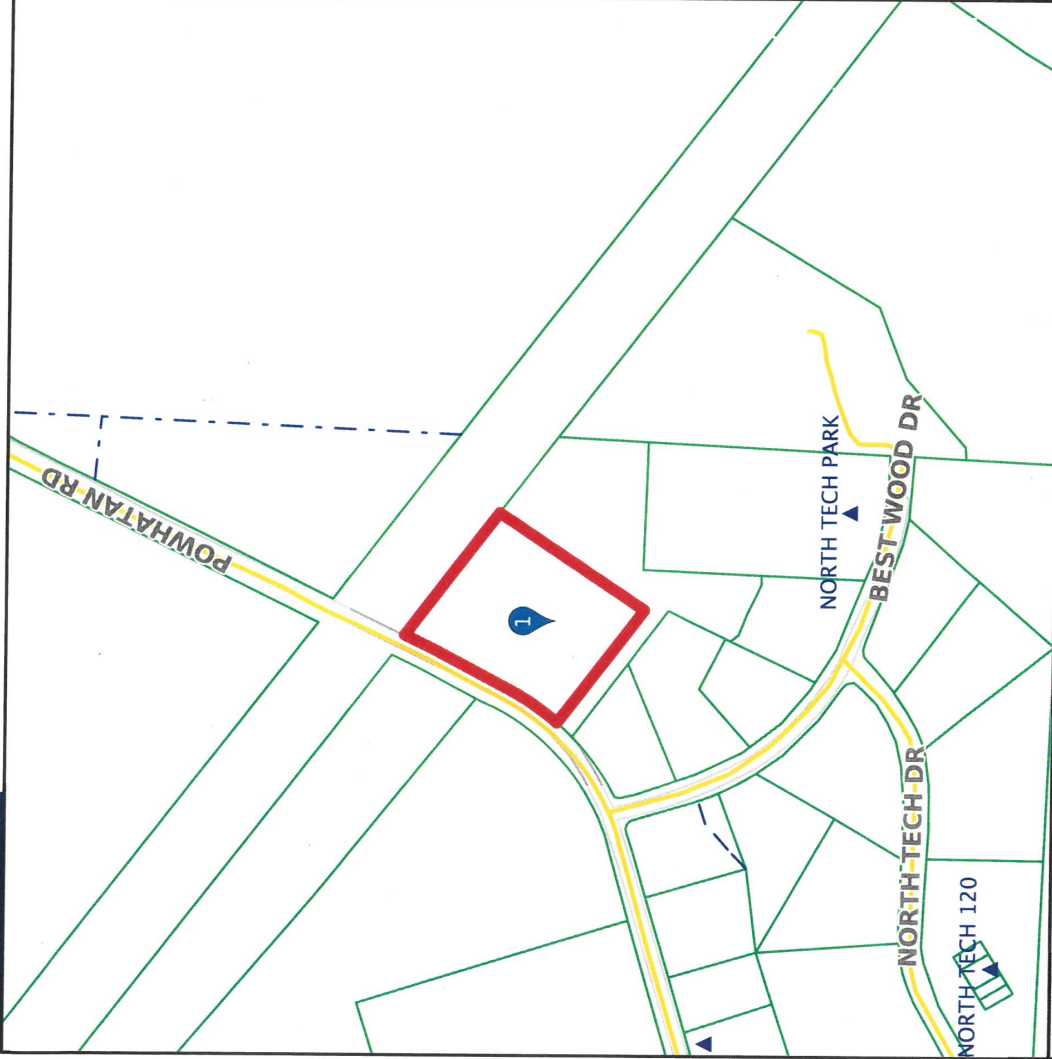
Result 11

id: 05I05019T
Tag: 05I05019T
Tax Unique Id: 4639337
Owner Name 1: CAPITAL PROPERTIES OF RALEIGH
Owner Name 2:
Mail Address 1: 2840 PLAZA PL
Mail Address 2: STE 200
Mail Address 3: RALEIGH, NC 27612-6343
Book: 04113
Page: 0595



*** DISCLAIMER ***

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



Result 1

id: 05I05014A
Tag: 05I05014A
Tax Unique Id: 4649540
NCPin: 167700-59-3446
Mapsheet No: 1677
Owner Name 1: SON, YOUNG MUN
Owner Name 2: SON, HAE SOOK
Mail Address 1: 3733 POWHATAN RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9132
Site Address 1: 3733 POWHATAN RD
Site Address 2: CLAYTON, NC 27527-
Book: 03049
Page: 0156
Market Value: 131790
Assessed Acreage: 4
Calc. Acreage: 3.756
Sales Price: 285000
Sale Date: 2006-01-13

Scale: 1:5030 - 1 in. = 419.16 feet

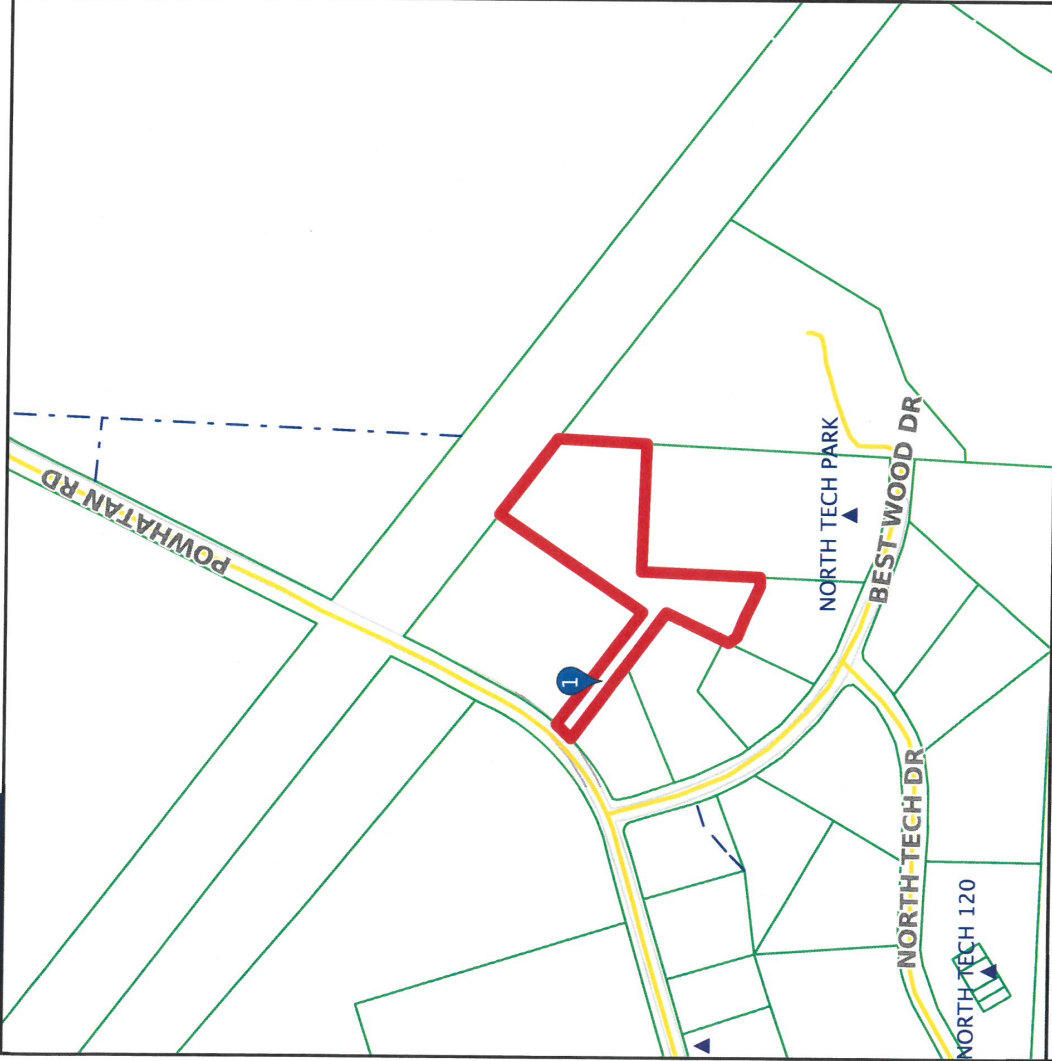
(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

Johnston County GIS
November 1, 2017



*** DISCLAIMER ***

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Result 1

id: 05105019Q
Tag: 05105019Q
Tax Unique Id: 4754474
NCPin: 167700-59-6259
Mapsheet No: 1677
Owner Name 1: LAMM MEDIA GROUP, INC.
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 90
Mail Address 3: SMITHFIELD, NC 27577-0090
Site Address 1: 3755 POWHATAN RD
Site Address 2: CLAYTON, NC 27527-
Book:
Page:
Market Value: 101170
Assessed Acreage: 4.15
Calc. Acreage: 3.607
Sales Price: 0
Sale Date:

Scale: 1:5030 - 1 in. = 419.16 feet

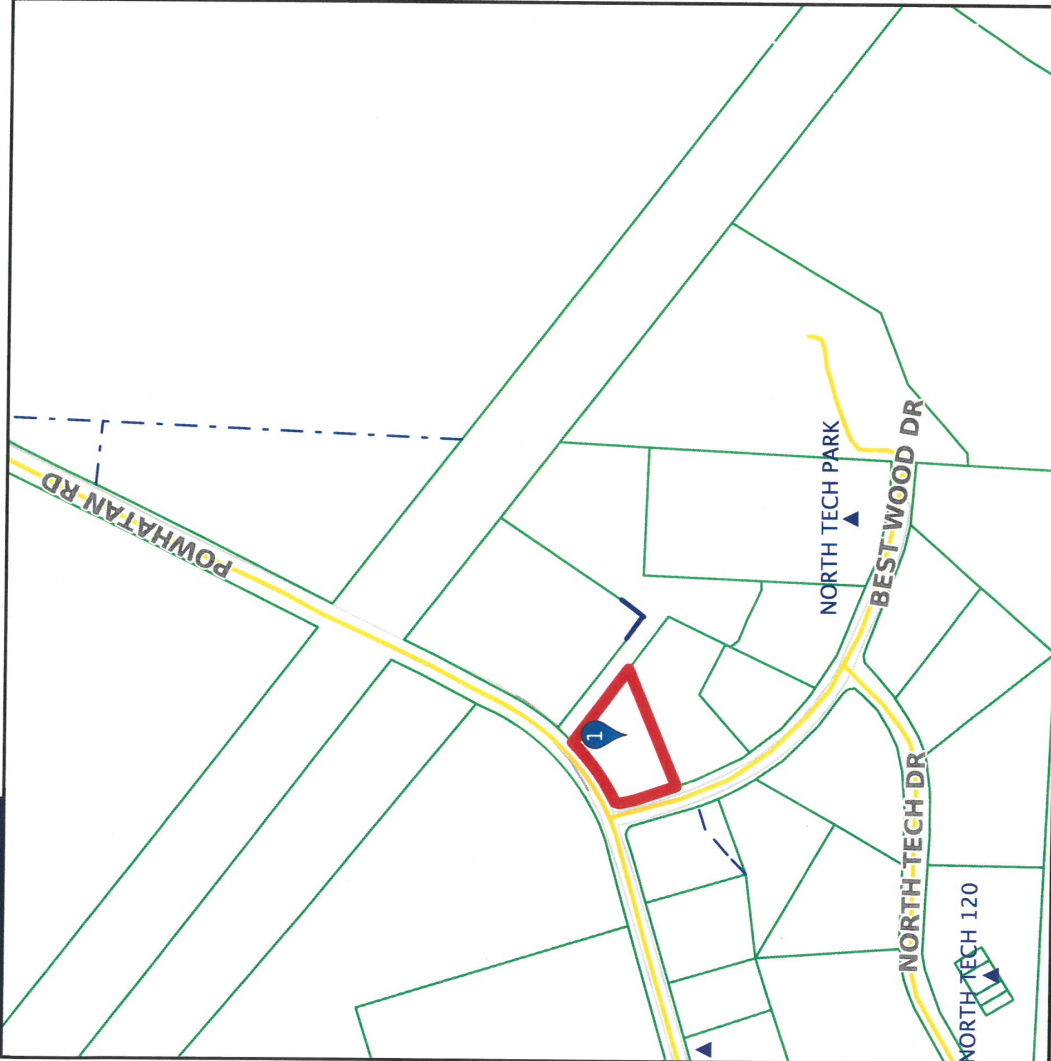
(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

Johnston County GIS
November 1, 2017



*** DISCLAIMER ***

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



Result 1

id: 05I05019T
Tag: 05I05019T
Tax Unique Id: 4639337
NCPin: 167700-59-0242
Mapsheet No: 1677
Owner Name 1: CAPITAL PROPERTIES OF RALEIGH
Owner Name 2:
Mail Address 1: 2840 PLAZA PL
Mail Address 2: STE 200
Mail Address 3: RALEIGH, NC 27612-6343
Site Address 1: 101 BEST WOOD DR
Site Address 2: CLAYTON, NC 27520-
Book: 04113
Page: 0595
Market Value: 731360
Assessed Acreage: 1.15
Calc. Acreage: 1.066
Sales Price: 325000
Sale Date: 2012-04-30



Scale: 1:5030 - 1 in. = 419.16 feet

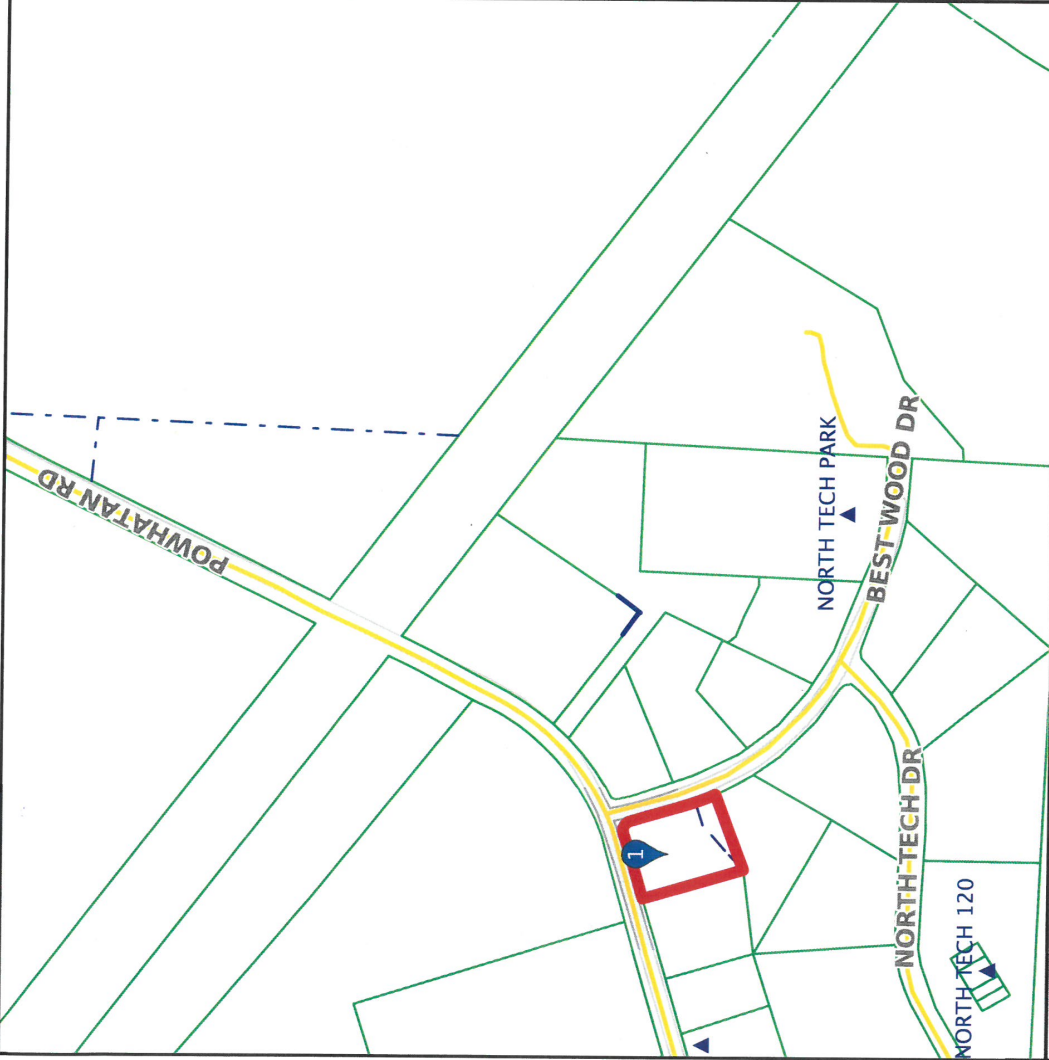
(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

Johnston County GIS
November 1, 2017



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Scale: 1:5030 - 1 in. = 419.16 feet

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

Johnston County GIS
November 1, 2017

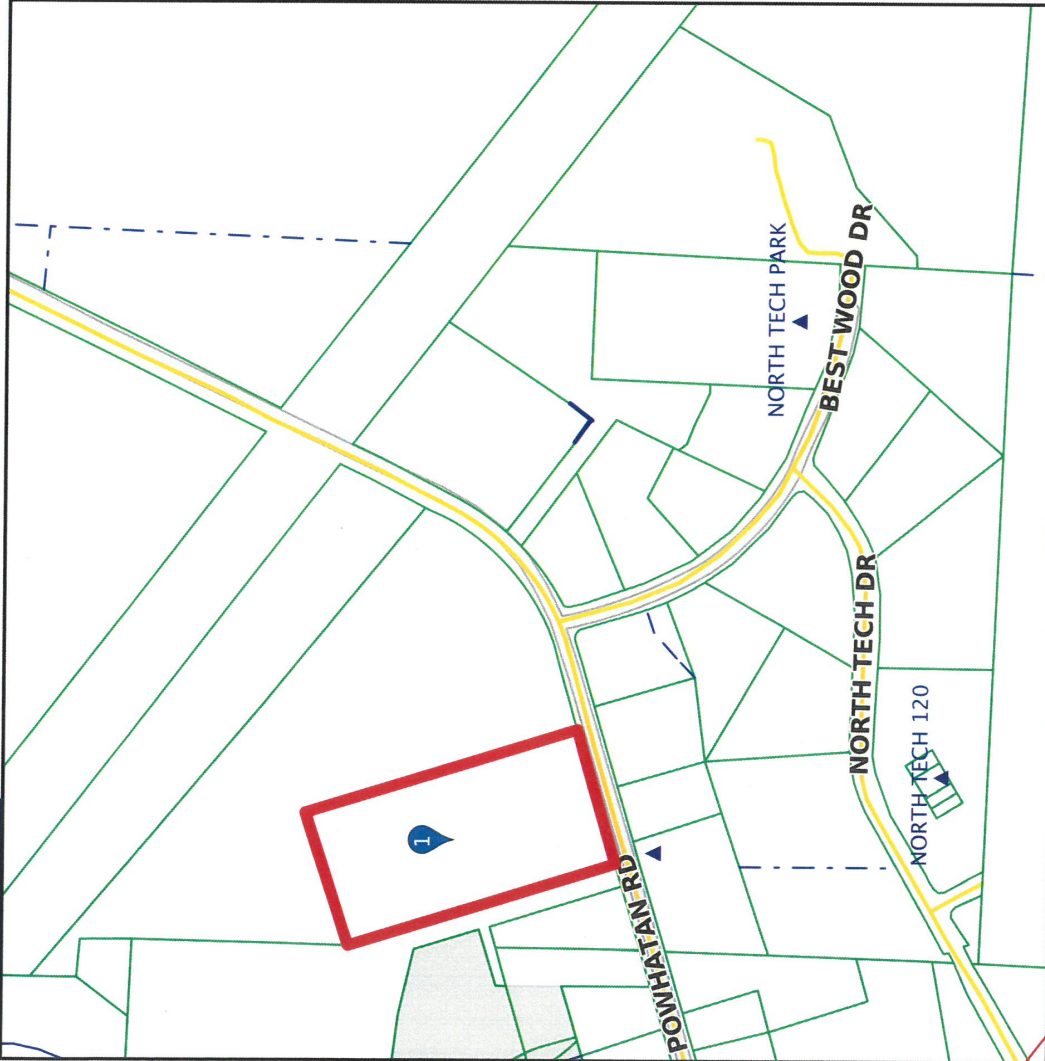
Result 1

id: 05105020V
Tag: 05105020V
Tax Unique Id: 4707017
NCPin: 167700-49-8164
Mapsheet No: 1677
Owner Name 1: APPCOMM INC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 785
Mail Address 3: CLAYTON, NC 27528-0000
Site Address 1:
Site Address 2:
Book: 03834
Page: 0180
Market Value: 87990
Assessed Acreage: 1.18
Calc. Acreage: 1.18
Sales Price: 0
Sale Date: 2010-04-15



*** DISCLAIMER ***

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Result 1

id: 05105020U
Tag: 05105020U
Tax Unique Id: 4649549
NCPin: 167700-49-3426
Mapsheet No: 1677
Owner Name 1: BLACKMON, WILSON EARL
Owner Name 2:
Mail Address 1:
Mail Address 2: PO DRAWER 2318
Mail Address 3: SMITHFIELD, NC 27577-2318
Site Address 1: 3826 POWHATAN RD
Site Address 2: CLAYTON, NC 27527-
Book: 01816
Page: 0830
Market Value: 261920
Assessed Acreage: 5.87
Calc. Acreage: 5.83
Sales Price: 0
Sale Date: 1999-04-15



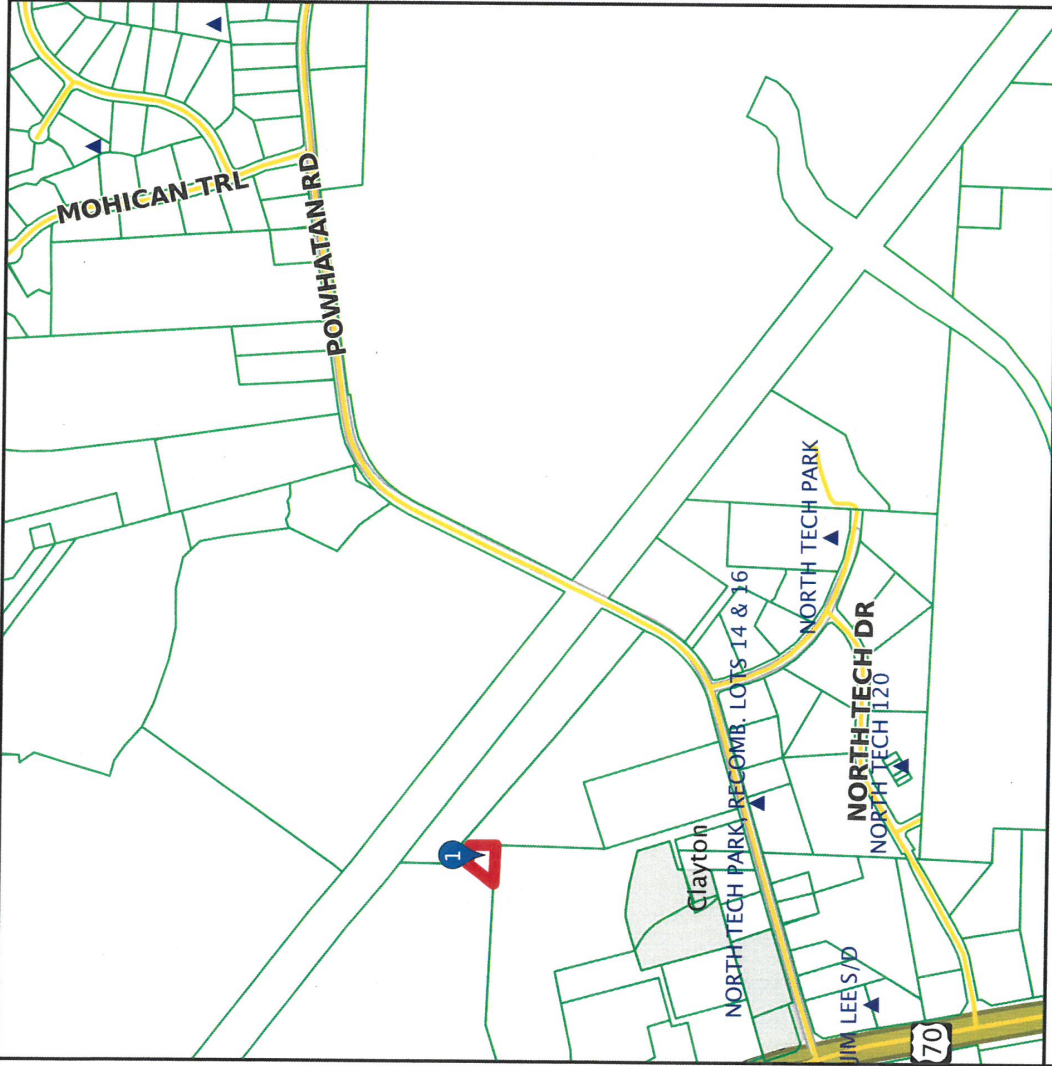
Scale: 1:5030 - 1 in. = 419.16 feet
(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

Johnston County GIS
November 1, 2017



*** DISCLAIMER ***

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Result 1

id: 05105017B
Tag: 05105017B
Tax Unique Id: 4649541
NCPin: 167800-30-9377
Mapsheet No: 1678
Owner Name 1: TOWN OF CLAYTON
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 879
Mail Address 3: CLAYTON, NC 27528-0879
Site Address 1:
Site Address 2:
Book: 05044
Page: 0769
Market Value: 12490
Assessed Acreage: 0.3
Calc. Acreage: 0.3
Sales Price: 0
Sale Date: 2017-10-19



Scale: 1:10060 - 1 in. = 838.33 feet

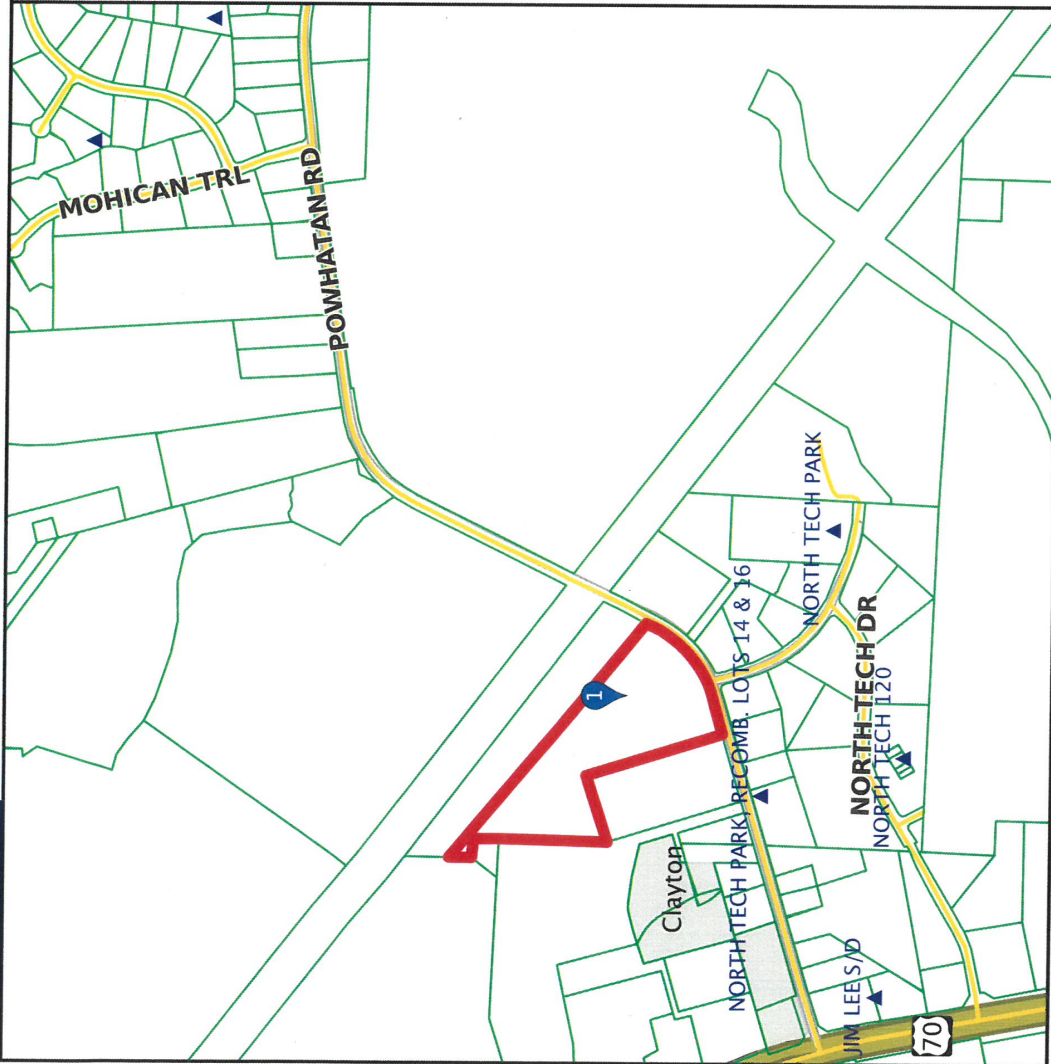
(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

Johnston County GIS
November 1, 2017



*** DISCLAIMER ***

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Result 1

id: 05105019E
Tag: 05105019E
Tax Unique Id: 4632818
NCPin: 167700-49-6694
Mapsheet No: 1677
Owner Name 1: TOWN OF CLAYTON
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 3798 POWHATAN RD
Site Address 2: CLAYTON, NC 27527-
Book: 05046
Page: 0176
Market Value: 481220
Assessed Acreage: 13.51
Calc. Acreage: 13.571
Sales Price: 950000
Sale Date: 2017-10-20

Scale: 1:10060 - 1 in. = 838.33 feet

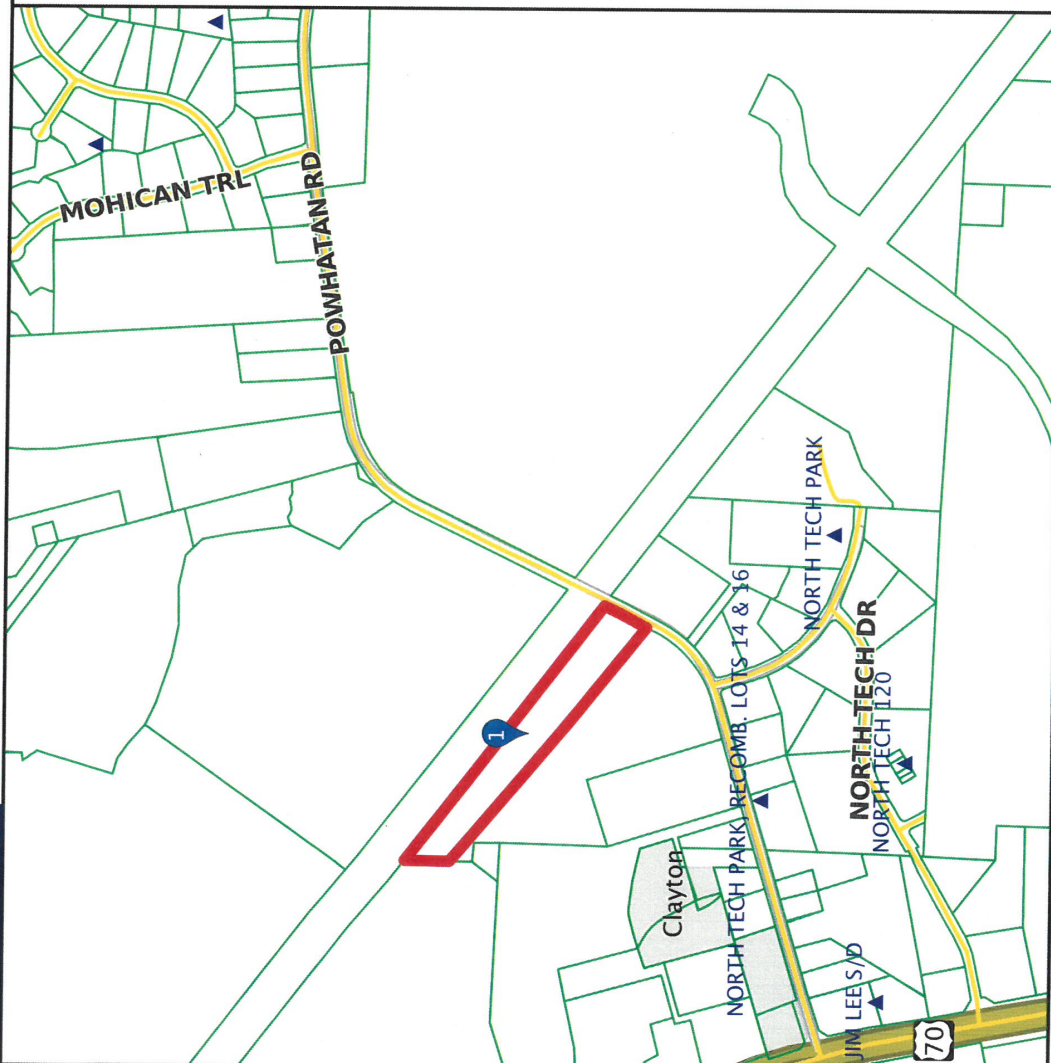
(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

Johnston County GIS
November 1, 2017



*** DISCLAIMER ***

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Result 1

id: 05E99010H
Tag: 05E99010H
Tax Unique Id: 4681849
NCPin: 167800-40-6294
Mapsheet No: 1678
Owner Name 1: TOWN OF CLAYTON, NORTH CAROLINA
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 879
Mail Address 3: CLAYTON, NC 27528-0879
Site Address 1:
Site Address 2:
Book: 04948
Page: 0002
Market Value: 159360
Assessed Acreage: 8.27
Calc. Acreage: 7.78
Sales Price: 0
Sale Date: 2017-04-27



Scale: 1:10060 - 1 in. = 838.33 feet

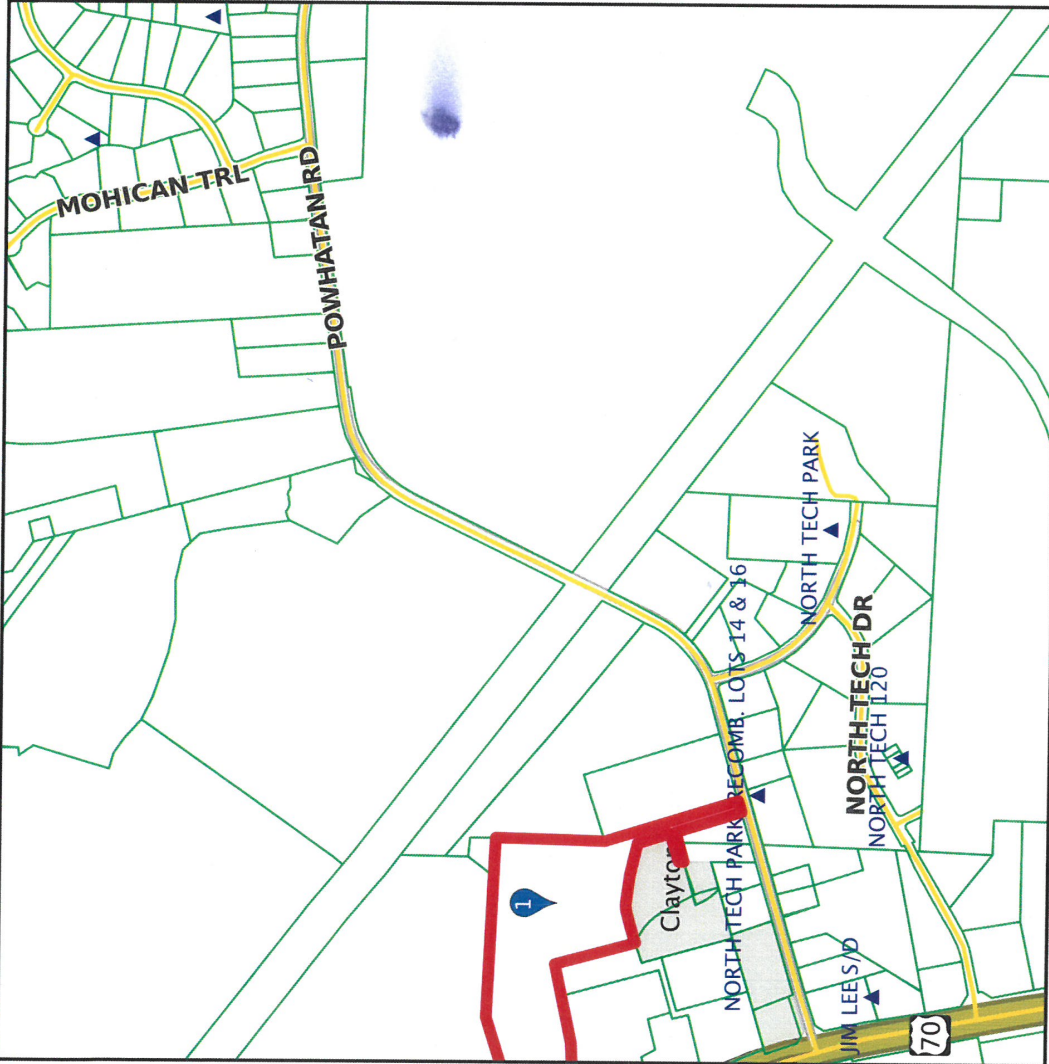
(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

Johnston County GIS
November 1, 2017



*** DISCLAIMER ***

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Result 1

id: 05105017F
Tag: 05105017F
Tax Unique Id: 4770385
NCPin: 167800-30-4225
Mapsheet No: 1678
Owner Name 1: GRIFOLS THERAPEUTIC INC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 110526
Mail Address 3: DURHAM, NC 27709-5526
Site Address 1:
Site Address 2:
Book: 04213
Page: 0946
Market Value: 1354100
Assessed Acreage: 17.64
Calc. Acreage: 17.6
Sales Price: 900000
Sale Date: 2012-12-04



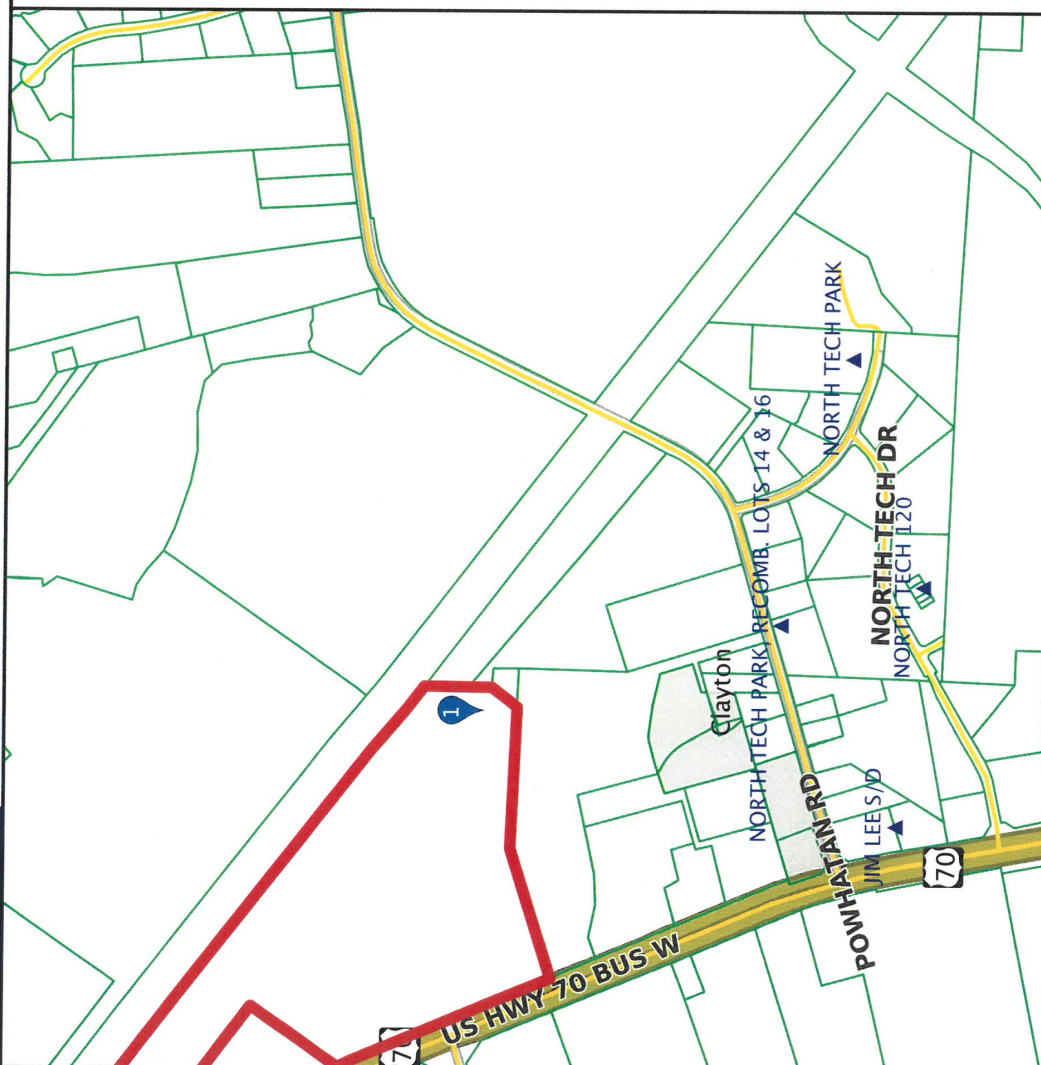
Scale: 1:10060 - 1 in. = 838.33 feet

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

Johnston County GIS
November 1, 2017



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



Result 1

id: 051050001D
Tag: 051050001D
Tax Unique Id: 4758408
NCPin: 167800-21-5181
Mapsheat No: 1678
Owner Name 1: GRIFOLS THERAPEUTICS INC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 110526
Mail Address 3: DURHAM, NC 27709-5526
Site Address 1: 8368 US HWY 70 BUS
Site Address 2: CLAYTON, NC 27520-
Book: 04016
Page: 0306
Market Value: 47298040
Assessed Acreage: 56.99
Calc. Acreage: 58.51
Sales Price: 0
Sale Date: 2011-08-29

Scale: 1:10060 - 1 in. = 838.33 feet

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

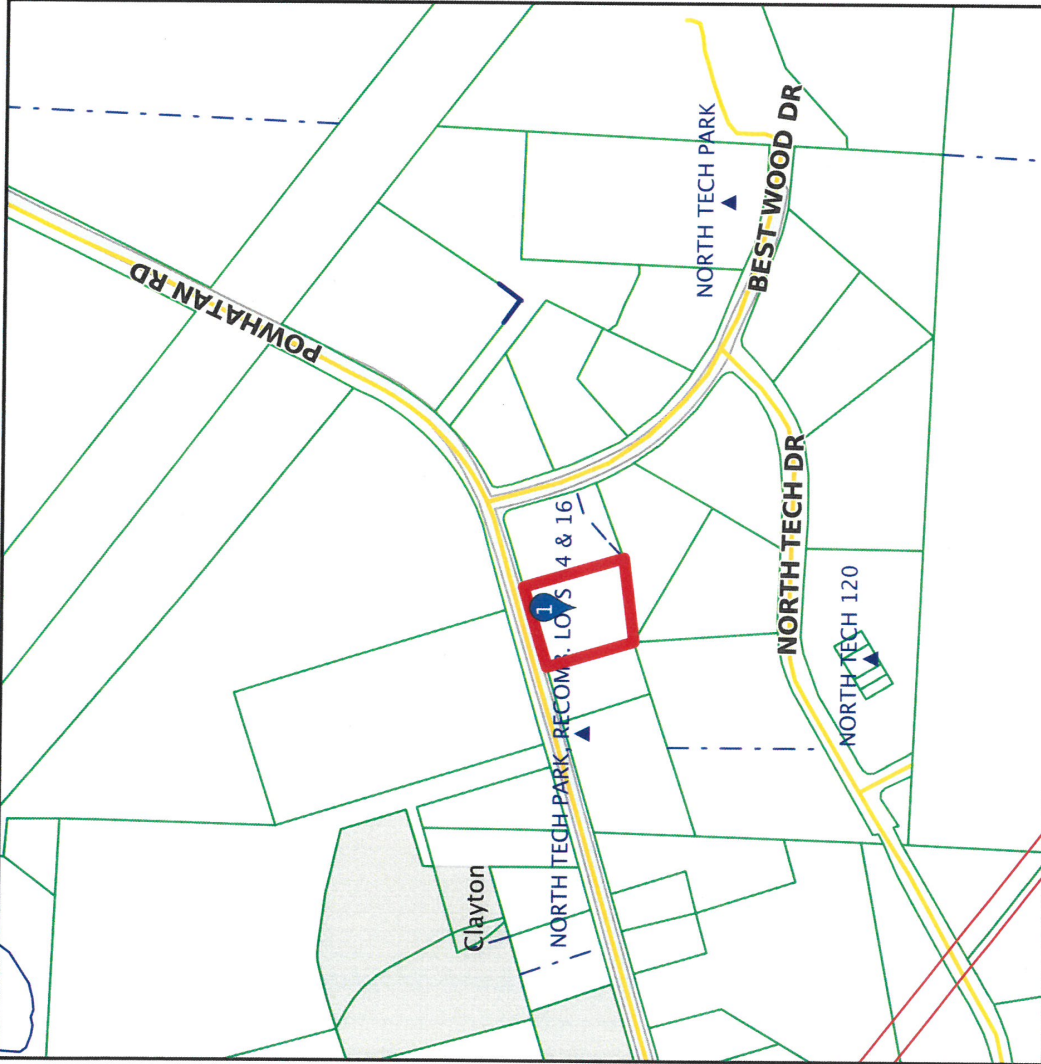
Johnston County GIS
November 1, 2017





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Result 1

id: 05105019U
Tag: 05105019U
Tax Unique Id: 4639545
NCPin: 167700-49-5090
Mapsheet No: 1677
Owner Name 1: COMMERCIAL PROPERTIES
Owner Name 2: OF CLAYTON LLC
Mail Address 1: 736 PARKRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5304
Site Address 1: 3821 POWHATAN RD
Site Address 2: CLAYTON, NC 27527-
Book: 04129
Page: 0715
Market Value: 465610
Assessed Acreage: 1.21
Calc. Acreage: 1.212
Sales Price: 0
Sale Date: 2012-06-07

Scale: 1:5030 - 1 in. = 419.16 feet

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

Johnston County GIS
November 1, 2017



December 1, 2017

Dear Clayton Area Property Owner:

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

Meeting Date: December 18th, 2017

Meeting Time: 6 pm

Meeting Location: Powhatan Center,
139 N. Tech Dr., Clayton, NC
(See Attachment A for Location Map)

Type of Application: Major Site Plan

Project/proposal property address: Regional WWPTF, 3798 Powhatan Clayton, NC 27520

Description of project/proposal: Novo Nordisk Pharmaceutical Industries, LP proposes to construct a new regional wastewater pretreatment facility and associated infrastructure. Once construction is complete, Novo Nordisk will transfer ownership to the Town of Clayton after testing and acceptance is complete. From that point forward, the Town will own and operate the plant as a publicly owned, regional wastewater pretreatment facility. The facility will be constructed and operated in a manner as to limit impacts to the surrounding community. Refer to Exhibit A & B for additional information.

Upcoming public meetings for this

Application (Planning Board) January 22, 2018

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 and/or development proposal.

If you have any questions prior to or after this meeting, you may contact our consultant (Charles Ristimaki w/ Dewberry Engineers Inc.). at 919-881-9939. Also, you may contact the Planning Department at 919-553-5002.

Sincerely,

Novo Nordisk Pharmaceutical Industries, LP

Attachment A: Meeting Location Map
Exhibit A: Existing Conditions
Exhibit B: New Site Plan

Cc: Paralee Smith, Development Services Coordinator
Town of Clayton Planning Department



Dewberry®
Dewberry Engineers Inc.

2610 WYCLIFF ROAD
SUITE 410
RALEIGH, NC 27607
PHONE: 919 881 9939
FAX: 919 881 9929
NCBELS # F 2929

DATE

12/01/17

PROJ. NO.

50097827

TITLE

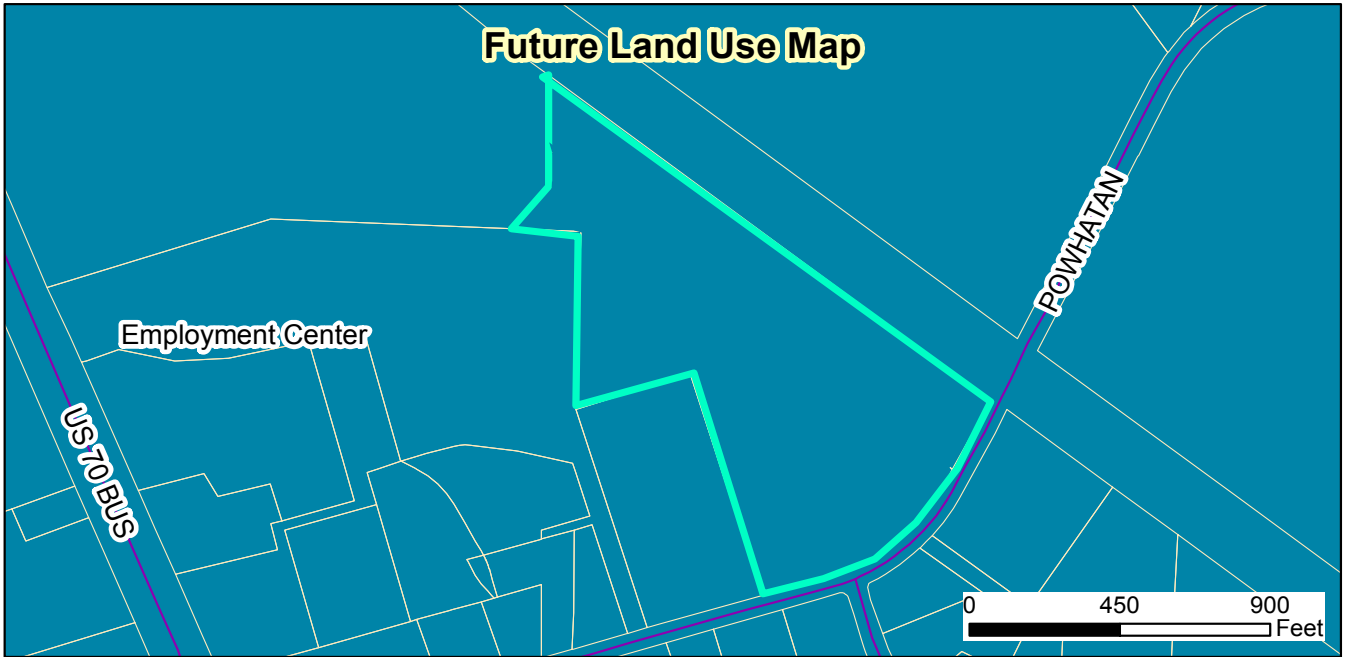
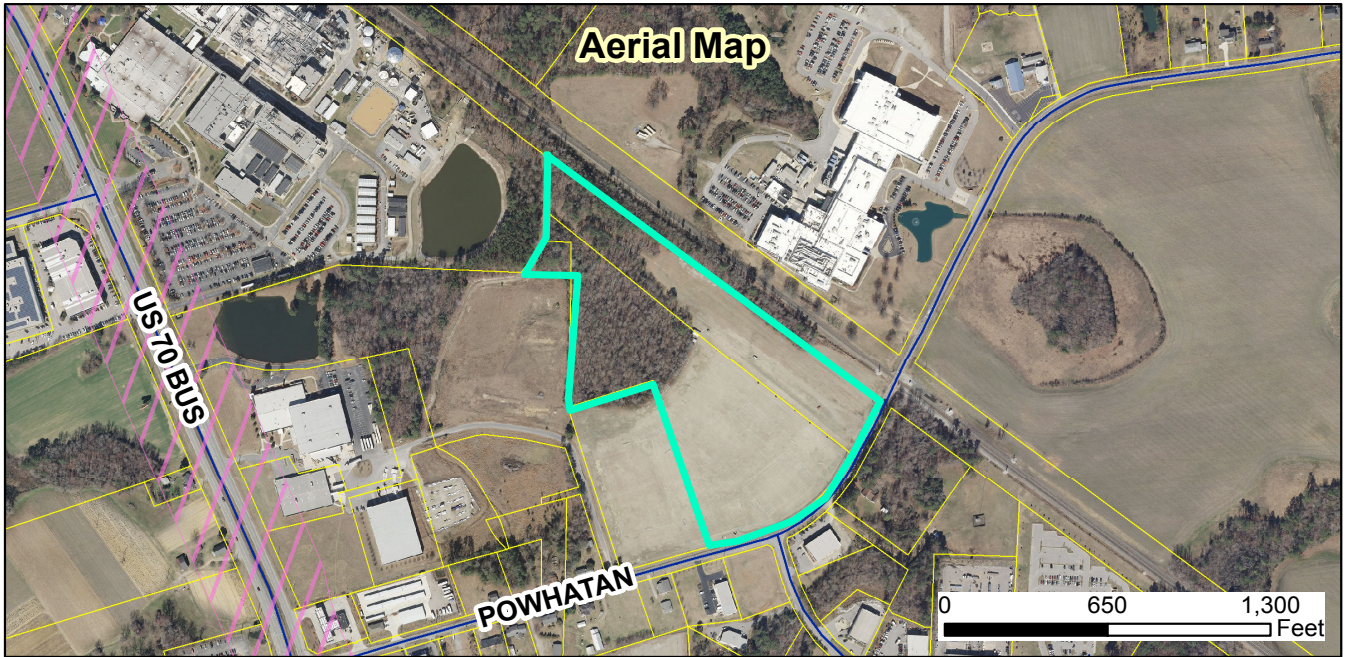
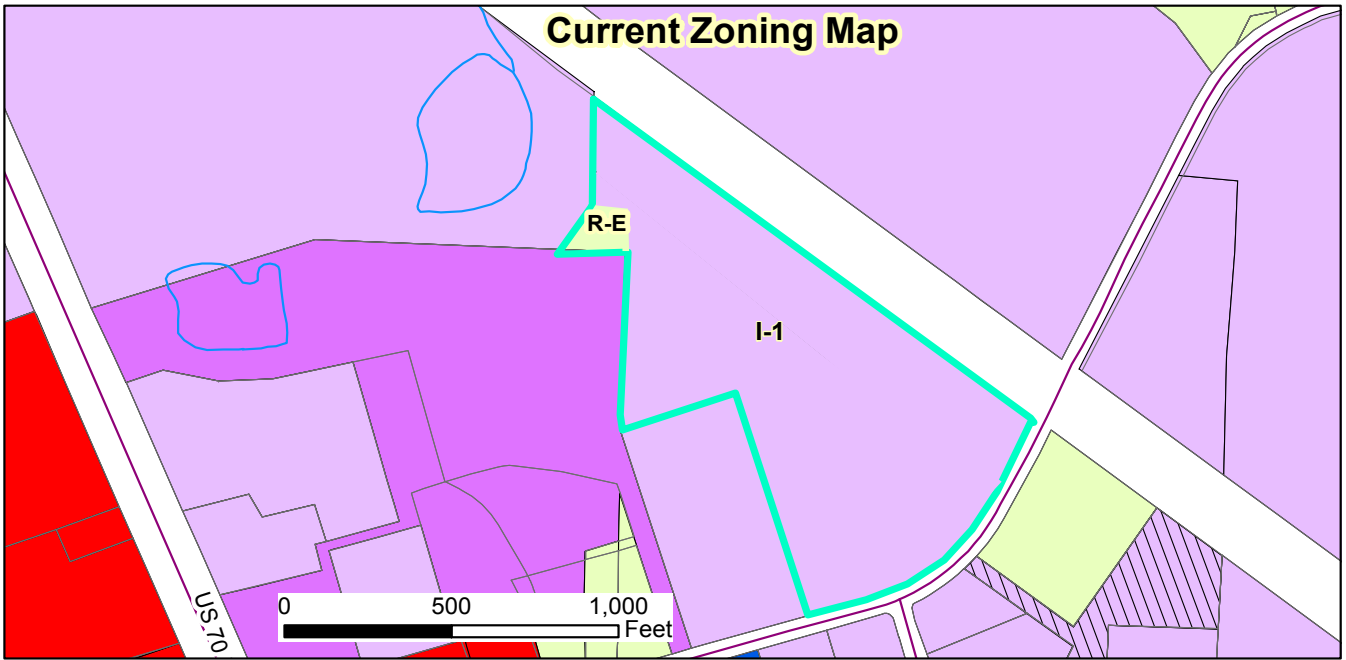
NEIGHBORHOOD MEETING
LOCATION MAP

PROJECT

REGIONAL WWPTF
CLAYTON, NC

SHEET NO.

ATT. A



2017-190-SP TOC Regional WWPTF Major Site Plan
Request: Request to develop a new regional wastewater pretreatment facility
 Applicant: Novo Nordisk
 Property Owners: Town of Clayton
 Parcel ID: 167800-40-6031
 Tag #: 05105019E



01/02/2018

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

Legend

- 100-yr Flood Zone
- Thoroughfare Overlay
- Scenic Highway Overlay

Site

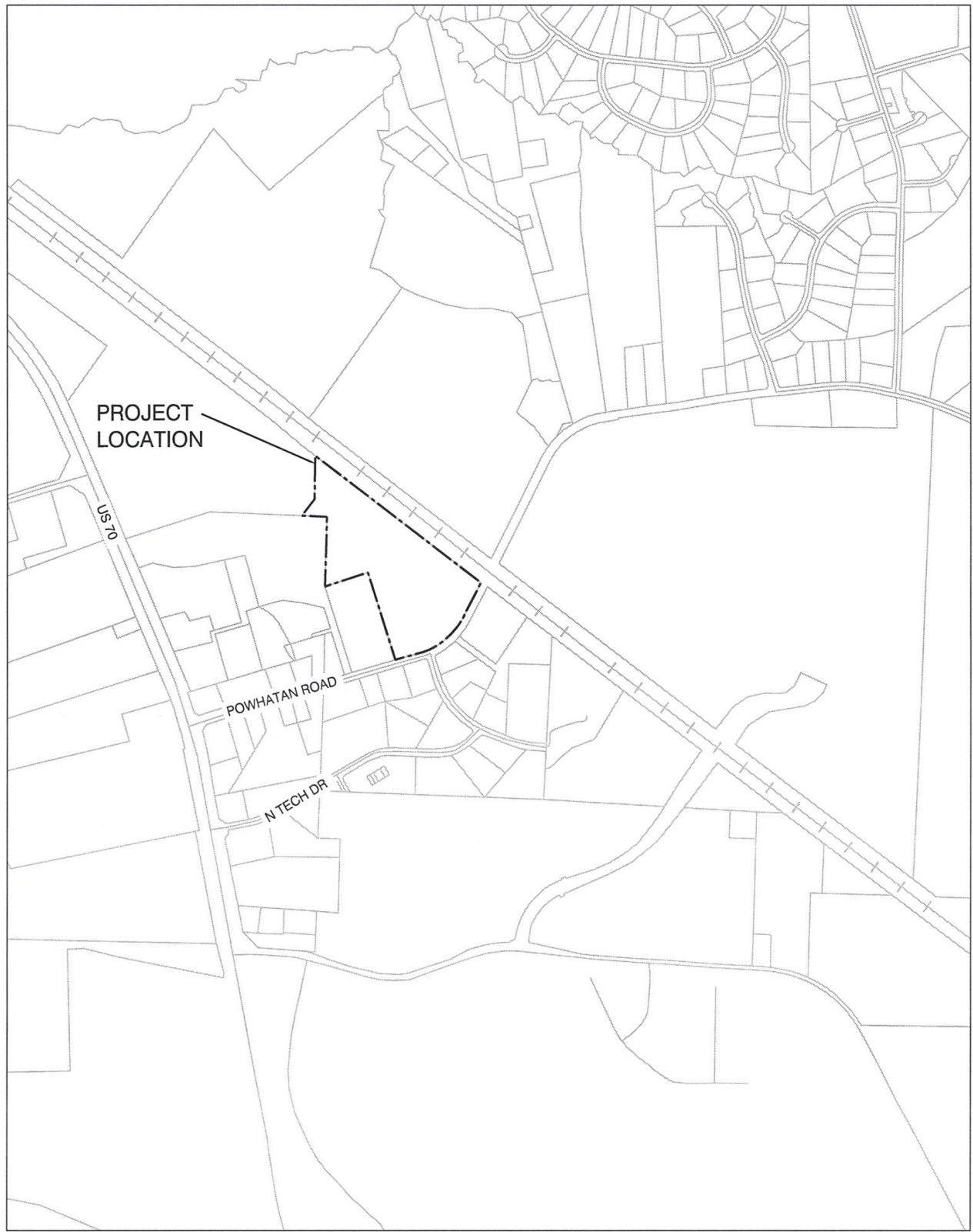
Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2017\2017-190-SP TOC Regional WWPTF\Maps\2017-190-SP Staff Report Map.mxd

REGIONAL WASTEWATER PRETREATMENT FACILITY

MAJOR SITE PLAN SUBMITTAL
(TOWN OF CLAYTON PROJECT #: 2017-190-SP)

DECEMBER 1, 2017

FOR



VICINITY MAP
1" = 1000'

APPLICANT

NOVO NORDISK PHARMACEUTICAL INDUSTRIES, LP
3611 POWHATAN ROAD
CLAYTON, NC 27527-9217

PREPARED BY

DEWBERRY ENGINEERS INC.
2610 WYCLIFF ROAD, SUITE 410
RALEIGH, NC 27607

* SEE SHEET CS101 FOR SITE DATA INFORMATION

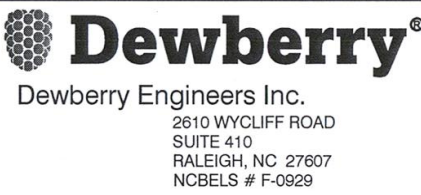
SHEET INDEX

SHEET NO.	TITLE
G-001	TITLE SHEET
G-002	KEY MAP / OVERALL PLAN
C-101	EXISTING CONDITIONS PLAN
C-102	EXISTING CONDITIONS PLAN
CD101	DEMOLITION PLAN
CD102	DEMOLITION PLAN
CS101	SITE PLAN
CS102	SITE PLAN
CU101	UTILITY PLAN
CU102	UTILITY PLAN
CG105	GRADING & DRAINAGE PLAN
CG106	GRADING & DRAINAGE PLAN
C-501	CIVIL DETAILS
C-502	CIVIL DETAILS
LS101	LANDSCAPE PLAN
LS102	LANDSCAPE PLAN
L-501	LANDSCAPE DETAILS
E-101	LIGHTING SITE PLAN

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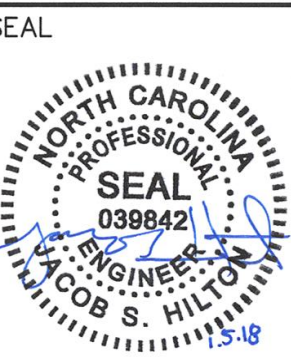
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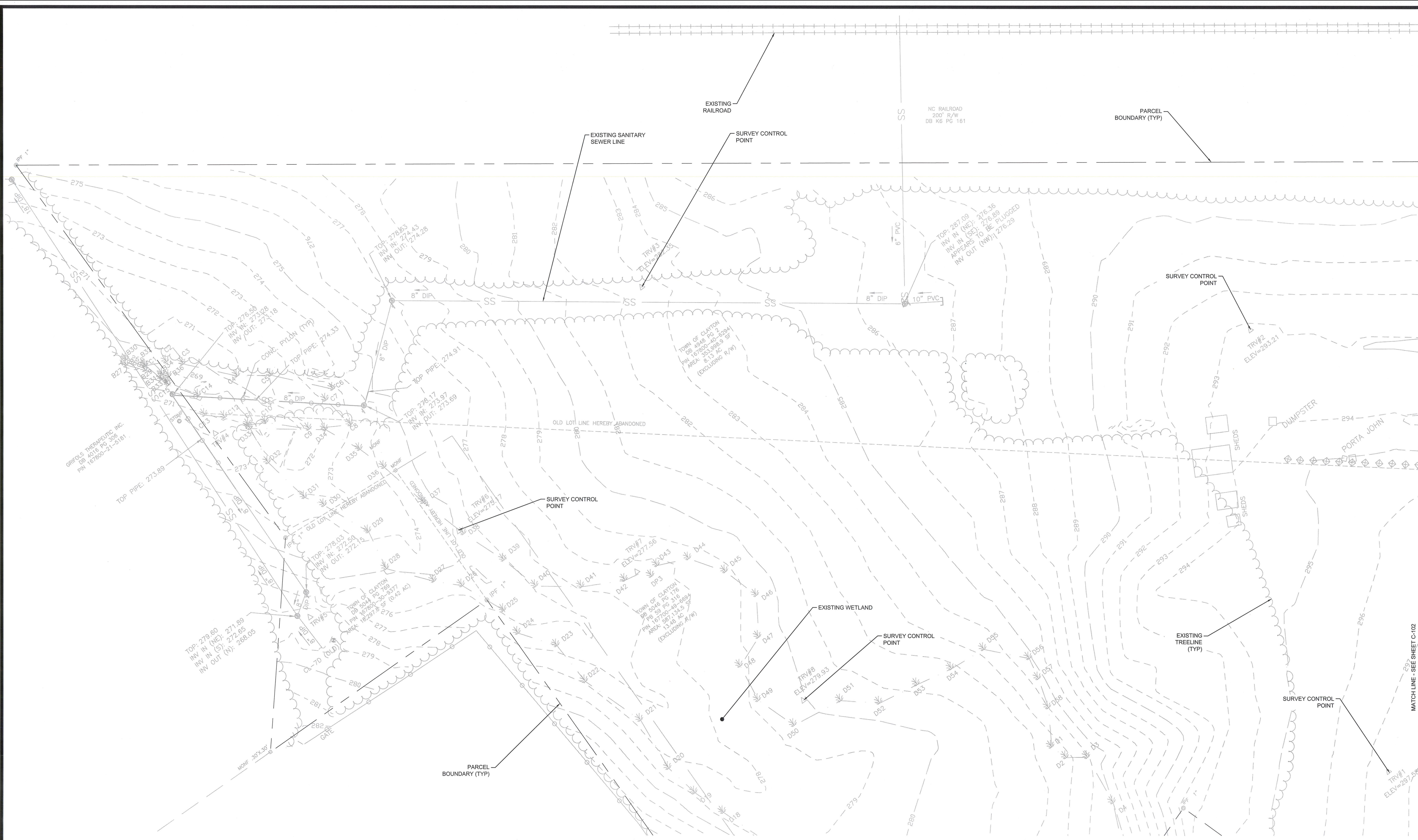


TITLE SHEET

REGIONAL
WWPTF
CLAYTON, NC



NOT FOR CONSTRUCTION	DEPARTMENT MANAGER
PROJECT MANAGER KLJ	CHECKED
LEAD DESIGN PROF. CPR	DATE 12/01/2017
DRAWN JSH	PROJECT NUMBER 50097827
DESIGN DRAWING NUMBER G-001	WWPTF DRAWING NUMBER



TOPOGRAPHIC SURVEY NOTES:

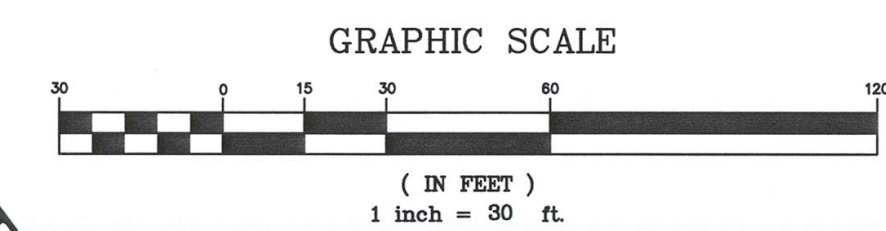
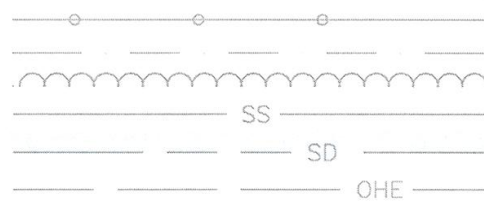
1. TOPOGRAPHIC SURVEY IS BASED ON A SURVEY PERFORMED BY DEWBERRY ENGINEERS INC. ON JUNE 20-22, 2017, AND JULY 19, 2017. BOUNDARY SURVEY WAS PERFORMED BY DEWBERRY ENGINEERS INC. ON NOVEMBER 14, 2017.
2. HORIZONTAL CONTROL (HADB) AND VERTICAL CONTROL (HADB) ESTABLISHED BY GPS OBSERVATIONS AND COMPUTED USING NORTH CAROLINA GEODETIC SOCIETY VIRTUAL REFERENCE STATION SERVICE (VRS).
3. NORTH ARROW IS GRID NORTH AND ALL DISTANCES ARE GROUND DISTANCES.
4. LOCATION OF UTILITIES SHOWN ON THIS SURVEY WERE DETERMINED BY OBSERVED EVIDENCE AND LOCATIONS OF ABOVE GROUND UTILITY APPURTENANCES. UNDERGROUND UTILITIES NOT SHOWN. MAY EXIST. STORM SEWER AND SANITARY SEWER DATA HAS BEEN COLLECTED FROM THE RIM OF THE MANHOLE WITHOUT ENTERING THE STRUCTURE. PIPE SIZES AND TYPES SHOULD BE CONSIDERED APPROXIMATE AND BE FIELD VERIFIED IF CRITICAL.

ENVIRONMENTAL/WETLAND NOTES:

1. ENVIRONMENTAL FIELD WORK WAS CONDUCTED BY DEWBERRY IN JUNE 2017. A PRELIMINARY JURISDICTIONAL DETERMINATION (PJD) WAS SUBMITTED TO THE USACE ON AUGUST 10, 2017 AND A SITE VISIT CONDUCTED BY THE USACE ON OCTOBER 12, 2017. THE USACE AGREED WITH THE JD DELINEATION BUT AWAITING A FINAL DETERMINATION.

EXISTING LEGEND:

- △ SURVEY CONTROL
- IRON PIPE FOUND
- MONUMENT FOUND
- SANITARY SEWER MANHOLE
- SEWER MARKER POST
- STUMP
- APPROX. DIRECTION OF U/G UTILITY
- ORIGIN/DESTINATION UNKNOWN
- TEST HOLE
- WETLAND FLAG LOCATION
- △ FIRE HYDRANT
- △ GUY WIRE
- △ POWER POLE
- △ SIGN
- TRASH CAN
- UTILITY HANDHOLE
- WATER METER
- WATER VALVE
- FIBER OPTIC MARKER POST
- WOOD POST
- CHAINLINK FENCE
- WETLAND BOUNDARY
- TREELINE
- SANITARY SEWER
- STORM DRAIN
- OVERHEAD ELECTRIC



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B 01/05/18		TRC COMMENTS	JSH
A 12/01/17		MAJOR SP SUBMITTAL	JSH

novo nordisk
Novo Nordisk Pharmaceutical Industries, LP.
3012 Powhatan Road
Cary, NC 27506
USA
Tel. (919) 550-2200

Dewberry
Dewberry Engineers Inc.
2610 WYCLIFF ROAD
SUITE 400
RALEIGH, NC 27607
NCEES # F-0289

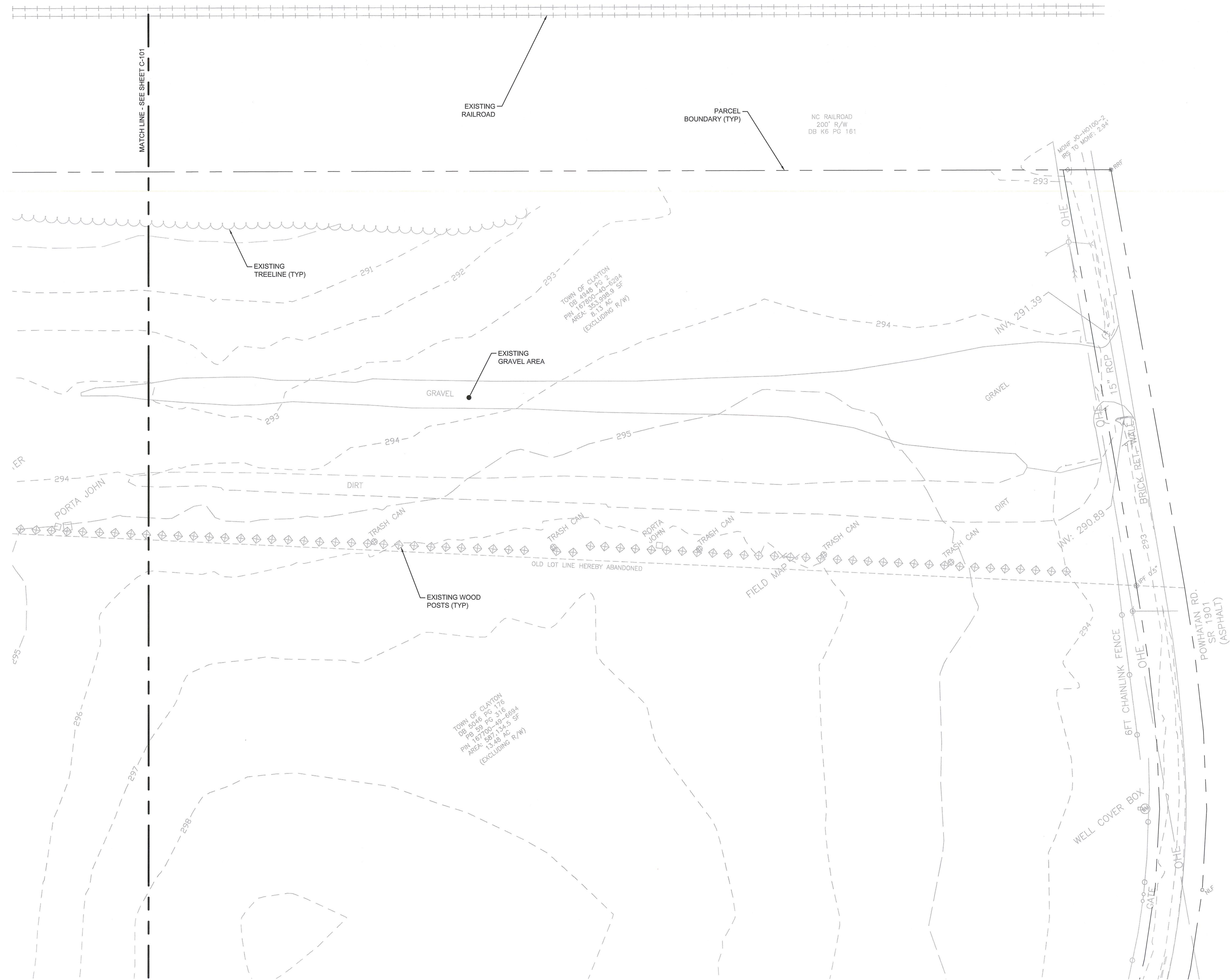
EXISTING CONDITIONS PLAN

REGIONAL
WWPTF
CLAYTON, NC

SEAL

SEAL

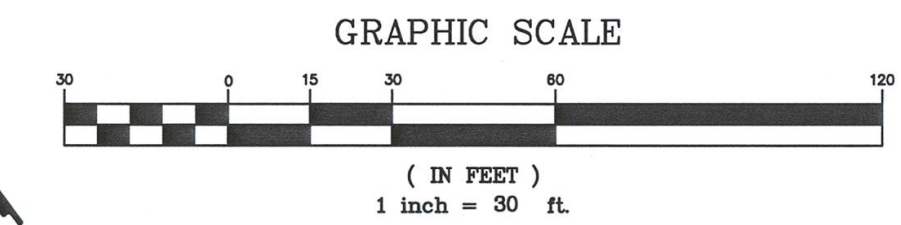
PROJECT MANAGER KLJ	DEPARTMENT MANAGER
LEAD DESIGN PROF. CPR	CHECKED
DRAWN JSH	DATE 12/01/2017
DESIGN DRAWING NUMBER C-101	PROJECT NUMBER 50097827
WWPTF DRAWING NUMBER	



SHEET NOTES:
1. SEE SHEET C-101 FOR EXISTING CONDITIONS/TOPOGRAPHIC SURVEY NOTES.

EXISTING LEGEND:

- △ SURVEY CONTROL
- IRON PIPE FOUND
- MONUMENT FOUND
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SEWER MARKER POST
- ⊙ STUMP
- APPROX. DIRECTION OF U/G UTILITY
- ORIGIN/DESTINATION UNKNOWN
- ⊙ TEST HOLE
- W WETLAND FLAG LOCATION
- FH FIRE HYDRANT
- △ GUY WIRE
- POWER POLE
- SIGN
- ⊙ TRASH CAN
- ⊙ UTILITY HANDHOLE
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ FIBER OPTIC MARKER POST
- ⊙ WOOD POST
- CHAINLINK FENCE
- WETLAND BOUNDARY
- TREELINE
- SS SANITARY SEWER
- SD STORM DRAIN
- OHE OVERHEAD ELECTRIC



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B 01/05/18	TRC COMMENTS	JSH
A 12/01/17	MAJOR SP SUBMITTAL	JSH

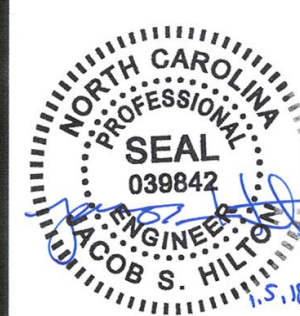
novo nordisk
Novo Nordisk Pharmaceutical
Industries, LP.
3812 Franklin Road
Cary, NC 27520
USA
Tel. (919)-550-2280

Dewberry
Dewberry Engineers Inc.
2610 WYCLIFF ROAD
SUITE 410
RALEIGH, NC 27607
NOBLE # 70828

EXISTING CONDITIONS
PLAN

REGIONAL
WWPTF
CLAYTON, NC

SEAL



NOT FOR CONSTRUCTION

PROJECT MANAGER
K.L.J.

LEAD DESIGN PROF.
CPR

DRAWN
JSH

DESIGN DRAWING NUMBER
C-102

WWPTF DRAWING NUMBER

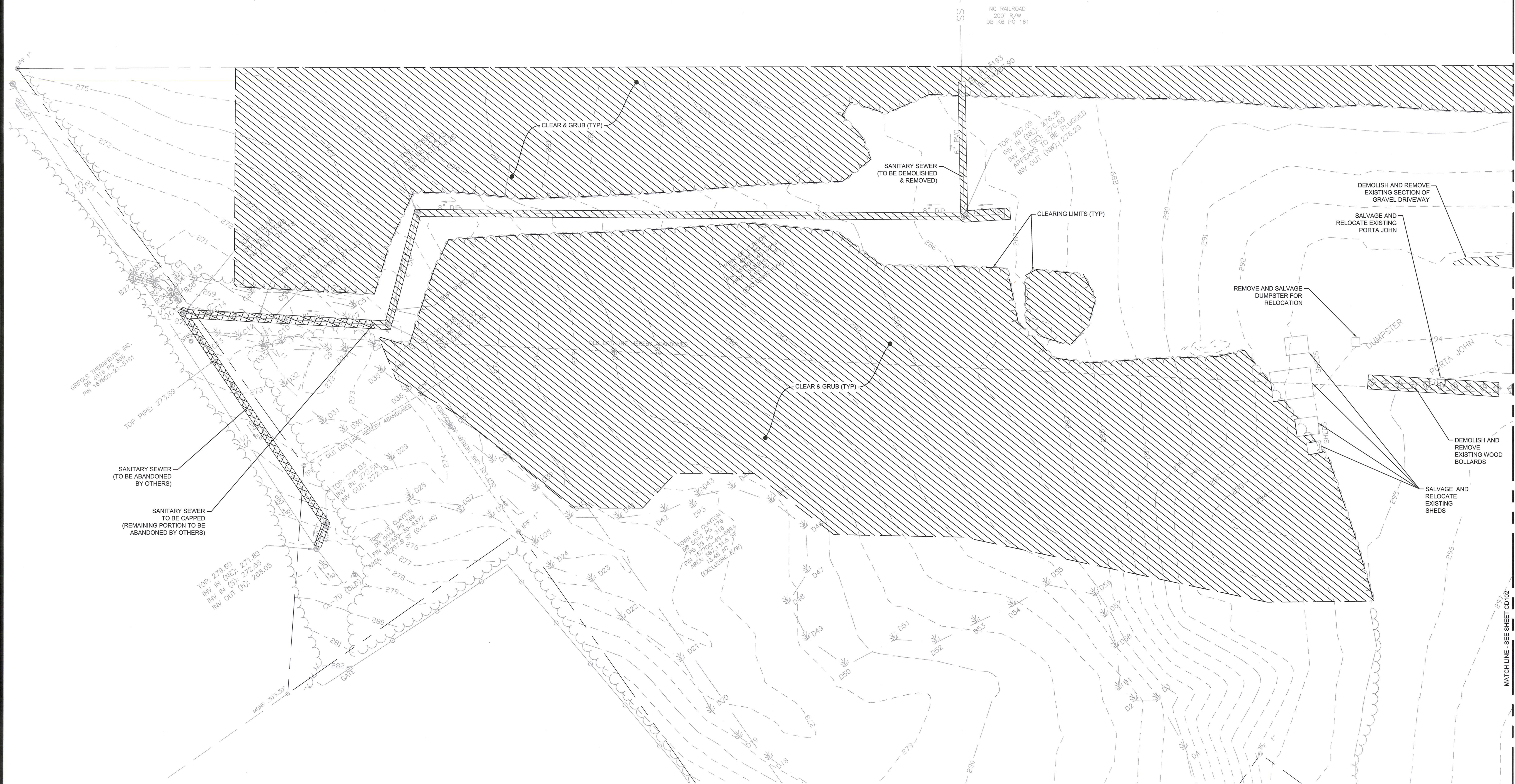
SEAL

DEPARTMENT MANAGER

CHECKED

DATE
12/01/2017

PROJECT NUMBER
50097827



GENERAL NOTES

1. REFER TO SHEET C-101 & C-102 FOR EXISTING CONDITIONS, WETLAND DELINEATION, EXISTING LEGEND AND SURVEY NOTES.

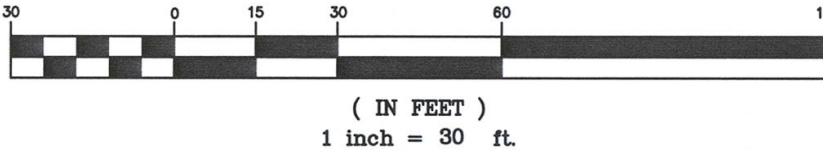
DEMOLITION NOTES

1. CONTRACTOR SHALL HAVE A COMPLETE SET OF CONSTRUCTION DRAWINGS, SPECIFICATIONS, MODIFICATIONS AND APPROVED PERMITS ON THE JOB SITE AT ALL TIMES.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT WORK REQUIRED TO PROPERLY CONSTRUCT THE WORK.
3. CONTRACTOR SHALL MAKE EVERY EFFORT TO SAVE PROPERTY IRONS, MONUMENTS, OTHER PERMANENT POINTS AND LINES OF REFERENCE AND CONSTRUCTION STAKES. PROPERTY IRONS, MONUMENTS, AND OTHER PERMANENT POINTS OF REFERENCE DESTROYED BY THE CONTRACTOR SHALL BE REPLACED BY A NORTH CAROLINA LICENSED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
4. CONTRACTOR SHALL PROVIDE MEASURES AS NECESSARY DURING CONSTRUCTION FOR EROSION & SEDIMENTATION CONTROL. REFER TO 'SEDIMENTATION & EROSION CONTROL SUBMITTAL' PREPARED UNDER A SEPARATE COVER.
5. CONTRACTOR SHALL PROTECT EXISTING STRUCTURES, UTILITIES AND ALL OTHER PROPERTY UNLESS THEY ARE TO BE DEMOLISHED. ANY PROPERTY NOT AUTHORIZED FOR REMOVAL, BUT DAMAGED BY THE CONTRACTOR SHALL BE RESTORED OR REPLACED BY THE CONTRACTOR TO THE APPROVAL OF THE OWNER AT NO ADDITIONAL COST.
6. SALVAGED ITEMS SHALL BE STORED ON SITE, OR ADJACENT TO THE SITE. CONTRACTOR SHALL COORDINATE STORAGE LOCATIONS WITH THE OWNER.
7. THE UNDERGROUND UTILITIES SHOWN ARE BASED ON UTILITIES LOCATED FROM FIELD SURVEY INFORMATION. ALL EXISTING UTILITIES MAY NOT BE SHOWN ON THE DRAWINGS AND LOCATION OF EX. UTILITIES (VERTICALLY AND HORIZONTALLY) ARE SHOWN IN APPROXIMATE MANNER ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT NC ONE CALL (811) PRIOR TO COMMENCEMENT OF CONSTRUCTION. LOCATION AND ELEVATION OF EXISTING UTILITIES ARE SHOWN IN APPROXIMATE MANNER ONLY. VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS AND COORDINATE CHANGES TO UTILITIES, IF NEEDED, WITH THE ENGINEER.
8. CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF ALL CONSTRUCTION WASTE, EXCESS MATERIALS (INCLUDING SOIL AND TOPSOIL), AS WELL AS ALL UNSUITABLE MATERIALS OFF-SITE. BURNING AT THE SITE IS NOT PERMITTED AT ANY TIME.
9. CONTRACTOR SHALL REPAIR ANY DAMAGE DONE TO EXISTING FACILITIES LOCATED OUTSIDE THE LIMITS OF WORK DUE TO CONSTRUCTION ACTIVITIES.
10. CONTRACTOR SHALL MINIMIZE DUST BY USE OF WET METHODS OR OTHER APPROVED METHOD.
11. ALL DEBRIS HAULING TRUCKS SHALL FULLY COVER LOADS WHEN HAULING MATERIALS FROM THE SITE.
12. CONTRACTOR SHALL ESTABLISH LAYDOWN AREA IN COORDINATION WITH THE OWNER.
13. NO CONSTRUCTION TRAFFIC OR WORK TO BE CONDUCTED OR OCCUR WITHIN THE EXISTING WETLAND AREA.

SHEET LEGEND:

- DEMOLISH/REMOVAL
- CLEARING LIMITS
- TO BE ABANDONED

GRAPHIC SCALE

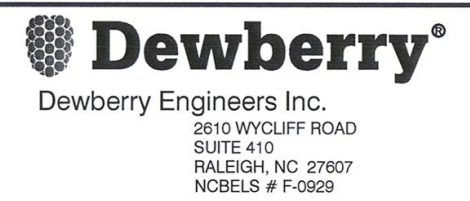


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SITE PLAN REVIEW
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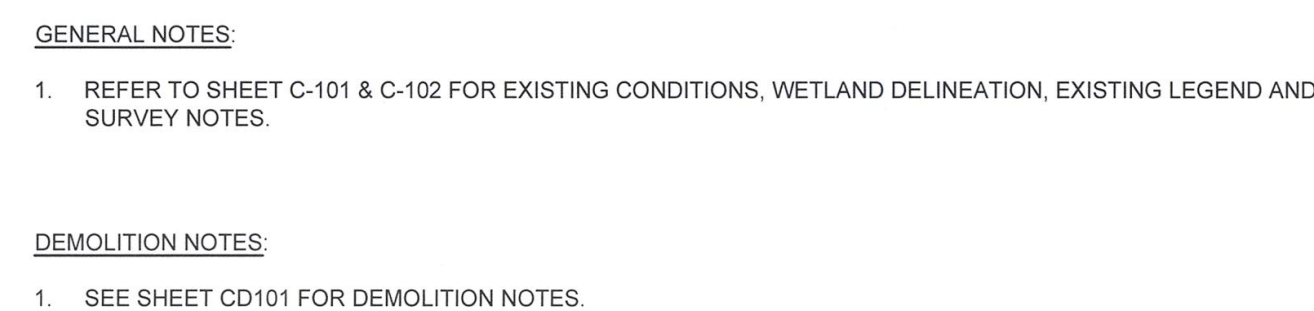
B 01/05/18	TRC COMMENTS	JSH
A 12/01/17	MAJOR SP SUBMITTAL	JSH



DEMOLITION PLAN

REGIONAL
WWPTF
CLAYTON, NC

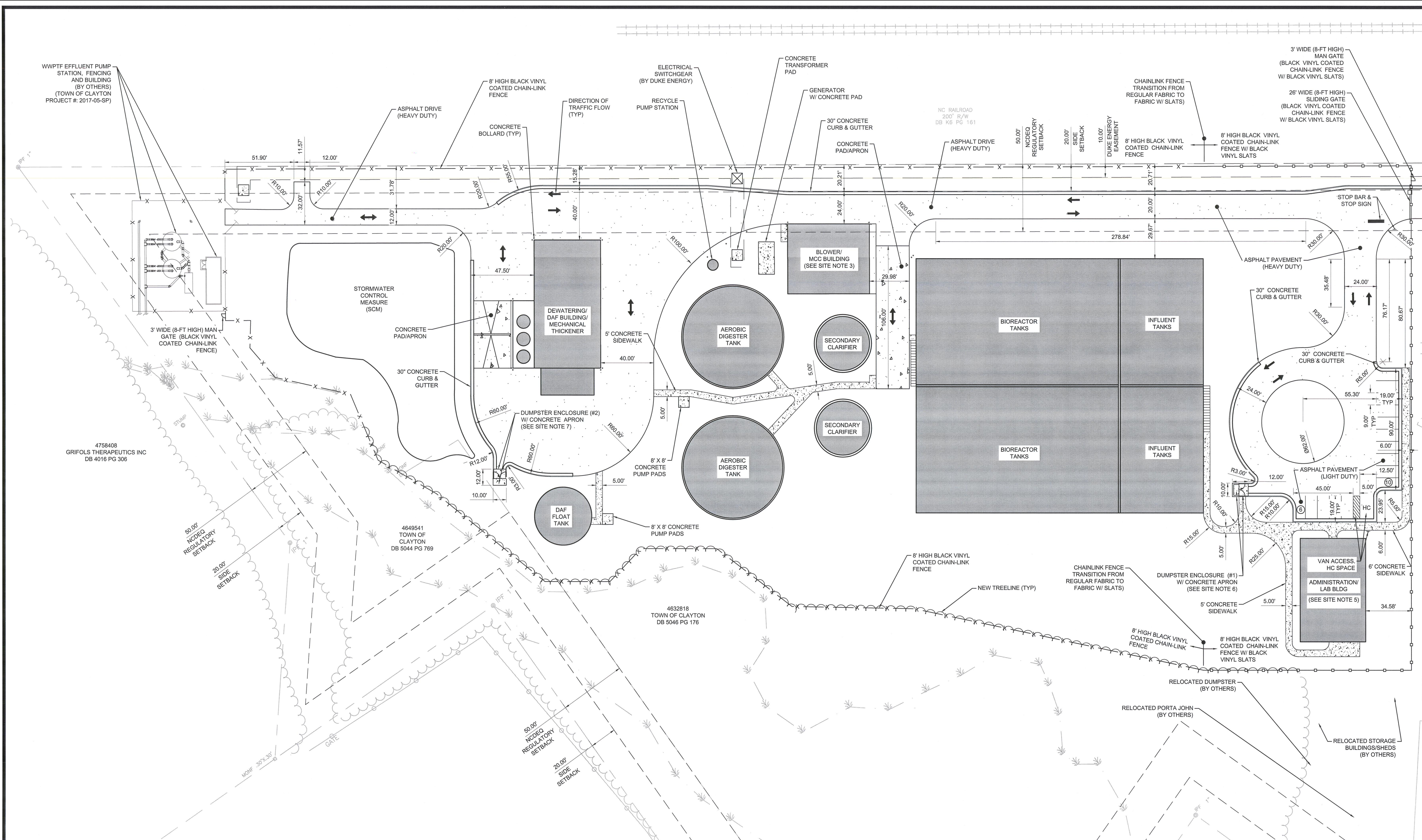
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NOT FOR CONSTRUCTION	DEPARTMENT MANAGER
PROJECT MANAGER KLJ	CHECKED
LEAD DESIGN PROF. CPR	DATE 12/01/2017
DRAWN JSH	PROJECT NUMBER 50097827
DESIGN DRAWING NUMBER CD101	WWPTF DRAWING NUMBER



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[illegible]



- GENERAL NOTES**
- REFER TO SHEET C-101 & C-102 FOR EXISTING CONDITIONS, WETLAND DELINEATION, EXISTING LEGEND AND SURVEY NOTES.
- SITE NOTES**
- ALL WORK TO BE IN ACCORDANCE WITH TOWN OF CLAYTON UNIFIED DEVELOPMENT CODE (UDC), STANDARDS AND SPECIFICATIONS.
 - ALL DIMENSIONS ARE TAKEN FROM FACE OF BUILDING OR FACE OF CURB UNLESS OTHERWISE NOTED.
 - THE MINIMUM SETBACK REQUIREMENTS FOR WASTEWATER TREATMENT AND STORAGE UNITS MUST COMPLY WITH PARAMETERS IDENTIFIED IN 15A NACA 021.0506(b). THIS DOES NOT APPLY TO NON-WASTEWATER TREATMENT AND STORAGE UNITS SUCH AS ELECTRICAL BUILDINGS AND MOTOR CONTROL CENTERS.
 - ALL ROOFTOP/GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED COMPLETELY FROM VIEW, AS REQUIRED WITH THE TOWN OF CLAYTON UDC.
 - ADMINISTRATIVE/LAB BUILDING EXTERIOR TO BE CONSTRUCTED OF BRICK, BRICK VENEER, SPLIT FACE BLOCK OR COMBINATION WITH STANDING SEAM METAL ROOF. FINAL MATERIAL AND COLORS TO BE SUBMITTED TO THE TOWN FOR BUILDING PERMIT APPROVAL. APPROXIMATE HEIGHT TO BE 20-FEET. FINAL BUILDING HEIGHT NOT TO EXCEED 50-FOOT MAXIMUM HEIGHT AS INDICATED IN TOWN UDC.
 - DUMPSTER ENCLOSURE (#1) TO INCLUDE CONCRETE PAD AND CONCRETE APRON. EXTERIOR MATERIAL AND COLOR TO MATCH ADMINISTRATIVE/LAB BUILDING. REFER TO SITE NOTE 5 ABOVE FOR ADDITIONAL INFORMATION. ENCLOSURE GATE(S) TO BE BLACK VINYL COATED CHAINLINK FENCE WITH BLACK VINYL SLATS TO MATCH SURROUNDING FENCE NEAR ADMIN. BLDG. ENCLOSURE HEIGHT TO BE 8-FEET TALL PER TOWN UDC.
 - DUMPSTER ENCLOSURE (#2) TO INCLUDE CONCRETE PAD AND CONCRETE APRON. EXTERIOR MATERIAL AND COLOR TO MATCH ADMINISTRATIVE/LAB BUILDING. REFER TO SITE NOTE 5 ABOVE FOR ADDITIONAL INFORMATION. ENCLOSURE GATE(S) TO BE BLACK VINYL COATED CHAINLINK FENCE WITH BLACK VINYL SLATS TO MATCH SURROUNDING FENCE NEAR ADMIN. BLDG. ENCLOSURE HEIGHT TO BE 8-FEET TALL PER TOWN UDC.

SITE DATA TABLE	
JURISDICTION/MUNICIPALITY	TOWN OF CLAYTON
APPLICATION TYPE	MAJOR SITE PLAN
PROJECT NAME	REGIONAL WWPTF
ADDRESS	3798 POWHATAN ROAD CLAYTON, NC
NC PIN	167700-49-6694 167800-30-9377 167800-40-6294
COUNTY TAG #	05105019E 05105017B 05E99010H
DEED BOOK (DB) & PAGE (PG)	05046 DB, 0176 PG 05044 DB, 0769 PG 04948 DB, 0002
PROPERTY (PARCEL) SIZE	421.7 ACRES (PER JOHNSTON COUNTY CALC. AREA)
OWNER	TOWN OF CLAYTON PO BOX 679 CLAYTON, NC 27528
APPLICANT	NOVO NORDISK PHARMACEUTICAL INDUSTRIES, LP 3611 POWHATAN ROAD CLAYTON, NC 27527
PROPERTY LOCATION	TOWN OF CLAYTON EXTRA TERRITORIAL JURISDICTION (ETJ)
EXIST./PROPOSED ZONING	I-1 (INDUSTRIAL - LIGHT)
OVERLAY DISTRICT	WATERSHED PROTECTION OVERLY DISTRICT
EXISTING USE	UNDEVELOPED LAND (FORESTED, OPEN LAND & UTILITY EASEMENT)
PROPOSED USE	UTILITY, MAJOR

SITE INFORMATION TABLE	
EXISTING INTENSITY	0 SF
PROPOSED INTENSITY	69,284 SF (INCLUDES BOTH BLDG & STRUCTURES)
BUILDING INFORMATION/ COVERAGE AREA	3,782 SF (SEE BUILDING INFO BELOW) ADMINISTRATIVE/LAB BUILDING: 3,782 SF (TOTAL), 670 SF OFFICE
STRUCTURE INFORMATION/ COVERAGE AREA	65,502 SF (SEE STRUCTURE INFO BELOW) INFLUENT EQUALIZATION TANKS: 11,914 SF BIOREACTOR TANKS: 28,879 SF SECONDARY CLARIFIERS: 2,904 SF BLOWER/MCC STRUCTURE/ BLDG.: 3,188 SF RECYCLE PUMP STATION: 50 SF AEROBIC DIGESTER TANKS: 9,313 SF DAF FLOAT TANK: 1,452 SF DEWATERING/DAF STRUCTURE /MECHANICAL THICKENER BLDG.: 6,350 SF

ALL BUILDINGS & STRUCTURES INCLUDING TANKS/EQUIPMENT NOT TO EXCEED 50-FEET MAXIMUM HEIGHT.

* NOTE: A RECOMBINED PLAT FOR THE THREE (3) EXISTING PARCELS AS SHOWN ON THE SITE DATA TABLE IS CURRENTLY IN THE PROCESS OF BEING FINALIZED WITH THE TOWN OF CLAYTON AND JOHNSTON COUNTY. SITE INFORMATION WILL BE UPDATED ONCE COMPLETE AND RECORDED.

SITE CALCULATIONS	
EXISTING CONDITIONS	
EXISTING IMPERVIOUS AREA/COVERAGE	20,417 SF / 0.46 AC.
EXISTING PERVIOUS AREA/COVERAGE	924,835 SF / 21.2 AC.
EXISTING IMPERVIOUS RATIO	2.1 %
ADDITIONAL IMPERVIOUS AREA	
PROPOSED (NEW) IMPERVIOUS AREA/COVERAGE	154,087 SF / 3.54 AC.
PROPOSED SITE CONDITIONS	
EXISTING + PROPOSED (NEW) IMPERVIOUS AREA/COVERAGE	20,417 SF + 154,087 SF = 174,504 SF / 4.01 AC.
NEW PERVIOUS AREA/COVERAGE	(SITE AREA - 174,504) = 770,748 SF / 17.7 AC.
EXISTING + PROPOSED (NEW) IMPERVIOUS RATION	17.6 %

PARKING DATA TABLE	
EXISTING PARKING	0 SPACES
REQUIRED PARKING (PER UDC TABLE 4-2)	1 SPACE PER 200 SF OF OFFICE PLUS 1 SPACE PER EMPLOYEE = 670 SF/600 SF + 12 EMPLOYEES = 15.4 OR 16 SPACES
PROVIDED PARKING	16 SPACES (15 STANDARD, 1 VAN ACCESSIBLE, HANDICAP)

NO ADDITIONAL SPACES ARE REQUIRED FOR THE OTHER BUILDINGS/STRUCTURES. ALSO, DUE TO THE LAND USE (UTILITY, MAJOR) BICYCLE PARKING SPACES ARE NOT REQUIRED FOR THIS SITE.

SHEET LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK/PAVEMENT
- CONCRETE CURB & GUTTER
- CHAINLINK FENCE (BLACK VINYL)
- CHAINLINK FENCE (BLACK VINYL W/ BLACK VINYL SLATS)
- EDGE OF PAVEMENT

GRAPHIC SCALE

1 inch = 30 ft.

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SITE PLAN REVIEW
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B 01/05/18	TRC COMMENTS	JSH
A 12/01/17	MAJOR SP SUBMITTAL	JSH

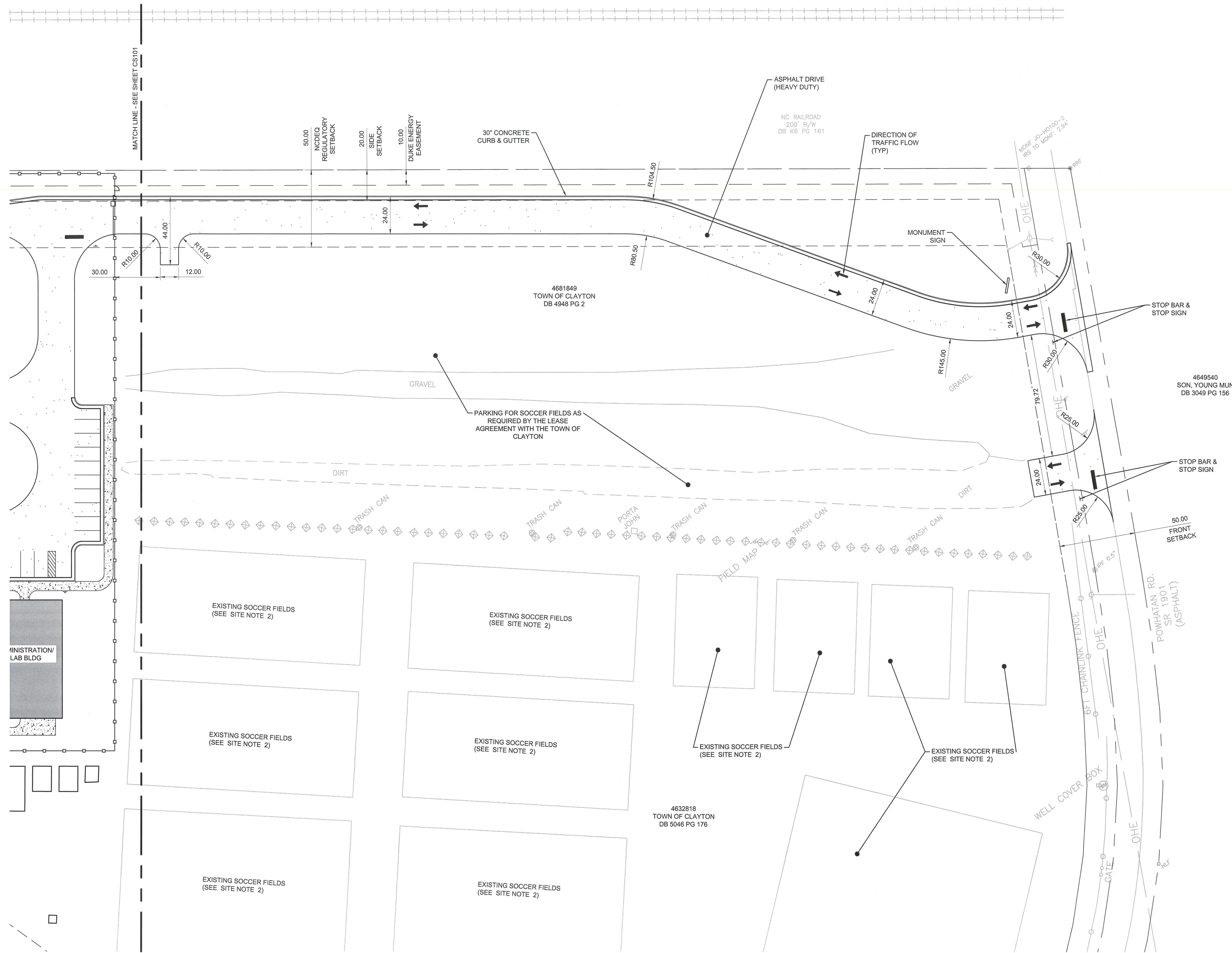
novo nordisk
Novo Nordisk Pharmaceutical Industries, LP.
3612 Powhatan Road
Clayton, North Carolina 27520
USA
Tel. (919)-550-2200

Dewberry
Dewberry Engineers Inc.
2610 WYCLIFF ROAD
SUITE 410
RALEIGH, NC 27607
NCEBES #170267

SITE PLAN

REGIONAL
WWPTF
CLAYTON, NC

SEAL	SEAL
PROJECT MANAGER KLJ	DEPARTMENT MANAGER
LEAD DESIGN PROF. CPR	CHECKED
DRAWN JSH	DATE 12/01/2017
DESIGN DRAWING NUMBER CS101	PROJECT NUMBER 50097827
WWPTF DRAWING NUMBER	



GENERAL NOTES:

1. REFER TO SHEET C-101 & C-102 FOR EXISTING CONDITIONS, WETLAND DELINEATION, EXISTING LEGEND AND SURVEY NOTES.

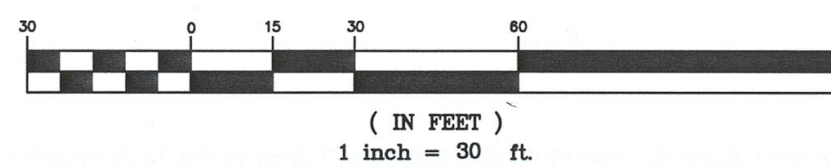
SITE NOTES:

1. SEE SHEET CS101 FOR ADDITIONAL SITE DATA INFORMATION AND NOTES.
2. EXISTING SOCCER FIELDS ARE BASED ON GIS MAPS AND EXISTING AERIAL INFORMATION. THE EXACT LOCATIONS HAVE NOT BEEN FIELD LOCATED OR SURVEYED AND ARE ONLY SHOWN FOR SCHEMATIC PURPOSES.

SHEET LEGEND:

- | | |
|--|--|
| | ASPHALT PAVEMENT |
| | CONCRETE SIDEWALK/PAVEMENT |
| | CONCRETE CURB & GUTTER |
| | CHAINLINK FENCE (BLACK VINYL W/ BLACK VINYL SLATS) |
| | EDGE OF PAVEMENT |

GRAPHIC SCALE



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B 01/05/18	TRC COMMENTS	JSH
A 12/01/17	MAJOR SP SUBMITTAL	JSH

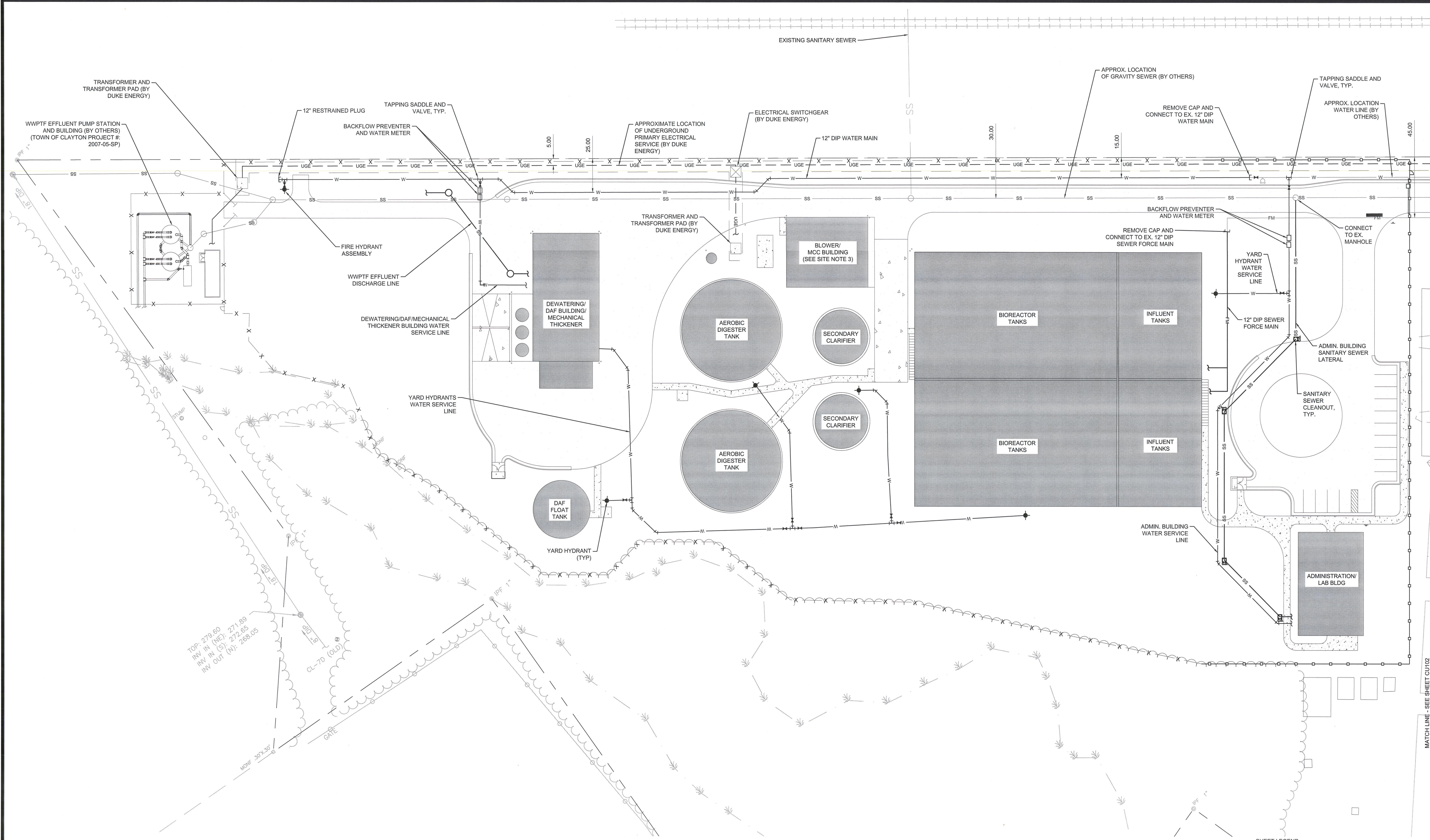
novo nordisk
Novo Nordisk Pharmaceutical
Industries, LP.
3012 Powhatan Road
Clayton, North Carolina 27520
USA
Tel. (919)-550-2200

Dewberry
Dewberry Engineers Inc.
2610 WYCLIFF ROAD
SUITE 110
RALEIGH, NC 27607
NCELS # F-0020

SITE PLAN

REGIONAL
WWPTF
CLAYTON, NC

SEAL	SEAL
NOT FOR CONSTRUCTION	DEPARTMENT MANAGER
PROJECT MANAGER KLJ	CHECKED
LEAD DESIGN PROF. CPR	DATE 12/01/2017
DRAWN JSH	PROJECT NUMBER 50097827
DESIGN DRAWING NUMBER CS102	WWPTF DRAWING NUMBER



GENERAL NOTES:

1. REFER TO SHEET C-101 & C-102 FOR EXISTING CONDITIONS, WETLAND DELINEATION, EXISTING LEGEND AND SURVEY NOTES.

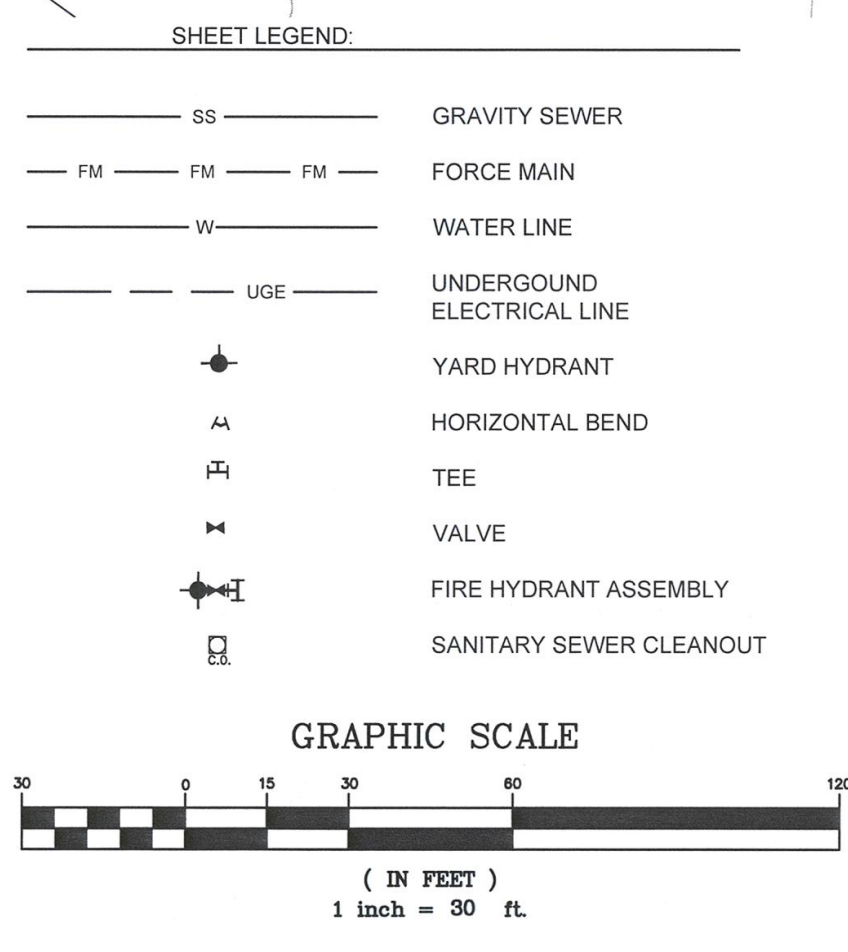
UTILITY NOTES:

1. CONTRACTOR SHALL FIELD VERIFY SIZE, MATERIAL, AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING PIPES WHERE NEW WATER AND SEWER LINES WILL TIE IN PRIOR TO ORDERING MATERIALS FOR CONNECTION. CONTRACTOR SHALL COORDINATE WITH ENGINEER IF CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS.
2. NOT ALL PIPE FITTINGS AND MISCELLANEOUS APPURTENANCES ARE SHOWN. CONTRACTOR SHALL PROVIDE ALL MISCELLANEOUS FITTINGS, TESTING EQUIPMENT AND SUPPLIES NOT SPECIFICALLY SHOWN ON PLANS TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
3. 36" MINIMUM COVER SHALL BE PROVIDED OVER ALL WATER AND SEWER PIPES UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL PROVIDE THRUST BLOCKING AT BENDS, PLUGS, AND TEES.
5. CONCRETE FOR THRUST BLOCKING SHALL BE 3000 PSI AT 28 DAYS.

UTILITY NOTES (CONTINUED):

6. THE CONTRACTOR SHALL MAINTAIN SEPARATION BETWEEN SEWERS/WATER MAINS AS FOLLOWS:

HORIZONTAL AND VERTICAL SEPARATION
 - a. SEWERS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A 10 FOOT SEPARATION, NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY (NCEQ) MAY ALLOW DEVIATION ON A CASE-BY-CASE BASIS, IF SUPPORTED BY DATA FROM THE DESIGN ENGINEER. SUCH DEVIATION MAY ALLOW INSTALLATION OF THE SEWER CLOSER TO A WATER MAIN, PROVIDED THAT THE WATER MAIN IS IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELFLOCATED ON ONE SIDE OF THE SEWER AND AT AN ELEVATION SO THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
 - b. IF IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS DESCRIBED ABOVE OR ANYTIME THE SEWER IS OVER THE WATER MAIN, BOTH THE WATER MAIN AND SEWER MUST BE CONSTRUCTED OF FERROUS PIPE COMPLYING WITH PUBLIC WATER SUPPLY DESIGN STANDARDS AND BE PRESSURE TESTED TO 150 PSI TO ASSURE WATERTIGHTNESS BEFORE BACKFILLING.
 - c. A 24 INCH VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND SANITARY SEWER LINES OR FERROUS PIPE SPECIFIED.
CROSSINGS
 - a. SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.
 - b. WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, ONE OF THE FOLLOWING METHODS MUST BE SPECIFIED:
 - i. THE SEWER SHALL BE DESIGNED AND CONSTRUCTED OF FERROUS PIPE AND SHALL BE PRESSURE TESTED AT 150 PSI TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING. OR
 - ii. EITHER THE WATER MAIN OR THE SEWER LINE MAY BE ENCASED IN A WATERTIGHT CARRIER PIPE WHICH EXTENDS 10 FEET ON BOTH SIDES OF THE CROSSING, MEASURED PERPENDICULAR TO THE WATER MAIN. THE CARRIER PIPE SHALL BE OF MATERIALS APPROVED BY THE REGULATORY AGENCY FOR USE IN WATER MAIN CONSTRUCTION.
 7. CONTRACTOR SHALL COMPLETE THE FOLLOWING ITEMS UPON INSTALLATION OF WATER LINES: PASSED PRESSURE TEST, LEAKAGE TEST, AND BACTERIOLOGICAL TEST IN ACCORDANCE WITH NCEQ REGULATIONS.
 8. CONTRACTOR SHALL COMPLETE THE FOLLOWING ITEMS UPON INSTALLATION OF SEWER LINES: PASSED PRESSURE TEST AND LEAKAGE TEST (FORCE MAINS); PASSED DEFLECTION TEST (GRAVITY SEWER); PASSED LEAKAGE TEST (GRAVITY SEWER) IN ACCORDANCE WITH NCEQ REGULATIONS.



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B 01/05/18 TRC COMMENTS JSH CPR	
A 12/01/17 MAJOR SP SUBMITTAL JSH CPR	

novo nordisk
Novo Nordisk Pharmaceutical Industries, LP.
3012 Powhatan Road Tel. (919)-550-2200
Clayton North Carolina 27520
USA

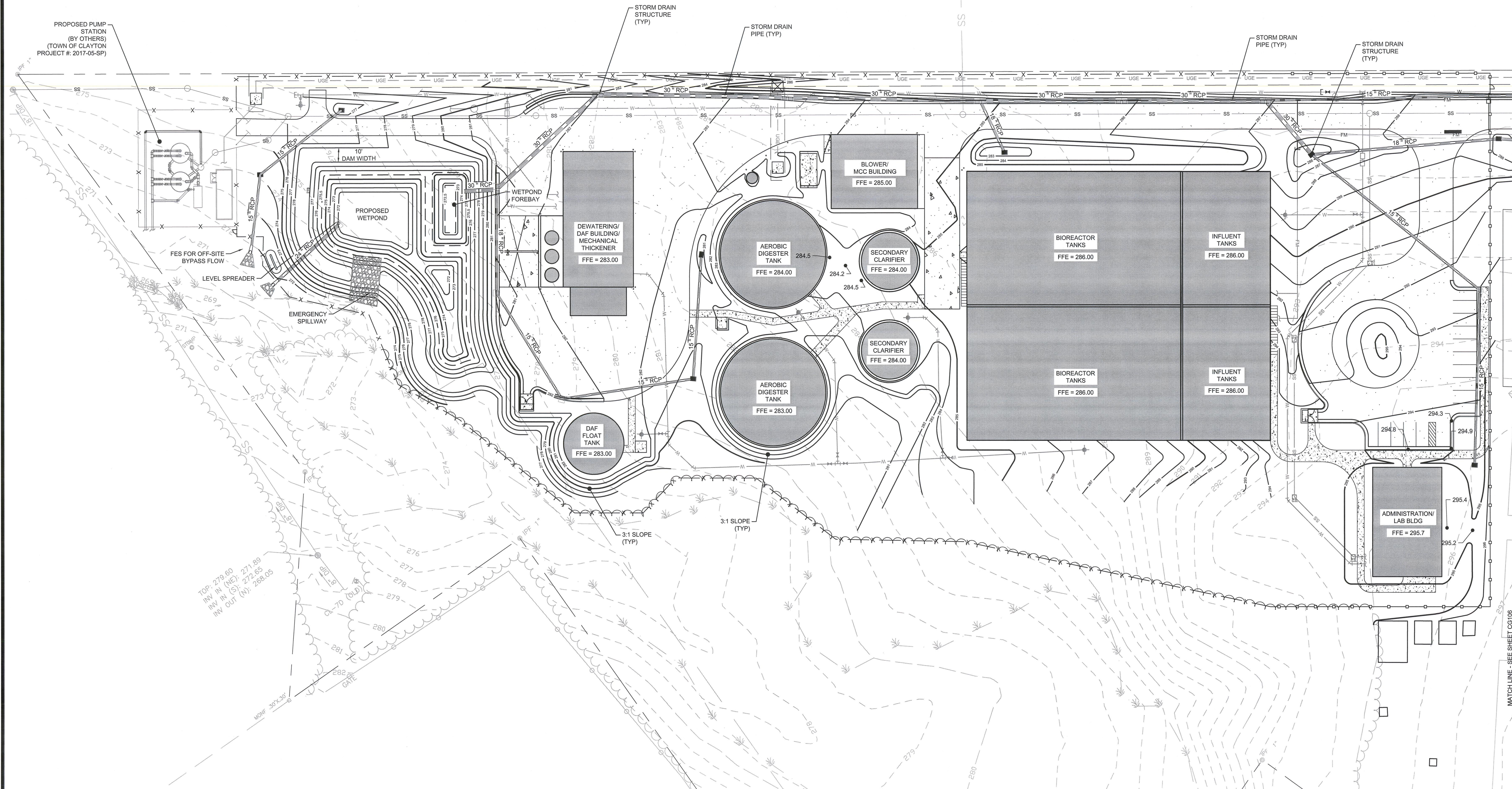
Dewberry
Dewberry Engineers Inc.
2610 WYCLIFF ROAD
SUITE 410
RALEIGH, NC 27607
NCEQS # T-0229

UTILITY PLAN

**REGIONAL
WWPTF
CLAYTON, NC**

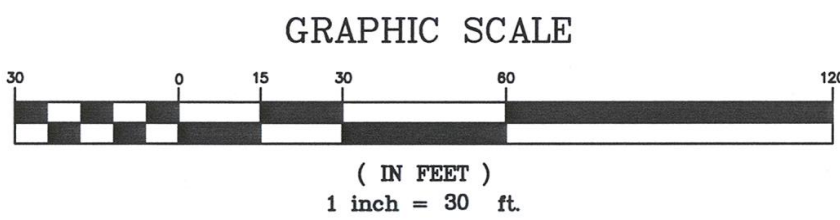
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PROJECT MANAGER KLJ	DEPARTMENT MANAGER
LEAD DESIGN PROF. CPR	CHECKED
DRAWN JSH	DATE 12/01/2017
DESIGN DRAWING NUMBER CU101	PROJECT NUMBER 50097827
WWPTF DRAWING NUMBER	

[illegible]



- GENERAL NOTES:**
1. REFER TO SHEET C-101 & C-102 FOR EXISTING CONDITIONS, WETLAND DELINEATION, EXISTING LEGEND AND SURVEY NOTES.
- GRADING & DRAINAGE NOTES:**
1. CONTRACTOR SHALL GRADE/PAVE SITE TO ALLOW POSITIVE DRAINAGE AND PREVENT PONDING.
 2. SEE SHEETS CS101/CS102 FOR SITE PLAN LEGEND & NOTES AND CU101/CU102 FOR UTILITY LEGEND AND UTILITY NOTES.
 3. EROSION AND SEDIMENTATION CONTROL PERMIT SHALL BE ACQUIRED BEFORE GRADING OR LAND DISTURBANCE.
 4. ALL AREAS DISTURBED SHALL BE GRASSED (SEEDING OR SOD). REFER TO LANDSCAPING PLAN FOR FURTHER INFORMATION.
 5. LEVEL SPREADER TO BE GRADED SO THAT DISCHARGE ENTERS WETLANDS WITH NON-EROSIVE VELOCITY.
 6. GEOTECHNICAL REPORT PROVIDED BY FROEHLING & ROBERTSON, INC. REFER TO "REPORT OF SURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION" DATED 11/13/2017 FOR GRADING AND ADDITIONAL INFORMATION.

- SHEET LEGEND:**
- XXX --- MAJOR CONTOUR
 - XXX --- MINOR CONTOUR
 - XX.XX--- SPOT ELEVATIONS/GRADE
 - STORM DRAINAGE PIPE
 - RIPRAP



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A 12/01/17 MAJOR SP SUBMITTAL JSH CPR


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Novo Nordisk Pharmaceutical
Industries, LP.
3812 Potholm Road
Clayton
North Carolina 27520
USA
Tel. (919) 550-2200

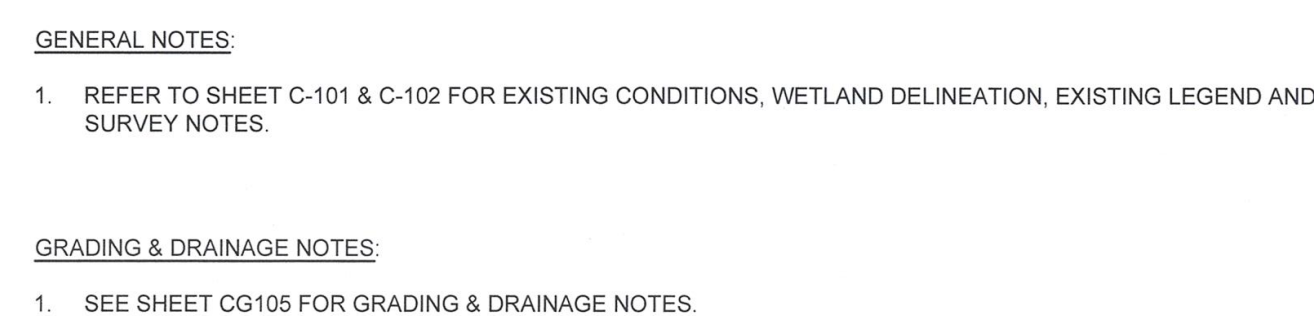

Dewberry
Dewberry Engineers Inc.
2810 WYCLIFF ROAD
SUITE 410
RALEIGH, NC 27607
NCEBS # F0285

**GRADING &
DRAINAGE PLAN**

**REGIONAL
WWPTF
CLAYTON, NC**



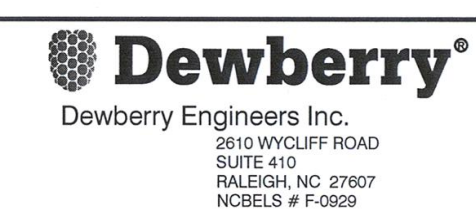
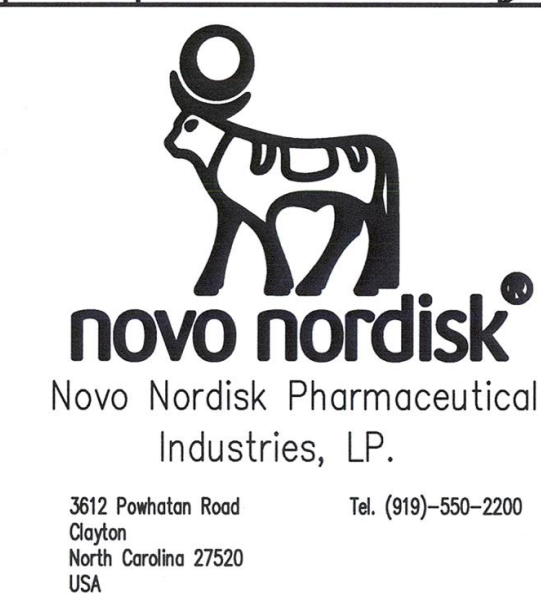
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LEAD DESIGN PROF. PLC	CHECKED
DRAWN CPR	DATE 12/01/2017
DESIGN DRAWING NUMBER CG105	PROJECT NUMBER 50097827
WWPTF DRAWING NUMBER	



A graphic scale bar is shown, labeled "GRAPHIC SCALE". The scale is marked in feet, with increments of 30 feet. The markings are: 30, 0, 15, 30, 60, 15. Below the scale, it says "(IN FEET)" and "1 inch = 30 ft". To the left of the scale is a compass rose showing the cardinal directions: N (North), S (South), E (East), and W (West).

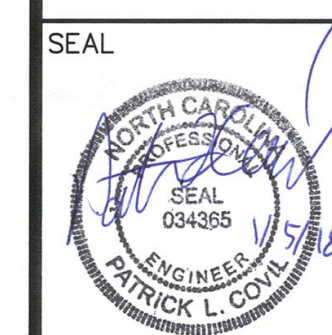
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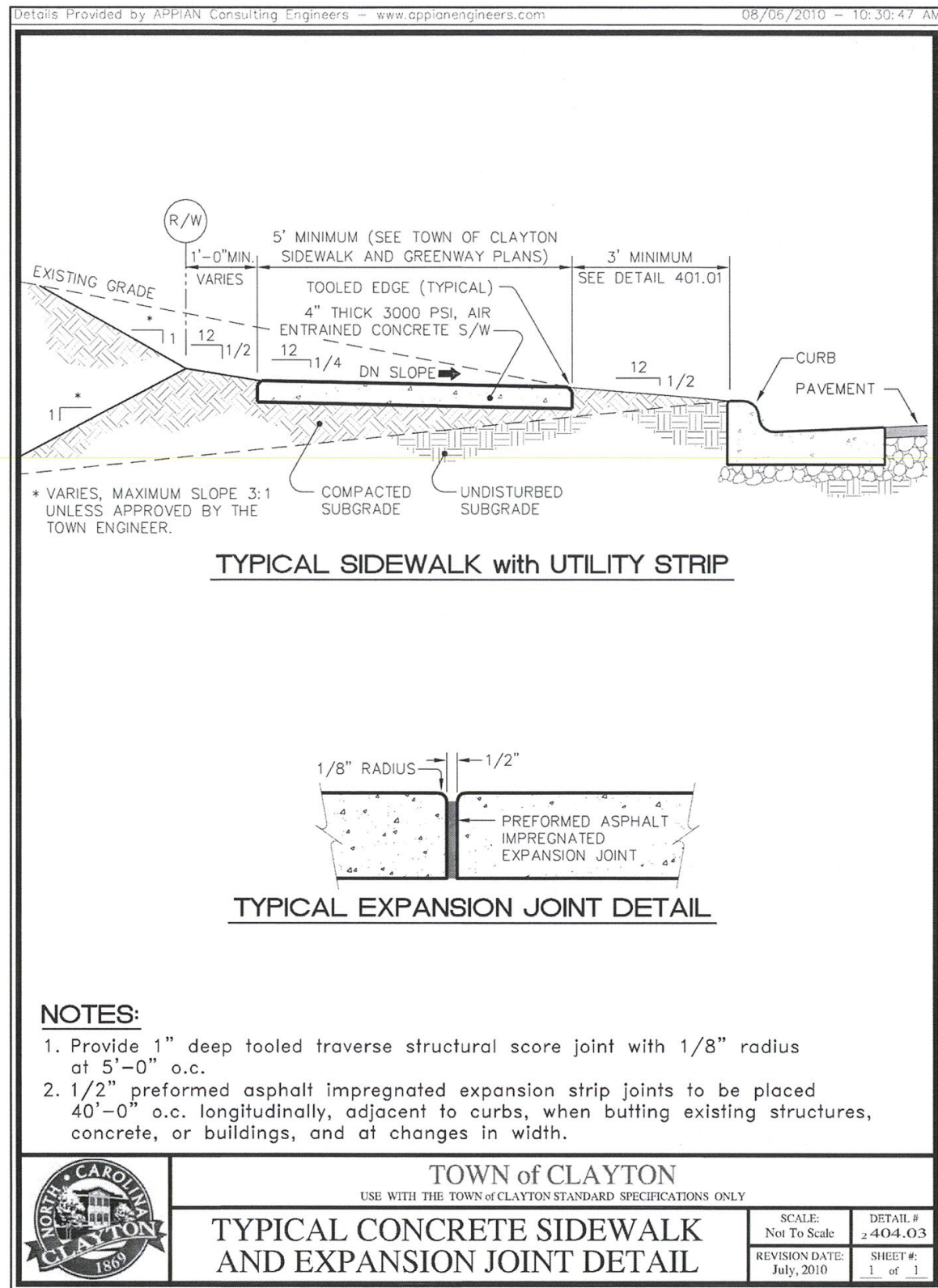
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GRADING & DRAINAGE PLAN

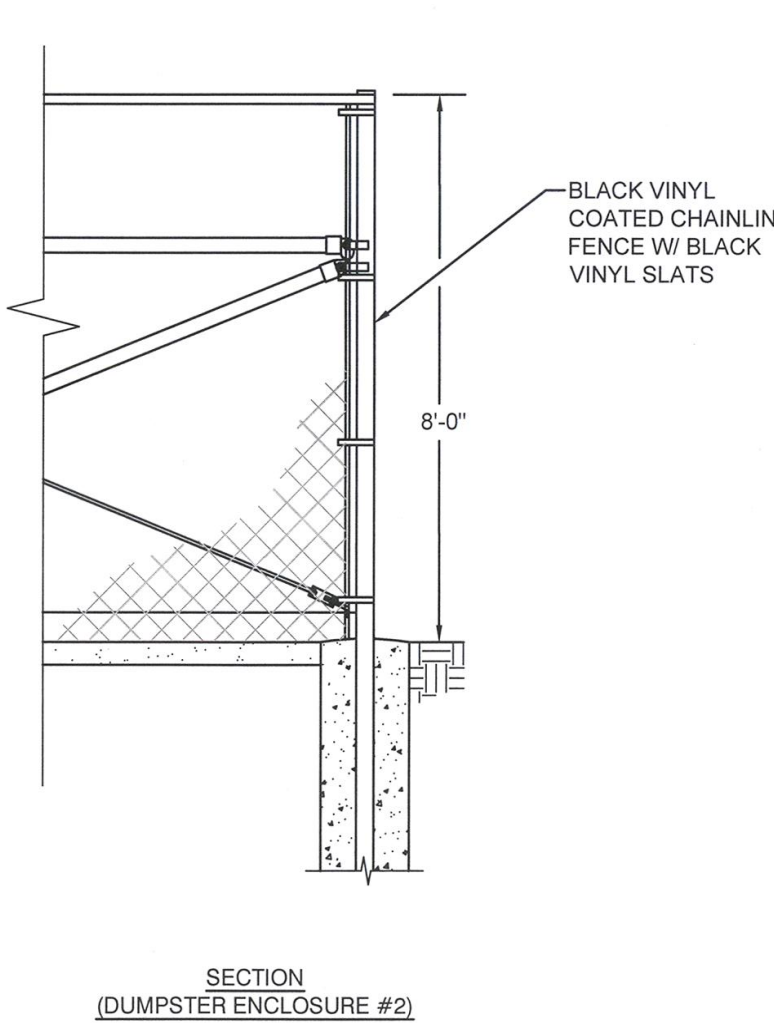
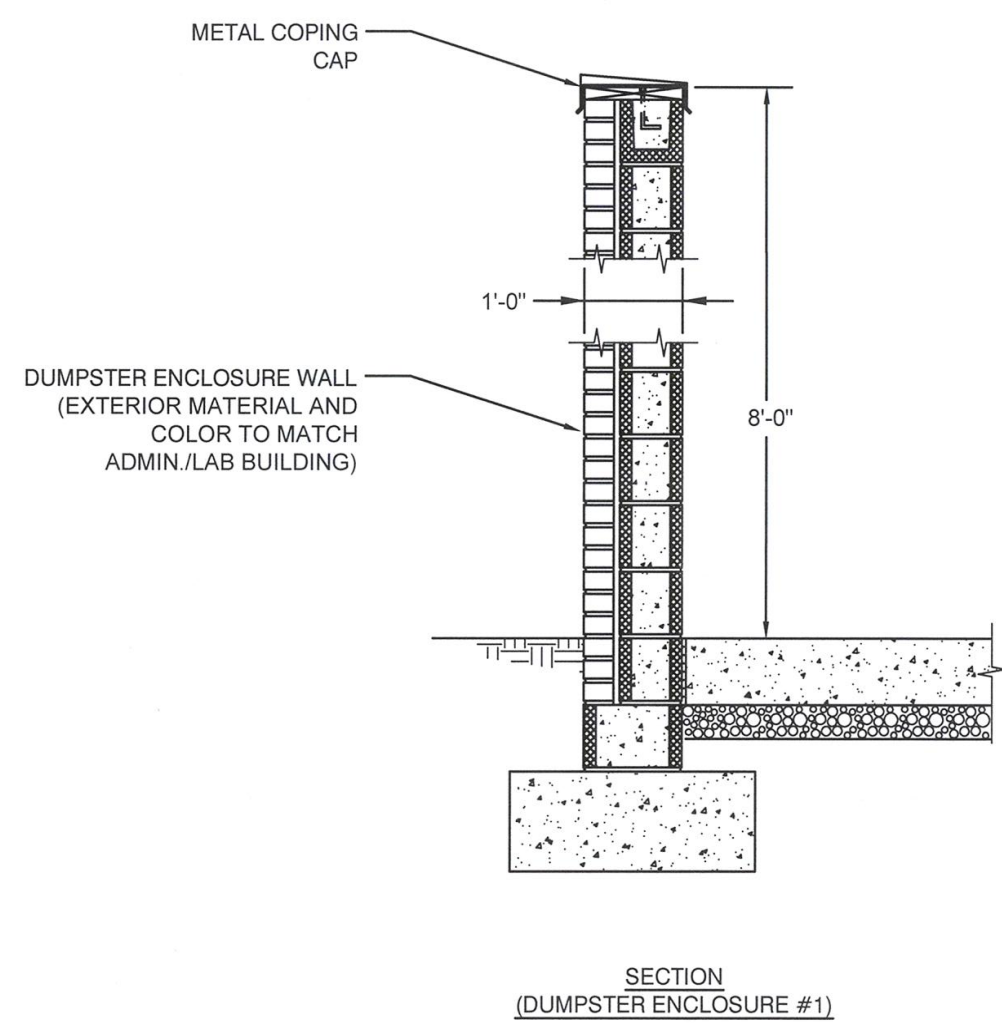
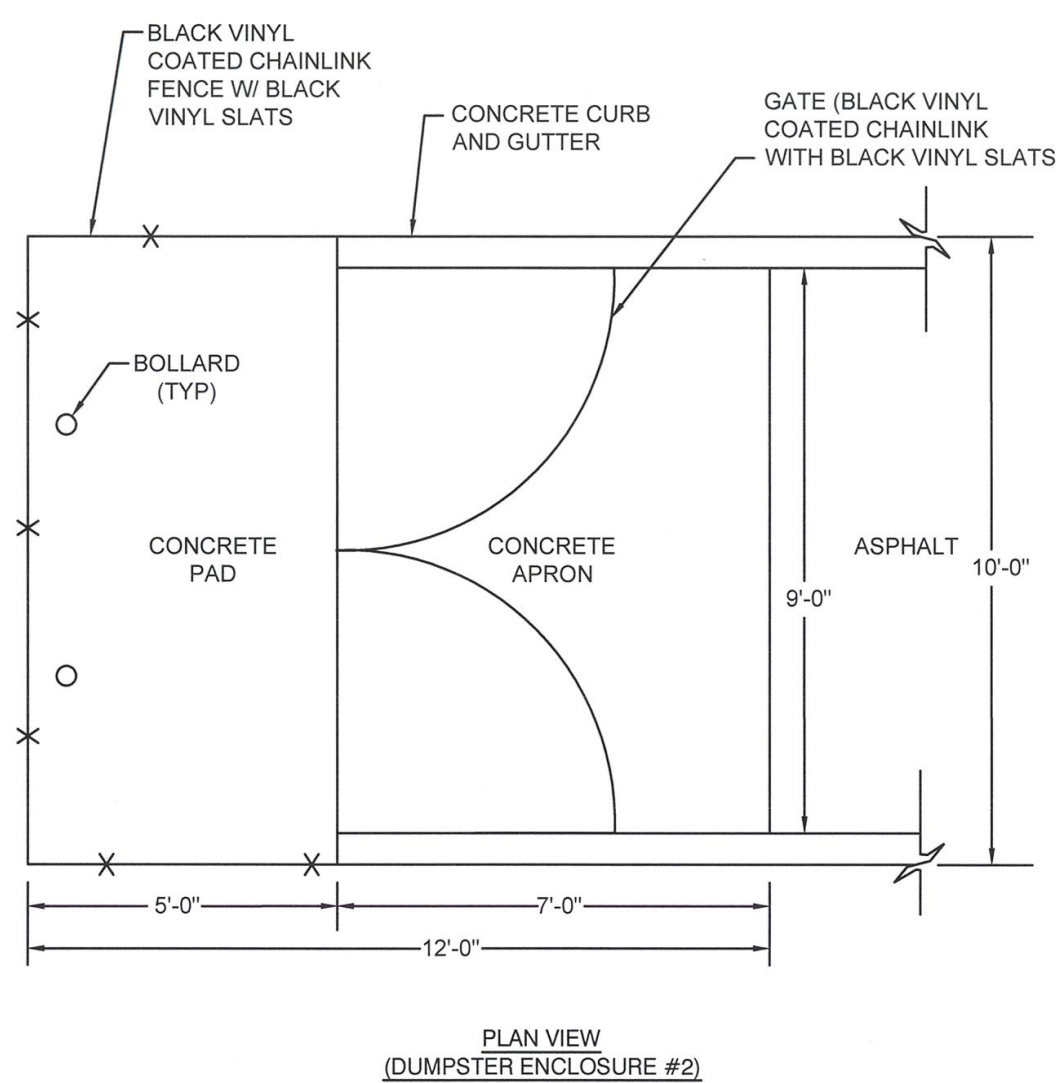
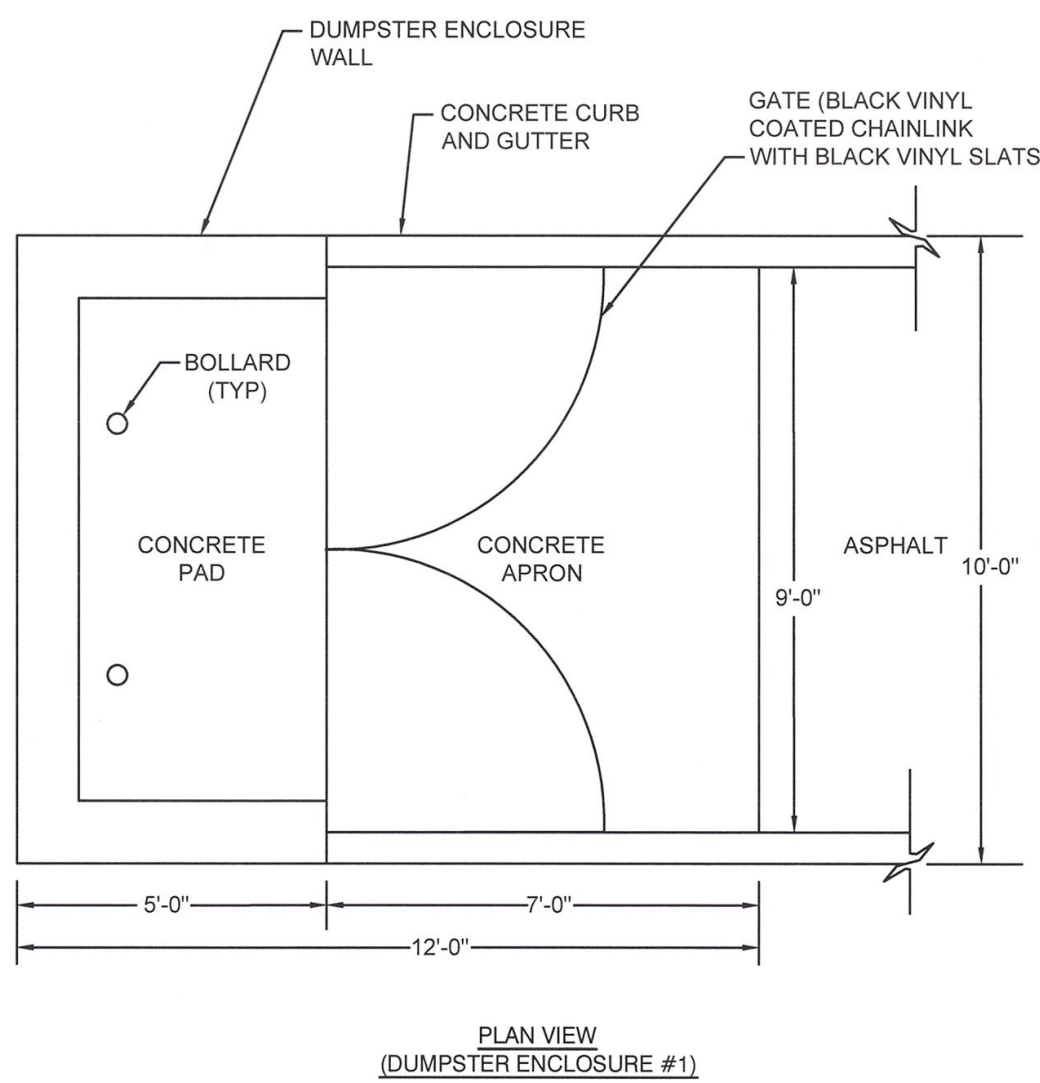
REGIONAL
WWPTF
CLAYTON, NC



NOT FOR CONSTRUCTION		
PROJECT MANAGER KLJ	DEPARTMENT MANAGER	
LEAD DESIGN PROF. PLC	CHECKED	
DRAWN CPR	DATE 12/01/2017	
DESIGN DRAWING NUMBER CG106	PROJECT NUMBER 50097827	
WWTFT DRAWING NUMBER		

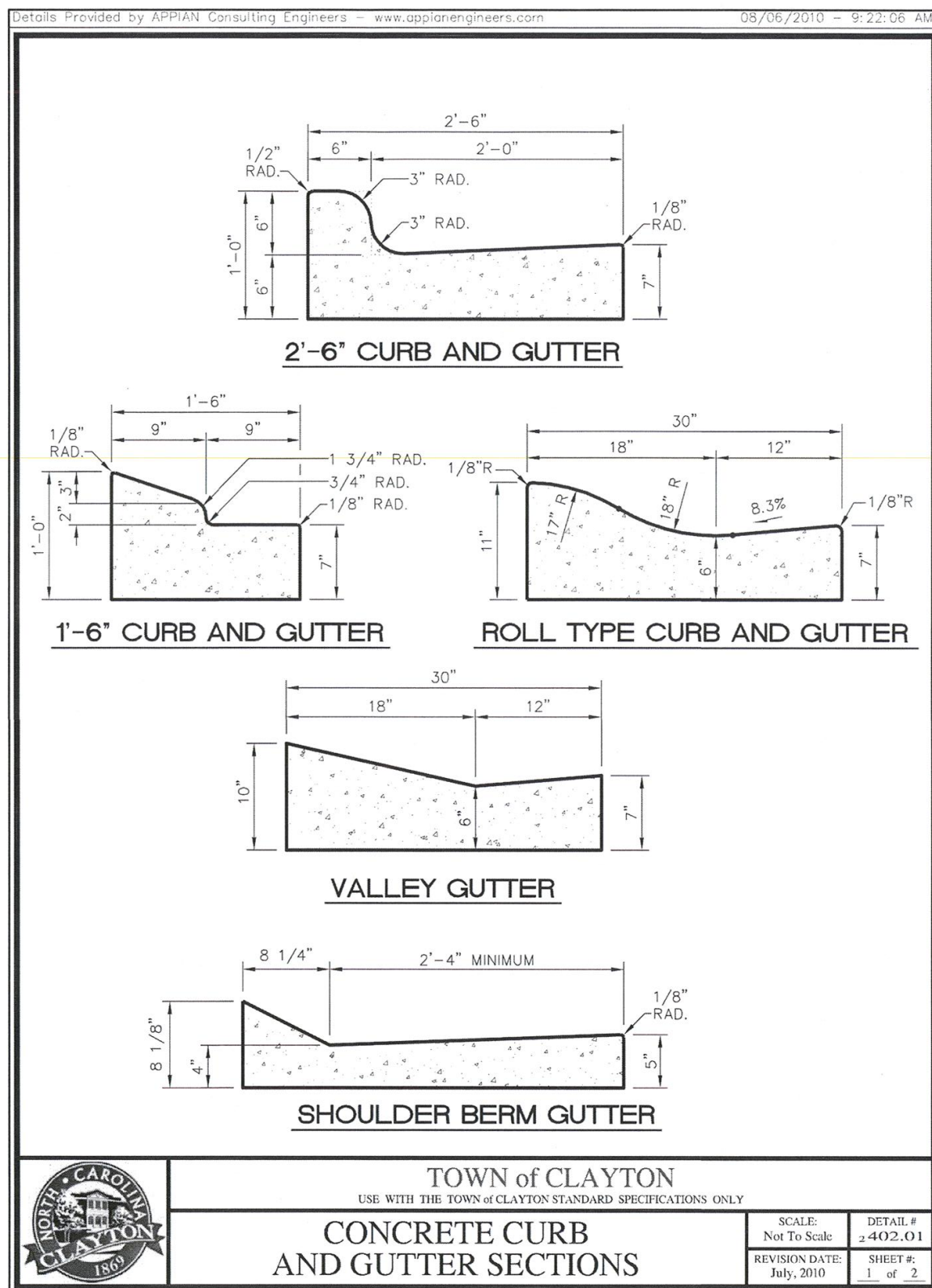


1
C-501
NOT TO SCALE

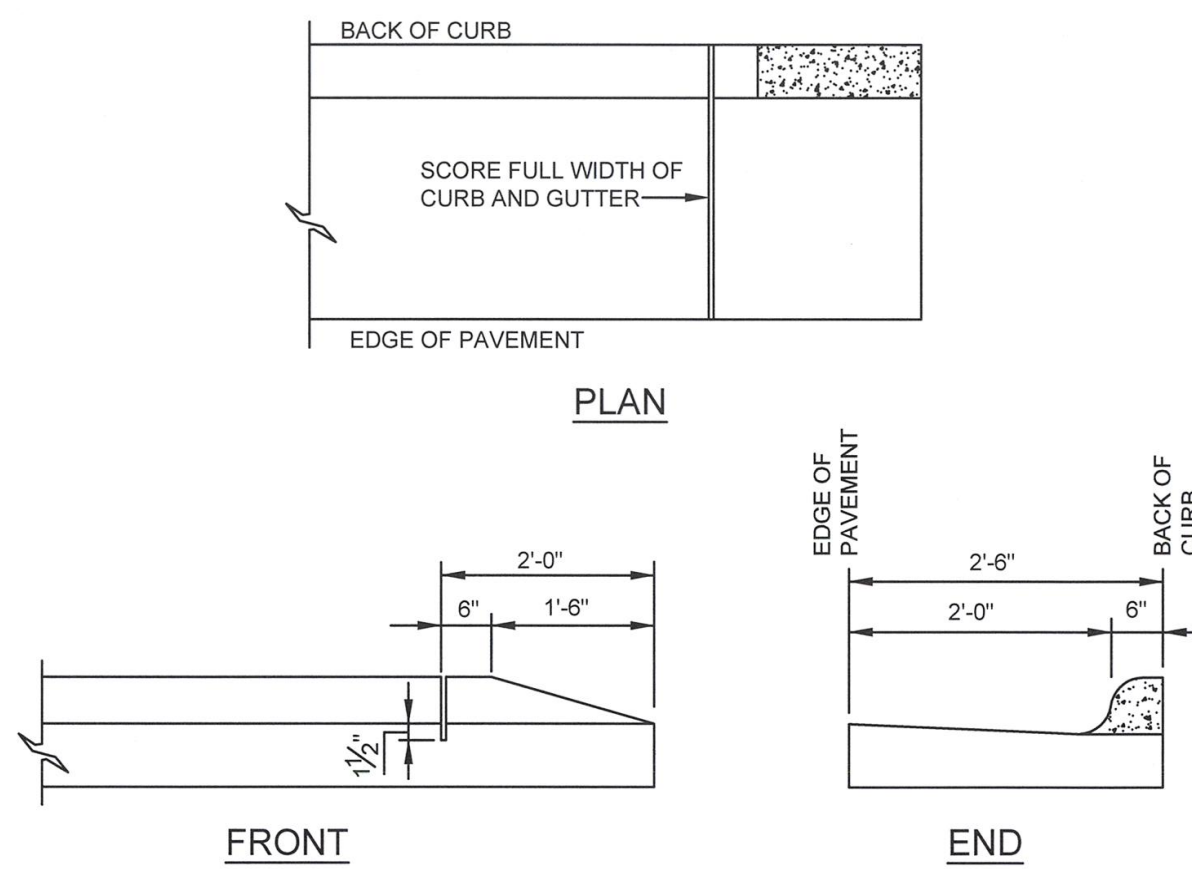


- NOTES:**
1. REFER TO SHEET CS101 FOR LOCATION OF DUMPSTER ENCLOSURES AND ADDITIONAL INFORMATION.

4
C-501
NOT TO SCALE

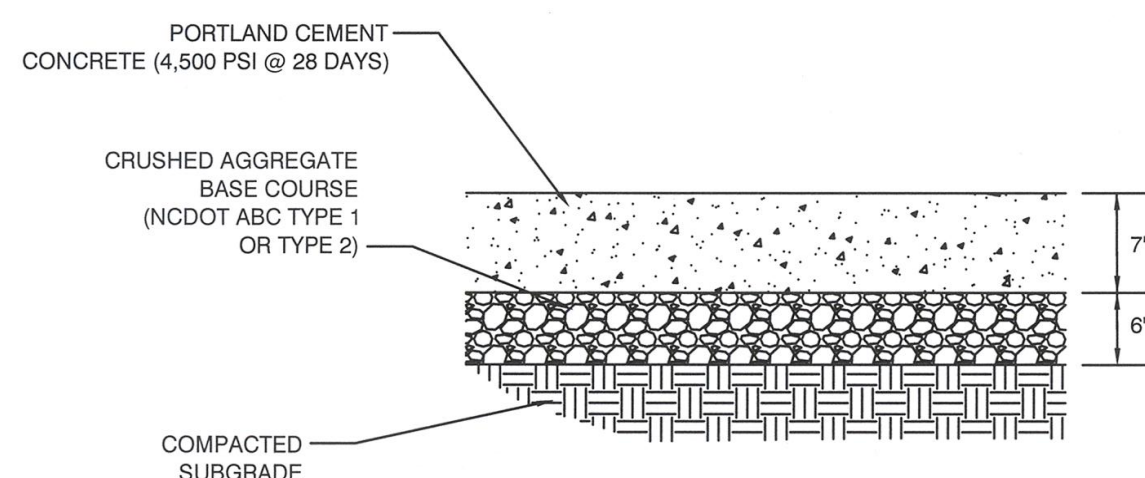


2
C-501
NOT TO SCALE



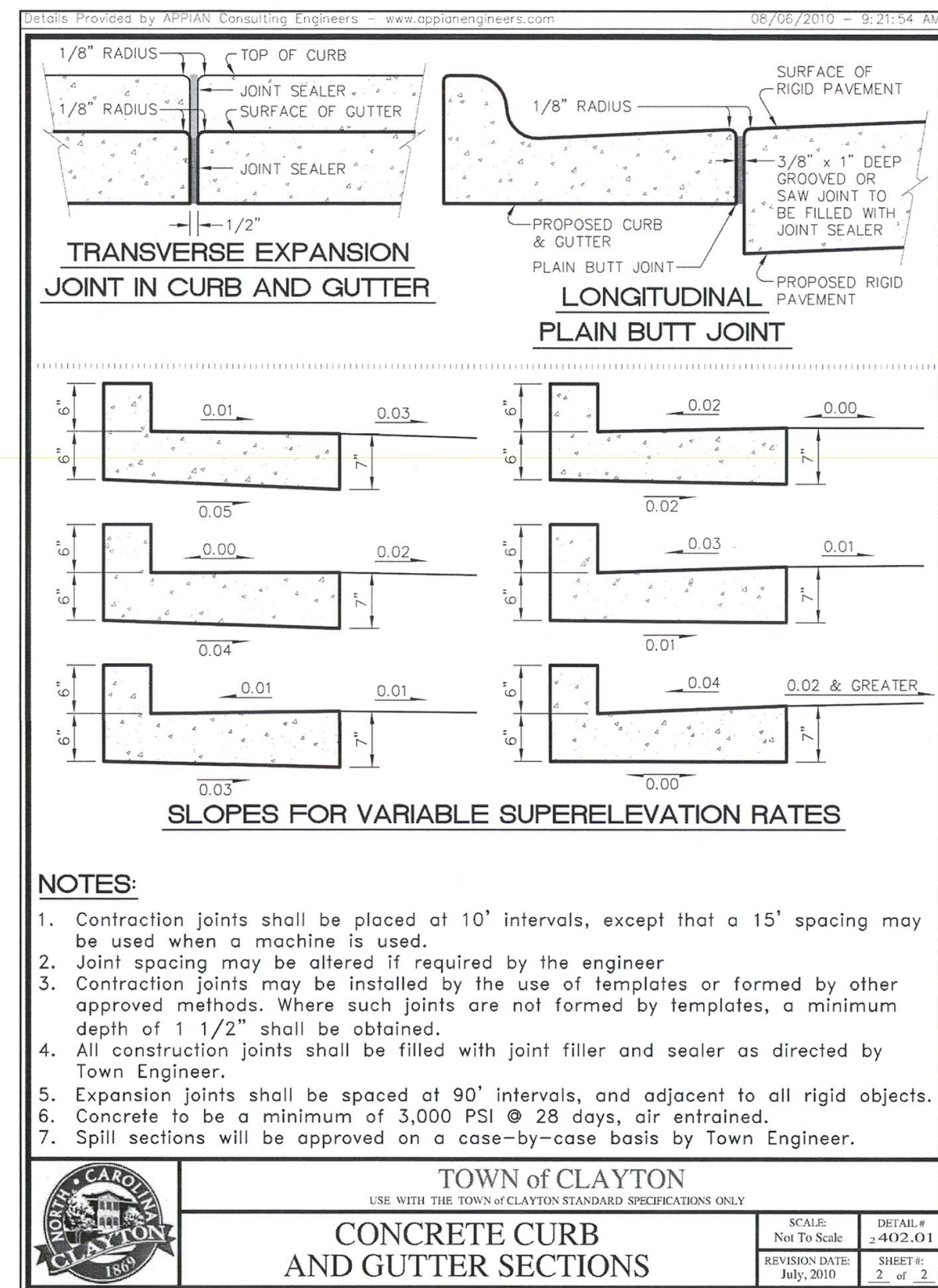
- NOTES:**
1. CONCRETE SHALL BE 3,000 P.S.I. REFER TO CURB & GUTTER DETAIL FOR ADDITIONAL INFORMATION.

5
C-501
NOT TO SCALE

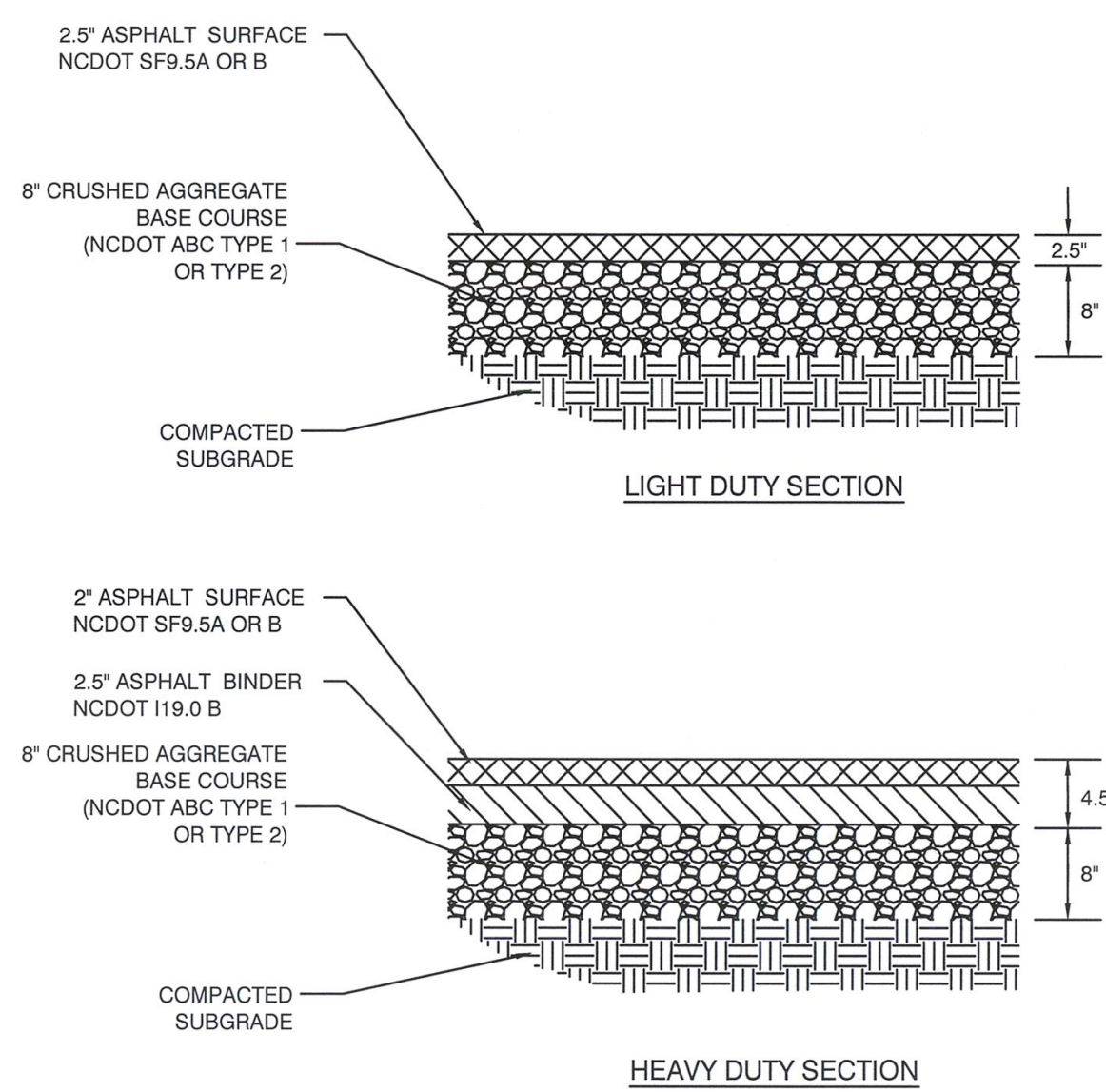


- NOTES:**
1. PAVEMENT RECOMMENDATIONS PROVIDED BY FROELING & ROBERTSON, INC. REFER TO "PAVEMENT DESIGN ADDENDUM REPORT" DATED 11/13/2017 FOR ADDITIONAL INFORMATION.
 2. CONTRACTOR SHALL COMPACT SUBGRADE TO A MINIMUM 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY.

6
C-501
NOT TO SCALE



3
C-501
NOT TO SCALE



- NOTES:**
1. PAVEMENT RECOMMENDATIONS PROVIDED BY FROELING & ROBERTSON, INC. REFER TO "PAVEMENT DESIGN ADDENDUM REPORT" DATED 11/13/2017 FOR ADDITIONAL INFORMATION.
 2. CONTRACTOR SHALL COMPACT SUBGRADE TO A MINIMUM 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY.

7
C-501
NOT TO SCALE

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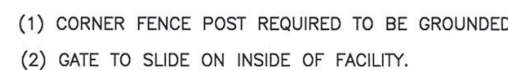
B 01/05/18 TRC COMMENTS JSH CPR
A 12/01/17 MAJOR SP SUBMITTAL JSH CPR



CIVIL DETAILS

REGIONAL
WWPTF
CLAYTON, NC

SEAL	SEAL
NOT FOR CONSTRUCTION	
PROJECT MANAGER KLJ	DEPARTMENT MANAGER
LEAD DESIGN PROF. CPR	CHECKED
DRAWN JSH	DATE 12/01/2017
DESIGN DRAWING NUMBER C-501	PROJECT NUMBER 50097827
WWPTF DRAWING NUMBER	



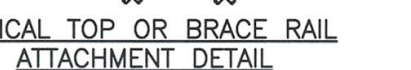
REFER TO SITE PLAN FOR
EXTENDS OF REGULAR CHAINLINK
FABRIC/FABRIC WITH BLACK
VINYL SLATS.

C-502



REFER TO SITE PLAN FOR
EXTENDS OF REGULAR CHAINLINK
FABRIC/FABRIC WITH BLACK
VINYL SLATS.

C-502



FENCE GROUNDING NOTES:

1. ALTERNATE FOOTINGS FOR ALL FENCE POSTS IN LEUGE: IF LEUGE IS ENCOUNTERED AT GRADE, OR AT A DEPTH SHALLOWER THAN 3'-6", CORE DRILL AN 8" DIA HOLE 18" INTO THE LEUGE. CENTER POST IN THE HOLE AND FILL WITH CONCRETE OR GROUT. IF LEUGE IS BELOW FINISH GRADE, COAT BACKFILLED SECTION OF POST WITH COAL TAR, AND BACKFILL WITH WELL-DRAINING GRAVEL.
2. ATTACH EACH GATE WITH 1-1/2 PAIR OF NON-LIFT-OFF TYPE, MALLEABLE IRON OR FORGING, PIN-TYPE HINGES. ASSEMBLIES SHALL ALLOW FOR 90° MINIMUM OF GATE TRAVEL.



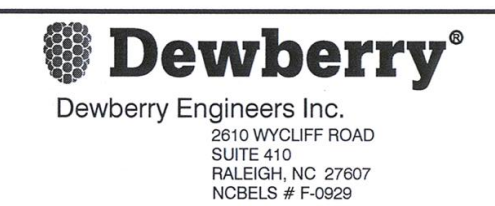
C-502

SITE PLAN REVIEW
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[illegible]

B	01/05/18	TRC COMMENTS	JSH CPR
A	12/01/17	MAJOR SP SUBMITTAL	JSH CPR



REGIONAL
WWPTF
CLAYTON, NC

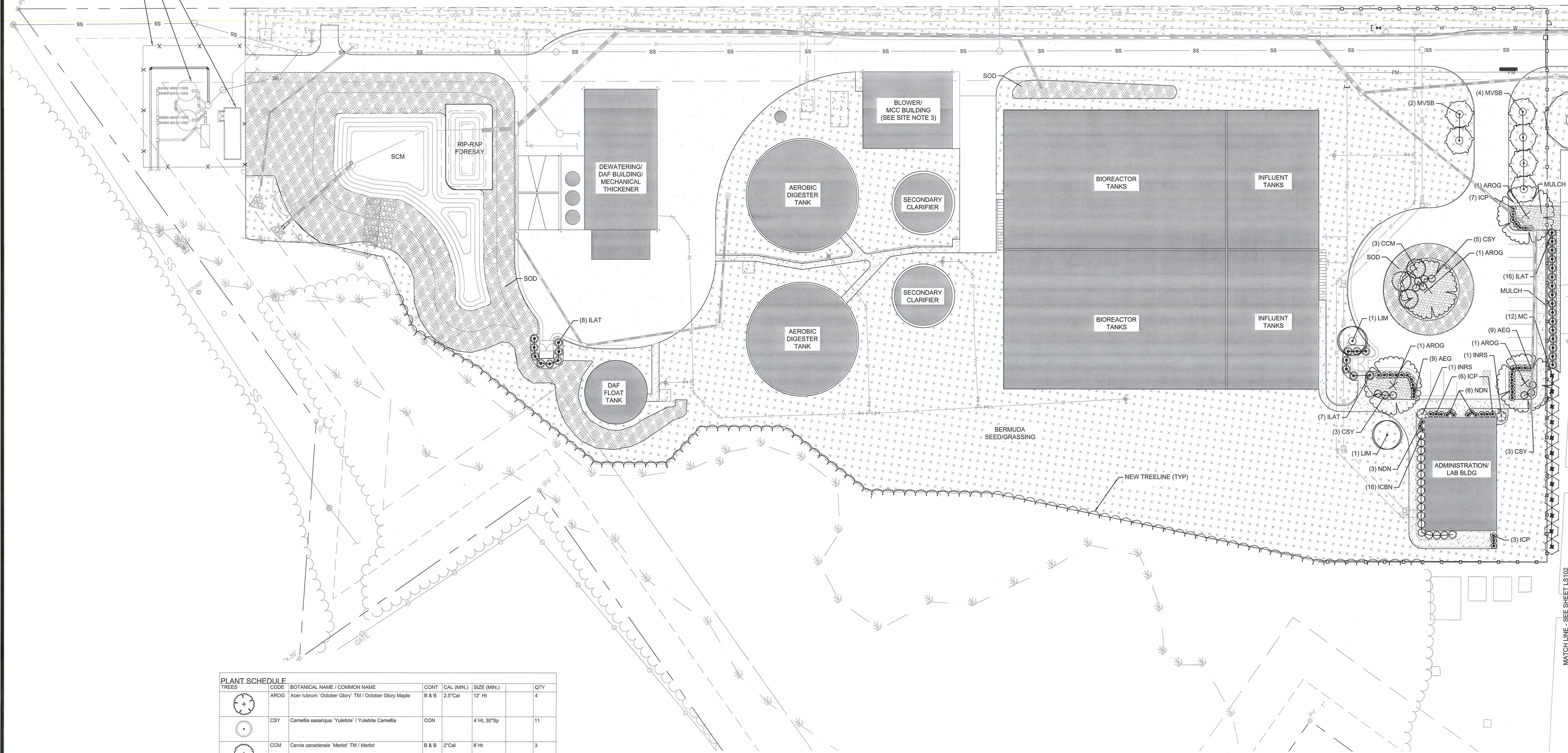


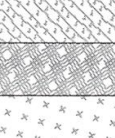
PROJECT MANAGER KLJ	DEPARTMENT MANAGER
LEAD DESIGN PROF. CPR	CHECKED
DRAWN JSH	DATE 12/01/2017
DESIGN DRAWING NUMBER C-502	PROJECT NUMBER 50097827
WWPIT DRAWING NUMBER	

WWPTF EFFLUENT PUMP
STATION, FENCING
AND BUILDING
(BY OTHERS)
(TOWN OF CLAYTON
PROJECT #: 2017-05-SP)

NC RAILROAD
200' R/W
DB K6 PG 161

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PLANT SCHEDULE							
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL (MIN.)	SIZE (MIN.)	QTY	
	AROG	Acer rubrum 'October Glory' TM / October Glory Maple	B & B	2.5" Cal	12' Ht	4	
	CSY	Cornelia sasanqua 'Yuletide' / Yuletide Cornelia	CON		4 1/4, 30" Sp	11	
	CCM	Cercis canadensis 'Merlot' TM / Merlot	B & B	2" Cal	8' Ht	3	
	IO	Ilex opaca / American Holly	15 gal	2" Cal	6' Ht	3	
	LIM	Lagerstroemia indica 'Muskogee' / Muskogee Crape Myrtle	15 gal	2" Cal	6' Ht	2	
	MVSB	Magnolia virginiana / Sweet Bay	15 gal		6' Ht	6	
	QN	Quercus rubra 'ONITA' / Highpoint Nuttall Oak	B & B	2.5" Cal	12' Ht	6	
	ZSVG	Zelkova serrata 'Village Green' / Sawleaf Zelkova	B & B	2.5" Cal	12' Ht	7	
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	CAL (MIN.)	SIZE (MIN.)	SPACING	QTY
	AEG	Abelia x grandiflora 'Edward Goucher' / Glossy Abelia	5 gal		24" Ht, 24" Sp	48" o.c.	19
	ICBN	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly	CON		30" Ht, 24" Sp	72" o.c.	17
	ICNP	Ilex cornuta 'Neebepoint' / Neebepoint Holly	CON		30" Ht, 24" Sp	72" o.c.	32
	ICP	Ilex cornuta 'Compacta' / Dwarf Japanese Holly	5 gal		12"	48" o.c.	16
	ILAT	Ilex latifolia / Lusterleaf Holly	5 gal		30" Ht, 24" Sp	72" o.c.	31
	INRS	Ilex x 'Nellie R. Stevens' / Nellie Stevens Holly	CON		24" Ht, 24" Sp	78" o.c.	2
	MC	Myrica cerifera / Wax Myrtle	5 gal		30" Ht, 24" Sp	120" o.c.	12
	NDN	Nandina domestica 'Nana' / Dwarf Sacred Bamboo	5 gal		12"	36" o.c.	9
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT			SPACING	QTY
	IMP	Mulch / Shaded Bark	bat				6,166 sf
	SOD	Sod- Bermuda Sp.					21,250 sf
	SEED	Grass Seed					154,800 sf

QUANTITIES SHOWN IN PLANT LIST ARE NOT GUARANTEED. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES NECESSARY TO COMPLETE PROJECT.

B & B: BALLERD & BURLAPPED
CON: CONTAINER GROWTH
Cal: CALIPER
Ht: HEIGHT
Sp: MIN SPREAD @ PLANTING

GENERAL NOTES:

- REFER TO SHEET C-101 & C-102 FOR EXISTING CONDITIONS, WETLAND DELINEATION, EXISTING LEGEND AND SURVEY NOTES.

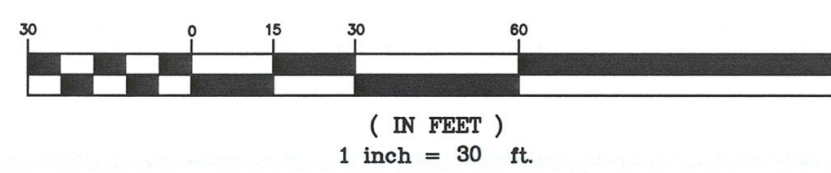
LANDSCAPING NOTES:

- TREE AND SHRUBS SHALL BE INSTALLED NO CLOSER THAN FIVE (5) FEET TO THE FLOW LINE OF A SWALE.
- ALL PLANTS SHALL BE MAINTAINED PER THE REQUIREMENTS OF PART 5 H.(2) OF SECTION 155.402 OF THE TOWN OF CLAYTON CODE.
- MULCHING FOR PROJECT SHALL CONSIST OF THE FOLLOWING:
 - ORGANIC MULCH PLACED ON SURFACES OF PLANT PITS AND SHRUB PLANT BEDS AND OTHER AREAS INDICATED. FREE FROM DELETERIOUS MATERIALS, CONSISTING OF THE FOLLOWING:
 - TREE: AT LEAST 50% HARDWOOD WITH MOISTURE CONTENT LESS THAN 30%. THAT CAN PASS THROUGH A MAXIMUM SCREEN SIZE OF 1/8". RAW MATERIAL SHALL NOT CONTAIN ANY YARD WASTE. DO NOT PLACE MULCH MATERIAL DIRECTLY AGAINST TRUNKS OR MAIN STEMS. USE DOUBLE-SHREDED BARK.
 - MULCH SHALL BE COLORED BROWN WITH AN IRON OXIDE BASED COLORANT APPLIED WITH A FOGGING OR SPRAY TECHNOLOGY SUCH AS BECKER UNDERWOOD SAHARA SYSTEM OR APPROVED EQUAL. IMMERSION OR BATH SYSTEM COLOR APPLICATION IS UNACCEPTABLE. MULCH SUPPLIER MUST PRESENT DOCUMENTATION SHOWING COLORFASTNESS OF FINISHED MATERIALS OF AT LEAST 2 YEARS MINIMUM.
 - MULCH THICKNESS SHALL BE A MINIMUM OF 3" AFTER COMPACTION AND SETTLEMENT.
 - REVIEW ALL UNDERGROUND UTILITIES IN THE LANDSCAPE AREAS AND CONFIRM CLEARANCE PRIOR TO PLANTING. MAKE ADJUSTMENTS AS NECESSARY TO AVOID CONFLICTS.
 - ALL AREAS ON THE SITE SHALL BE COVERED BY GRASSING, MULCH, PLANTINGS, STRUCTURES, OR PAVEMENT. NO AREAS ARE TO BE LEFT BARE.
 - ALL PLANT MATERIAL MUST CONFORM TO TOWN OF CLAYTON CODE REQUIREMENTS.
 - ON CENTER SPACING MAY BE "SCALED" IF NOT SHOWN.
 - OBTAIN ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
 - CONTRACTOR SHALL COORDINATE LOCATION OF PLANTS/LANDSCAPE ITEMS WITH REQUIRED ACCESS AND SPACING REQUIREMENTS FOR ALL UTILITY INFRASTRUCTURE/APURTENANCES. CONTRACTOR SHALL FIELD ADJUST AS NECESSARY.
 - 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.
 - REFER TO SHEET L-501 FOR PLANTING DETAILS.

SHEET LEGEND:

- 3 - ION - INDICATES PLANT CODE/ IDENTIFICATION (SEE PLANT SCHEDULE)
- INDICATES QUANTITY IN BED OF GROUPING
- MULCH EDGE (TYP)
- PROPOSED TREE OR SHRUB

GRAPHIC SCALE



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FROM PUBLIC DISCLOSURES,
AND SHOULD NOT BE RELEASED TO THE PUBLIC.

SITE PLAN REVIEW
DO NOT USE FOR CONSTRUCTION

B 01/05/18 TRC COMMENTS JSH CPR
A 12/01/17 MAJOR SP SUBMITTAL JSH CPR

novo nordisk
Novo Nordisk Pharmaceutical
Industries, LP.
3912 Pawlton Road Tel. (919)-550-2200
Clayton North Carolina 27020
USA

Dewberry
Dewberry Engineers Inc.
2810 WYCLIFF ROAD
SUITE 410
RALEIGH, NC 27607
NOBELS # F-0282

LANDSCAPE PLAN

REGIONAL
WWPTF
CLAYTON, NC

SEAL

[Signature]
12-5-18

NOT FOR CONSTRUCTION

PROJECT MANAGER
KLJ

LEAD DESIGN PROF.
LJR

DRAWN
JAR

DATE
12/01/2017

DESIGN DRAWING NUMBER
LS101

WWPTF DRAWING NUMBER

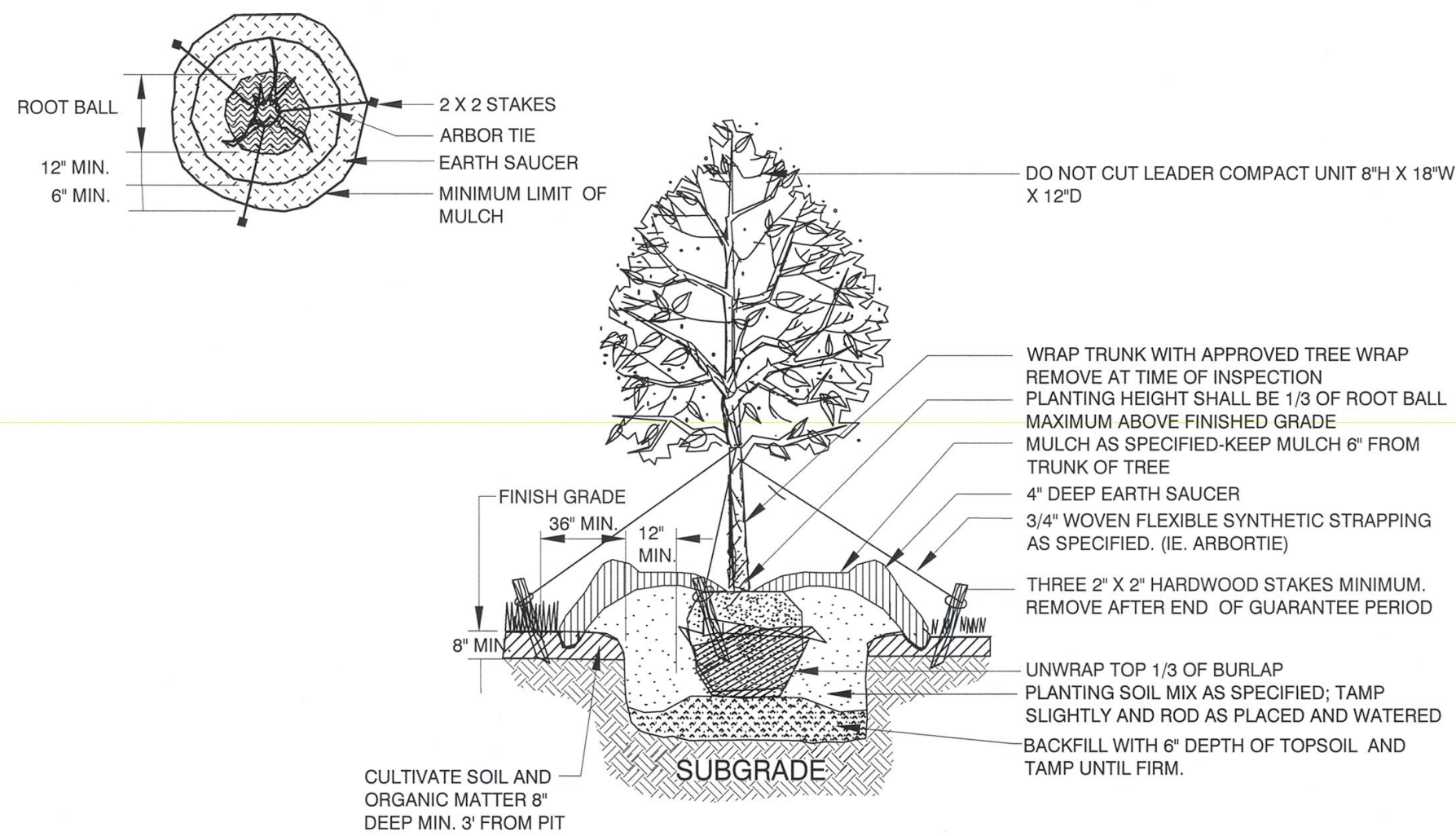
SEAL

[Signature]
12-5-18

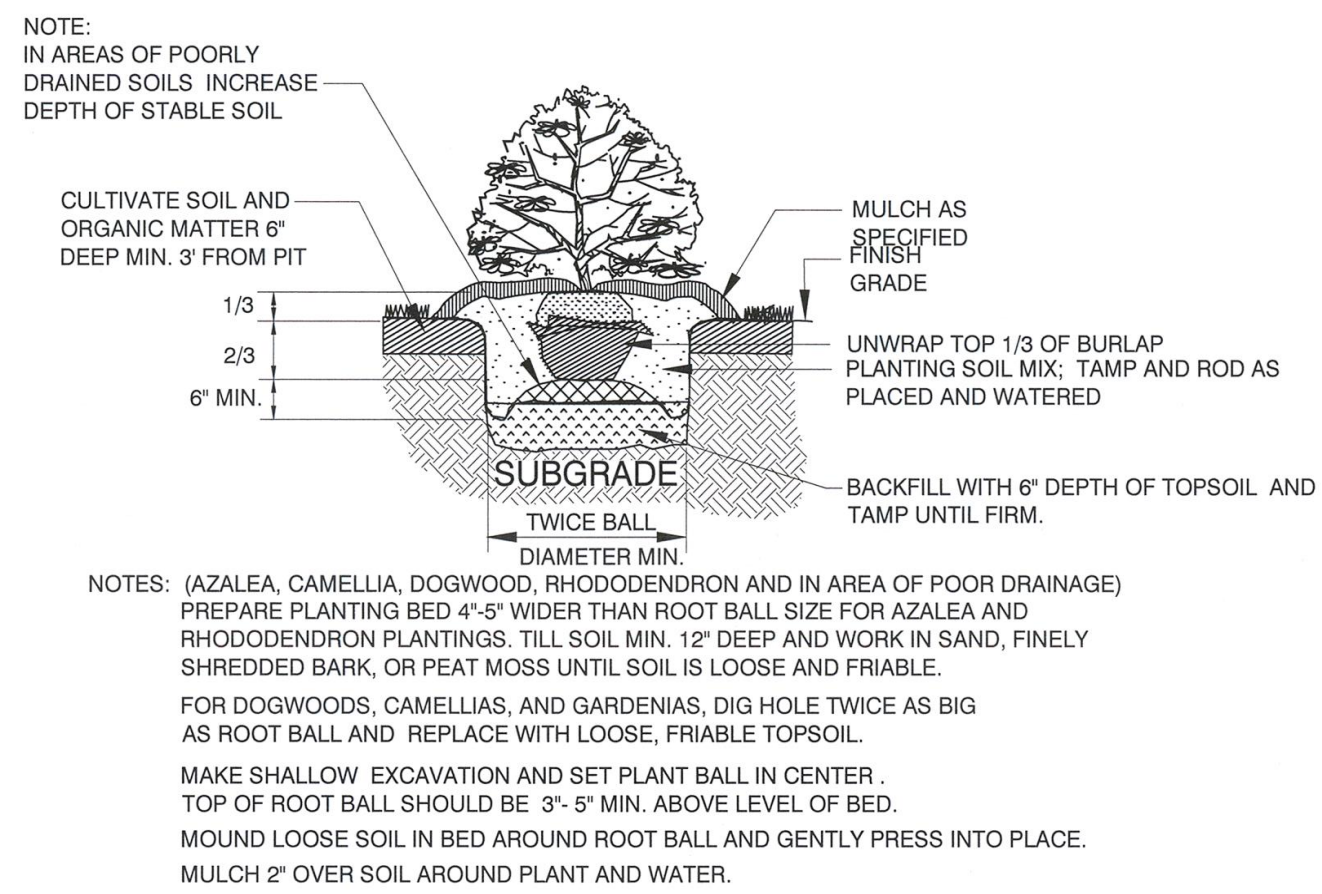
DEPARTMENT MANAGER

CHECKED

PROJECT NUMBER
50097827



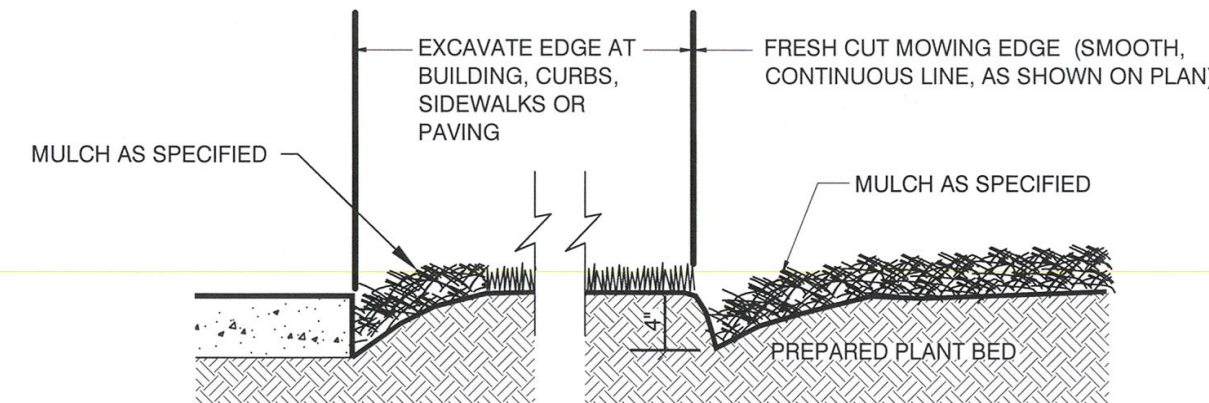
1 TREE PLANTING AND GUYING
L-501 NOT TO SCALE



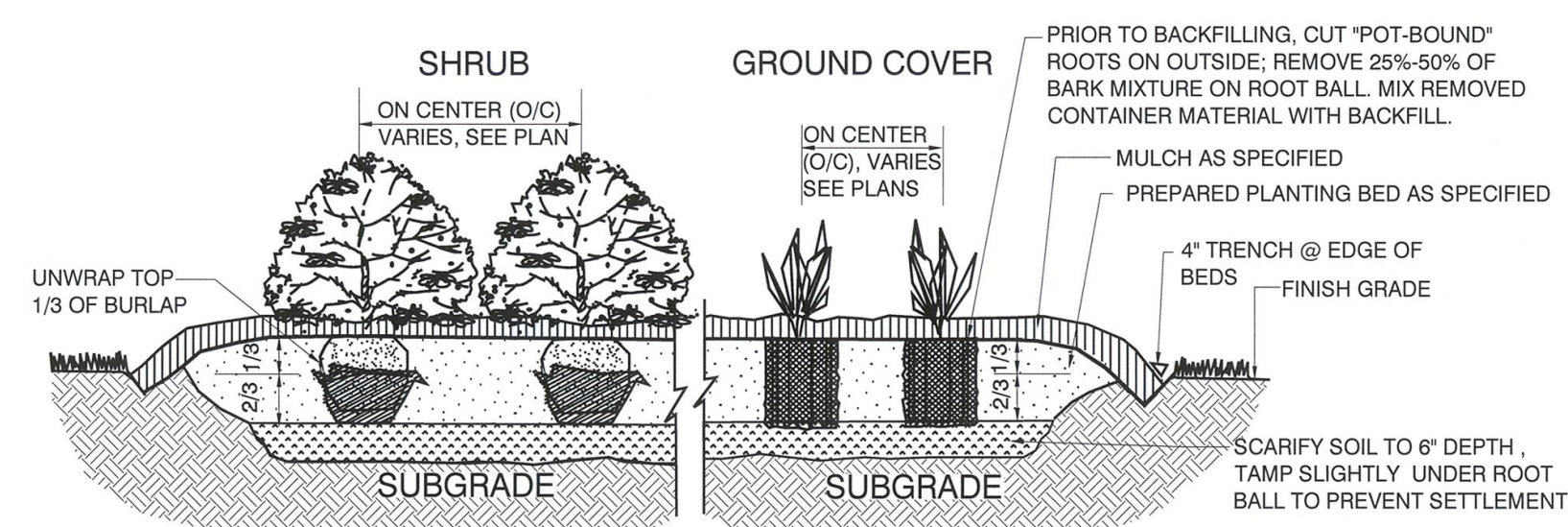
3 SHRUB PLANTING
L-501 NOT TO SCALE

TOWN OF CLAYTON SEEDING SPECIFICATIONS			
DATE: 10/15/2018 BY: J. J. JARVIS			
SCALE: 1\"/>			
NOTES: 1. * Mulch will be doubled if crimping is the method used.			

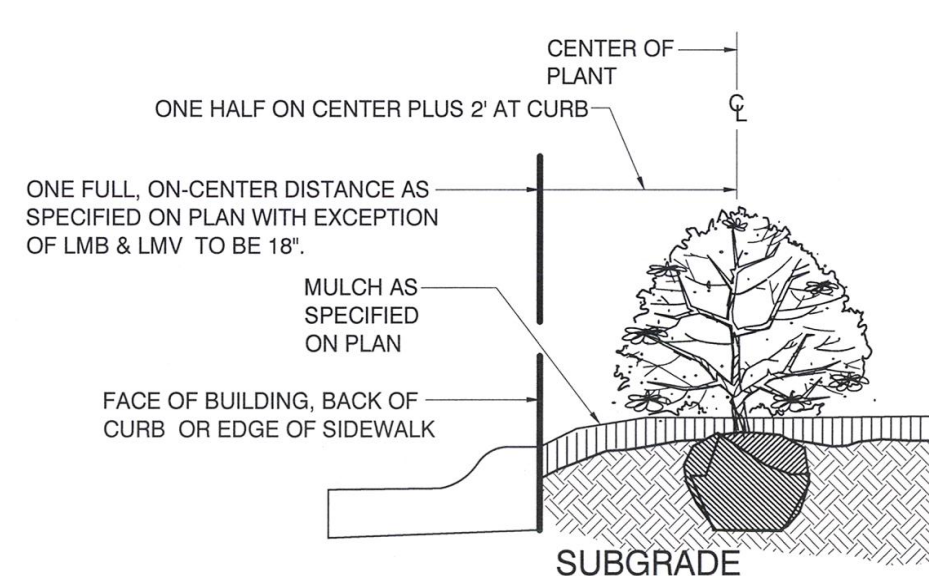
5 SEEDING SPECIFICATIONS
L-501 NOT TO SCALE



2 EXCAVATED EDGE
L-501 NOT TO SCALE



4 SHRUB AND GROUNDCOVER GROUP PLANTING
L-501 NOT TO SCALE



6 PLANT SPACING
L-501 NOT TO SCALE

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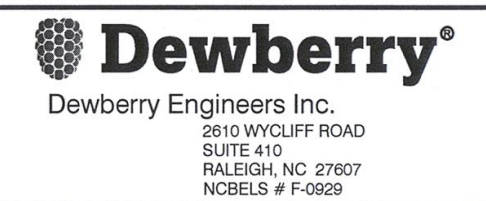
01/05/18TRC COMMENTSJSH CPR

12/01/17MAJOR SP SUBMITTALJSH CPR



3012 Pavilion Road
Clayton
North Carolina 27520
USA

Tel. (919) 550-2200

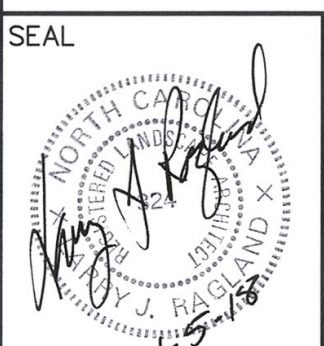


Dewberry Engineers Inc.
2610 WYCLIFF ROAD
SUITE 400
RALEIGH, NC 27607
NOBELS # F-0202

LANDSCAPE DETAILS

REGIONAL
WWPTF
CLAYTON, NC

SEAL



NOT FOR CONSTRUCTION

SEAL

PROJECT MANAGER
KLJ

LEAD DESIGN PROF.
LJR

DRAWN
JAR

DESIGN DRAWING NUMBER
L-501

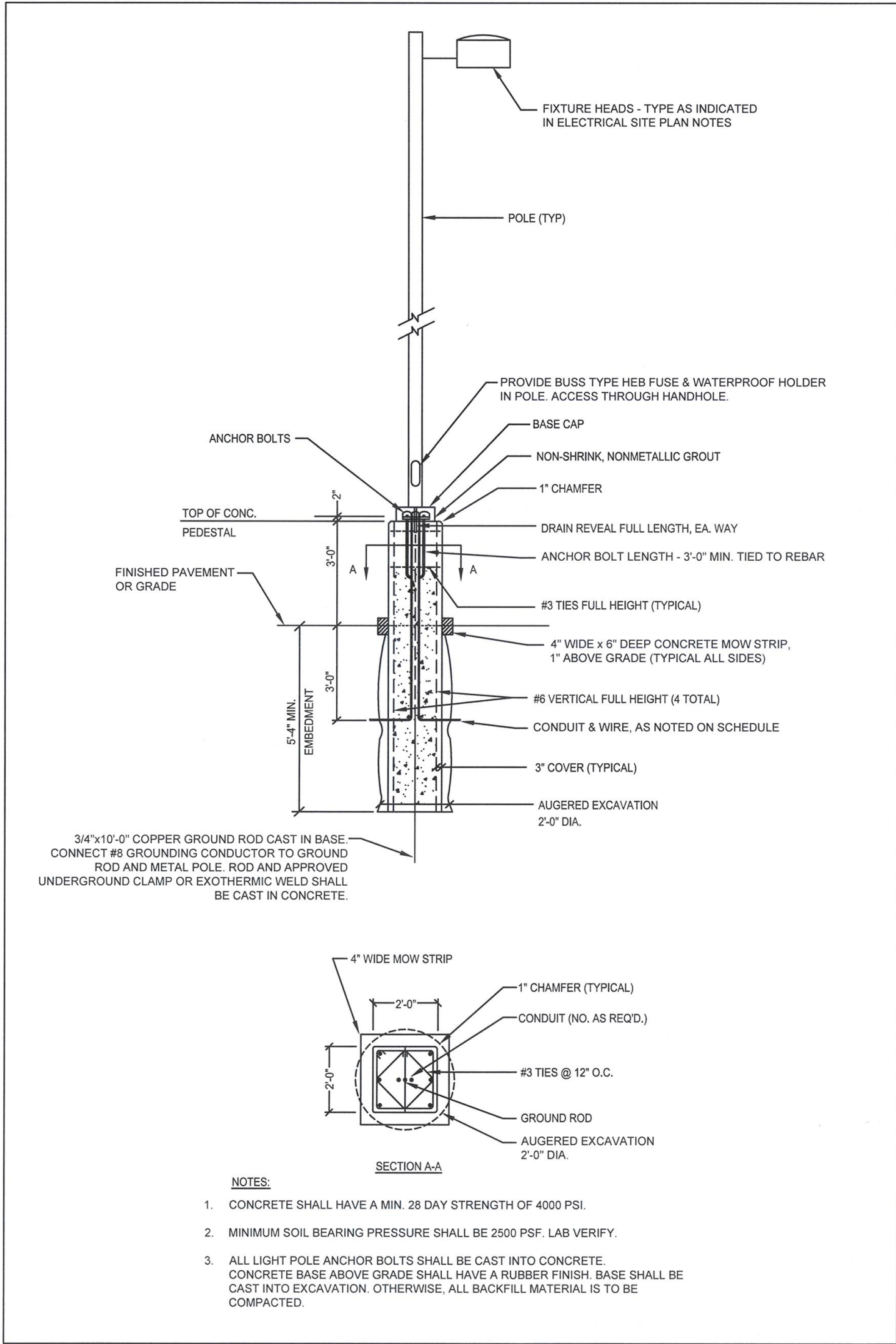
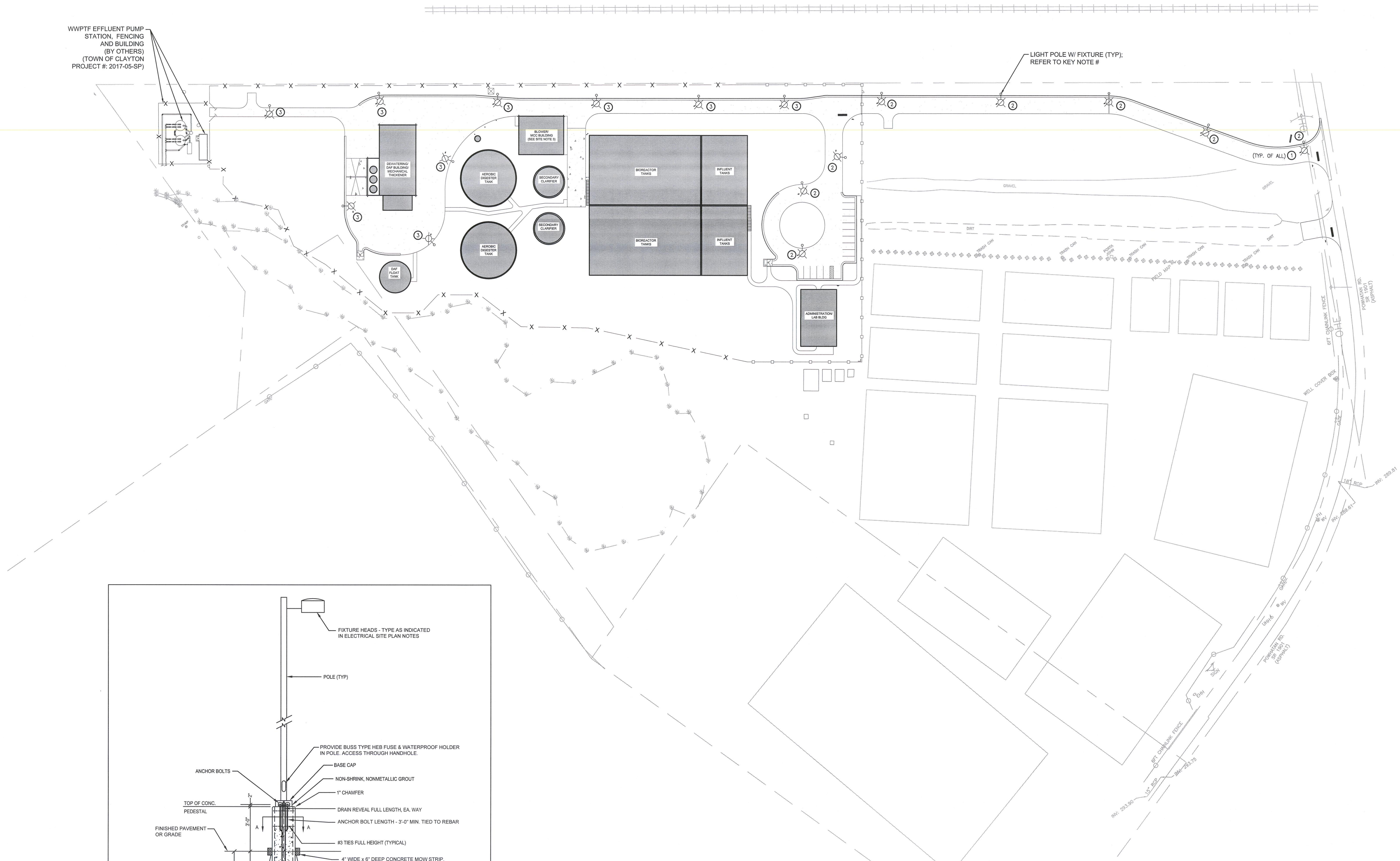
WWPTF DRAWING NUMBER

DEPARTMENT MANAGER

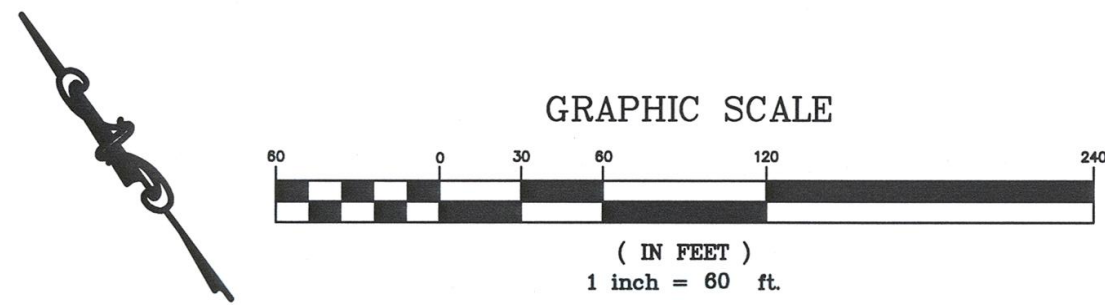
CHECKED

DATE
12/01/2017

PROJECT NUMBER
50097827



- GENERAL NOTES:**
- REFER TO SHEET C-101 & C-102 FOR EXISTING CONDITIONS, WETLAND DELINEATION, EXISTING LEGEND AND SURVEY NOTES.
- LIGHTING NOTES:**
- WALLPACK FIXTURES OR OTHER EXTERIOR LIGHTING FIXTURES FOR LIGHTING BEYOND AREA LIGHTING TO BE PROVIDED AS PART OF THE BUILDING PERMIT REVIEW SUBMISSION.
- LIGHTING SITE PLAN NOTES INDICATED BY ①**
- PROVIDE KIM LIGHTING WARP 9 LED FIXTURE (WPL-3-E35-120L-3K) WITH 25' POLE (KRS25-5180) ON 30" HIGH CONCRETE BASE. VERIFY VOLTAGE, CIRCUITRY, FIXTURE FINISH, PHOTOCELL AND OTHER CONTROLS PRIOR TO ORDERING.
 - FINAL DESIGN AND SPECIFICATION BY DUKE ENERGY.
 - FINAL DESIGN AND SPECIFICATION TO BE COMPLETED AFTER OWNER REVIEW.



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B	01/05/18	TRC COMMENTS	JSH	CPR
A	12/01/17	MAJOR SP SUBMITTAL	JSH	CPR



3012 Powhatan Road
Chapel Hill, NC 27520
USA

Dewberry
Dewberry Engineers Inc.
3012 Powhatan Road
Suite 110
Chapel Hill, NC 27520
NOBELS # P-0029

LIGHTING
SITE PLAN

REGIONAL
WWPTF
CLAYTON, NC



NOT FOR CONSTRUCTION	DEPARTMENT MANAGER
PROJECT MANAGER KLJ	CHECKED
LEAD DESIGN PROF. BSO	DATE 12/01/2017
DRAWN AHH	PROJECT NUMBER 50097827
DESIGN DRAWING NUMBER E-101	WWPTF DRAWING NUMBER

NEIGHBORHOOD MEETING INFORMATION

Purpose:

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

Meeting Date:

The meeting must be held at least ten (10) calendar days prior to the Planning Board meeting.

Meeting Time & Location:

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

Meeting Notice Mailing requirements:

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

Information provided at the Neighborhood Meeting:

At a minimum, the following materials must be present for inspection at a Neighborhood Meeting:

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

Information provided to Planning Department:

Alert the Planning Department once the date, location, and time of the Neighborhood Meeting are determined. Planning staff may attend the Neighborhood Meeting to answer process/code questions.

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

- ☒ Adjacent Property Owner's List (aka "mailing list")
- ☒ Copy of the letter mailed
- ☒ Attendance Roster (aka "sign-in sheet")
- ☒ Neighborhood Meeting Summary Form with minutes (see below)

ADJACENT PROPERTY OWNERS LIST

Project Name: Regional WWPTF

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
167700-49-6694	Town of Clayton	PO Box 879, Clayton, NC 27528-0879
167800-30-9377	Town of Clayton	PO Box 879, Clayton, NC 27528-0879
167700-59-6259	Lamm Media Group, Inc.	PO Box 90, Smithfield, NC 27577-0090
167700-49-3426	Wilson Earl Blackmon	PO Drawer 2318, Smithfield, NC 27577-2318
167800-30-4225	Grifols Therapeutic Inc	PO Box 110526, Durham, NC 27709-5526
167800-21-5181	Grifols Therapeutic Inc	PO Box 110526, Durham, NC 27709-5526
167700-49-8164	APPCOMM Inc	PO Box 785, Clayton, NC 27528-0000
167800-40-6294	Town of Clayton	PO Box 879, Clayton, NC 27528-0879
167700-59-3446	Young Mun & Hae Sook Son	3733 Powhatan Rd, Clayton, NC 27520-9132
167700-49-5090	Commercial Properties of Clayton LLC	736 Parkridge Dr, Clayton, NC 27527-5304
167700-59-0242	Capital Properties of Raleigh	2840 Plaza Pl, Ste 200, Raleigh, NC 27612-6343



December 6, 2017

Dear Clayton Area Property Owner:

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

Meeting Date: December 18th, 2017 Meeting Time: 6 pm

Meeting Location: Powhatan Center,
139 N. Tech Dr., Clayton, NC
(See Attachment A for Location Map)

Type of Application: Major Site Plan

Project/proposal property address: Regional WPTF, 3798 Powhatan Clayton, NC 27520

Description of project/proposal: Novo Nordisk Pharmaceutical Industries, LP proposes to construct a

new regional wastewater pretreatment facility and associated infrastructure. Once construction is complete, Novo Nordisk will transfer ownership to the Town of Clayton after testing and acceptance is complete. From that point forward, the Town will own and operate the plant as a publicly owned, regional wastewater pretreatment facility. The facility will be constructed and operated in a manner as to limit impacts to the surrounding community. Refer to Exhibit A & B for additional information.

Upcoming public meetings for this

Application (Planning Board) January 22, 2018

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 and/or development proposal.

If you have any questions prior to or after this meeting, you may contact our consultant (Charles Ristimäki w/ Dewberry Engineers Inc.), at 919-881-9939. Also, you may contact the Planning Department at 919-553-5002.

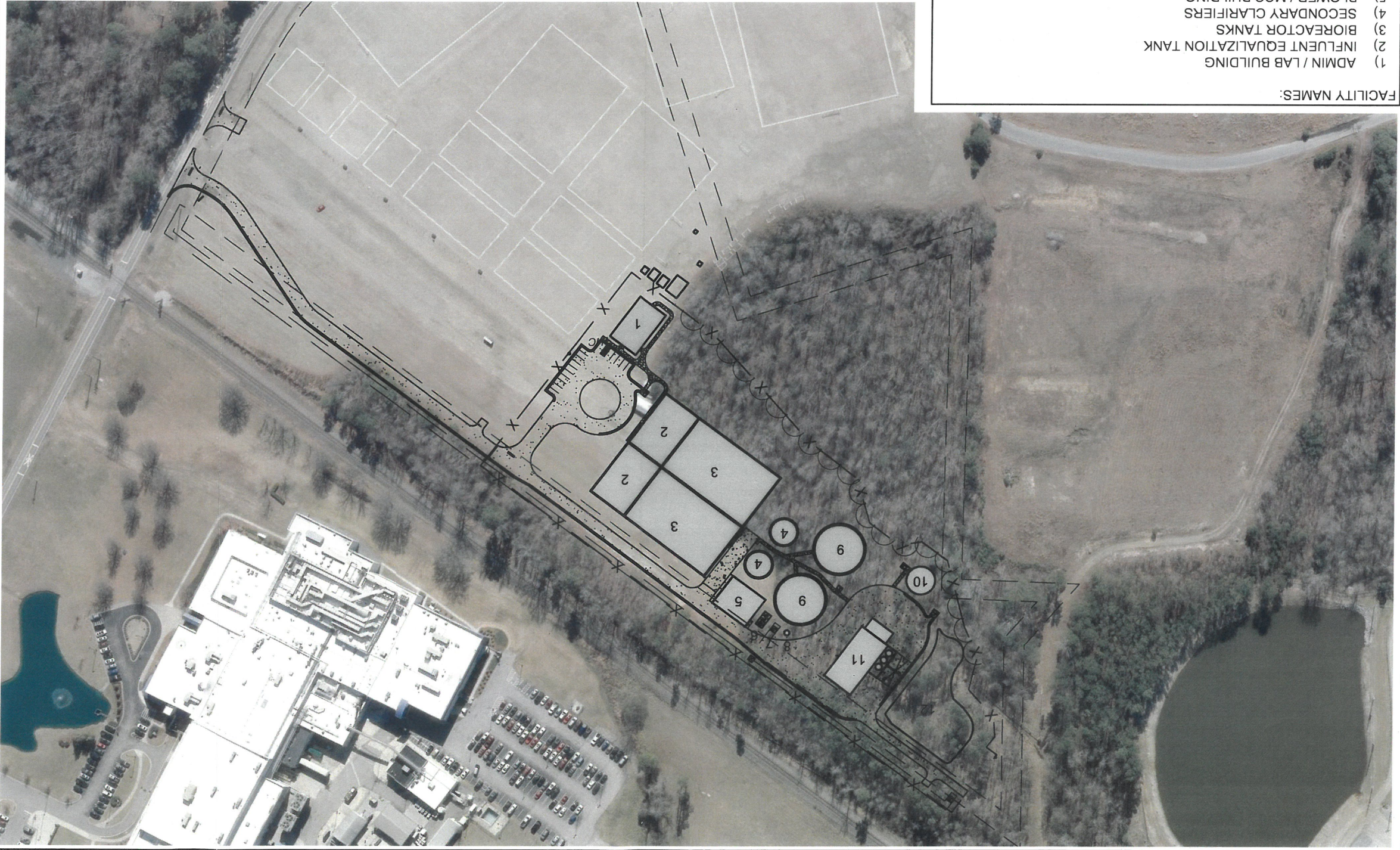
Sincerely,

Novo Nordisk Pharmaceutical Industries, LP

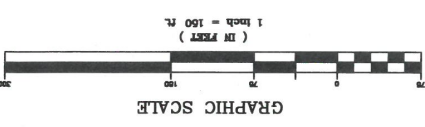
Attachment A: Meeting Location Map
Exhibit A: Existing Conditions
Exhibit B: New Site Plan

Cc: Paralee Smith, Development Services Coordinator
Town of Clayton Planning Department





- FACILITY NAMES:
- 1) ADMIN / LAB BUILDING
 - 2) INFLUENT EQUALIZATION TANK
 - 3) BIOREACTOR TANKS
 - 4) SECONDARY CLARIFIERS
 - 5) BLOWER / MCC BUILDING
 - 6) GENERATOR PAD
 - 7) TRANSFORMER PAD
 - 8) RECYCLE PUMP STATION
 - 9) AEROBIC DIGESTER TANKS
 - 10) DAF FLOAT TANK
 - 11) DEWATERING / DAF BUILDING/ MECHANICAL THICKENER
 - 12) STORMWATER CONTROL MEASURES



SITE PLAN REVIEW
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FROM PUBLIC DISCLOSURES.
AND SHOULD NOT BE RELEASED TO THE PUBLIC.

NOT FOR CONSTRUCTION	
PROJECT MANAGER	CLAYTON, NC
DEPARTMENT MANAGER	REGIONAL
CHECKED	PROPOSED SITE
DATE	12/01/2017
DESIGN NUMBER	EXHIBIT B 50097827
WWT# DRAWING NUMBER	

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novonordisk
Novo Nordisk Pharmaceutical
Industries, LP.

Dewberry
Dewberry Engineers Inc.
10000 NC 27000
CLAYTON, NC 27009
TEL: 919-286-1000
WWW.DEBERRY.COM

A12/01/17 MAJOR SP SUBMITTAL



Dewberry
Dewberry Engineers Inc.

2610 WYCLIFF ROAD
SUITE 410
RALEIGH, NC 27607
PHONE: 919.881.9939
FAX: 919.881.9923
NCBES # 0-0929

DATE
12/01/17
PROJ. NO.
50097827

TITLE
NEIGHBORHOOD MEETING
LOCATION MAP
PROJECT
REGIONAL WWPTF
CLAYTON, NC

SHEET NO.

ATT. A

Neighborhood Meeting Mailing List									
Project: Regional WWPTF, Clayton, NC Application: Major SP 2017-TBD-SP Location/Date: Powhatan Center / December 18, 2017									
Result	id	Tag	Tax Unique Id	NC PIN	Owner Name	Mail Address	City	State	Zip
1	05I05019E	05I05019E	4632818	167700-49-6694	Town of Clayton	PO Box 879	Clayton	NC	27528-0879
2	05I05017B	05I05017B	4649541	167800-30-9377	Town of Clayton	PO Box 879	Clayton	NC	27528-0879
3	05I05019Q	05I05019Q	4649540	167700-59-6259	Lamm Media Group, Inc.	PO Box 90	Smithfield	NC	27577-0090
4	05I05020U	05I05020U	4649549	167700-49-3426	Wilson Earl Blackmon	PO Drawer 2318	Smithfield	NC	27577-2318
5	05I05017F	05I05017F	4770385	167800-30-4225	Grifols Therapeutic Inc	PO Box 110526	Durham	NC	27709-5526
6	05I05001D	05I05001D	4758408	167800-21-5181	Grifols Therapeutic Inc	PO Box 110526	Durham	NC	27709-5526
7	05I05020V	05I05020V	4707017	167700-49-8164	APPCOMM Inc	PO Box 785	Clayton	NC	27528-0000
8	05E99010H	05E99010H	4681849	167800-40-6294	Town of Clayton	PO Box 879	Clayton	NC	27528-0879
9	05I05014A	05I05014A	4649540	167700-59-3446	Young Mun Son Hae Sook Son	3733 Powhatan Rd	Clayton	NC	27520-9132
10	05I05019U	05I05019U	4639545	167700-49-5090	Commercial Properties of Clayton LLC	736 Parkridge Dr	Clayton	NC	27527-5304
11	05I05019T	05I05019T	4639337	167700-59-0242	Capital Properties of Raleigh	2840 Plaza Pl, Ste 200	Raleigh	NC	27612-6343



December 6, 2017

Dear Clayton Area Property Owner:

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

Meeting Date: December 18th, 2017

Meeting Time: 6 pm

Meeting Location: Powhatan Center,
139 N. Tech Dr., Clayton, NC
(See Attachment A for Location Map)

Type of Application: Major Site Plan

Project/proposal property address: Regional WWPTF, 3798 Powhatan Clayton, NC 27520

Description of project/proposal: Novo Nordisk Pharmaceutical Industries, LP proposes to construct a new regional wastewater pretreatment facility and associated infrastructure. Once construction is complete, Novo Nordisk will transfer ownership to the Town of Clayton after testing and acceptance is complete. From that point forward, the Town will own and operate the plant as a publicly owned, regional wastewater pretreatment facility. The facility will be constructed and operated in a manner as to limit impacts to the surrounding community. Refer to Exhibit A & B for additional information.

Upcoming public meetings for this

Application (Planning Board) January 22, 2018

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 and/or development proposal.

If you have any questions prior to or after this meeting, you may contact our consultant (Charles Ristimaki w/ Dewberry Engineers Inc.), at 919-881-9939. Also, you may contact the Planning Department at 919-553-5002.

Sincerely,

Novo Nordisk Pharmaceutical Industries, LP

Attachment A: Meeting Location Map
Exhibit A: Existing Conditions
Exhibit B: New Site Plan

Cc: Paralee Smith, Development Services Coordinator
Town of Clayton Planning Department



December 1, 2017

Dear Clayton Area Property Owner:

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

Meeting Date: December 18th, 2017

Meeting Time: 6 pm

Meeting Location: Powhatan Center,
139 N. Tech Dr., Clayton, NC
(See Attachment A for Location Map)

Type of Application: Major Site Plan

Project/proposal property address: Regional WWPTF, 3798 Powhatan Clayton, NC 27520

Description of project/proposal: Novo Nordisk Pharmaceutical Industries, LP proposes to construct a new regional wastewater pretreatment facility and associated infrastructure. Once construction is complete, Novo Nordisk will transfer ownership to the Town of Clayton after testing and acceptance is complete. From that point forward, the Town will own and operate the plant as a publicly owned, regional wastewater pretreatment facility. The facility will be constructed and operated in a manner as to limit impacts to the surrounding community. Refer to Exhibit A & B for additional information.

Upcoming public meetings for this

Application (Planning Board) January 22, 2018

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3. A map at a scale that is appropriate to the project and shows neighboring properties and roads.
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A map is enclosed with this letter showing the location of the property that is subject to this application for land use and/or development proposal.

If you have any questions prior to or after this meeting, you may contact our consultant (Charles Ristimaki w/ Dewberry Engineers Inc.). at 919-881-9939. Also, you may contact the Planning Department at 919-553-5002.

Sincerely,

Novo Nordisk Pharmaceutical Industries, LP

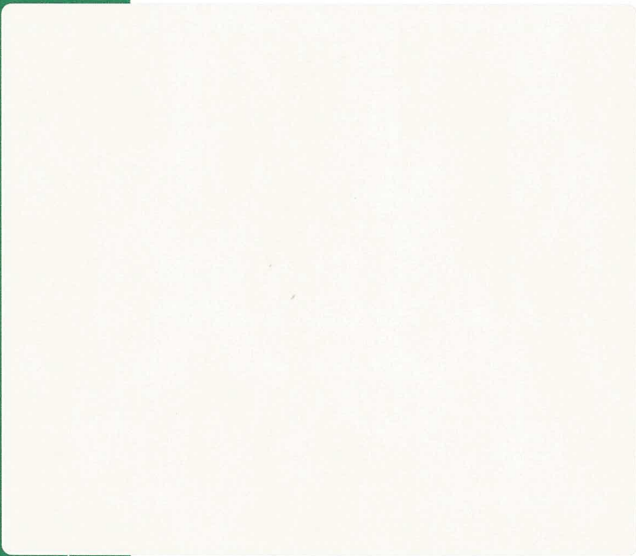
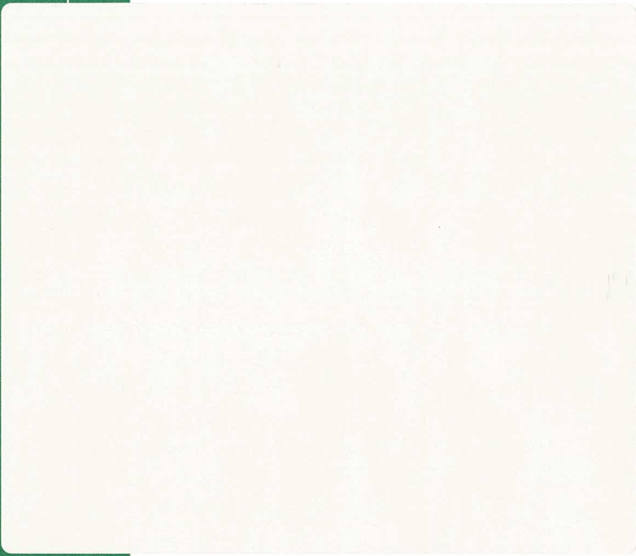
Attachment A: Meeting Location Map
Exhibit A: Existing Conditions
Exhibit B: New Site Plan

Cc: Paralee Smith, Development Services Coordinator
Town of Clayton Planning Department

PLACE LABEL ON TOP OF MAIL SERVICE OR MAIL SERVICE WITH RECEIPT HERE

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Raleigh, NC 27699-4218

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4218 Mail Service Center
Raleigh, NC 27699-4218

U.S. Postal Service Certified Mail Receipt

ARTICLE NUMBER: 9407 1118 9956 0814 3695 77

ARTICLE ADDRESSED TO:

Capital Properties of Raleigh
2840 Plaza Pl, Ste 200
Raleigh NC 27612-6343

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3.35
4.75

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ARTICLE ADDRESSED TO:

Young Mun Son
Hae Sook Son
3733 Powhatan Rd
Clayton NC 27520-9132

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Certified Fee
Total Postage & Fees:

\$1.40
3.35
4.75

Postmark
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ARTICLE ADDRESSED TO:

Commercial Properties of Clayton LLC
736 Parkridge Dr
Clayton NC 27527-5304

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Total Postage & Fees:

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Wilson Earl Blackmon
PO Box 2318
Smithfield NC 27577-2318

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APPCOMM Inc
PO Box 785
Clayton NC 27528-0785

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Total Postage & Fees:	4.75

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Raleigh, NC 27699-4218

NC MT-2 LOMC Depot
4218 Mail Service Center
Raleigh, NC 27699-4218

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Town of Clayton
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Clayton NC 27528-0879

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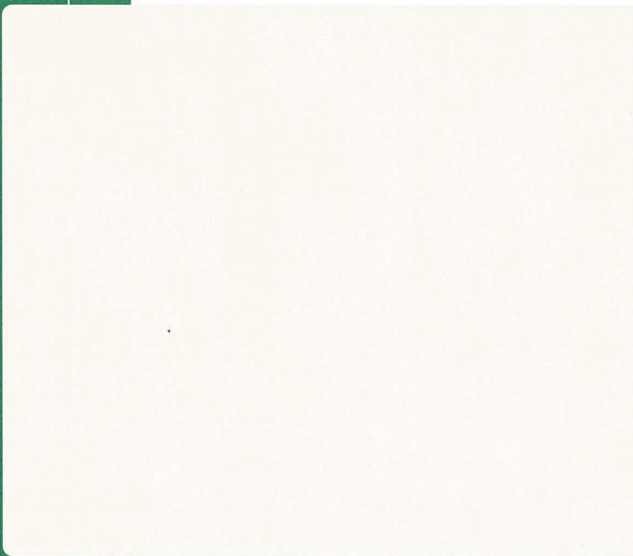
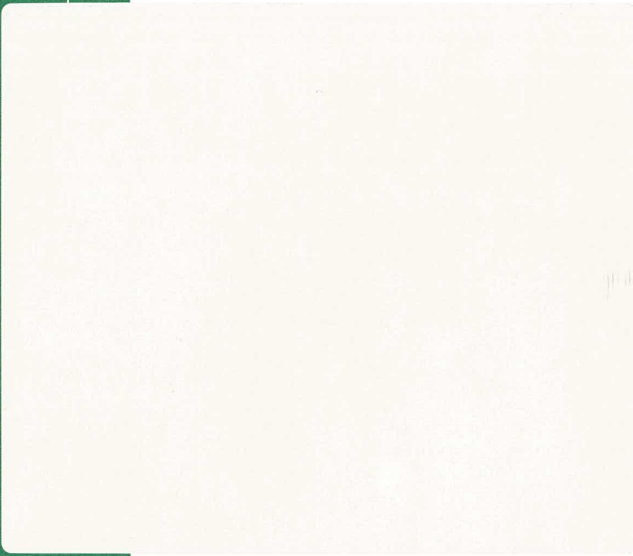
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PLACE LABEL AT TOP OF THE CERTIFICATION ENVELOPE WITH THE FOLLOWING INFORMATION:



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4218 Mail Service Center
Raleigh, NC 27699-4218

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4218 Mail Service Center
Raleigh, NC 27699-4218

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PO Box 90
Smithfield NC 27577-0090

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PO Box 110526
Durham NC 27709-5526

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ARTICLE ADDRESSED TO:

Grifols Therapeutic Inc
PO Box 110526
Durham NC 27709-5526

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WILSON E. BLACKMON

Post Office Box 2318, Smithfield, North Carolina 27577
(919)934-5176

January 15, 2018

Town of Clayton
ATTN: Town Council
111 E. 2nd Street
Clayton, North Carolina 27520

RE: New Wastewater Treatment Facility for
Novo Nordisk, Powhatan Road, Clayton, NC

To Whom it May Concern:

In 1999, I purchased a 20 acre tract on Powhatan Road (Parcel ID#05 I 05 019 E) and it was my intent to develop the property at a future date. In 2001, Berry Oliver, with the YMCA, approached my office with regards to buying the tract and we told him that we did not want to sell. He then asked Sammie Jackson, who at the time was my banker at First Citizens and a local board member of the YMCA, to discuss selling the property. According to Berry, there was a feasibility study done for the YMCA and the tract I owned was the ideal location for the YMCA and the only property the Y would be interested in purchasing for their future facility site in Johnston County.

At the time, I was in talks with Bayer Pharmaceutical to build a day care facility on this tract. Since the day care facility would only take approximately 6 acres and Novo Nordisk had agreed to gift 7 acres next to our property to the YMCA, we agreed to sell 14 acres to the YMCA. It was further discussed that if the Y decided not to develop the property, we would be given the opportunity to repurchase the property.

Fast forward nearly 20 years later and I only recently found out that the Town of Clayton had purchased the property I sold to the YMCA.. Over the years, I have asked why Novo never gifted the 7+/- acres to the YMCA and now learn they have gifted to the Town of Clayton. I say gifted as the deed shows zero in revenue stamps. Needless to say, this all seems suspect to me and the only reason I know about the sale now is because by law, the Town is required to notify adjacent property owners of their desire to allow Novo to construct a waste water treatment.

Page 2
Town of Clayton Town Council

I am also perplexed as to what happened to the feasibility study and why NOW this property is no longer the goal location. The County lines have certainly not changed so why is this no longer the desired location? Further, last Summer my property manager spoke with Haley Hogg at the Town about possibly rezoning our 6 acres to accommodate a Hotel or Daycare; she was clear that the Planning office would not recommend rezoning for either. She also did not share that they were in talks with Novo to build a wastewater treatment facility either. There has been a lot of planning and design work that has been done prior to either tract being conveyed to the Town of Clayton. I would think that would be extremely important information to share with an adjacent land owner, especially in light of our inquiry.

I am vehemently opposed to the construction of this facility. I have had my property manager attend both the Novo invitation and the Town of Clayton's meeting regarding the project. With the exception of executives from Grifols, there has not been a single resident attend any of these meeting and do you know why? Like myself, they are small fish in this large pond and whether we like it or not, the facility will be built, regardless of what we want. As a tax payer in this county, I do not understand why Novo is not installing this facility across the road where they have over 100 acres. It would be more sensible to place on that site instead of Powhatan Road, in clear view of the public and next to my property. There will be an odor and it will affect our property values.

If you have any questions, please feel free to contact me or my property manager, Ardie Lupton at 919/934-5176. Thank you in advance for your consideration in this matter.

Sincerely,

WILSON E. BLACKMON



Wilson E. Blackmon
Owner/ Parcel ID#05 I 05 020 U



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
January 22, 2018*

STAFF REPORT

Application Number: 2017-176-SUP
Project Name: Barbour Street Townhomes

NC PIN / Tax ID#: 165920-90-6715 / 4736771
Town Limits/ETJ: Town Limits
Overlay: none
Applicant: Dalton Engineering and Assoc., c/o Jerry Dalton
Owners: Vast Real Estate and Development, Inc.

Neighborhood Meeting: Held Nov. 28, 2017
Public Noticing: Property posted Dec. 8, 2017
Adjacent Owner Notification: Prior to February 23, 2018
Legal Ad in Newspaper: Posted the two Fridays prior to the Hearing (starting February 23, 2018)

PROJECT LOCATION: The project is located at 619 S. Barbour Street.

REQUEST: Special use permit to establish townhomes and associated dimensional standards in the R-8 zoning district. See associated site plan (2017-175-SDM).



Page 1 of 6

Acreage:	0.54 acres
Zoning:	Residential-8 (R-8)
Existing Use:	Vacant

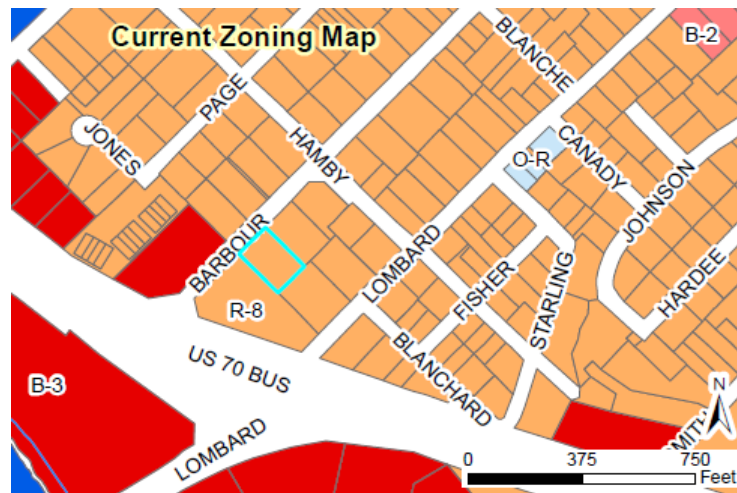
Proposed Uses:	Townhomes
Buildings:	Two buildings with two units each; approx. 1,100-1,300 sq ft per unit.
Number of Stories:	One story (max. height proposed is 25'; 35' allowed in R-8 zoning district)
Impervious Surface:	0.34 acres (62%)
Required Parking:	9 spaces required (2 spaces per townhome unit; with shared parking, (as apartment), guest parking is 1 space per 4 units.)
Proposed Parking:	11 vehicle parking spaces, incl. 1 handicap accessible space and 2 guest spaces.
Fire Protection:	Town of Clayton Fire Department
Access/Streets:	Driveway off of S. Barbour Street, with shared parking and cross-access to the south.
Water/Sewer Provider:	Town of Clayton
Electric Provider:	Town of Clayton

North: **Zoning:** Residential-8 (R-8)
Existing Use: Single Family Residential

South: **Zoning:** Residential-8 (R-8)
Existing Use: Vacant

East: **Zoning:** Residential-8 (R-8)
Existing Use: Single Family Residential

West: **Zoning:** Residential-8 (R-8) and Highway Business (B-3)
Existing Use: Single Family Residential and Daycare



STAFF ANALYSIS AND COMMENTARY:

Overview

A vacant lot is proposed to be the site for four new townhomes in downtown Clayton. The arrangement is two, 2-unit townhomes, with parking spaces and mail kiosk in a common area.

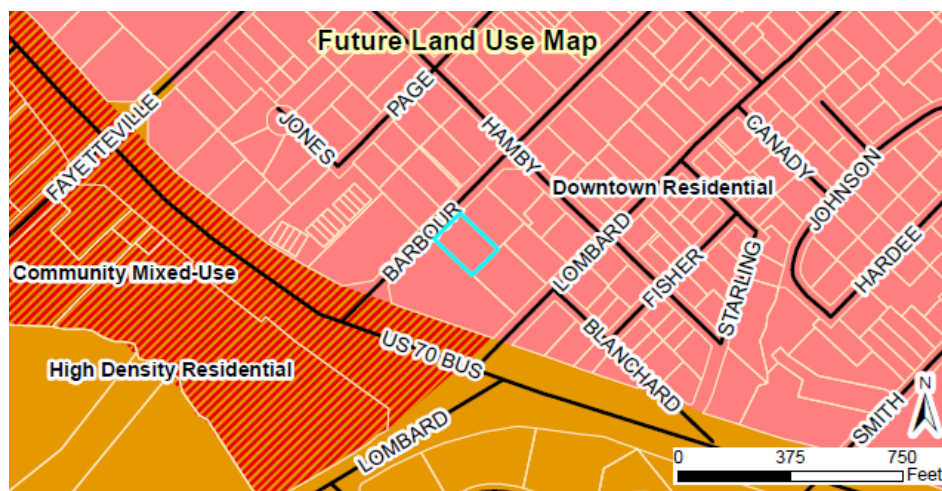
Associated Site Plan

Pursuant to §155.711(D)(1), concurrent with a request for a special use permit, an applicant shall submit a site plan for review and approval. Since the applicant also desires to subdivide the property, the site plan is also functioning as a minor preliminary plat (aka minor subdivision). This minor preliminary plat is processed as any other minor preliminary plat, with a final decision made by the applicable reviewing body. A minor preliminary plat would typically be a staff-level approval (approved by the Technical Review Committee and Planning Director), but since it is tied to a Special Use Permit, the Town Council has the authority to review and add conditions (if appropriate).

The site has a unique layout, in that the site is accessed from Barbour Street, but the proposed units face sideways, with the rear of each of the four units facing the side yard of the adjacent neighbor. The rear of each unit's development "box" is approximately 10' from the side property line, which is consistent with the side setbacks in the R-8 district if the parcel were developed as a single family home. However, with the sideways orientation of the townhomes, it is not clear if the R-8 rear setback of 25' would be more appropriate, or if 10' is sufficient. A discussion was had with the applicant about the potential to rotate the units (so that they would all face Barbour Street), but ultimately the applicant decided to pursue the current layout. The applicant has attempted to mitigate any impacts from having four units back up to the neighbor by proposing a 6' tall privacy fence, which could be considered the critical element of a Class C landscape buffer. No landscaping is proposed in conjunction with the privacy fence because of separation considerations from the buildings as well as the three sewer lines that will run from each unit to the street right-of-way, in that 10' corridor. As such, the 10' between the back of the townhomes and the side property line does not meet the standards of a Class C landscape buffer. Given the issues described above, it is unclear that this application meets the Findings of Fact that the development will not substantially injure the value of the adjoining property, be detrimental to its use, or violate the character of existing standards for development.

Consistency with the Comprehensive Plan

The Comprehensive Plan supports higher density development in this area – up to 20 units per acre. The purpose of which is to provide additional residential density to support the commercial uses in the downtown core.



Consistency with the Unified Development Code

Townhome development and dimensional standards are set as part of the Special Use Permit. However, since the zoning district is Residential-8 (R-8), some comparison of the proposed development and surrounding development is justified. As previously discussed, it is difficult to determine if the side setback of 10' should apply on the side property line, given the orientation of the townhomes. In more than one instance, the dimensional standards of the R-8 zoning district are more stringent than the proposed development. However, the Comprehensive Plan goal of increased density in the downtown area would likely require a more dense development pattern than current R-8 standards allow, and townhomes do determine their own development standards as part of the Special Use Permit process.

In addition the rear setback in the R-8 district is 25', but the proposed townhomes would use 15'. This would be from the side of the farthest unit from Barbour Street to the rear property line, which is shared with the property owner behind this parcel. Again, because of the non-traditional orientation, it is unclear if this is in keeping with the spirit of the Unified Development Code.

Comparison of dimensional standards		
Standard	Residential-8 zoning district	Proposed Townhomes
Front setback	25'	25'
Side (interior) setback	10'	10'
Rear setback	25'	15'
Max. impervious surface	55%	62%
Max. density	5 units/acre	7.84 units/acre
Max. building height	35'	25' (one story)
Min. dwelling unit size	1,100 sqft	1,106 sqft and 1,347 sqft

Landscaping and Buffering

The proposed landscaping plan satisfies all of the site interior landscaping requirements and parking screening requirements. Since both parcels are zoned R-8, there are no landscape buffering requirements between neighbors. This may be modified as part of the Special Use Permit process, or possibly as a condition of approval, to ensure that the townhomes are compatible with the surrounding neighborhood. The most relevant Findings of Fact relating to an additional landscaping requirement would likely be regarding meeting the standards and practices of sound land use planning, or the potential impact to adjacent property values, or that the plan will not violate the character of existing standards for development of adjacent properties. The applicant has attempted to mitigate any potential impact on their existing neighbor through the use of a 6' tall privacy fence.

Recreation and Open Space

The applicant is proposing to develop as a conventional townhome development, and no recreational opportunities or open space are expressly provided on the site.

Environmental

None identified.

Signs

FINDINGS

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

Pr §155.711(I):

"No special use permit shall be approved unless the following findings are made concerning the application:

1. That the application will not materially endanger the public health or safety if located where proposed, and developed according to the plans as submitted and approved.
2. That the application meets all required specifications and conforms to the standards and practices of sound land use planning and the Town Code of Ordinances or other applicable regulations.
3. That the application will not substantially injure the value of adjoining or abutting property, and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.
4. That the application will not adversely affect the adopted plans and policies of the town, or violate the character of existing standards for development of the adjacent properties."

CONSIDERATIONS

- The Town Council approves Special Use Permits.
- The orientation of the buildings places four rear yards against the side yard of one existing single family home, with the buildings just 10' from the property line.

CONDITIONS OF APPROVAL

If approved, staff recommends the following conditions of approval:

1. A cross-access easement agreement shall be recorded, and provided to the Town, prior to the issuance of any building permits.

ATTACHMENTS

- 1) Application
- 2) Map
- 3) Neighborhood Meeting Materials
- 4) Associated Site (Subdivision) Plan & architectural elevations



TOWN OF CLAYTON

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

SPECIAL USE APPLICATION

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

Application Fee: \$400.00.

Advertisement Fee: \$100.00.

All fees are due when the application is submitted.

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

APPLICATION TYPE

☒ New Special Use Permit

☐ Major Modification to an approved SUP

Permit Modified: _____

SITE INFORMATION

Name of Project: Barbour Street Townhomes Acreage of Property: 0.54 acre
Parcel ID Number: 165920-90-6715 Tax ID: 4736771
Deed Book: 05023 Deed Page(s): 0058
Address/Location: 619 South Barbour Street Clayton, North Carolina 27520

Existing Use: Vacant, wooded parcel Proposed Use: Residential townhomes

Is project within a Planned Development? ☒ No ☐ Yes

Planned Development District (if applicable): _____

Is project within an Overlay District: ☒ No ☐ Yes

Overlay District (if applicable): _____

OFFICE USE ONLY

Date Received: _____ Amount Paid: \$500 Permit Number: 2017-176-SUP

PROPERTY OWNER INFORMATION

Name: Vast Real Estate and Development, Inc.

Mailing Address: Post Office Box 189 Clayton, North Carolina 27528

Phone Number: (919) 201 - 2626 Fax: (919) 359 - 0386

Email Address: jrcox14@live.com

APPLICANT INFORMATION

Applicant: Dalton Engineering and Associates, P.A.

Mailing Address: Post Office Box 426 Clayton, North Carolina 27528

Phone Number: (919) 550 - 4740 Fax: (919) 550 - 4741

Contact Person: Jerry Dalton

Email Address: jdalton@daltonengineering.com

REQUIRED INFORMATION (to be submitted with the application)

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

To be completed by the applicant:			To be completed by staff:		
	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: <u>10/23/17</u>	☒	☐			
2. Review Fee (\$400) and Application Fee (\$100)	☒	☐			
3. Completed application (9 copies)	☒	☐			
4. Owner's Consent Form (9 copies)	☒	☐			
5. Adjacent property owners list (9 copies)	☒	☐			
6. Wastewater allocation request OR verification of wastewater allocation (9 copies)	☒	☐			
7. Signed and sealed traffic impact analysis (2 copies)	☐	☒			
8. If applicant is concurrently applying for site plan approval, a copy of the proposed site plan.	☒	☐			
9. Neighborhood meeting notice letter (9 copies) <i>See sample letter and meeting requirements included in this packet</i>	May be provided at time of submittal if meeting date is known – otherwise must be submitted by email or mail on date the letter is mailed out.				
10. Set of stamped, addressed envelopes using the adjacent property owners list	May be provided at time of submittal OR no later than 25 days prior to the Town Council meeting.				
11. Neighborhood meeting summary form (9 copies) <i>Form is included in this packet</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

Note: More information may be requested by the Planning Department depending on the project

REQUIRED FINDINGS OF FACT

Section 155.711(I) of the Unified Land Development Code requires applications for a Special Use to address the following findings. The burden of proof is on the applicant and failure to adequately address the findings may result in denial of the application. Please attach additional pages if necessary.

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

The subject project will provide proper distribution of traffic to avoid congestion to the public in the immediate area. The project meets the Town's requirements for the number of ingress / egress points, and a Driveway Permit Application has been submitted to the Town of Clayton for review and comment. A paved asphalt 'stub - out' has been extended to the parcel to the South to assist with future access to the adjacent parcel. The project will utilize the extension of the Town of Clayton's existing infrastructure to provide services to the public that are desired and will not be an endangerment to the environment or the public.

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

The subject property is currently zoned R - 8. The proposed use of the parcel, lot sizes, minimum building setbacks and landscape / buffer requirements are reviewed and approved during the Special Use Application process. The items listed are shown and delineated on the attached Preliminary Subdivision Plan sheets.

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

The proposed development of the subject property is consistent with the overall development plan of the Town of Clayton. The requirements set by the Town of Clayton regarding lot size, housing / unit density, etc. will be revised as necessary during the Special Use Application review and comment process. The proposed use is consistent with the current zoning of the parcel (R - 8).

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

The subject project will compliment the surrounding properties and the proposed use is consistent with the existing surrounding residential development. The location of the subject parcel in relation to downtown Clayton will encourage continued residential growth and development of the surrounding properties.

EXPLANATION OF PROJECT

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

The Owner is requesting approval to develop subject property into a residential subdivision utilizing townhome dwellings. The subdivision consists of a 0.54 acre parcel which would contain a total of four (4) residential lots. Access to the development would be provided by South Barbour Street. Improvements to the site include a paved access drive and parking areas. Public water and sewer services would be provided by the Town of Clayton. The Town of Clayton would also act as the electric provider for the proposed townhomes. A paved 'stub - out ' to the parcel located to the South of the project is also provided. All improvements are to meet current Town of Clayton specifications.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Clayton to approve the subject Special Use Permit. 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.

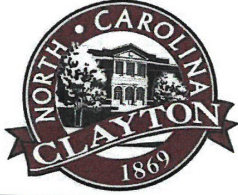
Jerry Dalton

Print Name


Signature of Applicant

11/1/17

Date



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

OWNER'S CONSENT FORM

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

Project Name: Barbour Street Townhomes **Address or PIN #:** 165920-90-6715

AGENT/APPLICANT INFORMATION:

Dalton Engineering and Associates, P.A.
(Name - type, print clearly)

446 East Main Street
(Address)
Clayton, North Carolina 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*):

Minor Subdivision Application
Special Use Application

Wastewater Allocation Request

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:

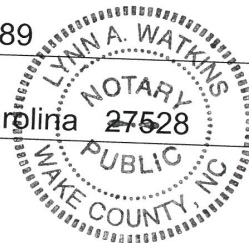
Vast Real Estate and Development, Inc.
(Name - type, print clearly)

[Signature]
(Owner's Signature)

Post Office Box 189
(Address)

Clayton, North Carolina 27528
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Wake



Sworn and subscribed before me Lynn A. Watkins, a Notary Public for the above State and County, this the 1 day of November, 2017.

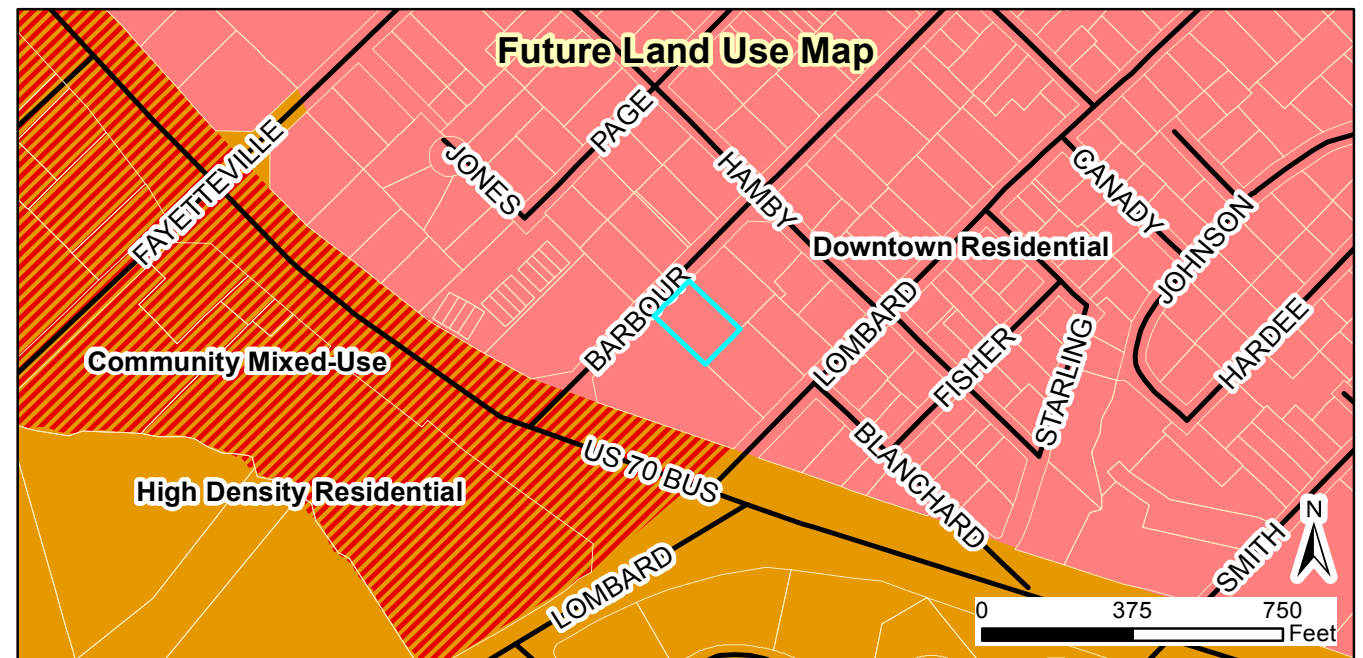
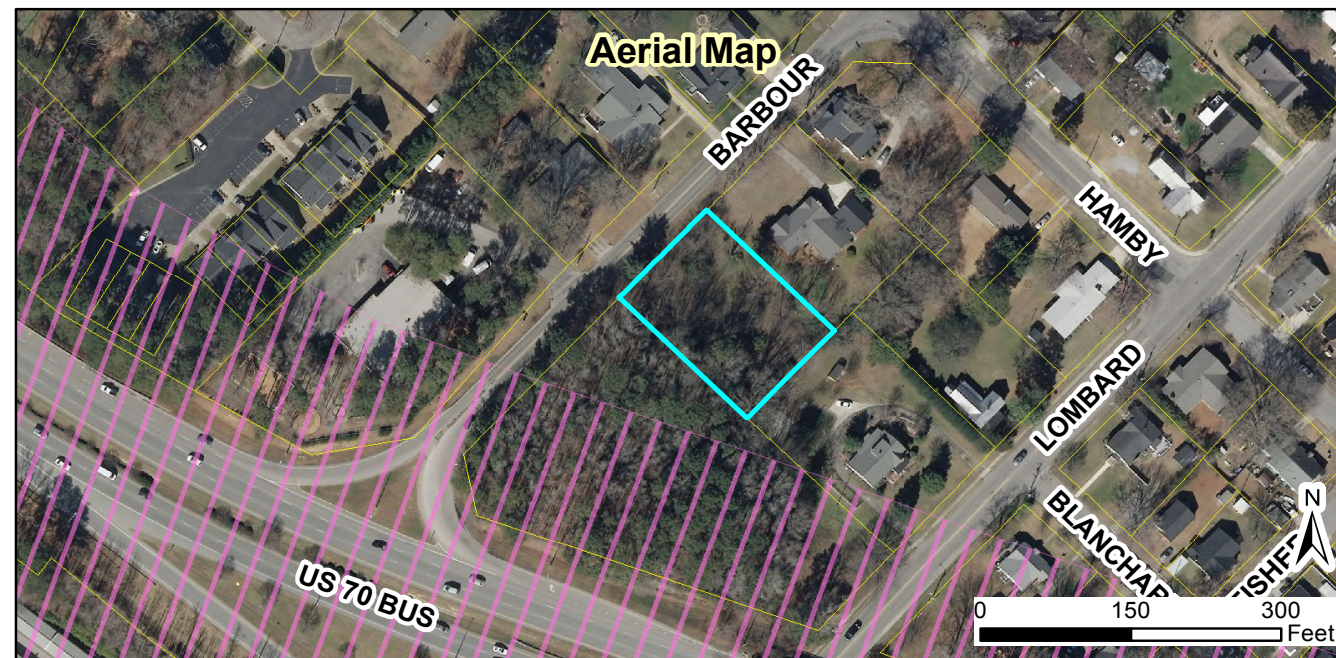
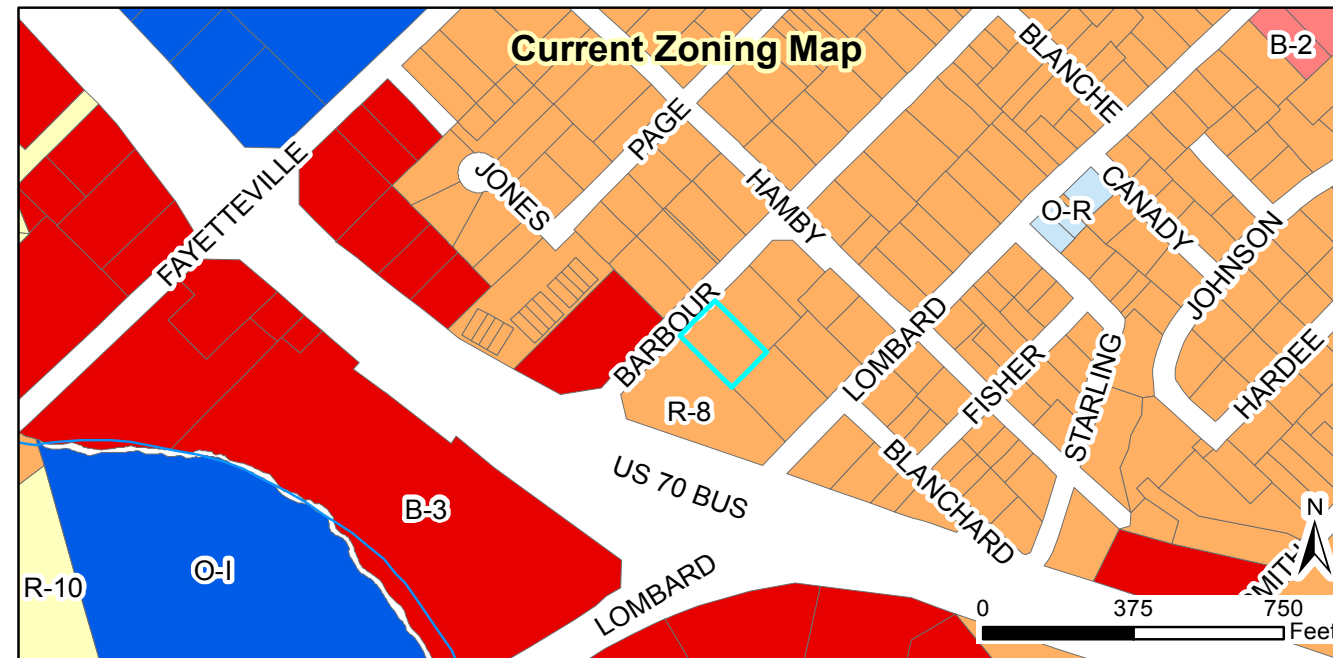
SEAL

Lynn A. Watkins
Notary Public

My Commission
Expires:

12-7-2021
Page 5 of 12

November 2014



Request:
2017-176-SUP, Barbour Street townhomes, to allow townhomes in the R-8 zoning district.

Applicant: Dalton Engineering and Assoc., PA
 Property Owners: Vast Real Estate and Development, Inc.
 Parcel ID: 165920-90-6715
 Tax ID: 4736771

Staff Report Map



Document Path: O:\PLANNING\SPECIAL USE\2017\2017-176-SUP Barbour Street Townhomes\Map\Map - Barbour St townhomes - 2017-176-SUP.mxd

Legend

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

12/11/2017
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.

PRELIMINARY SUBDIVISION PLANS
FOR
BARBOUR STREET TOWNHOMES
TOWN OF CLAYTON - JOHNSTON COUNTY, NC

INDEX TO DRAWINGS

SHEET 1..... COVER SHEET
SHEET 2..... EXISTING CONDITIONS SHEET
SHEET 3..... PRELIMINARY SITE PLAN
SHEET 4..... PRELIMINARY UTILITY PLAN

ENGINEER

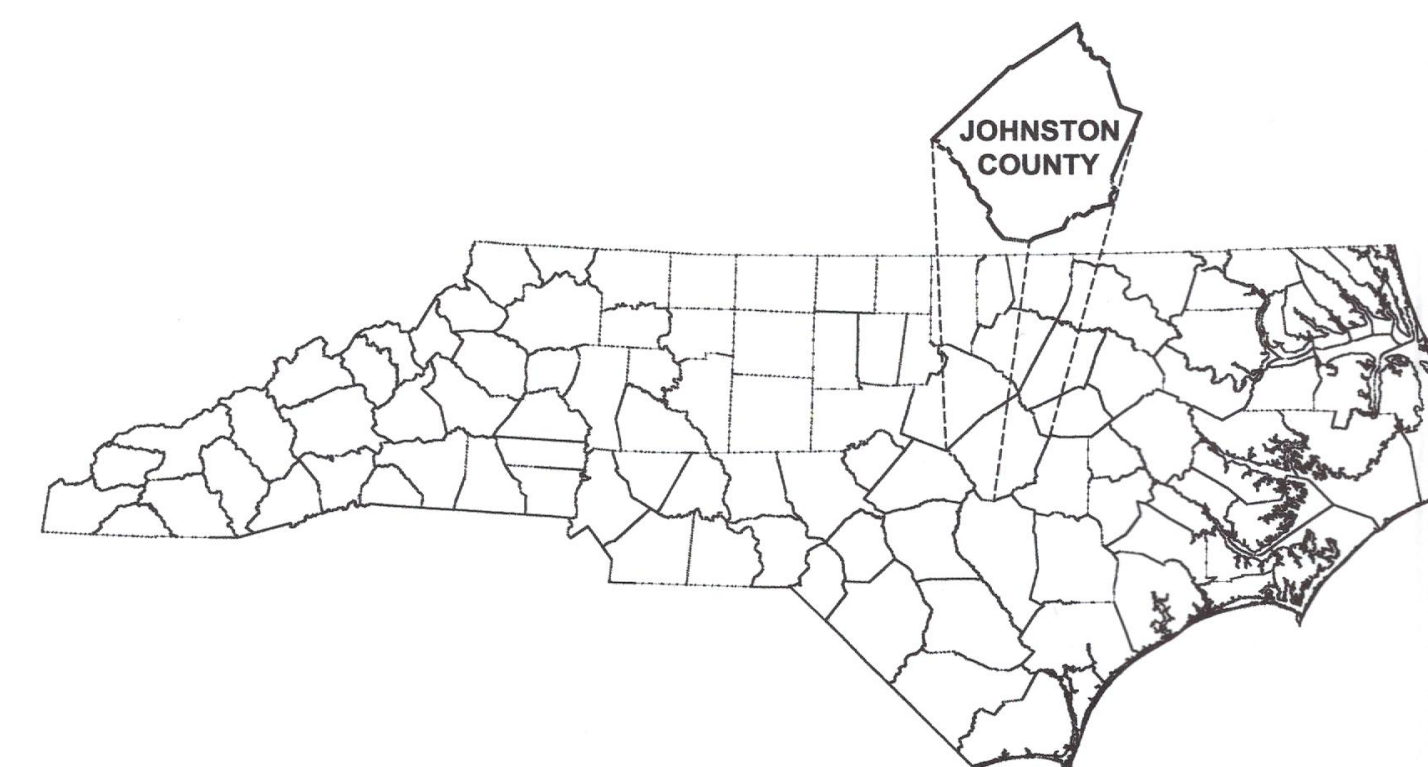
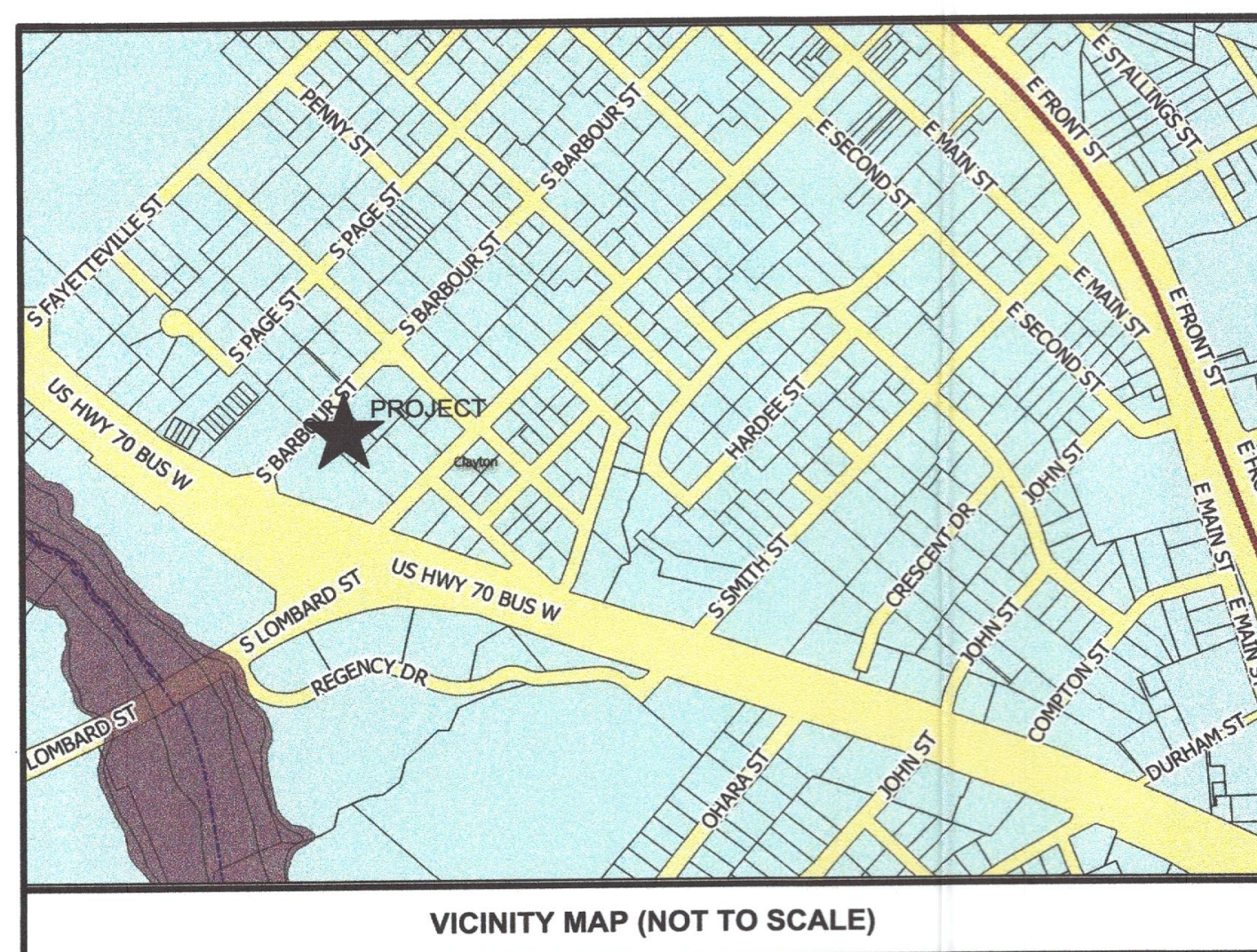
DALTON ENGINEERING AND ASSOCIATES, P. A.
446 EAST MAIN STREET P. O. BOX 426
CLAYTON, NC 27520 CLAYTON, NC 27528
(919) 550-4740 - FAX (919) 550-4741

SURVEYOR

TRUE LINE SURVEYING, P. C.
205 WEST MAIN STREET
CLAYTON, NC 27520
(919) 359-0427

OWNER

VAST REAL ESTATE AND DEVELOPMENT, INC.
PO. BOX 189
CLAYTON, NC 27528
(919) 201-2626



NOTES:

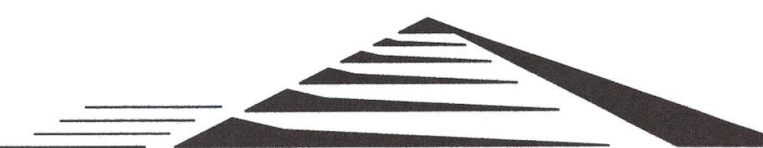
1. ALL SURVEY INFORMATION/DATA
THE CONSTRUCTION DRAWINGS H-
PROFESSIONAL LAND SURVEYOR
ENGINEERING AND ASSOCIATES, I
2. AERIAL PHOTO FROM NC ONEMA
3. IT IS THE RESPONSIBILITY OF TH
DRAWINGS TO THE VARIOUS UTIL
PROGRESS, CENTURYLINK, SPECT

NOTES:

DALTON ENGINEERING AND ASSOCI
TO ALL DIGITAL INFORMATION (DW
CONSTRUCTION DRAWINGS. THAT I
THE OWNER, SURVEYOR, CONTRACT
WITH THIS PROJECT, FOR THE PURP
PROJECT. THAT INFORMATION SHAL
PERSON AND/OR FIRM, WITHOUT TH
ENGINEERING AND ASSOCIATES, P.A.

Job: 17056 Date: 11/17/17
File: 17056-PRELIM Drawn:

Dalton Engineering
and Associates, P. A.



REVIEW ONLY
NOT FOR CONSTRUCTION

SITE DATA TABLE:

DEVELOPMENT NAME: BARBOUR STREET TOWNHOMES
 OWNER / APPLICANT:
 VAST REAL ESTATE AND DEVELOPMENT, INC.
 MAILING ADDRESS: P.O. BOX 189 CLAYTON, N.C. 27528
 SITE ADDRESS: 619 S. BARBOUR ST. CLAYTON, N.C. 27520

PROPERTY INFORMATION
 TOWNSHIP: TOWN OF CLAYTON
 NC PIN: 165920-90-6715
 ETL: TOWN OF CLAYTON
 ZONING: R-8
 SITE ACREAGE: 0.54 AC. (23,604 S.F.)
 PROPOSED IMPERVIOUS: 0.34 AC
 SITE DENSITY: 7.84 LOTS PER ACRE
 MAX BUILDING HEIGHT: 25'
 EXISTING USE: WOODED
 THOROUGHFARE OVERLAY DISTRICT: NO
 NO FLOOD PLAIN ON SITE: PANEL 1659
 WATERSHED PROTECTION AREA: NO
 INSIDE CITY LIMITS: YES

LANDSCAPING REQUIREMENTS

INTERIOR LANDSCAPING
 TWENTY PERCENT OF THE TOTAL AREA SHALL BE LANDSCAPED
 0.54 AC X 20% = .11 AC (4,721 SF.)
 1 CANOPY TREE, 1 UNDERSTORY TREE AND 2 SHRUBS SHALL BE PLANTED FOR EACH 1,000 SF. OF LANDSCAPE ARE REQUIRED.
 4,721 / 1,000 = 5 CANOPY TREES
 4,721 / 1,000 = 5 UNDERSTORY TREES
 4,721 / 1,000 X 2 = 10 SHRUBS

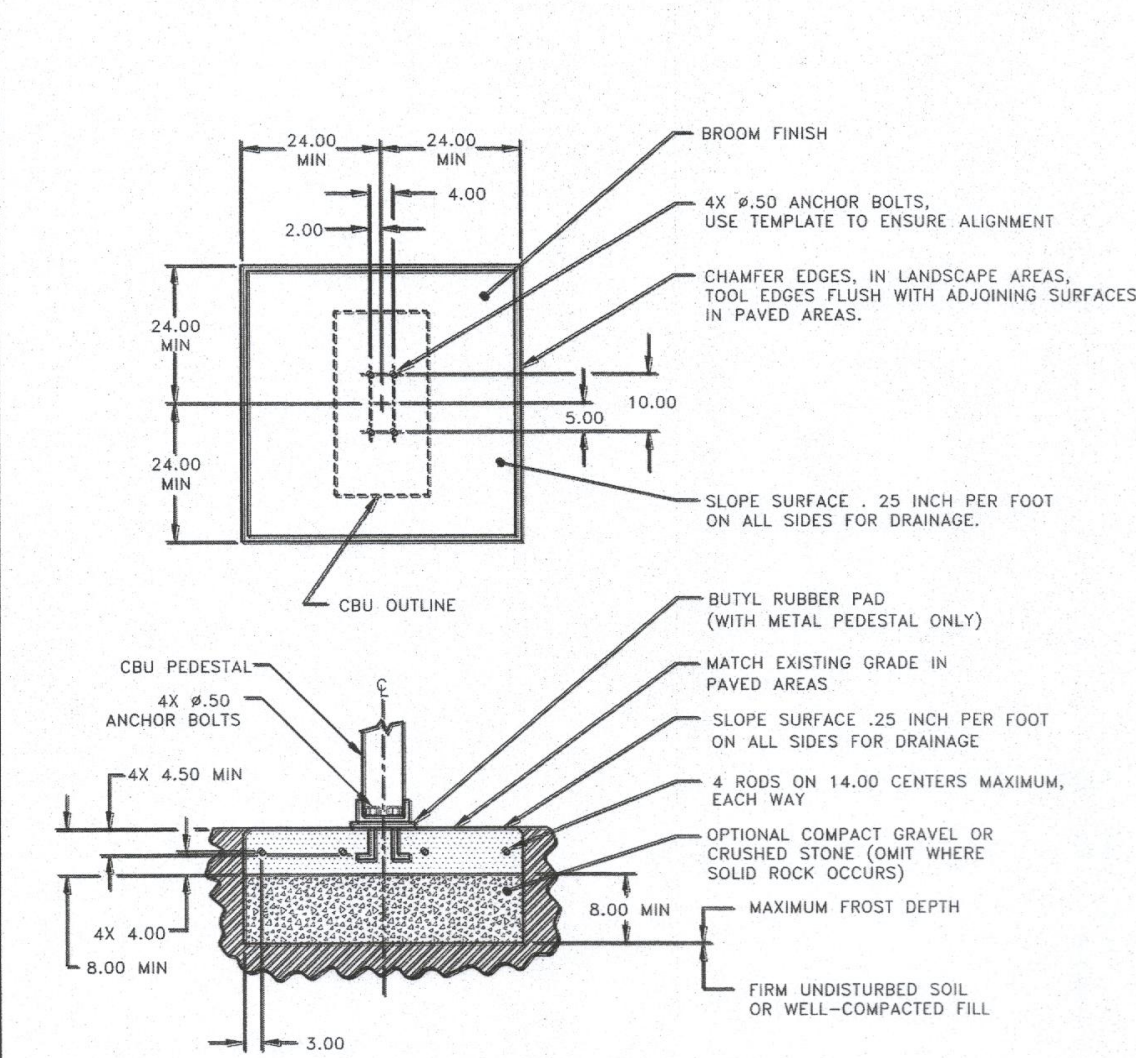
STREET YARD LANDSCAPING
 STREET YARD TREES SHALL BE REQUIRED ALONG ALL RIGHTS OF WAY AT THE RATE OF ONE CANOPY TREE PER LOT OR ONE CANOPY TREE FOR EVERY 40 LINEAR FEET (SPACED A MAXIMUM OF 50 FEET APART).
 80LF / 40 = 2 CANOPY TREES

MULTI-FAMILY LOT INFORMATION

TOTAL NUMBER OF MULTI-FAMILY UNITS: 4
 PROPOSED USE: MULTI-FAMILY SUBDIVISION
 M.B.S.L. FRONT: 25'
 M.B.S.L. SIDE: 10'
 M.B.S.L. REAR: 15'
 ELECTRIC PROVIDER: TOWN OF CLAYTON
 SANITARY SEWER PROVIDER: TOWN OF CLAYTON
 WATER PROVIDER: TOWN OF CLAYTON

LOT 1
 IMPERVIOUS AREA - 2,491.67 SF (0.06 AC)
 PERVIOUS AREA - 1,308.29 SF (0.03 AC)
 LOT 2
 IMPERVIOUS AREA - 2,470.99 SF (0.06 AC)
 PERVIOUS AREA - 1,104.91 SF (0.03 AC)
 LOT 3
 IMPERVIOUS AREA - 2,473.24 SF (0.06 AC)
 PERVIOUS AREA - 1,202.41 SF (0.03 AC)
 LOT 4
 IMPERVIOUS AREA - 2,445.29 SF (0.06 AC)
 PERVIOUS AREA - 1,354.29 SF (0.03 AC)
 COMMON AREA
 IMPERVIOUS AREA - 4,799.28 SF (0.09 AC)
 PERVIOUS AREA - 3,893.94 SF (0.09 AC)

USPS APPROVED SPECIFICATIONS - CONCRETE PAD (SINGLE UNIT) (All measurements are in inches)



- NOTES:
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, CONTAIN 4% MIN - 6% MAX AIR ENTRAINMENT AND BE PLACED WITH A 3.50 - 4.50 SLUMP IN ACCORDANCE WITH ACI 301.
 2. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
 3. ANCHOR BOLTS SHALL CONFORM TO ASTM A193, GRADE B8M, TYPE 316 STAINLESS STEEL.

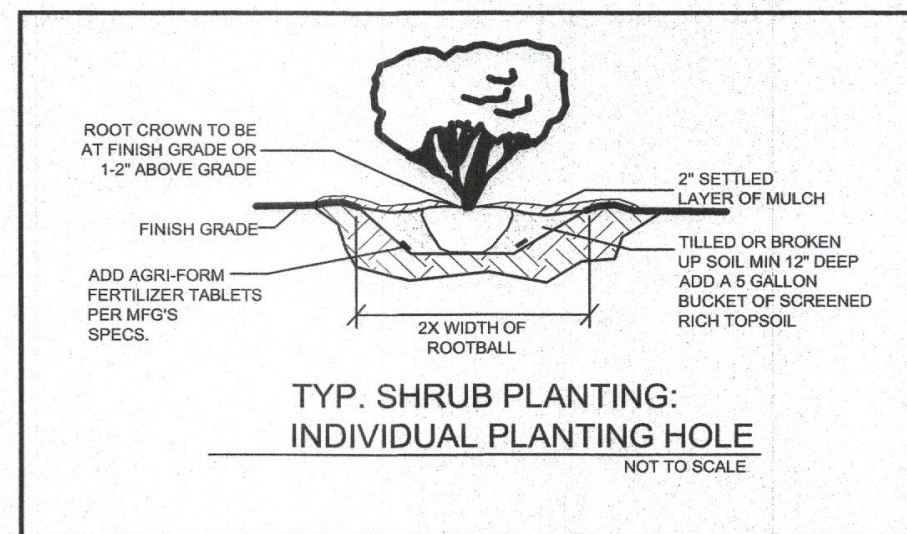
CALL BEFORE YOU DIG!

NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION

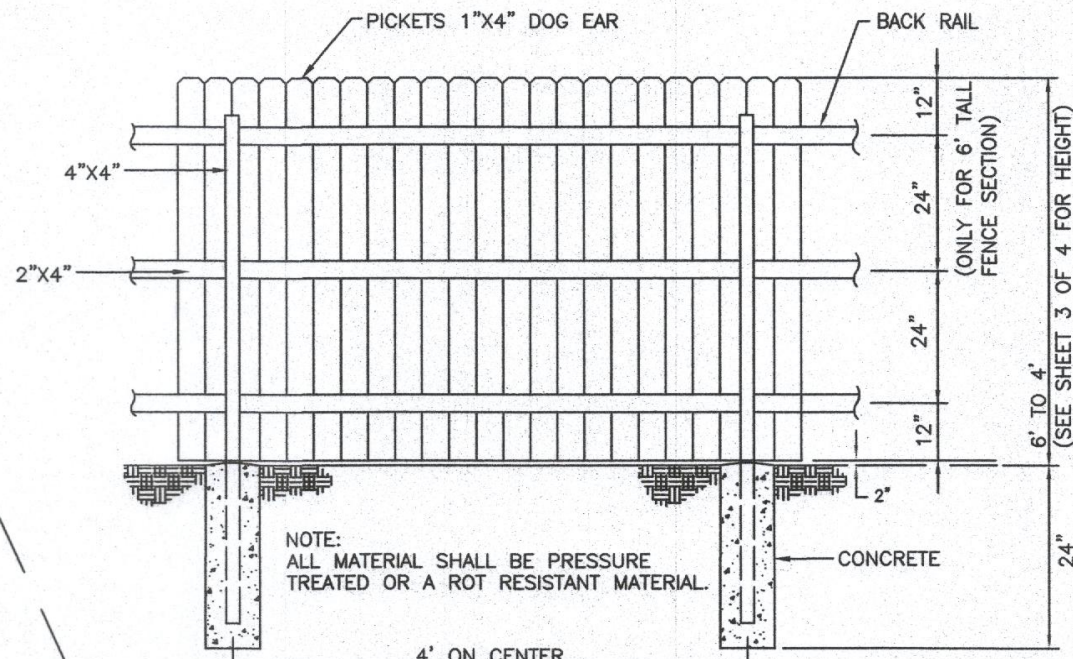
North Carolina One-Call Center, Inc.
 www.onecall.org
 1-800-632-4949

PLANTING SCHEDULE

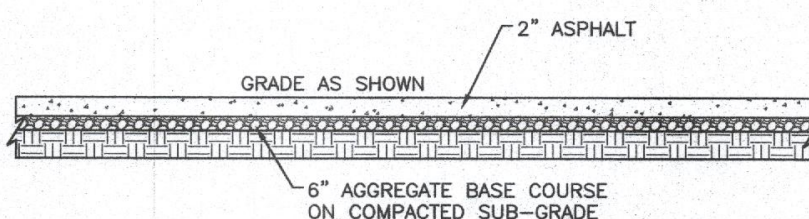
KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT
1	33	Loropetalum chinense	Loropetalum	3 Gal.	18"-24"
2	5	Prunus x yedoensis	Yoshino Cherry	2" B&B	8'-10'
3	7	Quercus phellos	Willow Oak	2" B&B	10'-12'



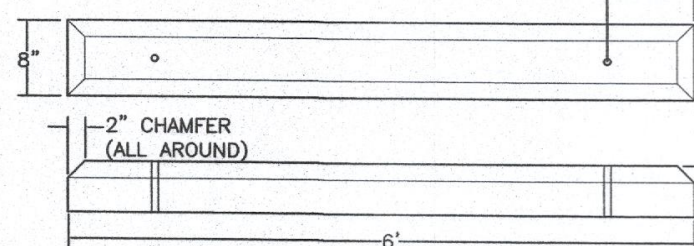
**TYP. SHRUB PLANTING:
 INDIVIDUAL PLANTING HOLE**
 NOT TO SCALE



**TYPICAL WOODEN
 PRIVACY FENCE SECTION**
 NOT TO SCALE

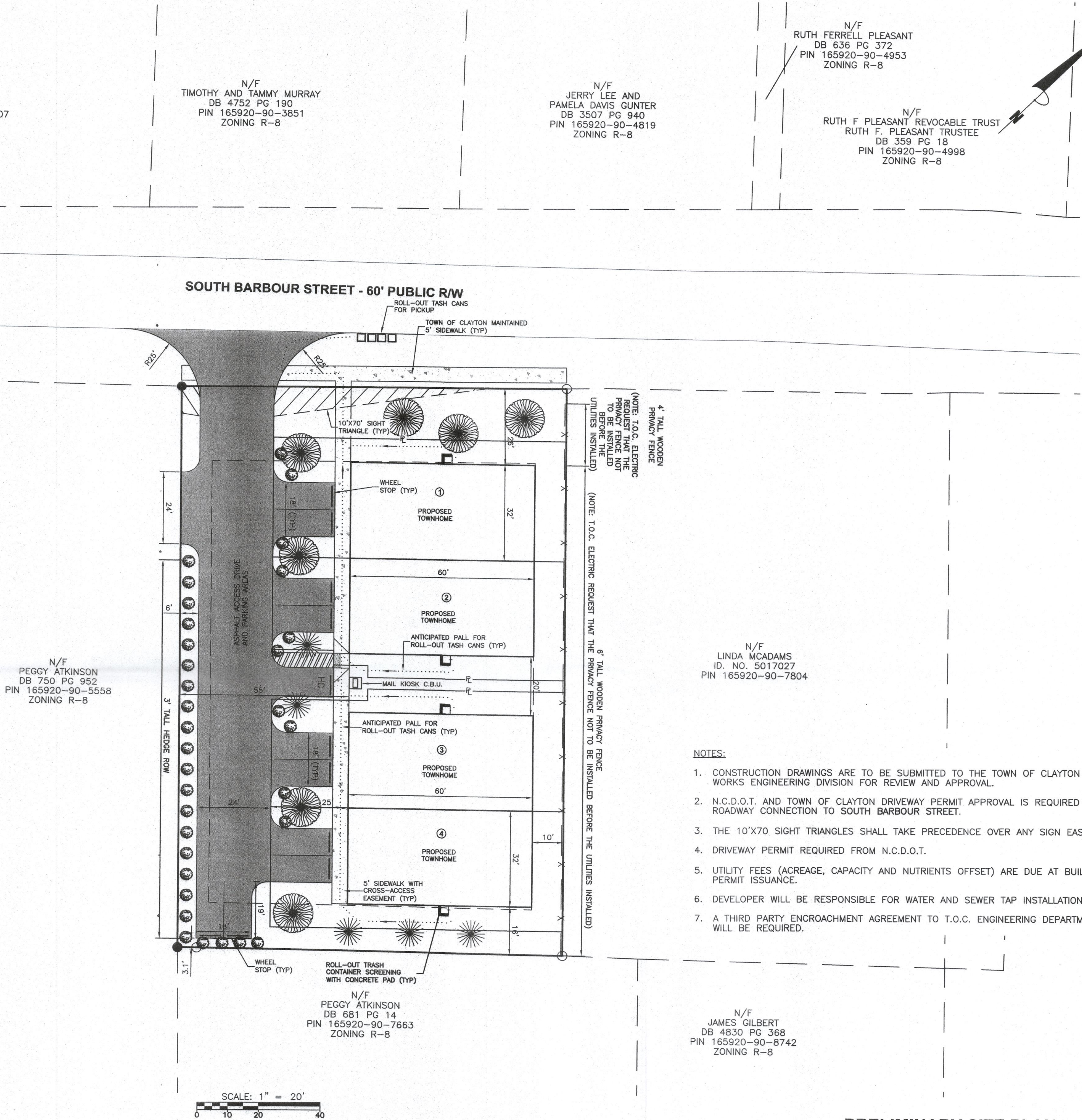


**TYPICAL SECTION
 PARKING & ACCESS DRIVE**
 NOT TO SCALE



STANDARD WHEEL STOP
 NOT TO SCALE

SOUTH BARBOUR STREET - 60' PUBLIC R/W



N/F
 PEGGY ATKINSON
 DB 750 PG 952
 PIN 165920-90-5558
 ZONING R-8

N/F
 TIMOTHY AND TAMMY MURRAY
 DB 4752 PG 190
 PIN 165920-90-3851
 ZONING R-8

N/F
 JERRY LEE AND
 PAMELA DAVIS GUNTER
 DB 3507 PG 940
 PIN 165920-90-4819
 ZONING R-8

N/F
 RUTH FERRELL PLEASANT
 DB 636 PG 372
 PIN 165920-90-4953
 ZONING R-8

N/F
 RUTH F PLEASANT REVOCABLE TRUST
 RUTH F PLEASANT TRUSTEE
 DB 359 PG 18
 PIN 165920-90-4998
 ZONING R-8

N/F
 LINDA MCADAMS
 ID. NO. 5017027
 PIN 165920-90-7804

NOTES:

1. CONSTRUCTION DRAWINGS ARE TO BE SUBMITTED TO THE TOWN OF CLAYTON PUBLIC WORKS ENGINEERING DIVISION FOR REVIEW AND APPROVAL.
2. N.C.D.O.T. AND TOWN OF CLAYTON DRIVEWAY PERMIT APPROVAL IS REQUIRED FOR ROADWAY CONNECTION TO SOUTH BARBOUR STREET.
3. THE 10'X70' SIGHT TRIANGLES SHALL TAKE PRECEDENCE OVER ANY SIGN EASEMENT.
4. DRIVEWAY PERMIT REQUIRED FROM N.C.D.O.T.
5. UTILITY FEES (ACREAGE, CAPACITY AND NUTRIENTS OFFSET) ARE DUE AT BUILDING PERMIT ISSUANCE.
6. DEVELOPER WILL BE RESPONSIBLE FOR WATER AND SEWER TAP INSTALLATIONS.
7. A THIRD PARTY ENCROACHMENT AGREEMENT TO T.O.C. ENGINEERING DEPARTMENT WILL BE REQUIRED.

N/F
 JAMES GILBERT
 DB 4830 PG 368
 PIN 165920-90-8742
 ZONING R-8

PRELIMINARY SITE PLAN FOR BARBOUR STREET TOWNHOMES TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

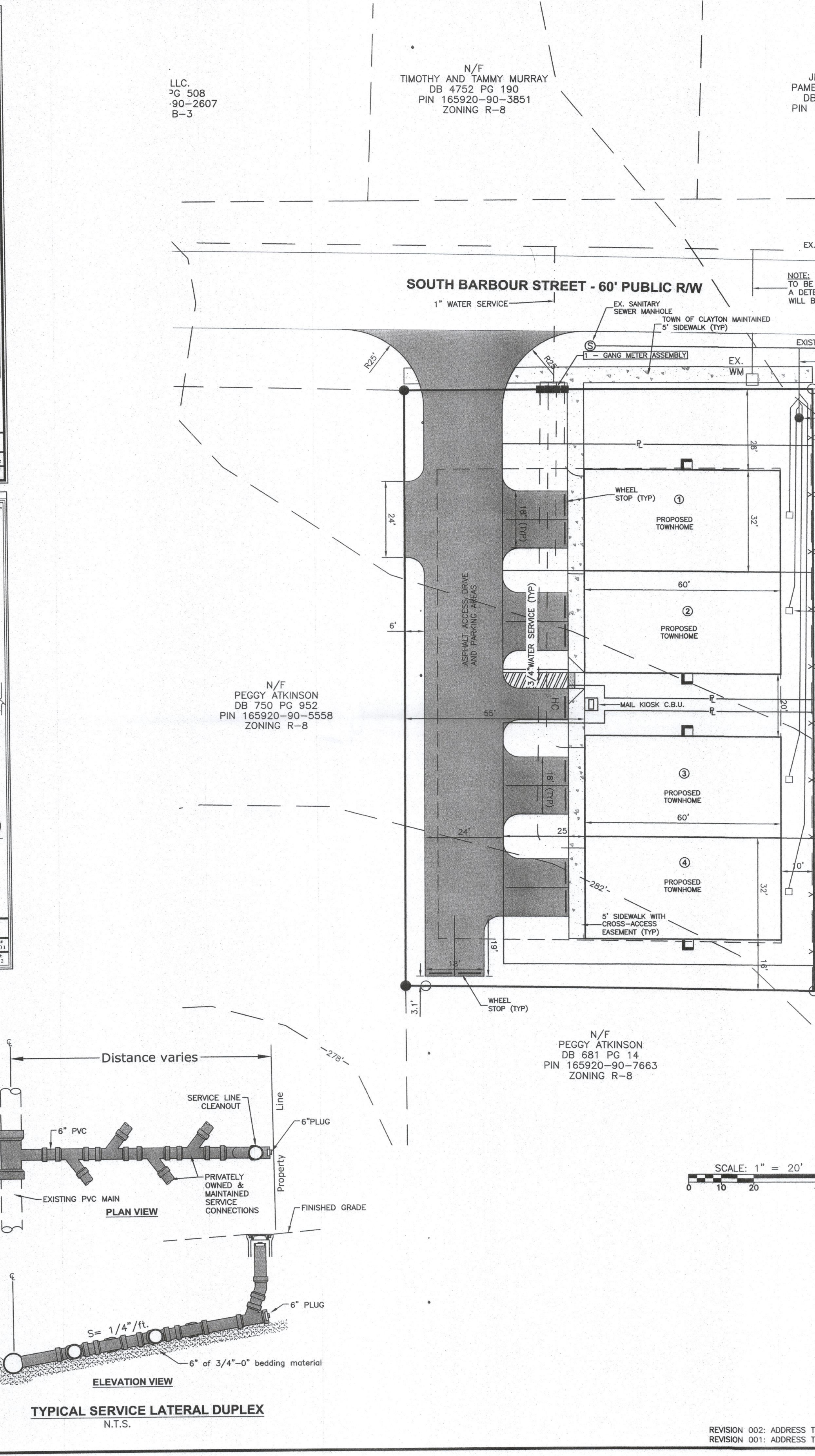
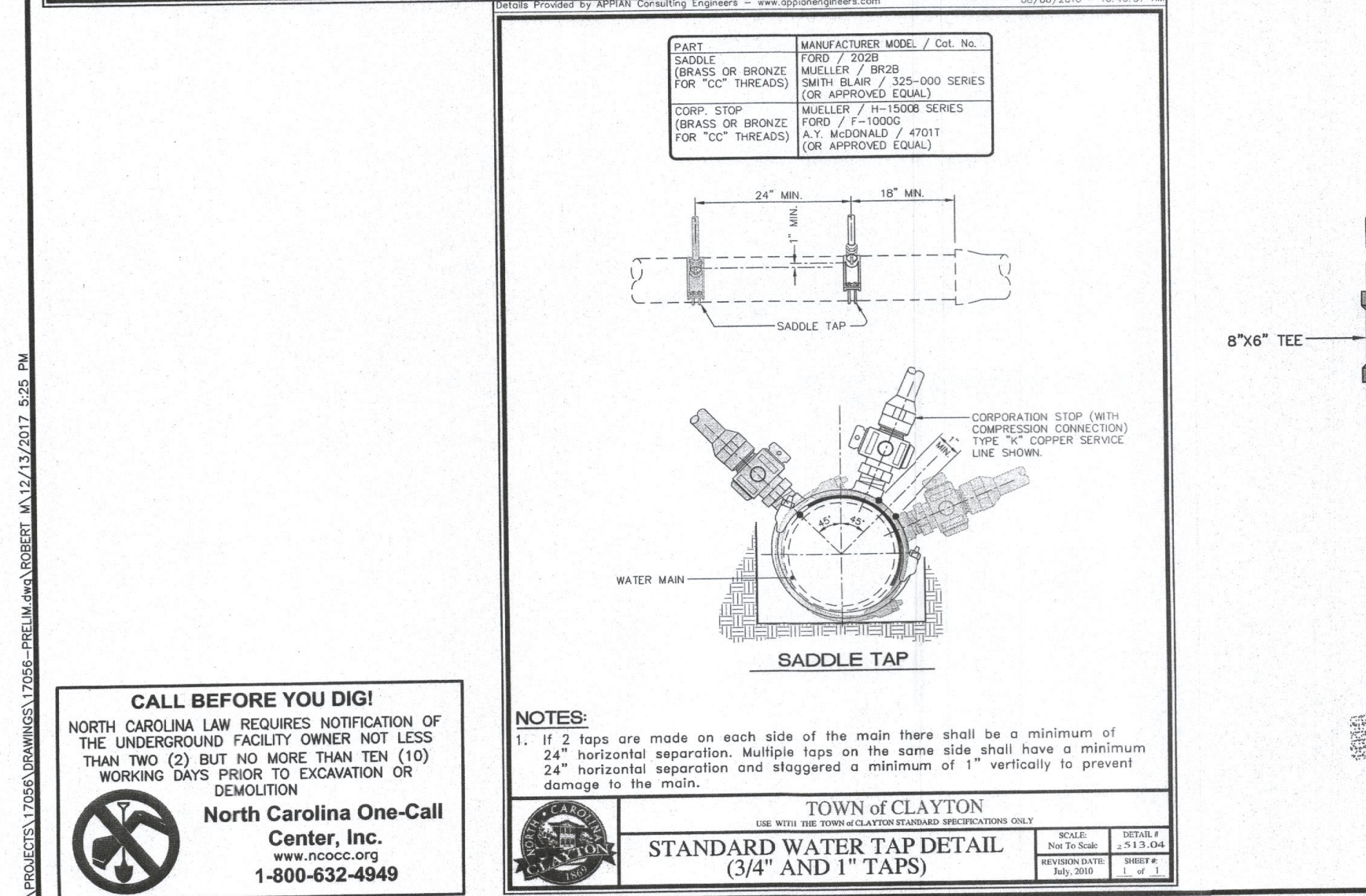
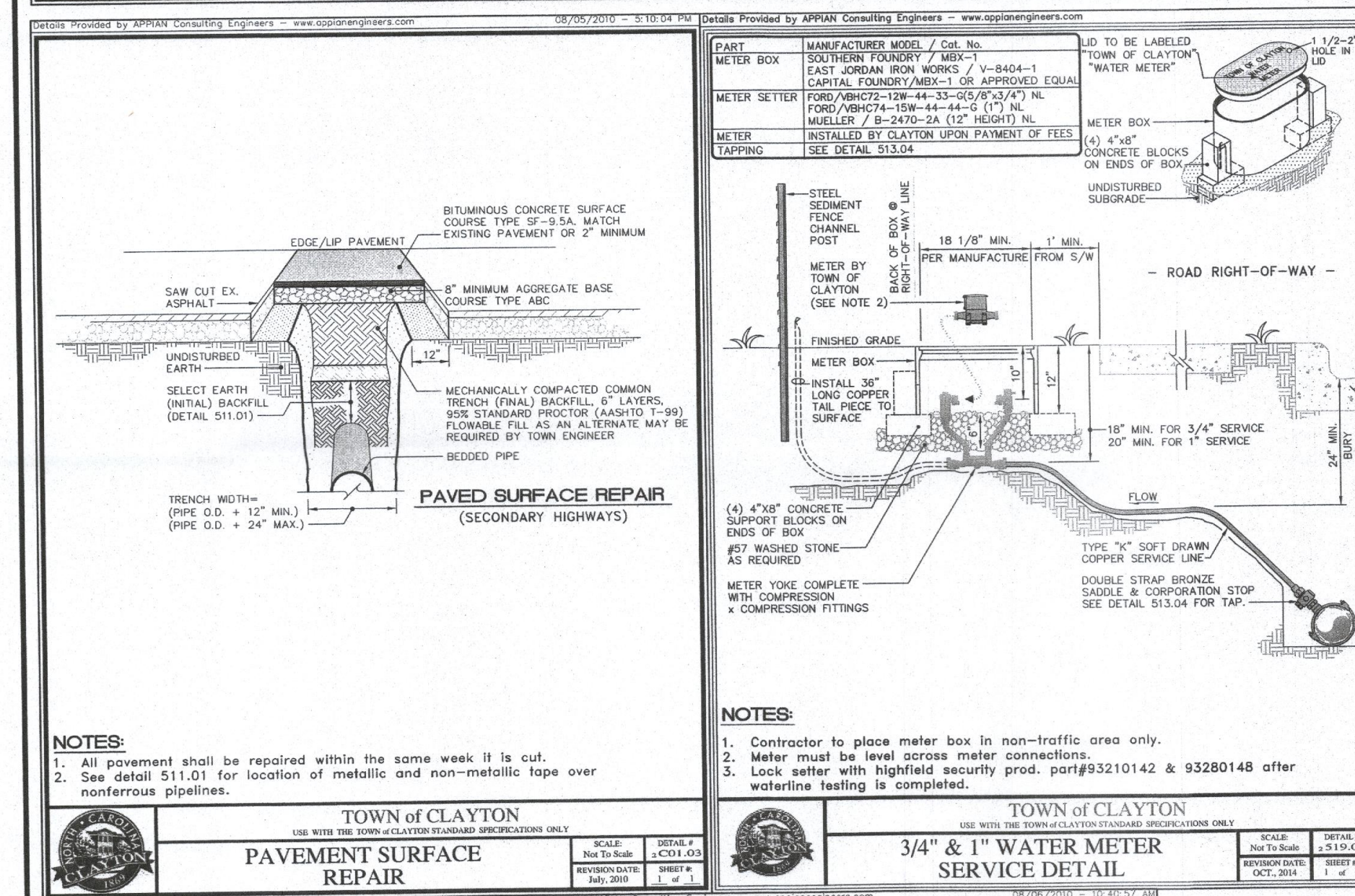
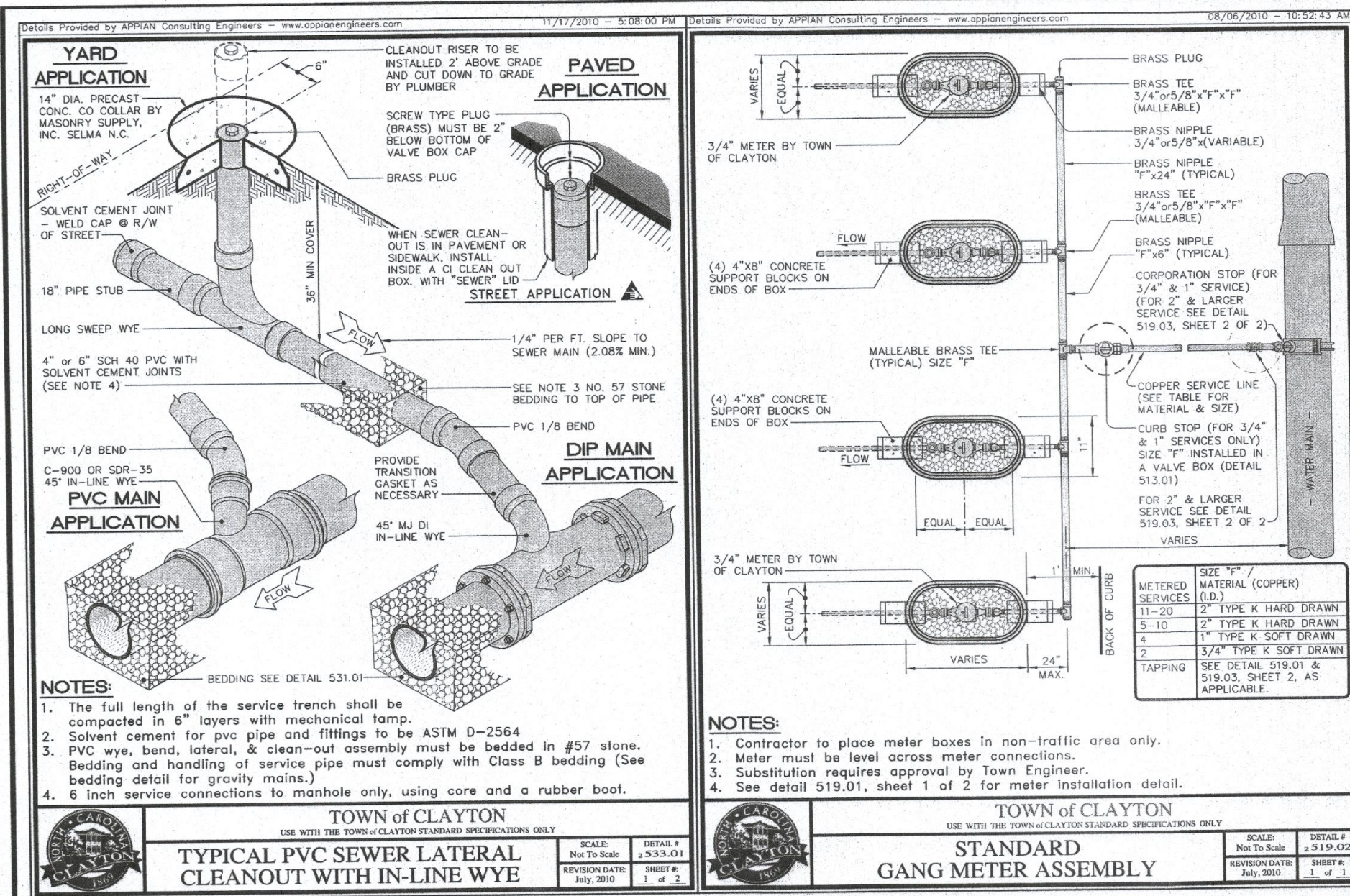
Dalton Engineering and Associates, P. A.

446 East Main Street
 P.O. Box 426
 Clayton, NC 27520

(919)550-4740
 Fax (919) 550-4741

Job: 17056 Date: 11/01/17 Revision: 002
 File: 17056-PRELIM Drawn: RVM Sheet: 3 OF 4

REVISION 002: ADDRESS TOWN OF CLAYTON COMMENTS - 12/13/17
 REVISION 001: ADDRESS TOWN OF CLAYTON COMMENTS - 11/27/17



PROPERTY OWNERS:

- N/F TIMOTHY AND TAMMY MURRAY
DB 4752 PG 190
PIN 165920-90-3851
ZONING R-8
- N/F JERRY LEE AND PAMELA DAVIS GUNTER
DB 3507 PG 940
PIN 165920-90-4819
ZONING R-8
- N/F RUTH FERRELL PLEASANT
DB 636 PG 372
PIN 165920-90-4953
ZONING R-8
- N/F RUTH F. PLEASANT REVOCABLE TRUST
RUTH F. PLEASANT TRUSTEE
DB 359 PG 18
PIN 165920-90-4998
ZONING R-8
- N/F LINDA MCADAMS
ID. NO. 5017027
PIN 165920-90-7804
- N/F PEGGY ATKINSON
DB 750 PG 952
PIN 165920-90-5558
ZONING R-8
- N/F JAMES GILBERT
DB 4830 PG 368
PIN 165920-90-8742
ZONING R-8

Dalton Engineering and Associates, P. A.

446 East Main Street
 P.O. Box 426
 Clayton, NC 27520

(919)550-4740
 Fax (919) 550-4741

Job: 17056 Date: 11/01/17 Revision: 002

File: 17056-PRELIM Drawn: RVM Sheet: 4 OF 4

Moss Creek Village

1106B-109



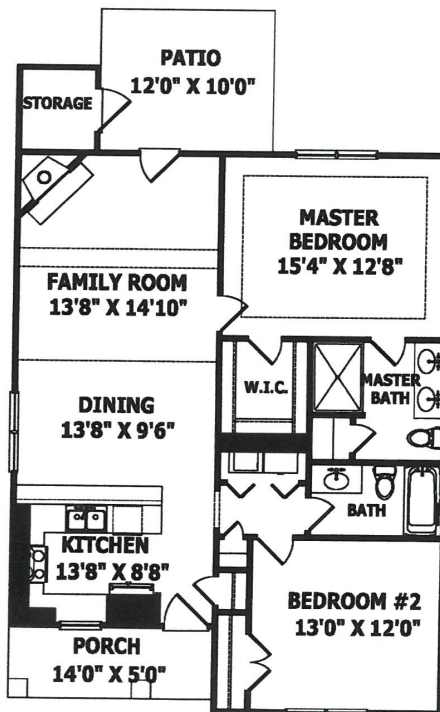
FRONT ELEVATION - A



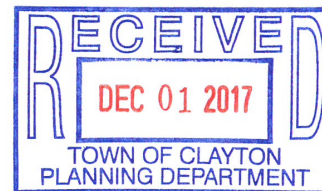
FRONT ELEVATION - B

SQUARE FOOTAGE

HEATED	
FIRST FLOOR	1106 SQ.FT.
TOTAL	1106 SQ.FT.
UNHEATED	
FRONT PORCH	70 SQ.FT.
PATIO	120 SQ.FT.
STORAGE	34 SQ.FT.
TOTAL	224 SQ.FT.



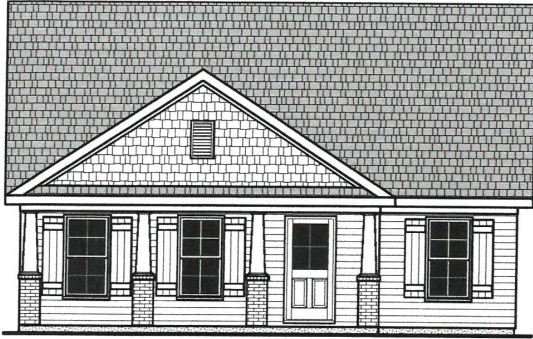
FIRST FLOOR PLAN



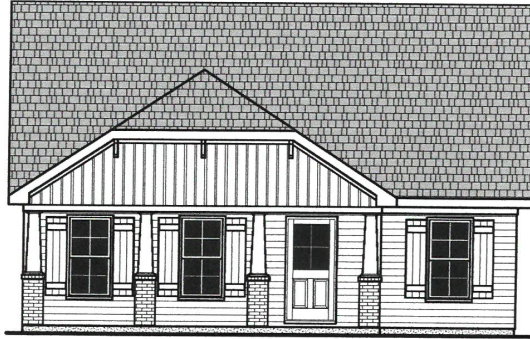
This is a rendering only and subject to change when being built as drawn for actual lots.
Porch, patio & room dimensions are not guaranteed.

Moss Creek Village

1387-110



FRONT ELEVATION - A



FRONT ELEVATION - B

SQUARE FOOTAGE

HEATED

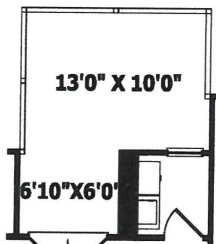
FIRST FLOOR 1387 SQ.FT.
TOTAL 1387 SQ.FT.

OPTIONAL

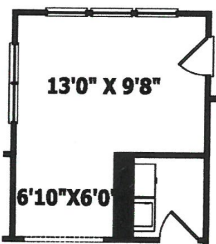
COVERED PORCH 171 SQ.FT.
SUN ROOM 176 SQ.FT.
TOTAL 347 SQ.FT.

UNHEATED

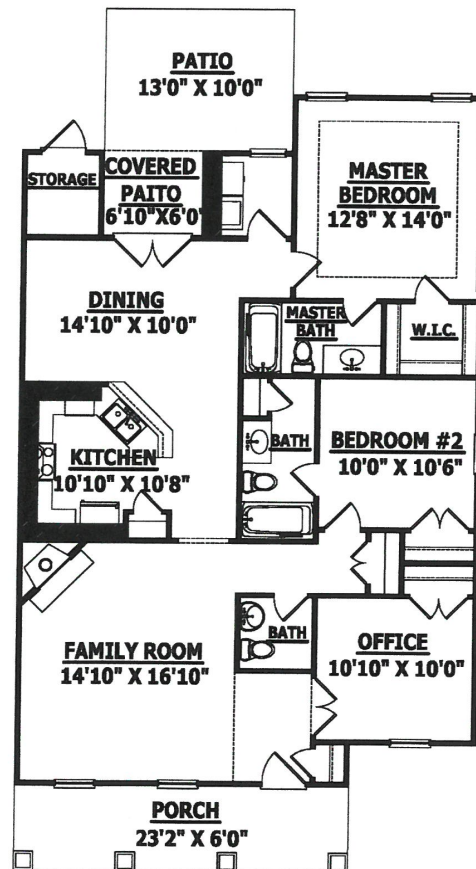
FRONT PORCH 139 SQ.FT.
REAR PORCH 41 SQ.FT.
PATIO 130 SQ.FT.
STORAGE 34 SQ.FT.
TOTAL 344 SQ.FT.



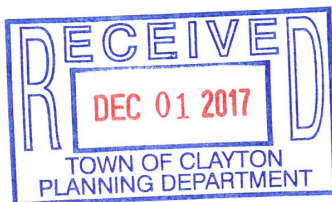
**OPTIONAL COVERED
OR SCREENED PORCH**



OPTIONAL SUN ROOM



FIRST FLOOR PLAN



Dalton Engineering

and Associates, P.A.



November 15, 2017

Timothy & Tammy Murray
616 South Barbour St
Clayton, NC 27520
165920-90-3851

Dear Mr. & Mrs. Murray:

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

Meeting Date: Tuesday, November 28, 2017 Meeting Time: 6:30 PM

Meeting Location: Dalton Engineering and Associates, P.A.
446 East Main Street
Clayton, NC 27520

Type of Application: Minor Subdivision Application and Special Use Application

Project/proposal property address: The project is located at 619 South Barbour Street, Clayton, NC 27520.

Description of project/proposal: The Developer of the subject project has submitted a Minor Subdivision Application and Special Use Application to the Town due to an interest in developing the parcel into 4 residential townhome lots.

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

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

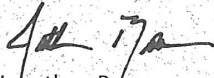
1. A copy of the project application.
2. A map at a scale that is appropriate to the project and shows neighboring properties and roads.
3. A map, drawing, or other depiction of the proposed land use change or development proposal.

446 East Main Street ▲ P.O. Box 426 ▲ Clayton, NC 27528 ▲ (919) 550-4740/Fax (919) 550-4741

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 our office at 919-550-4740. You may also contact the Town of Clayton Planning Department at 919-553-5002.

Sincerely,

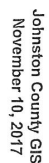
A handwritten signature in black ink, appearing to read 'Jon Barnes', with a stylized flourish at the end.

Jonathan Barnes
Dalton Engineering and Associates, P.A.

Cc: Town of Clayton Planning Dept.

* * * **DISCLAIMER** * * *

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



ADJACENT PROPERTY OWNERS LIST

Project Name: Barbour Street Townhomes

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
165920-90-7663	Peggy Jones Atkinson	303 Williams St Greenville, NC 27858
165920-90-3851	Timothy & Tammy Murray	618 S Barbour St Clayton, NC 27520
165920-90-7804	Linda Mitchiner McAdams	611 Barbour St Clayton, NC 27520
165920-90-5558	Peggy Jones Atkinson and Others	303 Williams St Greenville, NC 27858
165920-90-4953	Ruth Ferrell Pleasant	612 Barbour St Clayton, NC 27520
165920-90-8742	James M Gilbert	PO Box 236 Clayton, NC 27528
165920-90-2607	Roses, LLC	PO Box 1379 Clayton, NC 27528
165920-90-4998	Ruth F Pleasant Revocable Trust	612 S Barbour St Clayton, NC 27520
165920-90-4819	Jerry L & Pamela D Gunter	616 S Barbour St Clayton, NC 27520

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: Dalton Engineering & Associates, P.A.

Location/Date: Dalton Engineering & Associates, P.A. 446 East Main Street Clayton, NC 27520 11/28/17

	NAME	ADDRESS
1	Tammy Murray	618 Barbours St
2	Rochelle Pleasant	612 Barbours St
3	Jerry Gunter	616 Barbours St
4	Linda M. McAdams	611 Barbours St.
5	Misty Tull	6165 Lombard st.
6	JONATHAN BARUES	446 EAST MAIN ST. CLAYTON, NC 27520
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NEIGHBORHOOD MEETING SUMMARY FORM

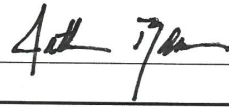
FILL OUT THE FOLLOWING:

Application: Barbour Street Townhomes : Special Use Application

Date of Mailing: November 16, 2017

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

Printed Name: Jonathan Barnes

Signature: 

Date of Meeting: November 28, 2017 Time of Meeting: 6:30 p.m.

Location of Meeting: Dalton Engineering and Associates, P.A. 446 East Main Street Clayton, NC 27520

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.*

There were a total of six Participants that attended the Neighborhood Meeting held for subject project, including one Representative of the Applicant. A general overview of the project was provided to the Participants, as well as the meeting dates and location of the upcoming public hearings. Issues that were raised during the Neighborhood Meeting included the utilization of the parcel for townhomes, the number of townhomes that are being proposed to be constructed on the parcel, the available sight distance at the project's driveway and the amount of traffic the project would generate. Questions were asked about the aesthetics and the height of the proposed townhomes; elevation views of the townhomes were not available at the time of the Neighborhood Meeting. At the conclusion of the Meeting, each of the five Property Owners left with a blank Summary Form in order to write down their comments and concerns. One Property Owner called to let our office know they would be voicing their comments during the public hearing at the Planning Board Meeting. As of the end of the business day on 12/4/17, two other Property Owners had delivered their comments to our office, which are included in the attached Neighborhood Meeting information packet. Jonathan Barnes - Dalton Engineering and Associates, P.A. (Applicant)

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

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: November 16, 2017

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

Printed Name: Jonathan Barnes

Signature: Beth Pleasant

Date of Meeting: Tuesday November 28, 2017 Time of Meeting: 6:30

Location of Meeting: Dalton Engineering & Associates, P.A. 446 East Main St Clayton, NC 27520

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

- Concerns —
- ① Traffic - off highway/getting out of driveway
 - ② The building of more townhomes in the future.
 - ③ Safety crossing street to visit neighbors
 - ④ More cars by my house each day - (Hard to get out of driveway now!)

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

01/06/2016

Page 6 of 17

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: November 16, 2017

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

Printed Name: Jonathan Barnes

Signature: 

Date of Meeting: Tuesday November 28, 2017 Time of Meeting: 6:30

Location of Meeting: Dalton Engineering & Associates, P.A. 446 East Main St Clayton, NC 27520

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

We are deeply concerned about the impact this development will have on our neighborhood. The only entrance/exit will be directly across from our driveway as well as the driveway at the adjacent daycare center. It is already very challenging for us to exit our driveway with the large amount of traffic on Barber St. Adding a driveway for multiple units directly across this narrow, busy street will create a safety issue.

We also are distressed about the dramatic change in the neighborhood that will be caused by putting so many units on this small residential lot. We are a neighborhood of lovely single family homes and feel strongly that the addition of multiple units in a small space will negatively impact our quality of life in our home as well as property values.

Tim & Tammy Murray 618 Barber St

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

01/06/2016

401-338-6782

508-577-5684

Page 6 of 17



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
January 22, 2018*

STAFF REPORT

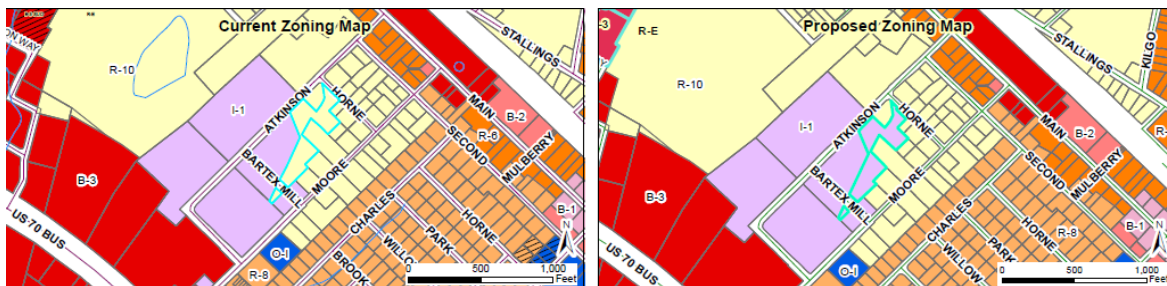
Application Number: 2017-195-RZ Project Name: Recovery Logistics, Rezoning

NC PIN / Tag #: 165915-74-4561 / 05026095e
Town Limits/ETJ: Town limits
Overlay: none.
Applicant: Dalton Engineering & Associates, PA
Owner: G.T. Page Jr.
Location: The property is located south of Atkinson Street, and adjacent to 350 Atkinson Street. It generally winds along the creek that runs between the current industrial properties on Atkinson Street and the residential properties on Moore Street.

Public Noticing:

- Neighborhood meeting January 2, 2018
- Site posted January 16, 2018
- Letters mailed prior to February 23, 2018
- Newspaper ad posted the two Fridays prior to the Hearing (starting February 23, 2018)

REQUEST: Rezoning from Residential-10 (R-10) to Light Industrial (I-1).



SITE DATA:

Acreage: 2.3 acres
Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Light Industrial and Residential-10	Warehouse, Residential, and Church
South	Residential-10 and Light Industrial	Single Family and Multi-family Residential, and Self-Storage Facility
East	Residential-10	Single Family and Multi-family Residential
West	Light Industrial	Warehouse, Outdoor Storage, and [indoor] Manufacturing

STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting to rezone 2.3 acres from Residential-10 (R-10) to Light Industrial (I-1). The property is vacant, and winds along with a small creek that runs between residential and industrial uses. It currently acts as a de-facto buffer between the two uses. The parcel is unique in that it has frontage on three different Town-owned roads, is split by Bartex Mill Street, and meanders behind 10 different properties (seven of which are zoned residential). The same creek has been marked as a buffered stream on a site plan for the outdoor storage area that currently exists on the adjacent property.



Existing vs. Proposed Zoning

The following uses are typical (but not exhaustive) of the existing zoning district: Residential-10 (R-10). The R-10 zoning district is also the district that is directly adjacent to the north and east of the subject parcel.

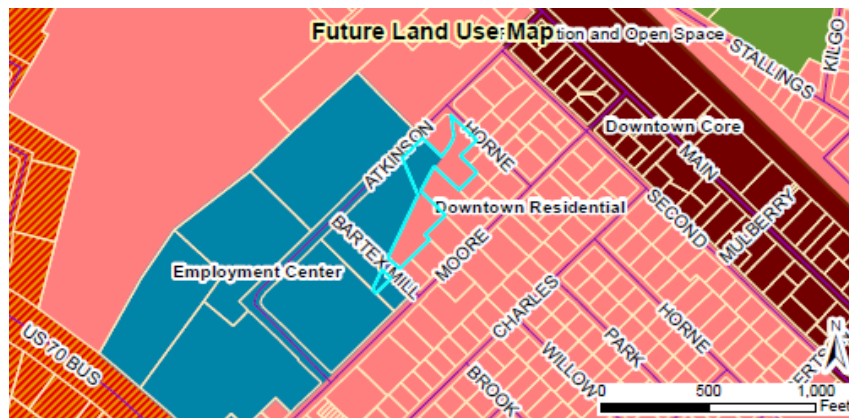
- Single Family Home
- Zero Lot Line Home
- Golf Course
- NOTE: Apartments and Townhomes are permitted in the R-10 zoning district via a Special Use Permit.

The following uses are typical (but not exhaustive) of the proposed zoning district: Light Industrial, (I-1). The existing industrial properties to the west and south of the subject parcel are also zoned I-1.

- Technical or Trade School
- Indoor or Outdoor Entertainment
- Fitness / Recreation Center
- Contractor Office
- Convenience Store / Gas Station
- Cocktail Lounge / Bar
- Microbrewery,
- Publisher
- General Offices
- Pawn Shop
- Radio or Television Studio
- Retail Sales
- Self-storage Facility
- Vehicle Sales, Rental, Repair, or Service
- Building Supply / Wholesale
- Crematorium
- Gas and Fuel Wholesale
- Research Laboratory
- Light Manufacturing (with activities generally occurring indoors only)
- Research and Development
- Warehousing / Freight Movement
- Major Utility

Consistency with the Comprehensive Plan 2040

The property is identified in the adopted Future Land Use Map partially as Downtown Residential (generally the part of the property east of the creek and adjacent to residential properties) and partially as Employment Center (generally the part of the property west of the creek and adjacent to the existing industrial properties). Areas identified as Employment Center are designated as consistent with the Light Industrial rezoning request. Areas identified as Downtown Residential are not designated as consistent with the Light Industrial rezoning request.



The following table identifies which zoning districts are consistent with the Future Land Use Map categories (designations).

Future Land Use Designation	COMPATIBLE ZONING DISTRICTS												
	R-E	R-10	R-8	R-6	O-R	O-1	B-1	B-2	B-3	I-1	I-2	PF	PDD
ARR	X											X	
LDR	X	X										X	
MDR		X	X	X								X	
HDR			X	X								X	
DR			X	X	X	X	X					X	X
NC						X	X	X				X	X
CC								X	X			X	X
DC							X					X	X
EC									X	X	X	X	X
ROS												X	

Consistency with Overlay Districts

There are no overlay district that apply.

Compatibility with surrounding land uses and potential for adverse effects

The site is located on the border between a residential neighborhood and industrial facilities. The creek that runs through the property, and the fact that it is currently vacant have functioned as a de-facto landscape buffer between those two disparate uses. It is uncertain how much of the parcel is even available for development, given the nature of the creek and the requirements for stream buffers. If an industrial development were to occur on the properties, a landscaping buffer would be required on the Light Industrial zoned property, which would provide mitigation of adverse impacts to adjacent properties. The minimum size allowed by code for such a buffer would be a 10'-wide swath of landscaping.

Capacity/adequacy of public facilities and services

Adequate access to water, sewer, roads, and other facilities exists.

CONSIDERATIONS:

- Rezoning is a legislative decision and is made by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining why the Council considers the action taken to be reasonable and in the public interest. If the rezoning is approved and is in conflict with an adopted plan, the plan shall be amended to be consistent with the rezoning.
- In general, a parcel should not be split-zoned unless, per §155.704(A)(3), it is "possible to subdivide the and develop that portion of the property outside the proposed rezoning boundary in accordance with the existing zoning and other requirements [of the Unified Development Code]". A subdivision and development of the property is possible in this proposed split-rezoning.

STAFF RECOMMENDATION:

- Approval of the rezoning of the property within the Employment Center Future Land Use category.
- Denial of the rezoning of the property within the Downtown Residential Future Land Use category.

ATTACHMENTS:

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



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

Pursuant to Article 7, Section 155.704 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town Council to amend the Official Zoning Map.

Application Fees: **Standard Rezoning Fee: \$500.00**
Rezoning to Planned Development District Fee: \$1,000.00 + \$5.00 acre
Advertisement Fee: \$100.00
All fees are due when the application is submitted.

Note on Planned Developments: Requests to rezone to a Planned Development District must be accompanied by a Master Plan submittal. Master Plans are approved as Preliminary Subdivision Plats – please submit a concurrent Preliminary Subdivision Plat application and Master Plan.

SITE INFORMATION

Name of Project: Recovery Logistics Acreage of Property: 2.34 acres (approx.)
County Tag Number: 05026095E NC PIN: 165915-74-4561
Address/Location: South side of Atkinson Street, adjacent to 350 Atkinson Street
Existing Zoning District: R - 10
Proposed Zoning District: I - 1

APPLICANT INFORMATION

Applicant: Dalton Engineering and Associates, P.A.
Mailing Address: Post Office Box 426 Clayton, North Carolina 27528
Phone Number: (919) 550 - 4740 Fax: (919) 550 - 4741
Contact Person: Jerry T. Dalton
Email Address: jdalton@daltonengineering.com

FOR OFFICE USE ONLY

Date Received: DEC 01 2017 Amount Paid: \$600 File Number: 2017-195-RZ

October 2017

TOWN OF CLAYTON
PLANNING DEPARTMENT

Page 1 of 10

PROPERTY OWNER INFORMATION

Name: G. T. Page, Jr.

Mailing Address: 119 Palace Grn. Cary, North Carolina 27511-9762

Phone Number: Unknown

Fax: Unknown

Email Address: Unknown

EXPLANATION OF PROJECT

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

The Developer of the subject parcel is requesting the rezoning of the +/- 2.34 acres to I - 1.

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Rezoning application.

To be completed by the applicant:			For staff use only:		
<i>Submit 9 copies of all materials unless otherwise noted or directed by staff</i>	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: <u>11/20/17</u>	•				
2. Review Fee (\$500 for standard rezoning <u>OR</u> \$1,000 + \$5.00/acre for Planned Developments) and Advertisement Fee (\$100)	•				
3. Completed application	•				
4. Owner's Consent Form <i>Required if applicant is not property owner.</i>	•				
5. A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department).					
6. <i>If property to be rezoned is a portion of a parcel:</i> - Property legal description typed (10 pt. font or greater, and also submitted electronically in MS Word format.) - Plat showing property to be rezoned, matching legal description.		•			
7. Adjacent property owners list	•				
8. Neighborhood meeting notice letter (1 copy) <i>See sample letter and meeting requirements included in this packet</i>					
9. Neighborhood meeting summary form (1 copy) <i>Included in this packet</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				
10. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list (1 set) <i>This for a public notice of the public hearing mailed by the Town – thus, neighbors will receive both a neighborhood meeting letter from the applicant, and a notice of the hearing from the Town.</i>	•				

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.
The subject parcel is located within an 'Employment Center' of the Town of Clayton's Future Land Use Plan. Industrial District zoning is allowed within 'Employment Center' designated areas.
2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
The subject parcel is located directly adjacent to properties that are currently zoned within the Industrial District. Properties located to the Northwest and Southwest of the subject parcel, adjacent to Atkinson Street and Bartex Mill Street, are zoned I -1.
3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
The proposed change would allow the subject parcel to be developed for an Industrial Use. Currently, there is a similar use (outdoor storage and parking area) located directly adjacent to the proposed project on the South side of Atkinson Street.
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.
The capacity of public facilities is adequate to support the anticipated use of the proposed project. Any additional driveway connections to Atkinson Street would require a Driveway Access Permit to be approved by the Town of Clayton.
5. It has been determined that the legal purposes for which zoning exists are not violated.
The subject parcel is proposed to be zoned I - 1 and the project would comply with all zoning requirements of the Town of Clayton Unified Development Code.
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 subject parcel is proposed to be zoned I - 1 and the project would comply with all zoning requirements of the Town of Clayton Unified Development Code. No adverse effects upon adjoining properties are expected. The existing riparian buffers located on the parcel would remain.
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.
The development of the subject parcel would be beneficial to the Town of Clayton as well as the surrounding area.

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.

Dalton Engineering and Associates, P.A.

JERRY D. DART
Print Name


Signature of Applicant

12/1/17
Date



TOWN OF CLAYTON
Engineering & Inspections
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: Recovery Logistics Address or PIN #: 165915-74-4561

AGENT/APPLICANT INFORMATION:

Dalton Engineering and Associates, P.A.
(Name - type, print clearly)

Post Office Box 426
(Address)
Clayton, North Carolina 27528
(City, State, Zip)

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

Rezoning 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:

WFCLHK Properties LLC
(Name - type, print clearly)

8620 River Rd.
(Address)

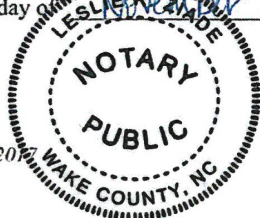
[Signature]
(Owner's Signature)

Wilmington NC 28412
(City, State, Zip)

STATE OF NC
COUNTY OF Wake

Sworn and subscribed before me
the 30 day of November, 20 17.

SEAL



October 2017

a Notary Public for the above State and County, this

[Signature]
Notary Public
My Commission
Expires: 5/14/2022

Page 10 of 10



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

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(Name - type, print clearly)

Post Office Box 426
(Address)
Clayton, North Carolina 27528
(City, State, Zip)

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OWNER AUTHORIZATION:

WFCLHK Properties LLC
(Name - type, print clearly)

8630 River Rd.
(Address)

[Signature]
(Owner's Signature)

Wilmington NC 28412
(City, State, Zip)

STATE OF NC
COUNTY OF Wake

Sworn and subscribed before me
the 30 day of November, 20 17.

SEAL



October 2017

, a Notary Public for the above State and County, this

[Signature]
Notary Public
My Commission
Expires: 5/14/2022

Page 10 of 10

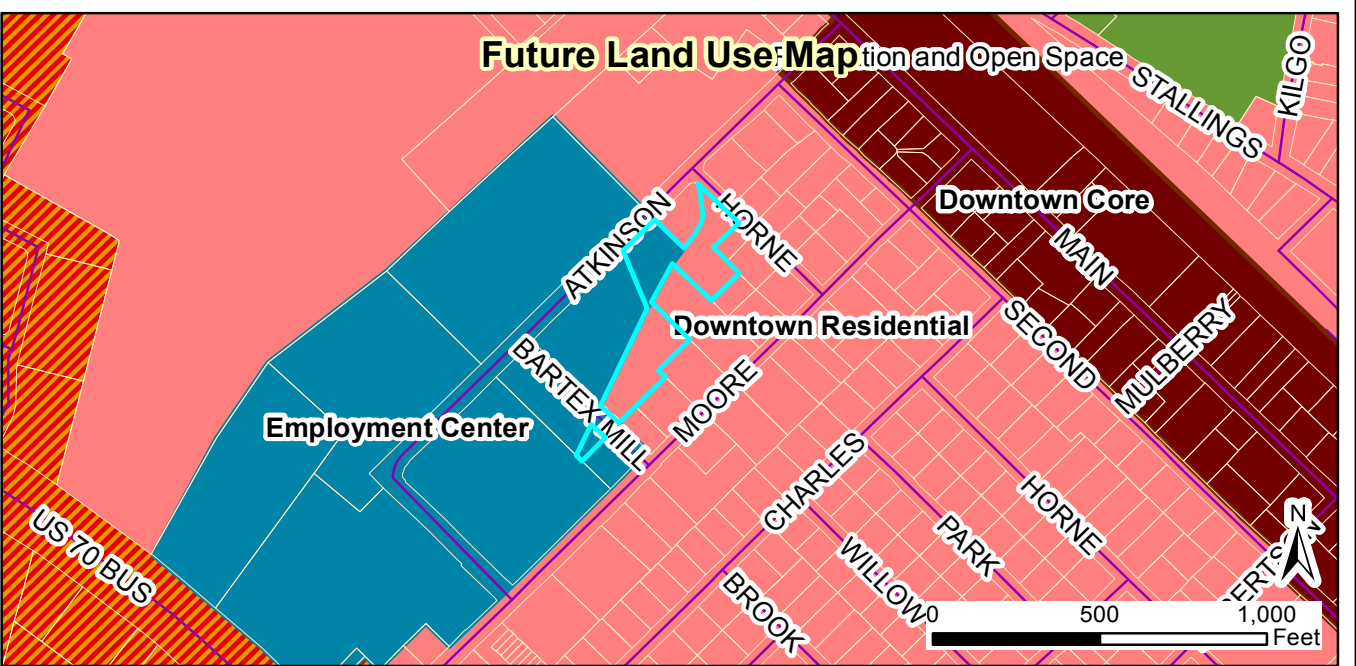
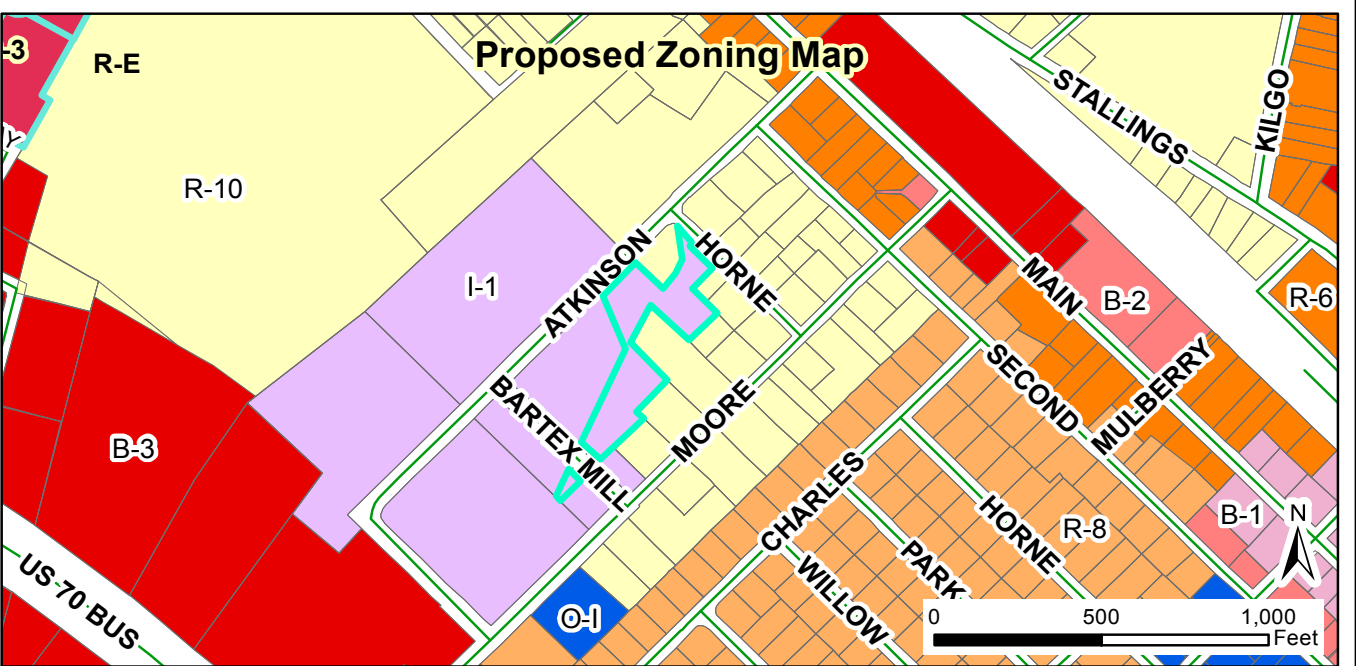
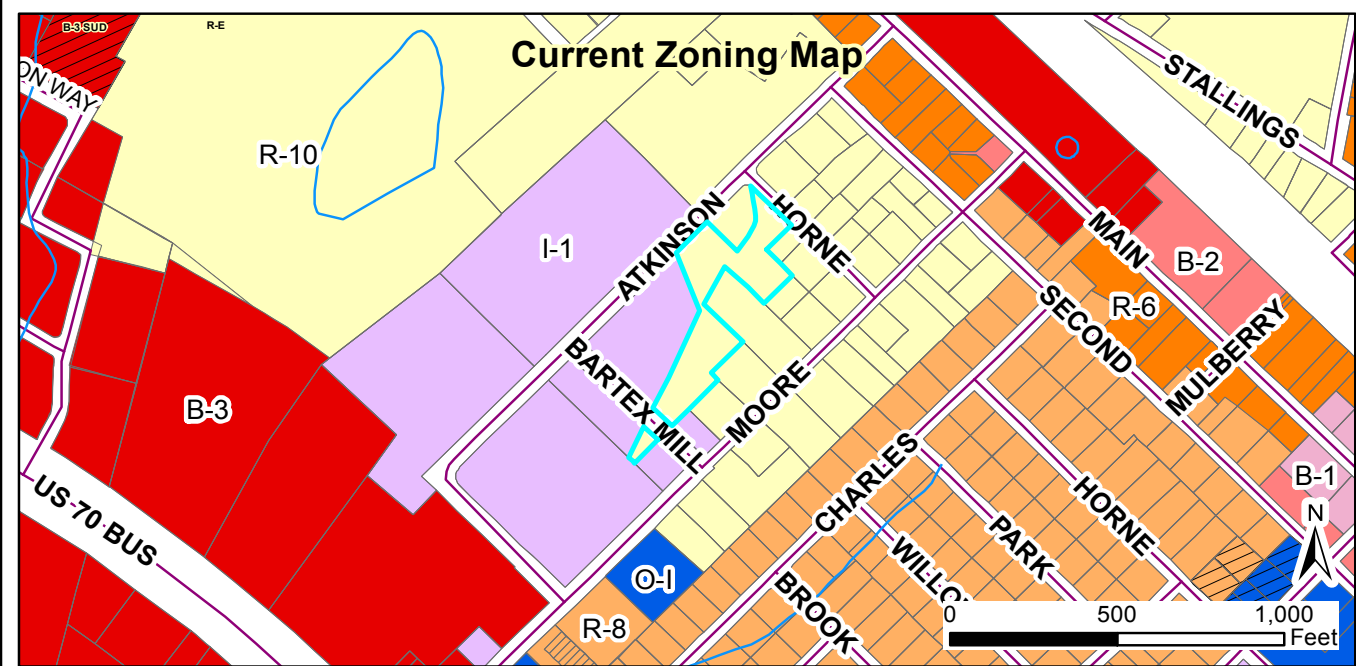
ADJACENT PROPERTY OWNERS LIST

Project Name: **Recovery Logistics**

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
165915-74-4851	John and Zan Lipscomb	3409 Barber Mill Rd Clayton, NC 27520
165916-74-6703	Jerry C and Jacalyn P Creech	2000 Forest Dr Clayton, NC 27520
165916-74-6507	Eugene Broadwell	707 W Horne St Clayton, NC 27520
165916-74-6685	Olie Eugene and Lea Broadwell	707 West Horne St Clayton, NC 27520
165916-74-6580	Miles M Mercer	306 S Moore St Clayton, NC 27520
165911-75-3120	Fellowship Baptist Church	PO Box 535 Clayton, NC 27528
165916-74-5491	Patricia Dean Life Estate, Oneta Nichols Remainder	310 Moore St Clayton, NC 27520
165916-74-7566	Gaile M Detellem	302 Moore St Clayton, NC 27520
165915-74-0017	SML RFID Technology LLC	PO Box 129 Clayton, NC 27528
165916-74-6897	Jerry and Jacalyn Creech	2000 Forest Dr Clayton, NC 27520
165915-74-4390	Christopher Todd and Deanne S Moore	1947 Shotwell Rd Clayton, NC 27520
165915-74-4223	Christopher Todd and Deanne S Moore	1947 Shotwell Rd Clayton, NC 27520
165915-74-0831	WFCLHK Properties LLC	8640 River Rd Wilmington, NC 28412
165916-74-6935	Rent to Own Realty LLC	2800 Peachleaf St Raleigh, NC 27614
165915-74-4375	Lynn A Sprague	PO Box 183 Waynesville, NC 28786
165916-74-7862	James C and Pearl Williams	206 S Moore St Clayton, NC 27520



Request:
2017-197-RZ, Recovery Logistics rezoning from R-10 to I-1.

Applicant: Dalton Engineering and Assoc., PA
 Property Owners: G.T. Page Jr.
 Parcel ID: 165915-74-4561
 Tag #: 05026095e

Staff Report Map



Document Path: O:\PLANNING\REZONING\Rezoning\2017\2017-195-RZ Recovery Logistics\Map\Map - Recovery Logistics 2017-195-RZ.mxd

Legend

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

01/11/2018
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Recovery Logistics

Application: Rezoning Application

Location/Date: Dalton Engineering and Associates, P.A. 446 East Main Street Clayton, NC / 01/02/18

	NAME	ADDRESS
1	Jonathan Barnes	446 East Main Street Clayton, NC
2	Chris & DeAnne Moore	1947 Shotwell Rd Clayton NC
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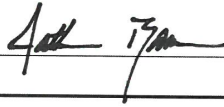
FILL OUT THE FOLLOWING:

Application: Recovery Logistics - Rezoning Application

Date of Mailing: 12/22/17

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

Printed Name: Jonathan Barnes

Signature: 

Date of Meeting: 01/02/18

Time of Meeting: 6:30 p.m.

Location of Meeting: Dalton Engineering and Associates, P.A. 446 East Main Street Clayton, NC

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

There were a total of three Participants that attended the Neighborhood Meeting for subject project, including one Representative of the Applicant. A general overview of the rezoning process was provided to the Participants, with the understanding that the public could provide comments to the Town at the upcoming Planning Board and Town Council Meetings. The Participants were informed that it is our office's understanding the reason for the rezoning request was due to a possible expansion of a general outdoor storage area. Issues that were raised during the Neighborhood Meeting included the amount of noise the proposed development could create. It is my understanding that the Participants that attended the Neighborhood Meeting own rental property adjacent to the parcel that is being proposed to be rezoned. At the conclusion of the Meeting, the Participants left with a blank Summary Form in order to write down their comments and concerns. As of 2:00 p.m. on 01/05/18, the Participants' Summary Form had not been received by our office. Once the Participants' Summary Form is received, nine copies of the Summary Form will be delivered to the Town of Clayton Planning Department.

Jonathan Barnes - Dalton Engineering and Associates, P.A. (Applicant)

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

NEIGHBORHOOD MEETING SUMMARY FORM

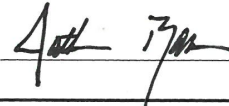
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Location of Meeting: Dalton Engineering and Associates, P.A. 446 East Main Street Clayton, NC

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

MY NAME IS CHRIS MOORE. MY M# 919-369-4461
I OWN APARTMENTS AND A HOUSE ADJACENT TO
THIS PROPERTY. REZONING THIS PROPERTY FROM
RESIDENTIAL TO COMMERCIAL WOULD POTENTIALLY
DESTROY MY LIVELIHOOD. I ALSO HAVE TALKED
TO SEVERAL PEOPLE IN THIS NEIGHBORHOOD THAT
COMPLAIN ABOUT THE NOISE THAT IS BEING CREATED
BY EQUIPMENT AND MATERIALS THAT ARE IN OUR
BACKYARD NOW! ADDING TO THIS PROBLEM
AS WELL AS THE MANY OTHER PROBLEMS THAT
REZONING THIS PROPERTY WILL CAUSE IS CERTAINLY
NOT FAIR TO THE PEOPLE LIVING IN THIS

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

RESIDENTIAL AREA NOR THE LAND OWNERS THAT
HAVE BROUGHT REVENUE TO THE TOWN OF CLAYTON
FOR WELL OVER 30 YEARS!

REZONING THIS PROPERTY SHOULD NEVER HAPPEN!
October 2017 Page 9 of 10

Chris Moore



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
January 22, 2018*

STAFF REPORT

Application Number: 2017-98-SD
Project Name: Kyli Knolls Major Subdivision

NC PIN / Tag #: 165803-23-2656 / 05G03009A
Town Limits/ETJ: ETJ
Overlay: None
Applicant: True Line Surveying
Owner: Full Spectrum Custom Homes
Location: Off Amelia Church Road

Public Noticing:

- Neighborhood meeting July 6, 2017
- Sign posted prior to January 12, 2018
- Letters mailed prior to February 22, 2018
- Newspaper ad published February 23, 2018 and March 2, 2018

REQUEST: To develop 20 single-family residential lots on 18.56 acres of land zoned Residential-Estate (R-E).

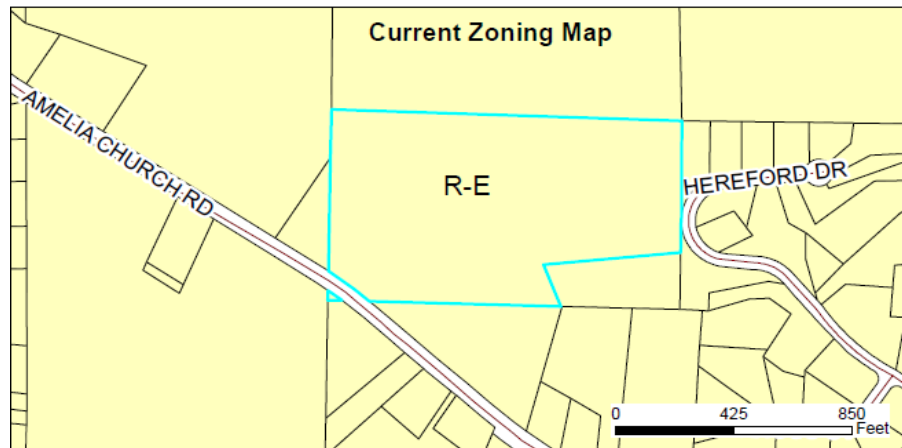


SITE DATA:

Acreage: 18.56
Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-Estate (R-E)	Vacant
South	Residential-Estate (R-E)	Single-family residential
East	Residential-Estate (R-E)	Single-family residential
West	Residential-Estate (R-E)	Single-family residential

**DEVELOPMENT DATA:**

Proposed Uses: Single-Family Homes
Buildings: 20 dwelling units
Density/Intensity: 1.07 dwelling units per acre
Required Parking: 2 spaces per unit
Access/Streets: One access off Amelia Church Road and one stub-out to the property to the north

STAFF ANALYSIS:**Overview**

The proposed development is located on the north side of Amelia Church Road, approximately 3,000 feet southeast of the intersection of Amelia Church Road and NC HWY 42 West. The applicant is requesting a conventional single-family residential subdivision on 18.56 acres of land zoned Residential-Estate (R-E). The proposed subdivision includes 20 single-family lots with a minimum lot size of 30,000 square feet. The applicant

is intending to annex the property into the Town of Clayton to be served with public water as well as Police and Fire services.

The applicant is also requesting a waiver from the Town's typical roadway cross-section which requires both curb and gutter. The waiver would allow the applicant to build a ditch cross-section in lieu of the curb and gutter. The applicant has submitted an official waiver request, which has been included as an attachment to this staff report. Per UDC 155.706(7), waivers may be granted by Town Council if it is clear that there are special circumstances, such as unique characteristics of the lot and area, or strict interpretation of the requirements render the subdivision of the property not feasible or desirable. Applicants must prove that they meet the following criteria in order for a waiver to be granted by Town Council:

1. The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood in which the property is located;
2. The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not generally applicable to other property;
3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of this chapter are enforced; and
4. The purpose of the waiver is not based primarily upon financial consideration

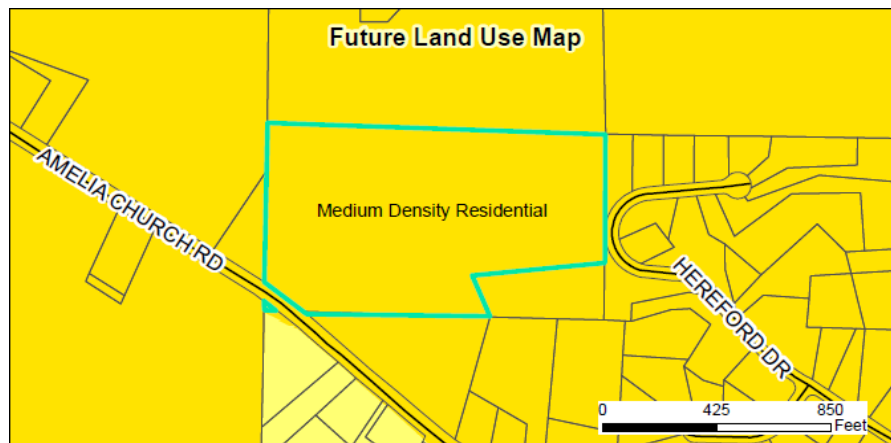
Planning staff, as well as the Public Works Director, have reviewed the waiver request submitted by the applicant and does not support the request. It is not appropriate for the applicant to compare this development with those located in Johnston County's Planning jurisdiction, since this property is located within Clayton's jurisdiction and therefore should be developed based on Clayton's adopted plans (including the future land use map). It is also worth noting that Johnston County's jurisdiction is not located in close proximity to this property or the surrounding properties.

Furthermore, staff does not agree that the existing topography and use of septic tanks would interfere with the installation of curb and gutter since the slopes to move water by ditch vs. gutter/pipe do not differ greatly. Overall, staff does not believe the applicant has sufficiently demonstrated that this development meets the approval criteria needed to obtain a waiver from required curb and gutter.

Consistency with Adopted Plans

- **2040 Comprehensive Plan**

The Future Land Use for this area is envisioned as Medium Density Residential, which typically consists of three to five dwelling units per acre. This development is not consistent with the future land use map, as it only proposes 1.07 dwelling units an acre. This area of town is designated for Medium Density Residential due to the ability of the property to be serviced by both water and sewer. Extending sewer service to the property would allow smaller lot sizes and a density more consistent with the Comprehensive Plan designation.



- **Unified Development Code**

While the lot sizes requested within the subdivision meet the minimum requirements of the Unified Development Code (UDC), staff has several concerns regarding access and landscape requirements, including:

- The main entrance to the subdivision does not have adequate separation from a 30' recorded access easement to the Richard Scott Ball property. The proposed road connection results in the convergence of three separate vehicular connections at one point along Amelia Church Road resulting in a major safety concern. In addition, the road appears to have a partial offset to a residential driveway on the south side of Amelia Church Road as well. This driveway was not shown on the subdivision plan. Staff recommends relocating the 30' access easement and properly aligning the entrance to the subdivision to alleviate these safety concerns **(see Condition of Approval)**.
- The subdivision entrance requires a left turn lane off Amelia Church Road and into the subdivision. While NCDOT usually requires a turn lane at the 21st house, staff feels that with the connection into adjacent property (including the Ball and Parrish properties) and the high rate of speed on Amelia Church Road (45 MPH), a turn lane is warranted **(see Condition of Approval)**.
- The main roadway connection (future) into the Parrish property will ultimately serve as a residential collector for residents who wish to exit onto Amelia Church Road. Consequently, the section of road from Amelia Church Road to the Parrish Tract (Street "A" and "D") should be a typical 31' back to back curbed section, or, if the waiver is approved by Council, 26' of pavement **(See Condition of Approval)**.
- The current plans indicate a 10' wide street buffer along the project frontage adjacent to Amelia Church Road. This buffer encroaches into the existing 30' access easement and hinders safe sight viewing for vehicles exiting the subdivision. This will need to be corrected prior to final subdivision approval **(see Condition of Approval)**.

Compatibility with Surrounding Land Uses

There is a single-family residential subdivision located to the east of the subject property. All other surrounding land uses are single-family residential or vacant properties, zoned Residential-Estate (R-E), making the proposed residential development compatible with the existing, surrounding land uses.

Landscaping and Buffering

The applicant is proposing to provide one street tree per lot, as required by the Town of Clayton's Unified Development Code. A Class "A" landscaping buffer will also be provided along Amelia Church Road, which is consistent with the UDC requirements. However, as noted above, there are concerns regarding the placement of this buffer.

Mail Kiosk

The applicant is proposing to add a mail kiosk off Street "D" which serves as a stub-out until the property to the north is developed and a connection is made. The kiosk is proposed to have two designated parking spaces. One of these proposed parking spaces will be handicap accessible, as required by NC building code. Additionally, the applicant is proposing landscaping around the location of the mail kiosk.

Access/Streets

Access to the development is proposed to be located off Amelia Church Road. At this time, this will be the only entrance/exit into the development. A stub-out to the property to the north (Parrish Property) is proposed as a part of this subdivision to provide future cross access and to meet the access requirements of the UDC.

Although the applicant is proposing to provide sidewalks on both sides of the street throughout the development, they are requesting a waiver from the Town's typical roadway cross section for residential. The waiver includes removal of the curb and gutter for a ditch section, reduction of paved areas from 22' to 20' and placement of sidewalks outside of the right-of-way and into an easement.

CONSIDERATIONS:

- The applicant is requesting Preliminary Subdivision Plat approval for a 20 lot single-family residential subdivision.
- The applicant is requesting a waiver from curb & gutter.
- Planning Board shall make a recommendation to Town Council.
- This plan is subject to final approval by Town Council.

FINDINGS:

The applicant has addressed the Major Subdivision Approval Criteria outlined in UDC Section 155.706.

CONDITIONS OF APPROVAL:

If approved, staff recommends the following conditions be applied to the approval of the preliminary subdivision plan for the Kyli Knolls Subdivision (2017-98-SD):

1. A voluntary annexation application shall be submitted prior to Final Plat recordation.

2. The conflict between the 30' access easement, the proposed site entrance and Amelia Church Road shall be resolved through relocation or proper separation of these points of access prior to final subdivision approval / platting of the property.
3. A dedicated left-turn lane into the development shall be provided on Amelia Church Road prior to issuance of the first Certificate of Occupancy.
4. The Class "A" landscape buffer along Amelia Church Road shall not encroach into safe sight triangles or the adjacent existing 30' access easement.
5. The Class "A" landscape buffer along Amelia Church Road shall be installed prior to issuance of the first Certificate of Occupancy.
6. Unless a waiver from curb and gutter is granted, a 31' back to back street section shall be required for Street "A" and "D", and a 27' back to back street section shall be required for Street "B" and "C". If the waiver is approved, the minimum pavement width of streets "A" and "D" shall be 26' and Street "B" and "C" shall be 22'.

ATTACHMENTS:

- 1.) Staff report
- 2.) Maps
- 3.) Application
- 4.) Neighborhood Meeting Materials
- 5.) Site Plan
- 6.) Waiver Request



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

SUBDIVISION: MAJOR SUBDIVISION (Preliminary Subdivision Plat)

Pursuant to Article 7, §155.706 of the Unified Development Code (UDC), an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town of Clayton to approve a subdivision of land. Please complete all fields in this application and submit to the Planning Department with all required materials.

Application Fees: **Major Preliminary Subdivision Plat Fee: \$400.00 + \$5.00 per lot**
Advertisement Fee: \$100.00
Modifications to Approved Plans Fee:
Major Modification: \$400.00 + \$5.00 per lot modified
Minor Modification: \$200.00 + \$5.00 per lot modified

See §155.706(F) of the UDC for a definition of Major vs. Minor Subdivisions.
See §155.706(I) for Preliminary Plat approval (major subdivision) process/approval information.
See §155.203(F), (G), and (H) for information on Conventional vs. Open Space Subdivisions.
See §155.706(N) for information on minor and major modifications.
See UDC Article 6 for Subdivision Standards.

SITE INFORMATION

☒ New Major Subdivision
Conventional: _____ Open Space: _____
☐ New Subdivision Master Plan

☐ Modification to Approved Preliminary Plat
Major: _____ Minor: _____

Name of Project: Kyli Knolls Acreage of Property: 18.561

Tag #: 05G03009A NC PIN: 165803-23-2656

Location: Amelia Church Rd.

Number of Lots (existing): 1 (Proposed) 20 Min Lot Size: 0.689

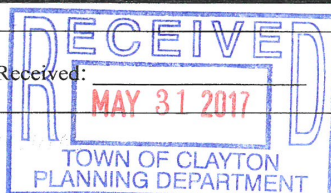
Zoning District: R-E Electric Provider: _____

Wastewater: ☒ Septic ☐ Sewer (check one) Water: ☐ Well ☒ Public/Private Water (check one)

Recreation/Open Space Requirement: ☐ Fee in lieu ☒ Land Dedication – Acreage: _____

FOR OFFICE USE ONLY

Date Received: _____ Amount Paid: \$500- File Number: 2017-98-510



PROPERTY OWNER INFORMATIONName: Full Spectrum Custom HomesMailing Address: 865 Sanders Rd., Benson, NC 27504Phone Number: 919-422-3325

Fax: _____

Email Address: _____

APPLICANT INFORMATIONApplicant: True Line SurveyingMailing Address: 205 W. Main St. Clayton, NC 27520Phone Number: 919-359-0427Fax: 919-359-0428Contact Person: Curk LaneEmail Address: curk@truelinesurveying.com**REQUIRED INFORMATION (to be submitted with the application)***The following items must accompany the application:*

To be completed by the applicant:			To be completed by staff:		
<i>Submit 9 copies of all materials unless otherwise noted or directed by staff</i>	Yes	N/A	Yes	No	N/A
1. A pre-application meeting was held with Town Staff. Date: <u>April 2017</u>	☒				
2. Completed Application	☒				
3. Review Fee and Advertisement Fee	☒				
4. Findings of Fact, signed <i>Not required for minor modifications. Form is included in this packet.</i>	☒	☐			
5. Owner's Consent Form <i>Required if applicant is not the property owner. Included in this packet</i>	☒	☐			
6. Preliminary Plat Subdivision Requirements Checklist form, completed and signed <i>Checklist is included in this packet</i>	☒				
7. Plat sheet(s) meeting requirements of the Requirements Checklist	☒	☐			
8. If subdivision waivers are requested, applicant must attach a separate typed document requesting the waivers. The document must specifically list the waivers requested, including Code references, and must address the 4 considerations outlined in §155.706(l)(7).	☐	☒			
9. Adjacent Property Owners List	☒	☐			
10. Road Name Application <i>Included in this packet</i>	☐	☒			
11. Wastewater allocation request OR verification of wastewater allocation <i>Letter format, to the attention of the Town Manager.</i>	☐	☒			

FINDINGS OF FACT

Section 155.706(1)(10) of the Unified Development Code requires that certain findings must be made by the Town Council before a Major Subdivision may be approved. Outline below (you may attach additional sheets) how the application addresses each of the following findings:

- (1) That the subdivision meets all required specifications of the town Subdivision Regulations and conforms to the town Unified Development Code.

The proposed subdivision plan meets all required specifications of the town Subdivision Regulations and conforms to the town UDO.

- (2) That the subdivision will not be detrimental to the use or orderly development of other properties in the surrounding area and will not violate the character of existing standards for development of properties in the surrounding area.

The subdivision will not be detrimental to the use or orderly development of other properties in the surrounding area. The subdivision will match existing character of nearby residential subdivisions.

- (3) That the subdivision design will provide for the distribution of traffic in a manner that will avoid or mitigate congestion within the immediate area, will provide for the unified and orderly use of or extension of public infrastructure, and will not materially endanger the environment, public health, safety, or the general welfare.

The subdivision design connects to Ameila Church in the only location where the subject property has road frontage also providing a road stub to the north for future connections.

- (4) That the subdivision will not adversely affect the general plans for the orderly growth and development of the town and is consistent with the planning policies adopted by the Town Council.

The subdivision matches current zoning (RE) for a residential subdivision as adopted by the Town Council.

Project Name: Kyli Knolls

Cune Lane
Print Name


Signature of Applicant

5/31/17
Date

1/10/2017

1530 40727

ADJACENT PROPERTY OWNERS LIST

Project Name: Kyli Knolls

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
165803-13-5547	BUTLER, JOSEPH F	P O BOX 488 GARNER, NC 27529
165803-13-1039	HENDERSON, KIMBERLY DAUGHTRY	PO BOX 1423 SWANSBORO, NC 28584-1423
165803-24-3257	PARRISH, FRANCES B	377 SHORT JOHNSON ROAD CLAYTON, NC 27520-0000
165801-35-0357	PARRISH, FRANCES B	377 SHORT JOHNSON ROAD CLAYTON, NC 27520-0000
165803-23-9834	SPENCE, AVA C	4579 C BARBER MILL ROAD CLAYTON, NC 27520-0000
165803-33-0847	SPENCE, AVA C	4579 C BARBER MILL ROAD CLAYTON, NC 27520-0000
165803-33-0656	WHITLEY, SHARON S	317 HEREFORD DR CLAYTON, NC 27520-0000
165803-33-0525	WHITLEY, SHARON S	317 HEREFORD DR CLAYTON, NC 27520-0000
165803-23-9378	WHITLEY, SHARON S	317 HEREFORD DR CLAYTON, NC 27520-0000
165803-23-6366	BALL, RICHARD SCOTT	2425 AMELIA CHURCH RD CLAYTON, NC 27520-0000
165803-23-1192	HOLMES, JIMMIE L	2431 AMELIA CHURCH RD CLAYTON, NC 27520-0000
165803-23-5049	BARBOUR, LISA M	2555 AMELIA CHURCH RD CLAYTON, NC 27520-0000
165803-13-6099	TART, WADE J	2430 AMELIA CHURCH RD CLAYTON, NC 27520-0000

01/06/2016

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MAJOR SUBDIVISION – PRELIMINARY PLAT REQUIREMENTS CHECKLIST

The applicant is responsible for completing this checklist. Please sign and submit with the completed application.

To be completed by the applicant:			Staff:
	Yes	N/A	
GENERAL (ALL SHEETS):			
1. Plans are a maximum of 24" x 36", folded to an 8.5" x 11" format, with a scale no smaller than 1 inch = 100 feet (scale of 1" = 20' to 60' preferred).	☒	☐	
2. Separate sheets for each : Subdivision Plan, Preliminary Engineering Plan, Existing Conditions. Information in this checklist should be placed on the appropriate sheet. (Additional sheets may be required depending on scope of the project).	☒	☐	
3. Multiple sheets are consecutively numbered (e.g. Sheet 1 of 4).			
4. Engineer/Surveyor Logo Box (name, address, phone number, fax, and e-mail, if applicable)	☒	☐	
5. Name of subdivision (including phase numbers if applicable) and plan type (Subdivision, Final Plat, Exempt Plat, or Recombination).	☒	☐	
6. Revision Date	☐	☒	
PRELIMINARY PLAN SHEET:			
7. Name of township, county, and state in which the property is located.	☒	☐	
8. Vicinity sketch/map.	☒	☐	
9. Surveyor or professional engineer's name and seal.	☒	☐	
10. Date of survey and plat preparation.	☒	☐	
11. Provide the following project data in <u>Tabular</u> form:			
- Area of tract in square feet and acres	☒	☐	
- Parcel Identification # (and/or Tag #)	☒	☐	
- Owner's name and address	☒	☐	
- Within Town limits or ETJ	☒	☐	
- Zoning District	☒	☐	
- Overlay District (if applicable)	☐	☒	
- Indicate if the site is within a Watershed Protection Overlay	☐	☒	
- Total Number of Lots	☒	☐	
- Number of lots per acre (density)	☒	☐	
- Acreage in Resource Conservation Areas (UDC §155.500)	☒	☐	
- Annexation # (if applicable)	☐	☒	
- FEMA designated flood plain and floodway (include FIRM panel reference number and effective date) or certification that no flood plain exists within the subdivision.	☐	☒	
- Electric Provider	☐	☒	
- Water Provider (or indicate if well)	☐	☒	

To be completed by the applicant:			Staff:
	Yes	N/A	
- Sewer Provider (or indicate if septic)	☐	☒	
- Impervious (existing and proposed, square feet and %) – provide impervious for overall development and per lot	☐	☒	
- Maximum allowed impervious	☐	☒	
- Existing Use	☒	☐	
- Proposed Use	☒	☐	
12. An accurately positioned north arrow indicating true north, magnetic north, North Carolina grid ("NAD 83" or "NAD 27"), or is referenced to old deed or plat bearings. If the north index is magnetic or referenced to an old deed or plat bearings, the date and the source (if known) the index was originally determined is clearly indicated.	☒	☐	
13. The exact course and distance of every boundary line of the tract to be subdivided, fully dimensioned (metes and bounds) along with the location of intersecting boundary lines of adjoining lands in accordance with the North Carolina General Statutes § 47-30 – Plats and subdivisions; mapping requirements.	☒	☐	
14. Accurate location and description of all monuments, markers and control points.	☒	☐	
15. Show the 100 year flood plain, riparian buffer, wetlands, and any Resource Conservation Areas on all sheets.	☐	☒	
16. Blocks numbered consecutively throughout entire subdivision with lots numbered consecutively in each block. Lot numbers shall be placed in a circle or labeled "Lot ___".	☒	☐	
17. Phase lines. Phases are clearly labeled.	☒	☐	
18. The name and location of all adjoining subdivisions and adjoining lot property lines drawn with dotted lines at the same scale. Include the names of adjacent landowners.	☒	☐	
19. Location and width of all existing and proposed rights-of-way, Resource Conservation Areas, easements and areas dedicated to public use with the purpose of each stated.	☒	☐	
20. Location of safe sight triangles at project ingress/egress points, or as required.	☒	☐	
21. Minimum building setbacks /envelope are noted.	☒	☐	
22. All dimensional standards are shown in table format. Dimensional standards shall include: min. lot size, min. lot width, max building coverage, max impervious surface (entire subdivision), max impervious surface (per lot, in %), density, max height, and min dwelling unit size.	☒	☐	
23. Location of all existing and proposed easements, labeled as "public" or "private" and labeled with easement type.	☒	☐	
24. Width and type of any buffers and easements.	☒	☐	
25. Indicate the boundaries of any utility or greenway easements dedicated to the Town of Clayton and label "To Be Dedicated to the Town of Clayton."	☒	☐	
26. Proposed streets are labeled, named and dimensioned. Correct street cross	☐	☐	

To be completed by the applicant:			Staff:
	Yes	N/A	
section detail provided. Label street type based on definitions in §155.602(D). If streets are private:			
- All private streets shall be maintained by a designated responsible party. The party shall be noted on the plat.	☐	☒	
- Streets are labeled "Private Streets – No Town Maintenance."	☐	☒	
Street names must be approved by Town of Clayton via a Road Name Application.			
27. Lengths of all cul-de-sacs.	☒	☐	
28. Identify proposed traffic control signs and striping.	☒	☐	
29. Location, purpose and dimensions of non-residential areas (such as parks, playgrounds, open space, churches, school sites, etc.)	☒	☐	
- All open space, parks, and similar common areas shall be maintained by a designated responsible party. The party shall be noted on the plat.			
30. Resource Conservation Areas must be shown and dimensioned on the plat. The following note must also be provided: "The Resource Conservation Area shown hereon is provided per the requirements of Article 5 of the Town of Clayton's Unified Development Code. This Resource Conservation Area must be preserved in perpetuity per the standards of the Unified Development Code"	☒	☐	
31. Proposed stormwater retention/detention features and dimensions. If fenced, include fence location.	☐	☒	
32. Existing and proposed sidewalk system, access ramps, and crosswalks.	☐	☒	
33. Identify alternative modes of transportation including school stops, pedestrian connections, bicycle paths and bicycle racks.	☐	☒	
34. Show how streets are connected to property lines ("stub-out" streets) to provide for cross-connectivity and development on adjacent parcels. Show cross-access easements.	☒	☐	
35. Location of clustered mailboxes.	☒	☐	
36. Location and orientation of freestanding signs (signage is permitted separately).	☒	☐	
LANDSCAPING PLAN SHEET (See §155.402 for Landscaping Requirements)			
37. Show location, width, and type of all landscape buffers.	☐	☒	
38. Provide a plant list summary table which includes:			
- A planting key identifying the various planting elements			
- The quantity of each type of plant material proposed	☐	☒	
- The size, height, caliper and spacing of plant material proposed			
- The Botanical and common names of plant material proposed			
39. If common landscaped areas are provided, 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	☐	☒	

To be completed by the applicant:			Staff:
	Yes	N/A	
species must be used).			
40. Location, species, and caliper of any existing trees that will remain on site. If used to meet planting requirements, make note of what requirements are fulfilled by the preserved trees.	☐	☒	
EXISTING CONDITIONS SHEET:			
41. On the existing conditions sheet, provide topography with two-foot contour intervals, showing the location of any natural features such as water courses, wooded areas, steep slopes (above 25%), or other geological features.	☒	☐	
42. Location of all existing buildings and structures, water/sewer/gas infrastructure, underground structures, easements, or other existing features.	☒	☐	
43. Existing structures, existing streets and roadway improvements, and existing utilities within 100 feet of the site.	☒	☐	
44. Label adjacent property acreage, owners, and zoning districts.	☒	☐	
45. Label subject parcel property owner, acreage, and zoning.	☒	☐	
PRELIMINARY ENGINEERING PLAN SHEET:			
46. Show subdivision layout, streets, and all pertinent information from subdivision plat sheet.	☒	☐	
47. Identify curb radii for all internal and external vehicular use areas.	☒	☐	
48. Location of all existing and proposed utilities (water, sewer, electric, natural gas, etc.).	☒	☐	
49. Location of all existing and proposed drainage structures.	☒	☐	
50. Location of all existing and proposed fire hydrants.	☒	☐	
51. Location of all existing and proposed easements, labeled as "public" or "private."	☐	☒	
52. Show street cross-sections.	☒	☐	
53. Indicate method of slope stabilization measures for all slopes steeper than 2.5:1.	☒	☐	
54. 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.	☒	☐	
OTHER			
55. If subdivision includes townhomes, include architectural elevations sheet, noting construction materials, finishes and colors, height, and number of stories.	☐	☐	
56. Any other information considered by either the applicant or the Town to be pertinent to the review.	☒	☐	

Signed by Applicant:



Date: 5/31/17



**Town of Clayton
Planning Department**

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

OWNER'S CONSENT FORM

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

Project Name: Kylli Knolls Address or PIN #: 165803-23-2656

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):

Major subdivision
Finice

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:

SEAN STRICKLAND
(Name - type, print clearly)

[Signature]
(Owner's Signature)

865 SANDERS Rd.
(Address)

BENSON NC 27504
(City, State, Zip)

STATE OF NC
COUNTY OF Johnston

Sworn and subscribed before me Kristin D. London, a Notary Public for the above State and County, this the 31st day of May, 2017.

SEAL

Kristin D. London
Notary Public

My Commission Expires: 7-16-18



October 2013



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

ROAD NAME APPROVAL APPLICATION

Road name applications are for public street signs (blades) that are located within the Town limits. Once the public street names have been approved, the applicant must submit a written request to the Town of Clayton Public Works Department identifying the approved blades and their installation location(s). The Public Works Department will order and install the blades along with any required regulatory signage. The applicant will be invoiced for the total cost of the blades, one-half the cost of sign posts and one man hour of labor per sign post.

SITE INFORMATION

Name of Project: Kyli Knolls Acreage of Property: 18561
Tax ID #: 165803-23-2656 NC PIN: 165803-23-2656
Deed Book: 04911 Deed Page(s): 0845
Location:
Amelia Church Rd.
Nearest Intersecting Roads: Barber Mill Rd. and Corbett Rd.
Township: Clayton

PROPERTY OWNER INFORMATION

Name: Full Spectrum Custom Homes
Mailing Address: 865 Sanders Rd., Benson, NC 27504
Phone Number: 919-422-3235 Fax: _____
Email Address: _____

APPLICANT INFORMATION

Applicant: True Line Surveying
Mailing Address: 205 W. Main St. Clayton, NC 27520
Phone Number: 919-359-0427 Fax: 919-359-0428
Contact Person: Curk Lane Curk@truelinesurveying.com
Email Address: _____

FOR OFFICE USE ONLY

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

ROAD NAME GUIDELINES SUPPLEMENTAL INFORMATION

The following guidelines must be followed. Please note that the Town of Clayton reserves the right to not approve any street name that is deemed inappropriate or fails to meet the guidelines.

- ☐ No street names duplicate or sound similar to existing road names.
- ☐ None of the streets are names after individuals.
- ☐ Street names have been limited to 14 characters or less.
- ☐ No compass directions are included in the street names (north, south, east, west).
- ☐ Punctuation marks are not used in the street names (e.g. periods, hyphens, apostrophes, etc.).
- ☐ Double suffixes have been avoided (e.g. Deer Path Lane).
- ☐ All names have acceptable suffixes (e.g. Street, Drive, Court, Lane, etc.). *Please see the Town of Clayton's approved list of suffixes (attached).*
- ☐ Names that are difficult to pronounce have been avoided.

REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

Please submit twice as many road names as needed with highest priority names listed first, written exactly as they should appear on the sign. The Town of Clayton Planning Department will coordinate with the Johnston County Planning Department for joint approval of street names. The Town of Clayton Planning Department will provide the applicant the final approval of street names. Approved street names are reserved for one year.

Road Name	Suffix
<i>Ex: Willow</i>	<i>Lane</i>
1. Kyli	Drive
2. Kolt's	Way
3. Kyli's	Way
4. Kolt's	Lane
5. Kolt's	Circle
6.	
7.	
8.	
9.	
10.	

Road Name	Suffix
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	
21.	

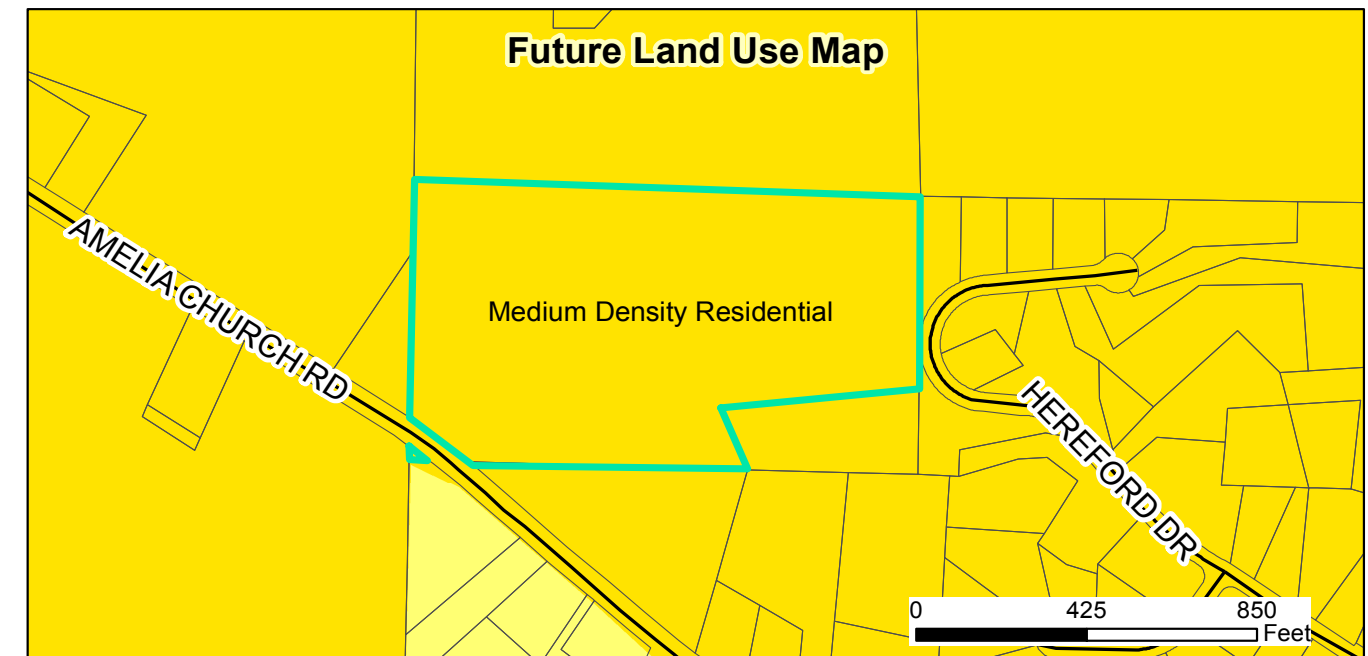
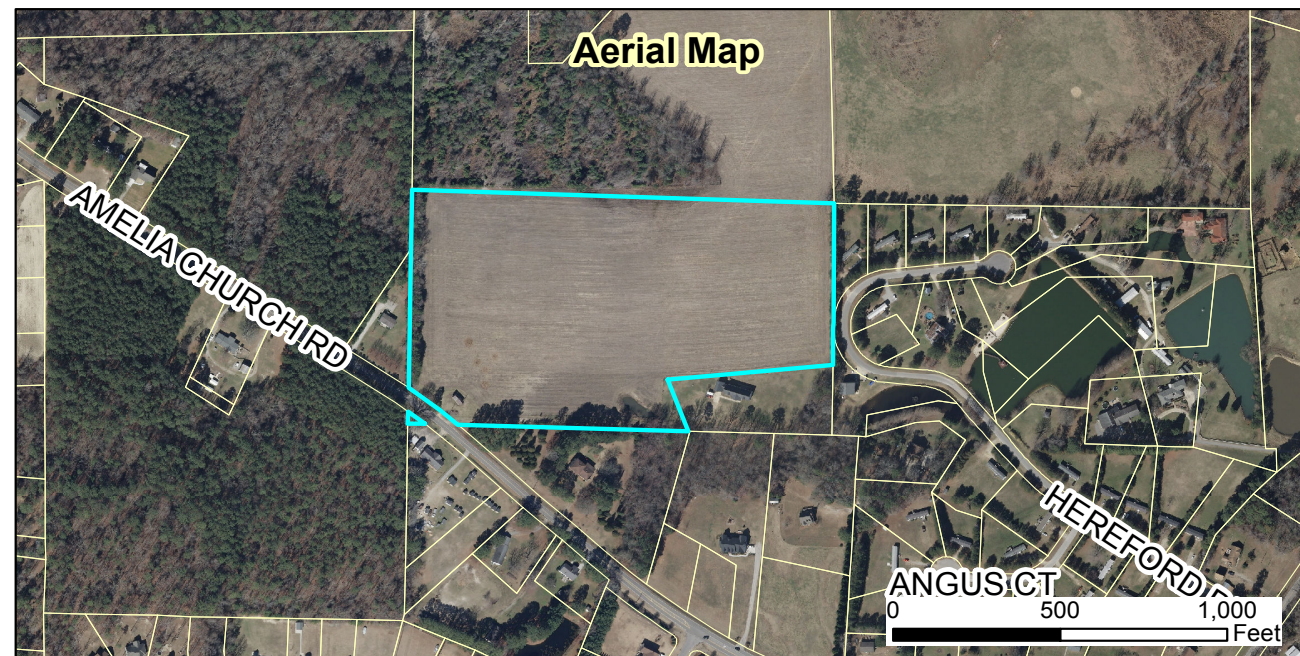
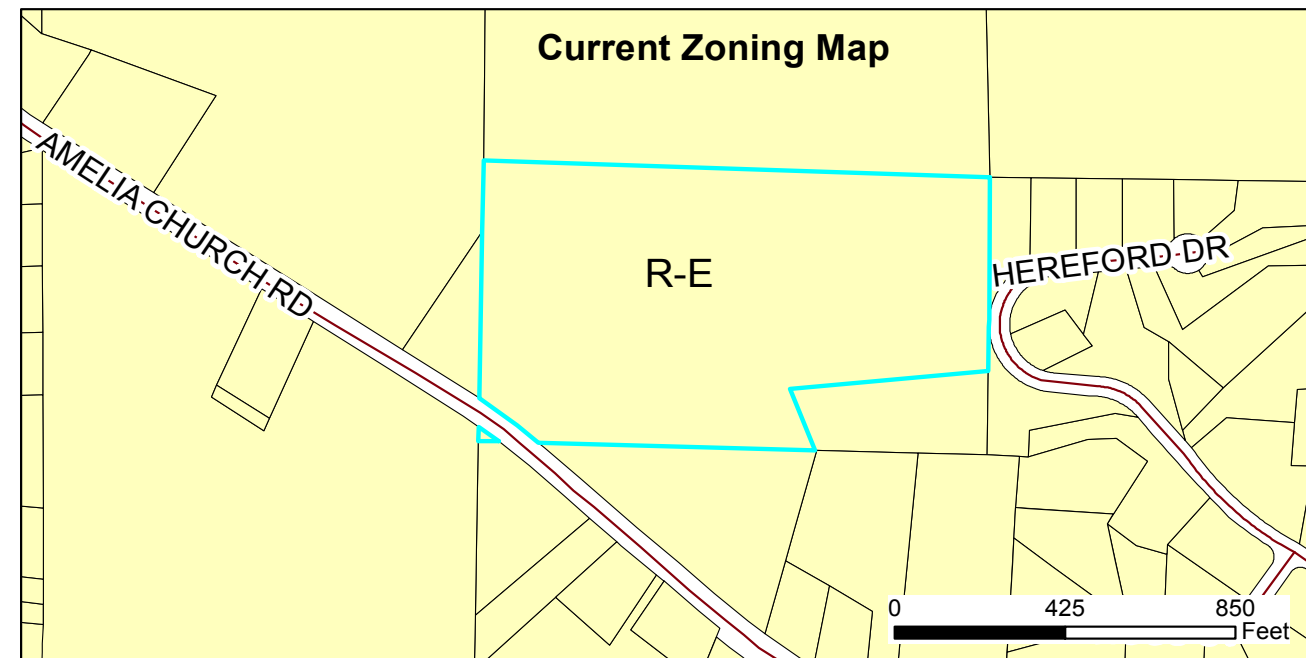
APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town of Clayton Planning Department for street names. 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.

Cone Lane
Print Name

[Signature]
Signature of Applicant

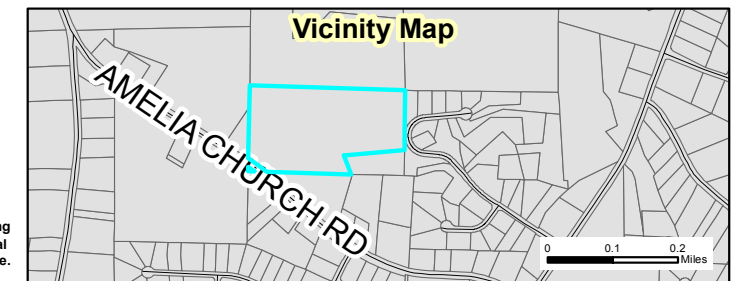
5/31/17
Date



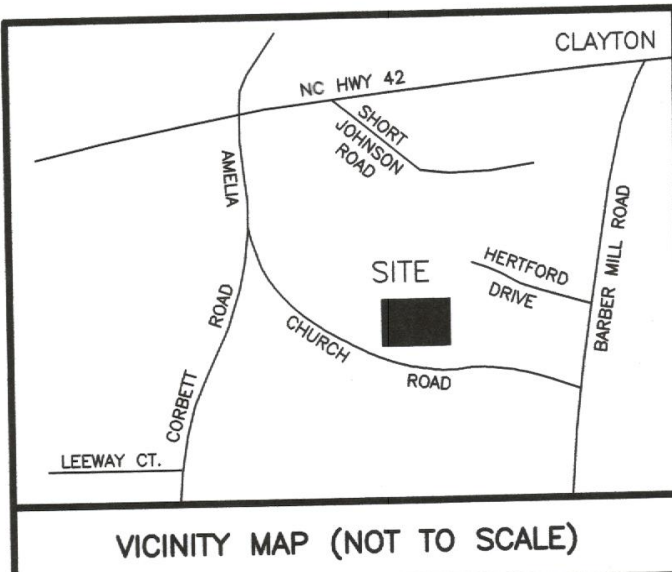
2017-98-SD Kyli Knolls Major Subdivision
Request: To develop 20 single-family residential lots
 Applicant: True Line Surveying
 Property Owners: Full Spectrum Custom Homes
 Parcel ID: 165803-23-2656
 Tag #: 05G03009A



Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2017\2017-98-SD Kyli Knolls\Maps\StaffReport\Map- 2017-98-SD Kyli Knolls.mxd



07/24/17
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal
 responsibility for the information represented here.



PRELIMINARY SUBDIVISION PLAN

FOR

KYLI KNOLLS SUBDIVISION

CLAYTON, NORTH CAROLINA

TOWN OF CLAYTON PROJECT NO. 2017-98-SD

SHEET INDEX

<u>SHEET TITLE</u>	<u>SHEET No.</u>
EXISTING CONDITIONS.....	2
SUBDIVISION PLAN.....	3
CBU SITE PLAN & DETAILS.....	4
LANDSCAPING PLAN.....	5
UTILITY PLAN.....	6

DEVELOPER/APPLICANT:

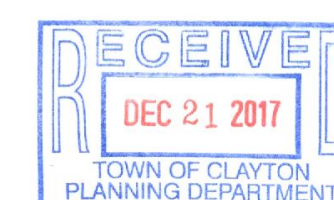
FULL SPECTRUM CUSTOM HOMES
865 SANDERS ROAD
BENSON, NORTH CAROLINA, 27504

LAND SURVEYOR

TRUE LINE SURVEYING, P.C.
205 WEST MAIN STREET
CLAYTON, NORTH CAROLINA, 27520
TELEPHONE: 919-359-0427
FAX: 919-359-0428

ENGINEER

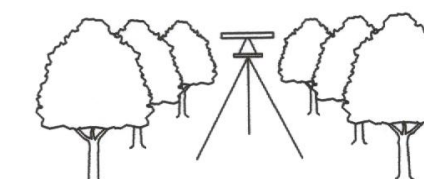
DALTON ENGINEERING & ASSOCIATES, P.A.
446 EAST MAIN STREET
CLAYTON, NORTH CAROLINA, 27520
TELEPHONE: 919-550-4740
FAX: 919-550-4741



SHEET 1: COVER SHEET

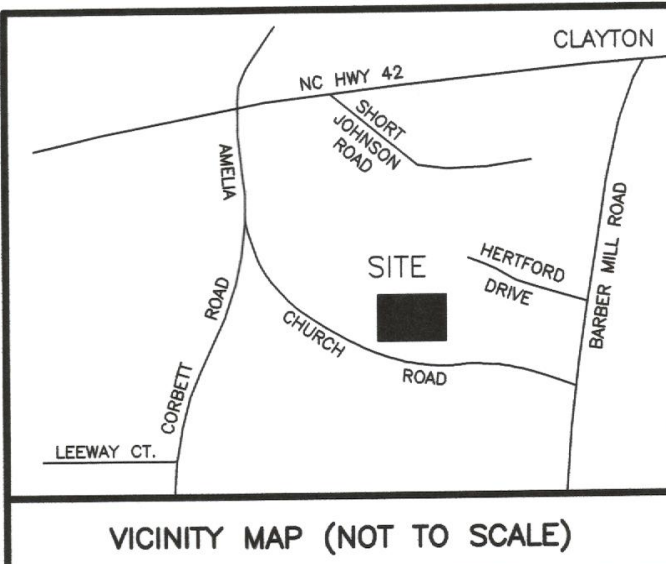
SURVEYED BY:
DRAWN BY: MIKE
CHECKED BY: CURK
DRAWING NAME: COVER SHEET
SURVEY DATE:
JOB NO. 430.090

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



VICINITY MAP (NOT TO SCALE)

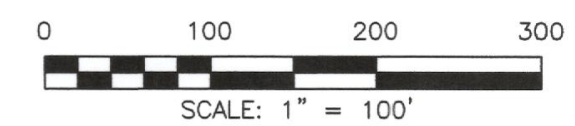
DEVELOPER/APPLICANT:

FULL SPECTRUM CUSTOM HOMES
865 SANDERS ROAD
BENSON, NORTH CAROLINA, 27504



SITE INFORMATION

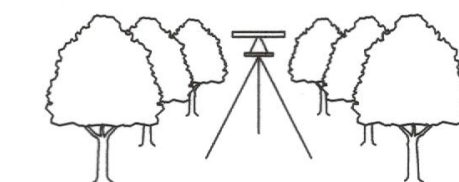
OWNER: FULL SPECTRUM CUSTOM HOMES, INC.
865 SANDERS ROAD
BENSON, N.C. 27504
PARCEL NO. 05G03009A
NC PIN NO. 165803-23-2856
PARENT TRACT DEED: DB 4911 PG 845
THERE ARE NO INSTANCES OF 100 YEAR FEMA FLOOD
ON SITE. FEMA FLOOD PANEL: 3720165800 J
TAX UNIQUE ID: 4759574
TOWNSHIP: CLAYTON
ETJ: CLAYTON
TOWN ZONING: R-E
CURRENT USE: VACANT
TOTAL ACREAGE: 18.561



SHEET 2: EXISTING CONDITIONS

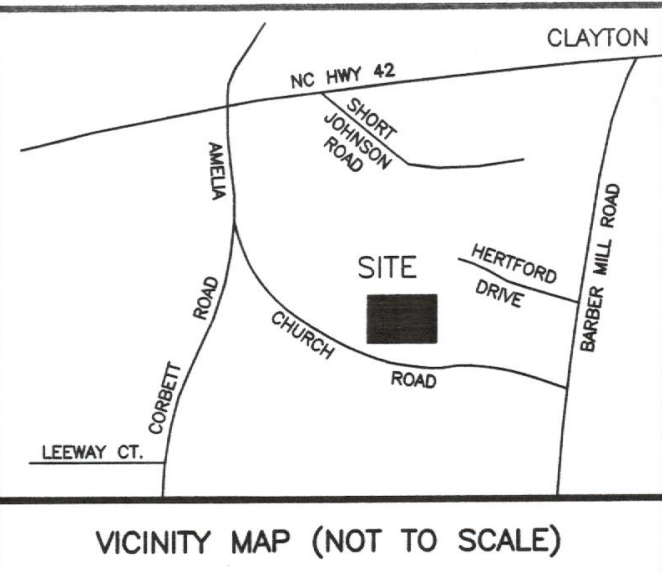
SURVEYED BY:	
DRAWN BY:	MIKE
CHECKED BY:	CLARK
DRAWING NAME:	EXISTING.DWG
SURVEY DATE:	
JOB NO.	430.090

TRUE LINE SURVEYING, P.C.

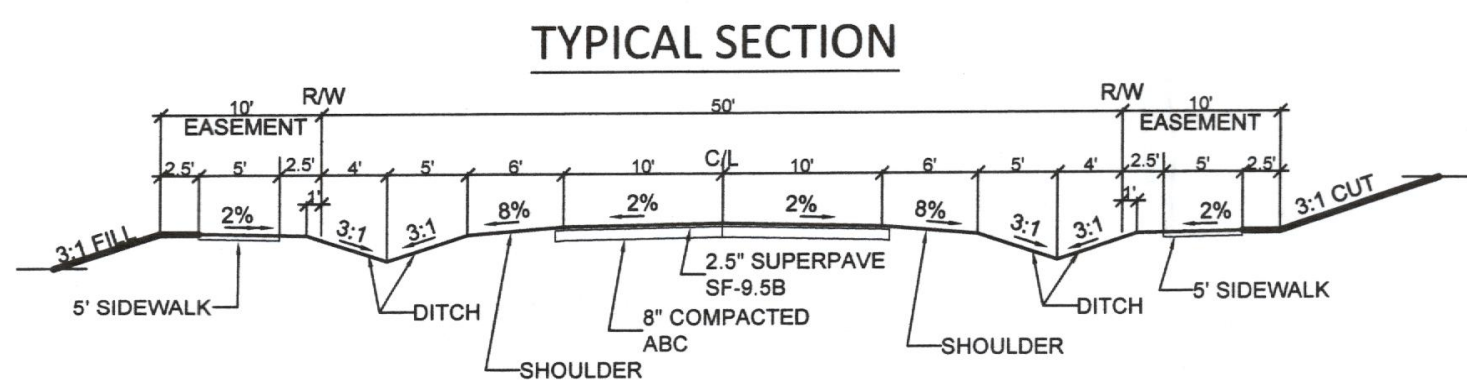


205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

C-1859

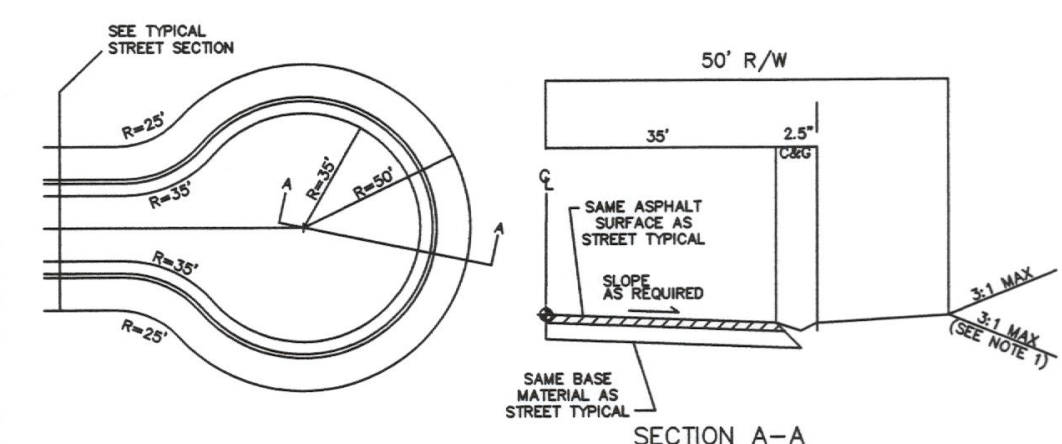
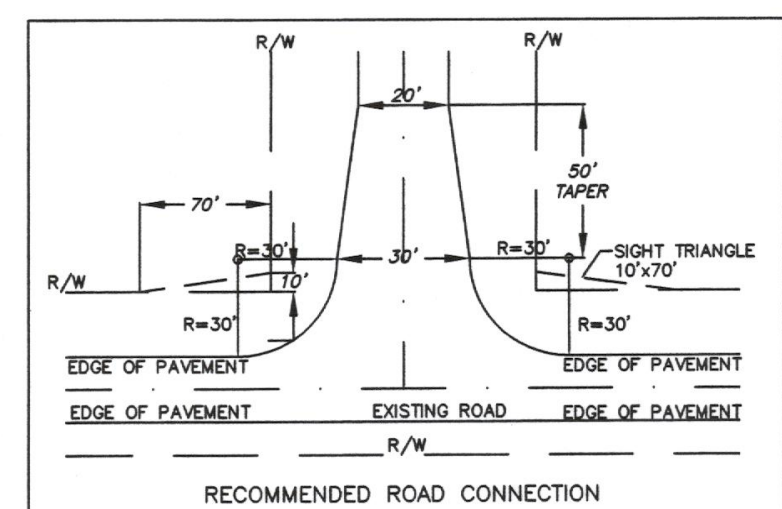


VICINITY MAP (NOT TO SCALE)



DEVELOPER/APPLICANT:

FULL SPECTRUM CUSTOM HOMES
865 SANDERS ROAD
BENSON, NORTH CAROLINA, 27504



NCDOT TYPICAL SYMMETRICAL CULDESAC

NO SCALE
NOTES: 1. STEEPER SIDESLOPES OF 1.5:1 MAY BE USED IN STEEP OR HILLY TERRAIN.
2. USE ROADSIDE FILL DITCH (SEE SEPARATE DETAIL) WHEN NECESSARY TO CONTINUE DRAINAGE AROUND CUL-DE-SAC IN FILL SECTIONS.

3. CONTRACTOR SHALL PROVIDE SUBGRADE, BASE, AND PAVEMENT TESTING ON ALL STREETS IN ACCORDANCE WITH NCDOT STANDARDS.

4. THIS DETAIL IS INTENDED TO MEET OR EXCEED THE TYPICAL NCDOT CUL-DE-SAC CRITERIA (REF: NCDOT SUBDIVISION ROADS MIN. CONSTRUCTION STANDARDS 2000 VERSION).

SITE INFORMATION

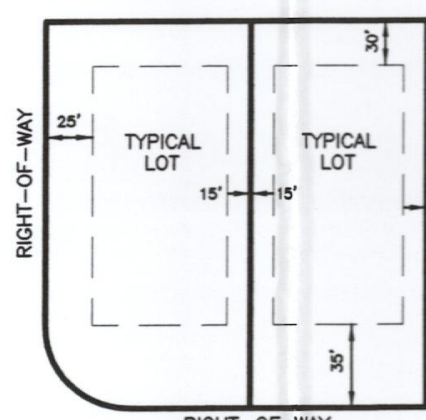
OWNER: FULL SPECTRUM CUSTOM HOMES, INC.
865 SANDERS ROAD
BENSON, N.C. 27504
PARCEL NO. 05G03009A
TOWN PIN NO. 165803-23-2656
PARENT TRACT DEED: DB 4911 PG 845
NO. LOTS PROPOSED: 20

TAX UNIQUE ID: 4759574
TOWNSHIP: CLAYTON
TOWN ZONING: R-E
CURRENT USE: VACANT
TOTAL ACREAGE: 18.561

R-E ZONING STANDARDS

1. SETBACKS AS SHOWN ARE TYPICAL
2. MAXIMUM BUILDING HEIGHT = 35'
3. MAXIMUM IMPERVIOUS COVERAGE PER LOT = 50%
4. MAXIMUM LOT COVERAGE = 35%
5. MINIMUM LOT SIZE = 30,000 SF
6. MINIMUM DWELLING UNIT SIZE = 1,400 SF

MINIMUM BUILDING SETBACKS
FRONT = 35'
SIDE = 15'
REAR = 30'
STREET SIDE = 25'



NOTE:
MINIMUM LOT WIDTH=80'
MINIMUM LOT DEPTH=150'

N/F
KIMBERLY HENDERSON
DB 165803-13-1039
PN 05G03069
ZONING: R-E
CURRENT USE: VACANT

N/F
JOSEPH F. BUTLER
DB 1795 PG 880
PN 05G03071L
ZONING: R-E
CURRENT USE: RESIDENTIAL

N/F
FULL SPECTRUM CUSTOM HOMES
PORTION OF DB 4911 PG 845
PN 05G03009A
ZONING: R-E
CURRENT USE: VACANT

N/F
WADE TART
DB 1658 PG 591
PN 05G03059
ZONING: R-E
CURRENT USE: RESIDENTIAL

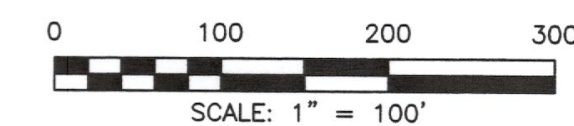
N/F
JIMMIE L. HOLMES
DB 791 PG 16
PN 05G03061
ZONING: R-E
CURRENT USE: RESIDENTIAL

N/F
LISA M. BARBOUR
DB 3114 PG 436
PN 05G03058D
ZONING: R-E
CURRENT USE: RESIDENTIAL

N/F
RICHARD SCOTT BALL
DB 4413 PG 768
PN 05G03009J
ZONING: R-E
CURRENT USE: RESIDENTIAL

LINE	BEARING	DISTANCE
L1	N00°30'54"E	95.80'
L2	N00°29'07"E	119.65'
L3	N00°29'07"E	43.97'
L4	S21°41'59"E	100.40'
L5	S21°41'59"E	69.22'
L6	N88°24'13"W	74.22'
L7	N88°28'00"W	40.23'
L8	N88°28'00"W	57.50'
L9	N00°25'50"E	35.89'
L10	N00°25'50"E	71.35'
L11	S50°48'32"E	48.18'
L12	S00°49'22"W	82.51'
L13	S25°44'32"E	22.36'
L14	S00°49'22"W	50.00'
L15	S27°23'16"W	22.36'
L16	S00°49'22"W	44.25'
L17	S89°10'38"E	76.86'
L18	N89°10'38"W	93.66'
L19	S00°49'22"W	104.63'
L20	N00°49'22"E	104.63'
L21	S36°03'34"W	16.32'
L22	S56°48'32"E	56.13'
L23	S89°10'38"E	68.85'
L24	S21°41'59"E	44.38'

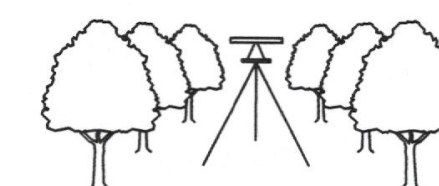
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	38.02'	34.48'	N79°37'31"E
C2	230.00'	55.15'	55.01'	N29°11'26"E
C3	245.00'	35.10'	35.07'	N68°15'53"E
C4	255.00'	80.33'	80.00'	N39°13'57"E
C5	255.00'	80.33'	80.00'	N57°18'56"E
C6	255.00'	80.33'	80.00'	N78°19'56"E
C7	255.00'	28.78'	28.76'	N87°35'23"E
C8	25.00'	39.27'	35.36'	N45°49'22"E
C9	25.00'	39.27'	35.36'	S44°10'38"E
C10	25.00'	21.03'	20.41'	N66°43'41"E
C11	50.00'	37.49'	36.61'	N64°06'39"E
C12	50.00'	83.11'	73.87'	S46°47'39"E
C13	50.00'	96.46'	82.00'	S50°05'14"W
C14	50.00'	24.11'	23.88'	N54°48'04"W
C15	25.00'	21.03'	20.41'	N65°04'56"W
C16	25.00'	39.27'	35.36'	S45°49'22"W
C17	25.00'	21.03'	20.41'	S23°18'19"E
C18	50.00'	64.42'	60.05'	S10°27'34"E
C19	50.00'	84.58'	74.85'	S74°54'27"W
C20	50.00'	92.19'	79.68'	N03°48'37"W
C21	25.00'	21.03'	20.41'	N24°55'04"E
C22	25.00'	39.27'	35.36'	N44°10'38"W
C23	205.00'	31.00'	30.97'	S89°29'26"W
C24	205.00'	214.09'	204.49'	S52°14'25"W
C25	280.00'	67.13'	66.97'	S29°11'26"W
C26	25.00'	40.52'	36.23'	S10°22'29"E



SHEET 3: SUBDIVISION

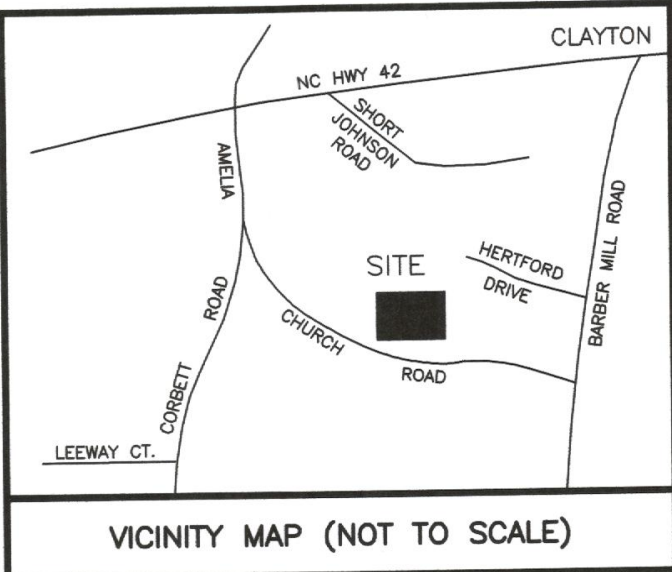
SURVEYED BY:
DRAWN BY:
CHECKED BY:
DRAWING NAME:
SUBDIVISION.DWG
SURVEY DATE:
JOB NO.
430.090

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



DEVELOPER/APPLICANT:

FULL SPECTRUM CUSTOM HOMES
865 SANDERS ROAD
BENSON, NORTH CAROLINA, 27504

FLORENCE CORPORATION
5535 CORPORATE DRIVE
MANHATTAN, KS 66503
TOLL FREE: 1-800-275-1747
PHONE: (785) 323-4400
FAX: (800) 275-5081
www.florencemailboxes.com

MANUFACTURER NOTES:

- THIS UNIT IS APPROVED FOR USPS AND PRIVATE APPLICATIONS.
- DECORATIVE MAILBOX ACCESSORIES SOLD SEPARATELY AND ARE USPS APPROVED PRODUCTS.
- PEDESTAL SHOULD BE INSTALLED WITH INCLUDED RUBBER PAD. MOUNTING HARDWARE NOT INCLUDED. REFER TO INSTALLATION MANUAL FOR RECOMMENDATIONS.
- FLORENCE "P" SERIES CBU IS OFFICIALLY LICENSED BY USPS. LICENSE #DCSE08-08-0012.

NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- DO NOT SCALE DRAWING.
- THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
- ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
- CONTRACTOR'S NOTE FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADetails.com/info AND ENTER REFERENCE NUMBER mailbox plan2

VITAL™ 1570 CLUSTER BOX UNIT
MODEL 1570-13

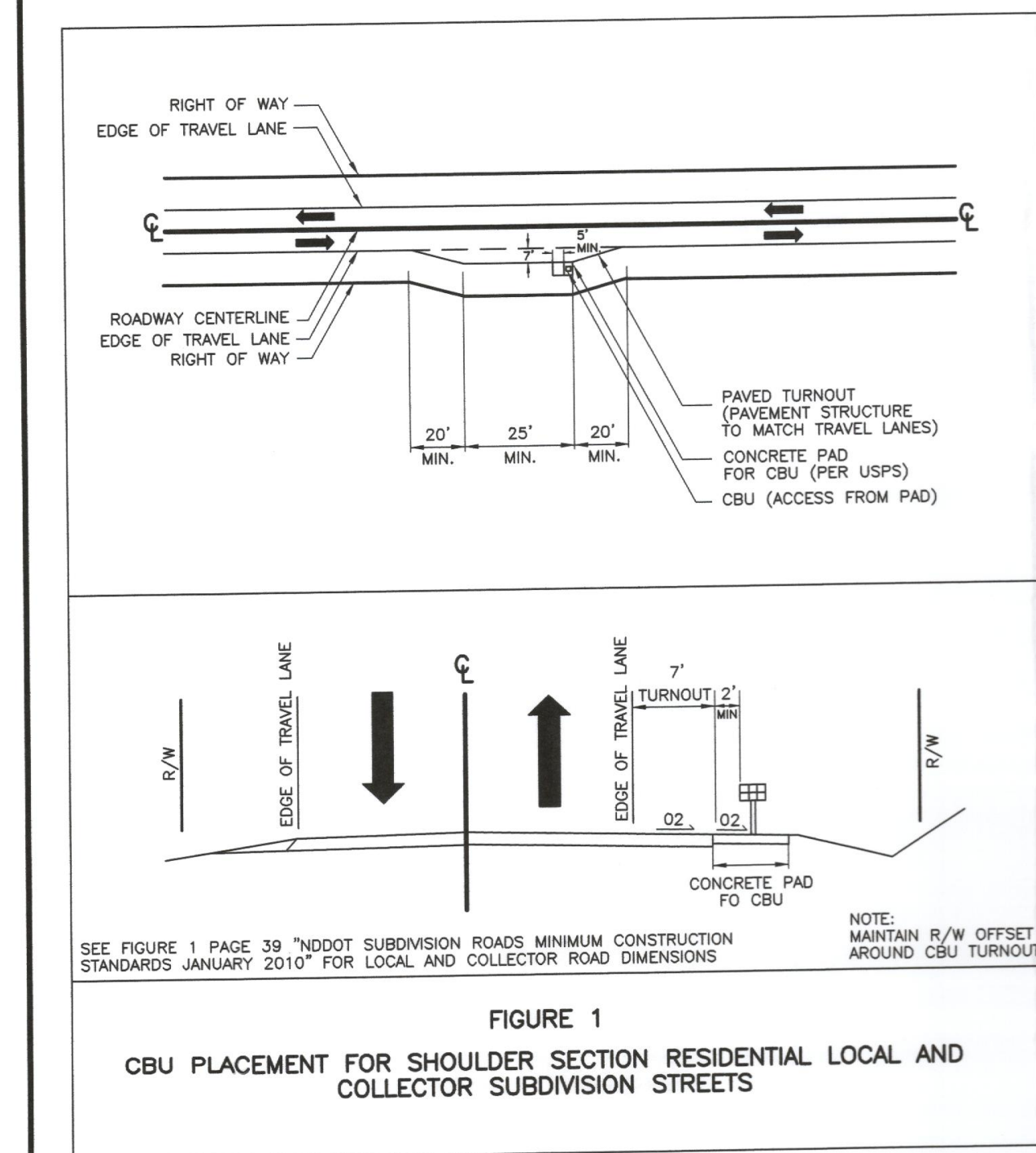
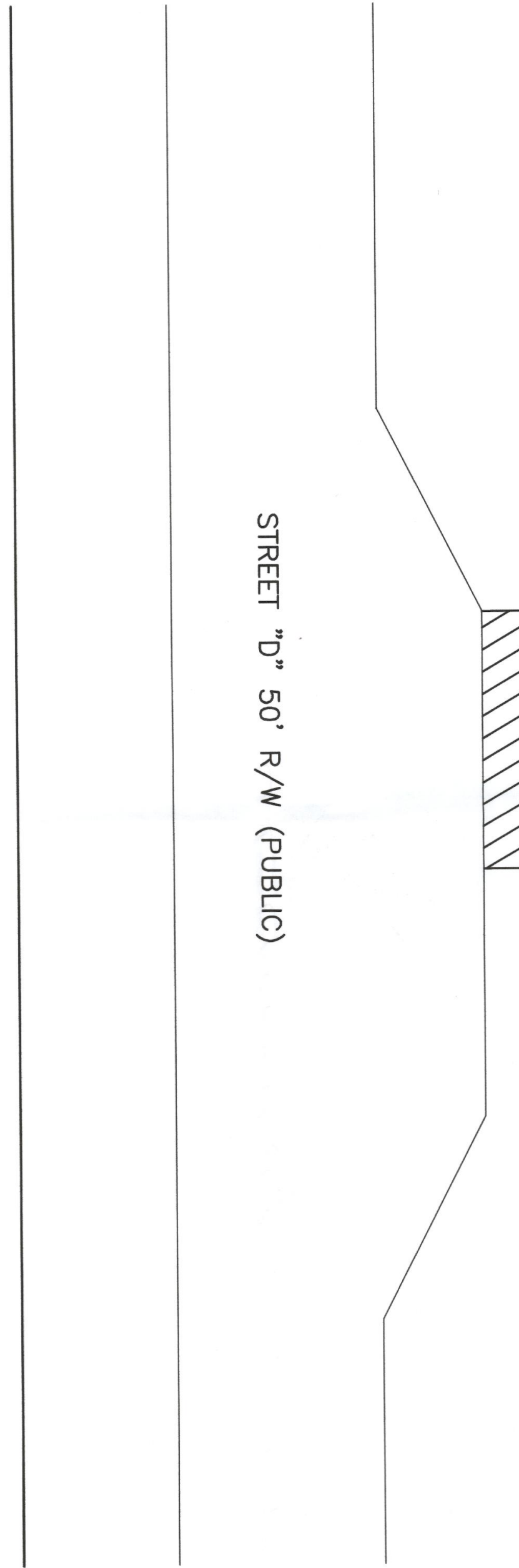


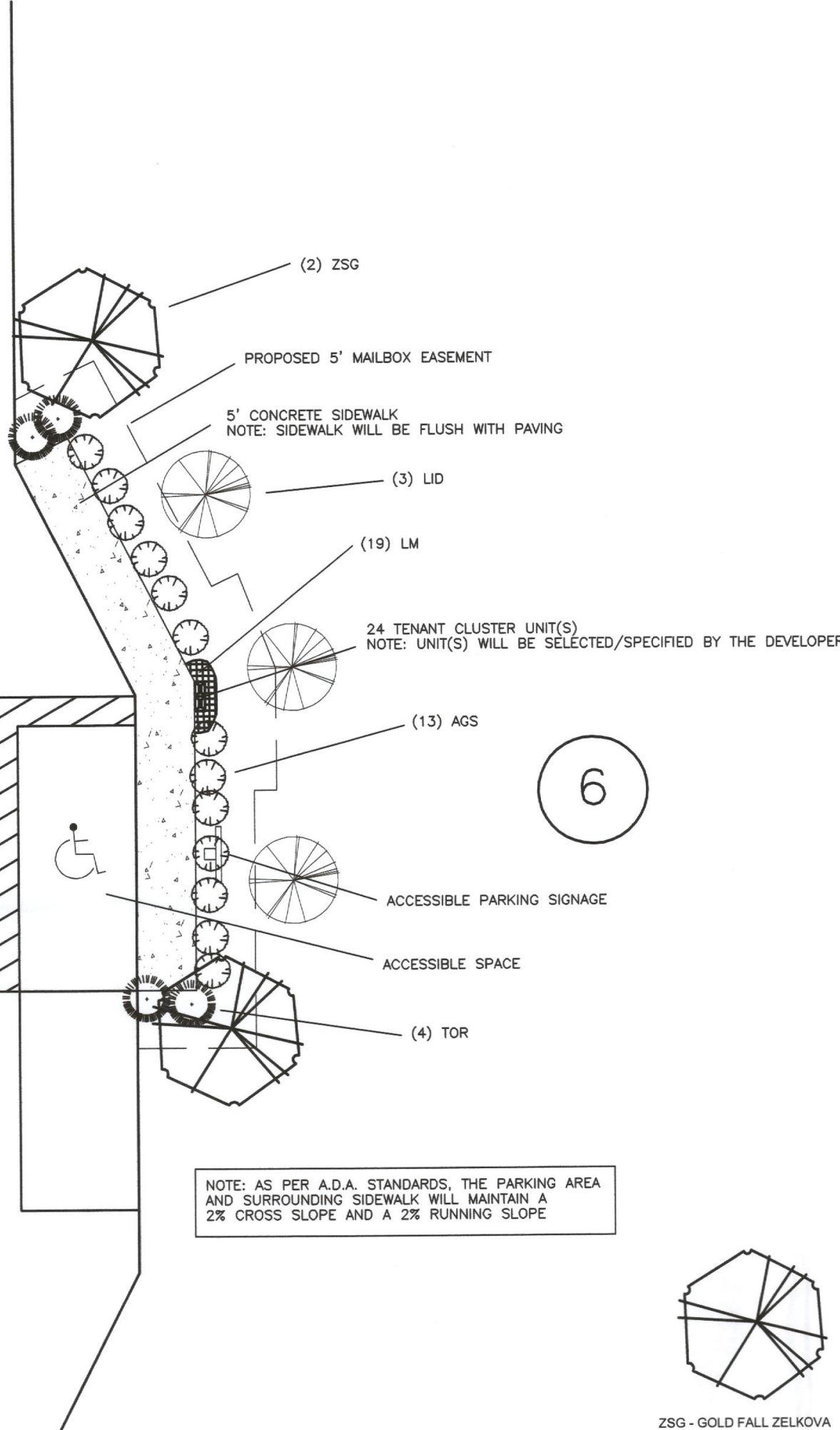
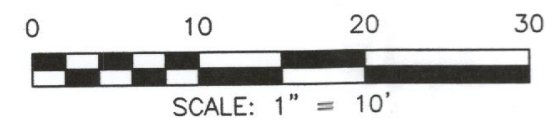
FIGURE 1
CBU PLACEMENT FOR SHOULDER SECTION RESIDENTIAL LOCAL AND COLLECTOR SUBDIVISION STREETS

SHEET 4: CBU SITE PLAN

5



CLUSTER MAIN BOX UNIT – ENLARGED SITE PLAN



CBU - Plant List

PLANT LIST - CBU SITE ONLY						
ALIAS	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	REMARKS
AGS	32	ABELIA GRANDIFLORA 'SHERWOOD'	SHERWOOD ABELIA	-	-	5 GAL. CBU PLANTINGS
LID	3	LAGERSTROEMIA INDICA 'WHIT II'	DYNAMITE CRAPE MYRTLE (MULTI-STEM)	-	6' MIN.	B & B CBU PLANTINGS
LM	19	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATE LIRIOPE	-	-	1 GAL. CBU PLANTINGS
TOR	6	THUJA OCCIDENTALIS 'RHEINGOLD'	RHEINGOLD ARBORVITAE	-	-	7 GAL. CBU PLANTINGS
ZSG	2	ZELKOVA SERRATA 'GOLD FALL'	GOLD FALL ZELKOVA	2.5"	8' MIN.	CONT/B&B CBU PLANTINGS

- ALL PLANTS AND INSTALLATION SHALL BE IN ACCORDANCE WITH TOWN OF CLAYTON RULES, REGULATIONS AND REQUIREMENTS AND, AT THE LEAST, MEET THE TOWN'S MINIMUM REQUIREMENTS FOR CODE COMPLIANCY.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND IS TO NOTIFY THE CONTRACTOR ASAP OF ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLAN.
- THE LANDSCAPE CONTRACTOR SHALL ADJUST ANY SCREEN PLANTING AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS AND OTHER UTILITIES THAT REQUIRE CLEARANCES FOR ACCESS.

SURVEYED BY:

DRAWN BY: MIKE

CHECKED BY: CURK

DRAWING NAME: MAILBOX PLAN

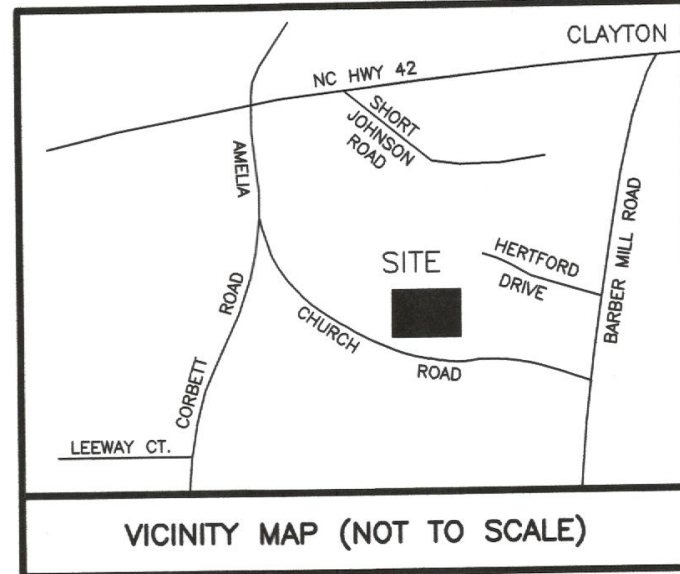
SURVEY DATE:

JOB NO. 430,090

TRUE LINE SURVEYING, P.C.

205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
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C-1859



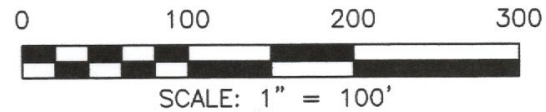
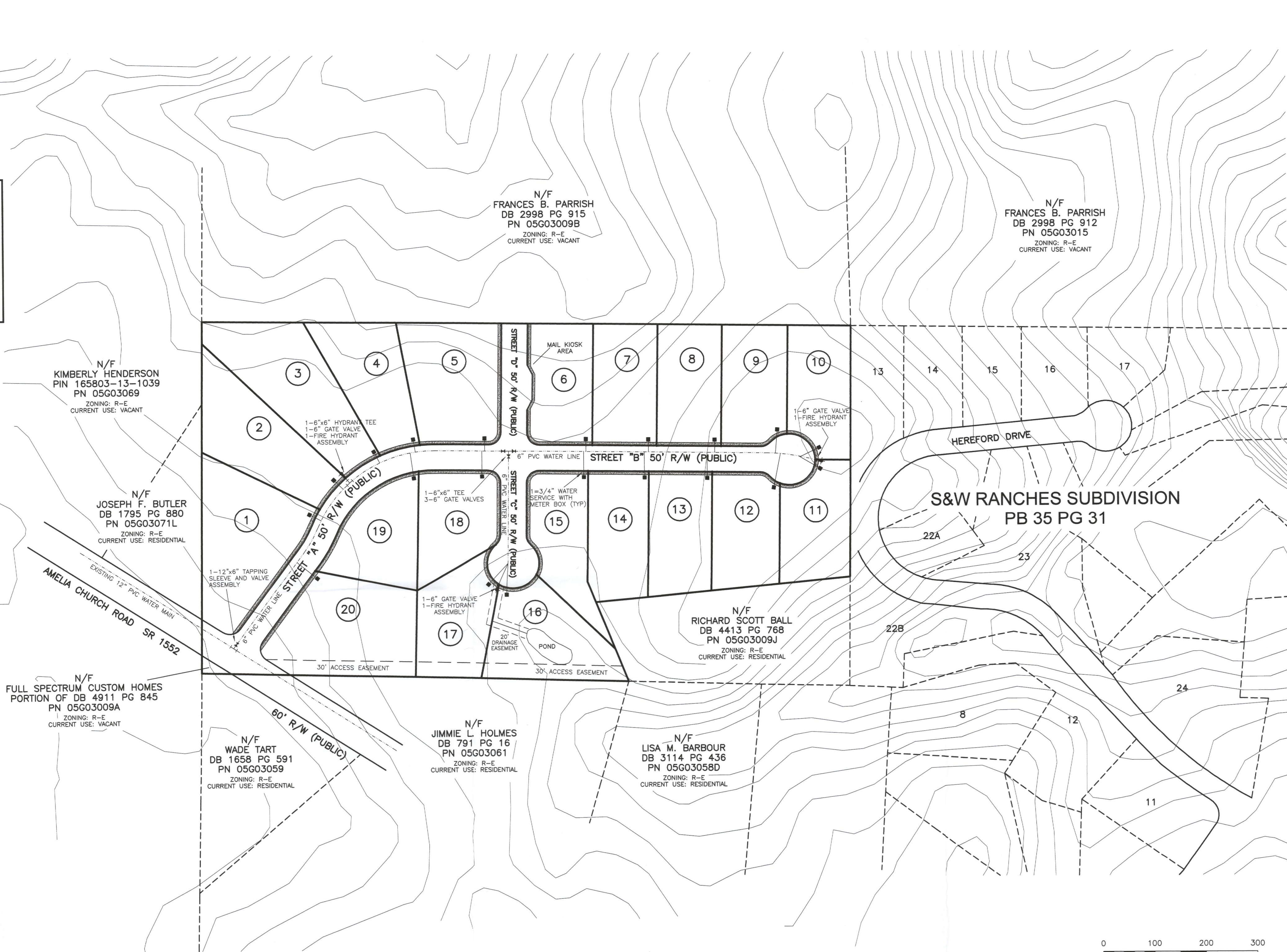
DEVELOPER/APPLICANT:
FULL SPECTRUM CUSTOM HOMES
865 SANDERS ROAD
BENSON, NORTH CAROLINA, 27504

NOTE:
A COMPLETE SET OF CONSTRUCTION
DRAWINGS FOR WATER, SEWER,
EROSION CONTROL, GRADING AND
STREET EXTENSION TO BE SUBMITTED
TO AND APPROVED BY TOWN'S
ENGINEERING DEPARTMENT PRIOR TO
CONSTRUCTION.

THE TOWN OF CLAYTON AND/OR
JOHNSON COUNTY RESERVE THE RIGHT
TO MODIFY THE EROSION AND
SEDIMENTATION CONTROL PLAN IF THE
EXISTING PLAN OR ITS IMPLEMENTATION
PROVE TO BE INADEQUATE.

LEGEND	
EXISTING	PROPOSED
WATERLINE	WATERLINE
BLOWOFF	BLOWOFF
HYDRANT	HYDRANT
VALVE	VALVE
REDUCER	REDUCER
METER	METER
SEWERLINE	SEWERLINE
MANHOLE	MANHOLE
CLEANOUT	CLEANOUT
STORM DRAINAGE	STORM DRAINAGE
CATCH BASIN	CATCH BASIN
DROP INLET/YARD INLET	DROP INLET/YARD INLET
PROPOSED DITCH FLOW	

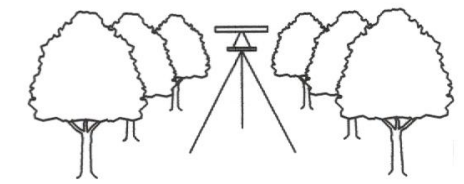
SITE INFORMATION
OWNER: FULL SPECTRUM CUSTOM HOMES, INC.
865 SANDERS ROAD
BENSON, N.C. 27504
PARCEL NO. 05G03009A
NC PIN NO. 165803-23-2656
PARENT TRACT DEED: DB 4911 PG 845
TAX UNIQUE ID: 4759574
TOWNSHIP: CLAYTON
ETC: CLAYTON
TOWN ZONING: R-E
CURRENT USE: VACANT
TOTAL ACREAGE: 18.561



SHEET 6: UTILITY PLAN

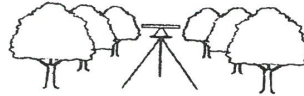
SURVEYED BY:	MIKE
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	UTILITY.DWG
SURVEY DATE:	
JOB NO.	430.090

TRUE LINE SURVEYING, P.C.



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

TRUE LINE SURVEYING, P.C.



May 31, 2017

Dear Clayton Area Property Owner:

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

Meeting Date: Thursday July 6, 2017

Location: True Line Surveying, 205 W. Main St., Clayton, NC 27520

Time: 6:00pm

Type of Application: Major Subdivision

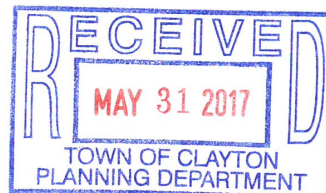
General Description: Purpose of this application is to develop a single family residential subdivision.

If you have any questions prior to or after this meeting, you may contact us at (919)359-0427.

Sincerely,


Curt T. Lane
True Line Surveying

Cc: Clayton Planning Dept.



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

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: May 31, 2017

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

Printed Name: Curk Lane Signature: [Signature]

Date of Meeting: July 6, 2017 Time of Meeting: 6:00pm

Location of Meeting: True Line Surveying, 205 W. Main St., Clayton, NC 27520

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

Neighborhood meeting was held on July 6, 2017, 6pm at True Line Surveying. The meeting was officiated by Curk Lane. These were the topics of concern. (1). Storm Water-make sure palns meet or exceed J.C. rules and concerned about pond on Lot 16 & 1, 2, 3 (2). Zoning change for neighbor-none. (3). All contractors and subcontractors must park on development site and not on any neighbors land. No one was against the development of the subdivision.

[Empty lines for additional meeting summary/minutes text]

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

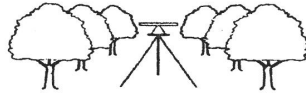
Kyli Knolls Project

Neighborhood Meeting ~~7-27-17~~
7-6-17

<u>Name</u>	<u>Address</u>
Juni Ann Holmes	2431 Amelia Child Clayton NC ²⁷⁵²⁰
Joe Butler	2321 Amelia Church Road
Kim Henderson	P.O. Box 611, Hubert, NC 28539
Phil Daughtry	589 Daughtry Rd. Smithfield N.C.
Lisa Ennis	225 Parkridge Dr. Clayton, NC 27527

- Storm Water - make sure plans meet or exceed J.C. Rules - concern about pond on Lot 16 & 1, 2, 3
- Zoning Change for neighbors - None
- All contractors & subcontractors must park on development site & not on any neighbors land

TRUE LINE SURVEYING, P.C.



Para Smith

Development Services Coordinator

Town of Clayton

January 16, 2018

Please accept this letter as a request for a waiver to the requirement for Storm water controlled streets (curb and gutter) (per 155.602(A)(2)(I)) for the proposed development of Kyli Knolls subdivision. This development is of rural character like the surrounding developments in that area. Those developments are in Johnston County Planning jurisdiction. This development is in the Clayton ETJ and we are requesting to be annexed as a request from the Town of Clayton Planning Department. Granting this waive will not be detrimental to eh Public safety, health or welfare as it will be in the same manner and style of existing neighborhoods. Due to the use of onsite septic and the topo of the site it is best to keep the grading to a minimum and allow the grass lined swales to filter the storm water and to keep the impervious surface areas to a minimum. This request is not based primarily on financial consideration. This request is based on surrounding development styles, onsite septic suitability, storm water infiltration in the grass lined swales, and keeping the rural character of the land with the larger lots with less density that comes with onsite septic. This development will use a street profile that was supplied by the Town Engineer and will have 60' right of way with grass swales and sidewalks much like Riverwood Athletic and Warrick Park. Thank you for your consideration.

Curk T. Lane, PLS

A handwritten signature in black ink, appearing to be 'Curk T. Lane', written over a horizontal line.

True Line Surveying

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



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
January 22, 2018*

STAFF REPORT

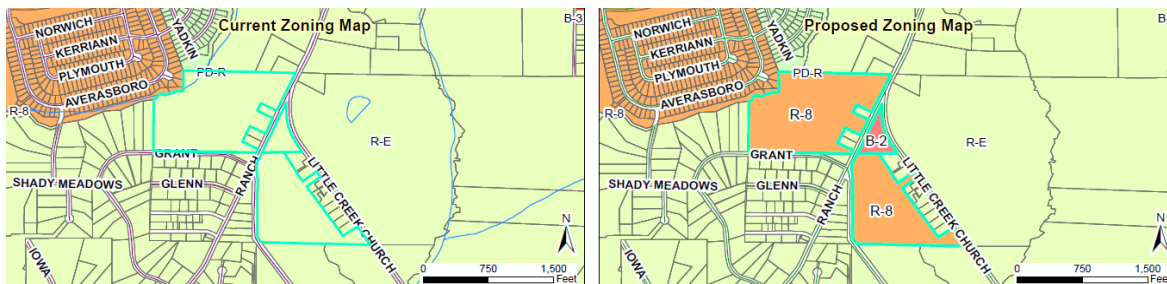
Application Number: 2017-160-RZ Project Name: Massey Rezoning

NC PIN / Tag #: 166814-33-0328, 166814-32-6999 / 05h04031d, 05h04031y
Town Limits/ETJ: ETJ
Overlay: none.
Applicant: Allen Tew, representing the property owners
Owners: Devra S. Massey Trust, Andrea Lynn Massey and Michael John Massey
Location: The two properties are generally located west and south of the intersection of Little Creek Church Road and Ranch Road.

Public Noticing:

- Neighborhood meeting December 21, 2017
- Site posted Prior to January 1, 2018
- Letters mailed prior to February 23, 2018
- Newspaper ad posted the two Fridays prior to the Hearing (starting February 23, 2018)

REQUEST: Rezoning of two parcels from Residential-Estate (R-E) to Residential-8 (R-8) and Neighborhood Business (B-2).



SITE DATA:**Acreage:** 47.2 acres total

Tract 1: 26.9 acres

Tract 2: 17.5 acres

Tract 3: 2.5 acres

Existing Use: Vacant**ADJACENT ZONING AND LAND USES:**

For the purposes of discussion in this staff report, the two parcels are further divided into three tracts of land (see graphic).

Tract 1 is west of Ranch Road and is primarily bordered by Grant Street to the south, the Cobblestone residential subdivision to the west.

Tract 1 (proposed for rezoning to Residential-8)		
Direction	Zoning	Existing Use
North	Planned Development-Residential and Residential-Estate	Single family residential and vacant
South	Residential-Estate	Single family residential
East	Residential-Estate (proposed Neighborhood Business)	Single family residential and vacant
West	Residential-Estate and Residential-8	Single family residential

Tract 2 is primarily bordered by large-lot single family residential uses, and is bounded by Ranch Road on the west and Little Creek Church Road on the east.

Tract 2 (proposed for rezoning to Residential-8)		
Direction	Zoning	Existing Use
North	Residential-Estate (proposed Neighborhood Business)	Single family residential and vacant
South	Residential-Estate	Single family residential and cemetery
East	Residential-Estate	Single family residential and vacant
West	Residential-Estate	Single family residential

Tract 3 is bordered by Ranch Road on the west, Little Creek Church Road on the east, and on the south by Tract 2. The intersection of Ranch Road and Little Creek Church Road is at the northern tip of the parcel.

Tract 3 (proposed for rezoning to Neighborhood Business)		
Direction	Zoning	Existing Use
North	Residential-Estate	Single family residential and vacant
South	Residential-Estate (proposed Residential-8)	Single family residential and vacant
East	Residential-Estate	Vacant
West	Residential-Estate (proposed Residential-8)	Single family residential and vacant

STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting to rezone approximately 45± acres from Residential-Estate (R-E) to Residential-8 (R-8), and approximately 2.5 acres from Residential-Estate (R-E) to Neighborhood Business (B-2). The properties are located (generally) at the intersection of Ranch Road and Little Creek Church Road.

Existing vs. Proposed Zoning

The following uses are typical (but not exhaustive) of the existing zoning district: Residential-Estate (R-E). The R-E zoning district is generally characterized by low density/low intensity development, primarily large-lot single family residential. The majority of surrounding parcels are zoned Residential-Estate. For comparison, a conventional single family residential development in R-E is limited to densities ranging from 1.0 to 2.1 dwellings per acre.

- Single Family Home
- Manufactured Home
- Golf Course
- Agriculture, Sales and Service
- Plant Nursery
- Bed-and-Breakfast
- NOTE: Apartments and Townhomes are not permitted in the R-E zoning district.

The following uses are typical (but not exhaustive) of the zoning district proposed for Tracts 1 and 2: Residential-8 (R-8). This zoning district allows a more dense development pattern than R-E, and development is usually conditional upon the availability of public water and public sewer services. The Cobblestone neighborhood, to the west of and bordering Tract 1, is zoned R-8. For comparison, a conventional single family residential development in R-8 is limited to a density of 5 dwellings per acre.

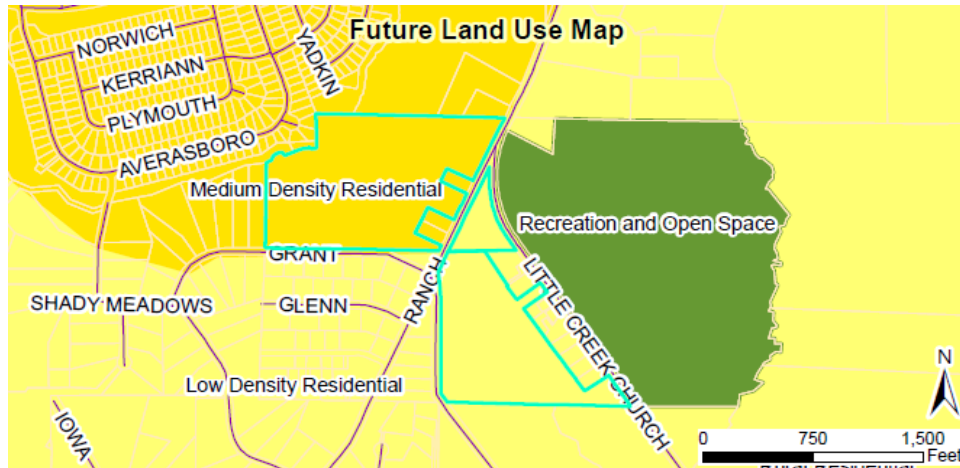
- Single Family Home
- Zero Lot Line Home
- Golf Course
- NOTE: Apartments and Townhomes are permitted in the R-8 zoning district via a Special Use Permit.

The following uses are typical (but not exhaustive) of the zoning district proposed for Tract 3: Neighborhood Business (B-2). Tract 3 is currently completely surrounded by Residential-Estate (R-E) zoned properties. The B-2 zoning district is intended to provide “opportunities for small-scale commercial uses, offering primarily convenience shopping and services for adjacent residential areas. Proximity to residences requires that commercial operations are low intensity, unobtrusive, and conducted at a scale and density compatible with the surrounding neighborhood.” per §155.200(B)(2)(d).

- Upper story residence (as in apartments above retail or other mixed use)
- Daycare Facility
- Fitness / Recreation Center
- Bed-and-Breakfast
- Car Wash
- Creative Studio (Art, Yoga, Karate, etc.)
- Bank
- Offices, including medical offices
- Restaurant
- Retail establishments
- Service-oriented establishments
- NOTE: Apartments and Townhomes are permitted in the R-8 zoning district via a Special Use Permit.

Consistency with the Comprehensive Plan 2040

The property is identified in the adopted Future Land Use Map as shown in the staff report map. Tract 1 (west of Ranch Road) is Medium Density Residential, which has compatible zoning districts of R-10, R-8, and R-6. Tracts 2 and 3 are east of Ranch Road, and are



identified as Low Density Residential, which has compatible zoning districts of R-E and R-10. Therefore, the rezoning of Tract 1 to R-8 is consistent with the Future Land Use Map, and the proposed rezoning of Tracts 2 and 3 are inconsistent with the Future Land Use Map. Therefore, the proposed rezoning is only partially consistent with adopted plans of the Town (Approval Criterion #1, per §155.704(J)(1)).

The following table identifies which zoning districts are consistent with the Future Land Use Map categories (designations).

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
ARR	X											X	
LDR	X	X										X	
MDR		X	X	X								X	
HDR			X	X								X	
DR			X	X	X	X	X					X	X
NC						X	X	X				X	X
CC								X	X			X	X
DC							X					X	X
EC									X	X	X	X	X
ROS												X	

Consistency with Overlay Districts

There are no applicable overlay districts.

Compatibility with surrounding land uses and potential for adverse effects

As noted previously, the parcels are primarily surrounded by large-lot single family residential and some vacant parcels. While this does not necessarily preclude a rezoning to a more dense or more intense zoning district, it

does have the potential to cause a situation in which incompatible land uses wind up adjacent to each other. In situations such as these, landscaping buffers are generally used to mitigate incompatibility and separate incompatible uses, with the buffer required upon the more intense zoning district. Both R-8 and B-2 are potentially compatible with Residential-Estate zoned, single family homes as neighbors.

Adequacy of Public Facilities

No evidence has been provided to staff that adequate public facilities exist to support the proposed rezonings (Approval Criterial #4, per §155.704(J)(1)), although this does not necessarily mean that such facilities do not exist. Access to public water service appears to exist within the rights-of-way south of the intersection of Ranch Road and Little Creek Church Road. Access to sewer service is presumably attainable via the sewer pump station adjacent to the northwest corner of Tract 1, although no data has been provided regarding pump station or line capacity.

CONSIDERATIONS:

- Rezoning is legislative decisions and are made by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining why the Council considers the action taken to be reasonable and in the public interest. If the rezoning is approved and is in conflict with an adopted plan, the plan shall be amended to be consistent with the rezoning.
- In general, a parcel should not be split-zoned unless, per §155.704(A)(3), it is “possible to subdivide the and develop that portion of the property outside the proposed rezoning boundary in accordance with the existing zoning and other requirements [of the Unified Development Code]”. A subdivision and development is possible in this proposed split-rezoning, especially since Tract 1 and 2 are currently split by and have sufficient frontage on Ranch Road.

STAFF RECOMMENDATION:

- Approval of the rezoning of Tract 1 from Residential-Estate to Residential-8.
- Denial of the rezoning of Tract 2 from Residential-Estate to Residential-8.
- Denial of the rezoning of Tract 3 from Residential-Estate to Neighborhood Business.

ATTACHMENTS:

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



TOWN OF CLAYTON

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

REZONING APPLICATION

Pursuant to Article 7, Section 155.704 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town Council to amend the Official Zoning Map.

Application Fees: **Standard Rezoning Fee: \$500.00**
Rezoning to Planned Development District Fee: \$1,000.00 + \$5.00 acre
Advertisement Fee: \$100.00
All fees are due when the application is submitted.

Note on Planned Developments: Requests to rezone to a Planned Development District must be accompanied by a Master Plan submittal. Master Plans are approved as Preliminary Subdivision Plats – please submit a concurrent Preliminary Subdivision Plat application and Master Plan.

SITE INFORMATION

Name of Project: Massey Rezoning Acreage of Property: 1- 45.52 acres 2- 3.00 acres
County Tag Number: 1- 05H0431D 2- 05H04031Y NC PIN: Tract 1. 166814-33-0328 Tract 2. 166814-32-6999
Address/Location: 1 and 2 Ranch Road and Little Creek Church Road, Clayton, NC
Existing Zoning District: 1 and 2 Residential Estate (R-E)
Proposed Zoning District: 1 Residential 8 (R-8) 2 Neighborhood Business

APPLICANT INFORMATION

Applicant: 1. ALLEN R. TEW, Attorney representing Devra S. Massey Trustee, Devra S. Massey Trust and Andrea Lynn Massey and Michael John Massey
Mailing Address: PO Box 145, Clayton, NC 27528
Phone Number: 919 553 6142 Fax: 919 553 8742
Contact Person: Allen R. Tew
Email Address: allen@atewlawfirm.com

FOR OFFICE USE ONLY		
Date Received: <u>SEP 26 2017</u>	Amount Paid: <u>\$1000</u>	File Number: <u>2017-160-RZ</u>
version 1/6/2016 OF CLAYTON PLANNING DEPARTMENT		

PROPERTY OWNER INFORMATION

Name: 1. Devra S. Massey Trustee, Devra S. Massey Trust 2. Andrea Lynn Massey and Michael John Massey

Mailing Address: C/O Allen R. Tew, Attorney

Phone Number: 919 553 6142

Fax: 919 553 8742

Email Address: allen@atewlawfirm.com

EXPLANATION OF PROJECT

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

1- 45.52 acres and 2- 3.80 acres The parcels are being rezoned for the purpose of selling to an interested developer for residential (Tract 1) and neighborhood commercial uses (Tract 2)

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Rezoning application.

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

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.
The proposed rezoning, R-8, with supporting Neighborhood Center commercial, NC, are consistent with the proposed land uses shown in the Comprehensive Plan 2040 adopted October 15, 2015.

2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
The property proposed for rezoning is located in the southeast sector of the Town's jurisdiction which is currently characterized by residences, undeveloped land, and the proposed town park on the 67 across Little Creek Church Road. This application will provide a zoning transition from (see attachment 2A)

3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
As noted in 2 above, the proposed residential uses reflect an orderly extension of the current development pattern. Further, the proposed neighborhood commercial use will provide convenient services for existing and proposed residences as there are no commercial uses other than the (see attachment 3A)

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.
Major utilities such as water, sewer, and electricity are available in the area and can be readily provided.

5. It has been determined that the legal purposes for which zoning exists are not violated.
The permitted uses in the proposed zoning districts, R-8 and NC, are compatible with existing uses and represent well planned growth of the Town.

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 5 above.

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.
The proposed rezoning reflects reasonable development growth for the Town of Clayton in a manner which is consistent with the Comprehensive Plan and benefits the immediate area and Town in general. No special interest groups are involved in the process.

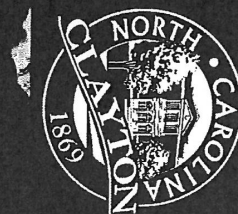
ATTACHMENT “2 A” TO TOWN OF CLAYTON, MASSEY ZONING APPLICATION

“...residential use in Cobblestone to the north to lower density uses which are not served by public utilities.

In addition, the Planning Department’s Transportation Improvements – 2017 Plan presented to the Council in March, 2017 shows the following:

1. US 70 Bypass Conversion makes US 70 bypass Interstate 42 as shown on the US 70 Bypass Conversion map included as a part of this attachment.
2. The South Connector is proposed to be completed and connected to Ranch Road/Boling Street according to the NCDOT 2016-2025 STIP, a copy of which is included as a part of this attachment.
3. NC Highway 42 is projected to be rerouted from its intersection with US Highway 70 bypass (to be designated as future I-42) along 70 bypass to Ranch Road and then northward along Ranch Road past Little Creek Church Road, Boling Street, South Connector and out to US Highway 70 business to align with NC Highway 42 East at its intersection at US Highway 70 business at the Sheets station. A copy of the NCDOT US-70 Resurfacing/Safety Project with notes is also attached.
4. The Southeast Area Study – Critical Projects portion of the Transportation Improvements – 2017 sheet shows that Ranch road is scheduled for widening. A copy of that sheet is also attached.
5. The y-intersection of Ranch Road and Little Creek Church Road was proposed to be realigned in early 2009, by State Project 24459.2.8, I.D. Number 25552B as shown on Map Sheet 25 A, a copy of which is included in this attachment.”

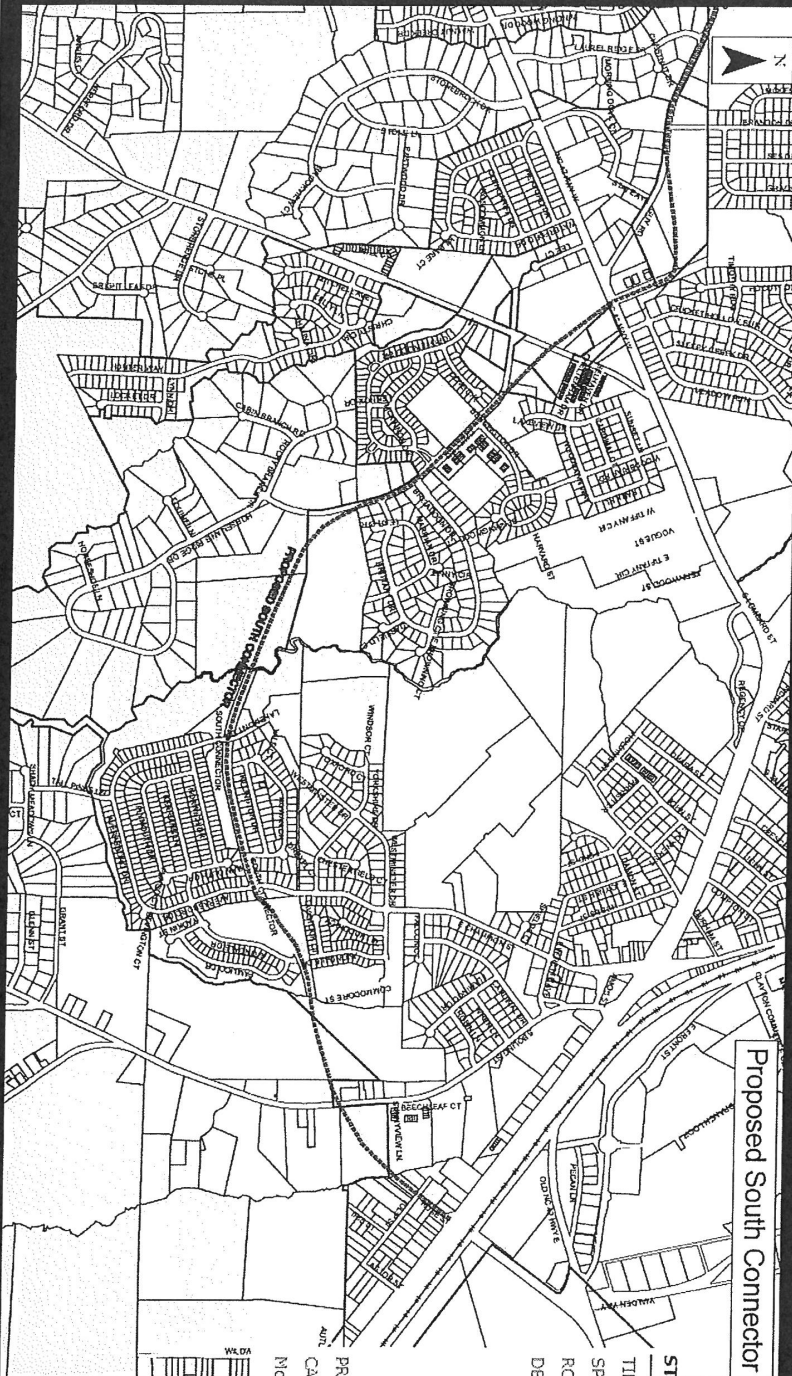
US 70 Bypass Conversion



NC DOT 2016-2025 STIP



Proposed South Connector



STIP Number: R-3618	
TIP	R-3618
SPOTID	H090250
ROUTE_CITY	NEW ROUTE
DESC	SR 1553 (SHOTWELL ROAD) SOUTHWEST OF US 70 TO NC 42 EAST OF CLAYTON. CONSTRUCT TWO LANE ROAD ON MULTI-LANE RIGHT OF WAY.
PROGRAM	R
CATEGORY	Division Needs
Mode	Highway

Design By:
2025

NCDOT US-70 Resurfacing / Safety Project

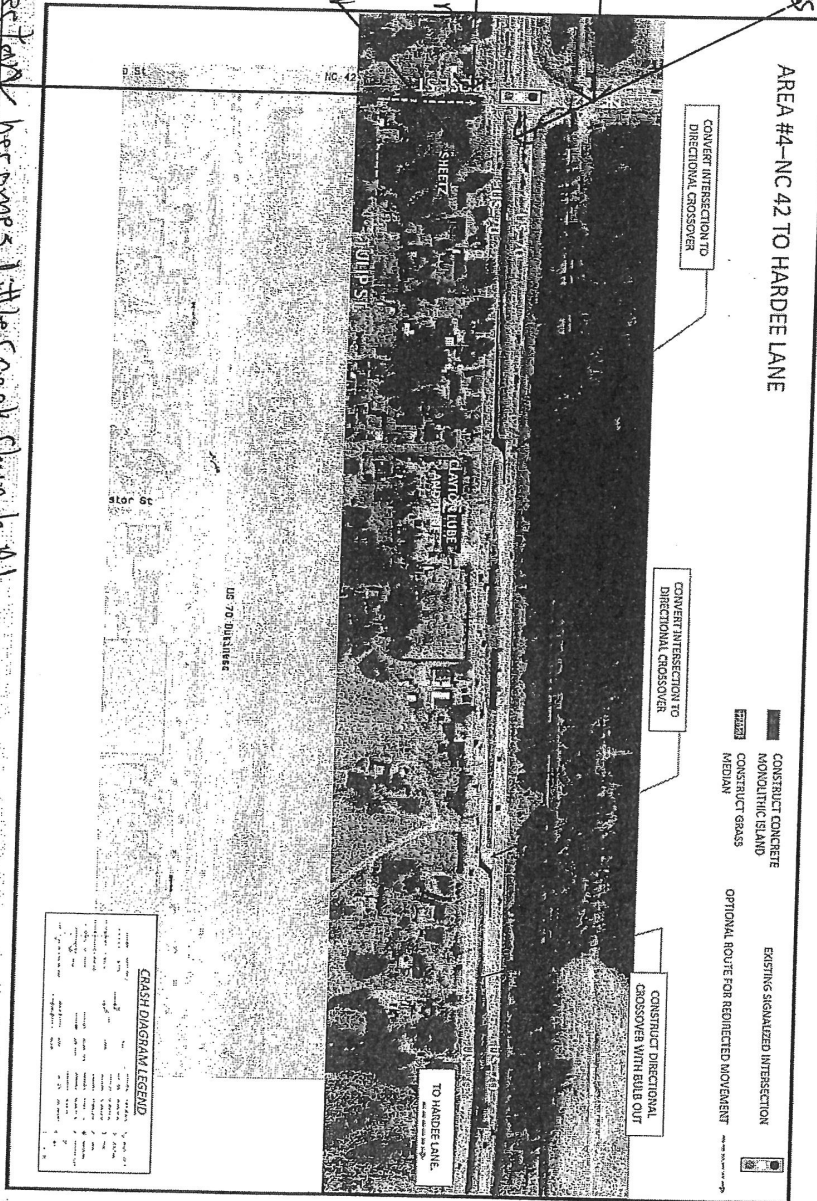
US 70 BUSINESS

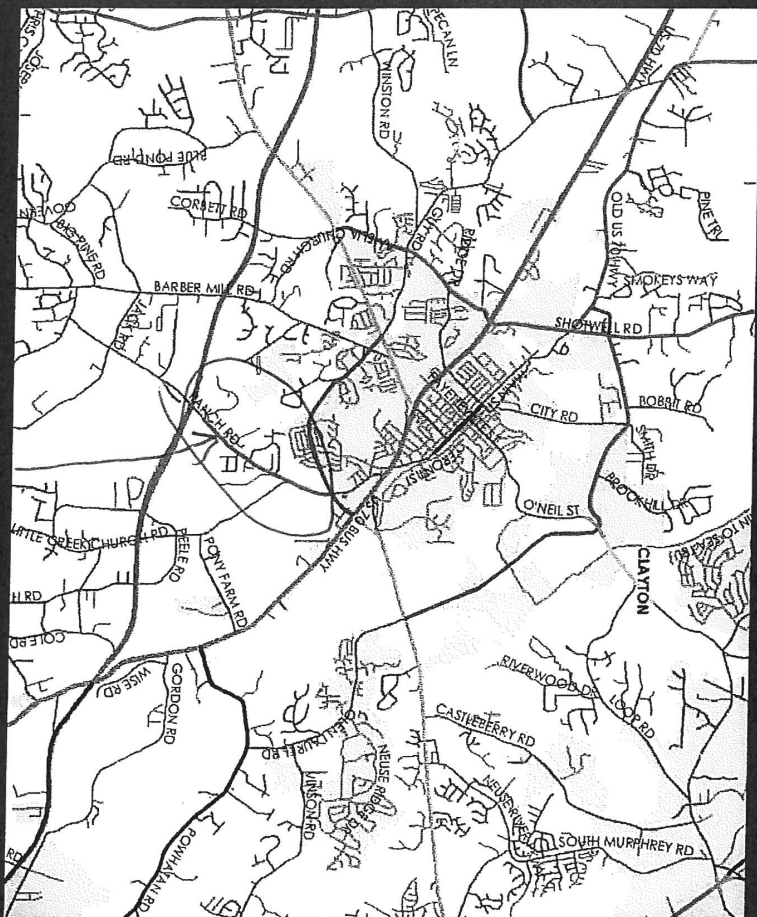
NC 42 EAST
TO WILSON

Proposed
South Connector
Intersection

Sheet 2 station

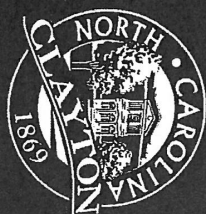
South Connector becomes Little Creek Church Rd.



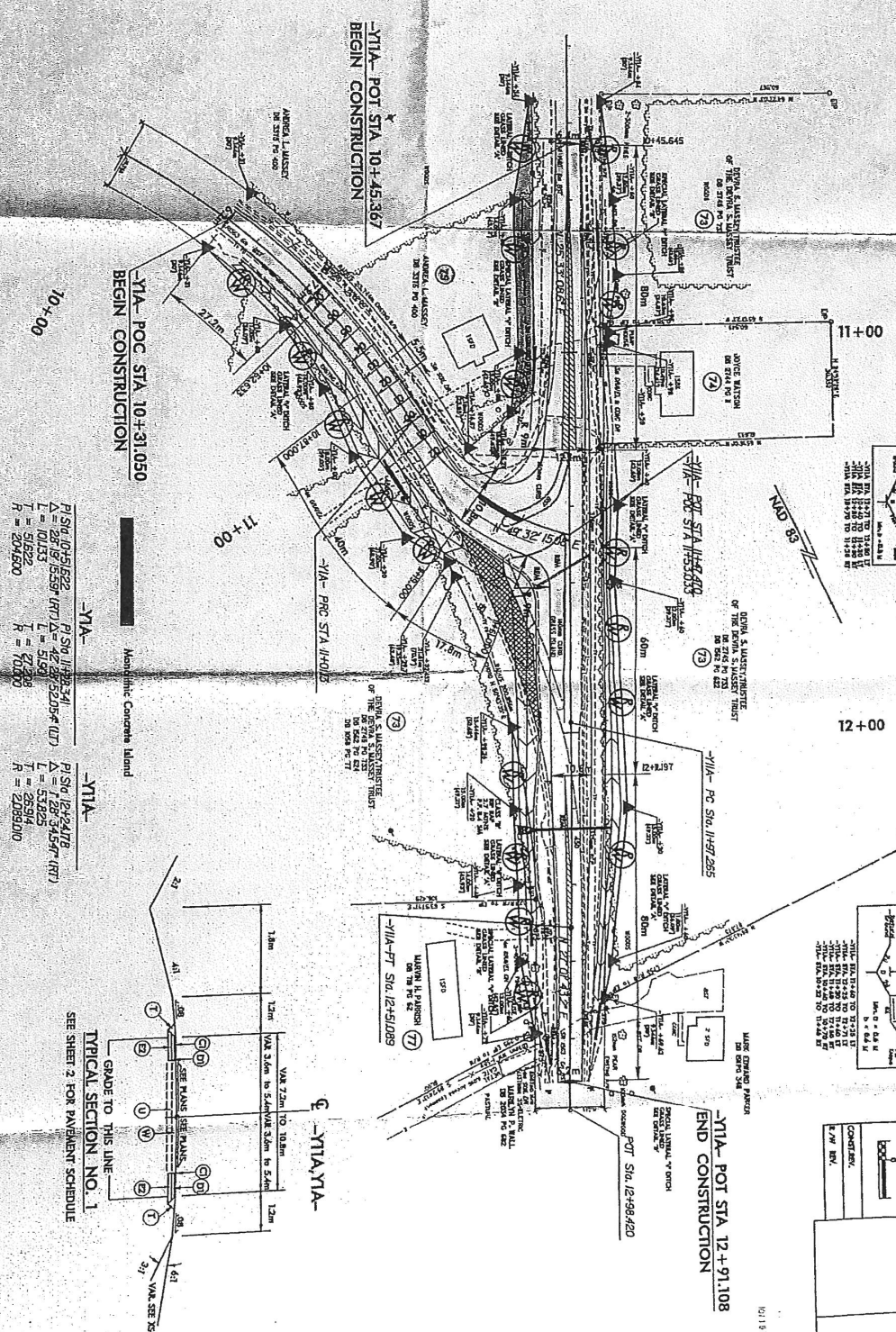
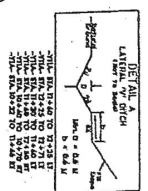
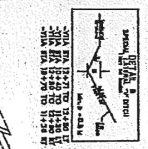


RANCH ROAD

- ~ Bridge Replacement
- ~ Interchange Improvement
- ~ Intersection Improvement
- ~ Modernization
- ~ New Grade Separation
- ~ New Interchange
- ~ New Location
- ~ Operational Improvement
- ~ Turn Lane
- ~ Widening

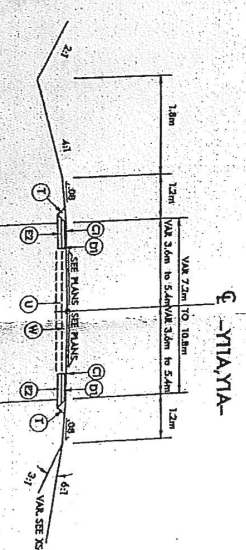


PROJECT RECORD NO.	525	SHEET NO.	25A
DATE	5-25-88	BY	W. J. SHEPHERD
DESIGNED BY	W. J. SHEPHERD	CHECKED BY	W. J. SHEPHERD
DRAWN BY	W. J. SHEPHERD	INCHES	1" = 40'
CONTRACT	100	DATE	5-25-88
BY	W. J. SHEPHERD	DATE	5-25-88



P1 STA 10+45.367
 L = 101.53
 T = 51.622
 R = 204.600
 P1 STA 12+51.089
 L = 101.53
 T = 51.622
 R = 204.600

TYPICAL SECTION NO. 1
 SEE SHEET 2 FOR PAVEMENT SCHEDULE



ATTACHMENT “3 A” TO TOWN OF CLAYTON, MASSEY ZONING APPLICATION

“... Food Lion shopping center 1.1 mile to the north. There is no westward road access to anything, residential or commercial, and Little Creek Church Road has no commercial uses on it to the east to its terminus. In addition no commercial uses are located on Ranch Road which intersects with US 70 bypass 1 mile to the south from the current intersection with Little Creek Church Road. According to the Transportation Improvements – 2017, plan referenced above, Ranch Road and Little Creek Church Road will become an intersection of two major roads making the commercial use consistent with the Neighborhood Center (NC) concept. According to the Comprehensive Plan, a Neighborhood Center use should be located at the intersection of 2 major roads and page 17 of the Comprehensive Plan further states, “...The scale of the Neighborhood Center varies depending on the market and competition. Typical Neighborhood Centers have a service area of 1 to 2 miles.

Finally, as noted in 2A, the current ‘y’ intersection of Ranch Road and Little Creek Church Road was proposed to be realigned by STATE PROJECT 34459.2.9, I.D. NUMBER R-2552B as shown on MAP no.25A.

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.

Devra S. Massey, Trustee

Print Name

Devra S. Massey, Trustee
Signature of Applicant

9/22/17
Date

STATE OF Virginia
COUNTY OF Kingston

Sworn and subscribed before me, David O. Melendez Ventura, a Notary Public for the above State and County, this the 22 day of September, 2017.



David O. Melendez Ventura
Notary Public
My Commission Expires: Feb 28, 2018

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.

Michael John Massey

Print Name

Signature of Applicant

Date

9/22/17

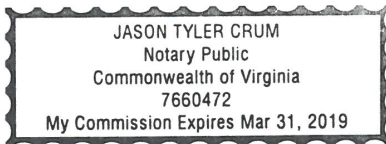
STATE OF Virginia
COUNTY OF Albemarle

Sworn and subscribed before me, Jason T Crum, a Notary Public for the above State and County, this the 22 day of September, 2017.

SEAL

Notary Public

My Commission Expires: 03/31/2019



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 accurate 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.

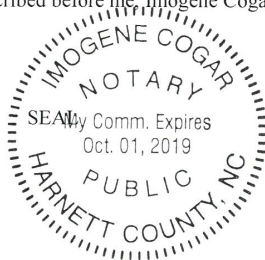
Allen R. Tew
Print Name

Allen R. Tew
Signature of Applicant

9/26/17
Date

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

Sworn and subscribed before me, Imogene Cogar, a Notary Public for the above State and County, this the 26th day of September, 2017.



Imogene Cogar
Imogene Cogar, Notary Public
My Commission Expires: October 1, 2019

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.

Andrea Lynn Massey

Print Name

Andrea Lynn Massey
Signature of Applicant

9/22/17
Date

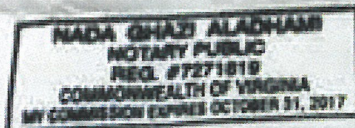
STATE OF Virginia
COUNTY OF Charlottesville

Sworn and subscribed before me, Andrea Massey a Notary Public for the above State and County, this the 22nd day of Sept, 2017.

SEAL

Notary Public

My Commission Expires 10/31/2017





TOWN OF CLAYTON
Planning Department

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

OWNER'S CONSENT FORM

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

Project Name: Massey Rezoning **Address or PIN #:** 166814-32-6999

AGENT/APPLICANT INFORMATION:

Allen T. Tew
(Name - type, print clearly)

PO Box 145
(Address)
Clayton, N.C. 27528
(City, State, Zip)

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

Massey Rezoning 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:

Michael John Massey
(Name - type, print clearly)

1840 Summitt View Lane
(Address)

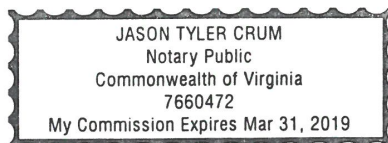
[Signature]
(Owner's Signature)

Charlottesville, Va. 22903
(City, State, Zip)

STATE OF Virginia
COUNTY OF Albemarle

Sworn and subscribed before me Jason T Crum, a Notary Public for the above State and County, this the 22 day of September, 2017.

SEAL



version 10/15/2015

[Signature]
Notary Public
My Commission
Expires:

03/31/19

Page 10 of 10



**TOWN OF CLAYTON
Planning Department**

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

OWNER'S CONSENT FORM

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

Project Name: Massey Rezoning **Address or PIN #:** 1. 166814-33-032828 2. 166814-32-6999

AGENT/APPLICANT INFORMATION:

Allen R. Tew

(Name - type, print clearly)

PO Box 145

(Address)

Clayton, N.C. 27528

(City, State, Zip)

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

Massey Rezoning 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:

Devra S. Massey, Trustee of Devra S. Massey Trust
(Name - type, print clearly)

513 W. Broad Street, # 302
(Address)

Devra Massey, Trustee of Devra Massey Trust
(Owner's Signature)

Falls Church, Va. 22046
(City, State, Zip)

STATE OF
COUNTY OF

Virginia

Arlington

Sworn and subscribed before me David O Melendez Ventura a Notary Public for the above State and County, this the 22 day of September, 2017.

David O Melendez Ventura
Notary Public
My Commission
Expires:

#7042102
Feb 28, 2019





TOWN OF CLAYTON
Planning Department

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

OWNER'S CONSENT FORM

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

Project Name: Massey Rezoning

Address or PIN #: 106814-32-6099

AGENT/APPLICANT INFORMATION:

Allen T. Tew

(Name - type, print clearly)

PO Box 145

(Address)

Clayton, N.C. 27528

(City, State, Zip)

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

Massey Rezoning 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:

Andrea Lynn Massey

(Name - type, print clearly)

Andrea Lynn Massey
(Owner's Signature)

1840 Summit View Lane

(Address)

Charlottesville, Va. 22903

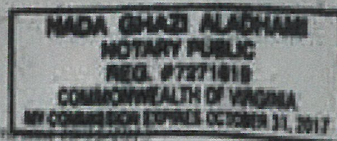
(City, State, Zip)

STATE OF Virginia

COUNTY OF Charlottesville

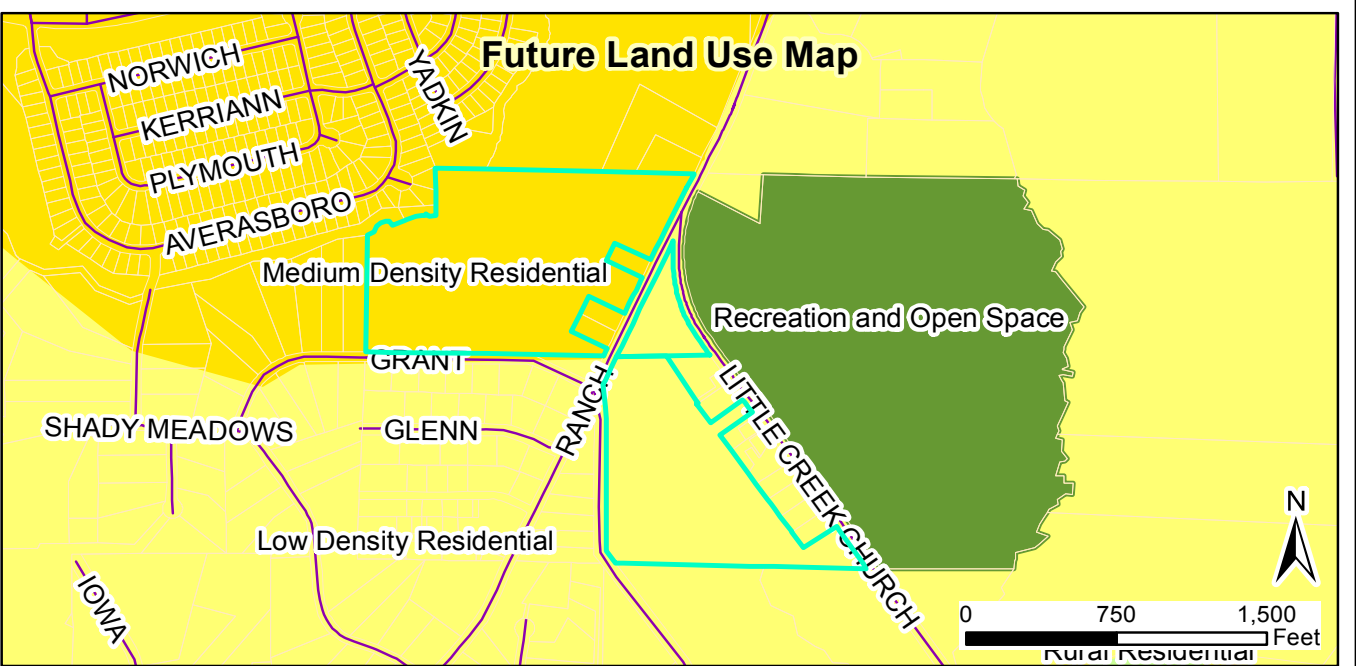
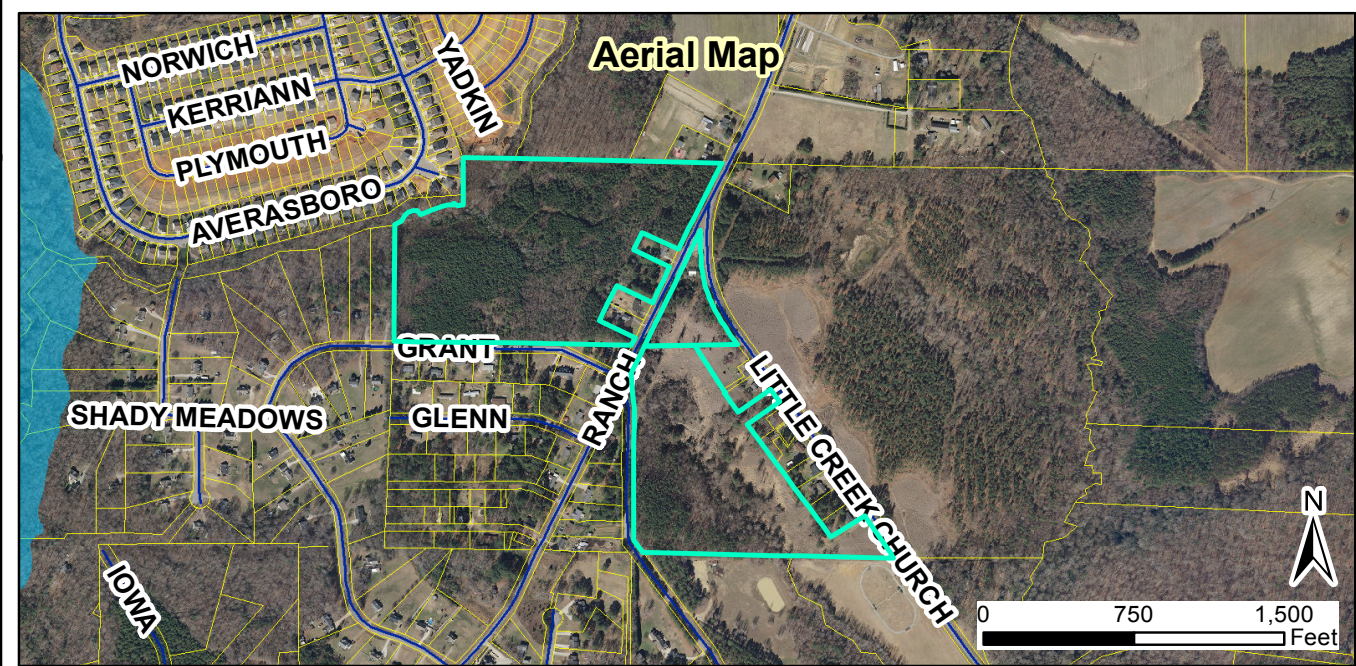
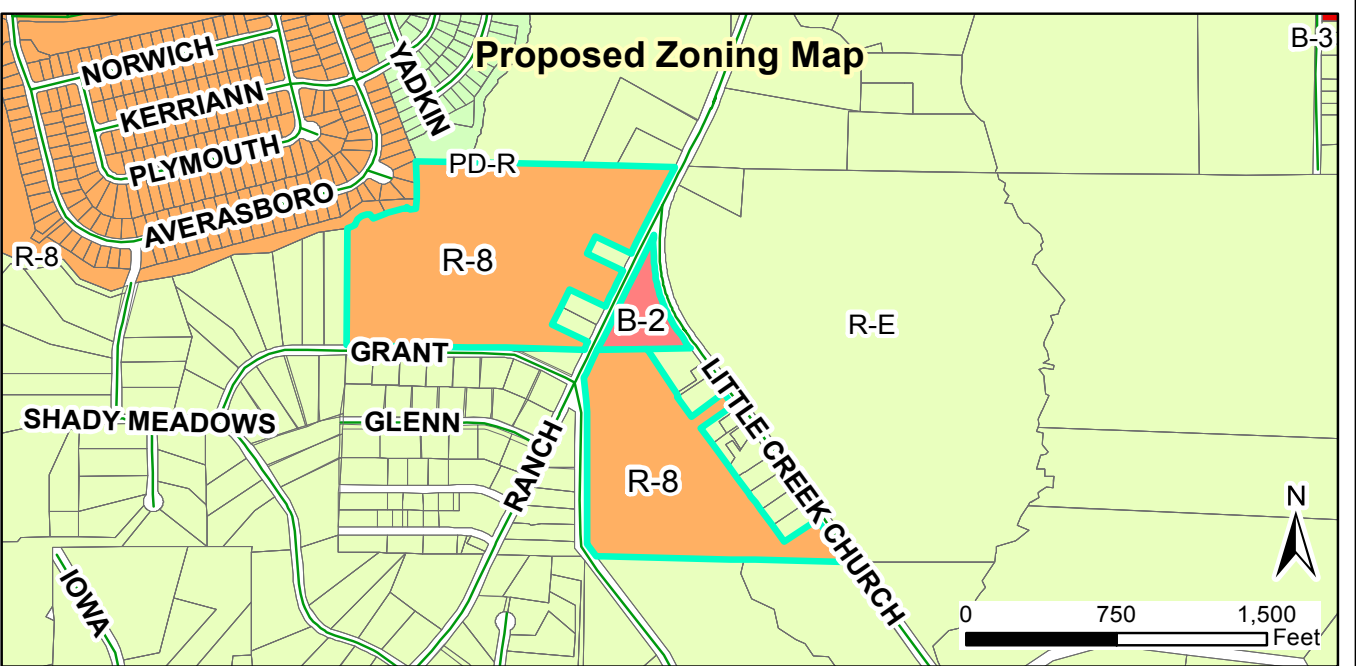
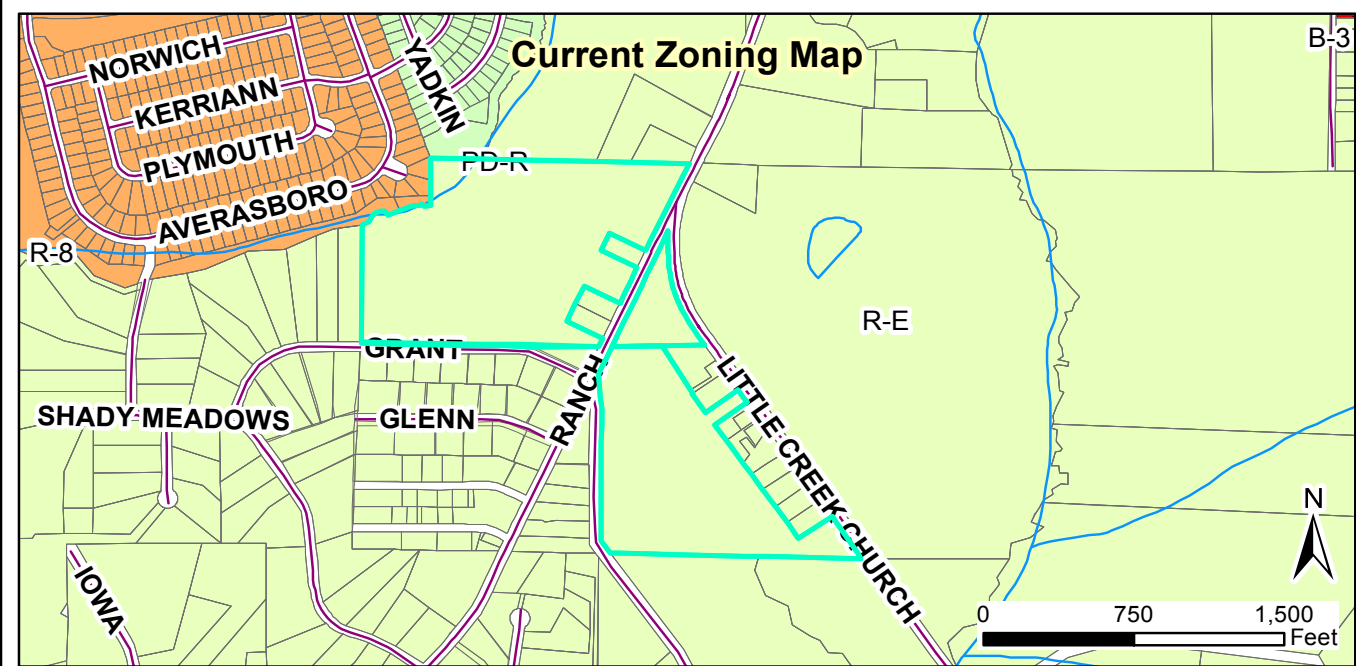
Sworn and subscribed before me Andrea Massey, a Notary Public for the above State and County, this
the 22nd day of Sept., 2017

SEAL



Notary Public
My Commission
Expires:

10/31/2017



Request:
2017-160-RZ, Massey Property rezoning request.

Applicant: Allen Tew, representing Devra S. Massey Trust, Andrea and Michael Massey
 Property Owners: Devra S. Massey Trust, Andrea and Michael Massey
 Parcel ID: 166814-33-0328 & 166814-32-6999
 Tag #: 05h04031d & 05h04031y

Staff Report Map



Document Path: O:\PLANNING\REZONING\Rezoning\2017\2017-160-RZ Massey Rezoning\Map\Map - Massey rezoning - 2017-160-RZ.mxd

Legend

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

11/13/2017
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.

Allen R. Tew, P. A.
Attorneys at Law
202 South Lombard Street
Post Office Box 145
Clayton, North Carolina 27528

Allen R. Tew

allen@atewlawfirm.com

Also Licensed in South Carolina
Certified Superior Court Mediator

Telephone: (919) 553-6142
Facsimile: (919) 553-8742

December 21, 2017

Dear Clayton Area Property Owner:

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

The meeting will be held on January 10, 2018, at 6:30 P.M., at the Masonic Lodge located at 621 Boling Street, Clayton, North Carolina 27520.

The type of Application being sought is a rezoning application for the purpose of selling the property to an interested developer.

The project/proposal is to rezone Tract I (45.62 acres) for residential use and Tract II (3.80 acres) for neighborhood commercial uses.

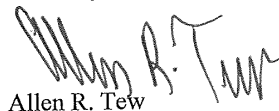
At a minimum, the following will be available for your inspection at the Neighborhood Meeting:

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

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

If you have any questions prior to or after this meeting, you may contact me at (919) 553-6142. You may also contact the Planning Department at (919) 553-5002.

Sincerely,



Allen R. Tew
Counsel for Applicant

ART/isc
Enclosure: Map

ADJACENT PROPERTY OWNERS LIST

Project Name: MASSEY REZONING R-8 DEVRA MASSEY, TRUSTEE

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

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

[illegible]



*** DISCLAIMER ***

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

Result 1

id: 05H04031D
Tag: 05H04031D
Tax Unique Id: 4715761
Owner Name 1: DEVRA S MASSEY TRUST
Owner Name 2: MASSEY, DEVRA S TRUSTEE
Mail Address 1: 513 WEST BROAD STREET #302
Mail Address 2:
Mail Address 3: FALLS CHURCH, VA 22046-0000
Book: 02745
Page: 0733

Result 2

id: 05E99007Q
Tag: 05E99007Q
Tax Unique Id: 4677151
Owner Name 1: TART, KAREN
Owner Name 2: CARWELL, JEFF
Mail Address 1: 2006 CROOKED CREEK RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6447
Book: 01366
Page: 0910

Result 3

id: 05E99020X
Tag: 05E99020X
Tax Unique Id: 4646149
Owner Name 1: FORREST HILL CEMETERY
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Book:
Page:

Result 4

id: 05H04031
Tag: 05H04031
Tax Unique Id: 4885227
Owner Name 1: BROWN, BEVERLY RENE
Owner Name 2: DIXON, ANGELA ODOM
Mail Address 1: 5675 LITTLE CREEK CHURCH RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 00721
Page: 0351

Result 5

id: 05H04046H
Tag: 05H04046H
Tax Unique Id: 4705317
Owner Name 1: TOWN OF CLAYTON
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 879
Mail Address 3: CLAYTON, NC 27528-0879
Book: 04490
Page: 0198

Result 6

id: 05H04031N
Tag: 05H04031N
Tax Unique Id: 4648739
Owner Name 1: TOMLINSON, HORACE CRAIG
Owner Name 2:
Mail Address 1: 141 REDBUD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-4800
Book: 01180
Page: 0833



*** DISCLAIMER ***

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

Result 7

id: 05H04031J
Tag: 05H04031J
Tax Unique Id: 4648734
Owner Name 1: SMITH, IRECKA DANIELLE
RENEE
Owner Name 2:
Mail Address 1: 5595 LITTLE CREEK CHURCH
ROAD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02852
Page: 0108

Result 9

id: 05H04030X
Tag: 05H04030X
Tax Unique Id: 4715752
Owner Name 1: LIGHTS, JUDITH S
Owner Name 2:
Mail Address 1: 205 GRANT ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8489
Book:
Page:

Result 11

id: 05H04031U
Tag: 05H04031U
Tax Unique Id: 4715757
Owner Name 1: DUNN, BILLY R JR
Owner Name 2: HARDY, YOLANDA D
Mail Address 1: 229 GRANT STREET
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03200
Page: 0312

Result 8

id: 05H03022
Tag: 05H03022
Tax Unique Id: 4691055
Owner Name 1: COX, JIMMY R
Owner Name 2: COX, JUDY G
Mail Address 1: 8851 US 70 BUS HWY W
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9296
Book: 04227
Page: 0306

Result 10

id: 05H05001K
Tag: 05H05001K
Tax Unique Id: 4715773
Owner Name 1: WILDER, SHARITA EVETTE
Owner Name 2: WILDER, WAYNE
Mail Address 1: 221 GRANT ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8489
Book: 02093
Page: 0011

Result 12

id: 05H04033B
Tag: 05H04033B
Tax Unique Id: 4693880
Owner Name 1: YEAGLEY, PATTI J
Owner Name 2:
Mail Address 1: 427 GRANT LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6490
Book: 04126
Page: 0459



*** DISCLAIMER ***

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

Result 19

id: 05H04046C
Tag: 05H04046C
Tax Unique Id: 4637355
Owner Name 1: CONTRERAS, GREGORIO
Owner Name 2:
Mail Address 1: 22 BEVINGTON CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2996
Book: 04291
Page: 0602

Result 20

id: 05H04199U
Tag: 05H04199U
Tax Unique Id: 4683488
Owner Name 1: WATSON, JOYCE
Owner Name 2:
Mail Address 1: 50 RANCH RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02744
Page: 0011

Result 21

id: 05H04037K
Tag: 05H04037K
Tax Unique Id: 4488969
Owner Name 1: LOCKLEAR, JESSIE JAMES
JUNIOR II
Owner Name 2: LOCKLEAR, STEPHANIE
Mail Address 1: 295 AVERASBORO DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Book: 04741
Page: 0726

Result 22

id: 05H04046A
Tag: 05H04046A
Tax Unique Id: 4740073
Owner Name 1: FREO NORTH CAROLINA LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 4090
Mail Address 3: SCOTTSDALE, AZ 85261-4090
Book: 04856
Page: 0212

Result 23

id: 05H04046E
Tag: 05H04046E
Tax Unique Id: 4742914
Owner Name 1: AMH NC PROPERTIES, LP
Owner Name 2:
Mail Address 1: 30601 AGOURA RD STE 200
Mail Address 2:
Mail Address 3: AGOURA HILLS, CA 91301-2148
Book: 04865
Page: 0034

Result 24

id: 05H04035G
Tag: 05H04035G
Tax Unique Id: 4636817
Owner Name 1: CORMIER, VIVIA M
Owner Name 2:
Mail Address 1: 124 HUCKABERRY ST
Mail Address 2:
Mail Address 3: ELIZABETHTOWN, KY
42701-7302
Book: 04262
Page: 0348



*** DISCLAIMER ***

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

Result 25

id: 05H04037L
Tag: 05H04037L
Tax Unique Id: 4634643
Owner Name 1: KIMBROUGH, KEVIN
Owner Name 2: KIMBROUGH, LATASHA
Mail Address 1: 283 AVERASBORO DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2690
Book: 04400
Page: 0835

Result 26

id: 05H04046B
Tag: 05H04046B
Tax Unique Id: 4689301
Owner Name 1: HADI, ASHLEY
Owner Name 2: HADI, MHAMED
Mail Address 1: 26 BEVINGTON CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2996
Book: 04196
Page: 0989

Result 27

id: 05H04031K
Tag: 05H04031K
Tax Unique Id: 4632568
Owner Name 1: SMITH, IRECKA D
Owner Name 2:
Mail Address 1: 5595 LITTLE CREEK CHURCH RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6126
Book: 04587
Page: 0606

Result 28

id: 05H04031G
Tag: 05H04031G
Tax Unique Id: 4697859
Owner Name 1: WILLIAMS, BETTY SMITH
Owner Name 2: SMITH, JAMES WILLIE
Mail Address 1: 435 GLENBROOK DR
Mail Address 2:
Mail Address 3: RALEIGH, NC 27610-0000
Book: 01275
Page: 0633

Result 29

id: 05H04031E
Tag: 05H04031E
Tax Unique Id: 4694499
Owner Name 1: SMITH, ARTHUR LIFE ESTATE
Owner Name 2: VINSON, SONORA SMITH
REMAINDER
Mail Address 1: 3204 HUNTLEIGH DR
Mail Address 2:
Mail Address 3: RALEIGH, NC 27604-3310
Book: 04339
Page: 0315

Result 30

id: 05H04030
Tag: 05H04030
Tax Unique Id: 4687684
Owner Name 1: LASSITER, WAYNE E
Owner Name 2: LASSITER, KATHERINE H
Mail Address 1: 1302 BROOK HILL DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-5567
Book: 04176
Page: 0153



*** DISCLAIMER ***

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

Result 31

id: 05H04031A
Tag: 05H04031A
Tax Unique Id: 4648705
Owner Name 1: DOBBIN, WILLIE SILAS JR
Owner Name 2: DOBBIN, JOYCE ANN
Mail Address 1:
Mail Address 2: P O BOX 861
Mail Address 3: CLAYTON, NC 27520-0861
Book: 00798
Page: 0751

Result 32

id: 05H04199R
Tag: 05H04199R
Tax Unique Id: 4697046
Owner Name 1: WATSON, LARRY MILTON
Owner Name 2: WATSON, GENET F.
Mail Address 1: 114 RANCH RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6480
Book: 04942
Page: 0173

Result 33

id: 05H04031M
Tag: 05H04031M
Tax Unique Id: 4691394
Owner Name 1: SMITH, JAMES W LIFE ESTATE
Owner Name 2: SMITH, MARGARET MARIE W
LIFE ESTATE
Mail Address 1: 5645 LITTLE CREEK CHURCH
RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 04004
Page: 0556

Result 34

id: 05H04199Z
Tag: 05H04199Z
Tax Unique Id: 4648841
Owner Name 1: BANKS, RILLA HEIRS
Owner Name 2:
Mail Address 1: 5675 LITTLE CREEK CH RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6127
Book: 00674
Page: 0157

Result 35

id: 05H04031X
Tag: 05H04031X
Tax Unique Id: 4640912
Owner Name 1: SMITH, JAMES W LIFE ESTATE
Owner Name 2: SMITH, MARGARET MARIE W
LIFE ESTATE
Mail Address 1: 5645 LITTLE CREEK CHURCH
RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 04004
Page: 0554

Result 36

id: 05H04031P
Tag: 05H04031P
Tax Unique Id: 4715762
Owner Name 1: LIGHTS, JUDITH S
Owner Name 2:
Mail Address 1: 205 GRANT ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8489
Book:
Page:



*** DISCLAIMER ***

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

Result 37

id: 05H04200B
Tag: 05H04200B
Tax Unique Id: 4715772
Owner Name 1: DICKERSON, HELEN E
Owner Name 2:
Mail Address 1: 217 GRANT ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8489
Book:
Page:

Result 38

id: 05H04030G
Tag: 05H04030G
Tax Unique Id: 4696908
Owner Name 1: COOLEY, GEORGE EDWARD
Owner Name 2:
Mail Address 1: 209 RANCH RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 00846
Page: 0889

Result 39

id: 05H04030W
Tag: 05H04030W
Tax Unique Id: 4715751
Owner Name 1: PHARR, EDDIE LEE
Owner Name 2: PHARR, LINDA LOUISE
Mail Address 1: 174 RANCH RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6470
Book: 00745
Page: 0554

Result 40

id: 05H04031Y
Tag: 05H04031Y
Tax Unique Id: 4638510
Owner Name 1: MASSEY, ANDREA LYNN
Owner Name 2: MASSEY, MICHAEL JOHN
Mail Address 1: 840 SUMMITT VIEW LANE
Mail Address 2:
Mail Address 3: CHARLOTTESVILLE, VA
22903-0000
Book: 03375
Page: 0400

Result 41

id: 05H04031Z
Tag: 05H04031Z
Tax Unique Id: 4684464
Owner Name 1: WALTHOM GROUP
Owner Name 2:
Mail Address 1: 442 1/2 EAST MAIN STREET
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03845
Page: 0374

Result 42

id: 05G03034I
Tag: 05G03034I
Tax Unique Id: 4715299
Owner Name 1: COBBLESTONE HOME
OWNERS ASSN OF CLAYTON
INC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 97243
Mail Address 3: RALEIGH, NC 27624-7243
Book: 04701
Page: 0754



*** DISCLAIMER ***

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

Result 43

id: 05H03020M
Tag: 05H03020M
Tax Unique Id: 4760227
Owner Name 1: CREEKSIDE COMMONS
COMMUNITY ASSOCIATION,
INC.
Owner Name 2:
Mail Address 1: 205 W MILLBROOK RD STE 210
Mail Address 2:
Mail Address 3: RALEIGH, NC 27609-4492
Book: 04862
Page: 0130

Result 45

id: 05H04033Y
Tag: 05H04033Y
Tax Unique Id: 4648746
Owner Name 1: JOHNSON, THOMAS DOUGLAS
Owner Name 2:
Mail Address 1: 5452 LITTLE CREEK CHURCH
ROAD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 00823
Page: 0160

Result 47

id: 05H04032A
Tag: 05H04032A
Tax Unique Id: 4648742
Owner Name 1: TABRON, JUDY W
Owner Name 2:
Mail Address 1: 251 RANCH ROAD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6469
Book: 01407
Page: 0954

Result 44

id: 05H04046D
Tag: 05H04046D
Tax Unique Id: 4703961
Owner Name 1: AMH 2014 3 BORROWER LLC
Owner Name 2:
Mail Address 1: 30601 AGOURA RD STE 200
Mail Address 2:
Mail Address 3: AGOURA HILLS, CA 91301-2148
Book: 04530
Page: 0936

Result 46

id: 05H04034O
Tag: 05H04034O
Tax Unique Id: 4648736
Owner Name 1: HORNE, W RILEY
Owner Name 2: HORNE, DEBORAH P
Mail Address 1: 225 BACK ST
Mail Address 2:
Mail Address 3: NEWPORT, NC 28570-5222
Book: 01326
Page: 0677

Result 48

id: 05H04030S
Tag: 05H04030S
Tax Unique Id: 4648731
Owner Name 1: TABRON, JUDY W
Owner Name 2:
Mail Address 1: 251 RANCH ROAD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6469
Book: 01520
Page: 0673



*** DISCLAIMER ***

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Result 49

id: 05H04030U
Tag: 05H04030U
Tax Unique Id: 4755490
Owner Name 1: PACUCH, BRYAN
Owner Name 2:
Mail Address 1: 299 RANCH RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6469
Book: 04927
Page: 0011

Result 50

id: 05H04199W
Tag: 05H04199W
Tax Unique Id: 4648840
Owner Name 1: FORTE, EARLIE
Owner Name 2: FORTE, MINNIE
Mail Address 1: 281 RANCH ROAD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 00865
Page: 0507

Result 51

id: 05H04031I
Tag: 05H04031I
Tax Unique Id: 4725520
Owner Name 1: SMITH, SALLIE M.
Owner Name 2:
Mail Address 1: 5595 LITTLE CREEK CHURCH
RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6126
Book: 04814
Page: 0330

Result 52

id: 05H03022D
Tag: 05H03022D
Tax Unique Id: 4701227
Owner Name 1: PARKER, MARK EDWARD
Owner Name 2: PARKER, LISA W
Mail Address 1: 5861 LITTLE CREEK CHURCH
RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6128
Book: 01511
Page: 0348

Result 53

id: 05H03022A
Tag: 05H03022A
Tax Unique Id: 4691044
Owner Name 1: PARKER, JAMES E
Owner Name 2: PARKER, DORIS
Mail Address 1: 5887 LITTLE CREEK CHURCH
RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 00841
Page: 0721

Result 54

id: 05H04030T
Tag: 05H04030T
Tax Unique Id: 4700095
Owner Name 1: VANDERGRIFT, TIM
Owner Name 2: VANDERGRIFT, MARTHA R
Mail Address 1: 5858 LITTLE CREEK CHURCH
RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Book: 04168
Page: 0231



*** DISCLAIMER ***

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Result 55

id: 05H04037J
Tag: 05H04037J
Tax Unique Id: 4684297
Owner Name 1: BASS, MATTHEW H
Owner Name 2:
Mail Address 1: 13014 MONTPELIER CT
Mail Address 2:
Mail Address 3: WOODBRIDGE, VA 22192-3356
Book: 03452
Page: 0429

Result 56

id: 05H04038V
Tag: 05H04038V
Tax Unique Id: 4684320
Owner Name 1: SIRMAN, ANDREW W
Owner Name 2: SIRMAN, JESSICA
Mail Address 1: 267 AVERASBORO DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03930
Page: 0739

Result 57

id: 05E99011I
Tag: 05E99011I
Tax Unique Id: 4646060
Owner Name 1: SCHMID, MALCOLM G
Owner Name 2: SCHMID, PAMELA W
Mail Address 1: 2007 CROOKED CREEK
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6447
Book: 01730
Page: 0297

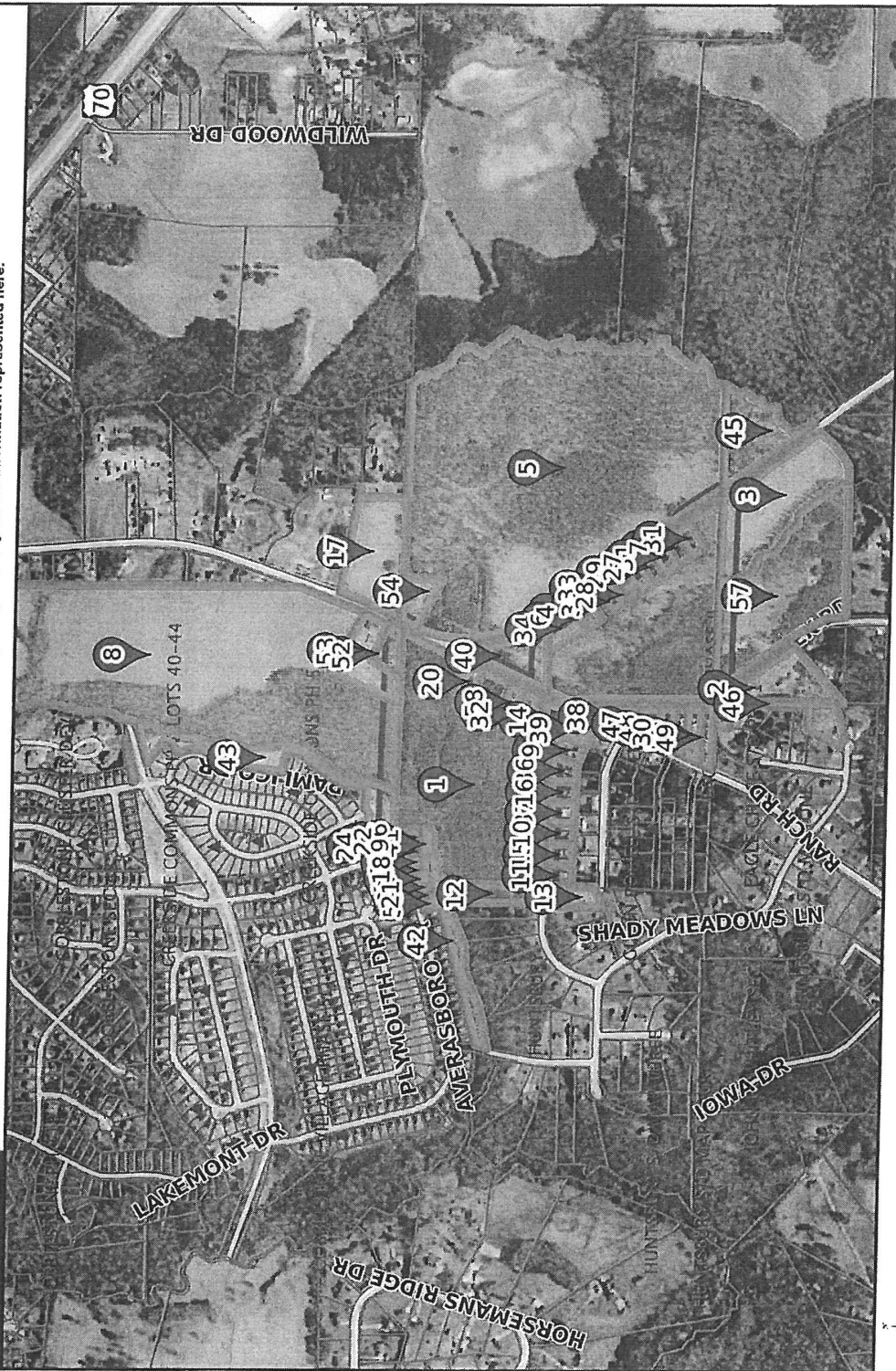
Result 58

id: 05H04199T
Tag: 05H04199T
Tax Unique Id: 4701474
Owner Name 1: WATSON, LARRY
Owner Name 2: WATSON, GENET WILLIAMS
Mail Address 1: 114 RANCH RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03250
Page: 0462



*** DISCLAIMER ***

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



Scale: 1:10575 - 1 in. = 881.21 feet

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

Johnston County GIS
August 18, 2017



ADJACENT PROPERTY OWNERS LIST

Project Name: MASSEY REZONING NC – ANDREA AND MICHAEL MASSEY

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

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

[illegible]



*** DISCLAIMER ***

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

Result 1

Id: 05H04031Y
Tag: 05H04031Y
Tax Unique Id: 4638510
Owner Name 1: MASSEY, ANDREA LYNN
Owner Name 2: MASSEY, MICHAEL JOHN
Mail Address 1: 840 SUMMITT VIEW LANE
Mail Address 2:
Mail Address 3: CHARLOTTESVILLE, VA
22903-0000
Book: 03375
Page: 0400

Result 2

Id: 05H04030N
Tag: 05H04030N
Tax Unique Id: 4715742
Owner Name 1: COTTEN, MICHAEL M
Owner Name 2: COTTEN, LISA
Mail Address 1: 148 RANCH RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6470
Book: 03879
Page: 0886

Result 3

Id: 05H04031D
Tag: 05H04031D
Tax Unique Id: 4715761
Owner Name 1: DEVRA S MASSEY TRUST
Owner Name 2: MASSEY, DEVRA S TRUSTEE
Mail Address 1: 513 WEST BROAD STREET #302
Mail Address 2:
Mail Address 3: FALLS CHURCH, VA 22046-0000
Book: 02745
Page: 0733

Result 4

Id: 05H04046H
Tag: 05H04046H
Tax Unique Id: 4705317
Owner Name 1: TOWN OF CLAYTON
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 879
Mail Address 3: CLAYTON, NC 27528-0879
Book: 04490
Page: 0198

Result 5

Id: 05H04199T
Tag: 05H04199T
Tax Unique Id: 4701474
Owner Name 1: WATSON, LARRY
Owner Name 2: WATSON, GENET WILLIAMS
Mail Address 1: 114 RANCH RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03250
Page: 0462

Result 6

Id: 05H04031N
Tag: 05H04031N
Tax Unique Id: 4648739
Owner Name 1: TOMLINSON, HORACE CRAIG
Owner Name 2:
Mail Address 1: 141 REDBUD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-4800
Book: 01180
Page: 0833



*** DISCLAIMER ***

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

Result 7

id: 05H04199Z
Tag: 05H04199Z
Tax Unique Id: 4648841
Owner Name 1: BANKS, RILLA HEIRS
Owner Name 2:
Mail Address 1: 5675 LITTLE CREEK CH RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6127
Book: 00674
Page: 0157

Result 8

id: 05H04199U
Tag: 05H04199U
Tax Unique Id: 4683488
Owner Name 1: WATSON, JOYCE
Owner Name 2:
Mail Address 1: 50 RANCH RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02744
Page: 0011

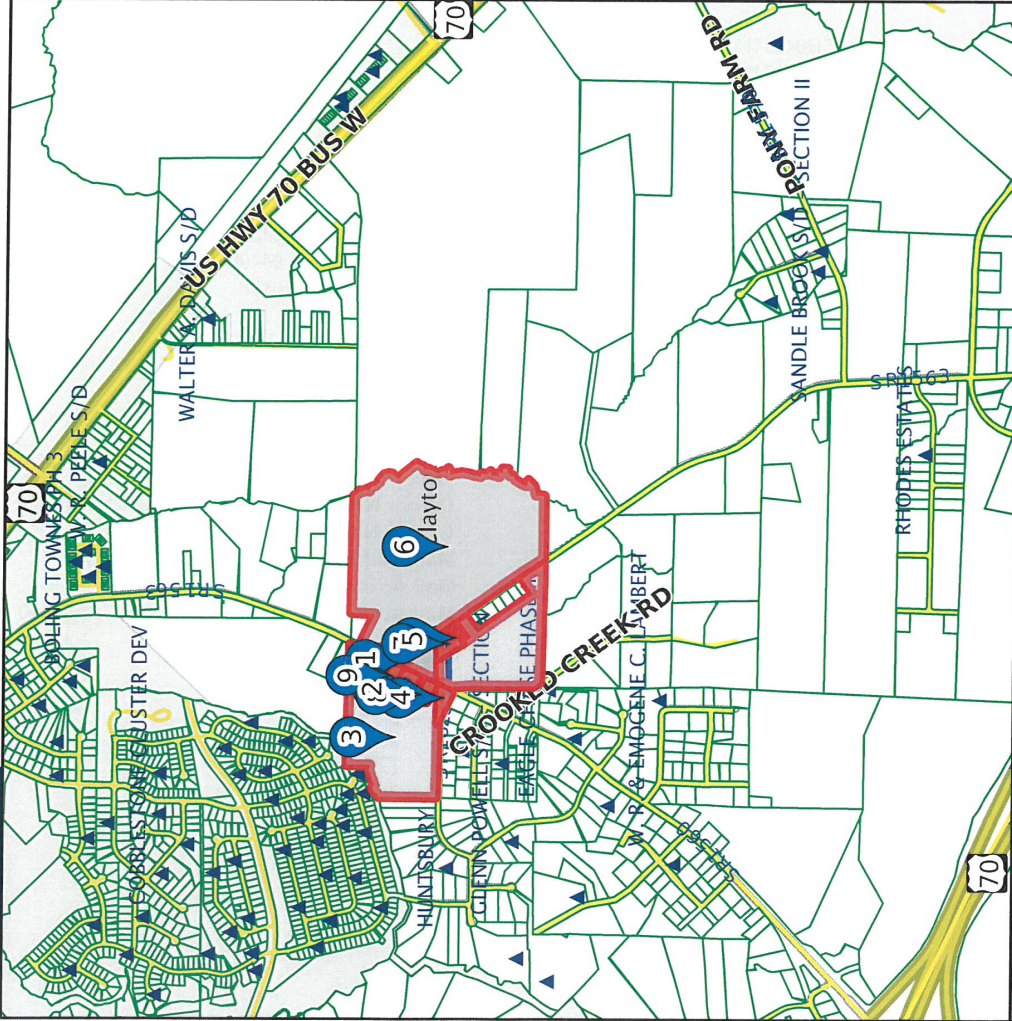
Result 9

id: 05H04199R
Tag: 05H04199R
Tax Unique Id: 4697046
Owner Name 1: WATSON, LARRY MILTON
Owner Name 2: WATSON, GENET F.
Mail Address 1: 114 RANCH RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6480
Book: 04942
Page: 0173



*** DISCLAIMER ***

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



Result 1

id: 05H04031Y
Tag: 05H04031Y
Tax Unique Id: 4638510
Owner Name 1: MASSEY, ANDREA LYNN
Owner Name 2: MASSEY, MICHAEL JOHN
Mail Address 1: 840 SUMMITT VIEW LANE
Mail Address 2:
Mail Address 3: CHARLOTTEVILLE, VA
22903-0000
Book: 03375
Page: 0400

Result 2

id: 05H04199T
Tag: 05H04199T
Tax Unique Id: 4701474
Owner Name 1: WATSON, LARRY
Owner Name 2: WATSON, GENET WILLIAMS
Mail Address 1: 114 RANCH RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03250
Page: 0462



Scale: 1:20197 - 1 in. = 1683.08 feet
(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

**Allen R. Tew, P. A.
Attorneys at Law
202 South Lombard Street
Post Office Box 145
Clayton, North Carolina 27528**

Allen R. Tew

allen@atewlawfirm.com

**Also Licensed in South Carolina
Certified Superior Court Mediator**

**Telephone: (919) 553-6142
Facsimile: (919) 553-8742**

November 1, 2017

Dear Clayton Area Property Owner:

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

The meeting will be held on November 13, 2017 at 7:00 P.M., at the Masonic Lodge located at 621 Boling Street, Clayton, North Carolina 27520.

The type of Application being sought is a rezoning application for the purpose of selling the property to an interested developer.

The project/proposal is to rezone Tract I (26.76 acres, excluding right of way) for residential use and Tract II (18.00 acres) for neighborhood commercial uses.

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

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

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

If you have any questions prior to or after this meeting, you may contact me at (919) 553-6142. You may also contact the Planning Department at (919) 553-5002.

Sincerely,

Allen R. Tew
Counsel for Applicant

ART/isc
Enclosure: Map

ADJACENT PROPERTY OWNERS IN ATTENDANCE AT JANUARY 10, 2018 MEETING		
PARCEL NUMBER	NAME	ADDRESS
	Ludy Tabron	251 Ranch Rd Clay
	George E. Cool	Lex 209 Ranch Rd
	Angela A. Develyn	35675 Little Creek Church Clayton NC 275
	Janyal Brooks	Clayton NC 27514 Ranch
	MARILYN WALL	6226 LITTLE CREEK CH R
	KAY LANCASTER	6199 LITTLE CREEK
	WILLIE DOBBINS	5547 LITTLE CREEK
	Nathan Howell	424 GRANT LANE
	Horace Tomlinson	141 Redbud Dr Clayton NC
	James & Teresa Smith Jr.	5645 Little Creek Ch Clayton 2
	Teff & Karen Canwell	2006 Crooked Creek Rd 275
	Jerry Schmid	2007 Crooked Creek Rd 275
	Mark & LISA PARKER	5861 LITTLE CREEK CHURCH R
	Michael Maunie Cotten	148 Ranch Road Chiyu

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: MASSEY REZONING PAGE 1

Date of Mailing: December 21, 2017

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

Printed Name: ALLEN R. TEW

Signature: 

Date of Meeting: January 10, 2018 Time of Meeting: 6:30 pm

Location of Meeting: Masonic Lodge, 621 Boling St. Clayton, N.C. 27520

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 meeting began on time. The attached sheet shows 18 signed in. However, about 30 attended.

Only one spouse signed for some couples accounting for the difference.

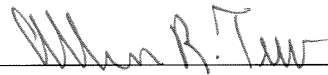
A power point presentation using the future land use plan map, was shown. They were told what the current zoning permitted uses are. The code sections for permitted uses for the new proposed zonings were shown on slides. The remaining portion of the presentation involved the Transportation Improvements - 2017 report which had been presented to the Council in March, 2017, by the Planning Director. We utilized those portions of Transportation power point illustrating the changes impacting Ranch Road transforming it from a rural paved road to NC Highway 42 which will be widened and punched through to align with Highway 42 East at business 70 (Sheetz station). All of the attendees seemed to be unaware of the proposed changes as well as some of the changes which are currently underway.

CONTINUED ON PAGE 2

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

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: MASSEY REZONING PAGE 2
Date of Mailing: December 21, 2017
I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) ten days prior to the Neighborhood Meeting:
Printed Name: ALLEN R. TEW Signature: 

Date of Meeting: January 10, 2018 Time of Meeting: 6:30 pm
Location of Meeting: Masonic Lodge, 621 Boling St. Clayton, N.C. 27520

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 ISSUES WERE RAISED AND DISCUSSED:

1. WILL THIS BRING MY PROPERTY INTO THE CITY?

I explained that the rezoning would not, and that the Town would have to annex the property. If annexation is sought, I explained that they would have the opportunity to be heard during the process.

2. WILL THE REZONING INCREASE MY TAX VALUATION?

They were advised that the tax values are revisited every 8 years, with the next revaluation being in 2019, at which time their property will be valued based on the zoning and use whether residential or otherwise as well as the condition of their property.

CONTINUED ON PAGE 3

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

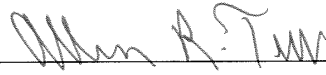
NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: MASSEY REZONING PAGE 3

Date of Mailing: December 21, 2017

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

Printed Name: ALLEN R. TEW Signature: 

Date of Meeting: January 10, 2018 Time of Meeting: 6:30 pm

Location of Meeting: Masonic Lodge, 621 Boling St. Clayton, N.C. 27520

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.*

3. WILL THE B-2 REZONING BENEFIT OTHER OWNERS WHOSE PROPERTY IS USED FOR BUSINESS PURPOSES OR WHO WOULD LIKE TO HAVE PROPERTY REZONED TO BUSINESS?

They were told that any rezoning would have to go through the process and that it probably wouldn't hurt them because of the change in the road and its impact on the neighboring properties.

4. WHAT WILL BE BUILT?

This was the primary focus. Both Steve Stroud, the real estate agent representing the Masseys, and I consistently provided the same response.

We are only seeking to have the property rezoned so that the buyer can come to the Town and present its specific plans to develop the property.

CONTINUED ON PAGE 4

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

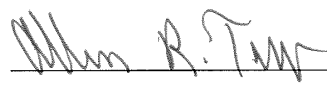
NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: MASSEY REZONING PAGE 4

Date of Mailing: December 21, 2017

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

Printed Name: ALLEN R. TEW Signature: 

Date of Meeting: January 10, 2018 Time of Meeting: 6:30 pm

Location of Meeting: Masonic Lodge, 621 Boling St. Clayton, N.C. 27520

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.*

Furthermore, they were told that the plans would have to be submitted to the Planning Department which would assure that the development complied with the code applicable to each parcel. Steve explained that R-8 zoning was a normal development density for other suburban communities. Discussions about the B-2 Neighborhood Center use seemed to be well received, with some positive comments about such a use, and the R-8 density did not produce any negative comments.

OBSERVATIONS:

1. The meeting was well attended and conducted and was characterized by attendees who gave meaningful comments and asked good questions.
2. They seemed to acknowledge and accept the need and likelihood

CONTINUED ON PAGE 5

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

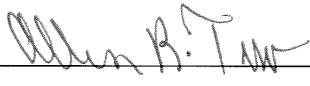
NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: MASSEY REZONING PAGE 5

Date of Mailing: December 21, 2017

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

Printed Name: ALLEN R. TEW Signature: 

Date of Meeting: January 10, 2018 Time of Meeting: 6:30 pm

Location of Meeting: Masonic Lodge, 621 Boling St. Clayton, N.C. 27520

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.*

that the property is ripe for rezoning and that the rezoning is warranted.

3. There were no objections to the R-8 or B-2 classifications. Some
seemed to welcome the prospect of some small business use for their
neighborhood. One neighbor put it this way, "It's just an emotional
thing to see our neighborhood change."

4. NONE

5. CHANGES PROPOSED: NONE

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