The Town of Clayton
Town of Clayton Planning Board Agenda
Monday, February 26, 2018 @ 6:00 PM
Town Council Chambers

---

1. CALL TO ORDER

2. ROLL CALL

3. ADJUSTMENT OF THE AGENDA

4. APPROVAL OF MINUTES

a. Approval of January 22, 2018 Minutes
DRAFT Minutes- January 22, 2018

5. REPORTS AND COMMENTS

6. OLD BUSINESS

7. NEW BUSINESS

a. 2018-10-RZ - 110 E. Second St. Rezoning
NC Pin: 166913-02-3765
Tag: 05015077
Location: 110 E. Second St.

Request to rezone the subject property from Office-Institutional (O-I) to Central Business (B-1).

Application 2018-10-RZ 110 E Second Street
Staff Report 2018-10-RZ- 110 E Second Street Rezoning
Staff Report Maps 2018-10-RZ 110 E Second Street
Neighborhood meeting materials 2018-10-RZ 110 E Second Street
Newspaper Ad 2018-10-RZ 110 E Second Street
Adjacent Property Letter 2018-10-RZ 110 E Second Street
Consistency Statement 2018-10-RZ 110 E Second Street

POTENTIAL ACTION: Recommendation to Town Council

b. 2017-188-RZ - Sunbelt Rental Rezoning
NC Pin: 167700-26-7660
Tag: 05i05035a
Location: 7635 US Hwy 70 Bus

Request to rezone from Neighborhood Business (B-2) to Highway Business (B-3) and remove the Scenic Highway Overlay District (SHO) from the property.

Application 2017-188-RZ Sunbelt Rental Rezoning
Staff Report 2017-188-RZ Sunbelt Rental Rezoning
Staff Report Map 2017-188-RZ Sunbelt Rental Rezoning
Staff Rport Map 2017-188-RZ Sunbelt Rental SHO
Neighborhood Meeting Materials 2017-188-RZ Sunbelt Rental Rezoning

POTENTIAL ACTION: Recommendation to Town Council

c. 2017-149-PDD Parkview Modification Planned Development Rezoning
NC Pin: 165912-76-9495 / 165912-76-9542 / 165912-76-8680 / 165912-76-8701
Tag: 05029055 / 05029054 / 05029053 / 05029052
Location: off Liberty Lane

Rezoning 2.06 acres from R-10 and PD-R to PD-R. Running concurrently with preliminary plat 2017-150-SD.
Application 2017-149-PDD Parkview Modification Rezoning
Staff Report 2017-149-PDD Parkview Modification Rezoning
Staff Report Map 2017-149-PDD Parkview Modification Rezoning
Neighborhood Meeting Materials 2017-149-PDD Parkview Modification Rezoning
Neighborhood Meeting Minutes and Roster 2017-150-SD Parview Modification Rezoning

POTENTIAL ACTION: Recommendation to Town Council

d. 2017-150-SD Parkview Preliminary Plat (Master Plan) Modification
NC Pin: 165912-76-9495 / 165912-76-9542 / 165912-768680 / 165912-76-8701
Tag: 05029055 / 05029054 / 05029053 / 05029052
Location: off Liberty Lane

Request to add 17 additional single-family lots to Parkview Master Plan. Running concurrently with rezoning 2017-149-PDD.
Application 2017-150-SD Parkview Preliminary Plat Modification
Staff Report 2017-150-SD Parkview Preliminary Plat Modification
Staff Report Map 2017-150-SD Parkview Preliminary Plat Modification
Site Plan 2017-150-SD Parkview Preliminary Plat Modification
Neighborhood Meeting Materials 2017-150 SD Parkview Preliminary Plat Modification
Neighborhood Meeting Minutes and Roster 2017-150-SD Parkview Premliminary Plat Modification

POTENTIAL ACTION: Recommendation to Town Council

e. 2017-147-SP Ingredient Major Site Plan
NC Pin: 166913-03-4231 / 166913-03-4215 / 166913-03-4240
Tag: 05019010 / 005019011A / 5104629
Location: 101 West First Street

Request to expand an existing building to accommodate restaurant and office uses, add parking along Fayetteville Street, and develop a landscaped courtyard with outdoor dining.

Application 2017-147-SP Ingredient Major Site Plan
Staff Report- 2017-147-SP Ingredient Building Major Site Plan
Staff Report Map 2017-147-SP Ingredient Major Site Plan
Site Plan 2017-147-SP Ingredient Major Site Plan
Neighborhood Meeting Materials 2017-147-SP Ingredient Major Site Plan

POTENTIAL ACTION: Approval with conditions

8. INFORMAL DISCUSSION AND PUBLIC COMMENT

9. ADJOURN

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

BOARD MEMBERS PRESENT:
Robert "Bob" Ahlert
Marty Bizzell
Frank Price
Sarah Brooks
George "Bucky" Coats
Ross Benson
Stephen Powers
James Lipscomb
Andria Merritt

STAFF PRESENT:
Jay McLeod, Senior Planner
Haley Hogg, Planner
Brittany Parks, Administrative Support Specialist
Paralee Smith, Development Services Coordinator
Michael Grannis, Mayor Pro-Tem

MEMBERS ABSENT:

1 CALL TO ORDER

a) Mr. Price called the meeting to order at 6:02 p.m.

2 ROLL CALL

a) Mr. McLeod completed roll call, all members were present.

3 ADJUSTMENT OF THE AGENDA

a) Mr. McLeod adjusted the agenda to add the swearing in of Planning Board members and the election of the new Chair and Vice-Chair.

4 SWEARING IN/ELECTION OF NEW CHAIR & VICE CHAIR

a) Mrs. Anastasi swore in Planning Board members Marty Bizzell, Frank Price, and Stephen Powers. The board then elected Robert (Bob) Ahlert has the new Chair and Marty Bizzell as the new Vice-Chair.

ACTION: Election of Planning Board Chair and Vice-Chair

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

5 APPROVAL OF MINUTES

a) Draft Minutes- December 19, 2017

ACTION: Approval of Minutes

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

6 REPORTS AND COMMENTS

7 OLD BUSINESS

8 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).

Mrs. Hogg mentioned that both the rezoning and the site plan would be presented together. She presented that 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.

There were no questions of staff.

The applicant, Novo Nordisk representative was available to answer any questions.

There were no questions for the applicant.

An audience member, Mrs. Ardie Lupton, employed by Wilson Blackmon, PO Box 2318 Smithfield stood to make a few comments. Mr. Blackmon owns the property beside the development. He is opposed and he believes this project will devalue his property. He is concerned about an odor and is currently taking legal action with the YMCA, believing he was supposed to have first right of refusal to buy the land.

Mr. Ahlert asked what was located on the land.

Mrs. Lupton informed him it was a vacant parcel and it is currently leased to Clayton soccer.

Mrs. Brooks asked about the zoning of the parcel Mrs. Lupton is referring to.

Mrs. Hogg informed her that it is also zoned Industrial-Light.

There were no further questions.

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

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

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.

The site plan and the rezoning for TOC Regional WWPTF were presented together by Mrs. Hogg.

ACTION: Recommendation of Approval of 2017-190-SP

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

c) 2017-176-SUP Barbour Street Townhomes
NC Pin: 165920-90-6715
Tag: 4736771
Location: Theproject 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).

Mr. McLeod presented that 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.

There was much discussion throughout the board. There were suggestions of flipping the plan to have a safe distance from the exit ramp to the start of the driveway. There were also some questions concerning firetruck turnaround.

There were no further questions for staff.

The applicant, Jonathan Barnes of Dalton Engineering was also available to address any questions along with the owner, Nathan Evans. Mr. Evans mentioned his willingness to flip the plan if needed and his want to wok with the town and the people in the audience.

There were a few questions for Mr. Evans about flipping the plan, rear setbacks and devaluing the surrounding properties. Mr. Evans mentioned that he did not believe that this project would devalue the properties and he was willing to work with everyone. There was also mention of a privacy fence and a landscaping requirement.

The audience was then addressed.

Marty Gilbert, 616 S Lombard Street whose mother also resides on Lombard street mentioned his safety concerns with putting multi-family homes in this area.

Jerry Gunner, 616 Barber Street also mentioned his concern about the amount of traffic in the area and that the multi-family homes would add more traffic. He also had concerns that townhomes would not bring value to the properties surrounding them.

Linda McAdams, 611 S Barbour Street mentioned her concerns of safety and asked the board if they would want this developed near their home.

Tim Murray, 618 S Barbour Street moved here a few years ago from Boston and was looking for a family friendly place to live. He mentioned the issues with traffic that is currently coming off of Highway 70 and that adding multi-family homes would be more of a danger to everyone.

Mr. Evans mentioned they are all valid concerns and he wanted to do his best to make the best of the situation.

The board again mentioned its concerns with the devaluing of property and the location of the driveway.

There were no further questions. The motion was made for recommendation of denial to Town Council.

ACTION: Recommendation of Denial 2017-176-SUP to Town Council

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

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).

Mr. McLeod presented that 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.

There were some questions referring to the creek and an outdoor storage space on Atkinson. Mr. McLeod noted that the site they were asking about is approved for outdoor storage. Mr. Price asked what the buffer requirement is for industrial. Mr. McLeod answered that it is 10 to 20 feet.

There were no further questions for staff,

The applicant, Jonathan Barnes of Dalton Engineering was available to answer any questions.

There were questions of what the intended use of the property across the creek would be and how the client felt about staff recommendation. Mr. Barnes noted that they understand the recommendations but would prefer to have both sides of the creek rezoned.

Dottie Dunn, the buyer of 350 applicants gave a brief overview of the company that would be located on the property and was available to answer any questions.

Chris Moore, from the audience spoke about the properties he currently owns on Moore Street. He owns a storage facility, apartments, and a four bedroom home and it is currently all rental. He is receiving complains of the noise level in the mornings and is worried about if the other side of the creek is rezoned the noise level could be larger in the future.

There was some discussion on the future use of the property and how the split-zoning would affect the property.

There were no further questions.

There was a motion made by Mr. Lipscomb to rezone the entire property and a second was made by Mr. Benson. This motion failed and another motion was made for approval of split-rezoning.

ACTION: Recommendation of Approval for Split-Zoning, 2017-188-RZ to Town Council

Motion: Board Member Brooks
Second: Board Member Bizzell
Vote: Board Members Merritt, Bizzell, Coats, Brooks, Powers, Ahlert, voted for the split-rezoning. Board Member Lipscomb, Benson, and Price voted against the split-rezoning.

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).

Mr. McLeod presented that 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.
.
There were some concerns and much discussion about the layout of the mail kiosk and the proposed turn lane.
Mr. Grannis asked about the Richard Scott Ball property and if it was being counted as a lot. Mr. McLeod mentioned that it is being counted as a lot.

The applicant, Curk Lane of True Line Surveying gave an overview about the project and mentioned his concerns about the turn lane being required. He was also available to answer any questions.

Mr. Lipscomb asked if he would be opposed to moving the mail kiosk. Mr. Lane mentioned there was no opposition to moving it. He also mentioned reserving the access easement for future access to Amelia Church Road.

Mr. Bizzell asked about curb and gutter. Mr. Lane mentioned they will not being using the services of the town such as sewer, fire, police, and water. He also mentioned the wavier and they are proposing sidewalks, streets, and

ditches. Mr. Grannis asked to make sure he heard right that town services would not be used? Curk mentioned they would once they have been annexed, but not until then.

Mr. McLeod mentioned that the ETJ is where the town extends its planning jurisdiction for future development and ex tension. He mentioned they do not believe they should have to bear the burden of the turn lane but neither should the next developer either. If they want to put in their share of the turn lane, it is entirely reasonable fee-in-lieu of construction of a turn lane. He also mentioned the requirement of curb and gutter as it is less costly to maintain the the future and does add improvements.

Mrs. Brooks made a motion of recommendation to town council the the wavier. Mr. Lipscomb second the motion, and the vote was unanimous.

Another motion was then made for the project.

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

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

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).

Mr. McLeod presented that 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.

There was some discussion about the road linking between 42 and Ranch Road in the future.

There were no further questions for staff.

The applicant, Allen Tew gave an overview of the requesting of the rezoning and was available to answer any questions.

There were no questions for the applicant.

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

Motion: Board Member Coats
Second: Board Member Price
Vote: Board Members Lipscomb, Bizzell, Benson, Ahlert, Brooks, and Powers all voted for the project. Board Member Merritt voted against the project.

9 INFORMAL DISCUSSION AND PUBLIC COMMENT

10 ADJOURN

a) With there being nothing further, the meeting was adjourned at 9:20 p.m.

_____
Robert Ahlert, 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

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: My Girlfriends Properties LLC **Acreage of Property:** .15
County Tag Number: 0501 5077 **NC PIN:** 166913-02-3765
Address/Location: 110 E Second Street
Existing Zoning District: O-I
Proposed Zoning District: B-1

APPLICANT INFORMATION

Applicant: Paul Black - My Girlfriends Properties, LLC
Mailing Address: 126 Reedy Creek Road Four Oaks NC 27524
Phone Number: (919) 524-5858 **Fax:** N/A
Contact Person: Paul Black
Email Address: Blackstone@nc.rr.com

FOR OFFICE USE ONLY

Date Received: JAN 31 2018 Amount Paid: $600 File Number: 2018-10-RZ

RECEIVED JAN 31 2018 TOWN OF CLAYTON PLANNING DEPARTMENT

version 1.6.2016

PROPERTY OWNER INFORMATION

Name: My Girlfriends Properties, LLC

Mailing Address: 126 Reedy Creek Rd Four Oaks NC 27524

Phone Number: 919 524 5858 **Fax:**

Email Address: Blackstone@nc.rr.com

EXPLANATION OF PROJECT

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

We will be utilizing the building for our salon. We will not require changes to the building structurally, only cosmetically inside. Our staff will be 4 providers. We have no plans to expand.

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: 1-22-2018	☑	☐			
2. Review Fee ($500 for standard rezoning OR $1,000 + $5.00/acre for Planned Developments) and Advertisement Fee ($100)	☑				
3. Completed application	☑				
4. Owner's Consent Form *Required if applicant is not property owner.*	☐	☐			
~~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 portion 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) *See sample letter and meeting requirements included in this packet*	☑				
9. Neighborhood meeting summary form (1 copy) *Included in this packet* - later	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) *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.*	☑				

B-1 zoning

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

   This application will be consistant with the plans of the Town of Clayton.

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

   Currently this O&I. Most of the Downtown locations are zoned B-1, and we are proposing this location to be zoned B-1 also.

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

   Yes, this change will benefit downtown because it will match the majority of current businesses zoning in downtown.

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.

   Yes we are currently in the downtown surrounded by a wonderful community.

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

   Yes, it has been determined that legal purposes for which zoning exists are not violated.

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.

   Correct, it has been determined that there will be no adverse affects upon adjoining property owners.

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

   Correct. No one owner or group of property owners will benefit materially from the change to the detriment of the general public.

APPLICANT AFFIDAVIT

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

Paul A. Black _____ 1-31-18

Print Name ***Signature of Applicant*** ***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

Town Council Work Session
February 19, 2018

STAFF REPORT

Application Number: 2018-10-RZ
Project Name: 110 E Second Street Rezoning

NC PIN / Tag #: 166913-02-3765 / 05015077
Town Limits/ETJ: Town Limits
Overlay: Downtown Overlay
Applicant: Paul Black (My Girlfriend's Properties LLC)
Owner: My Girlfriend's Properties LLC
Location: 110 E Second Street

Public Noticing:

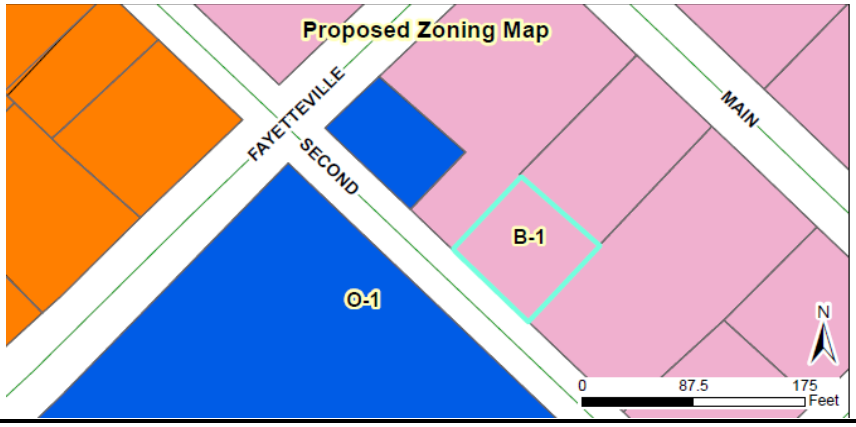
- Neighborhood meeting held on February 12, 2018
- Signs Posted prior to February 16, 2018
- Letters mailed prior to February 23, 2018
- Newspaper ad published February 23, 2018 and March 2, 2018

REQUEST: Request to rezone the subject property from Office-Institutional (O-I) to Central Business (B-1).

SITE DATA:
Acreage: .15 acres
Existing Uses: Office Building (vacant)

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Central Business (B-1)	Single-family residential
South	Office-Institutional (O-I)	The Clayton Center/Town Hall
East	Central Business (B-1)	Wagner House
West	Central Business (B-1)	Single-family residential

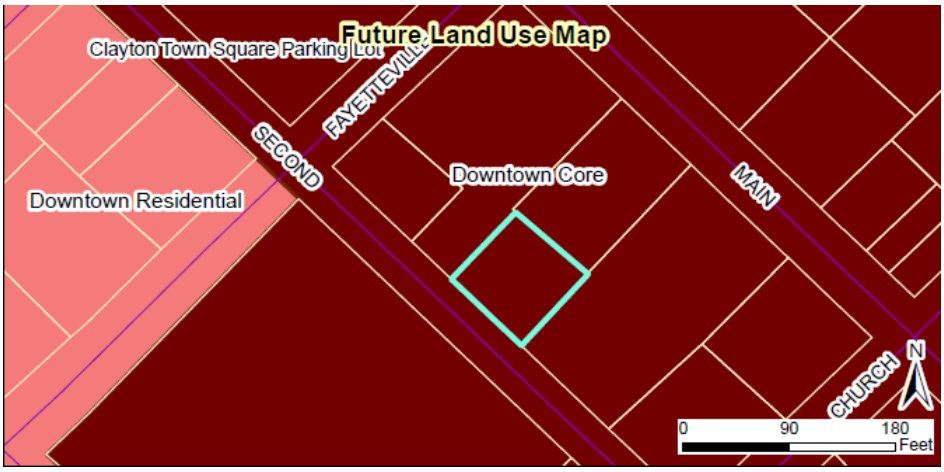


STAFF ANALYSIS AND COMMENTARY:

Overview
The applicant is requesting to rezone .15 acres from Office-Institutional (O-I) to Central Business (B-1). There is an existing building located on this property, which has historically been used as office space but is currently vacant. The property does not have any existing on-site parking, and is located within the downtown overlay district. A rezoning of the property to B-1 would create consistency with the surrounding zoning districts, and allow more relaxed parking standards for future tenants.

Compatibility with Surrounding Land Uses
The proposed rezoning is compatible with surrounding land uses, which includes single-family residential, office, and commercial.

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 “Downtown Core”.



CONSIDERATIONS:

- Rezonings are 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.

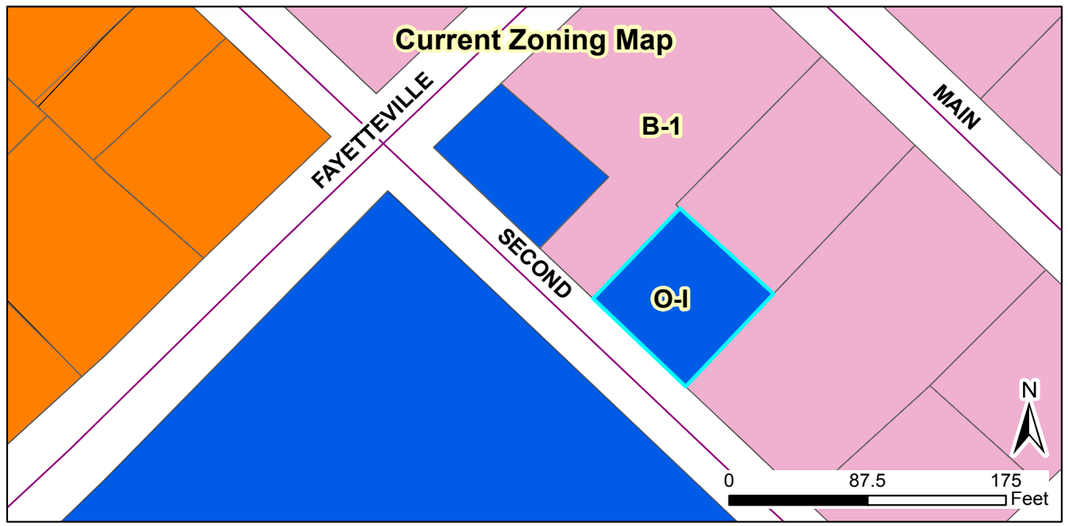
STAFF RECOMMENDATION:

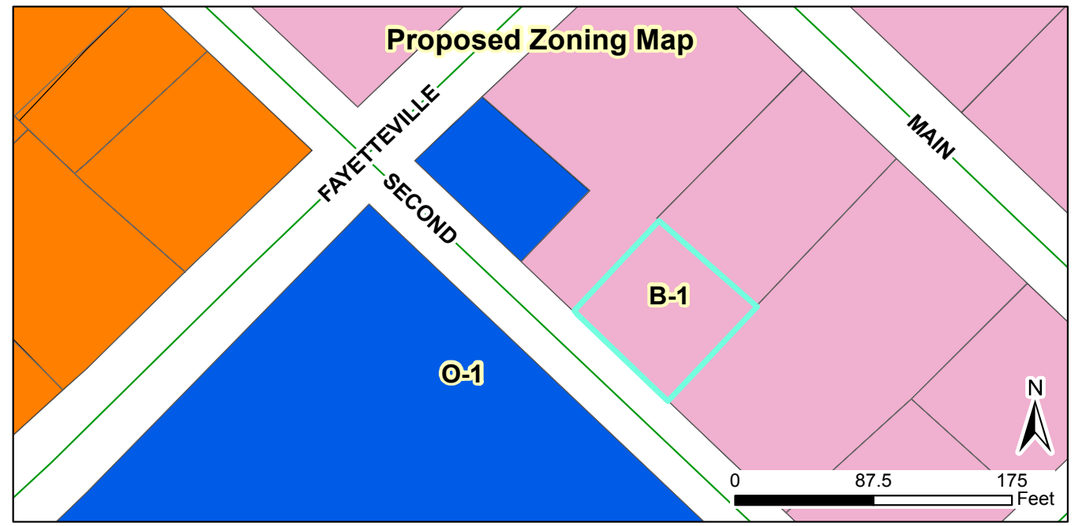
Staff is recommending ***approval*** of the rezoning of the subject parcel.

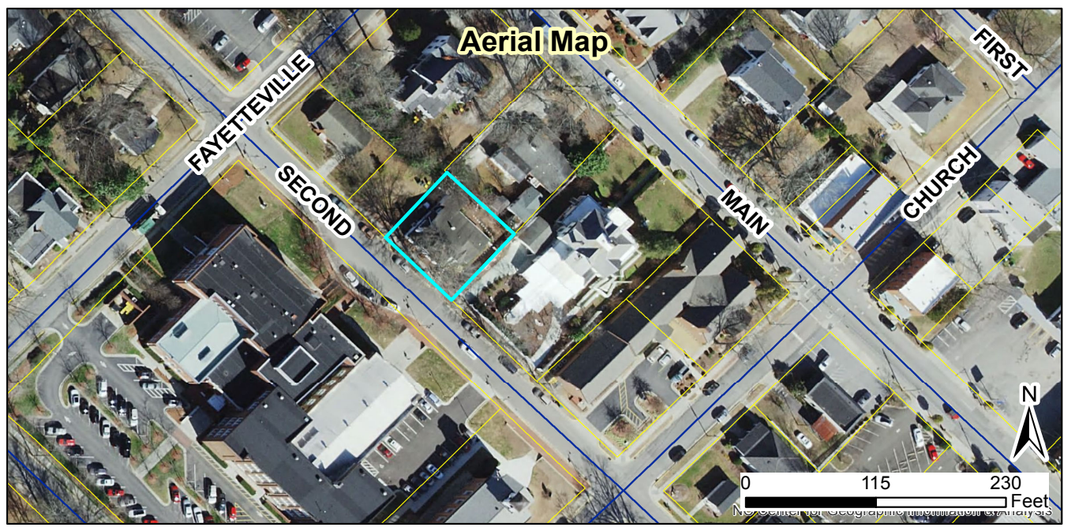
ATTACHMENTS:

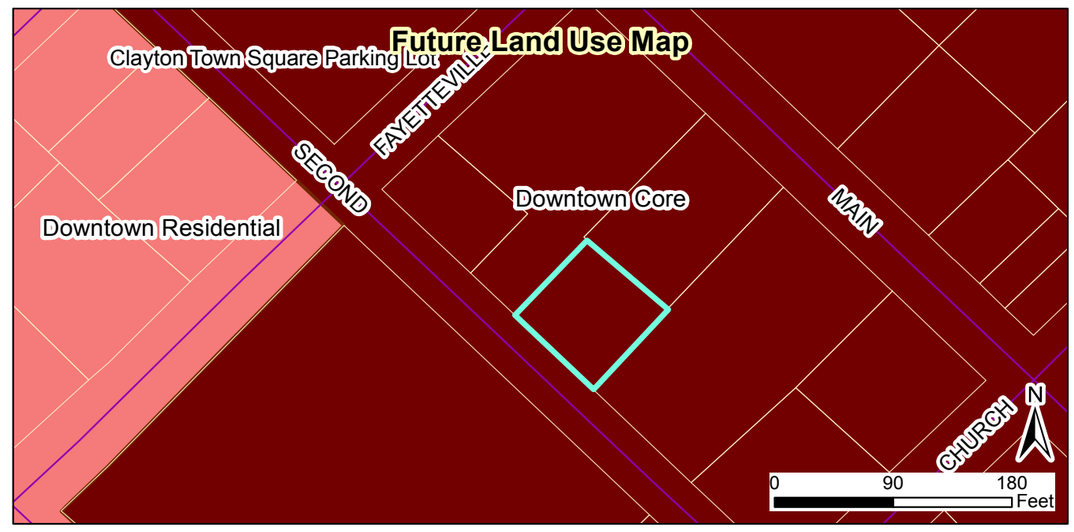
1) Staff Report Maps
2) Application
3) Public Notice- Newspaper Ad
4) Public Notice- Adjacent Property Letter

5) Neighborhood Meeting Materials
6) Consistency & Reasonableness Statement









2018-10-RZ
110 E Second Street Rezoning
Applicant: My Girlfriend's Properties LLC
Property Owners: My Girlfriend's Properties LLC
Parcel ID: 166913-02-3765
Tag #: 05015077

Staff Report Map

02/05/2018

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

Document Path: O:\ADMINISTRATION\TEMPLATES-APPLICATIONS\Templates\Staff Report Maps\Staff Report Map 4box - TEMPLATE v20170512.mxd

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

My Girfriends Properties, LLC

110 E Second Street Clayton, NC | 919-524-5858 | Blackstone@nc.rr.com

Town of Clayton
PO Box 879
Clayton, NC 27528-0000

Dear Sir or Madam:

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 the application, answer questions, and solicit comments.

Meeting date: Monday, February 12, 2018 Meeting time: 6:30pm

Meeting location: 110 E Second Street Clayton, NC 27520

Type of Application: Rezoning

Project/proposal property address: 110 E Second Street Clayton, NC 27520

Description of Project: We are moving our salon, My Girlfriends Place, which is currently at The Wagner House, to 110 E Second Street. The staff consists of 2 hairstylists, 1 nail technician, and 1 Esthetician. We are proposing no structural changes to the outside or inside of the property.

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 this meeting, you may contact us at 919-524-5858. You may also contact the Planning Department at 919-553-5002.

Sincerely,

Paul Black

cc: Town of Clayton Planning Dept

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Rezoning Request - My Girlfriends Properties

Application: My GIRLFRIENDS PROPERTIES LLC

Location/Date: 110 E 2nd Street Clayton, NC

	NAME	ADDRESS
1	Myself	
2	Dawn Stark	
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: My Girlfriends Properties, LLC

Date of Mailing: January 31, 2018

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: Paul A. Black Signature:

Date of Meeting: Feb 12th '18 Time of Meeting: 6:30 pm

Location of Meeting: 110 E Second St 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.*

No one attended the meeting. My wife and I waited for an hour and a half in case someone arrived late, but no one arrived.

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

PUBLIC NOTICE

In accordance with NC GS 160A-384, the Clayton Town Council will hold a public hearing on Monday, March 5, 2018, at 6:00 PM at Town Hall, 111 East Second Street, to consider rezoning request 2018-10-RZ for parcel number 166913-02-3765, located within the town limits. The requested change is from Office-Institutional (O-I) to Central Business (B-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:
February 23, 2018
March 2, 2018

Affidavit of publication required.

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

February 20, 2018

NOTICE

SUBJECT: **Project #**: 2018-10-RZ 110 E Second Street Rezoning
PIN #: 166913-02-3765
TAG #: 05015077
Applicant: My Girlfriend's Properties, LLC

Dear Clayton Area Property Owner:

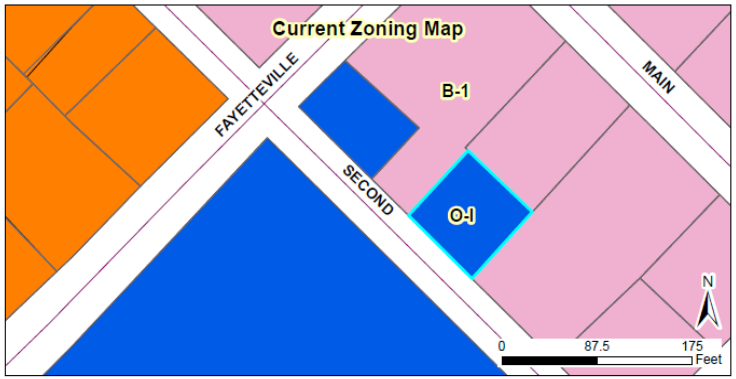
Notice is hereby given that the Clayton Town Council will hold a public hearing on Monday, March 5, 2018 at 6:00 PM at Town Hall, 111 E Second Street, to consider 2018-10-RZ, requesting to rezone a portion of the above referenced subject property from Office-Institutional (O-I) to Central Business (B-1). The property is located at 110 E Second Street. Please see the map on the back of this letter.

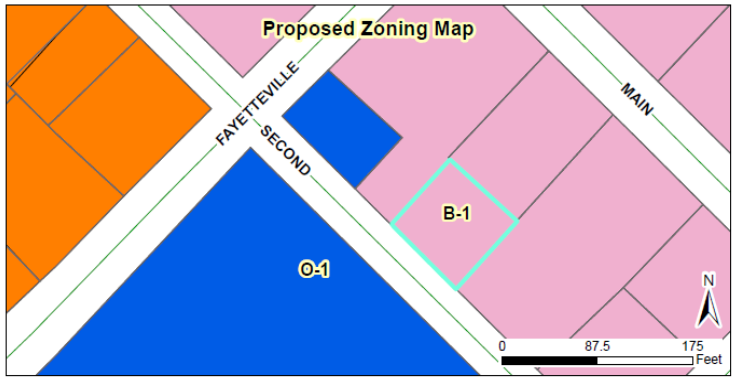
Based upon records in the Johnston County Tax Office, you are the owner of property that is within 100 feet of this proposed rezoning request. You are invited to attend this meeting and express your opinions on this request to Council.

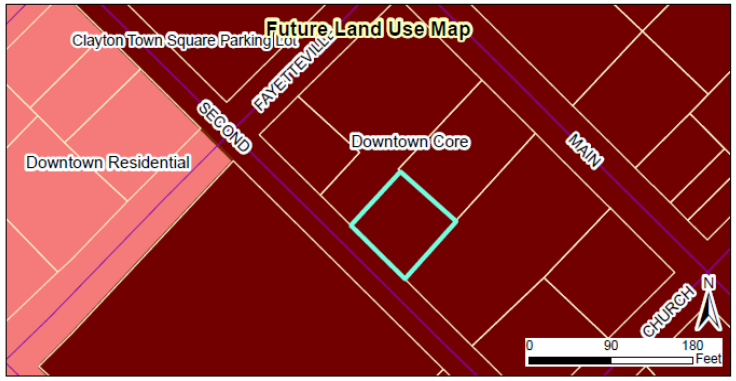
If you should need additional assistance or information, please contact Haley Hogg, Planner with the Town Planning Department at (919) 359-2102 or email at hhogg@townofclaytonnc.org.

Sincerely,

Haley Hogg, CZO
Planner







2018-10-RZ

110 E Second Street Rezoning

Applicant: My Girlfriend's Properties LLC
Property Owners: My Girlfriend's Properties LLC
Parcel ID: 166913-02-3765
Tag #: 05015077

Staff Report Map

02/05/2018

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

Document Path: O:\ADMINISTRATION\TEMPLATES-APPLICATIONS\Templates\Staff Report Maps\Staff Report Map 4box - TEMPLATE v20170512.mxd

Legend

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

TOWN OF CLAYTON

ZONING AMENDMENT

CONSISTENCY AND REASONABLENESS STATEMENT

[2018-10-RZ 110 E SECOND STREET REZONING]

The Town Council of the Town of Clayton hereby states:

Section 1: The above referenced zoning amendment IS APPROVED.

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

The Town of Clayton's Comprehensive Plan 2040, specifically:

- Objective LU1.2 Encourage the redevelopment or adaptive re-use of under-utilized commercial development

  Description of zoning amendment's consistency with the above plan objective:

The requested rezoning is consistent with the above referenced objective within the Comprehensive Plan 2040. The Future Land Use Map designates this property as being located within the "Downtown Core", which accommodates a variety of uses including commercial and offices. Rezoning this property to Central Business (B-1) will create consistency with the future land use map designation, and the surrounding zoning districts, which are primarily B-1. This rezoning may also encourage the re-use of the subject property through the attraction of tenants due to the lenient setback and parking requirements permitted within B-1.

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

that the rezoning will create consistency with the surrounding land uses and zoning districts, as well as the future land use map,

the above referenced zoning amendment is reasonable and in the public interest.

PPAB 2574608v3

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: Clayton Homes Sunbelt Site **Acreage of Property:** 23.36
County Tag Number: 05I05035A **NC PIN:** 167700-26-7660
Address/Location: 7635 US Highway 70 W Business, Clayton, North Carolina, 27520
Existing Zoning District: B-2 (Neighborhood-Business) with SHOD
Proposed Zoning District: B-3 (Highway-Business) without SHOD

APPLICANT INFORMATION

Applicant: Moffat Properties, Inc.
Mailing Address: 4901 Unicon Drive, Wake Forest, North Carolina 27587
Phone Number: (919) 669-7469 **Fax:**
Contact Person: Craig Moffat
Email Address: cmoffat@moffatproperties.com

FOR OFFICE USE ONLY

Date Received: NOV 30 2017 Amount Paid: $1000.00 File Number: 2017-188-RZ

RECEIVED
TOWN OF CLAYTON
PLANNING DEPARTMENT

PROPERTY OWNER INFORMATION

Name: CMH Homes Inc. Att: Retail Properties Department #855

Mailing Address: PO Box 9790 Maryville, Tennessee 37602

Phone Number: (865) 380-3000 **Fax:**

Email Address:

EXPLANATION OF PROJECT

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

This rezoning request is to rezone the approx. 23.36 acre parcel from B-2 with SHOD to B-3 without SHOD, which is consistent with the zoning and uses of the adjacent properties with frontage along US Hwy. 70. A special use permit is requested in conjunction with this rezoning request for equipment sales & rental.

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: 11/29/17	☑	☐			
2. Review Fee ($500 for standard rezoning OR $1,000 + $5.00/acre for Planned Developments) and Advertisement Fee ($100)	☑				
3. Completed application	☑				
4. Owner's Consent Form *Required if applicant is not property owner.*	☑	☐			
5. A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department).	☑	(See Attached Deed)			
6. *If property to be rezoned is a portion 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) *See sample letter and meeting requirements included in this packet*	☑				
9. Neighborhood meeting summary form (1 copy) *Included in this packet*	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) *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.*	☑				

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

   The proposed site plan shall be designed to meet the Town's desire to develop the location of the site into an employment center. The adjacent parcels have similar zoning and uses to what is proposed. B-3 (Highway Business) without SHOD is more appropriate for a parcel fronting US Hwy. 70.

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

   B-2 (Neighborhood Business) is for small-scale commerical uses to serve the surrounding neighborhood. B-3 (Highway Business) is for businesses located on major and minor thoroughfare. Therefore, the B-3 without SHOD zoning is more appropriate for the subject parcel.

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

   Properties adjoining the site have been zoned as B-3 without SHOD, therefore the balance of uses will not be affected. The Town desires to develop this area as an employment center, which is consistent with this rezoning request.

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.

   Water and and sewer are available from the public right of way, and the proposed site shall be designed to use those facilities. Stormwater facilities will be provided onsite, in accordance with the Town of Clayton UDO.

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

   The site location, along a major thoroughfare is consistent the B-3 zoning proposed. The SHOD is not appropriate because the parcel does not front the bypass or the ramps. As such, we have requested this parcel to be removed from the SHOD, which staff supports. There are no zoning conditions known to conflict with this rezoning request.

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

   At the time of the site plan submission, the proposed site use will be designed for no negative effect on negative effect on adjoining property owners. The proposed zoning and use is consistent with the adjoining properties with frontage on US Hwy. 70.

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.

   This project is not anticipated to have any detrimental effects on the general public or specific property owners in any way. All buffers and design standards of the Town of Clayton will be met during site plan review and approval.

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.

Craig Moffatt		11·20·17
Print Name	*Signature of Applicant*	*Date*

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: Clayton Homes Sunbelt Site **Address or PIN #:** 7635 US Highway 70 Bus, Clayton, North Carolina 27520

AGENT/APPLICANT INFORMATION:

Craig Moffat
(Name - type, print clearly)

4901 Unicon Drive
(Address)
Wake Forest, North Carolina 27587
(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***):

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:

CMH Homes, Inc.
(Name - type, print clearly)

P.O. Box 9790
(Address)

(Owner's Signature)

Maryville, Tennessee 37602
(City, State, Zip)

STATE OF TN
COUNTY OF Blount

Sworn and subscribed before me Laura Mohr, a Notary Public for the above State and County, this the 22 day of November, 2017.

SEAL

LAURA N. MOHR
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

Notary Public
My Commission Expires: 6-28-20

BOOK 2251 PAGE 242

JOHNSTON COUNTY NC 06/28/2002
22 $1600.00

STATE OF NORTH CAROLINA Real Estate Excise Tax

Excise Tax: $1,600.00 Tax ID No.: 05105035A

Mail/Return to: Grantee
Prepared by: F. Timothy Nicholls, Esq.

Brief description: 23.859 Acres, Clayton Twsp., Johnston County, NC

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made the 24th day of June, 2002, by NATIONWIDE HOUSING PROPERTIES, L.P., a Texas limited partnership (hereinafter "Grantor") to

CMH HOMES, INC., a Tennessee corporation (hereinafter "Grantee")
PO Box 9790
Maryville, TN 37802
Attn: Retail Real Estate Dept. 202B (E. Rochat)

(The designation of "Grantor" and "Grantee" shall include said parties and their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter, as required by the context.)

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee, in fee simple, all that certain lot or parcel of real property located in Clayton Township, Johnston County, North Carolina, and more particularly described as follows:

See EXHIBIT A, which is attached hereto and incorporated herein by reference(hereinafter the "Real Property").

TO HAVE AND TO HOLD the Real Property, and all rights, privileges and appurtenances thereto belonging, to Grantee in fee simple.

And Grantor covenants with Grantee that Grantor is seized of the Real Property in fee simple, has the right to convey the same in fee simple, that title to the Real Property is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the following: (i) ad valorem taxes for 2002 and thereafter; (ii) enforceable easements, restrictions and rights of way of record affecting the Real Property; and, (iii) matters shown on a current and accurate survey of the Real Property.

The Real Property was acquired by Grantor by deed recorded in Book 2058, Page 277, Johnston County Registry.

IN WITNESS WHEREOF, Grantor has executed this instrument and delivered this instrument, under seal, by authority duly given the day and year first above written.

NATIONWIDE HOUSING PROPERTIES, L.P. (SEAL)

By: HSTR General Holdings, Inc.,
a Texas corporation, its general partner

By: _____
Name: CRAIG A. REYNOLDS
Title: VP FINANCE

STATE OF TEXAS - GALVESTON COUNTY

I, a Notary Public of the County and State aforesaid, certify that Craig A. Reynolds personally appeared before me this day and acknowledged that he is VP Finance of HSTR General Holdings, Inc., a Texas corporation and the general partner of NATIONWIDE HOUSING PROPERTIES, L.P., a Texas limited partnership, and that he, being authorized to do so, executed the foregoing instrument on behalf of HSTR General Holdings, Inc., as the general partner of NATIONWIDE HOUSING PROPERTIES, L.P. Witness my hand and official stamp or seal, this 24th day of June, 2002.

_____
Notary Public

My Commission expires: 6/11/03

(STAMP/SEAL)

JOYCE L. CONIGLIO
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 6-11-03

State of North Carolina-Johnston County
The foregoing Certificate(s) of Joyce L. Coniglio
Notary (Notaries) Public is (are) certified to be correct.
This instrument was presented for registration and recorded in Book 2251 Page 243
This June 28, 2002 at 2:25 PM
Carol M. Massengill
Register of Deeds
Deputy Register of Deeds

EXHIBIT A

Commencing at N.C.G.S. Grid Monument 'P 190' bearing Grid Coordinates N=678,329.11 feet and E= 2,173,053.63 feet; Thence S10°32'59"E 1,575.57 feet to an existing right of way monument on the western right of way line of U.S. hwy. 70, being the southeast corner of lands now or formerly Helen P. Tuttle, as recorded in Deed Book 665, Page 263 of the Johnston County Register of Deeds, said point being the point and place of beginning.

Thence southerly along the western right of way of U.S. hwy. 70 S10°27'19"E 695.81 feet to an existing iron pipe, said point being the northeast corner of lands now or formerly Dorothy Pounds; Thence westerly along the northern line of said lands of Dorothy Pounds S89°20'40"W 659.11 feet to an existing iron pipe, said point being the southeast corner of lands now or formerly Carol Johnson, as recorded in Deed Book 977, Page 105 of the Johnston County Register of Deeds; Thence northerly along the eastern line of said lands N03°53'27"W 213.10 feet to an existing concrete monument; said point being the northeast corner of said lands; Thence westerly along the northern line of said lands N82°38'27"W 216.00 feet to an existing iron pipe, said point being the northwest corner of said lands; Thence southerly along the western line of said lands S04°17'42"E 243.37 feet to an existing iron pipe, said point being the southwest corner of said lands and the northeast corner of lands now or formerly J.C. Blinson, as recorded in Deed Book 478, Page 26 of the Johnston County Register of Deeds; Thence westerly along the northerly line of said lands S89°20'40"W 512.77 feet to an existing iron pipe in the northerly line of said lands; The following four (4) courses are through lands now or formerly of Helen P. Tuttle, as recorded in Deed Book 665, Page 263 of the Johnston County Register of Deeds: N00°40'08"W 951.94 feet to an existing iron pipe; Thence N89°19'52"E 132.98 feet to an existing iron pipe; Thence S75°24'58"E 290.77 feet to a set stake in the centerline of an existing stream; Thence S78°04'19"E 871.55 feet to the point and place of beginning.

Said lands lying and being in the Township of Clayton, Johnston County, North Carolina containing 23.859 acres more or less.

ADJACENT PROPERTY OWNERS LIST

Project Name: Clayton Homes Sunbelt Site

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
167700-36-1001	Worth M. Pounds, Jr.	1899 Strickland Road, Clayton, North Carolina 27520
167700-25-6963	Smooch, LLC.	P.O. Box 2346, Smithfield, North Carolina 27577
167700-26-6270	Patricia Counts	221 E Stalling Street, Clayton, North Carolina 27520
167700-15-7659	Smooch, LLC.	P.O. Box 2346, Smithfield, North Carolina 27577
167700-16-9558	Helen P. Tuttle	P.O. Box 622, Clayton, North Carolina 27520
167700-46-3313	Young Family Irrevocable Trust & Jenny Y. Kelling	3739 National Drive, Suite 227, Raleigh, North Carolina, 27612
167700-36-7026	Johnston County	P.O. Box 1049, Smithfield, North Carolina 27577
167700-27-3413	Doris M. Matthews Living Trust	5850 Northshore Dr., Hixson, TN 37343

Red Line Engineering, P.C.
"Engineering Relationships"

November 30, 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: TBD **Meeting Time**: TBD
Meeting Location: TBD
Type of Application: Rezoning (B-2 to B-3) & Special Use Allocation
Project/Proposal Address: 7635 US Highway 70 W Business, Clayton, North Carolina, 27520

Description of project/proposal: The proposed project consists of developing approximately 5 acres of the 23+ acre parcel for use as an equipment sales and rental facility. Similar facilities exist on the US Hwy 70 corridor and have been found to be appropriate for this overlay district. The adjacent parcels to the north and south are zoned B-3, which has been found in harmony with surrounding parcels. Equipment sales & rental is allowed in B-3 Zoning by special use permit. As such, we are submitting this application for a rezoning from B-2 to B-3 and special use permit for equipment sales & rental.

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 us at 919-779-6851. You may also contact the Planning Department at 919-553-5002.

Sincerely,

Moffat Properties, LLC. (Developer)
4901 Unicon Drive, Wake Forest, North Carolina 27587
(919) 669-7469

Red Line Engineering, P.C. (Engineer)
1401 Aversboro Road, Garner, North Carolina 27529
(919) 779-6851

Cc: Town of Clayton Planning Dept.

1401 Aversboro Road, Suite 210 ■ Garner, NC 27529 ■ Office: (919)779-6851 ■ www.rle-pc.com

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

Planning Board
February 26, 2018

STAFF REPORT

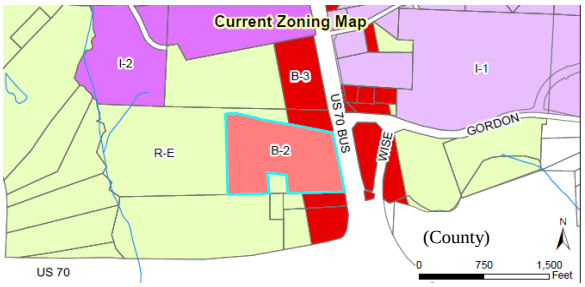
Application Number: 2017-188-RZ
Project Name: Sunbelt Rental, Rezoning

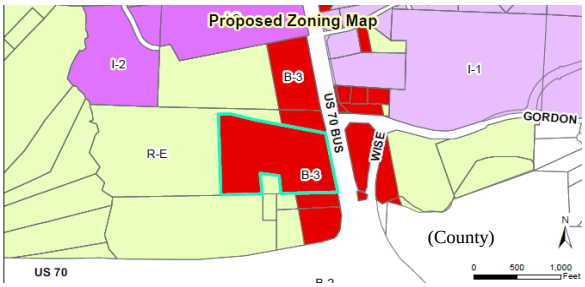
NC PIN / Tag #: 167700-26-7660 / 05i05035a
Town Limits/ETJ: ETJ
Overlay: Scenic Highway Overlay District (SHO) and Thoroughfare Overlay District (TOD)
Applicant: Moffat Properties, Inc.
Owner: CMH Homes Inc., Rental Properties Department
Location: The property is located at 7635 US Hwy 70 Bus., at the old Clayton Homes site.

Public Noticing:

- Neighborhood meeting December 19, 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 Neighborhood Business (B-2) to Highway Business (B-3) and removal of the property from the Scenic Highway Overlay District (SHO). Specifically, this relates to the Scenic Highway Overlay at the interchange of US Hwy 70 Bus. and US Hwy 70 Bypass.



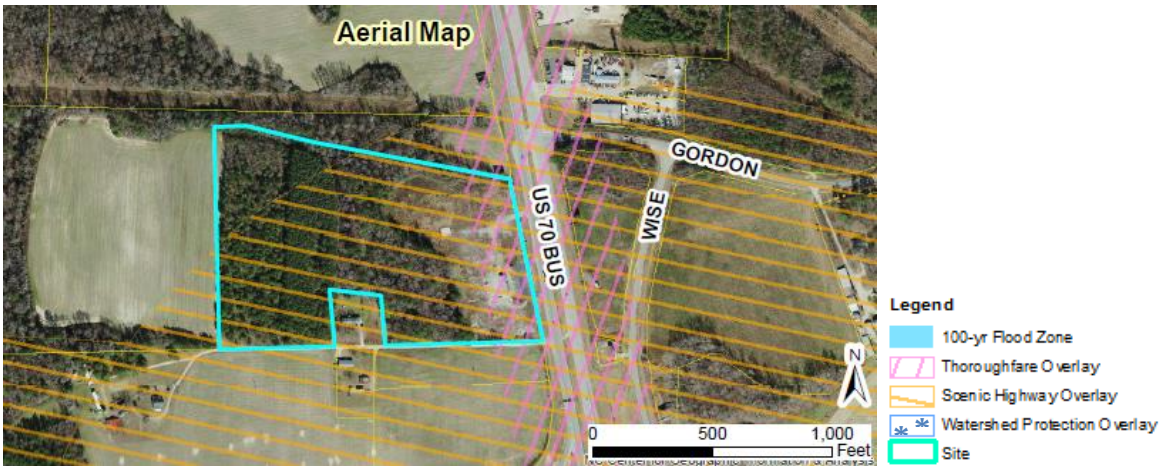


SITE DATA:
Acreage: 23.4 acres
Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

The majority of the property is within the Scenic Highway Overlay District. The entire frontage along US Hwy 70 Bus. is within this overlay, as well as the Thoroughfare Overlay District.

Direction	Zoning District	Zoning Overlay District	Existing Use
North	Highway Business (B-3) and Residential Estate (R-E)	Thoroughfare Overlay	Vacant / Agricultural
South	Highway Business (B-3) and Residential Estate (R-E)	Scenic Highway Overlay and Thoroughfare Overlay	Agricultural, and two large-lot Single Family Residential homes
East	Highway Business (B-3)	Scenic Highway Overlay and Thoroughfare Overlay	Vacant / Agricultural
West	Residential-Estate (R-E)	Scenic Highway Overlay only	Agricultural



STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting to rezone 23.4 acres from Neighborhood Business (B-2) to Highway Business (B-3), as well as to remove the property from the Scenic Highway Overlay District (SHO). The SHO restricts certain additional uses beyond those of the standard underlying zoning district(s) because the two interchanges function as entrances, or gateways, into Clayton from US Hwy 70 Bypass. The applicant has submitted two concurrent applications: a Special Use Permit, which is required in the B-3 zoning district to allow Vehicle Sales and Rental, and a Major Site Plan to construct an equipment rental yard and associated offices.

Existing vs. Proposed Zoning

The following list of uses are typical (but not exhaustive) of the existing zoning district: Neighborhood Business (B-2).

- Upper-story residence (i.e. – apartments above retail or mixed use)
- Daycare
- Government service
- Fitness center
- Car-wash
- Creative studio (i.e. – yoga, art, karate, etc.)
- Bank
- Offices, including medical office
- Restaurant
- Retail
- Service

The following list of uses are typical (but not exhaustive) of the proposed zoning district: Highway Business (B-3).

- Nursing home
- Upper-story residence
- Daycare
- Hospital
- Trade or technical school
- Government service
- Fitness center
- Nursery
- Car-wash
- Convenience store
- Creative studio
- Bank
- Hotel
- Office, including medical office
- Microbrewery
- Restaurant
- Retail
- Service

The Scenic Highway Overlay District (SHO) further restricts uses and development within ½ mile of the interchange of US Hwy 70 Bus. and US Hwy 70 Bypass (see §155.204(C) Table 2-8, below). The purpose of the SHO is to "encourage the development of specific uses at SHO interchanges, evoking a sense of arrival at a significant urban destination". The applicant seeks to remove the property from the SHO because Vehicle Rental and Sales is not a permitted use within the SHO. The applicant has also submitted a Major Site Plan (running concurrently) for an equipment rental facility, which would utilize outdoor equipment storage, similar to several sites in the vicinity, the most visible of which may be the Herc Rental site (formerly Hertz) on the corner of US Hwy 70 Bus. and Powhatan Road. If the SHO is not removed from the subject property, then the associated Special Use Permit and Major Site Plan are not viable even if the property is successfully rezoned from B-2 to B-3. The table below describes the permitted uses in the SHO. A removal of the SHO from the subject property would permit the uses as described in the base B-3 zoning district.

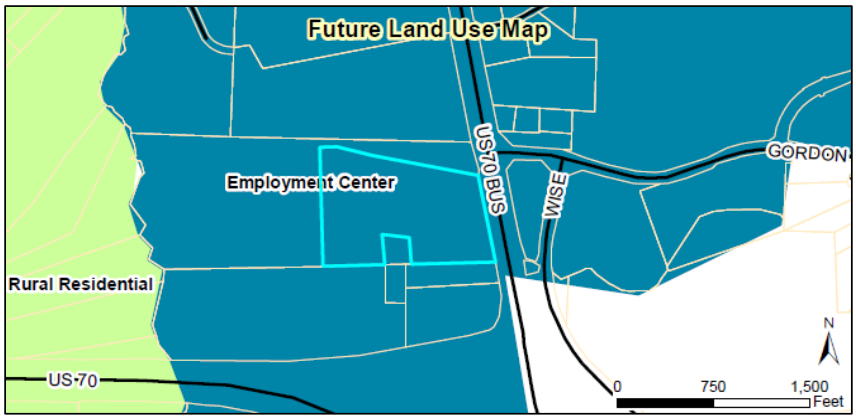
§155.204(C), "Scenic Highway Overlay", Table 2-8 Interchange Use Regulations

Use Type	SHO Interchange	Specific Use Section
Residential Uses		
Apartments	S	§155.301 (C)
Alley Loaded	S	§155.301 (B)
Nursing Home (Congregate Living Facility)	S	§155.301 (H)
Townhouse	S	§155.301 (J)
Single Family House	S	§155.301 (L)

Use Type	SHO Interchange	Specific Use Section
Upper-story Residence	P	§155.301 (M)
Public and Civic Uses		
College or University	S	§155.302 (D)
Government Service	P	§155.302 (F)
Hospital or Medical Center	C	§155.302 (G)
School (Technical, Trade or Business)	S	§155.302 (J)
School (Elementary or Secondary)	S	§155.302 (I)
Recreational Uses		
Arena, Auditorium or Stadium	S	
Indoor Entertainment	C	§155.303(A)
Commercial Uses		
Convenience Store with Gas Sales	S	§155.305 (F)
Hotel/Motel	C	§155.305 (K)
Office, General	P	§155.305 (P)
Office, Medical	P	§155.305 (Q)
Outdoor Seating/Sidewalk Cafe	S	§155.305 (R)
Restaurant, General	C	§155.305 (V)
Retail Sales, General	P	§155.305 (W)
Service, General	P	§155.305 (Z)
Veterinarian/Animal Hospital	C	§155.305 (FF)
Industrial Uses		
Research and Development	C	§155.306 (H)
Key:		
P – Permitted by right		
C – Conditional Use permitted if approved by the Board of Adjustment		
S – Special Use permitted if approved by the Town Council (TC)		
* Mixed use development is encouraged		

Consistency with the Comprehensive Plan 2040

The property is identified in the adopted Future Land Use Map as Employment Center, which is consistent with a rezoning to Highway Business (B-3).



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

This rezoning to B-3 would not affect the provisions of the SHO or the TOD (Thoroughfare Overlay District). The removal of the property from the SHO would create an irregular border in the SHO interchange area, and staff is not comfortable recommending this at this point in time. The SHO was created at a time when US Hwy 70 bypass was fairly new. The Bypass currently functions as an access-restricted highway, and has been identified as a future interstate by the state and federal government. This designation may alter the restrictions that can be placed by local governments on the future interstates (such as signage restrictions), but it will not alter restrictions regarding the uses of adjacent lands regulated by the Town's zoning jurisdiction. The interchange will likely still function as a gateway into the Town, and the additional use regulation of an overlay district may still be desired. Removing one property will be contrary to the intent of the SHO and will have the potential to reduce its effectiveness and potentially cause its piecemeal demise.

In the opinion of staff, the applicant has not sufficiently provided evidence that the removal of the SHO from the subject property would be consistent with the spirit of the overlay itself (Approval criteria #1, per §155.704(J)(1)). The stated purpose of the SHO interchange is to facilitate the establishment of uses at the gateway entrances into town that will be conducive to the creation of a sense of arrival at a significant urban destination. Additionally, the associated site plan and special use permit for an outdoor equipment storage and rental facility would seem not to improve the balance of uses (Approval criteria #3, per §155.704(J)(3)), but rather to reinforce a local industry cluster agglomeration (i.e. – equipment sales and rental).

Therefore, staff recommends a comprehensive examination of the effectiveness of the SHO and that any changes to the SHO boundary or its regulations be considered holistically and not piecemeal. This may be especially relevant given the recent designation of the corridor as a future interstate. If modifications are intended to the SHO, staff recommends that these potential changes be brought to the attention of Council as an amendment to the SHO boundary and/or its regulating text in §155.204 "Overlay Districts".

Compatibility with surrounding land uses and potential for adverse effects

The site is located on the highway with vacant or single family homes adjacent. It is likely that any commercial development will have a driveway on the highway and/or cross-access to adjacent parcels, and that adjacent property will not be significantly impacted.

Capacity/adequacy of public facilities and services
Water and sewer facilities exist in the US Hwy 70 Business corridor and can be accessed by the site, although boring under the highway may be necessary.

CONSIDERATIONS:

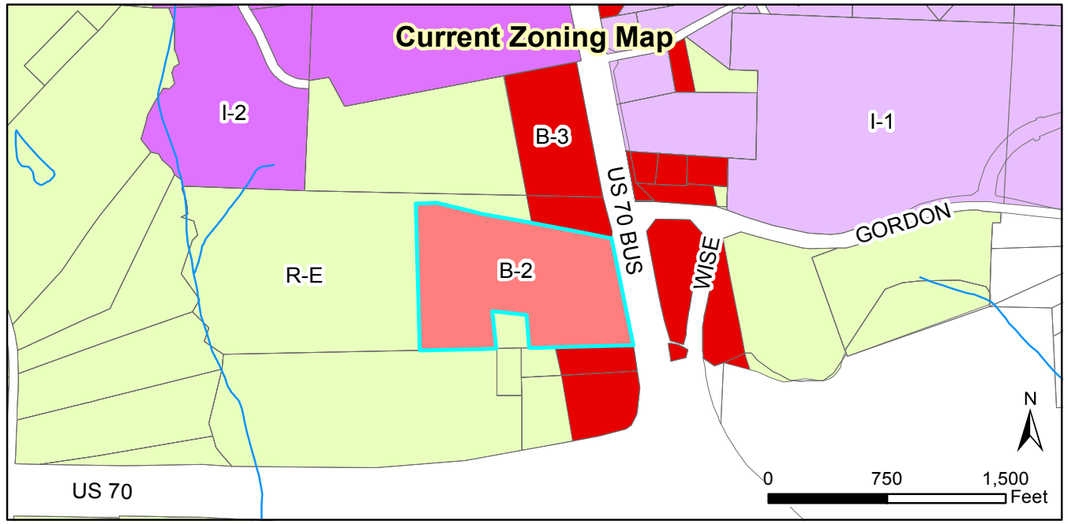
- Rezonings are decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining why the Council considers the action taken to be reasonable and in the public interest. A successful rezoning that is inconsistent with an adopted plan requires that the plan be amended to be consistent with the rezoning decision.

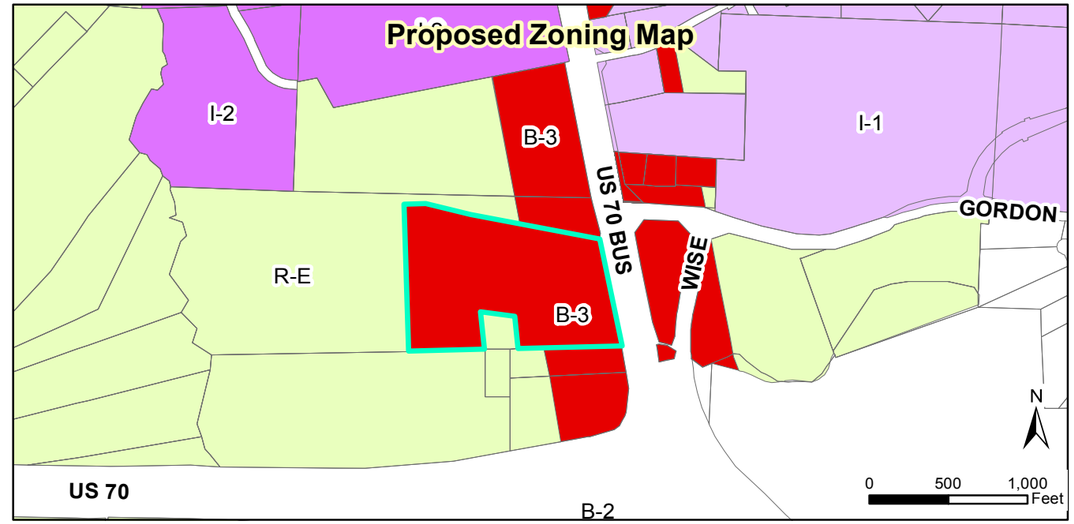
STAFF RECOMMENDATION:

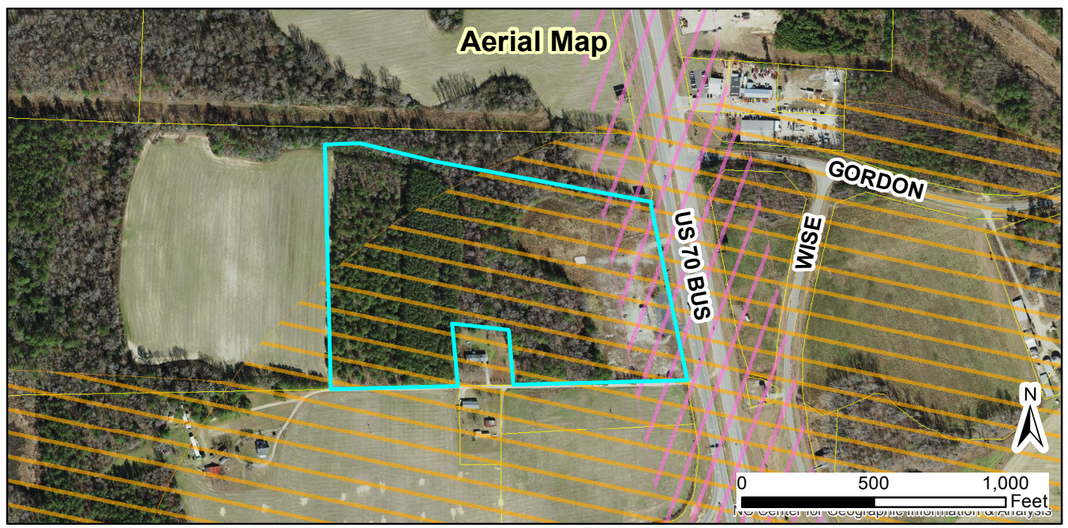
- Approval of the rezoning from Neighborhood Business (B-2) to Highway Business (B-3).
- Denial of the removal of the property from the Scenic Highway Overlay District.

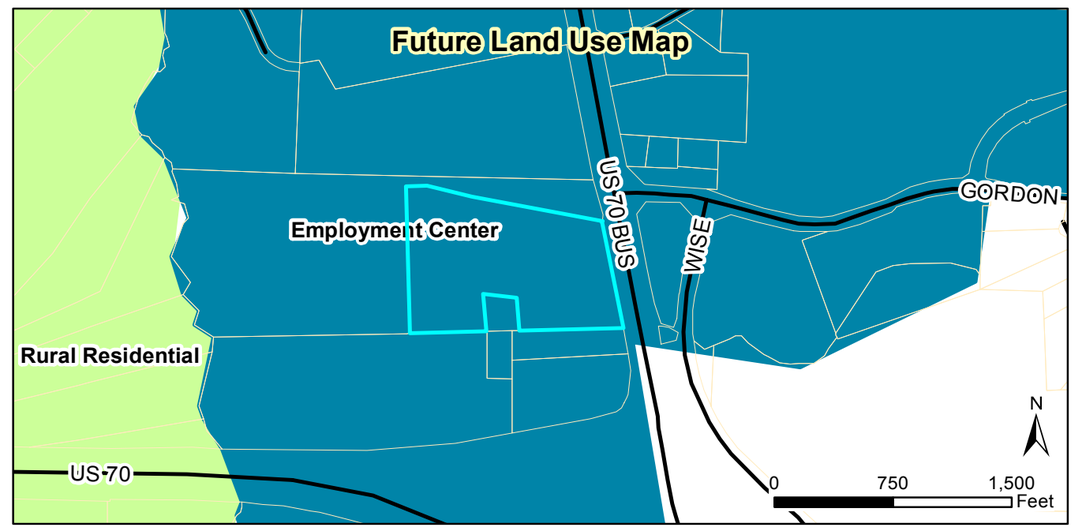
ATTACHMENTS:

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









Request:
2017-188-RZ, Sunbelt Rental rezoning to B-3.

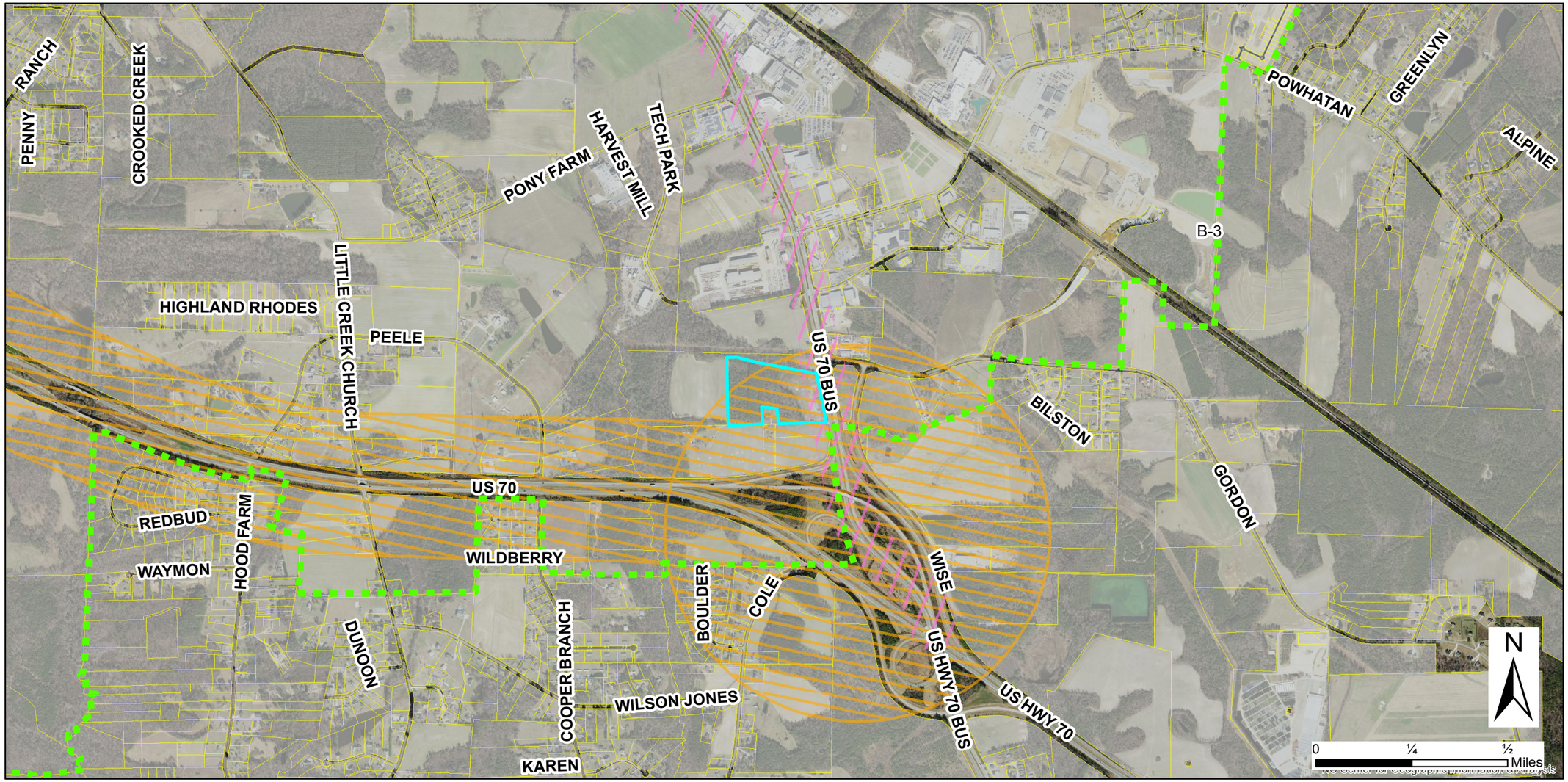
Applicant: Moffat Properties, Inc.
Property Owners: CMH Homes Inc.
Parcel ID: 167700-26-7660
Tag#: 05i05035a

Staff Report Map

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

Document Path: O:\PLANNING\REZONING\Rezoning\2017\2017-188-RZ Sunbelt Rental\Map\Map - Sunbelt Rental - 2017-188-RZ.mxd

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



Request:
2017-188-RZ, Sunbelt Rental,
Scenic Highway Overlay, overview

Applicant: Moffat Properties, Inc.
Property Owners: CMH Homes Inc.
Parcel ID: 167700-26-7660
Tag#: 05i05035a

Staff Report Map

Legend
- Town ETJ
- Thoroughfare Overlay
- Scenic Highway Overlay
- Site

02/22/2018

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

Document Path: O:\PLANNING\REZONING\Rezoning\2017\2017-188-RZ Sunbelt Rental\Map\Map - Sunbelt Rental SHO zoomout- 2017-188-RZ.mxd

Red Line Engineering, P.C.
"Engineering Relationships"

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 19, 2017 **Meeting Time**: 7:30 pm
Meeting Location: The Clayton Center (111 East 2nd Street, Clayton)
Type of Application: Rezoning (B-2 to B-3) & Special Use
Project/Proposal Address: 7635 US Highway 70 W Business, Clayton, North Carolina, 27520

Description of project/proposal: The proposed project consists of developing approximately 5 acres of the 23+ acre parcel for use as an equipment sales and rental facility. Similar facilities exist on the US Hwy 70 corridor and have been found to be appropriate for this overlay district. The adjacent parcels to the north and south are zoned B-3, which has been found in harmony with surrounding parcels. Equipment sales & rental is allowed in B-3 Zoning by special use permit. As such, we are submitting this application for a rezoning from B-2 to B-3 and special use permit for equipment sales & rental.

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 us at 919-779-6851. You may also contact the Planning Department at 919-553-5002.

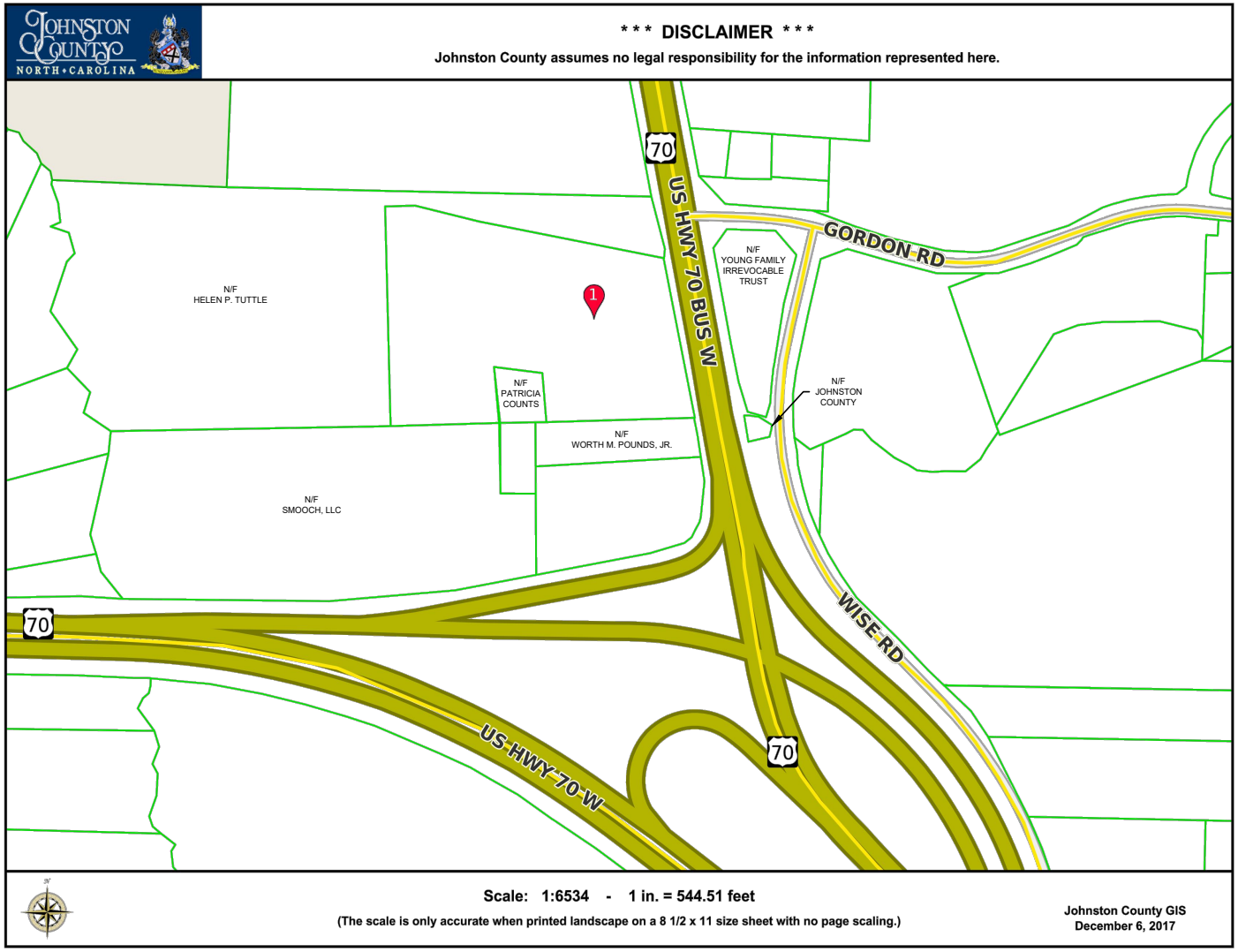
Sincerely,

Moffat Properties, LLC. (Developer)
4901 Unicon Drive, Wake Forest, North Carolina 27587
(919) 669-7469

Red Line Engineering, P.C. (Engineer)
1401 Aversboro Road, Garner, North Carolina 27529
(919) 779-6851

Cc: Town of Clayton Planning Dept.

1401 Aversboro Road, Suite 210 ■ Garner, NC 27529 ■ Office: (919)779-6851 ■ www.rle-pc.com


JOHNSTON COUNTY
NORTH • CAROLINA
*** DISCLAIMER ***
Johnston County assumes no legal responsibility for the information represented here.
70
US HWY 70 BUS W
GORDON RD
N/F
YOUNG FAMILY
IRREVOCABLE
TRUST
N/F
HELEN P. TUTTLE
1
N/F
PATRICIA
COUNTS
N/F
JOHNSTON
COUNTY
N/F
WORTH M. POUNDS, JR.
N/F
SMOOCH, LLC
WISE RD
70
US HWY 70 W
70
Scale: 1:6534 - 1 in. = 544.51 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 6, 2017

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Clayton Homes Sunbelt Site

Application: Rezoning & Special Use

Location/Date: The Clayton Center (York Room) / 12-19-17

	NAME	ADDRESS
1	Gary McCabe	1401 Aversboro Rd, Suite #210, Garner, NC 27529
2	Timothy Lance	1401 Aversboro Rd, Suite #210, Garner, NC 27529
3	Craig Moffat	4901 Unicon Drive, Wake Forest, NC 27587
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Rezoning & Special Use

Date of Mailing:

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: Craig Moffat Signature:

Date of Meeting: 12/19/17 Time of Meeting: 7:30

Location of Meeting: The Clayton Center (York Room)

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

Meeting End: 8:45pm (No show)

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

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: Parkview **Acreage of Property:** +/- 2.06
County Tag Number: See attached GIS sheets **NC PIN:** See attached GIS sheets
Address/Location: Located on City Road across from Legend Park
Existing Zoning District: R-10/PD-R
Proposed Zoning District: PD-R

APPLICANT INFORMATION

Applicant: Adams & Hodge Engineering, PC
Mailing Address: 314 E. Main Street
Phone Number: 919-812-2654 **Fax:** _____
Contact Person: Amy Stancil
Email Address: amy@adamsandhodge.com

FOR OFFICE USE ONLY

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

PROPERTY OWNER INFORMATION

Name: See attached GIS sheets

Mailing Address: _____

Phone Number: _____ **Fax:** _____

Email Address: _____

EXPLANATION OF PROJECT

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

The rezoning request is for additional property to be added to the existing Parkview Master Plan PDD-2014-111. The additional property will be single family detached.

REQUIRED INFORMATION (*to be submitted with the application*)

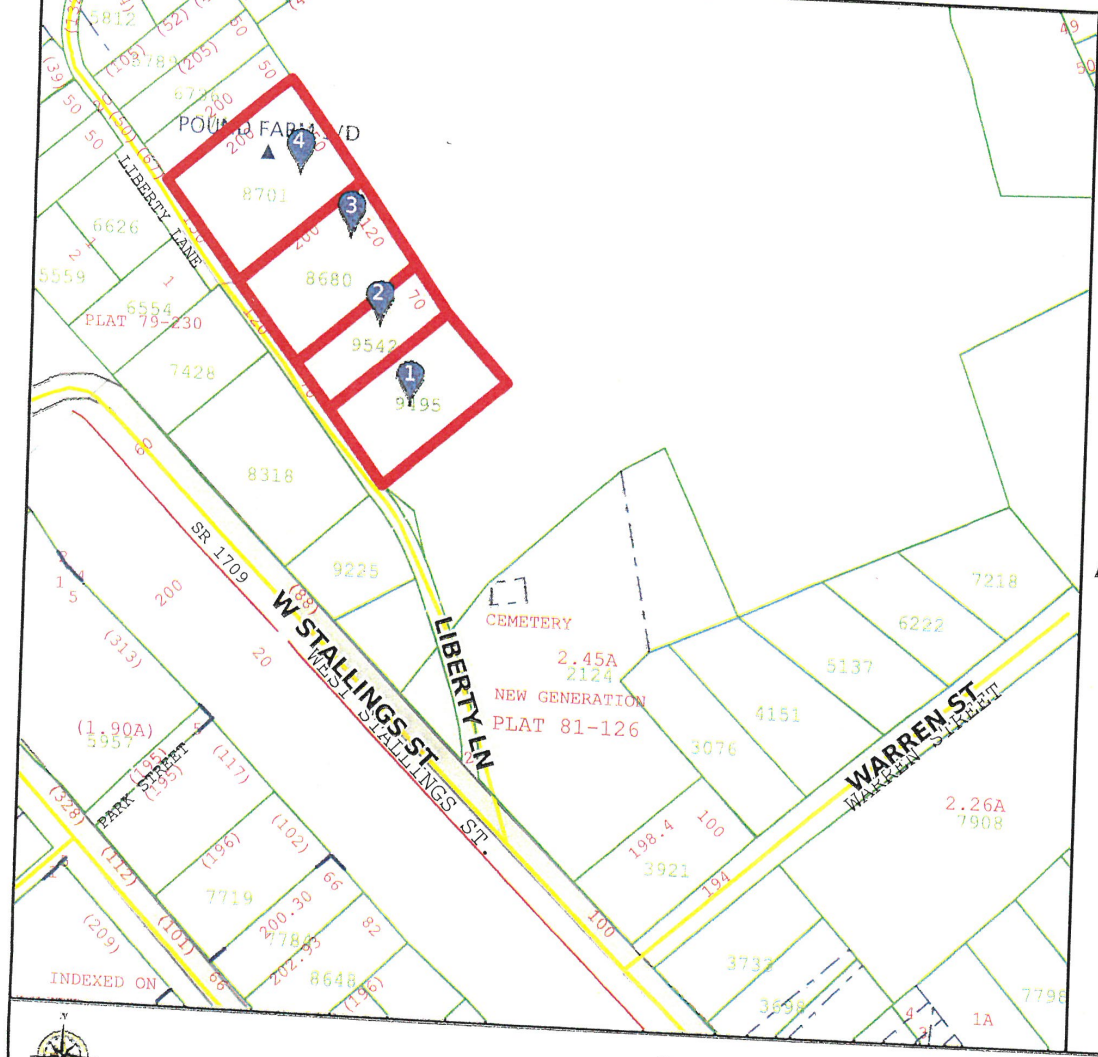
The following items must accompany a Rezoning application.

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 *Required if applicant is not property owner.*	•				
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) *See sample letter and meeting requirements included in this packet*					
9. Neighborhood meeting summary form (1 copy) *Included in this packet*	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) *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.*					

JOHNSTON COUNTY NORTH • CAROLINA

*** DISCLAIMER ***

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



Result 1

id:	05029055
Tag:	05029055 → tax #
Tax Unique Id:	5384549
NCPin:	165912-76-9495
Mapsheet No:	165912
Owner Name 1:	SAM'S BRANCH LLC
Owner Name 2:	
Mail Address 1:	328 E MAIN ST
Mail Address 2:	
Mail Address 3:	CLAYTON, NC 27520-2464
Site Address 1:	115 LIBERTY LN
Site Address 2:	CLAYTON, NC 27520-
Book:	05037
Page:	0909
Market Value:	20780
Assessed Acreage:	0.51
Calc. Acreage:	0.5
Sales Price:	50500
Sale Date:	2017-10-05

Scale: 1:2400 - 1 in. = 200 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
January 12, 2018

*** DISCLAIMER ***

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

Result 2

id: 05029054
Tag: 05029054
Tax Unique Id: 5165064
NCPin: 165912-76-9542
Mapsheet No: 165912
Owner Name 1: SPENCE, LILLY T MOORE
Owner Name 2:
Mail Address 1: 119 LIBERTY LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1612
Site Address 1: 117 LIBERTY LN
Site Address 2: CLAYTON, NC 27520-
Book: 00878
Page: 0154
Market Value: 10500
Assessed Acreage: 0.31
Calc. Acreage: 0.3
Sales Price: 0
Sale Date: 1980-01-01

Result 3

id: 05029053
Tag: 05029053
Tax Unique Id: 5180014
NCPin: 165912-76-8680
Mapsheet No: 165912
Owner Name 1: SPENCE, LILLY T MOORE
Owner Name 2:
Mail Address 1: 119 LIBERTY LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1612
Site Address 1: 119 LIBERTY LN
Site Address 2: CLAYTON, NC 27520-
Book:
Page:
Market Value: 18670
Assessed Acreage: 0.56
Calc. Acreage: 0.53
Sales Price: 0
Sale Date:

Result 4

id: 05029052
Tag: 05029052
Tax Unique Id: 5165053
NCPin: 165912-76-8701
Mapsheet No: 165912
Owner Name 1: BEASLEY, JERRY WAYNE
Owner Name 2: BEASLEY, EUNICE
Mail Address 1: 139 LIBERTY LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1612
Site Address 1: 125 LIBERTY LN
Site Address 2: CLAYTON, NC 27520-
Book:
Page:
Market Value: 20760
Assessed Acreage: 0.69
Calc. Acreage: 0.67
Sales Price: 0
Sale Date:

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

   The proposed plan will be consistent with adopted plans of the town and will provide a mixture of residential units.

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

   The propoerty is currently located in the town limits and is vacant/undeveloped. Rezoning this property will allow for orderly development as well as an extension of Parkview.

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

   The proposed zoning change will not change the use, but will allow flexibility in development to facilitate better overall use of the propoerty.

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 rezoning will not increase the current zoning density of 4 units/acre. As such the town has anticipated the proposed density and should have all facilities in place.

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

   The legal purposes for zoning have not been violated.

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

   The rezoning should have a positive effect instead of a negative.

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.

   This change will benefit the general public.

APPLICANT AFFIDAVIT

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

Donald C. Adams Jr.		2-1-2018
Print Name	***Signature of Applicant***	***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

Planning Board
February 26, 2018

STAFF REPORT

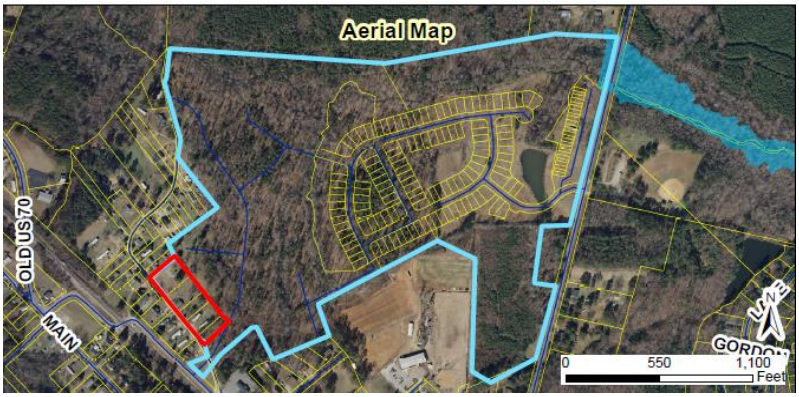
Application Number: 2017-149-PDD
Project Name: Parkview Modification Planned Development Rezoning

NC PIN / Tag #: 165912-76-9495 / 05029055, 165912-76-9542 / 05029054, 165912-768680 / 05029053, 165912-76-8701 / 05029052
Applicant: Adams & Hodge Engineering
Owner: Sam's Branch LLC
Location: Located off Liberty Lane

Public Noticing:
- Neighborhood meeting held on February 22, 2018
- Sign posted prior to February 16, 2018
- Letters mailed prior to March 23, 2018
- Newspaper published March 23, 2018 and March 30, 2018

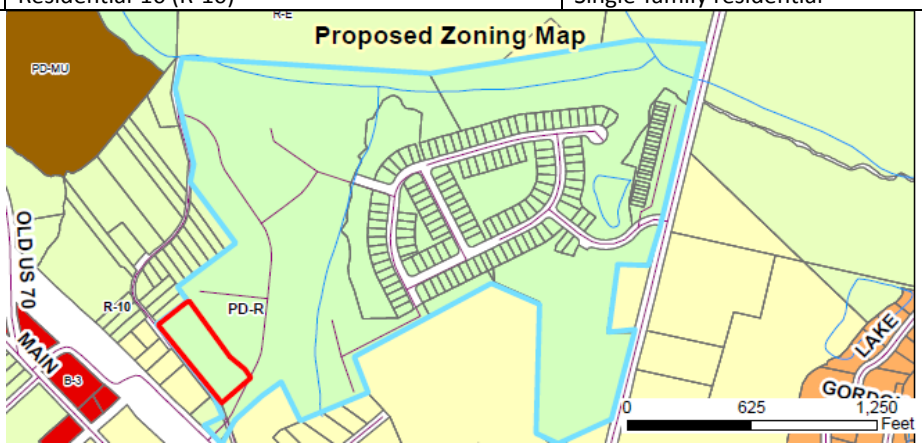
REQUEST: Rezoning of 2.06 acres from Residential-10 (R-10) and Planned Development-Residential (PD-R) to Planned Development-Residential (PD-R). A preliminary plat application (acting as a master plan) is running concurrently with this request to include this property as a part of the Parkview Master Plan.

SITE DATA:
Acreage: 2.06 acres
Existing Use: Single-family residential



ADJACENT ZONING AND LAND USES:

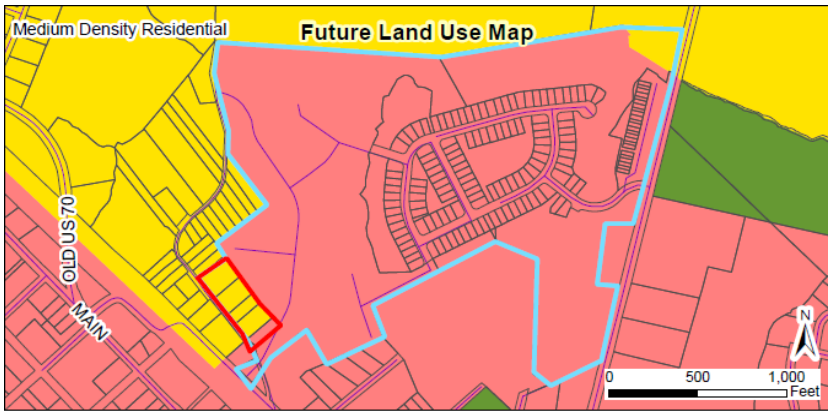
Direction	Zoning	Existing Use
North	Residential-10 (R-10) and Planned Development Residential (PD-R)	Single-family residential
South	Residential-10 (R-10)	Single-family residential
East	Planned Development Residential (PD-R)	Single-family residential
West	Residential-10 (R-10)	Single-family residential



STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting to rezone 2.06 acres of land from R-10 and PD-R to PD-R, in order to incorporate this land into the existing Parkview Master Plan. A preliminary plat application (2017-150-SD, acting as a master plan) is running concurrently with this request, to develop the area into 17 single-family residential lots. These additional lots will be subject to the dimensional standards approved within the original master plan approval for Parkview (PSD 2014-112). The properties included within this rezoning request are located off Liberty Lane.



Compatibility with Surrounding Land Uses
The proposed use is single-family residences and is compatible with surrounding land uses, which are all single-family residential uses.

Consistency with the Comprehensive Plan 2040
The request is consistent with the Comprehensive Plan 2040, which designates the subject properties as "medium density residential". This designation allows for densities up to 7 dwelling units/acre under Planned Development-Residential districts.

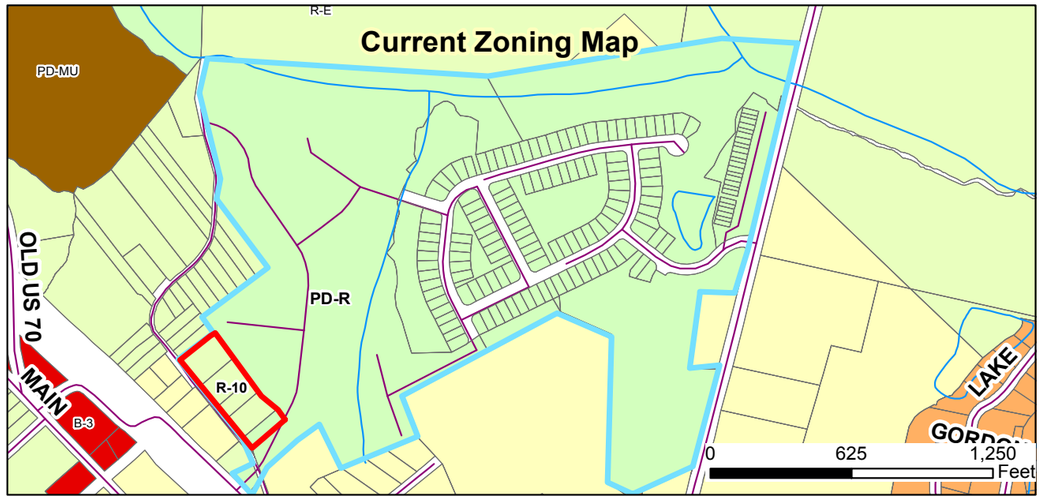
CONSIDERATIONS:

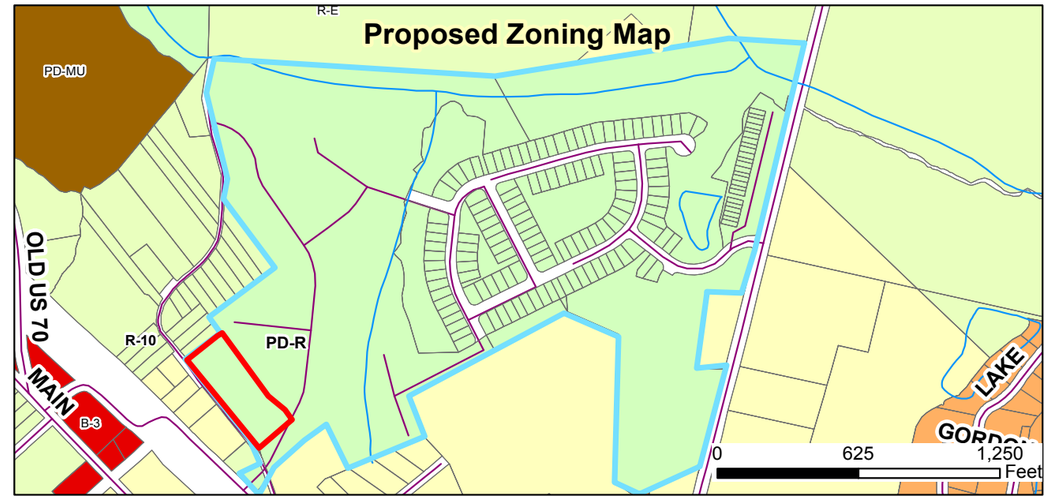
- Rezonings are decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining why the Council considers the action taken to be reasonable and in the public interest.
- This rezoning is running concurrently with a preliminary plat request (2017-150-SD, acting as a master plan) to add 2.06 acres to the original Parkview Master Plan to be developed into 17 single-family residential lots.

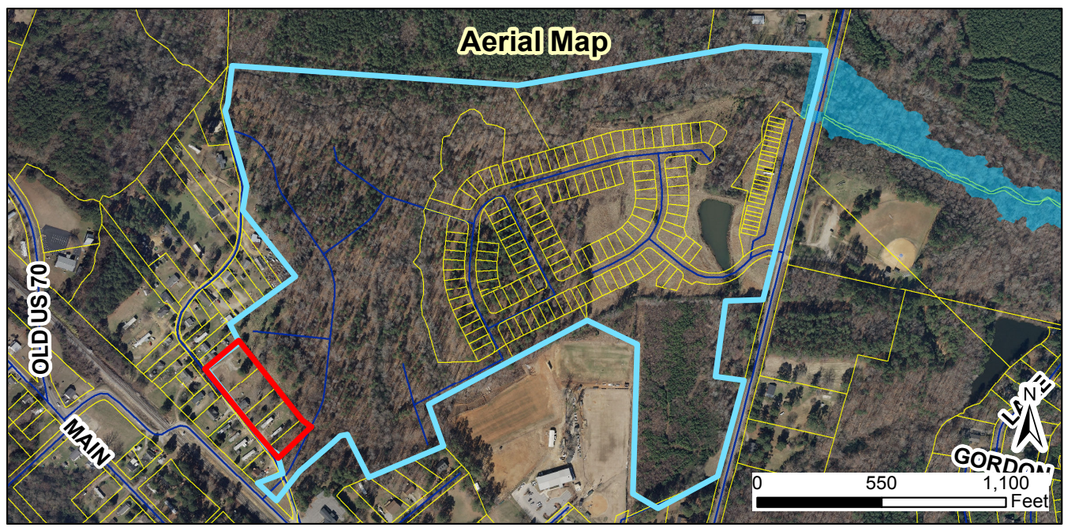
APPROVAL CRITERIA:
The applicant has addressed the Rezoning Approval Criteria outlined in §155.705. The applicant's responses are incorporated as an attachment to the Staff Report.

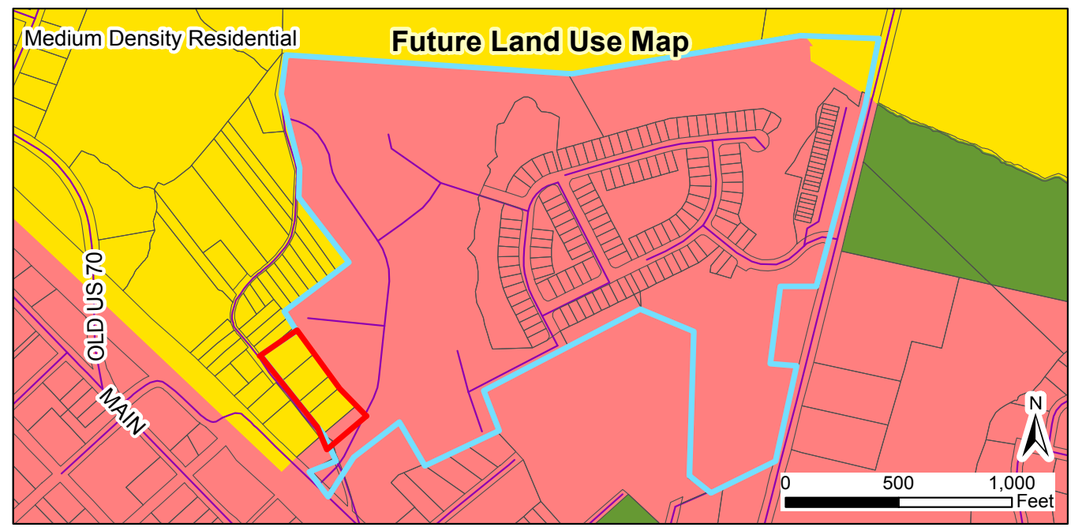
STAFF RECOMMENDATION:
Staff is recommending approval of the rezoning of the subject parcel.

ATTACHMENTS:
1) Staff Report Maps
2) Application
3) Neighborhood Meeting Materials









2017-149-PDD Parkview Master Plan Revision Rezoning
Request: To rezone 2.06 acres from R-10 and PD-R to PD-R

Applicant: Adams & Hodge Engineering
Property Owners: Sam's Branch LLC
Parcel IDs: 165912-76-9495, 165912-76-9542,
165912-76-8680, 165912-76-8701

02/16/2018
Produced by: TOC Planning
Disclaimer: Town of Clayton assumes no legal responsibility for the quality fo the data represented here.

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

Document Path: O:\PLANNING\REZONING\Planned Developments\2017\2017-149-PDD Parkview\Maps\2017-149-PDD Maps.mxd

ADAMS & HODGE
ENGINEERING, PC

February 12, 2018

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:	February 22, 2018
Location:	314 E. Main Street, Clayton 27520
Time:	6:30 PM
Type of Application:	Rezoning and Major Subdivision Plan
General Description:	The applicant is requesting rezoning to Planned Development – Residential. The subdivision plan is for a residential subdivision.

If you have any questions prior to or after this meeting, you may contact us at 919-763-7278.

Sincerely,

Donnie Adams, PE

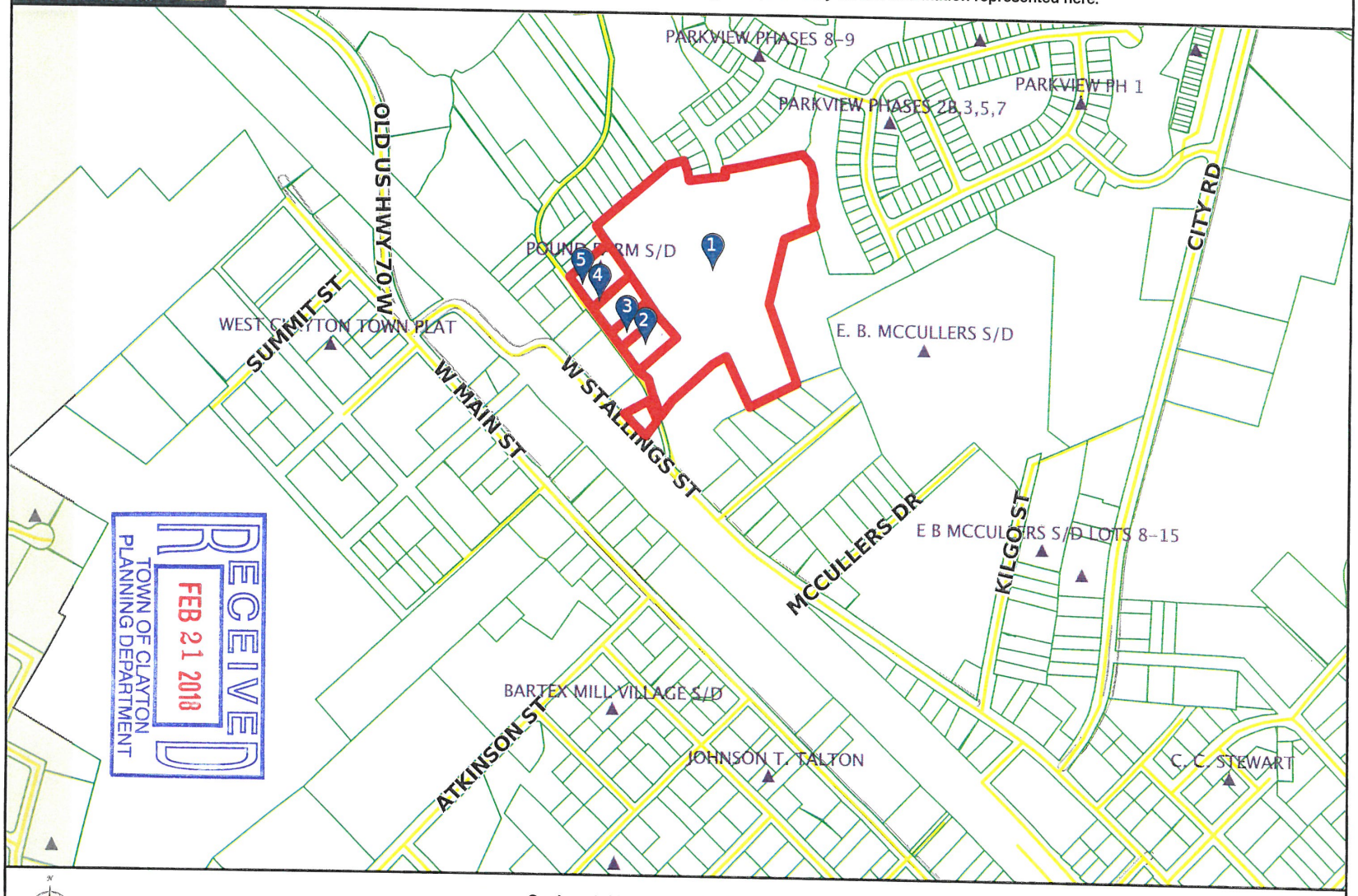
RECEIVED
FEB 21 2018
TOWN OF CLAYTON
PLANNING DEPARTMENT

ADAMS & HODGE ENGINEERING, PC • 314 East Main Street, Clayton, NC 27520 • 919-369-1938 / 919-763-7278 • Firm # C-4187

JOHNSTON COUNTY
NORTH CAROLINA

*** DISCLAIMER ***

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



RECEIVED
FEB 21 2018
TOWN OF CLAYTON
PLANNING DEPARTMENT

Scale: 1:6338 - 1 in. = 528.18 feet

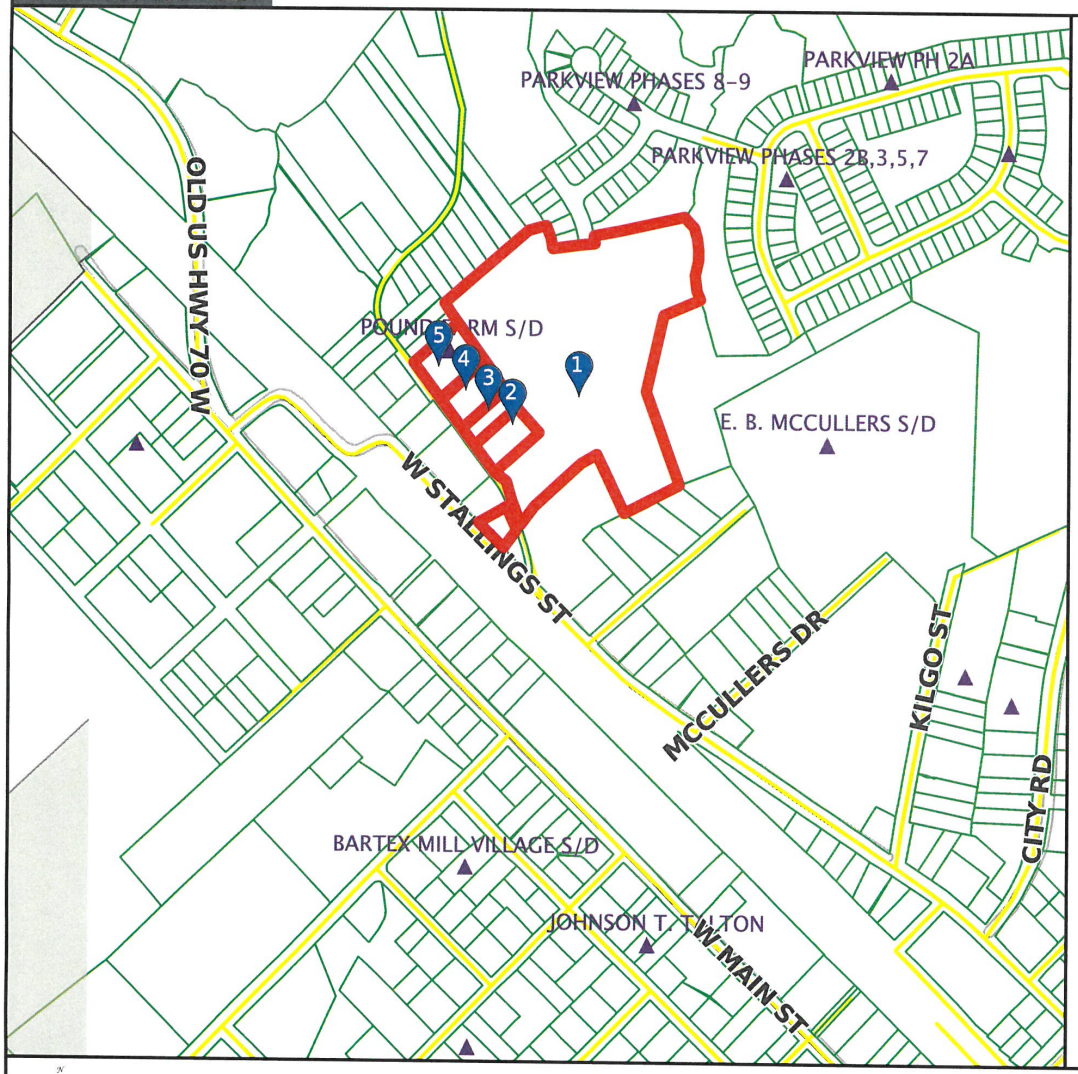
(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

Johnston County GIS
February 12, 2018

JOHNSTON COUNTY NORTH CAROLINA

*** DISCLAIMER ***

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



Result 1

id: 05030071
Tag: 05030071
Tax Unique Id: 4887940
Owner Name 1: ADAMS, DONALD C
Owner Name 2:
Mail Address 1: 1340 OLD DRUG STORE RD
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7610
Book: 04830
Page: 0028

Result 2

id: 05030076A
Tag: 05030076A
Tax Unique Id: 0
Owner Name 1:
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Book:
Page:

RECEIVED
FEB 21 2018
TOWN OF CLAYTON
PLANNING DEPARTMENT

Scale: 1:6619 - 1 in. = 551.59 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
February 12, 2018

JOHNSTON COUNTY NORTH • CAROLINA

*** DISCLAIMER ***

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

Result 3

id: 05030076B
Tag: 05030076B
Tax Unique Id: 0
Owner Name 1:
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Book:
Page:

Result 4

id: 05029052
Tag: 05029052
Tax Unique Id: 5165053
Owner Name 1: BEASLEY, JERRY WAYNE
Owner Name 2: BEASLEY, EUNICE
Mail Address 1: 139 LIBERTY LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1612
Book:
Page:

Result 5

id: 05030073M
Tag: 05030073M
Tax Unique Id: 5217424
Owner Name 1: SINGLETARY, KENNETH W.
Owner Name 2: SINGLETARY, ASHLEY N.
Mail Address 1: 97 MCDOWELL PKWY
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6210
Book: 05025
Page: 0109

Result 6

id: 05030076H
Tag: 05030076H
Tax Unique Id: 0
Owner Name 1:
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Book:
Page:

Result 7

id: 05029199U
Tag: 05029199U
Tax Unique Id: 5190225
Owner Name 1: BARBOUR, MARK A
Owner Name 2: BARBOUR, BRONNA B
Mail Address 1: 110 WARREN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1648
Book: 02064
Page: 0215

Result 8

id: 05029053
Tag: 05029053
Tax Unique Id: 5180014
Owner Name 1: SPENCE, LILLY T MOORE
Owner Name 2:
Mail Address 1: 119 LIBERTY LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1612
Book: 05083
Page: 0612

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

Result 9

id: 05029054
Tag: 05029054
Tax Unique Id: 5165064
Owner Name 1: SPENCE, LILLY T MOORE
Owner Name 2:
Mail Address 1: 119 LIBERTY LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1612
Book: 00878
Page: 0154

Result 10

id: 05029199S
Tag: 05029199S
Tax Unique Id: 5178402
Owner Name 1: BARBOUR, CREGG
Owner Name 2: BARBOUR, CYNTHIA
Mail Address 1: 104 WARREN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1648
Book: 00949
Page: 0273

Result 11

id: 05030076K
Tag: 05030076K
Tax Unique Id: 0
Owner Name 1:
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Book:
Page:

Result 12

id: 05030075K
Tag: 05030075K
Tax Unique Id: 4768318
Owner Name 1: CITY ROAD LLC
Owner Name 2:
Mail Address 1: 114 W MAIN ST STE 102
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2321
Book: 04925
Page: 0765

Result 13

id: 05029045
Tag: 05029045
Tax Unique Id: 5119674
Owner Name 1: BEASLEY, MINNIE INEZ BAR LIFE ESTATE
Owner Name 2: BEASLEY, JERRY WAYNE
Mail Address 1: 139 LIBERTY LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1612
Book: 01718
Page: 0886

Result 14

id: 05029050
Tag: 05029050
Tax Unique Id: 5156228
Owner Name 1: WITHROW PROPERTIES LLC
Owner Name 2:
Mail Address 1: 2012 PINE BARK LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8805
Book: 04173
Page: 0820

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

Result 15

id: 05029023
Tag: 05029023
Tax Unique Id: 5178408
Owner Name 1: LEE, TERRI R
Owner Name 2:
Mail Address 1: 121 TR DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03597
Page: 0322

Result 16

id: 05029063
Tag: 05029063
Tax Unique Id: 5158044
Owner Name 1: KAD INC
Owner Name 2:
Mail Address 1: 1025 RIDGE DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03317
Page: 0716

Result 17

id: 05029060
Tag: 05029060
Tax Unique Id: 4884268
Owner Name 1: SOON LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 133
Mail Address 3: CLAYTON, NC 27528-0133
Book: 04965
Page: 0442

Result 18

id: 05029048
Tag: 05029048
Tax Unique Id: 5113956
Owner Name 1: BEASLEY, JERRY WAYNE
Owner Name 2: BEASLEY, EUNICE
Mail Address 1: 139 LIBERTY LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1612
Book: 00705
Page: 0198

Result 19

id: 05030076I
Tag: 05030076I
Tax Unique Id: 0
Owner Name 1:
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Book:
Page:

Result 20

id: 05030076D
Tag: 05030076D
Tax Unique Id: 0
Owner Name 1:
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Book:
Page:

JOHNSTON COUNTY NORTH • CAROLINA

*** DISCLAIMER ***

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

Result 21

id: 05029024
Tag: 05029024
Tax Unique Id: 5101618
Owner Name 1: LEE, PERCY Y
Owner Name 2: LEE, JOYCE C
Mail Address 1: 2149 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03772
Page: 0626

Result 22

id: 05029199T
Tag: 05029199T
Tax Unique Id: 5178403
Owner Name 1: MURRAY, JANIE M
Owner Name 2: MURRAY, JOSEPH F
Mail Address 1: 106 WARREN STREET
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02957
Page: 0251

Result 23

id: 05029199Y
Tag: 05029199Y
Tax Unique Id: 5178424
Owner Name 1: BARBOUR, MARK A
Owner Name 2:
Mail Address 1: 110 WARREN STREET
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03143
Page: 0738

Result 24

id: 05029020
Tag: 05029020
Tax Unique Id: 5178406
Owner Name 1: NEW GENERATION FELLOWSHIP CHURCH INC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 40
Mail Address 3: KNIGHTDALE, NC 27545-0040
Book: 04702
Page: 0128

Result 25

id: 05030077P
Tag: 05030077P
Tax Unique Id: 0
Owner Name 1:
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Book:
Page:

Result 26

id: 05029044
Tag: 05029044
Tax Unique Id: 5158018
Owner Name 1: BEASLEY, JERRY WAYNE
Owner Name 2: BEASLEY, EUNICE
Mail Address 1: 139 LIBERTY LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1612
Book: 01055
Page: 0320

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

Result 27

id: 05029046
Tag: 05029046
Tax Unique Id: 5432420
Owner Name 1: BEASLEY, MINNIE INEZ BAR LIFE ESTATE
Owner Name 2: BEASLEY, JERRY WAYNE
Mail Address 1: 139 LIBERTY LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1612
Book: 01718
Page: 0886

Result 28

id: 05030076G
Tag: 05030076G
Tax Unique Id: 0
Owner Name 1:
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Book:
Page:

Result 29

id: 05029043
Tag: 05029043
Tax Unique Id: 5162607
Owner Name 1: BEASLEY, BARBARA D
Owner Name 2: BEASLEY, MICHAEL JAMES
Mail Address 1:
Mail Address 2: PO BOX 1194
Mail Address 3: CLAYTON, NC 27520-1194
Book: 04345
Page: 0512

Result 30

id: 05E99004A
Tag: 05E99004A
Tax Unique Id: 5155725
Owner Name 1: BEASLEY, JERRY WAYNE
Owner Name 2:
Mail Address 1: 139 LIBERTY LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1612
Book: 01055
Page: 0320

Result 31

id: 05029051
Tag: 05029051
Tax Unique Id: 5477459
Owner Name 1: SOON LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 133
Mail Address 3: CLAYTON, NC 27528-0133
Book: 05075
Page: 0206

Result 32

id: 05029061
Tag: 05029061
Tax Unique Id: 5158021
Owner Name 1: BEASLEY, MICHAEL JAMES
Owner Name 2:
Mail Address 1: 164 LIBERTY LANE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03082
Page: 0455

JOHNSTON COUNTY NORTH • CAROLINA

*** DISCLAIMER ***

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

Result 33

id: 05029042
Tag: 05029042
Tax Unique Id: 5144749
Owner Name 1: BEASLEY, MICHAEL JAMES
Owner Name 2:
Mail Address 1: 164 LIBERTY LANE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03082
Page: 0455

Result 34

id: 05030073K
Tag: 05030073K
Tax Unique Id: 5448894
Owner Name 1: BABB, TIFFANY PAGE
Owner Name 2: BABB, MICHAEL GERALD
Mail Address 1: 117 MCDOWELL PKWY
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6211
Book: 05032
Page: 0970

Result 35

id: 05030076C
Tag: 05030076C
Tax Unique Id: 0
Owner Name 1:
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Book:
Page:

Result 36

id: 05030076J
Tag: 05030076J
Tax Unique Id: 0
Owner Name 1:
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Book:
Page:

Result 37

id: 05030076F
Tag: 05030076F
Tax Unique Id: 0
Owner Name 1:
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Book:
Page:

Result 38

id: 05030073L
Tag: 05030073L
Tax Unique Id: 5220744
Owner Name 1: ABRAMOVICH, ASSAF
Owner Name 2: BERMAN, ITAI
Mail Address 1: 105 MCDOWELL PKWY
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6211
Book: 05034
Page: 0726

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

Result 39

id: 05030076E
Tag: 05030076E
Tax Unique Id: 0
Owner Name 1:
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Book:
Page:

Result 40

id: 05030073J
Tag: 05030073J
Tax Unique Id: 5381519
Owner Name 1: STUMPF, THERESA M.
Owner Name 2: STUMPF, LYNNE A.
Mail Address 1: 129 MCDOWELL PKWY
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6211
Book: 05042
Page: 0006

Result 41

id: 05029055
Tag: 05029055
Tax Unique Id: 5384549
Owner Name 1: SAM'S BRANCH LLC
Owner Name 2:
Mail Address 1: 328 E MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2464
Book: 05037
Page: 0909

Result 42

id: 05029199F
Tag: 05029199F
Tax Unique Id: 5178401
Owner Name 1: BARBOUR, CREGG JAMES
Owner Name 2: BARBOUR, CYNTHIA L
Mail Address 1: 104 WARREN STREET
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02015
Page: 0341

Parkview - Master Plan Revision

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: Adams & Hodge Engineering

Location/Date: 314 E. Main St. Clayton, NC 27520

	NAME	ADDRESS
1	Lynne [redacted] Stumpf	129 McDowell Pkwy, Clayton NC
2	THERESA Stumpf	129 McDowell Pkwy, Clayton NC
3	[illegible]	106 Balboa Pkwy Clayton N.C
4	[illegible]	118 Balboa Pkwy Clayton NC
5	DAGIM	101 BALBOA PKWY, CLAYTON.
6	EDWARD O'ROURKE	64 BALBOA PKY. CLAYTON 27520
7	Robert Manning	16 Balboa Pky Clayton
8	HECTOR PENA	156 LIBERTY LN CLAYTON
9	BARBARA BEASLEY	149 LIBERTY, CLAYTON
10	Michael Beasley	164 Liberty Lane, Clayton
11	Anton & Debbie Leebock	12 Manito Place, Clayton
12	JAMES LIPSCOMB	HTR/CITY ROAD LLC
13	DONNIE ADAMS	ADAMS & HODGE
14	Rodrigo Estanol	136 Liberty Ln Clayton
15	Holland Adams	Adams & Hodge
16		
17		
18		
19		
20		

ADAMS & HODGE ENGINEERING, PC

Neighborhood Meeting
Parkview Master Plan Revision
Date: February 22, 2018
Time: 6:30 pm
Location: Adams & Hodge Engineering, PC 314 E. Main St. Clayton, NC 27520

Donnie Adams began the meeting promptly at 6:30pm by having the Parkview Master Plan Map on the TV Screen for all to view. There was also a map on the table for all to view. He discussed that there was 3-4 acres of new property added that would increase lot count by 17 lots. There will be no change to the product/plan that is going to be offered.

Question: Polly – When will the construction trucks be able to use the other entrance? There are a lot of heavy trucks coming down Balboa and McDowell. It is a big concern, because construction trucks fly through there.

Answer: No definitive date, but contractor/developer is working toward opening the Stallings/Liberty entrance for home construction traffic as weather allows.

Question: Are you going to be widening Liberty Lane?

Answer: No. The traffic pattern remains internal to Parkview.

Question: Why didn't you put in a cul-de-sac?

Answer: James Lipscomb: The Town of Clayton wanted option for future connectivity.

Question: In the meantime what is developer going to do to keep traffic off Liberty Lane? Developer could install a birm, landscaping or barricade sign.

Question: Where is the Emergency exit route now?

Answer: There is a paved exit on City Rd.

Question: Teresa Stumpf – What are the laws in NC? Is there a certain number of lots allowed before a second entrance?

Answer: There are different threshold requirements 30 lots/ 75 lots / 250 lots.

Question: Hector Penta – Is Liberty Lane going to be connected to Road. No traffic can use our lane what are they going to do with the private lane?

Answer: The proposed street is not designed to connect to Liberty Lane.

Question: Michael Beasley – Are they going to put a stop sign on Parkview and Liberty Lane: Can we propose another stop sign? What about bus stops?

Answer: These are great questions. There will be a stop condition on Liberty Lane. The JC School system would determine where their buses load and unload.

Hector Penta – I don't mind progress as long as everything that needs to be done along with it is done.

Question: Penta – Our private lane, will the town be using it?

Answer: This project has not intent of using Liberty Lane. I recommend you contact the Town as to whether they plan to use the property.

Theresa Stumpf – Very big concern about kids running around the neighborhood with the construction trucks flying through there. Afraid there is going to be an accident.

Question: Polly – What do we need to do to request speed bumps on our roads?

Answer: That is a question for the Town of Clayton

Rodrigo Estanol - Talk about dirt road waiting to get rock on it. If they could fix it where they could get tractor trailers.

Answer: We will investigate the area of concern and address as necessary.

Donnie gave the dates and times of the next two meetings (Planning Board 2/26 and the Town Council 4/2) because the neighbors wanted to come and voice their concerns and thoughts on what is going on.

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: x _____ *Minor:* _____

Name of Project: Parkview **Acreage of Property:** +/- 2.06
Tag #: See attached GIS records **NC PIN:** See attached GIS records
Location: Additional property located on Liberty Lane
Number of Lots (existing): 328 **(Proposed)** 17 **Min Lot Size:** 2,750
Zoning District: PD-R **Electric Provider:** Town of Clayton
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: _____ File Number: _____

PROPERTY OWNER INFORMATION

Name: See attached

Mailing Address:

Phone Number: **Fax:**

Email Address:

APPLICANT INFORMATION

Applicant: Adams & Hodge Engineering, PC

Mailing Address: 314 E. Main Street

Phone Number: 919-812-2654 **Fax:**

Contact Person: Amy Stancil

Email Address: amy@adamsandhodge.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:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application meeting was held with Town Staff. Date: _____	☑				
2. Completed Application	☑				
3. Review Fee and Advertisement Fee	☑				
4. Findings of Fact, signed *Not required for minor modifications. Form is included in this packet.*	☑	☐			
5. Owner's Consent Form *Required if applicant is not the property owner. Included in this packet*	☑	☐			
6. Preliminary Plat Subdivision Requirements Checklist form, completed and signed *Checklist is included in this packet*	☑				
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(I)(7).	☐	☑			
9. Adjacent Property Owners List	☑	☐			
10. Road Name Application *Included in this packet*	☐	☑			
11. Wastewater allocation request OR verification of wastewater allocation *Letter format, to the attention of the Town Manager.*	☐	☑			

FINDINGS OF FACT

Section 155.706(I)(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.

This subdivision meets all applicable regulations and conforms to the 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 design is such that it will be beneficial to orderly development on adjacent tracts. This development will add to the Town's Greenway Track system and improve walk-ability within the City Limits.

(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 is designed to provide proper traffic flow within the neighborhood and provides appropriate points of connection to the existing street system for safe ingress and egress.

(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.

This subdivision is consistent with the orderly growth and development pattern of the town.

Project Name: Parkview Master Plan

Donald Adams Jr
Print Name

Signature of Applicant

2-1-2018
Date

01/08/2016

12. A signed and sealed Traffic Impact Analysis *(required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)*	☐	☑			
13. Neighborhood Meeting Notice Letter* (1 copy) *See sample letter and meeting requirement, included in this packet.* **Not required for minor modifications or subdivisions* **Not required for subdivisions that are part of an approved planned development*	☐	☑			
14. Neighborhood Meeting summary form* *Included in this packet – NOT submitted with application.* **Not required for minor modifications or subdivisions* **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.		
15. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list. **Not required for minor modifications* *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.*	☐				

EXPLANATION OF PROJECT

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

The request is for additional property to be added to the existing Parkview Master Plan PDD-2014-111. The additional property will be single family detached.

APPLICANT AFFIDAVIT

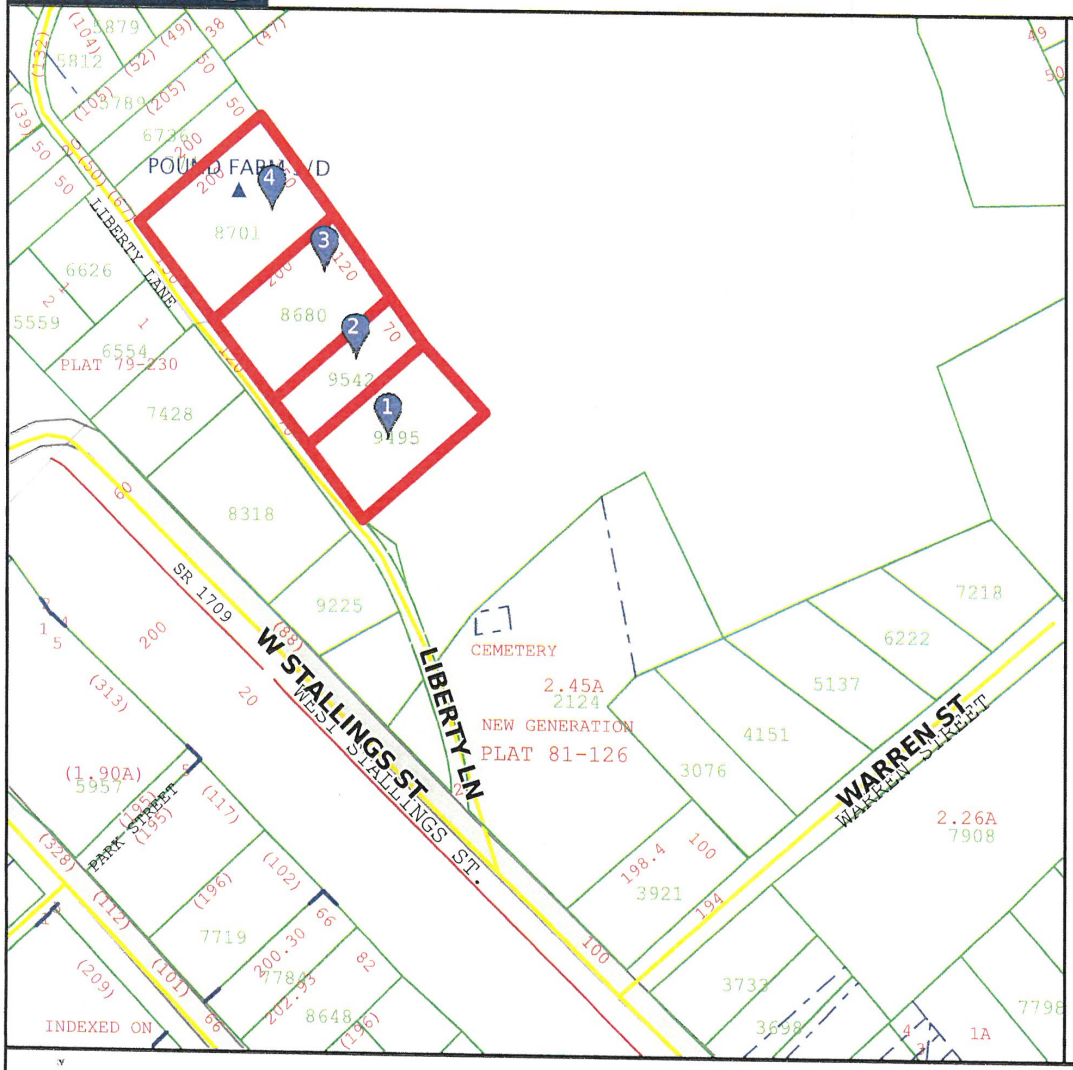
I/We, the undersigned, do hereby make application and petition to the Planning Board of the Town of Clayton to approve the subject Subdivision. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are 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.

Donald C. Adams Jr.		2-1-2018
Print Name	***Signature of Applicant***	***Date***

JOHNSTON COUNTY NORTH • CAROLINA

*** DISCLAIMER ***

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



Result 1

id:	05029055
Tag:	05029055 → tax #
Tax Unique Id:	5384549
NCPin:	165912-76-9495
Mapsheet No:	165912
Owner Name 1:	SAM'S BRANCH LLC
Owner Name 2:	
Mail Address 1:	328 E MAIN ST
Mail Address 2:	
Mail Address 3:	CLAYTON, NC 27520-2464
Site Address 1:	115 LIBERTY LN
Site Address 2:	CLAYTON, NC 27520-
Book:	05037
Page:	0909
Market Value:	20780
Assessed Acreage:	0.51
Calc. Acreage:	0.5
Sales Price:	50500
Sale Date:	2017-10-05

Scale: 1:2400 - 1 in. = 200 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
January 12, 2018

JOHNSTON COUNTY NORTH•CAROLINA

*** DISCLAIMER ***

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

Result 2

id: 05029054
Tag: 05029054
Tax Unique Id: 5165064
NCPin: 165912-76-9542
Mapsheet No: 165912
Owner Name 1: SPENCE, LILLY T MOORE
Owner Name 2:
Mail Address 1: 119 LIBERTY LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1612
Site Address 1: 117 LIBERTY LN
Site Address 2: CLAYTON, NC 27520-
Book: 00878
Page: 0154
Market Value: 10500
Assessed Acreage: 0.31
Calc. Acreage: 0.3
Sales Price: 0
Sale Date: 1980-01-01

Result 3

id: 05029053
Tag: 05029053
Tax Unique Id: 5180014
NCPin: 165912-76-8680
Mapsheet No: 165912
Owner Name 1: SPENCE, LILLY T MOORE
Owner Name 2:
Mail Address 1: 119 LIBERTY LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1612
Site Address 1: 119 LIBERTY LN
Site Address 2: CLAYTON, NC 27520-
Book:
Page:
Market Value: 18670
Assessed Acreage: 0.56
Calc. Acreage: 0.53
Sales Price: 0
Sale Date:

Result 4

id: 05029052
Tag: 05029052
Tax Unique Id: 5165053
NCPin: 165912-76-8701
Mapsheet No: 165912
Owner Name 1: BEASLEY, JERRY WAYNE
Owner Name 2: BEASLEY, EUNICE
Mail Address 1: 139 LIBERTY LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1612
Site Address 1: 125 LIBERTY LN
Site Address 2: CLAYTON, NC 27520-
Book:
Page:
Market Value: 20760
Assessed Acreage: 0.69
Calc. Acreage: 0.67
Sales Price: 0
Sale 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

Planning Board
February 26, 2018

STAFF REPORT

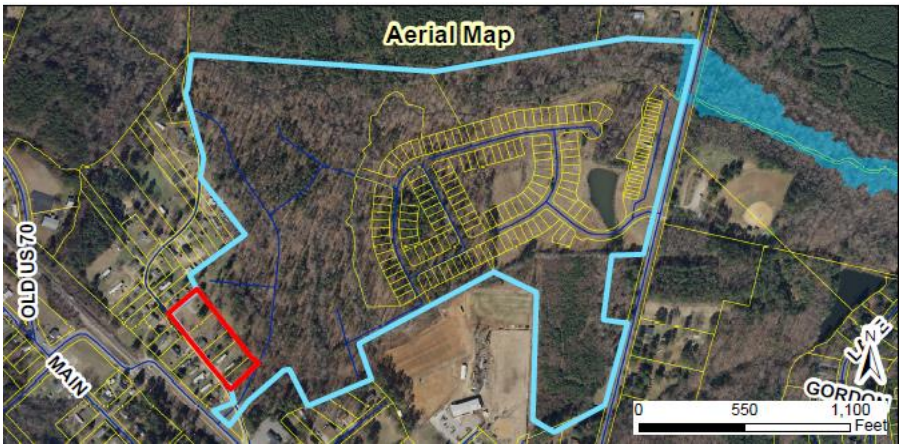
Application Number: 2017-150-SD
Project Name: Parkview Preliminary Plat Modification (acting as a Master Plan)

NC PIN / Tag #:	165912-76-9495 / 05029055, 165912-76-9542 / 05029054, 165912-768680 / 05029053, 165912-76-8701 / 05029052
Town Limits/ETJ:	Town Limits
Applicant:	Adams & Hodge Engineering
Owner:	Sam's Branch LLC
Location:	Located off Liberty Lane

Public Noticing:

- Neighborhood meeting held February 22, 2018
- Sign posted prior to February 17, 2018
- Letters mailed prior to March 23, 2018
- Newspaper published March 23, 2018 and March 30, 2018

REQUEST: The applicant is requesting to modify the previously approved Parkview preliminary plat (acting as a master plan), to add 17 additional single-family residential lots. Running concurrently with this request, the applicant has submitted a rezoning application to rezone the new portion of the development to PD-R.

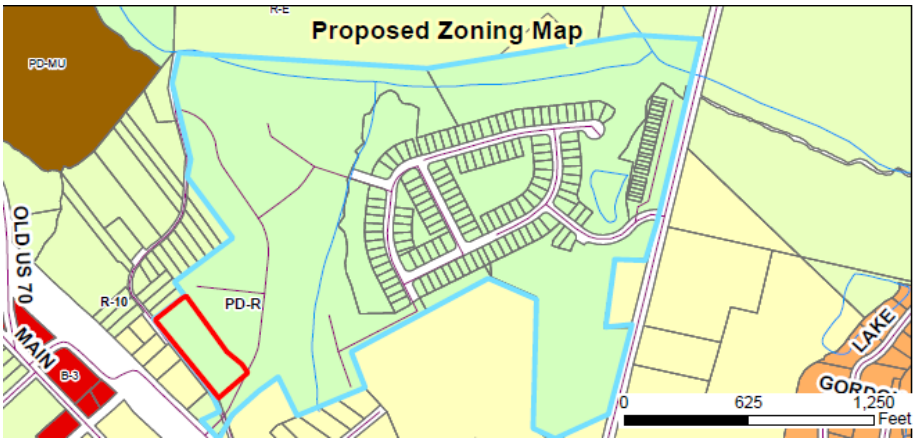


SITE DATA:

Acreage: 2.06 additional acres (85.16 acres total)
Existing Use: Single-family residential

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-10 (R-10) and Planned Development-Residential (PD-R)	Single-family residential
South	Residential-10 (R-10)	Single-family residential
East	Planned Development-Residential	Single-family residential
West	Residential-10 (R-10)	Single-family residential



DEVELOPMENT DATA:

Proposed Uses: Single-family residential (17 additional lots)

Density/Intensity: 4.07 units/acre

Max. Impervious Surface: 45%

Proposed Parking: No additional parking is proposed

Access/Streets: New lots will be accessed via previously approved road to the North and South; a new roadway connection is proposed connecting to Liberty Lane.

STAFF ANALYSIS:

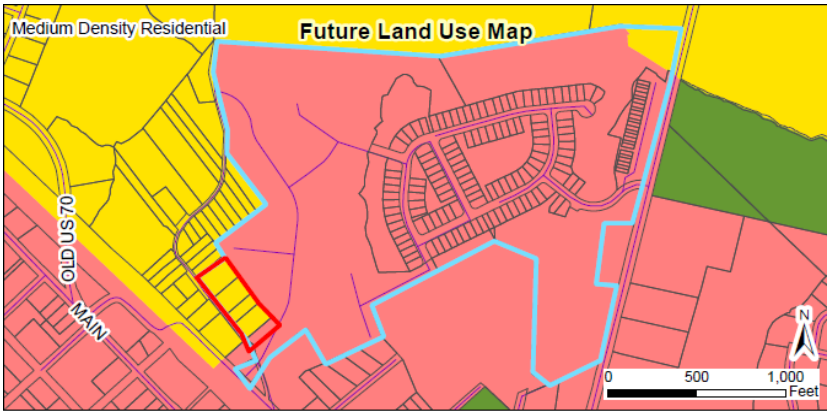
Overview

The applicant is requesting to modify the existing Parkview Preliminary Plat (acting as a Master Plan), to add additional property. The applicant is proposing 2.07 additional acres along Liberty Lane be added to the

development, to create 17 additional single-family detached residential lots. These additional lots will be subject to the approved dimensional standards within the original Parkview Master Plan (PSD 2014-112). The original master plan was approved for 83.10 acres, with 330 residential units. No other changes to the master plan are proposed as a part of this application. A rezoning application (2017-149-PDD) is running concurrently with this request to rezone the additional land from Residential-10 (R-10) and Planned Development-Residential (PD-R) to Planned Development-Residential (PD-R) in order to be consistent with the remainder of the development.

Consistency with Adopted Plans

- **Comprehensive Plan 2040**
  The request is consistent with the Comprehensive Plan 2040, which designates the subject properties as "medium density residential". This designation allows for densities up to 7 dwelling units/acre under Planned Development-Residential districts.



- **Unified Development Code**
  The proposed development is consistent with and meets the applicable requirements of the Unified Development Code (UDC).

Compatibility with Surrounding Land Uses
The proposed use is single-family residential lots. This use is compatible with the surrounding land uses, which are all single-family residential.

Landscaping and Buffering
The applicant is proposing to provide a Class "C" landscape buffer along all property lines, as required within the Unified Development Code. A detailed landscaping plan will be submitted when this phase of the development is submitted for staff review as a minor subdivision application.

Access/Streets
As a part of the new acreage being added to the previously approved master plan, the applicant is proposing a future connection to Liberty Lane. As shown in the previously approved master plan, the new lots may also be accessed via a previously approved road to the North, or a connection to Stallings Street to the South.

Multi-Modal Access
Sidewalks are proposed along both sides of the road, and will connect to previously approved sidewalk in the remainder of Parkview.

Traffic Impact Analysis
A Traffic Impact Analysis was prepared by Kimley Horn as a part of the original Master Plan (PSD 2014-112) in 2014. This TIA required that a northbound left-turn lane be provided on City Road. This application has been reviewed by NCDOT during the technical review committee, and it was determined that the addition of 17 single-family lots did not warrant the need for an updated Traffic Impact Analysis or additional roadway improvements.

CONSIDERATIONS:

- This plan is subject to final approval by Town Council.
- This approval is subject to approval of 2017- 149-PDD.

FINDINGS:

The applicant has addressed the Major Subdivision Approval Criteria outlined in UDC Section 155.706. The applicant's Findings of Fact are incorporated into the record as an attachment to the Staff Report.

CONDITIONS:

If approved, staff recommends the following conditions be applied to the approval of the preliminary subdivision/master plan:

1. Following Board approvals, three copies of the final Preliminary Subdivision Plan meeting the requirements of the Conditions of Approval shall be submitted to the Planning Department for final approval. The conditions of approval shall be recorded on the plans before final approval is granted.

2. This approval is subject to all conditions of approval noted within the original master plan approval PSD 2014-112 and PDD 2014-111.

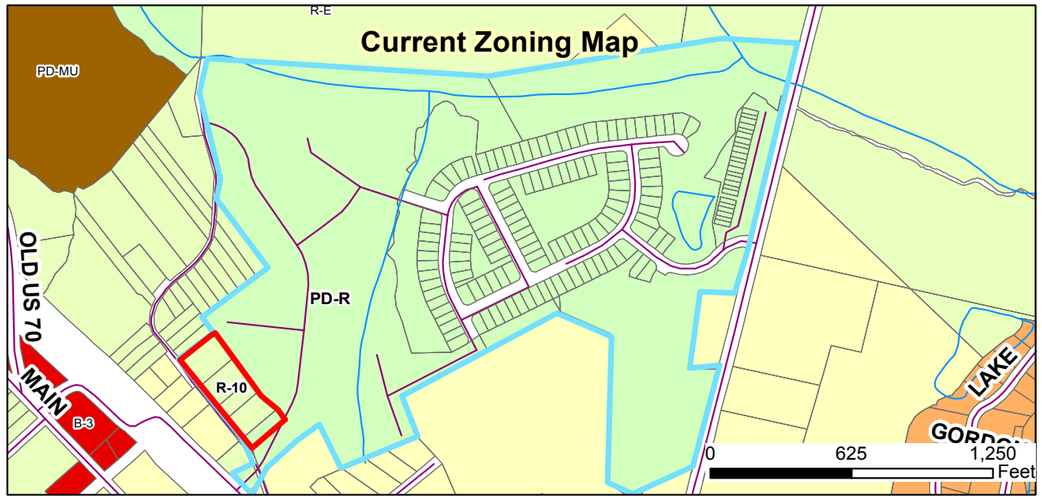
3. A voluntary annexation petition shall be submitted for the additional acreage included within this application, prior to plat recordation.

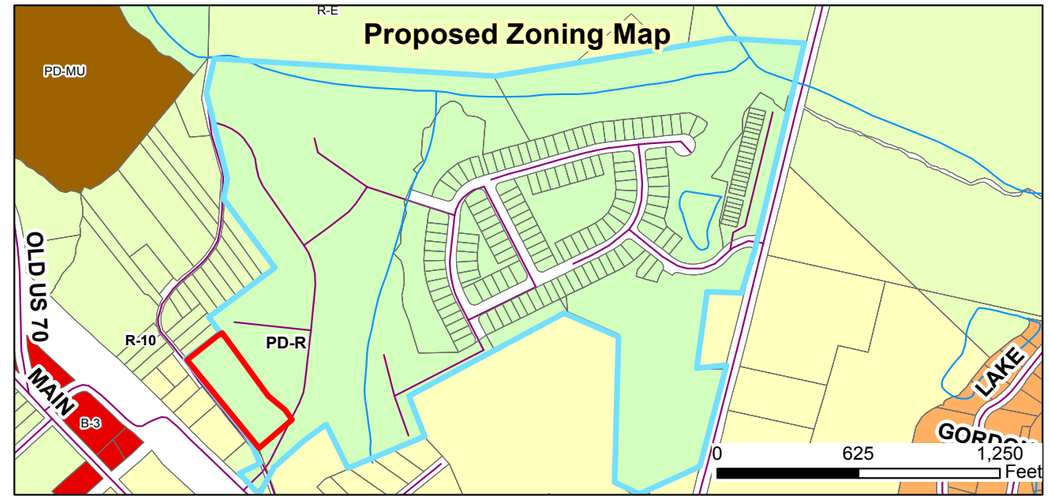
4. The required Class "C" landscape buffer within Phase 17 shall be installed prior to issuance of the first certificate of occupancy.

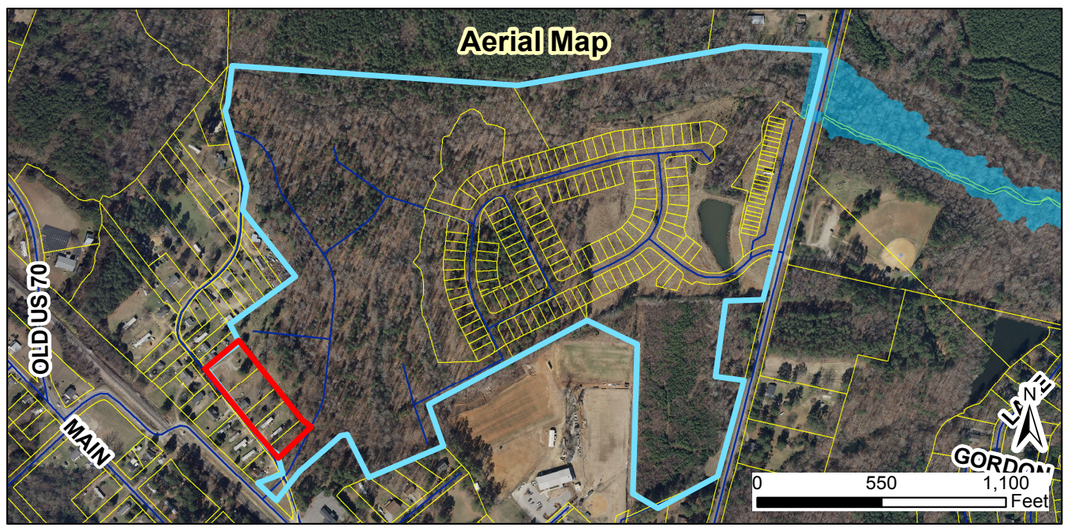
ATTACHMENTS:

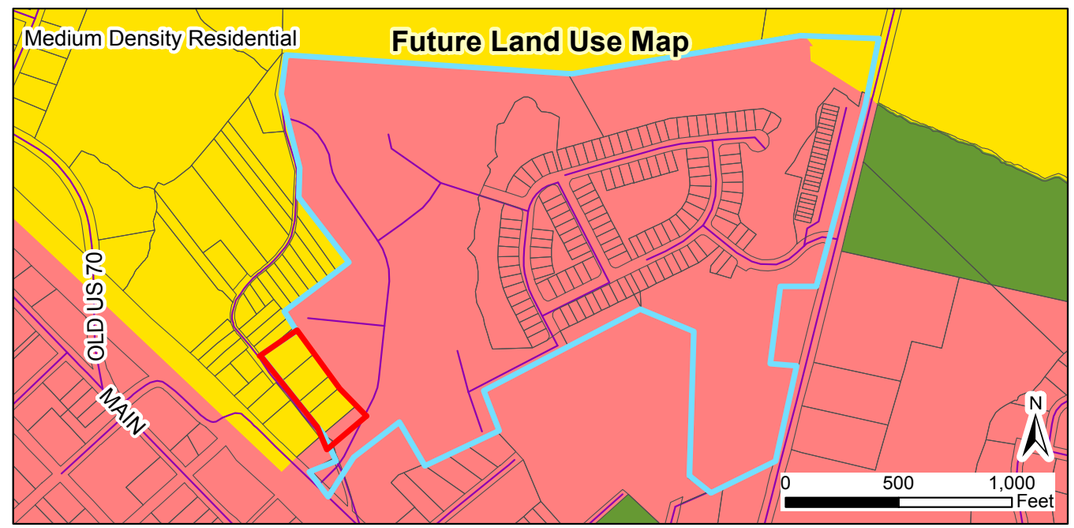
1.) Staff Report Maps
2.) Application
3.) Neighborhood Meeting Materials

4.) Site Plan









2017-150-SD Parkview Master Plan Revision

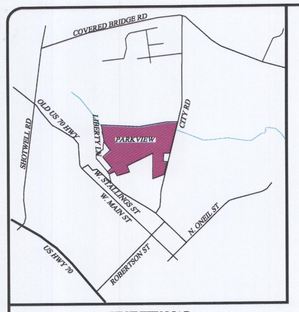
Request: To expand the existing Parkview Subdivision to add 17 additional single-family lots

Applicant: Adams & Hodge Engineering
Property Owners: Sam's Branch LLC
Parcel IDs: 165912-76-9495, 165912-76-9542, 165912-76-8680, 165912-76-8701

02/16/2018
Produced by: TOC Planning
Disclaimer: Town of Clayton assumes no legal responsibility for the quality fo the data represented here.

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

Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2017\2017-150-SD Parkview Master Plan revision\maps\2017-150-SD Maps.mxd



VICINITY MAP
(NO SCALE)

NORTH

MASTER PLAN

FOR

PARKVIEW

IN

TOWN OF CLAYTON, NC

NOT RELEASED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 25409 ENGINEER DONALD C. ADAMS, JR.

REVISED
8:11 am, Feb 21, 2018

SHEET INDEX

SHEET TITLE	SHEET No.
MASTER PLAN	1
REGULATING SHEET 1	2
REGULATING SHEET 2	3
SITE PHASES	4
PRELIMINARY ENGINEERING DESIGN	5
EXISTING CONDITIONS	6

DEVELOPER/APPLICANT:

CITY ROAD, LLC
324 EAST MAIN STREET
Clayton, NC 27527
CONTACT/AGENT: DONNIE C. ADAMS, PE
919 763-7278

ADAMS & HODGE ENGINEERING, PC
314 East Main Street
Clayton, NC 27520
919-243-1332 donnie@adamsandhodge.com
FIRM # C-4187

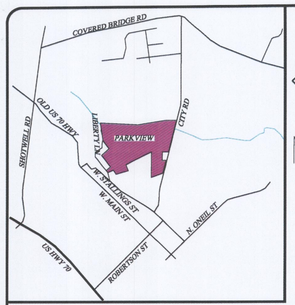
PARKVIEW
CITY ROAD LLC, CLAYTON, NC 27527

JANUARY 27, 2015
REVISED PER TOWN COMMENTS
AUGUST 08, 2017
UPDATE MASTER PLAN
JANUARY 11, 2018
PROPERTY ADDITION
FEBRUARY 20, 2018
LIBERTY ST ENLARGEMENT PER TOC

RECEIVED FEB 21 2018 TOWN OF CLAYTON PLANNING DEPARTMENT

CALL 48 HOURS BEFORE YOU DIG
1-800-632-4949
NORTH CAROLINA ONE-CALL CENTER

PDD 2014-111 PARKVIEW MASTER PLAN



NORTH

VICINITY MAP
(NO SCALE)

SITE ADDRESS	CITY ROAD
TOWN LIMIT OR ETJ	WITHIN TOWN OF CLAYTON, TOWN LIMIT
ACREAGE:	85.16 ACRES (3,709,570SF)
NC PIN NUMBER:	165912-87-5175, 165912-96-6490, 165912-97-6270, 166905-07-1503, 166905-07-0894, 166905-07-2906, 16608-98-8050, 165908-97-4756, 165912-76-8701, 165912-76-8680, & 165912-76-9542
OWNERS & ADDRESSES:	DONALD C. ADAMS 1340 OLD DRUG STORE RD GARNER, NC 27529 CITY ROAD, LLC 114 W. MAIN ST CLAYTON, NC 27520 SAM'S BRANCH LLC 328 E. MAIN STREET CLAYTON, NC 27520 JERRY WAYNE BEASLEY EUNICE BEASLEY 139 LIBERTY LANE CLAYTON, NC 27520 LILLY T. MOORE SPENCE 119 LIBERTY LANE CLAYTON, NC 27520
CURRENT ZONING:	R-10
PROPOSED ZONING:	PD-R
EXISTING USE:	330 UNITS/4 UNITS PER ACRE THIS DENSITY IS BASED ON A MIX OF 45 TOWNHOMES, 195 DETACHED UNITS AND 90 ATTACHED UNITS
PROPOSED DENSITY:	330 ÷ 17=347 (BLACKLEY, BEASLEY, & SPENCE)
MAXIMUM IMPERVIOUS AREA:	1,635,185 SF/ 45%
WATERSHED PROTECTION OVERLAY:	NO
100 YR FLOOD PLAIN:	YES A PORTION
ELECTRIC PROVIDER:	TOWN OF CLAYTON
WATER PROVIDER:	TOWN OF CLAYTON
SEWER PROVIDER:	TOWN OF CLATON
PROPOSED USE:	SINGLE FAMILY ATTACHED DWELLINGS, SINGLE FAMILY DETACHED DWELLINGS AND/ OR TOWNHOMES. THE SPECIFIC LOCATION, MIX, AND NUMBER OF EACH TYPE MAY CHANGE AS THE MARKET DEMANDS PROVIDING THE OVERALL PROPOSED DENSITY IS NOT EXCEEDED. ANY CHANGES TO LOCATION, MIX, AND NUMBER MUST BE APPROVED BY TOWN OF CLAYTON PLANNING DEPARTMENT.

LEGEND:
- SINGLE FAMILY DETTACHED
- SINGLE FAMILY ATTACHED
- TOWNHOMES
- OPEN SPACE
- AMENITY
- LAND TO BE DEDICATED TO TOWN OF CLAYTON
- ENTRANCE SIGNAGE
- 100 YEAR FLOODPLAIN
- RCA (RESOURCE CONSERVATION AREA)
- GREENWAY TRAIL (6,570 LF)
- GRAVEL/MULCH FOOTPATH
- SIDEWALK (10,008 LF)
- BUFFERED STREAM
- CLASS C BUFFER (TO REMAIN IN NATURAL STATE)
- CLASS C BUFFER (TO BE CREATED)
- MAIL CLUSTER BOX UNIT

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

SAM'S BRANCH
NEIGHBORHOOD GARDEN PLOT (SEE REGULATING SHEET FOR TYPICAL DETAILS)
LAKE
LEGEND PARK
CITY ROAD
SEE REGULATING SHEET FOR TYPICAL DETAILS
SEE REGULATING SHEET FOR TYPICAL SF DETTACHED UNIT DETAILS
SEE REGULATING SHEET FOR TYPICAL SF ATTACHED UNIT DETAILS (TRIPLEX & DUPLEX)
PRIVATE STREET
SEE REGULATING SHEET FOR TYPICAL DETAILS
LIBERTY LANE
ADDITIONAL PROPERTY +/- 2.06 ACS
STALLINGS STREET
FUTURE ENTRANCE SIGN
THIS PORTION OF LIBERTY LANE TO BE ABANDONED AT CONSTRUCTION OF THIS ENTRANCE
WARREN STREET
EXISTING FENCE
CROSS STREET
GREENWAY TRAIL AT CROSS STREET R/W TO BE CONSTRUCTED TO KILGO STREET/CIVITAN PARKING LOT (APPROX. 5 TO 6' OFF RIGHT FIELD FENCE). CROSS STREET R/W TO BE ABANDONED BY TOWN.
EXISTING PARKING AREA AT END OF KILGO
KILGO ST R/W

NOT RELEASED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 19385 ENGINEER DONALD C. ADAMS, JR.

REVISED
4:11 pm, Jan 11, 2018

314 East Main Street
Clayton, NC 27520
donald@adamshodgeengineering.com
919-243-1332
FIRM # C-4187

REVISIONS:
1 01/11/18 ADDED GREENWAY CONNECTION TO CIVITAN PARK
2 01/11/18 ADDED PARKING AREA
3 01/11/18 PROPERTY ADDITION

ADAMS & HODGE ENGINEERING, PC

PARKVIEW
CITY ROAD LLC, CLAYTON, NC 27527

MASTER PLAN

DESIGN	DCA
DRAWN	DCA/ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	08/22/2014
JOB NO.	
SHEET	1

OPEN SPACE INFORMATION

OVERALL OPEN SPACE
REQUIRED = 12.5% OF TRACT (85.16 ACS) = 10.65ACS
PROVIDED = 45.91 ACS (29.48 ACS OUTSIDE RCA)

IMPROVED/ACTIVE OPEN SPACE
REQUIRED = 25% OF REQ'D OPEN SPACE = 2.60 ACS
PROVIDED = 7.0 ACS

IMPROVED/ACTIVE BREAKDOWN
GAZEBO SPACE = 0.43 ACS
NEIGHBORHOOD GARDEN = 2.14 ACS
GREENWAT TRAIL = 2.95 ACS

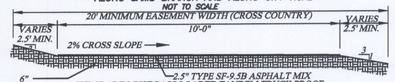
LAND DEDICATED TO TOWN
GREENWAY TRAIL = 1.16 ACS
RCA = 3.29 ACS
OTHER = 5.88 ACS

RESOURCE CONSERVATION AREA (RCA)
PARKVIEW RCA = 11.07 ACRES
TOWN OF CLAYTON RCA = 3.29 ACRES

RESOURCE CONSERVATION AREAS
1. RESOURCE CONSERVATION AREAS AS DEFINED BY SECTION 155.500 OF THE UNIFIED DEVELOPMENT ORDINANCE (UDO) SHALL BE IDENTIFIED ON PLATS AS BEING PERMANENTLY SET ASIDE. THESE AREAS SHALL INCLUDE JURISDICTIONAL WETLANDS, 100 YEAR FLOOD PLAINS AND STREAM BUFFERS (AS DEFINED IN SECTION 155.502(A)(1) OF THE UDO).
2. RESOURCE CONSERVATION AREAS SHALL BE PROTECTED IN PERPETUITY BY A BINDING LEGAL INSTRUMENT THAT IS RECORDED WITH THE DEED. THE INSTRUMENT FOR PERMANENT PROTECTION SHALL INCLUDE CLEAR RESTRICTIONS ON THE USE OF THE OF RESOURCE CONSERVATION AREA AS DESCRIBED IN SECTION 155.500(F) OF THE UDO.

TYPICAL GREENWAY PAVEMENT SECTION

ALONG SAMS BRANCH AND ALONG CITY ROAD
NOT TO SCALE



1. SUBGRADE MUST PASS LOADED TANDEM TRUCK PROOF ROLL.
2. SOFT/YIELDING AREAS WILL BE UNDERCUT AND REPLACED WITH COMPACTED ABC AS NEEDED.

NOTE:
1. TOWN OF CLAYTON GREENWAY TRAIL ALONG SAMS BRANCH AND CITY ROAD TO BE CONSTRUCTED TO TOWN OF CLAYTON TYPICAL BIKEWAY/GREENWAY PAVEMENT SECTION STANDARDS REFER TO DETAIL 401.03 FOR SPECIFICS.
2. HOA GREENWAY TRAIL SPECIFICATIONS MAY VARY FROM TOWN OF CLAYTON STANDARDS.

NEIGHBORHOOD GARDEN PLOT

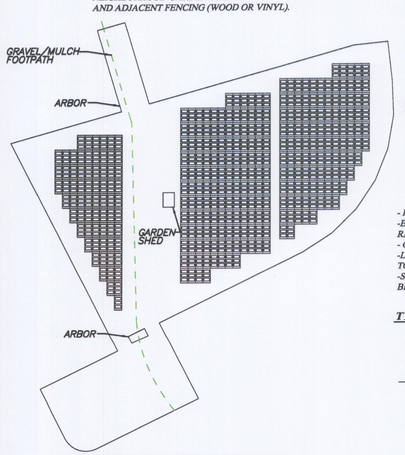
**NOTE* NEIGHBORHOOD PARKS AND AMENITITIES, INCLUDING GARDEN PLOTS, SHALL BE REVIEWED AS MINOR SITE PLANS.*

ARBOR ENTRANCE

NEIGHBORHOOD GARDEN ENTRANCE ARBOR AND ADJACENT FENCING (WOOD OR VINYL).

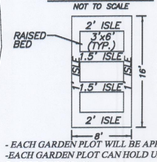
TYPICAL NEIGHBORHOOD GARDEN SHED

APPROXIMATELY 8'x10' (PAINTED WOOD OR VINYL)



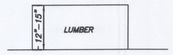
NEIGHBORHOOD GARDEN PLOT LAYOUT
NOT TO SCALE

TYPICAL GARDEN PLOT BED LAYOUT
NOT TO SCALE



- EACH GARDEN PLOT WILL BE APPROX. 8'x16'
-EACH GARDEN PLOT CAN HOLD UP TO THREE RAISED BEDS (3'x6')
- GARDEN AREA TO HAVE IRRIGATION
-LAYOUT MAY VARY DEPENDING ON TOPOGRAPHY AND DEMAND.
-SPECIFIC PLOT ASSIGNMENTS AND RULES TO BE GOVERNED BY HOA.

TYPICAL RAISED BED DETAIL
NOT TO SCALE



TYPICAL STREET LIGHT DETAIL

16' BLACK FIBERGLASS POLE WITH ACORN STYLE LIGHT COVER

GAZEBO
1. APPROXIMATELY 16'x16' PAINTED WOOD OR VINYL CONSTRUCTION.
2. CONCRETE FLOOR WITH WALKWAY.
3. PERIMETER LANDSCAPE MAY BE ADDED AS NEEDED.

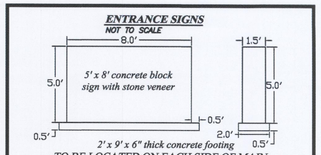
**NOTE* NEIGHBORHOOD PARKS AND AMENITITIES, INCLUDING GARDEN PLOTS, SHALL BE REVIEWED AS MINOR SITE PLANS.*

TYPICAL MAIL CLUSTER BOX UNIT

**NOTE* FINAL LOCATION AND CONFIGURATION OF CLUSTER MAILBOX UNITS SHALL BE DETERMINED IN THE FINAL PLAT/SITE PLAN REVIEW AS APPLICABLE FOR EACH PHASE. CBUs SHALL BE APPROVED BY THE USPS.*

ENTRANCE SIGNS

NOT TO SCALE

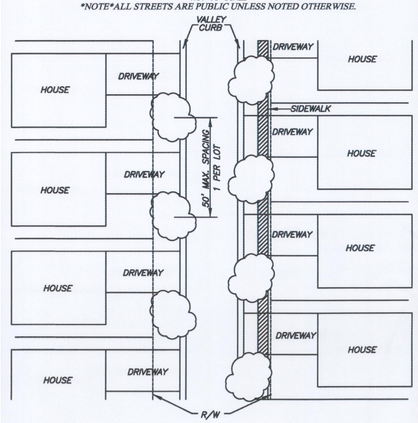


TO BE LOCATED ON EACH SIDE OF MAIN ENTRANCE FROM CITY ROAD AND THE RIGHT SIDE FUTURE ENTRANCE FROM LIBERTY LANE.

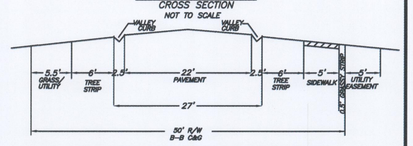
**NOTE* SEE MASTER PLAN FOR APPROXIMATE LOCATIONS*

TYPICAL STREET

PLAN VIEW
NOT TO SCALE
**NOTE*ALL STREETS ARE PUBLIC UNLESS NOTED OTHERWISE.*



TYPICAL STREET
CROSS SECTION
NOT TO SCALE



**NOTE* STREET TREE SPECIES SHALL BE CANOPY TREES, MINIMUM 8 FEET IN HEIGHT AND 2.5 INCH CALIPER, AND APPROVED BY TOWN OF CLAYTON.*

OFFSITE AMENITIES COVERED BY HOA DUES

RIVERWOOD ATHLETIC CLUB
OUTDOOR POOLS
INDOOR POOL
WORKOUT FACILITY
WALKING TRAILS

LIONSGATE ATHLETIC CLUB
OUTDOOR POOL
WORKOUT FACILITY

TRALEE ATHLETIC CLUB
OUTDOOR POOL
WORKOUT FACILITY

RIVERWOOD GOLF CLUB
27 HOLE GOLF COURSE & DRIVING RANGE

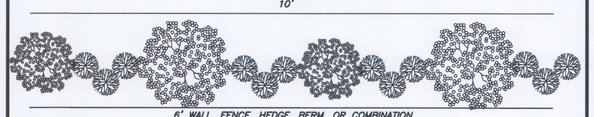
EAGLE RIDGE GOLF CLUB
18 HOLE GOLE COURSE & DRIVING RANGE

OLD LIBERTY GOLF CLUB
18 HOLE GOLF COURSE & DRIVING RANGE

HEDDINGHAM GOLF CLUB
18 HOLE GOLF COURSE & DRIVING RANGE

CLASS C BUFFER DETAIL

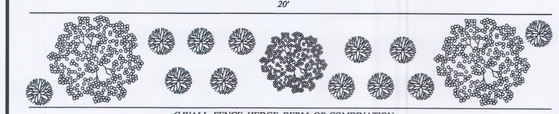
(PLANTS /100 LF)
ALTERNATE 1
10'



6' WALL, FENCE, HEDGE, BERM, OR COMBINATION
2 CANOPY TREES
2 UNDERSTORY TREE
12 SHRUBS
**NOTE* EXISTING TREES SHALL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE (REQUIRED BY UDC.)*

CLASS C BUFFER DETAIL

(PLANTS /100 LF)
ALTERNATE 3
20'



6' WALL, FENCE, HEDGE, BERM, OR COMBINATION
2 CANOPY TREES
1 UNDERSTORY TREE
12 SHRUBS
**NOTE* EXISTING TREES SHALL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE (REQUIRED BY UDC.)*

NOT RELEASED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 16489 ENGINEER DONALD C. ADAMS, JR.

REVISED
3:30 pm, Jan 11, 2018

REVISIONS, ADDED PER TOC COMMENTS
7. 06/06/17 FRONT MASTER PLAN
8. 01/11/18 PROPERTY ADDITION

314 East Main Street
Clayton, NC 27520
dominic@adamshodgeengineering.com
919-243-1332
FIRM # C-4187

ADAMS & HODGE ENGINEERING, PC

PARKVIEW
CITY ROAD LLC, CLAYTON, NC 27527

REGULATING SHEET 1

DESIGN	DCA
DRAWN	DCA/ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	09/29/2014
JOB NO.	
SHEET	2

HOUSING TYPES

NOTES

1. SETBACKS AS SHOWN ON EACH TYPICAL DETAIL.
2. MAXIMUM BUILDING HEIGHT = 35'
3. MAXIMUM IMPERVIOUS ARE PER LOT = 75%
4. MAXIMUM LOT COVERAGE = 50%
5. MINIMUM LOT SIZE = 2750 SF
6. HOUSING TYPES SHALL BE SELECTED FROM THE TYPICALS SHOWN HERE. ALL TYPES ARE NOT REQUIRED BUT A MIXTURE OF TYPES IS REQUIRED. AN EXAMPLE OF MIXTURE WOULD BE SINGLE FAMILY DETACHED AND TOWNHOMES.

SINGLE FAMILY DETACHED

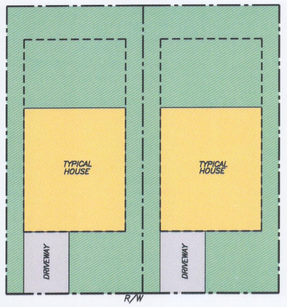
NOT TO SCALE

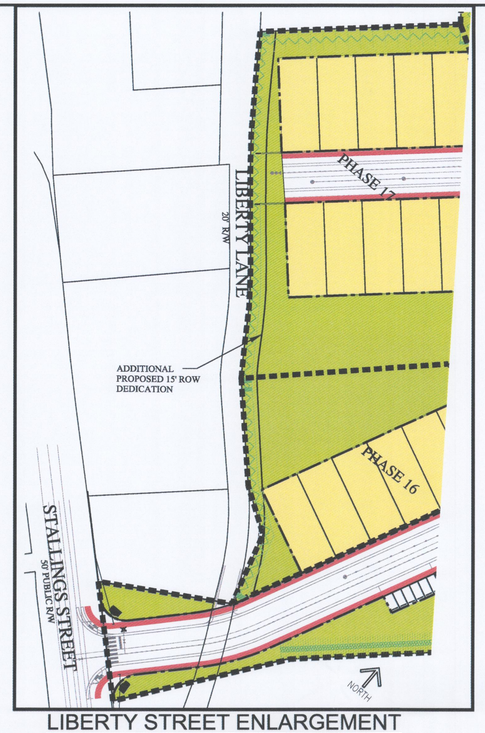
NOTE PHASES TO BE SUBDIVIDED SHALL REQUIRE FINAL PLAT REVIEW AND APPROVAL BY THE TOWN OF CLAYTON.

TYPICAL ELEVATION

MINIMUM BUILDING SETBACKS
FRONT = 18'
SIDE = 5'
REAR = 10'
STREET SIDE = 12'
BUILDING SEPARATION = 10'

NOTE:
MINIMUM LOT WIDTH = 32'
MINIMUM LOT DEPTH = 80'





LIBERTY STREET ENLARGEMENT

SCALE.....1"=60'

NOT RELEASED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 5403 ENGINEER DONALD C. ADAMS, JR.

REVISED
8:09 am, Feb 21, 2018

SINGLE FAMILY ATTACHED

NOT TO SCALE

NOTE PHASES TO BE SUBDIVIDED SHALL REQUIRE FINAL PLAT REVIEW AND APPROVAL BY THE TOWN OF CLAYTON.

TYPICAL ELEVATION

MINIMUM BUILDING SETBACKS
FRONT = 18'
SIDE = 5'
REAR = 10'
STREET SIDE = 12'
INTERIOR SIDE = ZERO LOT LINE
BUILDING SEPARATION = 10'

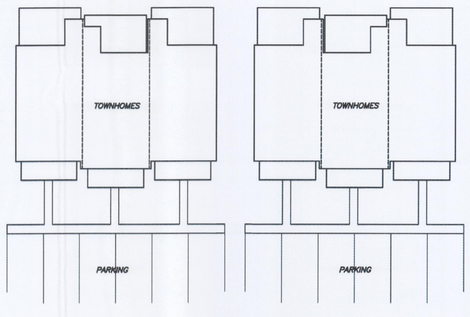
NOTE:
MINIMUM LOT WIDTH = 25'
MINIMUM LOT DEPTH = 80'

TOWNHOMES

NOT TO SCALE

NOTE
1. TOWNHOME PHASES SHALL REQUIRE MAJOR SITE PLAN REVIEW AND APPROVAL AND SHALL BE SUBJECT TO ALL APPLICABLE DESIGN STANDARDS FOR TOWNHOME DEVELOPEMENT SET FORTH IN THE UNIFIED DEVELOPEMENT CODE.
2. UNITS TO BE FEE SIMPLE OWNERSHIP.
3. BUILDINGS TO HAVE A MINIMUM OF 10' SEPARATION.

TYPICAL ELEVATION



SINGLE FAMILY ATTACHED

NOT TO SCALE

NOTE PHASES TO BE SUBDIVIDED SHALL REQUIRE FINAL PLAT REVIEW AND APPROVAL BY THE TOWN OF CLAYTON.

TYPICAL ELEVATION

MINIMUM BUILDING SETBACKS
FRONT = 18'
SIDE = 5'
REAR = 10'
STREET SIDE = 12'
INTERIOR SIDE = ZERO LOT LINE
BUILDING SEPARATION = 10'

NOTE:
MINIMUM LOT WIDTH = 25'
MINIMUM LOT DEPTH = 80'

314 East Main Street
Clayton, NC 27520
dominic@adamsandhodge.com
(919) 553-4173
FIRM # C-4187

REVISED PER TOC 03/06/14
REVISED PER TOC 01/04/17
REVISED PER TOC 02/20/18
REVISED PER TOC 03/06/18

ADAMS & HODGE ENGINEERING, PC

PARKVIEW
CITY ROAD LLC, CLAYTON, NC 27527

REGULATING PLAN 2

DESIGN	DCA
DRAWN	DCA/ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	08/29/2014
JOB NO.	
SHEET	3

REVISIONS:
1. 08/22/14 - REVISED GREENWAY CONNECTION TO CLAYTON PARK
2. 10/27/14 - REVISED PHASE 1 PLAN
3. 01/11/18 - PROPERTY ADDITION

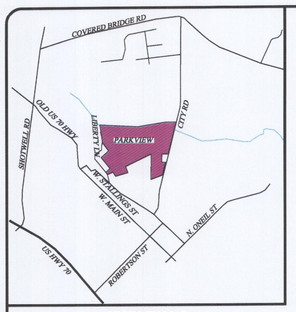
314 East Main Street
Clayton, NC 27520
donald@adamshodge.com
919-243-1332
FIRM # C-4187

ADAMS & HODGE ENGINEERING, PC

PARKVIEW
CITY ROAD LLC, CLAYTON, NC 27527

PHASING PLAN

DESIGN	DCA
DRAWN	DCA/ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	08/22/2014
JOB NO.	
SHEET	4



VICINITY MAP
(NO SCALE)

THE TOWN OF CLAYTON AND/OR JOHNSTON 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	
BLOWOFF	
HYDRANT	
VALVE	
REDUCER	
METER	
SEWERLINE	
MANHOLE	
CLEANOUT	
STORM DRAINAGE	
CATCH BASIN	
DROP INLET/YARD INLET	
PROPOSED DITCH FLOW	

NORTH

SAM'S BRANCH

NEIGHBORHOOD GARDEN PLOT

LAKE

GAZEBO

LEGEND PARK

PRIVATE STREET

ADDITIONAL PROPERTY +/- 2.06 ACS

CROSS STREET

FUTURE TOWN OF LAYTON GREENWAY TRAIL AT CROSS STREET R/W

NOT RELEASED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 16469 ENGINEER DONALD C. ADAMS, JR.

REVISED
3:33 pm, Jan 11, 2018

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

REVISIONS:
1. COMMENTS ADDRESS PER TOC
2. COMMENTS
3. 01/11/18 UPDATE WATER PLAN
4. 01/11/18 PROPERTY ADDITION

314 East Main Street
Clayton, NC 27520
dannadams@adamsandhodge.com
919-243-1332
FIRM # C-4187

ADAMS & HODGE ENGINEERING, PC

PARKVIEW

CITY ROAD LLC, CLAYTON, NC 27527

PRELIMINARY ENGINEERING DESIGN

DESIGN	DCA
DRAWN	DCA/ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	08/22/2014
JOB NO.	
SHEET	5

REVISIONS:
1. REVISED PER TOC COMMENTS
2. REVISED PARCEL METES & BDS. & 01/11/18 PROPERTY ADDITION

314 East Main Street
Clayton, NC 27520
dominic@adamsandhodge.com
919-243-1332
FIRM # C-4187

ADAMS & HODGE ENGINEERING, PC

PARKVIEW

CITY ROAD LLC, CLAYTON, NC 27527

EXISTING CONDITIONS

DESIGN	DCA
DRAWN	DCA/ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	08/22/2014
JOB NO.	
SHEET	6

ADAMS & HODGE
ENGINEERING, PC

February 12, 2018

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:	February 22, 2018
Location:	314 E. Main Street, Clayton 27520
Time:	6:30 PM
Type of Application:	Rezoning and Major Subdivision Plan
General Description:	The applicant is requesting rezoning to Planned Development – Residential. The subdivision plan is for a residential subdivision.

If you have any questions prior to or after this meeting, you may contact us at 919-763-7278.

Sincerely,

Donnie Adams, PE

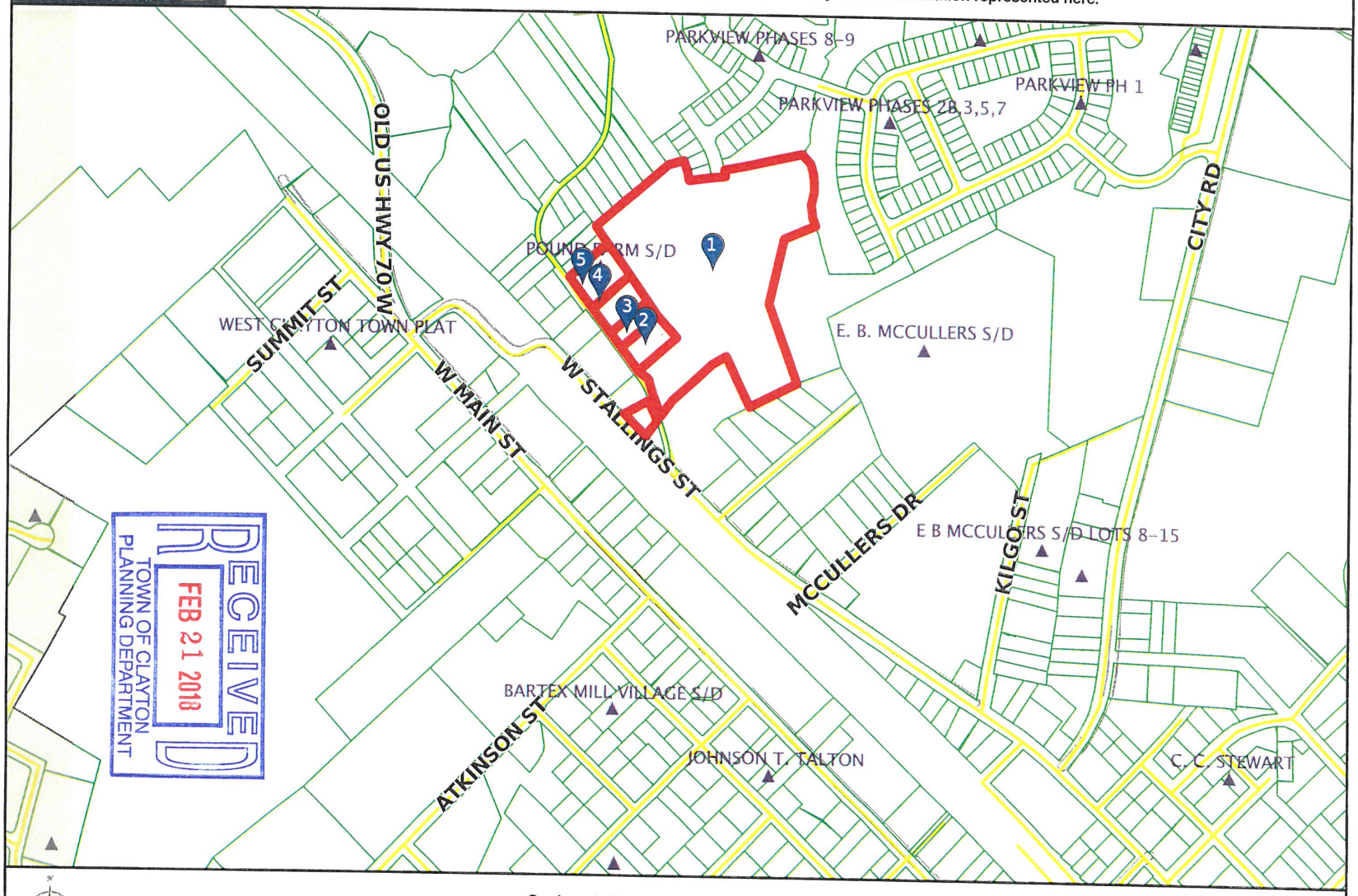
RECEIVED
FEB 21 2018
TOWN OF CLAYTON
PLANNING DEPARTMENT

ADAMS & HODGE ENGINEERING, PC • 314 East Main Street, Clayton, NC 27520 • 919-369-1938 / 919-763-7278 • Firm # C-4187

JOHNSTON COUNTY
NORTH • CAROLINA

*** DISCLAIMER ***

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



RECEIVED
FEB 21 2018
TOWN OF CLAYTON
PLANNING DEPARTMENT

Scale: 1:6338 - 1 in. = 528.18 feet

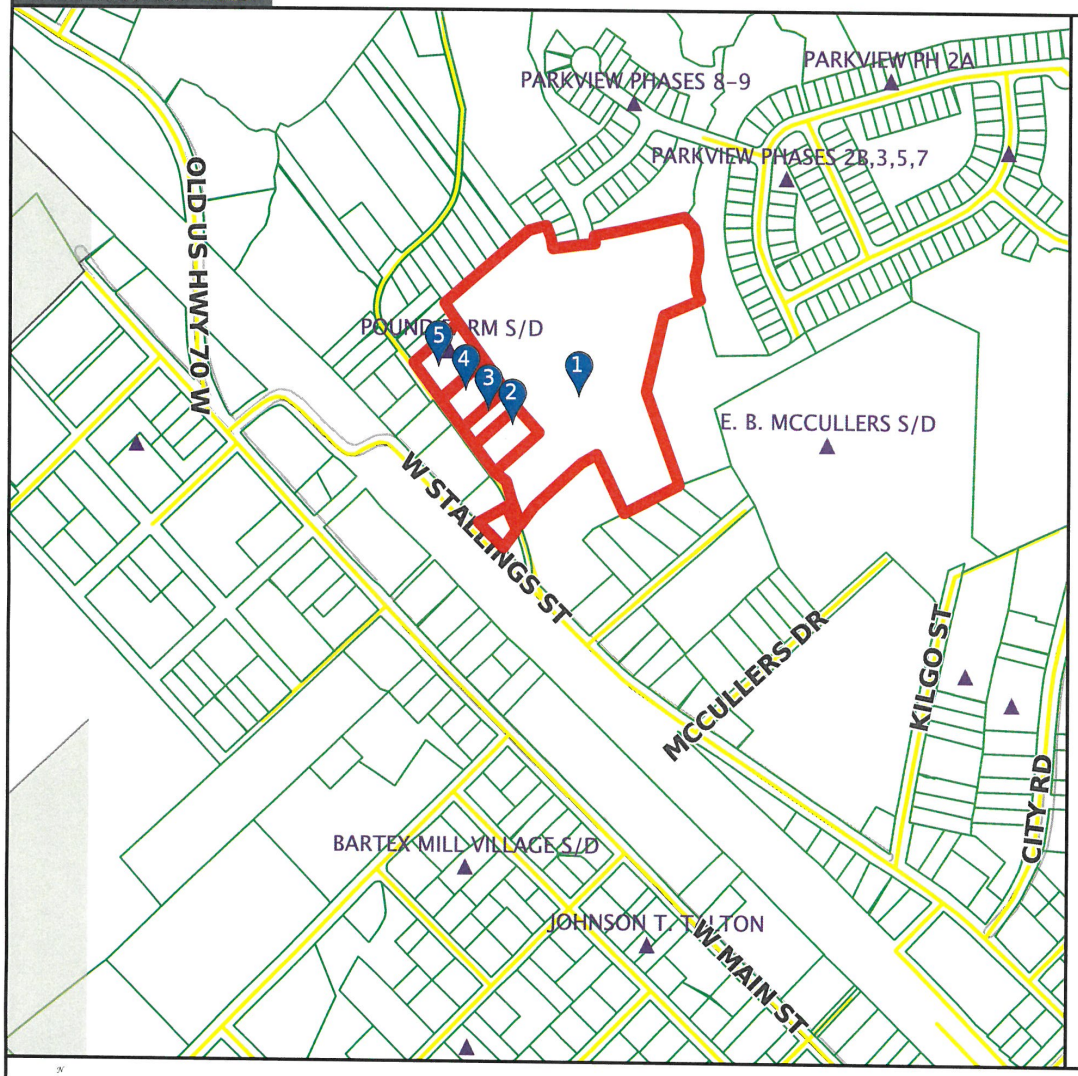
(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

Johnston County GIS
February 12, 2018

JOHNSTON COUNTY NORTH CAROLINA

*** DISCLAIMER ***

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



Result 1

id: 05030071
Tag: 05030071
Tax Unique Id: 4887940
Owner Name 1: ADAMS, DONALD C
Owner Name 2:
Mail Address 1: 1340 OLD DRUG STORE RD
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7610
Book: 04830
Page: 0028

Result 2

id: 05030076A
Tag: 05030076A
Tax Unique Id: 0
Owner Name 1:
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Book:
Page:

RECEIVED
FEB 21 2018
TOWN OF CLAYTON
PLANNING DEPARTMENT

Scale: 1:6619 - 1 in. = 551.59 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
February 12, 2018

JOHNSTON COUNTY NORTH • CAROLINA

*** DISCLAIMER ***

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

Result 3

id: 05030076B
Tag: 05030076B
Tax Unique Id: 0
Owner Name 1:
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Book:
Page:

Result 4

id: 05029052
Tag: 05029052
Tax Unique Id: 5165053
Owner Name 1: BEASLEY, JERRY WAYNE
Owner Name 2: BEASLEY, EUNICE
Mail Address 1: 139 LIBERTY LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1612
Book:
Page:

Result 5

id: 05030073M
Tag: 05030073M
Tax Unique Id: 5217424
Owner Name 1: SINGLETARY, KENNETH W.
Owner Name 2: SINGLETARY, ASHLEY N.
Mail Address 1: 97 MCDOWELL PKWY
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6210
Book: 05025
Page: 0109

Result 6

id: 05030076H
Tag: 05030076H
Tax Unique Id: 0
Owner Name 1:
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Book:
Page:

Result 7

id: 05029199U
Tag: 05029199U
Tax Unique Id: 5190225
Owner Name 1: BARBOUR, MARK A
Owner Name 2: BARBOUR, BRONNA B
Mail Address 1: 110 WARREN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1648
Book: 02064
Page: 0215

Result 8

id: 05029053
Tag: 05029053
Tax Unique Id: 5180014
Owner Name 1: SPENCE, LILLY T MOORE
Owner Name 2:
Mail Address 1: 119 LIBERTY LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1612
Book: 05083
Page: 0612

JOHNSTON COUNTY NORTH • CAROLINA

* * * DISCLAIMER * * *

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

Result 9

id: 05029054
Tag: 05029054
Tax Unique Id: 5165064
Owner Name 1: SPENCE, LILLY T MOORE
Owner Name 2:
Mail Address 1: 119 LIBERTY LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1612
Book: 00878
Page: 0154

Result 10

id: 05029199S
Tag: 05029199S
Tax Unique Id: 5178402
Owner Name 1: BARBOUR, CREGG
Owner Name 2: BARBOUR, CYNTHIA
Mail Address 1: 104 WARREN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1648
Book: 00949
Page: 0273

Result 11

id: 05030076K
Tag: 05030076K
Tax Unique Id: 0
Owner Name 1:
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Book:
Page:

Result 12

id: 05030075K
Tag: 05030075K
Tax Unique Id: 4768318
Owner Name 1: CITY ROAD LLC
Owner Name 2:
Mail Address 1: 114 W MAIN ST STE 102
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2321
Book: 04925
Page: 0765

Result 13

id: 05029045
Tag: 05029045
Tax Unique Id: 5119674
Owner Name 1: BEASLEY, MINNIE INEZ BAR LIFE ESTATE
Owner Name 2: BEASLEY, JERRY WAYNE
Mail Address 1: 139 LIBERTY LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1612
Book: 01718
Page: 0886

Result 14

id: 05029050
Tag: 05029050
Tax Unique Id: 5156228
Owner Name 1: WITHROW PROPERTIES LLC
Owner Name 2:
Mail Address 1: 2012 PINE BARK LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8805
Book: 04173
Page: 0820

JOHNSTON COUNTY NORTH • CAROLINA

*** DISCLAIMER ***

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

Result 15

id: 05029023
Tag: 05029023
Tax Unique Id: 5178408
Owner Name 1: LEE, TERRI R
Owner Name 2:
Mail Address 1: 121 TR DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03597
Page: 0322

Result 16

id: 05029063
Tag: 05029063
Tax Unique Id: 5158044
Owner Name 1: KAD INC
Owner Name 2:
Mail Address 1: 1025 RIDGE DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03317
Page: 0716

Result 17

id: 05029060
Tag: 05029060
Tax Unique Id: 4884268
Owner Name 1: SOON LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 133
Mail Address 3: CLAYTON, NC 27528-0133
Book: 04965
Page: 0442

Result 18

id: 05029048
Tag: 05029048
Tax Unique Id: 5113956
Owner Name 1: BEASLEY, JERRY WAYNE
Owner Name 2: BEASLEY, EUNICE
Mail Address 1: 139 LIBERTY LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1612
Book: 00705
Page: 0198

Result 19

id: 05030076I
Tag: 05030076I
Tax Unique Id: 0
Owner Name 1:
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Book:
Page:

Result 20

id: 05030076D
Tag: 05030076D
Tax Unique Id: 0
Owner Name 1:
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Book:
Page:

JOHNSTON COUNTY NORTH • CAROLINA

*** DISCLAIMER ***

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

Result 21

id: 05029024
Tag: 05029024
Tax Unique Id: 5101618
Owner Name 1: LEE, PERCY Y
Owner Name 2: LEE, JOYCE C
Mail Address 1: 2149 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03772
Page: 0626

Result 22

id: 05029199T
Tag: 05029199T
Tax Unique Id: 5178403
Owner Name 1: MURRAY, JANIE M
Owner Name 2: MURRAY, JOSEPH F
Mail Address 1: 106 WARREN STREET
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02957
Page: 0251

Result 23

id: 05029199Y
Tag: 05029199Y
Tax Unique Id: 5178424
Owner Name 1: BARBOUR, MARK A
Owner Name 2:
Mail Address 1: 110 WARREN STREET
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03143
Page: 0738

Result 24

id: 05029020
Tag: 05029020
Tax Unique Id: 5178406
Owner Name 1: NEW GENERATION FELLOWSHIP CHURCH INC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 40
Mail Address 3: KNIGHTDALE, NC 27545-0040
Book: 04702
Page: 0128

Result 25

id: 05030077P
Tag: 05030077P
Tax Unique Id: 0
Owner Name 1:
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Book:
Page:

Result 26

id: 05029044
Tag: 05029044
Tax Unique Id: 5158018
Owner Name 1: BEASLEY, JERRY WAYNE
Owner Name 2: BEASLEY, EUNICE
Mail Address 1: 139 LIBERTY LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1612
Book: 01055
Page: 0320

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

Result 27

id: 05029046
Tag: 05029046
Tax Unique Id: 5432420
Owner Name 1: BEASLEY, MINNIE INEZ BAR LIFE ESTATE
Owner Name 2: BEASLEY, JERRY WAYNE
Mail Address 1: 139 LIBERTY LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1612
Book: 01718
Page: 0886

Result 28

id: 05030076G
Tag: 05030076G
Tax Unique Id: 0
Owner Name 1:
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Book:
Page:

Result 29

id: 05029043
Tag: 05029043
Tax Unique Id: 5162607
Owner Name 1: BEASLEY, BARBARA D
Owner Name 2: BEASLEY, MICHAEL JAMES
Mail Address 1:
Mail Address 2: PO BOX 1194
Mail Address 3: CLAYTON, NC 27520-1194
Book: 04345
Page: 0512

Result 30

id: 05E99004A
Tag: 05E99004A
Tax Unique Id: 5155725
Owner Name 1: BEASLEY, JERRY WAYNE
Owner Name 2:
Mail Address 1: 139 LIBERTY LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1612
Book: 01055
Page: 0320

Result 31

id: 05029051
Tag: 05029051
Tax Unique Id: 5477459
Owner Name 1: SOON LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 133
Mail Address 3: CLAYTON, NC 27528-0133
Book: 05075
Page: 0206

Result 32

id: 05029061
Tag: 05029061
Tax Unique Id: 5158021
Owner Name 1: BEASLEY, MICHAEL JAMES
Owner Name 2:
Mail Address 1: 164 LIBERTY LANE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03082
Page: 0455

JOHNSTON COUNTY NORTH • CAROLINA

*** DISCLAIMER ***

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

Result 33

id: 05029042
Tag: 05029042
Tax Unique Id: 5144749
Owner Name 1: BEASLEY, MICHAEL JAMES
Owner Name 2:
Mail Address 1: 164 LIBERTY LANE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03082
Page: 0455

Result 34

id: 05030073K
Tag: 05030073K
Tax Unique Id: 5448894
Owner Name 1: BABB, TIFFANY PAGE
Owner Name 2: BABB, MICHAEL GERALD
Mail Address 1: 117 MCDOWELL PKWY
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6211
Book: 05032
Page: 0970

Result 35

id: 05030076C
Tag: 05030076C
Tax Unique Id: 0
Owner Name 1:
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Book:
Page:

Result 36

id: 05030076J
Tag: 05030076J
Tax Unique Id: 0
Owner Name 1:
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Book:
Page:

Result 37

id: 05030076F
Tag: 05030076F
Tax Unique Id: 0
Owner Name 1:
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Book:
Page:

Result 38

id: 05030073L
Tag: 05030073L
Tax Unique Id: 5220744
Owner Name 1: ABRAMOVICH, ASSAF
Owner Name 2: BERMAN, ITAI
Mail Address 1: 105 MCDOWELL PKWY
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6211
Book: 05034
Page: 0726

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

Result 39

id: 05030076E
Tag: 05030076E
Tax Unique Id: 0
Owner Name 1:
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Book:
Page:

Result 40

id: 05030073J
Tag: 05030073J
Tax Unique Id: 5381519
Owner Name 1: STUMPF, THERESA M.
Owner Name 2: STUMPF, LYNNE A.
Mail Address 1: 129 MCDOWELL PKWY
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6211
Book: 05042
Page: 0006

Result 41

id: 05029055
Tag: 05029055
Tax Unique Id: 5384549
Owner Name 1: SAM'S BRANCH LLC
Owner Name 2:
Mail Address 1: 328 E MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2464
Book: 05037
Page: 0909

Result 42

id: 05029199F
Tag: 05029199F
Tax Unique Id: 5178401
Owner Name 1: BARBOUR, CREGG JAMES
Owner Name 2: BARBOUR, CYNTHIA L
Mail Address 1: 104 WARREN STREET
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02015
Page: 0341

Parkview - Master Plan Revision

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: Adams & Hodge Engineering

Location/Date: 314 E. Main St. Clayton, NC 27520

	NAME	ADDRESS
1	Lynne [redacted] Stumpf	129 McDowell Pkwy, Clayton NC
2	THERESA Stumpf	129 McDowell Pkwy, Clayton NC
3	[illegible]	106 Balboa Pkwy Clayton N.C
4	[illegible]	118 Balboa Pkwy Clayton NC
5	DAGIM	101 BALBOA PKWY, CLAYTON.
6	EDWARD O'ROURKE	64 BALBOA PKY. CLAYTON 27520
7	Robert Manning	16 Balboa Pky Clayton
8	HECTOR PENA	156 LIBERTY LN CLAYTON
9	BARBARA BEASLEY	149 LIBERTY, CLAYTON
10	Michael Beasley	164 Liberty Lane, Clayton
11	Anton & Debbie Leebock	12 Manito Place, Clayton
12	JAMES LIPSCOMB	HTR/CITY ROAD LLC
13	DONNIE ADAMS	ADAMS & HODGE
14	Rodrigo Estanol	136 Liberty Ln Clayton
15	Holland Adams	Adams & Hodge
16		
17		
18		
19		
20		

ADAMS & HODGE ENGINEERING, PC

Neighborhood Meeting
Parkview Master Plan Revision
Date: February 22, 2018
Time: 6:30 pm
Location: Adams & Hodge Engineering, PC 314 E. Main St. Clayton, NC 27520

Donnie Adams began the meeting promptly at 6:30pm by having the Parkview Master Plan Map on the TV Screen for all to view. There was also a map on the table for all to view. He discussed that there was 3-4 acres of new property added that would increase lot count by 17 lots. There will be no change to the product/plan that is going to be offered.

Question: Polly – When will the construction trucks be able to use the other entrance? There are a lot of heavy trucks coming down Balboa and McDowell. It is a big concern, because construction trucks fly through there.

Answer: No definitive date, but contractor/developer is working toward opening the Stallings/Liberty entrance for home construction traffic as weather allows.

Question: Are you going to be widening Liberty Lane?

Answer: No. The traffic pattern remains internal to Parkview.

Question: Why didn't you put in a cul-de-sac?

Answer: James Lipscomb: The Town of Clayton wanted option for future connectivity.

Question: In the meantime what is developer going to do to keep traffic off Liberty Lane? Developer could install a birm, landscaping or barricade sign.

Question: Where is the Emergency exit route now?

Answer: There is a paved exit on City Rd.

Question: Teresa Stumpf – What are the laws in NC? Is there a certain number of lots allowed before a second entrance?

Answer: There are different threshold requirements 30 lots/ 75 lots / 250 lots.

Question: Hector Penta – Is Liberty Lane going to be connected to Road. No traffic can use our lane what are they going to do with the private lane?

Answer: The proposed street is not designed to connect to Liberty Lane.

Question: Michael Beasley – Are they going to put a stop sign on Parkview and Liberty Lane: Can we propose another stop sign? What about bus stops?

Answer: These are great questions. There will be a stop condition on Liberty Lane. The JC School system would determine where their buses load and unload.

Hector Penta – I don't mind progress as long as everything that needs to be done along with it is done.

Question: Penta – Our private lane, will the town be using it?

Answer: This project has not intent of using Liberty Lane. I recommend you contact the Town as to whether they plan to use the property.

Theresa Stumpf – Very big concern about kids running around the neighborhood with the construction trucks flying through there. Afraid there is going to be an accident.

Question: Polly – What do we need to do to request speed bumps on our roads?

Answer: That is a question for the Town of Clayton

Rodrigo Estanol - Talk about dirt road waiting to get rock on it. If they could fix it where they could get tractor trailers.

Answer: We will investigate the area of concern and address as necessary.

Donnie gave the dates and times of the next two meetings (Planning Board 2/26 and the Town Council 4/2) because the neighbors wanted to come and voice their concerns and thoughts on what is going on.

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

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: _____

"Ingredient Building"

Name of Project: Massey Building **Acreage of Property:** 0.27

County Tag #: 4626534 **NC PIN:** 166913-03-4231

Address/Location: 101 W. First Street

Existing Use: Office/Retail **Proposed Use:** Restaurant/Office

Zoning District: B-1

Is project within a Planned Development? ☒ No ☐ Yes (list): _____

Is project within an Overlay District? ☒ No ☐ Yes (list): _____

FOR OFFICE USE ONLY

Date Received: _____ Amount Paid: $505 File Number: 2017-147-SP

RECEIVED
SEP 01 2017
TOWN OF CLAYTON
PLANNING DEPARTMENT

PROPERTY OWNER INFORMATION

Name: 101 W. First Street, LLC

Mailing Address: 101 W. 1st Street

Phone Number: 9194226815 **Fax:**

Email Address: reid@one27homes.com

APPLICANT INFORMATION

Applicant: Adams & Hodge Engineering

Mailing Address: 335 Athletic Club Blvd

Phone Number: 919-763-7278 **Fax:**

Contact Person: Donnie Adams

Email Address: donnie@adamsandhodge.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: _____	☐	☐			
2. I have referenced the *Plan Requirements Checklist* 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 *Plan Requirements Checklist*	☐	☐			
7. Adjacent property owners list	☐	☐			
8. Wastewater allocation request OR verification of wastewater allocation	☐	☐			
9. 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)*	☐	☐			
10. 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*	☐	☐			
11. 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.

This project will include an expansion of the existing building to accomodate a restaurant and office space. The site plan includes parking expansion along Fayetteville St as well as as a landscaped courtyard with a meandering walk, outdoor seating and water feature.

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.

Donnie Adams, PE		9/1/2017
Print Name	***Signature of Applicant***	***Date***

ADJACENT PROPERTY OWNERS LIST

Project Name: Massey Building

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: MASSEY BUILDING

Application: MAJOR SITE PLAN

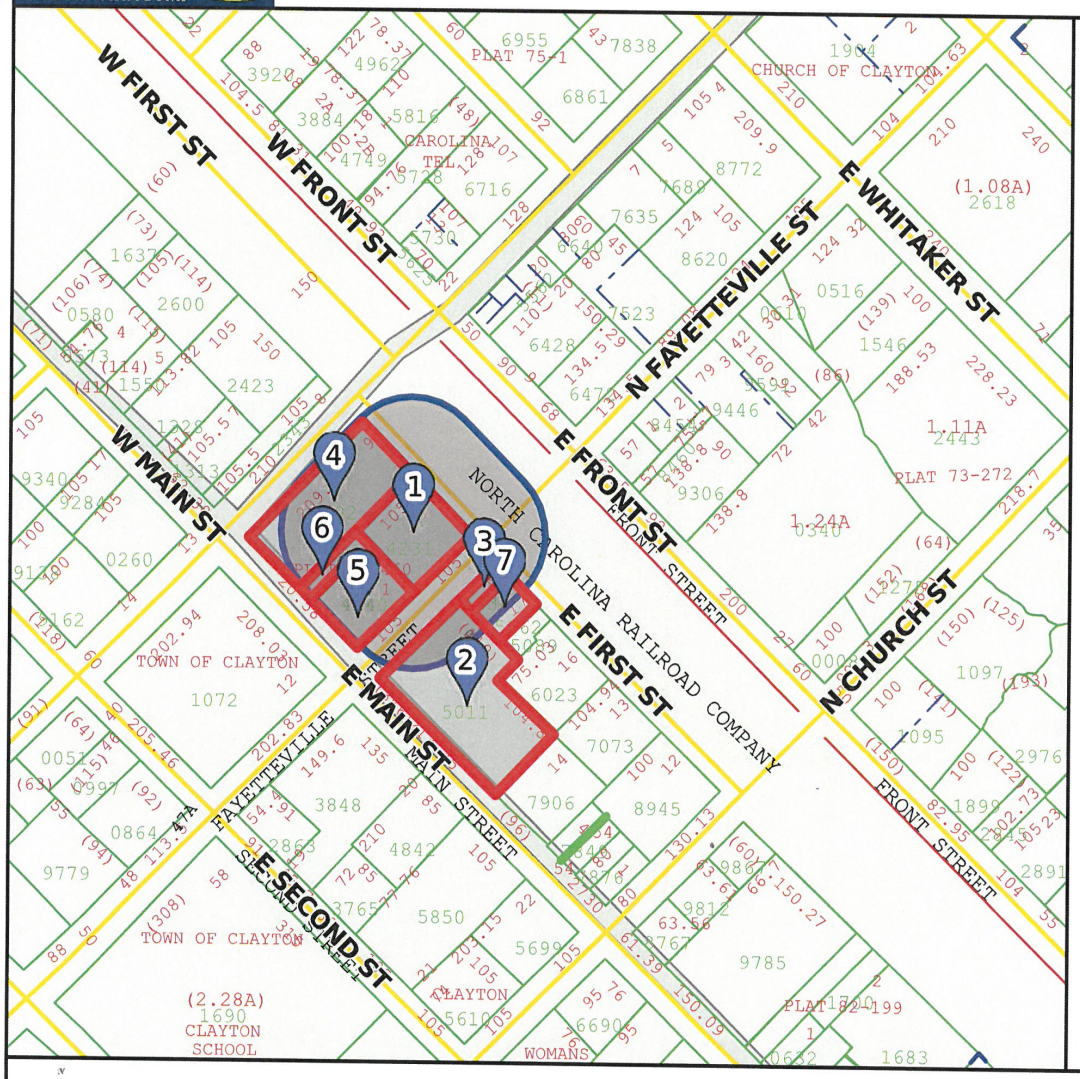
Location/Date: 114 W. MAIN ST

	NAME	ADDRESS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

JOHNSTON COUNTY
NORTH • CAROLINA

*** DISCLAIMER ***

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



Result 1

id: 05019010
Tag: 05019010
Tax Unique Id: 4626534
Owner Name 1: 101 W. FIRST STREET, LLC
Owner Name 2:
Mail Address 1: 101 W 1ST ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2311
Book: 04794
Page: 0137

Result 2

id: 05015015B
Tag: 05015015B
Tax Unique Id: 4698774
Owner Name 1: FOUR OAKS BANK & TRUST
Owner Name 2:
Mail Address 1:
Mail Address 2: P O BOX 309
Mail Address 3: FOUR OAKS, NC 27524-0000
Book: 00999
Page: 0547

Scale: 1:2621 - 1 in. = 218.42 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
September 1, 2017

JOHNSTON COUNTY NORTH CAROLINA

*** DISCLAIMER ***

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

Result 3

id: 05015017A
Tag: 05015017A
Tax Unique Id: 4746760
Owner Name 1: MAIERS, ROBERT D
Owner Name 2: EBERHART, CATHARINE
Mail Address 1: 521 E 2ND STREET
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03759
Page: 0619

Result 4

id: 05019009
Tag: 05019009
Tax Unique Id: 4771890
Owner Name 1: STAR COMPANY, LLC
Owner Name 2:
Mail Address 1: 114 W MAIN ST STE 102
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2321
Book: 04791
Page: 0691

Result 5

id: 05019011
Tag: 05019011
Tax Unique Id: 4498835
Owner Name 1: WILD POTATO CLAN INDUSTRIES, LLC
Owner Name 2:
Mail Address 1: 216 US HIGHWAY 70 W
Mail Address 2:
Mail Address 3:
Book: 04755
Page: 0077

Result 6

id: 05019011A
Tag: 05019011A
Tax Unique Id: 4497206
Owner Name 1: 104 NORTH MAIN STREET, LLC
Owner Name 2:
Mail Address 1: 104 N MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Book: 04903
Page: 0243

Result 7

id: 05015017
Tag: 05015017
Tax Unique Id: 4663529
Owner Name 1: FOUR OAKS BANK & TRUST COMPANY
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 309
Mail Address 3: FOUR OAKS, NC 27524-0000
Book: 01548
Page: 0184

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

Planning Board
February 26, 2018

STAFF REPORT

Application Number: 2017-147-SP
Project Name: Ingredient Building Major Site Plan

NC PIN / Tag #: 166913-03-4231 / 05019010, 166913-03-4215 / 05019011A, 166913-03-4240
Location: 101 W. First Street, on the block between N O'Neil Street and N Fayetteville Street
Town Limits/ETJ: Town Limits
Overlay: Downtown Overlay District
Applicant: Adams & Hodge Engineering
Owner: 101 W. First Street

Public Noticing:
- Neighborhood meeting held December 6, 2018
- Sign posted prior to February 16, 2018

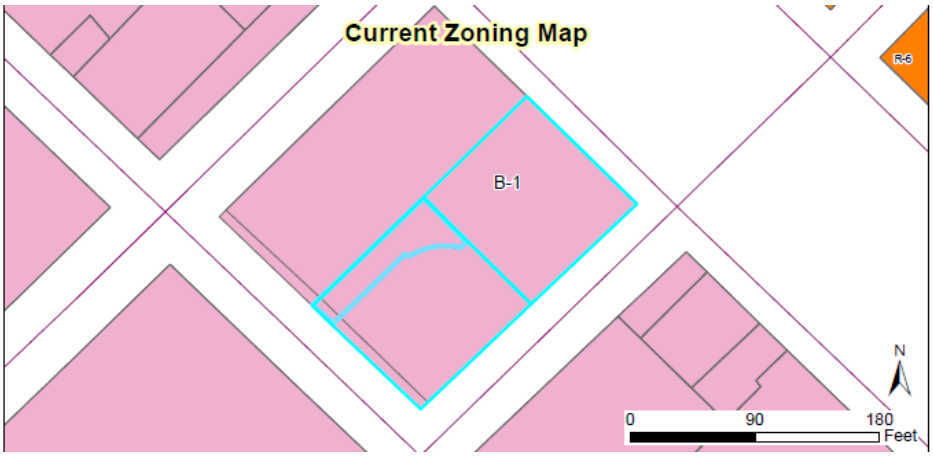
REQUEST: Major site plan request to expand an existing building to accommodate office and restaurant space. The request also includes a parking expansion along Fayetteville Street, and a landscaped courtyard with outdoor seating.

SITE DATA:

Acreage: .58 acres
Existing Use: Restaurant/Office
Zoning: Central Business (B-1)

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Central-Business (B-1)	Office
South	Central Business (B-1)	Bank
East	Residential-6 (R-6)	Single-Family Residential
West	Central-Business (B-1)	Commercial



DEVELOPMENT DATA:

Proposed Uses: Restaurant/Office

Buildings: 3 existing buildings, only one building to be expanded

Maximum Impervious: No maximum impervious area in B-1 zoning district

Proposed Parking: 13 proposed spaces along Fayetteville Street

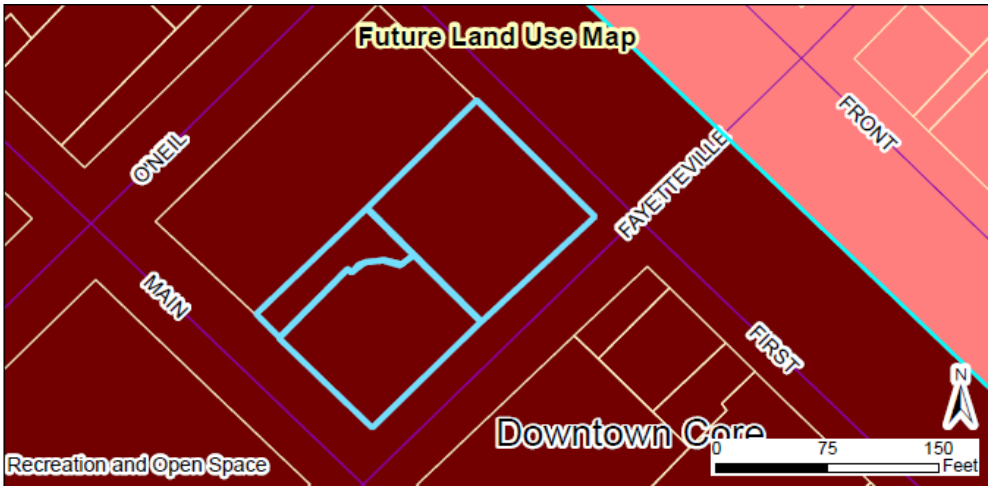
Access/Streets: Located at the corner of Fayetteville Street/E. First Street and Fayetteville Street/Main Street

---

STAFF ANALYSIS:

Overview

The applicant is requesting major site plan approval to expand an existing 2,256 square foot office building located at the corner of Fayetteville Street and E Front Street. The applicant is proposing a two-story addition consisting of 3,981 square feet, with 2,524 square feet on the first floor and 1,457 square feet on the second floor.. As a part of the building expansion the applicant is proposing a new restaurant (Ingredient of Clayton) as well as a covered patio to serve as outdoor seating for the restaurant. The applicant is also proposing to develop a courtyard serving all three subject properties, with enhanced landscaping and amenities. New parking is proposed along Fayetteville Street to serve the expanded use, and existing businesses included within this application.



Consistency with Adopted Plans:

- **Comprehensive Plan 2040**
  The proposed use is consistent with the Comprehensive Plan 2040, which designates this property as "Downtown Core". This designation generally consists of various uses including restaurants and offices.

- **Unified Development Code**
  The proposed development is generally consistent with the Unified Development Code, with the exception of the architectural elevations. As detailed below, the architectural elevations currently proposed do not meet the Downtown Overlay standards included within the UDC. Staff is recommending a condition of approval be placed on the application requiring the architectural elevations to be revised accordingly and resubmitted for review/final approval by Planning staff.

Downtown Overlay District / Architectural Elevations

The subject properties are all located within the Downtown Overlay District. As the building is currently proposed, the proposed architectural elevations do not meet several of the standards noted within the downtown overlay district section of the UDC. Staff is recommending a condition of approval be placed on the application, requiring that the architectural elevations be revised and resubmitted to be reviewed and approved by staff, consistent with the overlay requirements (see condition #4). Please see the following inconsistencies with the downtown overlay standards:

1. ***Exterior materials should match the palette of the historically contributing buildings in the district.***
   - Staff has concerns regarding the use of fiber cement siding for the majority of new building addition, and feels that additional brick features should be incorporated to remain consistent with the surrounding buildings in the district. Staff also has concerns regarding the use of black as the primary color, and does not feel the color is historically contributing in this district.

2. ***Windows shall be vertically oriented, and at least as tall as they are wide.***
   - The eastern elevation does not meet this requirement, due to the incorporation of "slat" windows as shown on the proposed elevations.

3. ***At least 70% of the surface area of the first (ground) floor, public-facing façade of all buildings shall be storefront windows or other windows which create an enhanced sense of connection between the inside of the buildings and public realm. Corner buildings may reduce the window coverage to 35% on the façade facing the secondary street.***
   - Staff considers the North elevation (facing First Street) to be the primary façade since this is where the main entrance appears to be located. This means that 70% of the ground floor of this façade must consist of storefront windows. Staff considers Fayetteville Street to be the secondary street, meaning that this façade (East elevation) must have 35% window coverage on the first floor. As the plans are currently submitted, neither of these facades meet these requirements.

4. ***First floor storefront windows shall incorporate at least one architectural design element common to or representative of the district, including but not limited to soldier courses, brick patterns, columns, peaked or arched windows, etc.***
   - None of the proposed first floor windows currently meets this requirement.

5. ***Diagonal entrances at corner buildings are required; and entrance doors shall be a minimum of 50% transparent.***
   - The proposed elevations do not currently meet this requirement. In order to comply with this requirement, doors must be added at the corner of Fayetteville Street and First Street.

Landscaping and Buffering
The applicant is proposing to develop a shared courtyard among all three subject properties, which will consist of decorative pavers and enhanced landscaping. Landscaping is proposed throughout the courtyard area on all three subject properties, and meets the intent of the Unified Development Code. It is worth noting that the Downtown Overlay District does allow that the site interior landscaping requirements be reduced by 75% in this zoning district (B-1).

Access/Streets
The proposed expansion and courtyard may be accessed via existing sidewalk along Main Street, or proposed sidewalk along E Front Street and Fayetteville Street.

CONSIDERATIONS:

- 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.

RECOMMENDED CONDITIONS OF APPROVAL:

1. Following board approval, three copies of the plans, meeting the Conditions of Approval, shall be submitted to the Planning Department.

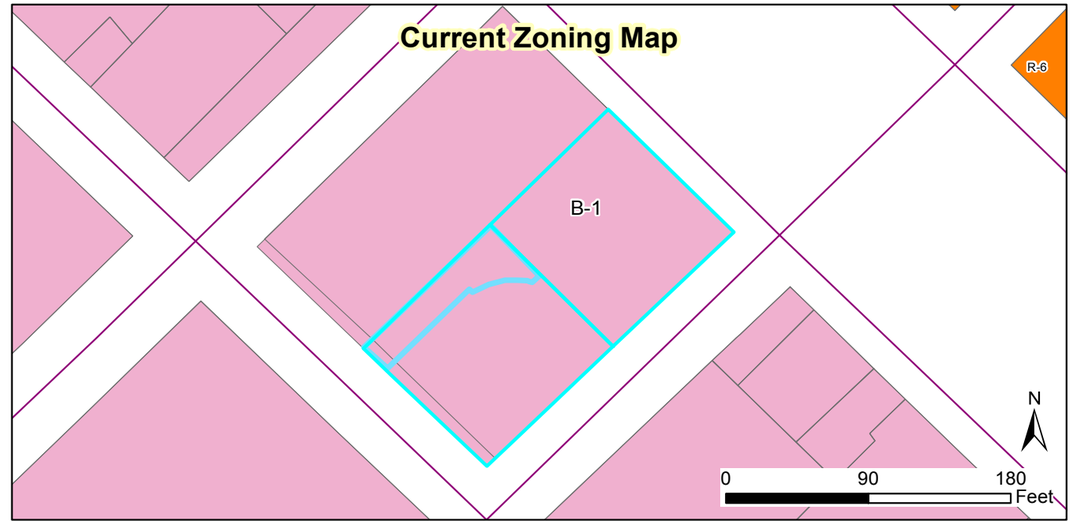
2. All roof mounted and ground mechanical equipment shall be completely screened from view.

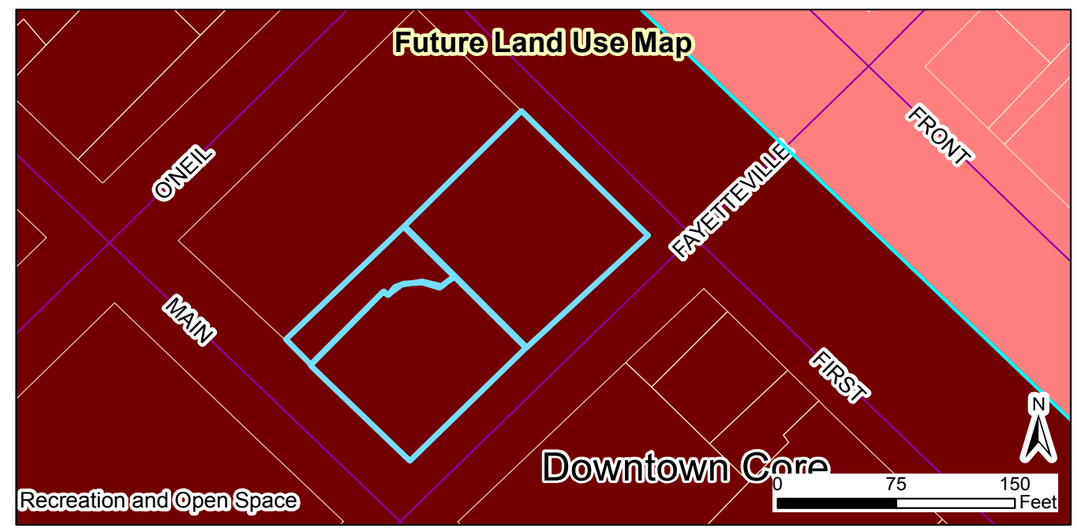
3. A layout of the proposed outdoor seating, including details of all outdoor seating and dining areas, shall be submitted to the Planning Department to be reviewed as a Zoning Compliance Permit as required within the Downtown Overlay District Standards of the UDC.

4. Architectural elevations shall be revised in accordance with the Downtown Overlay District standards included within 155.204 of the Unified Development Code. Revisions shall be submitted to be reviewed and approved by staff.

ATTACHMENTS:

1) Staff report maps
2) Application
3) Neighborhood Meeting Materials
4) Site Plan





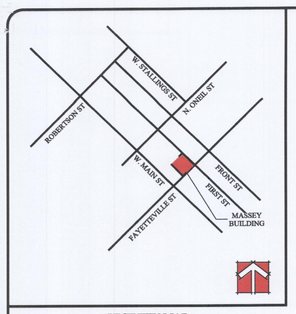
2017-147-SP Ingredient Building Major Site Plan
Request: To expand an existing building to develop restaurant and office space, add parking along Fayettville St, and add a landscaped courtyard with outdoor seating

Applicant: Adams & Hodge Engineering
Property Owners: 101 W. First Street, LLC
Parcel ID: 166913-03-4231, 166913-03-4215,166913-03-4240
Tag #: 05019010, 05019011A, 05019011

02/16/2018
Produced by: TOC Planning
Disclaimer: Town of Clayton assumes no legal responsibility for the quality fo the data represented here.

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2017\2017-147-SP Ingredient Building\Maps\2017-147-SP Staff Report Map.mxd

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



VICINITY MAP
(NO SCALE)

MAJOR SITE PLAN

FOR

INGREDIENT

(RESTAURANT)

IN

TOWN OF CLAYTON, NC

SHEET INDEX

SHEET TITLE	SHEET No.
EXISTING CONDITIONS	SP1
SITE PLAN	SP2
LANDSCAPE PLAN	SP3

NOT RELEASED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 15685 ENGINEER DONALD C. ADAMS, JR.

REVISED
3:43 pm, Feb 16, 2018

RECEIVED
FEB 16 2018
TOWN OF CLAYTON
PLANNING DEPARTMENT

DEVELOPER/APPLICANT:

101 W. FIRST STREET, LLC
101 W. 1ST STREET
Clayton, NC 27520
CONTACT/AGENT: DONNIE ADAMS, PE
919-763-7278

A&H
ADAMS & HODGE
ENGINEERING, PC
335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
919-243-1332 donnie@adamsandhodge.com
FIRM # C-4187

INGREDIENT (RESTAURANT)

CLAYTON, NORTH CAROLINA

CALL 48 HOURS BEFORE YOU DIG
1-800-632-4949
NORTH CAROLINA ONE-CALL CENTER

SEPTEMBER 1, 2017
JANUARY 02, 2018
JANUARY 25, 2018
FEBRUARY 16, 2018

T.O.C. PROJECT: 2017-147-SP

N/F
DML Properties, LLC
Deed Book 4446, Page 653

1 Story
(Frame)

N/F
SCA Ventures
13-C Clayton Lake
Smithfield, NC 27577
PIN: 169913-03-2343
Deed Book 3588, Page 390

N/F
Star Company, LLC
114 W. Main Street, Suite 102
Clayton, NC 27520
Pin: 166913-03-4302
Deed Book 04791, Page 0691

NC PAPER CO.
1 Story
(Brick)

BOULEVARD
COFFEE
1 Story
(Block)

2 Story
(Frame)

EXISTING
2 Story
(Brick)

2 Story
(Brick)

N/F
Town of Clayton
Deed Book 2040, Page 50

N/F
Robert D. Maiers
Deed Book 3759, Page 619

N/F
Four Oaks Bank & Trust
Deed Book 999, Page 547

NC Railroad Company
(100' Public R/W)

E. First Street
(50' Public R/W)

N. O'Neil Street
(Public R/W Width Varies)

N. Fayetteville Street
(50' Public R/W)

W. Main Street
(50' Public R/W)

Front Street
(50' Public R/W)

– Tract 1 –

– Tract 2 –

– Tract 3 –

NOT RELEASED FOR CONSTRUCTION

REVISED
5:11 pm, Jan 25, 2018

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

ADAMS & HODGE
ENGINEERING, PC

335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
dave@adamshodgeengineering.com
919-243-1332
FIRM # C-4187

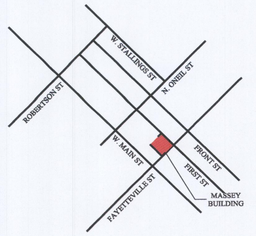
REVISIONS:
1) SUBMITTED REVISED PER TOC COMMENTS

INGREDIENT
(RESTAURANT)

FAYETTEVILLE STREET, CLAYTON, NC 27527

EXISTING CONDITIONS

DESIGN	DCA
DRAWN	PE
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	8/30/2017
JOB NO.	
SHEET	SP1



VICINITY MAP
(NO SCALE)

- = BRICK COLUMN & WROUGHT IRON FENCE
- = RETAINING WALL/WROUGHT IRON FENCE
- = SEGMENTED BLOCK RETAINING WALL
- = STAMPED CONCRETE PAVEMENT
- = BRICK PAVER WALK
- = BRICK WALL SECTION

NOTE: A DUMPSTER WILL BE PROVIDED TO SERVICE THE SITE.

SITE OWNER INFORMATION:

– Tract 1 –
– Owner Information –
101 w. First Street, LLC
101 W. 1st St
Clayton, NC 27520
TAX: 5106647
Pin: 166913–03–4231
Deed Book 4794, Page 137
– Area Summary –
0.262 Acres, 11,439 SF

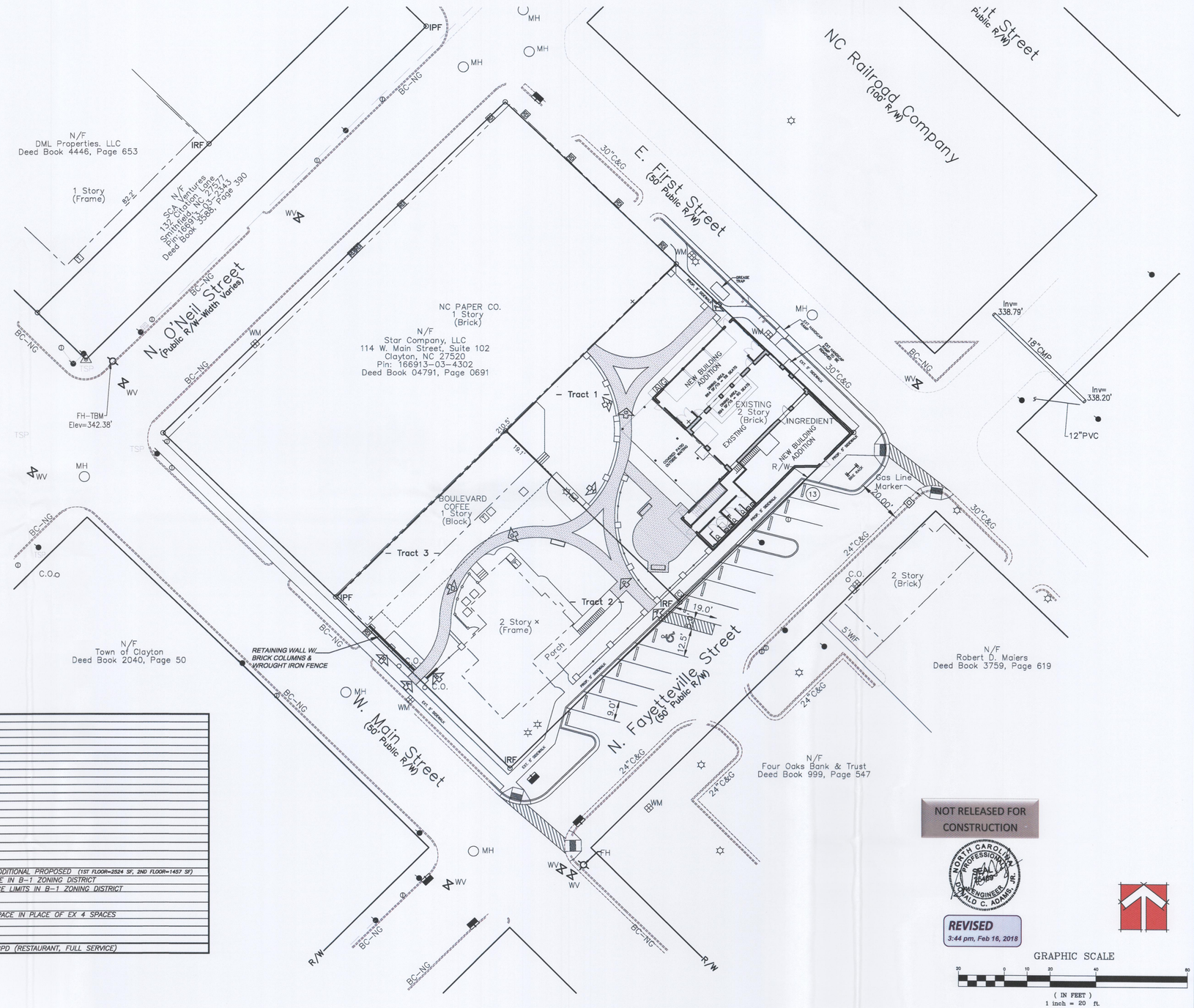
– Tract 2 –
– Owner Information –
Wild Potato Clan Industries, LLC
216 US HWY 70 W
Clayton, NC 27520
TAX: 5104629
Pin: 166913–03–4240
Deed Book 4755, Page 077
– Area Summary –
0.259 Acres, 11,295 SF

– Tract 3 –
– Owner Information –
104 North Main Street, LLC
104 N. MAIN ST
Clayton, NC 27520
TAX: 4757327
Pin: 166913–03–4215
Deed Book 4903, Page 243
– Area Summary –
0.06 Acres, 2,613.6 SF

SITE DATA INFORMATION:

OWNER:	SEE TRACT 1,2 & 3 ABOVE
PARCEL IDENTIFICATION NUMBER:	
TAX NUMBER:	
PROPERTY SIZE (SF):	
TOTAL OPEN SPACE (SF):	N/A
PROPERTY LOCATION:	INSIDE TOWN LIMITS
EXISTING/PROPOSED ZONING:	B–1/B–1
EXISTING USE:	OFFICE
PROPOSED USE:	RESTAURANT
PROPOSED UNITS/LOTS:	N/A
PROPOSED DENSITY:	N/A
EXISTING INTENSITY:	N/A
MINIMUM LOT SIZE	N/A
FRONT SETBACK	N/A
SIDE SETBACK	N/A
INTERIOR SIDE SETBACK	N/A
REAR SETBACK	N/A
STREET SIDE SETBACK	N/A
BUILDING SEPARATION	
PROPOSED INTENSITY (GROSS FLOOR AREA (SF):	TOTAL EX 2258 SF/ 3981 SF ADDITIONAL PROPOSED (1ST FLOOR=2524 SF, 2ND FLOOR=1457 SF)
BUILDING COVERAGE (AS % OF TOTAL SITE):	NO MAXIMUM BUILDING COVERAGE IN B–1 ZONING DISTRICT
MAXIMUM IMPERVIOUS AREA:	NO MAXIMUM IMPERVIOUS SURFACE LIMITS IN B–1 ZONING DISTRICT
BUILDING HEIGHT (NUMBER OF STORIES & FEET):	2 STORY BLDGS / –35'–0"
EXISTING PARKING:	4 PARALLEL SPACES
PROPOSED PARKING:	13 ANGLED SPACES & 1 ADA SPACE IN PLACE OF EX 4 SPACES
ELECTRIC PROVIDER:	TOWN OF CLAYTON
WATER PROVIDER:	TOWN OF CLAYTON
SEWER PROVIDER:	TOWN OF CLAYTON
ANTICIPATED DAILY WASTEWATER FLOW:	118 SEATS @ 40 GPD= 4,720 GPD (RESTAURANT, FULL SERVICE)

*NO RESOURCE CONSERVATION AREA.
*NO FLOOD PLAIN EXISTS.



NOT RELEASED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 15409 ENGINEER RONALD C. ADAMS, JR.

REVISED
3:44 pm, Feb 16, 2018

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

ADAMS & HODGE ENGINEERING, PC

335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
dadamsjr@adamsandhodge.com
919-243-1332
FIRM # C-4187

REVISIONS	
1	01/26/18 REVISED PER TOC
2	02/02/18 REVISED PER TOC
3	02/09/18 REVISED PER TOC
4	02/16/18 REVISED PER TOC
5	
6	

INGREDIENT
(RESTAURANT)
FAYETTEVILLE STREET, CLAYTON, NC 27527

PRELIMINARY SITE PLAN

DESIGN	DCA
DRAWN	PE
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	11/9/2017
JOB NO.	
SHEET	SP1

Plant Symbol Key

CANOPY TREE - 6 | UNDERSTORY TREE - 2 | SHRUB = 107 | GROUNDCOVERS | SEASONAL FLOWERS

Plant List

PLANT LIST

ALIAS	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	WIDTH	ROOT
AROG		ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5"	10'-12' MIN.	-	B&B
QA		QUERCUS ACUTISSIMA	SAW TOOTH OAK	2.5"	10'-12' MIN.	-	B&B
TD		TAXODIUM DISTICHUM	BALD CYPRESS	2.5"	10'-12' MIN.	-	B&B
TCG		TILIA CORDATUM 'GREENSPIRE'	LINDEN	2.5"	10'-12' MIN.	-	B&B
IAF		ILEX ATTENUATA FOSTERII	FOSTER HOLLY	2"	6'-8' MIN.	-	B&B/15 GAL
INS		ILEX 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	2"	6'-8' MIN.	-	B&B/15 GAL
LN		LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CREPE MYRTLE	2"	6'-8' MIN.	-	B&B/15 GAL
PCP		PRUNUS CERASIFERA 'PURPLE PONY'	PURPLE LEAF PLUM	2"	6'-8' MIN.	-	B&B/15 GAL
CJ		CAMELLIA JAPONICA	CAMELLIA	-	24"-30" MIN	-	7GAL
CP		CHAMAECYPARIS PISIFERA 'GOLD MOPS'	GOLD MOPS CYPRESS	-	24"-30" MIN	-	7GAL
IC		ILEX CORNUTA 'BURFORDII'		-	24"-30" MIN	-	7GAL
LJ		LIGUSTRUM JAPONICA	GLOSSY PRIVIT	-	24"-30" MIN	-	7GAL
LC		LORIOPETALUM CHINESE RUBRUM 'ZHUZHOU'	ZHUZHOU LORPETALUM	-	24"-30" MIN	-	7GAL
AG		ABELIA GRANDIFLORA 'LITTLE RICHARD'	ABELIA	-	15"-18" MIN	-	3GAL
BT		BERBERIS THUMBERGIATROPURPUREA 'CRIMSON PIGMY'	BAR BERRY	-	15"-18" MIN	-	3GAL
CH		ILEX CORNUTA 'CARRISSA'	CARISSA HOLLY	-	15"-18" MIN	-	3GAL
IG		ILEX GLABRA	INKBERRY HOLLY	-	15"-18" MIN	-	3GAL
JH		JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA JUNIPEN	-	-	18"-18" MIN	3GAL

1. 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
2. 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
3. THE LANDSCAPE CONTRACTOR SHALL ADJUST ANY BUFFER PLANTING AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS AND OTHER UTILITIES THAT REQUIRE CLEARANCES FOR ACCESS

Landscape Notes

GENERAL LANDSCAPE NOTES

1. ALL PLANT MATERIALS AND PLANTING BEDS SHALL BE LOCATED BY SCALED DIMENSIONS FROM BUILDINGS, CURBS, PAVEMENTS, ETC. LOCATION OF ALL PLANTS SHALL BE REVIEWED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE FOR REVIEW.

2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANTING AND SHALL BE RESPONSIBLE FOR THEIR REPAIR OR PAY FOR ALL DAMAGES MADE TO UNDERGROUND UTILITIES.

3. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES.

4. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY PROPOSED PLANT SUBSTITUTIONS BY THE LANDSCAPE CONTRACTOR. NO SUBSTITUTIONS SHALL BE MADE UNDER ANY CIRCUMSTANCES WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.

5. ALL DISTURBED AREAS NOT IDENTIFIED TO EITHER BE SEEDED OR SODDED SHALL BE MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS.

6. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

7. ALL PLANTING BEDS, SAUCERS, AND AREAS DESIGNATED TO BE MULCHED SHALL BE MULCHED WITH A MINIMUM OF 3-4 INCHES OF TRIPLE SHREDDED HARDWOOD MULCH.

8. PLANTING BEDS AND SAUCERS SHALL BE EDGED TO PROVIDE A 2" TO 3" DEEP "V" CUT ALONG ITS BORDER WITH SODDED OR SEEDED AREAS.

9. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.

10. GUYING SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.

11. THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL LANDSCAPING IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS SHOWN AND ENUMERATED ON THIS SHEET UNLESS ALTERNATIVE METHODS OR PRACTICES ARE REVIEWED AND ACCEPTED BY THE LANDSCAPE ARCHITECT.

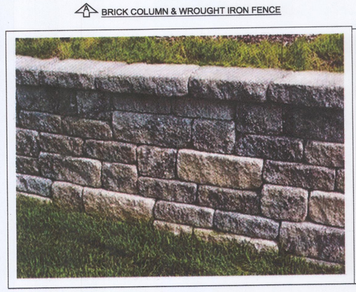
12. AT INSTALLATION AND CONTINUOUSLY DURING THE MAINTENANCE CONTRACT, ALL PROPOSED SHRUBS THAT ARE SQUARE IN SHAPE AND ARRANGED IN ROWS SHOULD BE PRUNED INTO BOXED AND CLIPPED HEDGEROWS.

13. 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

14. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM THAT WILL ACEQUATELY COVER ALL LIVING PLANT MATERIAL. SUCH SYSTEM SHALL INCLUDE A RAIN SENSOR.

15. ALL HVAC AND MECHANICAL EQUIPMENT WILL BE SCREENED WITH LANDSCAPING OR DECORATIVE FENCING

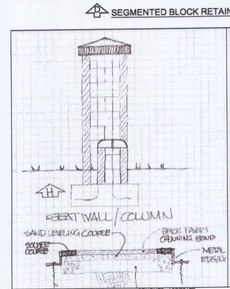
BRICK COLUMN & WROUGHT IRON FENCE



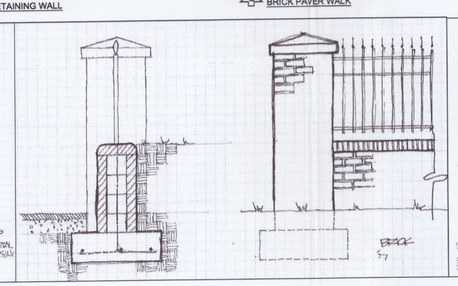
SEGMENTED BLOCK RETAINING WALL

BRICK PAVER WALK

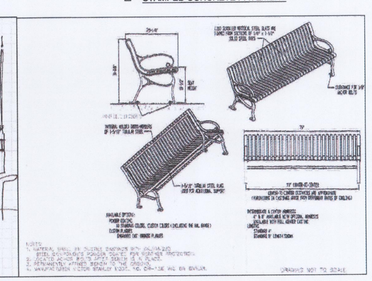
STAMPED CONCRETE PAVEMENT



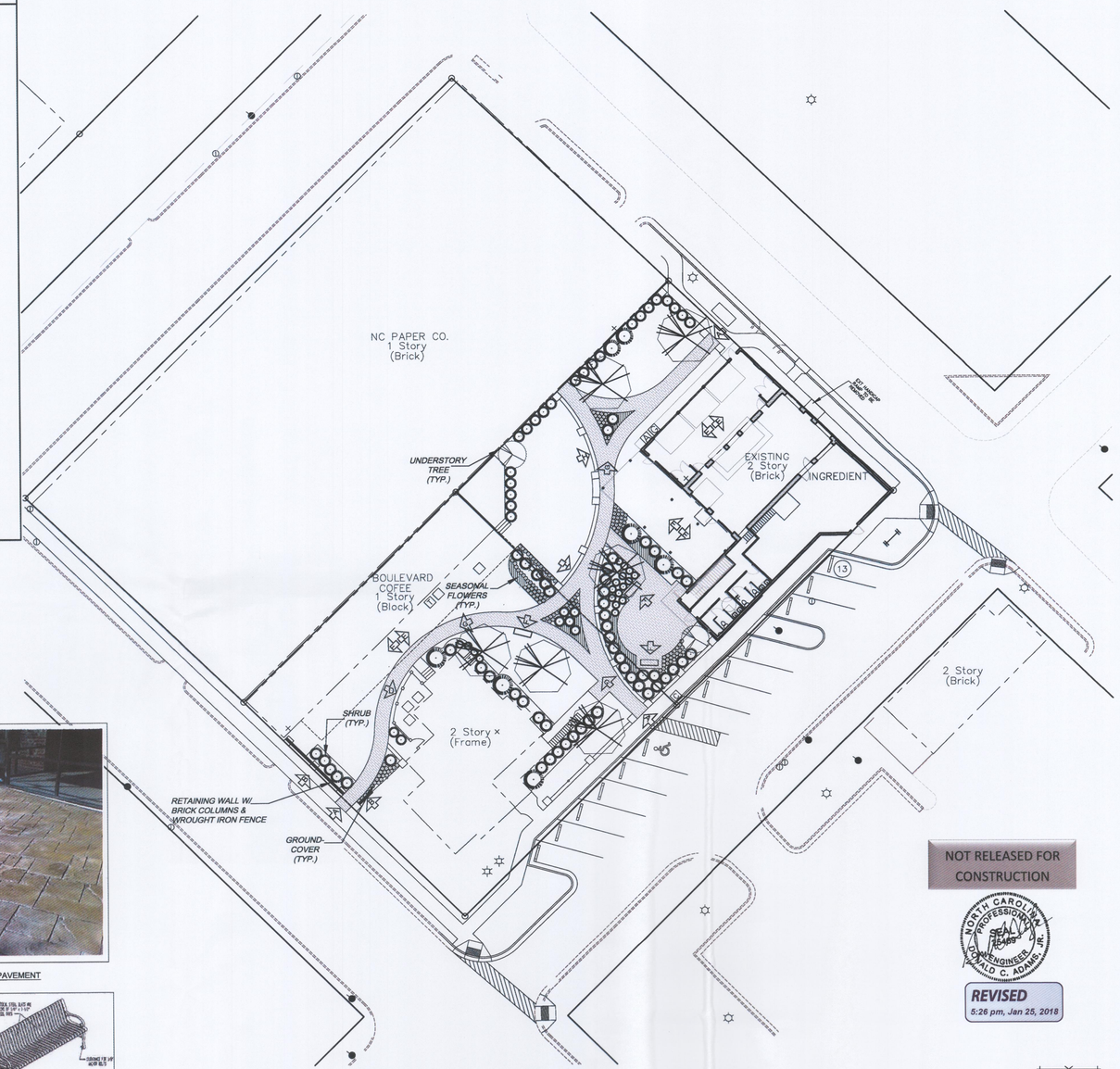
BRICK WALL SECTION



RETAINING WALL/WROUGHT IRON FENCE



6 FT BENCH



NOT RELEASED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 15465 ENGINEER DONALD C. ADAMS, JR.

REVISED
5:26 pm, Jan 25, 2018

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
donnie@adamsandhodge.com
919-243-1332
FIRM # C-4187

REVISIONS:
1) 12/04/2017 REVISED PER TOC COMMENTS
2) 12/18/2017 REVISED PER TOC COMMENTS
3) 1/18/2018 REVISED PER TOC COMMENTS

ADAMS & HODGE ENGINEERING, PC

INGREDIENT
(RESTAURANT)
FAYETTEVILLE STREET, CLAYTON, NC 27527

LANDSCAPE PLAN

DESIGN	DCA
DRAWN	PE
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	11/9/2017
JOB NO.	
SHEET	SP03

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

2 WEST ELEVATION
1/4" = 1'-0"

PRELIMINARY

REVISIONS

INGREDIENT

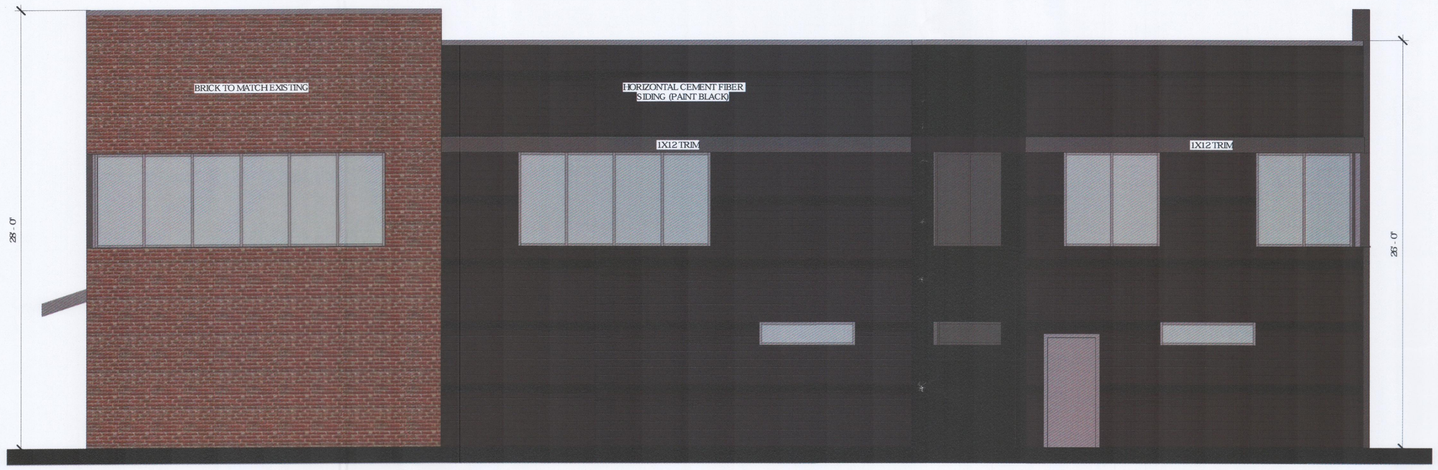
919-550-7717
TLJARCH@AOL.COM
2008 ELIZABETH COURT
CLAYTON, NC 27520
TONYJOHNSONARCHITECT.COM

TONY JOHNSON ARCHITECT

DATE 02.13.18

SHEET A-1

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



2 EAST ELEVATION
1/4" = 1'-0"

PRELIMINARY

REVISIONS

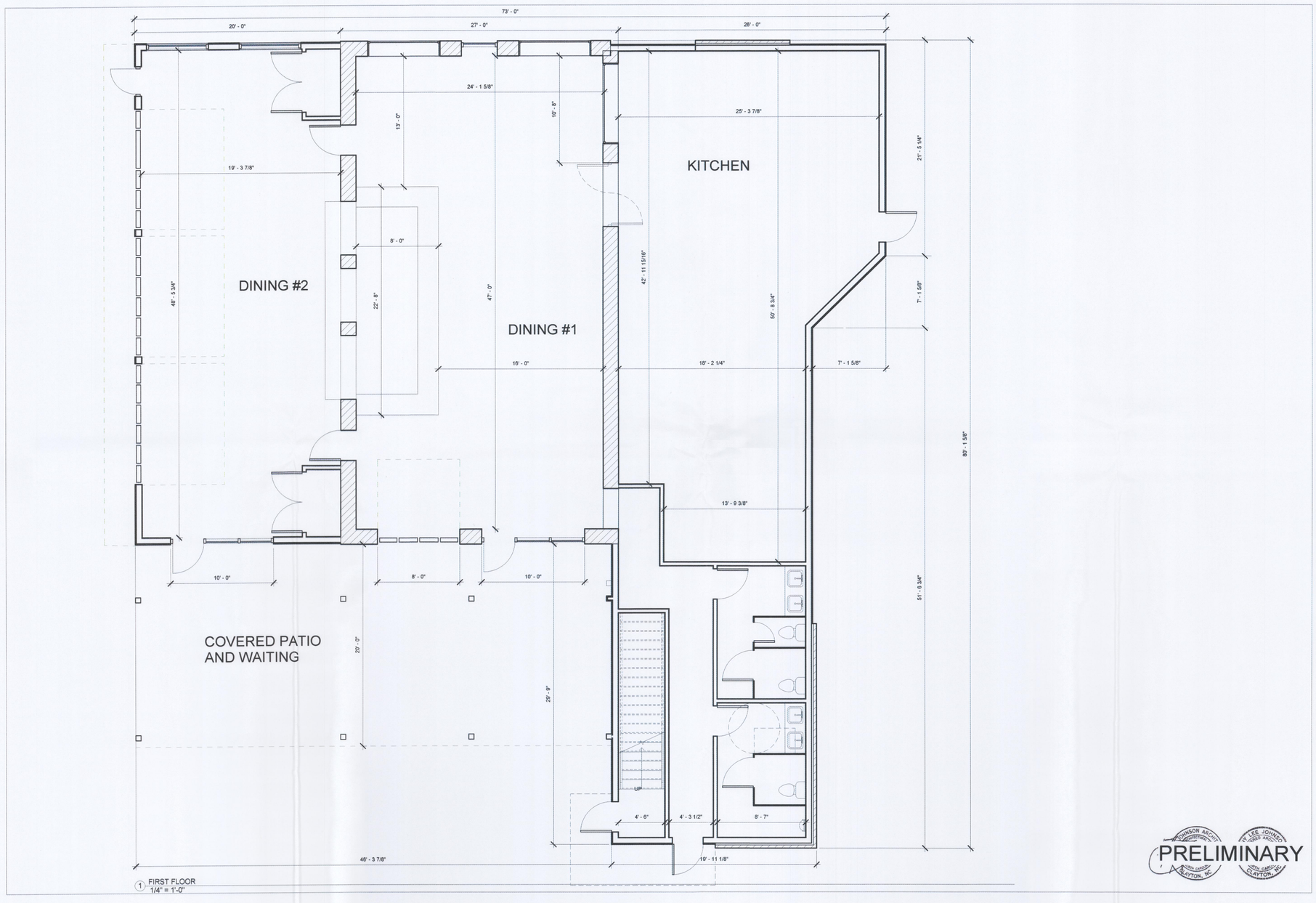
INGREDIENT

919-550-7717
TLJARCH@AOL.COM
2008 ELIZABETH COURT
CLAYTON, NC 27520
TONYJOHNSONARCHITECT.COM

TONY JOHNSON ARCHITECT

DATE: 02.13.18

SHEET: A-2



1 FIRST FLOOR
1/4" = 1'-0"

REVISIONS

INGREDIENT

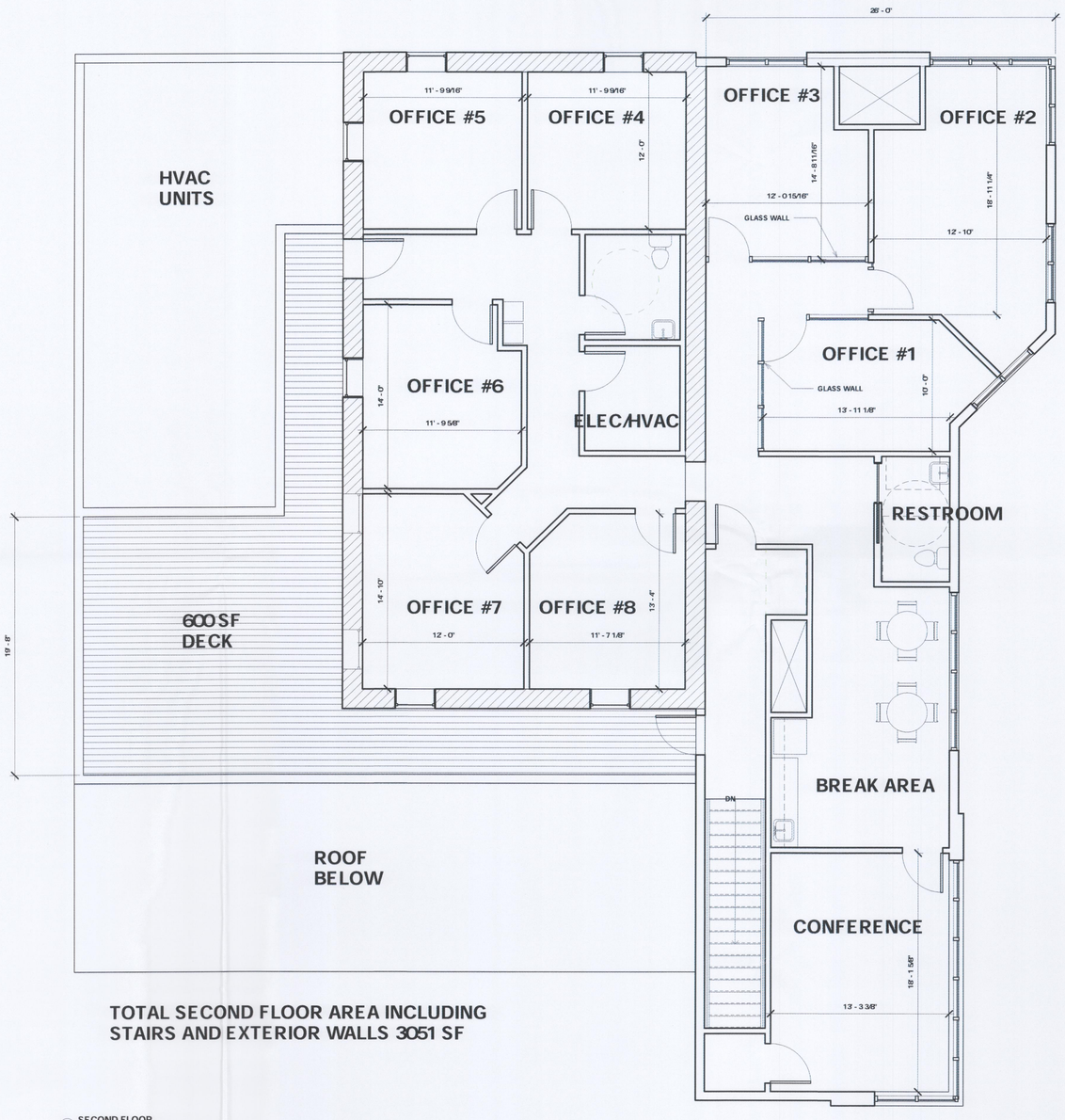
919-550-7717
TLJARCH@AOL.COM
2008 ELIZABETH COURT
CLAYTON, NC 27520
TONYJOHNSONARCHITECT.COM

TONY JOHNSON ARCHITECT

PRELIMINARY

DATE 1-23-18

SHEET A-3



TOTAL SECOND FLOOR AREA INCLUDING STAIRS AND EXTERIOR WALLS 3051 SF

1 SECOND FLOOR
1/4" = 1'-0"

PRELIMINARY

REVISIONS

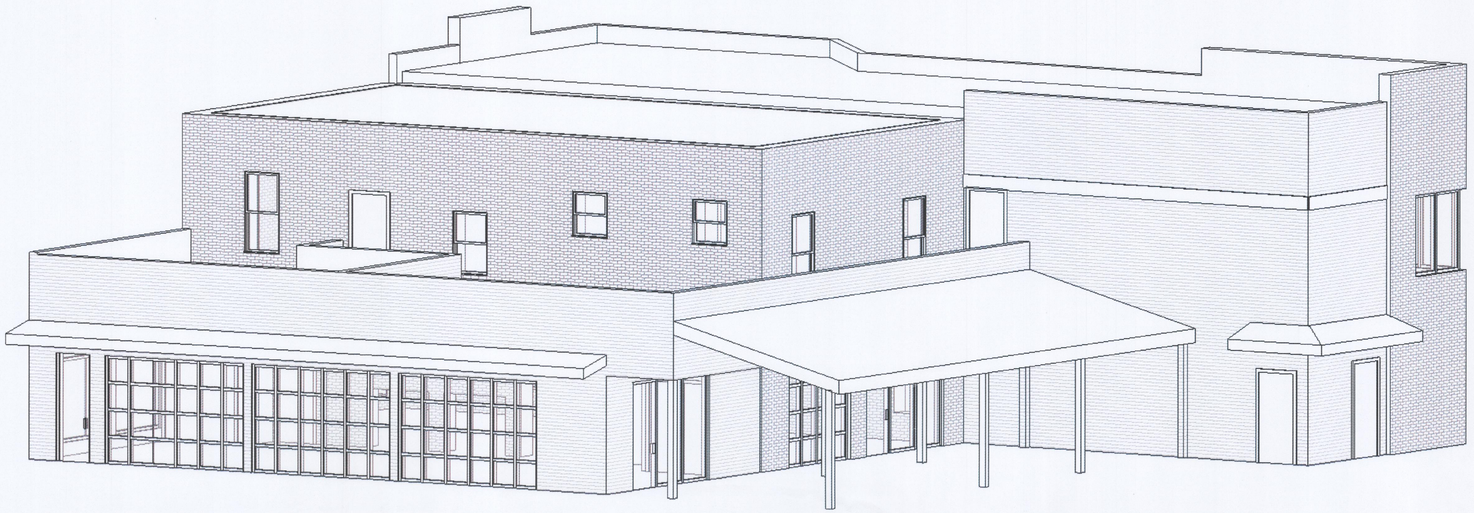
INGREDIENT

919-550-7717
TLJARCH@AOL.COM
2008 ELIZABETH COURT
CLAYTON, NC 27520
TONYJOHNSONARCHITECT.COM

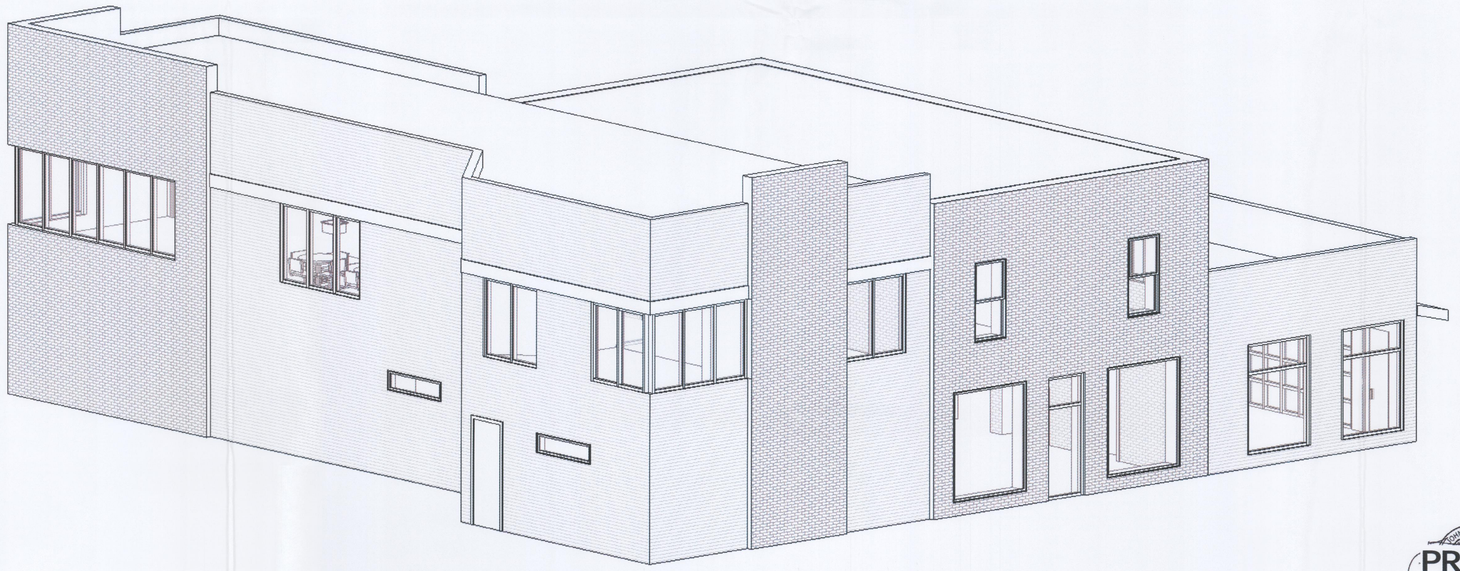
TONY JOHNSON ARCHITECT

DATE 1-23-18

SHEET A-4



2 VIEW FROM SOUTHWEST
12" = 1'-0"



1 VIEW FROM NORTHEAST
12" = 1'-0"

PRELIMINARY

REVISIONS

INGREDIENT

919-550-7717
TLJARCH@AOL.COM
2008 ELIZABETH COURT
CLAYTON, NC 27520
TONYJOHNSONARCHITECT.COM

TONY JOHNSON ARCHITECT

DATE 1-23-18

SHEET A-5

ADAMS & HODGE ENGINEERING, PC

Project: Ingredient Building Project (Massey Building)

Date of Meeting: December 6, 2017

Location of Meeting: 114 West Main St. Clayton, NC 27520 (NC Paper Co.)

Time of Meeting: 6:30 pm

In Attendance: Donnie Adams, Holland Adams, Jason Sansom, Holton Wilkerson, Catharine Eberhart, Bob Maiers

Meeting Summary/Minutes:

-Donnie Adams started the meeting at 6:40 pm. The layout of the project was projected on the TV for attendees to view. Donnie discussed the general overview of the Ingredient Building project. He explained the components such as outdoor seating, proposed stage area, parking improvements, and water play area in the courtyard.

-Holton Wilkerson explained the expansion of the existing Ingredient Building and how the Ingredient restaurant will be on the bottom and there will be office space upstairs.

-Jason Sansom who is the owner of Ingredient restaurant, gave a brief explanation of his farm to fork restaurant style, what types of foods they would be serving and how the restaurant will be laid out. He will have seating for approximately 115.

-Catharine Eberhart mentioned how this type restaurant will be an asset to our community and her clients.

-Catharine Eberhart asked how the parking will impact her adjacent yoga studio. Donnie Adams explained the new angled spaces that they are creating. Catherine also asked if there would be any spaces for handicap parking, and Donnie pointed out on the plans where it would be available.

-Bob Maiers asked about the existing power poles, and if there was any plan to run those underground? Donnie addressed this question by saying that the Town and property owner have decided to keep them the way they are.

The meeting ended at approximately 7:10 pm, with everyone's questions answered and excitement about this new project.

ADAMS & HODGE
ENGINEERING, PC

November 21, 2017

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of a neighborhood meeting that will be held to provide information to adjacent property owners about the proposed Massey Building project. A representative of the applicant will be present to share details about the project as well as answer questions, and solicit comments.

Meeting Date: **December 6, 2017**

Location: **114 West Main St.**
Clayton, NC 27520

Time: **6:30 PM**

Type of Application: Major Site Plan

General Description: The applicant is requesting an expansion of the existing building to accommodate a restaurant and office space. The site plan includes parking expansion along Fayetteville St. as well as a landscaped courtyard with a meandering walk, outdoor seating and water feature.

A vicinity map of the property is attached.

If you have any questions prior to or after this meeting, you may contact us at 919-763-7278.

Sincerely,

Donald C. Adams, Jr., PE

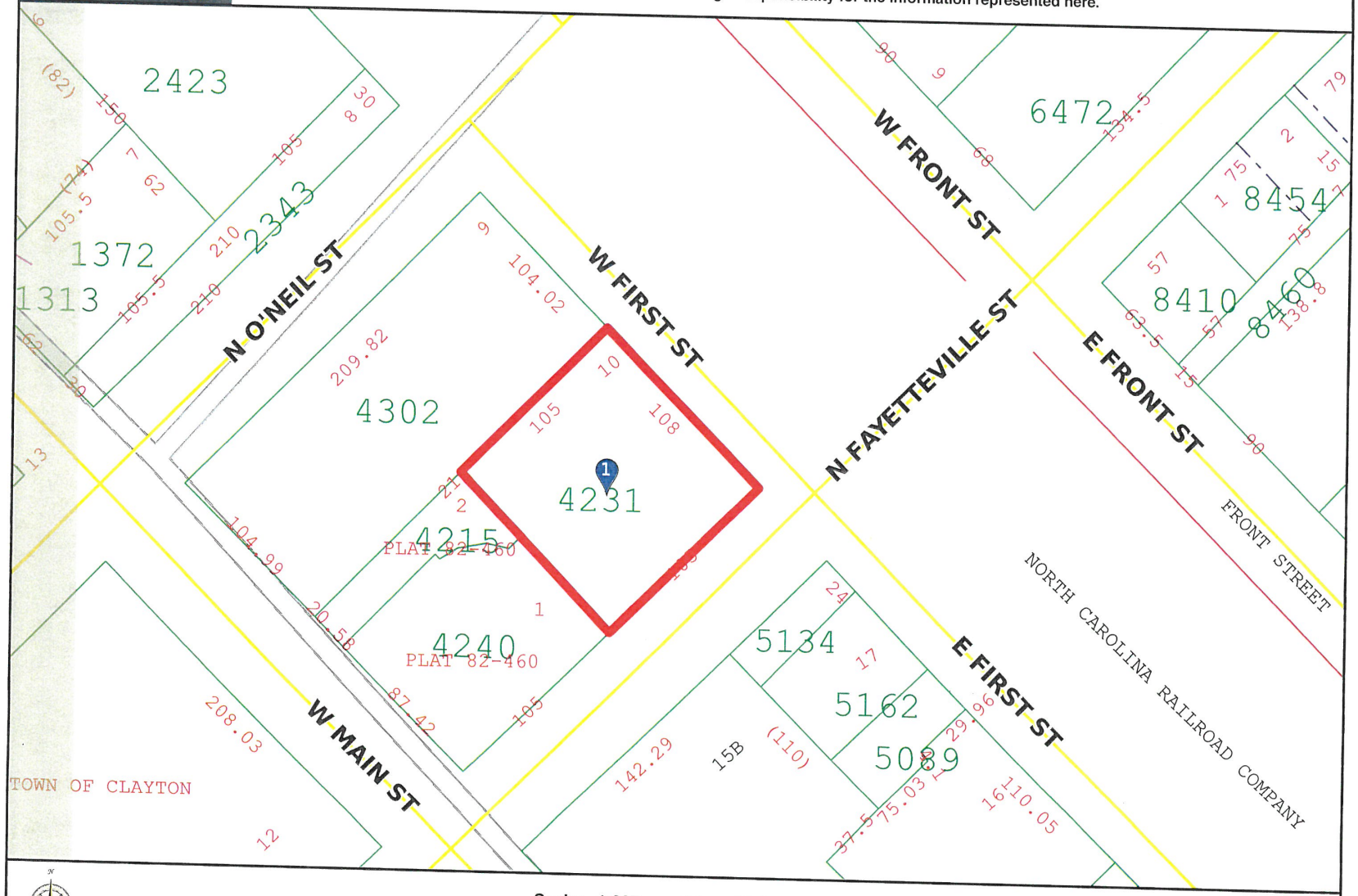
Cc: Town of Clayton Planning

ADAMS & HODGE ENGINEERING, PC • 335 Athletic Club Blvd, Clayton, NC 27527 • 919-369-1938 / 919-763-7278 • Firm # C-4187

JOHNSTON COUNTY NORTH CAROLINA

*** DISCLAIMER ***

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



Scale: 1:827 - 1 in. = 68.91 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 21, 2017

JOHNSTON COUNTY NORTH • CAROLINA

*** DISCLAIMER ***

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

Result 1

id: 05019010
Tag: 05019010
Tax Unique Id: 4626534
Owner Name 1: 101 W. FIRST STREET, LLC
Owner Name 2:
Mail Address 1: 101 W 1ST ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2311
Book: 04794
Page: 0137

Result 2

id: 05015017
Tag: 05015017
Tax Unique Id: 4663529
Owner Name 1: FOUR OAKS BANK & TRUST COMPANY
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 309
Mail Address 3: FOUR OAKS, NC 27524-0000
Book: 01548
Page: 0184

Result 3

id: 05015017A
Tag: 05015017A
Tax Unique Id: 4746760
Owner Name 1: MAIERS, ROBERT D
Owner Name 2: EBERHART, CATHARINE
Mail Address 1: 521 E 2ND STREET
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03759
Page: 0619

Result 4

id: 05015015B
Tag: 05015015B
Tax Unique Id: 4698774
Owner Name 1: FOUR OAKS BANK & TRUST
Owner Name 2:
Mail Address 1:
Mail Address 2: P O BOX 309
Mail Address 3: FOUR OAKS, NC 27524-0000
Book: 00999
Page: 0547

Result 5

id: 05019011A
Tag: 05019011A
Tax Unique Id: 4497206
Owner Name 1: 104 NORTH MAIN STREET, LLC
Owner Name 2:
Mail Address 1: 104 N MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Book: 04903
Page: 0243

Result 6

id: 05019009
Tag: 05019009
Tax Unique Id: 4771890
Owner Name 1: STAR COMPANY, LLC
Owner Name 2:
Mail Address 1: 114 W MAIN ST STE 102
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2321
Book: 04791
Page: 0691

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: Adams & Hodge Engineering, PC

Location/Date: 114 W Main St. Clayton NC

	NAME	ADDRESS
1	Jason Sansom	307 Sugarberry Lane, Clayton NC
2	HOLTON WILKERSON	P.O. Box 6086 Raleigh, NC 27628
3	Donnie Adams	335 Athletic Club Blvd.
4	Holland Adams	335 Athletic Club Blvd.
5	Catharine Eberhart	107 E 2nd St
6	Bob Mariens	107 E. 1st St
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		