



Town of Clayton
Town of Clayton Planning Board Agenda
Monday, August 27, 2018 @ 6:00 PM
Town Council Chambers

SPECIAL NOTE:
Evidentiary Hearing Webinar Training
Town Council Chamber
4:30 PM

An Evidentiary Hearing Webinar Training Session will be held at 4:30 p.m. in the Council Chambers, prior to the start of the Planning Board meeting.

1. CALL TO ORDER

2. ROLL CALL

3. ADJUSTMENT OF THE AGENDA

4. APPROVAL OF MINUTES

- a. [July 23, 2018 DRAFT Minutes](#)

5. REPORTS AND COMMENTS

6. OLD BUSINESS

7. NEW BUSINESS

- a. 2018-156-RZ Avalon Center Rezoning
NC PIN: 166800-84-0769
Tag: 05I04017
Location: 9257 US Hwy 70 Bus W, adjacent to Hardee Lane. It is the site of the former Ashley Furniture Store.
[Application - 2018-156-RZ - Avalon Center Rezoning](#)
[Neighborhood Meeting Materials - 2018-156-RZ - Avalon Center Rezoning](#)
[Survey- 2018-156-RZ - Avalon Center Rezoning](#)
[Consistency Statement - 2018-156-RZ - Avalon Center Rezoning](#)
[Staff Report Map - 2018-156-RZ - Avalon Center Rezoning](#)
[Staff Report - 2018-156-RZ - Avalon Center Rezoning](#)
- b. 2018-61-SUP Camel Street Townhomes Special Use
NC PIN: 166914-23-5178
Tag: 05E99012C
Location: 312 Camel Street
[Application - 2018-61-SUP - Camel St Townhomes](#)
[Neighborhood Meeting Minutes - 2018-61-SUP - Camel Street Townhomes SD](#)
[Associated Site Plan - 2018-61-SUP - Camel Street Townhomes](#)
[Staff Report Map - 2018-61-SUP - Camel St Townhomes SUP](#)
[Staff Report - 2018-61-SUP - Camel Street Townhomes Special Use Permit](#)
- c. 2018-59-SD Camel Street Townhomes Preliminary Plat
NC PIN: 166914-23-5178

Tag: 05E99012C

Location: 312 Camel Street

[Application - 2018-59-SD - Camel Street Townhomes](#)

[Neighborhood Meeting Materials - 2018-59-SD - Camel Street Townhomes SD](#)

[Stormwater Statement - 2018-59-SD - Camel St Townhomes](#)

[Wastewater Allocation - 2018-59-SD Camel St Townhomes SD](#)

[Site Plan - 2018-59-SD - Camel Street Townhomes](#)

[Staff Report Map - 2018-59-SD - Camel St Townhomes SD](#)

[Staff Report - 2018-59-SD - Camel Street Townhomes Preliminary Plat](#)

d. 2018-133-RZ Tew Court Rezoning

NC PIN: 165909-16-2635

Tag: 05G02002Z

Location: The property is located off Tew Court with frontage along US Hwy 70 Bus.

[Application - 2018-133-RZ - Tew Court Rezoning](#)

[Neighborhood Meeting Materials - 2018-133-RZ - Tew Court Rezoning](#)

[Consistency Statement - 2018-133-RZ - Tew Court Rezoning](#)

[Survey - 2018-133-RZ - Tew Court Rezoning](#)

[Staff Report Map - 2018-133-RZ - Tew Court Rezoning](#)

[Staff Report - 2018-133-RZ - Tew Court Rezoning](#)

e. 2018-125-SD Warrick Park Preliminary Plat - Major Modification

NC PIN: 175000-30-9566/175000-30-6174

Tag: 05G01016H/05G01020K

Location: North of Old US 70 Hwy W and east of Fieldstone Drive.

[Application - 2018-125-SD - Warrick Park Preliminary Plat \(major modification\)](#)

[Waiver Request - 2018-125-SD - Warrick Park Preliminary Plat \(major modification\)](#)

[Original Subdivision Resolution - 2016-163-SD 2018-125-SD - Warrick Park](#)

[Site Plan - 2018-125-SD - Warrick Park Major Modification](#)

[Staff Report Maps - 2018-125-SD - Warrick Park Preliminary Plat \(major modification\)](#)

[Staff Report - 2018-125-SD - Warrick Park Preliminary Plat \(Major Modification\)](#)

f. 2018-62-SD Kyli Knolls Preliminary Plat

NC PIN: 165803-23-2656

Tag: 05G03009A

Location: Amelia Church Road

[Application - 2018-62-SD - Kyli Knolls Preliminary Plat](#)

[Neighborhood Meeting Materials - 2018-125-SD - Kyli Knolls Preliminary Plat](#)

[Site plan 2018-62-SD Kyli Knolls Preliminary Plat](#)

[Staff ReportMap- 2018-62-SD - Kyli Knolls Preliminary Plat](#)

[Staff Report- 2018-62-SD- Kyli Knolls Preliminary Plat](#)

g. 2018-167-OA Dumpster's (service areas) Ordinance Amendment

[Application - 2018-167-OA - Dumpster Amortization](#)

[Staff Report 2018-167-OA - Dumpster Amortization Amendment](#)

[Strikethrough Copy - 2018-167-OA - Dumpster Amortization OA](#)

[Final copy with changes 2018-167-OA Dumpster Amortization](#)

8. INFORMAL DISCUSSION AND PUBLIC COMMENT

9. ADJOURN



**Town of Clayton
Clayton Planning Board Minutes
Monday, July 23, 2018 @ 6:00 PM
Town Council Chambers**

BOARD MEMBERS PRESENT:

Ross Benson
Stephen Powers
James Lipscomb
Marty Bizzell
Bob Ahlert
Frank Price

STAFF PRESENT:

Samantha Wullenwaber, Planning Director
Haley Hogg, Planner
Chrissy Dunn, Clerk to the Board
Michael Grannis, Mayor Pro-Tem
Merrick Parrott, Town Attorney

MEMBERS ABSENT:

George "Bucky" Coats
Andria Merritt
Sarah Brooks

1 CALL TO ORDER

- a) Bob Ahlert called the meeting to order at 6:00 p.m.

2 ROLL CALL

3 ADJUSTMENT OF THE AGENDA

4 APPROVAL OF MINUTES

- a) May 29, 2018 Draft Minutes

ACTION: Minutes approved as presented.

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

5 REPORTS AND COMMENTS

6 OLD BUSINESS

7 NEW BUSINESS

- a) 2018-107-SP Culver's Clayton
NC PIN: 165914-44-3407
Tag: 05G02005I

Location: US Hwy 70 Bus W

Haley Hogg presented this project. The applicant is requesting major site plan approval to develop a 4360 square foot drive-thru restaurant at this location. The property is zoned Planned Development Commercial and is part of the Pine Hollow Commons Planned Development Master Plan. The proposed development is consistent with the established setbacks within the Pine Hollow Commons master plan. The drive thru window will contain seven spaces for customers to utilize while their food is prepared. Outdoor seating is proposed to consist of 40 additional seats with decorative fencing and additional landscaping is proposed to meet the required buffers. The restaurant will consist of stucco and cultured stone siding with canvas awnings and decorative lighting.

The applicants were present to answer any questions . Mr. Eric Decker, owner and operator of Culver's of Wake Forest, presented information about the restaurant along with a description of the menu. He also gave a brief description of his history with the business. Mr. Decker feels Clayton would be a great location for Culver's.

ACTION: Recommendation of Approval of 2018-107-SP to Town Council

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

- b) 2018-36-SD Canady Landing
NC PIN: 165703-14-7846
Tag: 05G040511
Location: Jack Road**

Board Member James Lipscomb requested to recuse himself from this project.

Samantha Wullenwaber presented this project. The applicant is requesting to develop a 12 lot conventional single-family residential subdivision. The proposed project is consistent with the 2040 Comprehensive Plan and Unified Development Code and compatible with Surrounding Land Uses. A Class "A" landscape buffer is required along Jack Road.

The Applicant is requesting waivers to the Town's requirements for building sidewalks and curbs/gutters along the streets because the roads would be dedicated to NCDOT. The Town does not maintain sidewalks outside of town limits. If a waiver is granted, staff recommends a fee-in-lieu of their constructions.

Planning Board Member Marty Bizzell asked if this would be county water? It was stated that it would be Johnston County's water district.

Applicant, James Lipscomb was present. He asked that the Planning Board

consider no fee-in-lieu since the subdivision is not located inside the Town's limit and only in Clayton's ETJ. There were no for questions for the applicant.

Planning Board Member Frank Price recommended the waiver as long as it meets the NCDOT requirements.

ACTION: Recommendation of Approval of 2018-36-SD of the major subdivision and waivers, with a fee-in-lieu to be charged for the sidewalks, curb and gutter.

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

8 INFORMAL DISCUSSION AND PUBLIC COMMENT

9 ADJOURN

a) With there being nothing further the meeting was adjourned at 6:23 p.m. .

ACTION: Motion to Adjourn

Motion: Board Member Powers
Second: Board Member Benson

Duly adopted this the 27th day of August, 2018.

Bob Ahlert
Chair

ATTEST:

Chrissy Dunn
Clerk to the Board

July 23, 2018
Minutes



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

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: Avalon Center Rezoning Acreage of Property: 8.07
County Tag Number: 05104017 NC PIN: 166800-84-0769
Address/Location: 9257 US HWY 70 W BUS, CLAYTON, NC 27520
Existing Zoning District: B3
Proposed Zoning District: I-1

APPLICANT INFORMATION

Applicant: Michael DeMaria / Teddy Hobbs
Mailing Address: 2500 MEADOWBROOK PKWY STE D, DULUTH, GA 30096
Phone Number: 770-310-3220 / 919-395-1495 Fax: _____
Contact Person: Michael DeMaria Teddy Hobbs
Email Address: michaeld@primetimeleasing.com Teddy @ Phoenixcommercialnc.com

FOR OFFICE USE ONLY

Date Received: October 31 2018 Amount Paid: \$700 File Number: 2018-156-R2
October 2017
TOWN OF CLAYTON
PLANNING DEPARTMENT

Page 1 of 10

PROPERTY OWNER INFORMATION

Name: Michael DeMaria

Mailing Address: 2500 MEADOWBROOK PKWY STE D, DULUTH, GA 30096

Phone Number: 770-310-3220

Fax:

Email Address: michaelde@primetimeleasing.com

EXPLANATION OF PROJECT

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

Rezoning this property from B-3 to I-1 would make the building more suitable to tenants who typically lease warehouse

space in this area of the market. Current zoning is restrictive to industrial type uses which are more active in today's market.

This building is an industrial facility and I-1 is the most suitable zoning to allow for a wider variety of users.

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: _____		N/A			
2. Review Fee (\$500 for standard rezoning <u>OR</u> \$1,000 + \$5.00/acre for Planned Developments) and Advertisement Fee (\$100)	✓				
3. Completed application	✓				
4. Owner's Consent Form <i>Required if applicant is not property owner.</i>	✓				
5. A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department).	✓				
6. If property to be rezoned is a 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) <i>See sample letter and meeting requirements included in this packet</i>	✓				
9. Neighborhood meeting summary form (1 copy) <i>Included in this packet</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				
10. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list (1 set) <i>This for a public notice of the public hearing mailed by the Town – thus, neighbors will receive both a neighborhood meeting letter from the applicant, and a notice of the hearing from the Town.</i>	✓				

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

This consistent the Town's adopted plans as this building will help meet the demands of the town's rise in the Town's demand for industrial space.

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

Currently the property is zoned B-3. The rezoning to I-1 would make it more suitable to meet the demands of light industrial users looking for space to lease. The building is a tilt up concrete industrial facility with 29 ft clear height, which is suitable for I-1 uses.

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

I-1 zoning will certainly improve the balance of uses and absolutely meet the demands currently in the Town.

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 property is located in Town of Clayton and there is adequate public water and sewer on site to sustain I-1 uses. There is also adequate storm water retention pond in rear for proposed uses that lie in I-1.

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

Yes, zoning is not going to be changed for situational purposes. This is not spot zoning as this is an industrial facility that was built to service and house industrial type uses.

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. The neighborhood and overall public will benefit as this will allow the building to serve warehouse and light industrial users so the building may serve its purpose of housing warehouse and industrial uses.

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. This will benefit the Town of Clayton as a whole, as I-1 zoning will bring in high paying jobs and provide an opportunity for light industrial businesses who would like to plant their business in Clayton, NC.

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.

Edward (Teddy) Hobbs
Print Name

Teddy Hobbs
Signature of Applicant

7/31/18
Date



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

OWNER'S CONSENT FORM

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

Project Name: Avalon Address or PIN #: 9257 US HWY 70 BUS W CLAYTON

AGENT/APPLICANT INFORMATION:

Teddy Hobbs 309 W Millbrook RD #141
(Name - type, print clearly) (Address)
Raleigh, NC 27607
(City, State, Zip)

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

Rezone Building

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

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

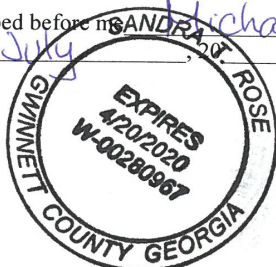
OWNER AUTHORIZATION:

Michael DeMaria 2500 Meadowbrook pkwy ste B
(Name - type, print clearly) (Address)
Duluth, GA 30096
(Owner's Signature) (City, State, Zip)

STATE OF Georgia
COUNTY OF Gwinnett

Sworn and subscribed before me Michael DeMaria, a Notary Public for the above State and County, this the 5 day of July.

SEAL



Sandra J. Rose
Notary Public

My Commission Expires: 4.20.20

January 2018

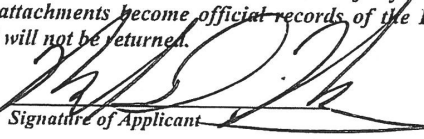
APPLICANT AFFIDAVIT

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Print Name

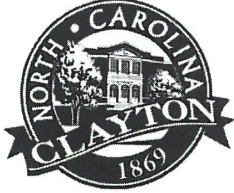
Michael DeMars

Signature of Applicant



Date

7/27/18



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

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Project Name: Avalon Address or PIN #: 9257 US HWY 70 SWS W CLAYTON

AGENT/APPLICANT INFORMATION:

Teddy Hobbs
(Name - type, print clearly)

309 W Millbrook RD #141
(Address)
Raleigh, NC 27607
(City, State, Zip)

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

Rezone Building

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

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

OWNER AUTHORIZATION:

Michael DeMaris
(Name - type, print clearly)

[Signature]
(Owner's Signature)

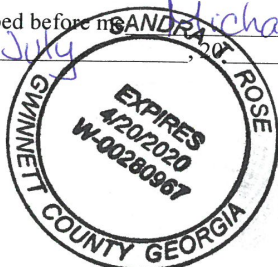
2500 Meadowbrook pkwy ste B
(Address)

Duluth, GA 30096
(City, State, Zip)

STATE OF Georgia
COUNTY OF Gwinnett

Sworn and subscribed before me Michael DeMaris, a Notary Public for the above State and County, this the 5 day of July.

SEAL



Sandra J. Rose
Notary Public

My Commission Expires: 4.20.20

January 2018

APPLICANT AFFIDAVIT

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

Michael DeMars
Print Name

[Signature]
Signature of Applicant

7/27/18
Date

ADJACENT PROPERTY OWNERS LIST

Project Name: Avalon Center Rezoning

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

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

PARCEL NUMBER	NAME	ADDRESS
166800-74-6900	LITTLE CREEK ELEVEN LLC	Site - TBD
		Mailing: 1255 CREEKSHIRE WAY WINSTON SALEM, NC27103
166800-74-7303	HARDEE, RANDALL & : ODDO, PHILLIP	Site - 2008 HARDEE LN CLAYTON, NC 27520
		Mailing: 2021 HARDEE LN : CLAYTON, NC 27520
166800-74-9326	HARDEE, RANDALL & : ODDO, PHILLIP	Site - TBD
		Mailing: 2021 HARDEE LN : CLAYTON, NC 27520
166800-84-2176	HARDEE, BOBBY HINTON	Site - 2019 HARDEE LN CLAYTON, NC 27520
		Mailing: 2019 HARDEE LN CLAYTON, NC 27520
166800-84-5466	HARDEE, BOBBY H & HARDEE, NANCY O	Site - TBD
		Mailing: : 2019 HARDEE LANE, CLAYTON, NC 27520
166800-74-8298	GARRETT POPE	2000 HARDEE LANE, CLAYTON, NC 27520
		MAILING - SAME



PHOENIX COMMERCIAL PROPERTIES

Dear Mr. and Mrs. Hardee:

I hope this letter finds you well. My name is Teddy Hobbs and I am the leasing representative for the owner of the old Ashley Furniture Building.

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a land use change 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: Wednesday, August, 22, 2018

Meeting Time: 6:00 PM.

Meeting Location: 9257 US HWY 70 Business, Clayton, NC. (The Avalon Center, where Nick's Flippin Kids is located). We will meet in the rear of the building at the Drive In Door.

Type of Application: Rezone from B-3 to I-1.

Project/proposal property address: 9257 US Hwy 70 Business, Clayton, NC.

Description of project/proposal:

We request to rezone to from B-3 to I-1 zoning. I-1 zoning will make it feasible for the Landlord to lease the space to a variety of businesses who would have the need to lease warehouse space.

Existing zoning restricts all industrial type uses making it essentially impossible to lease the building. After multiple attempts to lease the vacant space to interested prospective companies, the landlord of the property has lost out on opportunities to lease the space due to the existing restrictive zoning of B-3. The building was built as a warehouse, yet current zoning does not allow for any sort of industrial type uses. The community and town will benefit with this requested change to I-1 because it will open the opportunity to bring in high paying jobs and increase the Clayton tax base.

Our immediate goal is to have the property rezoned to lease the vacant 40,000 square feet to a prospective tenant that was very interested in relocating their business here. Their business will consist of warehousing and light assembly of electrical panels for nearby companies such as Novo Nordisk and other large corporations nationwide. We



PHOENIX
COMMERCIAL PROPERTIES

309 WEST MILLBROOK ROAD, SUITE 191 • RALEIGH, NORTH CAROLINA 27609 • 919.896.6497
WWW.PHOENIXCOMMERCIALNC.COM

were getting ready to have a signed lease until the town notified us that their use would fall into the light industrial category because they have light assembly of electrical panels. Since then, this company has decided to pursue space in Wake County. If we can achieve the rezone, it is likely we can work out a deal with this company. At the very least, if we are unable to entice this prospective business with proper zoning, I-1 zoning will allow us to lease to another business in the future. To conclude, I-1 zoning is the natural zoning for this property. It is my job to find a strong credit tenant who will be a good steward in the immediate community, be a good neighbor, and take care of the property and keep it clean so the immediate neighborhood will be enhanced. This group has proven to us that they will do just that. We have been shown immediate support from the town staff, Economic Development and Mayor and we welcome your input and hope you will join them in support of our request.

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. 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 919-896-6497 ext. 4 or ext 5. You may also contact the Planning Department at 919-553-5002.

Sincerely,

Teddy Hobbs

CC: Michael DeMaria
CC: Town of Clayton Planning Dept.

PHOENIX COMMERCIAL PROPERTIES, INC.

Teddy Hobbs

Teddy Hobbs
Vice President





Imagery ©2018 Google, Map data ©2018 Google 200 ft

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: AVALON CENTER REZONING

Application: REZONING APPLICATION

Location/Date: AVALON CENTER 8/22/18 - NO ONE SHOWED UP.

	NAME	ADDRESS
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NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: AVALEN CENTER REZONING

Date of Mailing: JULY 31ST 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: TEDDY HOBBS Signature: Teddy Hobbs

Date of Meeting: 8/22/18 Time of Meeting: 6:00PM

Location of Meeting: BACK OF THE AVALON CENTER

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.

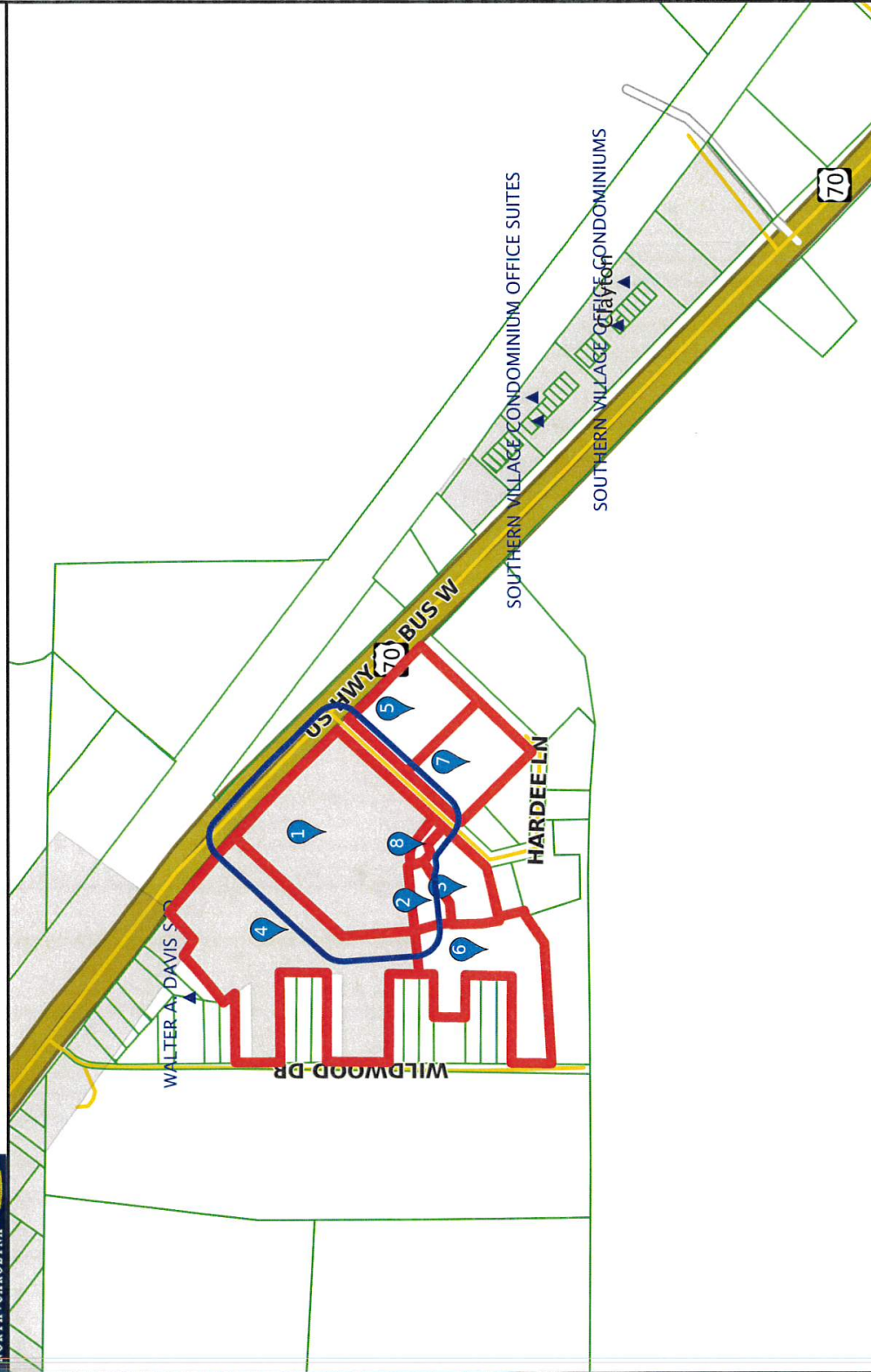
NO ONE SHOWED UP TO OUR NEIGHBORHOOD MEETING. WE WERE
PREPARED WITH MATERIAL TO ADDRESS THE REZONING AND ANY
QUESTIONS THAT NEIGHBORING PROPERTY OWNERS HAD. THERE WERE
NO ISSUES RAISED OR CHANGES THAT NEED TO BE MADE AS A
RESULT OF THE MEETING. WE DID MAKE CONTACT WITH GARRETT
POPE AT 6:15PM VIA TELEPHONE. HE DID NOT HAVE ANY ISSUES WITH
THE REZONING.

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



*** DISCLAIMER ***

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



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
August 21, 2018

Article 2 / Zoning Districts
§155.202 Land Use Regulations

Use Type	Zoning Districts												Specific Use Section
	Residential				Nonresidential								
	R-E	R-10	R-8	R-6	O-R	O-I	B-1	B-2	B-3	I-1	I-2	PF	
Residential Uses													
Adult Care Home (2-6 Adults)	P	P	P	P									\$155.301(A)
Adult Care Home (7-12 Adults)	S	S	S	S	S	S		S					\$155.301(A)
Adult Care Home (13+ Adults)						S		S					\$155.301(A)
Apartments		S	S	S	S	S	S	S	S				\$155.301(B)
Boarding House				C		C		C					\$155.301(C)
Child Care Home	C	C	C	C	C								\$155.301(D)
Duplex		S	S	S	S								\$155.301(H)
Manufactured Home	P												\$155.301(E)
Manufactured Home Park	S												\$155.301(F)
Nursing Home (Congregate Living Facility)	C					P		S	P				\$155.301(G)
Townhouse		S	S	S	S	S		S	S				\$155.301(I)
Security/Caretaker Quarters	C								C			C	\$155.301(J)
Single Family House	P	P	P	P	P								\$155.301(K)
Upper-story Residence	S	S	S	S	S	P	P	P	P				\$155.301(L)
Zero Lot Line House		P	P	P									\$155.301(M)
Public and Civic Uses													
Assembly	C					P		C	C			P	\$155.302(A)
Cemetery	S								S			P	\$155.302(B)
Church or Place of Worship	C	C	C	C		C		C	C				\$155.302(C)
College or University						P						P	\$155.302(D)
Day Care Facility	C	C	C	C	C	P		P	P				\$155.302(E)
Government Service	S	S	S	S	P	P	P	P	P	P	P	P	\$155.302(F)
Hospital or Medical Center						P			P			P	\$155.302(G)
School (Elementary or Secondary)	S	S	S	S		S						P	\$155.302(H)
School (Technical, Trade or Business)	S	S	S	S		P			P	P	P	P	\$155.302(I)
Recreational Uses													
Entertainment, Indoor						C	C	C	P	P		P	\$155.303(A)
Entertainment, Outdoor									C	P		P	\$155.303(B)
Fitness/Recreation Center						P	C	P	P	P		P	\$155.303(C)
Golf Course	P	P	P	P								P	\$155.303(D)
Gun Range							S		S	S	S	S	\$155.303(E)
Park	P	P	P	P	S	P	S	P				P	\$155.303(F)
Stable, Private	P												\$155.303(G)
Agricultural Uses													
Agriculture, Livestock	C										C		\$155.304(A)
Agriculture, Sales and Service	P										C		\$155.304(B)
Nursery	P					C	S	C	P			P	\$155.304(C)
Commercial Uses													
Adult Oriented Business										S			\$155.305(A)
Bed and Breakfast	P			C	C	P	S	P					\$155.305(B)
Car Wash/Auto Detailing						C		P	P				\$155.305(C)
Contractor Office						C			C	P	P		\$155.305(D)
Convenience Store with Gas Sales								C	P	P			\$155.305(F)
Creative Studio					P	P	P	P	P				\$155.305(G)
Financial Institution					C	P	S	P	P				\$155.305(H)
Funeral Home	C				C	P							\$155.305(I)
Hotel/Motel						S	S	S	P				\$155.305(J)
Kennel	C							C	C				\$155.305(K)
Laundry Services									C	P	P		\$155.305(L)
Lounge, Cocktail							S	S	S	S			\$155.305(M)
Microbrewery							P	S	P	P	P		\$155.305(N)
Publisher						P			P	P	P		\$155.305(O)
Office, General					P	P	P	P	P	P		P	\$155.305(P)
Office, Medical					P	P	S	P	P				\$155.305(Q)
Outdoor Seating/Sidewalk Cafe							P	P	C				\$155.305(R)
Parking Lot						S	S	S	S	S	S	S	\$155.305(S)
Pawn Shop									C	P			\$155.305(T)

Article 2 / Zoning Districts
§155.202 Land Use Regulations

Use Type	Zoning Districts												Specific Use Section
	Residential				Nonresidential								
	R-E	R-10	R-8	R-6	O-R	O-I	B-1	B-2	B-3	I-1	I-2	PF	
Radio or Television Studio									P	P	P		\$155.305(U)
Restaurant						C	P	P	P	P			\$155.305(T)
Retail Sales							P	P	P	P			\$155.305(U)
Self-storage Facility									C	P			\$155.305(V)
Service					S	S	P	P	P				\$155.305(W)
Storage Yard										C	P	P	\$155.305(E)
Tattoo Parlor									S				\$155.305(X)
Towing Service and Storage									S	C	C		\$155.305(Y)
Vehicle Repair or Service									S	P	C		\$155.305(Z)
Vehicle Sales and Rental									S	P	C		\$155.305(AA)
Veterinary Clinic						C		C	P				\$155.305(BB)
Video Sweepstakes Operations										S			\$155.305(CC)
Industrial Uses													
Building Supplies, Wholesale										P	P		\$155.306(A)
Crematorium										P	P		\$155.306(B)
Gas and Fuel, Wholesale										P	P	P	\$155.306(C)
Laboratory, Research						P				P	P		\$155.306(D)
Manufacturing, Light										P	P		\$155.306(E)
Manufacturing, Heavy											P		\$155.306(F)
Research and Development						P				P	P		\$155.306(G)
Warehouse, Freight Movement									C	P	P		\$155.306(H)
Utilities													
Recycling Center										S	P	P	\$155.307(A)
Renewable Energy Facility	S									S	S	S	\$155.307(B)
Telecommunication Facility	S	S	S	S	S	S	S	S	S	S	S	S	\$155.307(C)
Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	\$155.307(D)
Utility, Major										P	P	P	\$155.307(E)
Waste Service										C	P	P	\$155.307(F)
Key:													
P – Permitted													
C – Conditional Use permitted in the zoning district only if approved by the Board of Adjustment (BOA) (§ 155.710)													
S – Special Use permitted in the zoning district only if approved by the Town Council (TC) (§ 155.711)													

(Ord. 2005-11-02, adopted 11/21/2005; Am. Ord. 2006-06-01, adopted 06/19/2006; Am. Ord. 2007-04-05, adopted 04/02/2007; Am. Ord. 2007-05-02, adopted 05/07/2007; Am. Ord. 2009-06-06, adopted 06/01/2009; Am. Ord. 2009-08-03, adopted 08/03/2009; Am. Ord. 2012-01-04, adopted 01/03/2012; Am. Ord. 2012-04-02, adopted 04/02/2012; Am. Ord. 2012-12-02, adopted 12/03/2012; Am. Ord. 2014-12-02, adopted 12/01/2014; Ord. 2015-09-03, adopted 09/28/2015; Am. Ord 2016-04-04, passed 04-04-2016; Ord. 2017-04-06, approved 04/03/2017)

TOWN OF CLAYTON
ZONING AMENDMENT
CONSISTENCY AND REASONABLENESS STATEMENT

[2018-156-RZ Avalon Center 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:

- Goal LU1.2- Encourage the redevelopment or adaptive reuse of under-utilized commercial development.
- Objective ED1.2- Market available sites to potential developers.

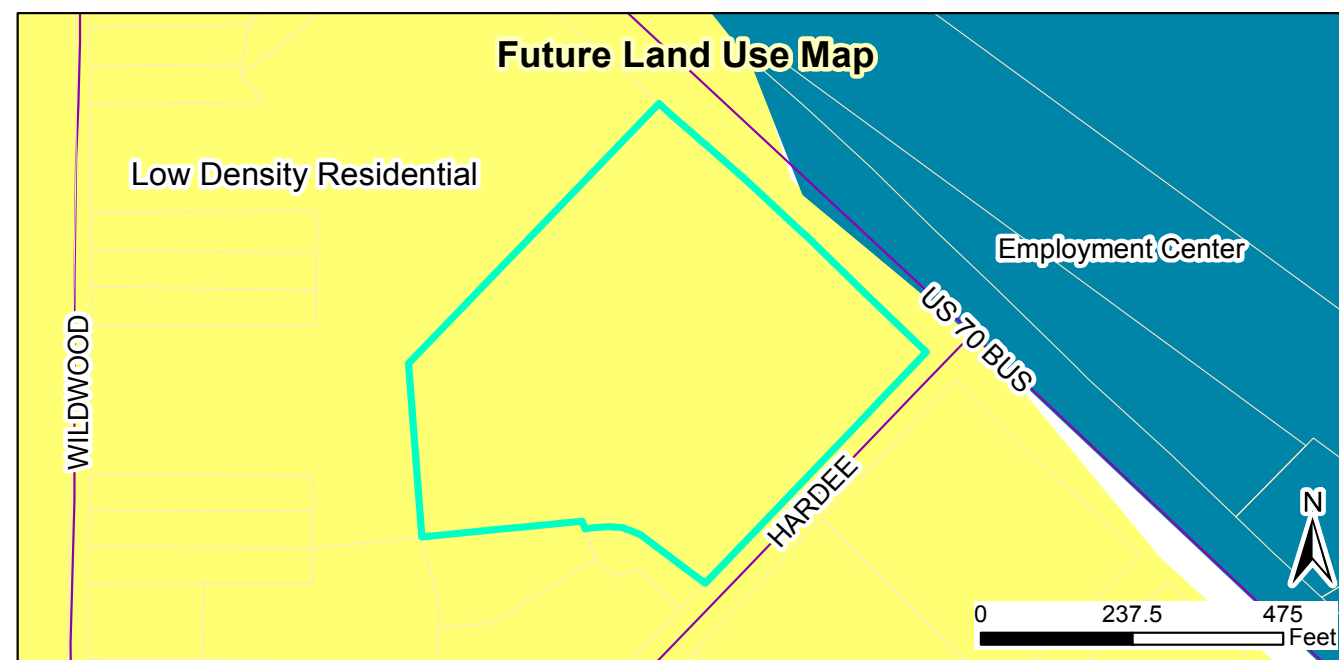
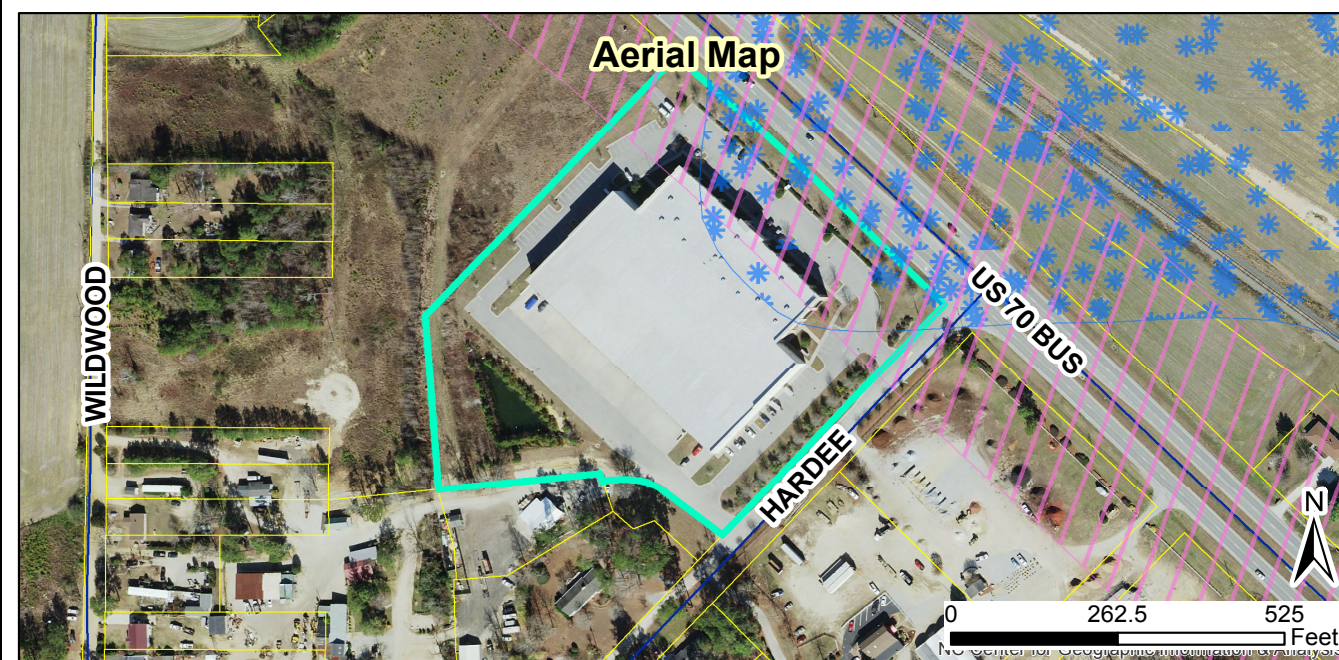
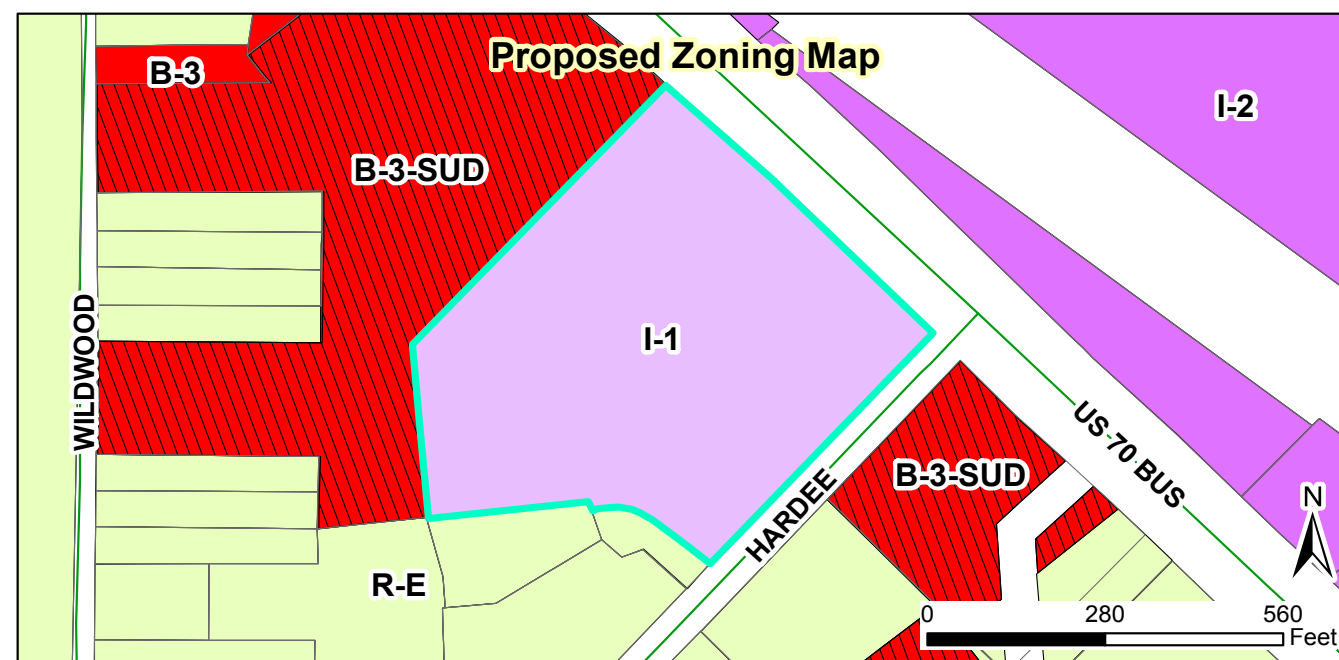
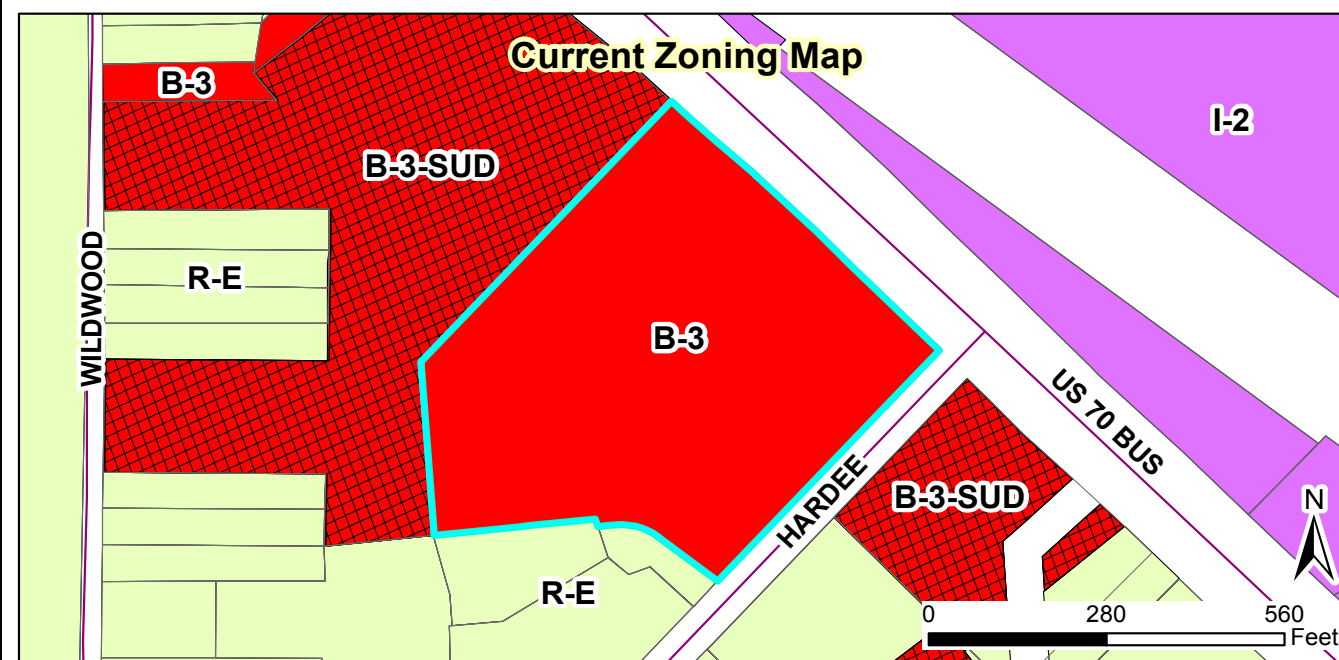
Description of zoning amendment's consistency with the above plan objective:

The requested rezoning is consistent with the above referenced goals and objectives within the Comprehensive Plan 2040. The proposed rezoning would encourage new businesses to occupy the partially vacant property by making it more marketable to a larger variety of commercial uses. The property has historically been utilized for commercial uses, and is located across from properties that have been designated as "Employment Center" in the Future Land Use Map. That designation consists of industrial, research, and office uses that are compatible with the proposed rezoning.

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 is consistent with the Future Land Use Map designation in the Comprehensive Plan 2040,

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



2018-156-RZ:
Request: Rezone from B-3 to I-1

Applicant: Teddy Hobbs
 Property Owners: Mt. Chestnut Leasing, LLC
 Parcel ID: 166800-84-0769
 Tag #: 05104017

Staff Report Map



Document Path: O:\PLANNING\REZONING\Rezoning\2018\2018-156-RZ Avalon Center Rezoning\Staff Report Map 2018-156-RZ.mxd

Legend

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

08/21/2018
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.



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

*Planning Board
August 27, 2018*

STAFF REPORT

Application Number: 2018-156-RZ
Project Name: Avalon Center, Rezoning

NC PIN / Tag #: 166800-84-0769 / 05I04017
Town Limits/ETJ: Town limits
Overlay: Thoroughfare Overlay District
Applicant: Michael DeMaria & Teddy Hobbs
Owner: Mt. Chestnut Leasing LLC
Location: The property is located at 9257 US HWY 70 BUS WEST, adjacent to Hardee Lane. It is the site of the former Ashley Furniture Store.

Public Noticing:

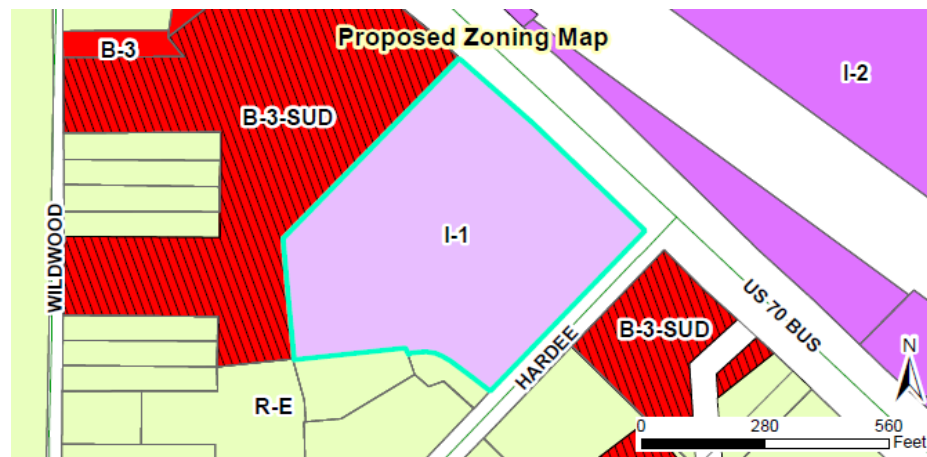
- Neighborhood meeting August 22, 2018
- Site posted August 17, 2018
- Letters mailed on August 21, 2018
- Newspaper ad posted on August 24 & 31, 2018

REQUEST: Rezoning from Highway-Business (B-3) to Industrial-Light (I-1).



SITE DATA:**Acreage:** 8.07 acres**Existing Use:** Warehouse and Indoor Entertainment (Nicks Flippin' Kids)**ADJACENT ZONING AND LAND USES:**

Direction	Zoning	Existing Use
North	Highway-Business Special Use District (B-3 SUD) and Industrial Heavy (I-2) (across US HWY 70 BUS)	Vacant
South	Residential-Estate (R-E)	Single-family residential
East	Industrial-Heavy (I-2) (Across US HWY 70 BUS), Highway-Business Special Use District (B-3 SUD)	Vacant, Commercial (Hardee's Landscaping)
West	Highway-Business Special Use District (B-3 SUD) and Residential-Estate (R-E)	Vacant, Single-family residential

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

The applicant is requesting to rezone 8.07 acres from Highway-Business (B-3) to Industrial-Light (I-1). The property is currently occupied by an existing building, which is utilized for warehousing and indoor entertainment (Nick's Flippin Kids). The applicant is requesting this rezoning in order to market the property and attract future tenants to occupy the building, which remains partially vacant at this time.

History

This property was developed in the 2000's to construct the existing building on-site to be occupied by Ashley Furniture. Ashley Furniture utilized the front portion of the building for retail/showroom and the rear portion for warehousing (80,000 SF). When Ashley Furniture left, the building remained vacant for some time until Nick's Flippin Kids obtained a Special Use Permit to occupy the front portion of the building (30,000 SF) in 2015. In 2017, IGT Technology also obtained a Special Use Permit to operate a warehousing facility within 40,000 SF of the back portion of the building. At this time, the zoning of the property was zoned Highway-Business Special Use District

(B-3 SUD), which required any potential use (even those typically permitted outright in B-3) to go through the Special Use Permit process in order to be permitted. In 2017, the property was sold and a rezoning application was submitted to rezone the property from B-3 SUD to B-3, in order to remove the special use overlay from the property. This was done to attract future tenants, and to remove an extra step from the approval process for uses typically permitted in the B-3 zoning district.

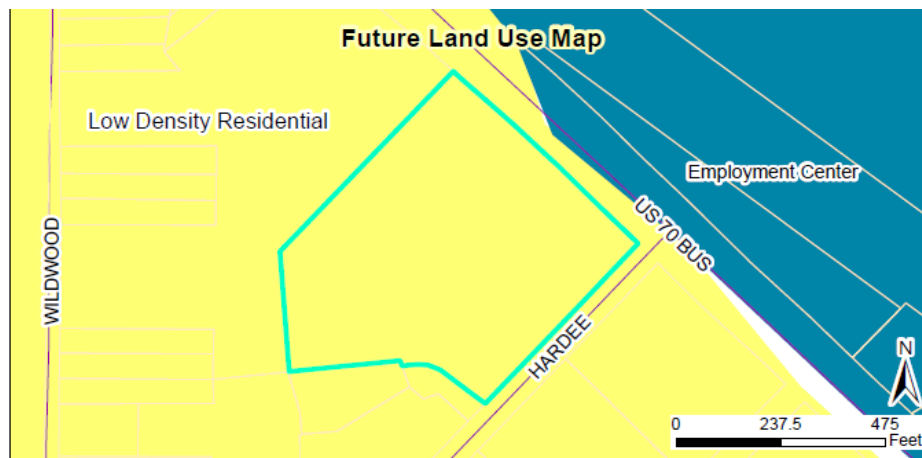
Existing vs. Proposed Zoning

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

- | | |
|--------------------------------|------------------------------|
| • Apartments/Townhomes | • Retail Sales |
| • Church | • Nursing Home |
| • Indoor Entertainment | • Day Care Facility |
| • Fitness Center | • Self-Storage Facility |
| • Convenience Store | • Towing Service/Storage |
| • Office (General and Medical) | • Warehouse/Freight Movement |
| • Restaurant | |

The following uses are typical (but not exhaustive) of the proposed zoning district: Industrial-Light (I-1)

- | | |
|---|--|
| • Indoor or Outdoor Entertainment | • Warehouse, Freight Movement |
| • Contractor Office | • Recycling Center |
| • Convenience Store / Gas Station | • Waste Service |
| • Vehicle Sales, Rental, Repair, or Service | • General Office |
| • Storage Yard | • Gas and Fuel Wholesale |
| • Laboratory, Research | • Light Manufacturing (with activities generally occurring indoors only) |
| • Manufacturing Light | • Major Utility |
| • Research and Development | |



Consistency with the Comprehensive Plan 2040

This property is identified in the adopted Future Land Use Map as Low Density Residential. The adjacent properties to the north, west, and south are also identified as Low Density Residential. This designation is defined in the Comprehensive Plan 2040 as typically consisting of single-family residential, agriculture, and parks and

conservation. The properties directly across from US HWY 70 BUS are designated as “Employment Center” which typically does consist of industrial, research, and office uses. While the proposed zoning change is not entirely consistent with the Future Land Use Map designation, it is worth noting that the property has historically been zoned for commercial uses (Highway-Business) and has been utilized for uses such as warehousing in the past and presently.

Compatibility with Surrounding Land Uses

The site is located directly off US HWY 70 BUS. It is adjacent to existing single-family residences to the west and south, as well as a commercial use to the southeast (Hardee Landscaping). The proposed rezoning is not generally consistent with all of the surrounding land uses; however, the property has historically been utilized for commercial uses since the 2000’s when the Ashley Furniture building was originally constructed. Due to the existing use of the subject property, staff does not feel that the requested rezoning is incompatible with the surrounding land uses.

Capacity/adequacy of public facilities and services

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

CONSIDERATIONS:

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

STAFF RECOMMENDATION:

- Approval of the rezoning request from Highway-Business (B-3) to Industrial Light (I-1).

ATTACHMENTS:

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



TOWN OF CLAYTON

Planning Department

111 E. Second Street, Clayton, NC 27520

P.O. Box 879, Clayton, NC 27528

Phone: 919-553-5002

Fax: 919-553-1720

SPECIAL USE APPLICATION

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

Application Fee: \$400.00.

Advertisement Fee: \$100.00.

All fees are due when the application is submitted.

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

APPLICATION TYPE

☒ New Special Use Permit

☐ Major Modification to an approved SUP

Permit Modified: _____

SITE INFORMATION

Name of Project: CAMEL STREET TOWNHOMES Acreage of Property: 8.98 AC
Parcel ID Number: 05E99012C Tax ID: 166914-23-5178
Deed Book: 3588 Deed Page(s): 392-393
Address/Location: 312 CAMEL STREET CLAYTON, NC 27520

Existing Use: VACANT Proposed Use: TOWNHOMES

Is project within a Planned Development? ☒ No ☐ Yes

Planned Development District (if applicable): _____

Is project within an Overlay District: ☐ No ☒ Yes

Overlay District (if applicable): Watershed Protection Overlay District

OFFICE USE ONLY

Date Received: MAY 25 2018 Amount Paid: _____ Permit Number: _____

RECEIVED
TOWN OF CLAYTON
PLANNING DEPARTMENT

Page 1 of 9

PROPERTY OWNER INFORMATION

Name: SCA VENTURES

Mailing Address: 132 CITATION LANE SMITHFIELD, NC 27577

Phone Number: 919-938-1086

Fax: _____

Email Address: syauch@ceamanufacturing.com

APPLICANT INFORMATION

Applicant: SANDERSON ENGINEERING, INC.

Mailing Address: PO BOX 2016 WENDELL, NC 27591

Phone Number: 919-366-2016

Fax: _____

Contact Person: STEVEN S. SANDERSON, PE

Email Address: sandersonengineering@yahoo.com

REQUIRED INFORMATION (to be submitted with the application)

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

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

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

REQUIRED FINDINGS OF FACT

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

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

This subdivision has been designed to meet all required specification of the Town of Clayton's Subdivision Regulations and conforms to the Town's Unified Development Code. It provides for parking, infrastructure, and landscaping as required by the UDO. No exceptions or waivers are being requested. This subdivision utilizes an infill lot which minimizes the creation of impervious surfaces to create 66 townhomes without creating urban sprawl. The subdivision makes use of the existing street network and existing traffic patterns in the area. There is nothing in the design of the infrastructure for this development that would materially endanger the environment, public health, safety or general welfare of the public.

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

This subdivision has been designed to meet all required specification of the Town of Clayton's Subdivision Regulations and conforms to the Town's Unified Development Code. It provides for parking, infrastructure, and landscaping as required by the UDO. No exceptions or waivers are being requested. It is being developed under its existing zoning. No rezoning is being requested. The development of this property for residential housing meets the Town of Clayton's long range plan for this property.

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

This development will not injure the value of adjoining or abutting property. This development is being designed to have minimal impact on adjacent single family residential houses by locating the townhomes adjacent to the existing commercial and across from the existing institutional development. The majority of the property is being left in its natural state. In addition, street trees, parking island trees, and shrubs for parking screening will soften the impact of development. Evergreen shrubs will assist in screening the dumpster enclosures.

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

This subdivision is being developed under its existing zoning. No rezoning is being requested. It is being designed to meet all of the requirements of the UDO. The surrounding properties are single family residential, commercial, institutional, and multi-family housing. This development is being designed to have minimal impact on the adjacent single family houses by locating the townhomes adjacent to the commercial and across from the institutional existing development.

EXPLANATION OF PROJECT

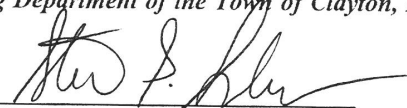
Please provide detailed information concerning all requests. Attach additional sheets if necessary.

This project is a development of a property that is located across from Cooper Academy near the intersection of Mial Street and Camel Street. A vacant, wooded lot with a stream located on it will be developed as a 66 lot attached townhome subdivision. The townhomes will be built close to Camel Street road frontage in order to have as little impact as possible on the existing woods. Street trees, parking island trees and shrubs for parking screening will soften the impact of the development. Evergreen shrubs will assist in screening the dumpster enclosures. This development is conducive to those commuters who want to live in a small town in a home with little to no lawn maintenance.

APPLICANT AFFIDAVIT

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

STEVEN S. SANDERSON
Print Name


Signature of Applicant

5-24-18
Date



**TOWN OF CLAYTON
Planning Department**

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

OWNER'S CONSENT FORM

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

Project Name: Camel Street Townhomes **Address or PIN #:** 05E99012C

AGENT/APPLICANT INFORMATION:

Steven S. Sanderson, PE
(Name - type, print clearly)

PO Box 2016
(Address)
Wendell, NC 27591
(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*):

Major Preliminary Subdivision Application and Plat
Construction Plans

Final Plat
Boundary Plat

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:

SCA Ventures
(Name - type, print clearly)

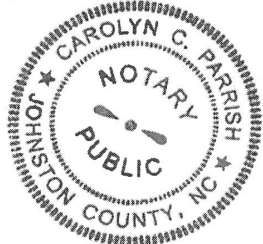
(Owner's Signature)

132 Citation Lane
(Address)
Smithfield, NC 27577
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Carolyn C. Parrish, a Notary Public for the above State and County, this the 6 day of March, 2018.

SEAL



Carolyn C. Parrish
Notary Public

My Commission
Expires:

November 08, 2020
Page 14 of 17

01/06/2016

ADJACENT PROPERTY OWNERS LIST

Project Name: **CAMEL STREET TOWNHOMES**

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

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

PARCEL NUMBER	NAME	ADDRESS
166914-34-2175	Johnston Co. Board of Education	PO Box 1336, Smithfield, NC 27577-1336
166914-33-1431	TOWN OF CLAYTON	P O BOX 879, CLAYTON, NC 27528
166914-33-1303	LAROSE CONSTRUCTION LLC	1190 BARBER MILL RD, CLAYTON, NC 27520-7750
166914-33-1225	MCADAMS, LINDA M & C JOHN	611 S BARBOUR STREET, CLAYTON, NC 27520
166914-33-0271	RICHARD, MIA M & CHRISTOPHER DALE	3195 BARBER MILL RD, CLAYTON, NC 27520-8569
166914-33-0145	ROGERS, EMILY MCADAMS	3199 G BARBER MILL RD, CLAYTON, NC 27520
166914-33-0187	VANVLECK, ARDEN JULIA & LEGRANDE, JOSEPH NELSON	532 COOPER ST, CLAYTON, NC 27520
166914-33-0037	LAROSE CONSTRUCTION LLC	1190 BARBER MILL RD, CLAYTON, NC 27520-7750
166914-22-9948	C2 STRATEGIC NC LLC	512 CAMEL ST, CLAYTON, NC 27520-1815
166914-22-7983	BARBOUR, JACQUELYN D.	234 HEDGEROW LN, CLAYTON, NC 27520-6149
166914-22-7947	THEET, STEPHANIE FINCH	540 N CHURCH ST, CLAYTON, NC 27520
166914-23-6071	SHAH, TASVIR H	109 ST THOMAS DRIVE, CHAPEL HILL, NC 27517
166914-23-6005	SCA VENTURES	132 CITATION LN, SMITHFIELD, NC 27577
166914-23-5077	MASSEY, JOHN WESLEY	8041 ST ANDREWS DR, LAURINBURG, NC 28352
166914-23-5130	SCA VENTURES	132 CITATION LN, SMITHFIELD, NC 27577
166913-23-3187	RAHEL META LLC	2325 SAPPHIRE VALLEY DR, RALEIGH, NC 27604-1486
166913-23-1021	RIVERA, LISSETTE	220 EAST HINTON STREET, CLAYTON, NC 27520

ADJACENT PROPERTY OWNERS LIST

Project Name: **CAMEL STREET TOWNHOMES**

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

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

PARCEL NUMBER	NAME	ADDRESS
166913-23-0041	RENT TO OWN REALTY LLC	2800 PEACHLEAF ST, RALEIGH, NC 27614-7966
166913-13-9094	HINTON, JUANITA B	PO BOX 1196, CLAYTON, NC 27528-1196
166913-13-9057	FALKENMEYER, GUSTAV J JR	208 E HINTON ST, CLAYTON, NC 27520-1937
166913-13-9102	JACOBS GROUP	PO BOX 99535, RALEIGH, NC 27624
166913-12-8933	JACOBS GROUP	PO BOX 99535, RALEIGH, NC 27624
166913-13-7382	413 CHURCH STREET LAND TRUST	1204 STONE HOME LN, RALEIGH, NC 27603-5500
166913-13-7442	TOMLINSON, GEORGE A & BESSIE A	815 WESTON ST, RALEIGH, NC 27610
166913-13-8480	TOMLINSON, GEORGE A & BESSIE A	815 WESTON ST, RALEIGH, NC 27610
166913-13-9426	LEE, CHARLES FRED & TEXIE C	2130 SHOTWELL RD, CLAYTON, NC 27520-8221
166913-23-0344	SANDERS, PAUL KELLER & BESSIE	176 CREEKVIEW CT, AUGUSTA, GA 30907-4527
166913-23-0377	SMITH, CLEMETINE	PO BOX 891, CLAYTON, NC 27528-0891
166913-23-1411	SMITH, CLEMETINE	PO BOX 891, CLAYTON, NC 27528-0891
166913-23-1468	EASON, WILLIAM M & ETHELEEN S	209 PINELAND AVE, CLAYTON, NC 27520
166913-23-1624	SHAMLOO, JOSH A & CHRISTINE A	11015 WARWICKSHIRE DR, GREAT FALLS, VA 22066
166913-14-9192	EASTERN REGIONAL HOUSING AUTH	560 N CHURCH ST, CLAYTON, NC 27520
166913-23-1790	SHAMLOO, JOSH A & CHRISTINE A	11015 WARWICKSHIRE DRIVE, GREAT FALLS, VA 22066
166914-23-5465	BARNES, EULA S	PO BOX 802, CLAYTON, NC 27528-0802

Sanderson Engineering, Inc.

Engineering and Land Planning

License # C-2218

April 23, 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 change or development proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a Neighborhood Meeting will be held to provide information to area residents about the nature of the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: Tuesday May 8, 2018

Meeting Time: 6:00 pm

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

Type of Application: Special Use Permit and Major Subdivision Application

Project Property Address: 312 Camel Street Clayton, NC 27520

Description of Project: Townhomes

Upcoming public meetings for this application: Planning Board Tuesday May 29, 2018, Town Council Work Session Monday June 18, 2018 and Town Council Public Hearing Monday July 16, 2018. All meetings are at 6:00 pm in the Council Chambers located at 111 East Second Street

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 and/or development proposal.

If you have any questions prior to or after this meeting, you may contact me at 919-366-2016. You may also contact the Planning Department at 919-553-5002.

Sincerely,



Steven S. Sanderson, P. E.

SSS/

cc: Town of Clayton Planning Department

POST OFFICE BOX 2016
WENDELL BOULEVARD
WENDELL, NC 27591

919-366-2016 phone
919-422-8020 mobile
sandersonengineering@yahoo.com

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: CAMEL STREET TOWNHOMES

Application: SPECIAL USE PERMIT/PRELIMINARY SUBDIVISION PLAN

Location/Date: The Clayton Center 5-8-18

	NAME	ADDRESS
1	JAMES LIPSCOMB	328 EAST MAIN ST CLAYTON
2	Negan Bickel	536 Cooper St. Clayton
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
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19		
20		

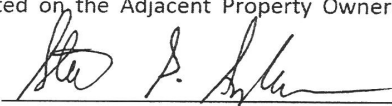
NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: SPECIAL USE PERMIT/PRELIMINARY SUBDIVISION PLAN- CAMEL STREET TOWNHOMES

Date of Mailing: April 23, 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: STEVEN S. SANDERSON Signature: 

Date of Meeting: May 8, 2018 Time of Meeting: 6:00 pm

Location of Meeting: York Meeting Room; The Clayton Center

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.*

James Lipscomb stopped in the meeting. He arrived early for a 150 year Town of Clayton Celebration committee meeting and came into my meeting to find out what's going on. He had questions about the buildings because he was submitting a townhome project and wanted to compare product. Ms. Megan Bickel has just purchased the 536 Cooper Street house. She asked if the Town was going to provide any road improvements because of the additional traffic from this development. I told her that due to the small size of the development that a TIA is not required and I am unaware of any construction project in the area. She asked if she could take pictures of my plans to show her neighbors. I told her that if she would email me in the morning that I would send her a full set of plans by pdf.

I waited an additional 15 minutes after Ms. Bickel left. No one else came to the meeting. I left at 6:40. Two adjacent property owners contacted me by phone and sent me emails giving their support for the construction of this project. I've attached copies of the emails as part of the minutes.

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

Subject: 312 Camel Street Clayton NC

From: uujosh@gmail.com

To: sandersonengineering@yahoo.com; uujosh@gmail.com

Date: Friday, April 27, 2018, 1:38:11 PM EDT

Hi Steven,

It was good talking to you. Just to follow up on our phone conversation, I have 2 properties on Mial St, 610 and 730 Mial specifically. I see this project as an improvement to the neighborhood and community. Although I am remote and won't be able to attend the May 8th meeting, I wanted to voice my opinion on the matter.

Best,
Josh Shamloo
703-899-4500

Subject: Townhomes

From: eulabarnes@embarqmail.com

To: sandersonengineering@yahoo.com

Date: Friday, May 4, 2018, 12:33:19 PM EDT

Barnes Funeral Home
325 Camel Street
Clayton, NC 27520

May 4, 2018

To whom it may concern,

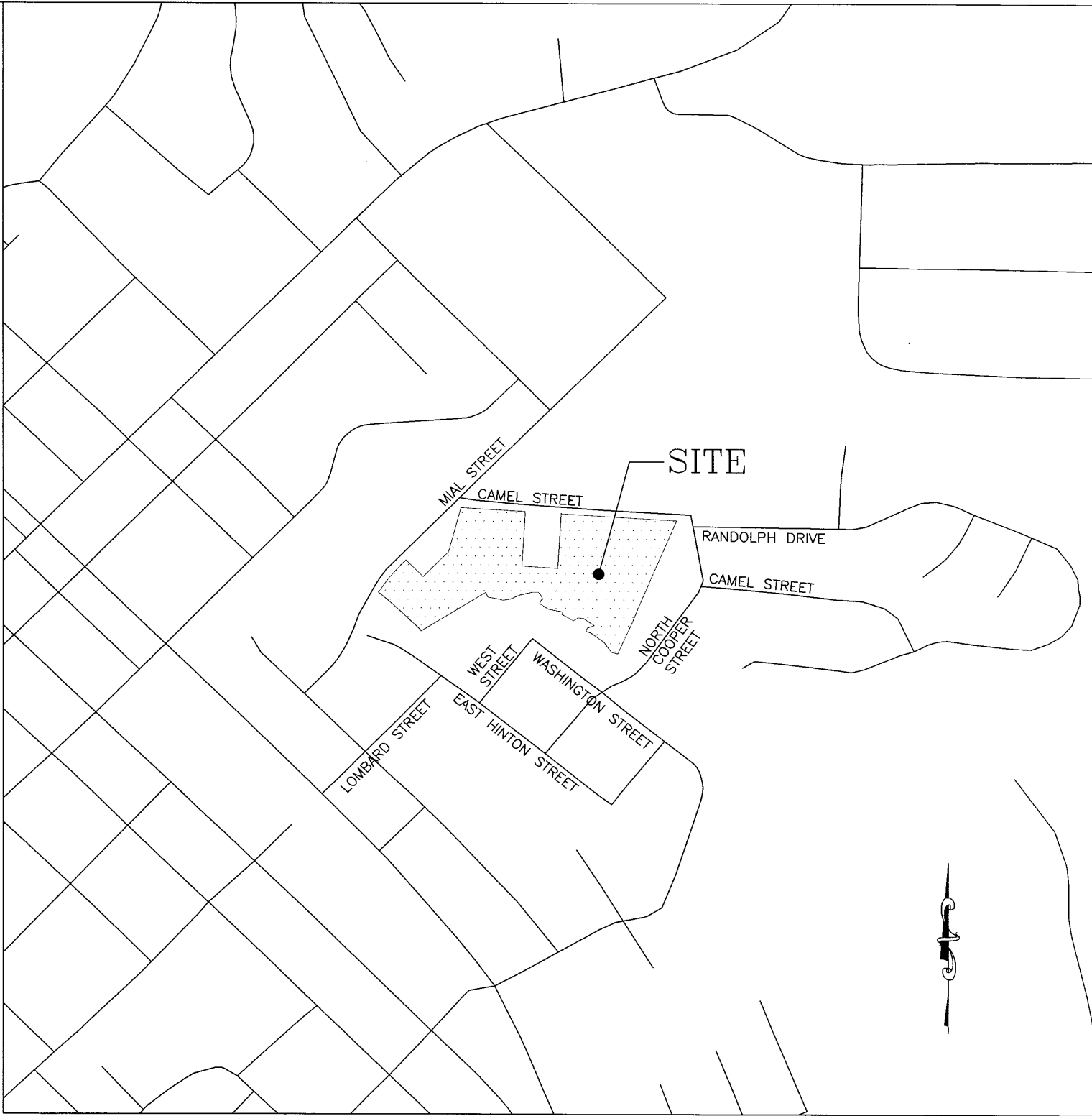
In response to the letter and Town Homes map that I received from Steven Sanderson, I am in agreement to development of the area. I feel it will add to the looks of the neighborhood and show additional growth to the town of Clayton however, it does concern me that there are a lot of deer that inhabit those woods.

Sincerely,

Eula S. Barnes

Special Use Permit and
Preliminary Subdivision Plan
CAMEL STREET TOWNHOMES
Clayton, North Carolina

Developer:
Terramisus, LLC
P.O. Box 90427
Raleigh, North Carolina 27675



Vicinity Map – Town of Clayton – Johnston County
1"=500'

Received by Town of Clayton
8/10/2018

Sheet Index

- 1 Cover Sheet
- 2 Boundary Survey Map
- 3 Existing Conditions
- 4 Subdivision Plan
- 5 Conceptual Engineering Plan
- 6 Conceptual Grading & EC Plan
- LP01.00 Landscape Plan
- LP02.00 Landscape Plan Details
- P1724 Elevation Strip Drawings

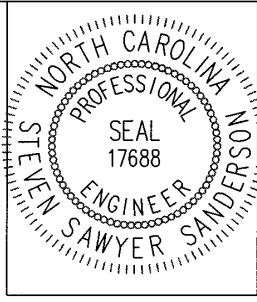
Clayton Planning Project Number 2018-59-SD

Owner: SCA Ventures
132 Citation Lane
Smithfield, NC 27577

Each townhome unit which has the rear elevation adjacent to Camel Street shall contain a minimum of one of the following decorative elements added to the rear of the unit:

- * Decorative roof dormer on the rear elevation.
- * Decorative vinyl shake comprising a minimum of 40% of the siding on the rear elevation.
- * Decorative window shutters on the rear elevation.

REV.	DESCRIPTION	DATE
4	TRC COMMENTS-4TH REVIEW	08/10/2018
3	TRC COMMENTS-3RD REVIEW	06/21/2018
2	TRC COMMENTS-2ND REVIEW	05/24/2018
1	TRC COMMENTS	04/27/2018
REV.	DESCRIPTION	DATE



Steven Sawyer
8-10-2018 DATE

DESIGNED	SSS
DRAWN	SSS
CHECKED	SSS
PROJ. ENG.	SSS

SANDERSON ENGINEERING
2485 WENDELL BOULEVARD
P.O. BOX 2016 WENDELL, NC 27591
919-366-2016 919-366-2017 FAX
C-2218 Engineering and Land Planning

Camel Street Townhomes
Clayton, NC

Cover Sheet

DATE: Apr 2018
SE PROJ. # 17-027
DWG FILE # 17-027

SCALE
HORIZONTAL: As Shown
VERTICAL: NA

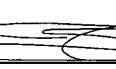
SHEET NO.
1
OF: 6

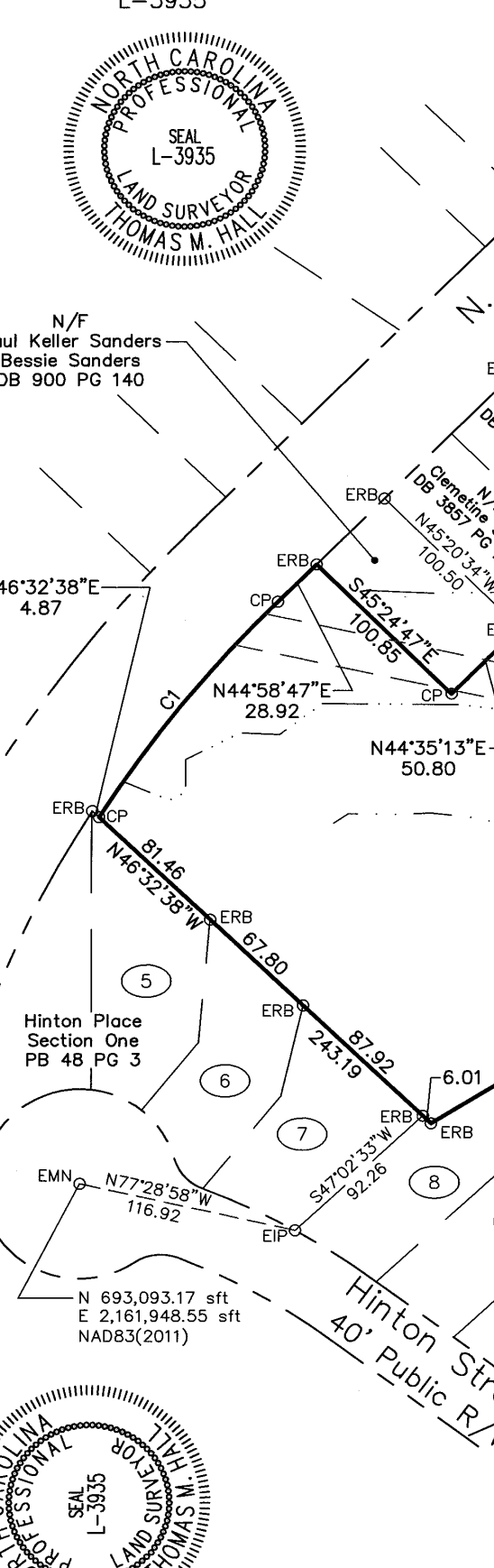
Notes:

No NCGS Monuments found within 2000 feet.

The subject property graphically does not appear to be in a special flood hazard area as determined by NC Floodplain Mapping. Map No. 3720166900 J, Effective date December 2, 2005.

This survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street.

 04/23/18
Professional Land Surveyor Date
L-3935



NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-3935 THOMAS M. HALL

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-3935 THOMAS M. HALL

AREA BY COORDINATE COMPUTATION

80 40 0 80 160

GRAPHIC SCALE

All Distances are Horizontal Ground Unless Noted Otherwise

LINE TABLE		
LINE	LENGTH	BEARING
L13	44.52	N57°20'34"W
L14	26.69	N25°44'39"E
L15	16.13	N29°26'52"W
L16	12.87	N35°57'01"W
L17	25.24	N87°49'19"W
L18	54.91	S76°06'25"W
L19	45.58	S66°19'44"W
L20	30.11	S81°20'03"W
L21	15.26	N72°26'39"W
L22	49.36	N78°40'32"W
L23	19.08	N17°19'15"W
L24	2.48	N42°42'21"W

Surveyor's Statement To Whom It May Concern:

This plot is a correct representation of land surveyed; However, a North Carolina licensed attorney should be consulted concerning correct ownership, width and location of easements, any cemeteries or family burial grounds not shown on recorded maps or deeds made available to this surveyor by the owner or heirs at the time of this survey and other title questions revealed by title examination. No responsibility of any nature is assumed by this surveyor for any conditions which may presently exist but are unknown, such as: cemeteries, family burial grounds, toxic or hazardous waste material, wetlands and/or flood area, etc.

REFERENCE:

-Book G, No. 12 PG 550

PB 25 PG 213

PB 48 PG 3

PB 54 PG 21

PB 54 PG 420

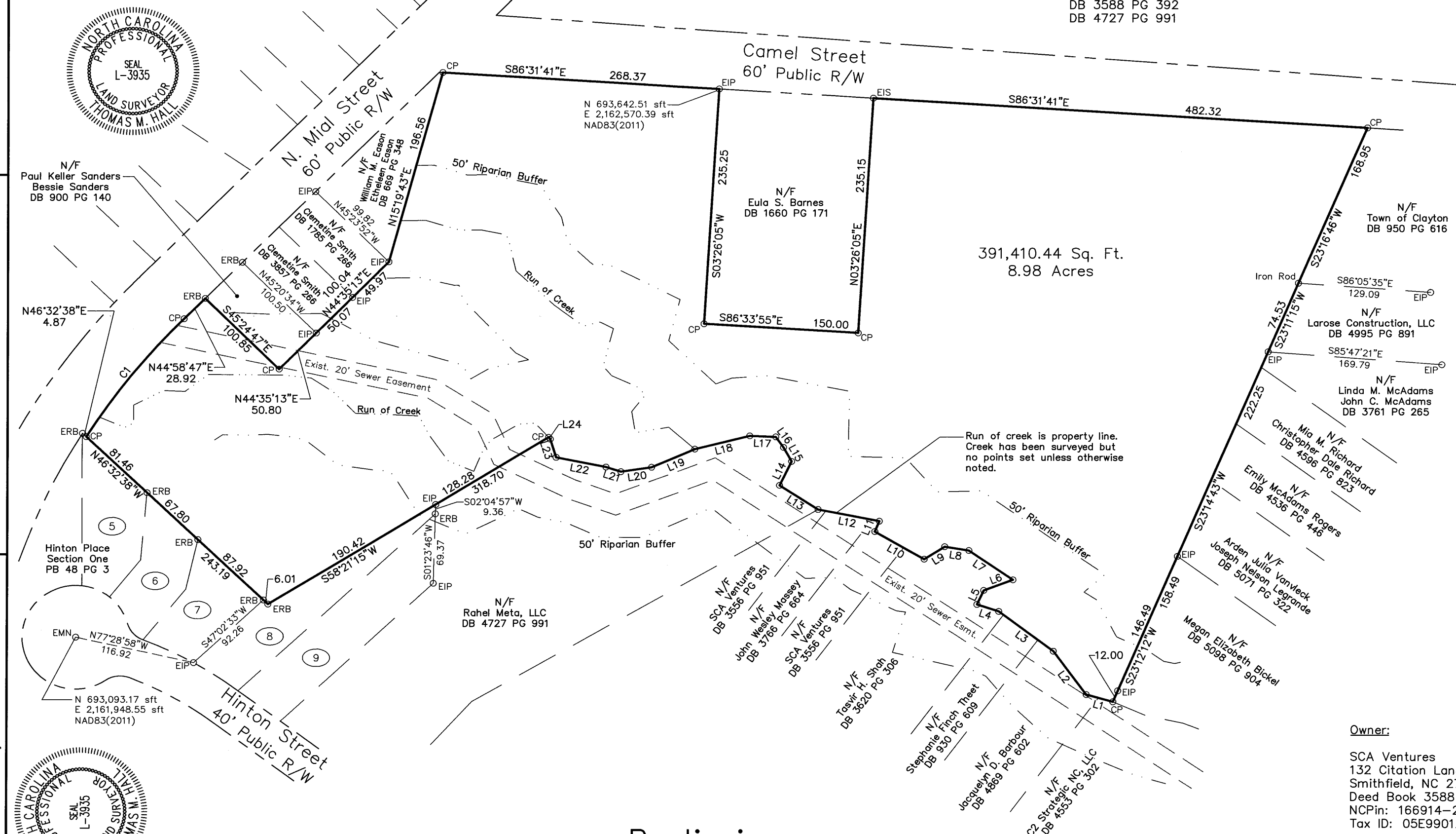
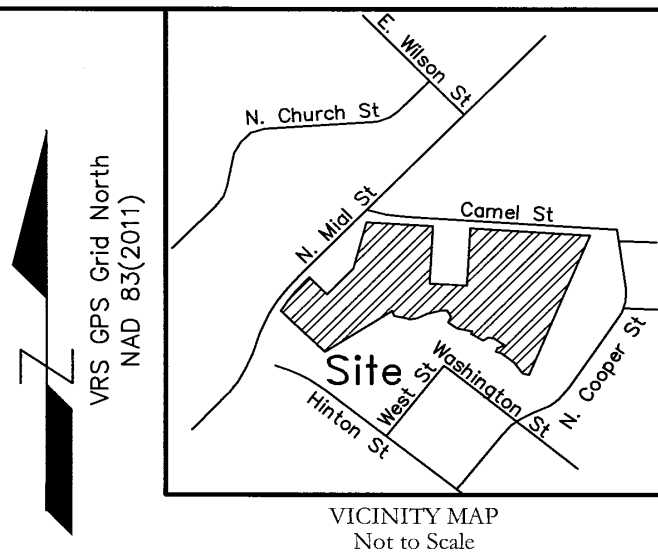
PB 82 PG 396

-DB 669 PG 348

DB 1669 PG 171

DB 3588 PG 392

DB 4727 PG 991



Owner:
SCA Ventures
132 Citation Lane
Smithfield, NC 27577
Deed Book 3588 Page 392
NCPin: 166914-23-5178
Tax ID: 05E99012C

Preliminary
For Review Only

ILIS

Hall Land Surveying, Inc.

1899 Steven's Chapel Road
Smithfield, NC 27577
(919) 868-8132

Firm#
C-3441

Final Plat For:

Terramisu, LLC

TOWNSHIP	Clayton	COUNTY	Johnston	STATE	NC
SURVEYED BY	DRC/CTC/JBS		DRAWN BY		
				TMH	
DATE	04/20/18	SCALE	1"=80'	DRAWING NO.	
				HLS17-0063	

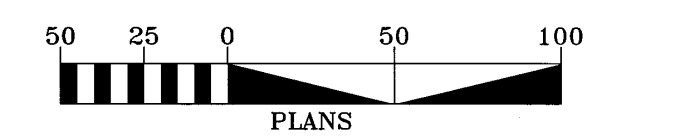


Existing Conditions Site Data:	
Project Name:	Camel Street Townhomes
Site Address:	312 Camel Street Clayton, NC 27520
Owner:	SCA Ventures 132 Citation Lane Smithfield, NC 27577
Township:	Clayton
County:	Johnston
State:	North Carolina
Parcel ID Number:	05E99012C
P.I.N. ID:	166914-23-5178
Property Size:	8.98 AC (391,169 sf)
Property Location:	Inside City Limits
Existing Zoning:	R-8
Overlay:	Watershed Protection Overlay
Overlay Area:	5.10 AC (220,893 sf)
Existing Use:	Vacant
Proposed Use:	Townhomes

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	671.53	151.61	S38°35'02"W	151.29

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.04	N74°36'35"W
L2	54.07	N36°44'15"W
L3	66.45	N53°27'14"W
L4	22.32	N72°06'10"W
L5	15.50	N24°56'48"E
L6	30.40	N69°24'22"E
L7	52.07	N55°45'40"W
L8	23.85	N81°02'47"W
L9	23.45	S57°45'56"W
L10	55.28	N60°12'24"W
L11	11.17	N22°44'11"E
L12	60.61	N79°10'01"W

LINE TABLE		
LINE	LENGTH	BEARING
L13	44.52	N57°20'34"W
L14	26.89	N25°44'39"E
L15	16.13	N39°28'52"W
L16	12.87	N35°57'01"W
L17	25.24	N87°49'10"W
L18	54.91	S67°06'26"W
L19	45.58	S66°19'44"W
L20	30.11	S81°20'03"W
L21	15.26	N72°26'39"W
L22	49.36	N78°40'32"W
L23	19.08	N17°19'15"W
L24	2.48	N42°42'21"W



REV. NO.	DESCRIPTION	DATE
1	TRC COMMENTS-1ST REVIEW	08/10/2018
2	TRC COMMENTS-2ND REVIEW	08/27/2018
3	TRC COMMENTS-3RD REVIEW	05/24/2018
4	TRC COMMENTS-4TH REVIEW	08/27/2018

8-10-2018

DESIGNED	SSS
DRAWN	SSS
CHECKED	SSS
PROJ. ENG.	SSS

SANDERSON ENGINEERING
2485 WENDELL BOULEVARD
P.O. BOX 2016 WENDELL, NC 27591
919-366-2016 919-366-2017 FAX
C-2218 Engineering and Land Planning

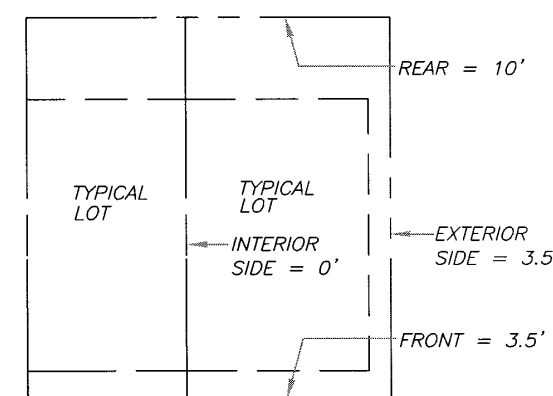
Camel Street Townhomes
Clayton, NC

Existing Conditions

DATE: Apr 2018	SCALE: HORIZONTAL: 1"=50' VERTICAL: NA	SHEET NO. 3 OF 6
SE PROJ. # 17-027		
DWG FILE # 17-027		

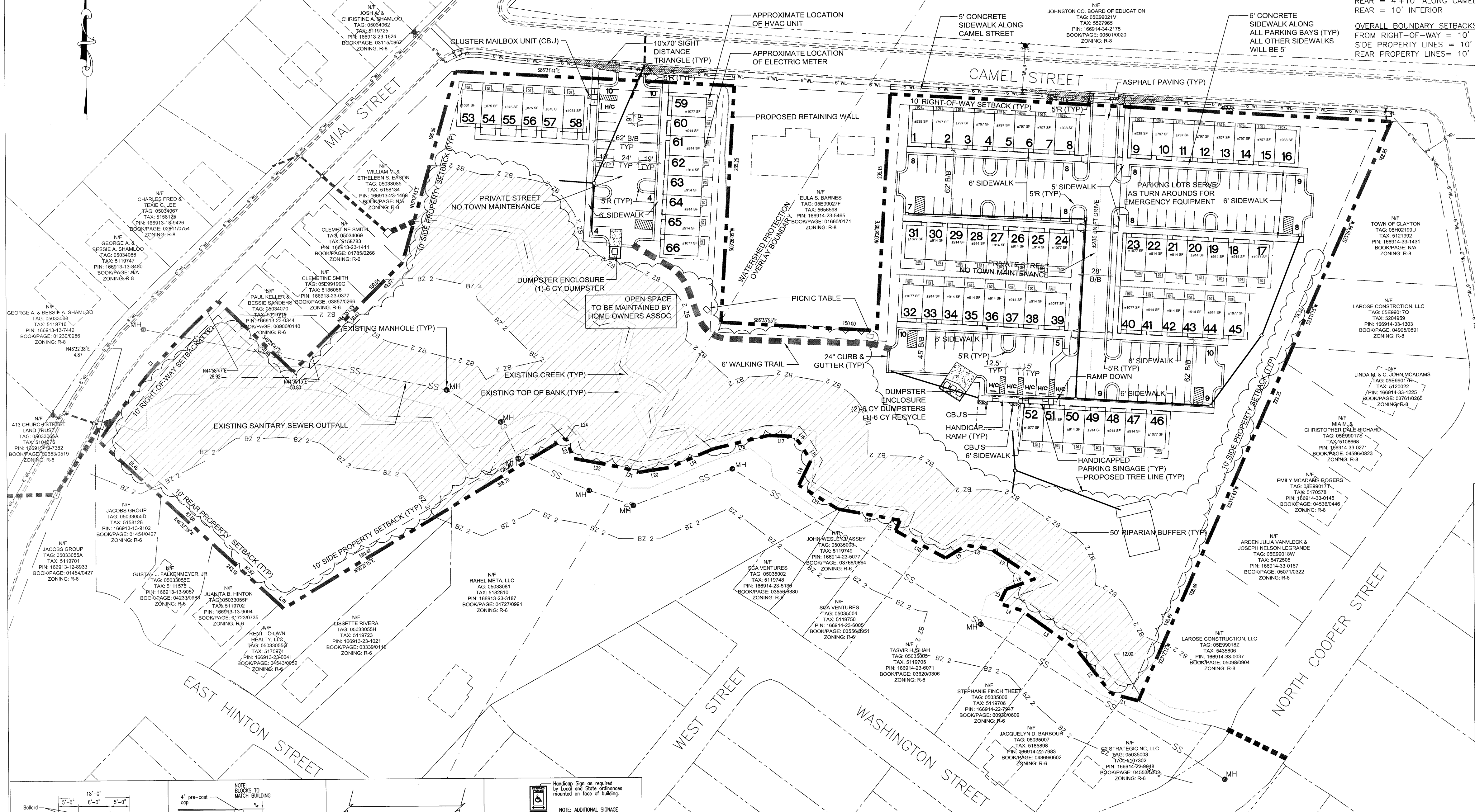
CAMEL STREET DEVELOPMENT CHART							
PHASE	AREA OF PHASE	# OF LOTS	RIGHTS-OF-WAY	RESOURCE CONSERVATION AREAS	OPEN SPACE	IMPERVIOUS AREA	PERVIOUS AREA
OVERALL SITE	8.98	66	-	131,319 SQ.FT.	-	2.51 AC (28%)	6.47 AC (72%)
						100%	SUBMITTED FOR APPROVAL

1. SETBACKS AS SHOWN ARE TYPICAL
 2. MAXIMUM BUILDING HEIGHT = 35'
 3. MAXIMUM IMPERVIOUS COVERAGE PER LOT = 75%
 4. MAXIMUM LOT COVERAGE = 75%
 5. MINIMUM LOT SIZE = 914 SF
 6. MINIMUM DWELLING UNIT SIZE = 1,231 SF
- MINIMUM TOWNHOME BUILDING SETBACKS
- FRONT = 3.5'
INTERIOR SIDE = 0'
EXTERIOR SIDE = 3.5'
REAR = 4'+10' ALONG CAMEL STREET
REAR = 10' INTERIOR



NOTE:
MINIMUM LOT WIDTH = 19'
MINIMUM LOT DEPTH = 33'

DIMENSIONAL INFORMATION FOR LOTS



CAMEL STREET WATERSHED PROTECTION OVERLAY TABLE	
TOTAL SITE ACREAGE	8.98 AC
OVERLAY ACREAGE	5.10 AC
EXISTING IMPERVIOUS (SF, %)	0
PROPOSED IMPERVIOUS (SF, %)	86,512 SF, 40%*
# OF LOTS	52
*NOTE: THE 40% IMPERVIOUS COVERAGE IS FOR THE OVERLAY AREA ONLY	

Proposed Site Data:

Project Name:	Camel Street Townhomes
Site Address:	312 Camel Street Clayton, NC 27520
Owner:	SCA Ventures 132 Citation Lane Smithfield, NC 27577
Developer/Applicant:	Terramisu, LLC P.O. Box 90427 Raleigh, NC 27675
Township:	Clayton
County:	North Carolina
Parcel ID Number:	05E99012C
P.I.N. ID:	166914-23-5178
Property Size:	8.98 AC (391,169 sf)
Property Location:	Inside City Limits
Existing Zoning:	R-8
Overlay:	Watershed Protection Overlay
Overlay Area:	5.10 AC (220,893 sf)
Existing Use:	Vacant
Proposed Use:	Townhomes
Proposed Lots:	66, Single Family, Attached
Proposed Density:	7.35 DU/AC
Proposed Impervious Area:	2.51 AC (109,336)
Electric Provider:	Town of Clayton
Water Provider:	Town of Clayton
Sewer Provider:	Town of Clayton

-The subject property is not located in a flood hazard area as per FEMA Flood Map #3720166900J, dated 12/02/2005
-The developer will be responsible for the replacement of any damaged trees within any land use buffer
-The maximum impervious area per lot is 75% (including streets)

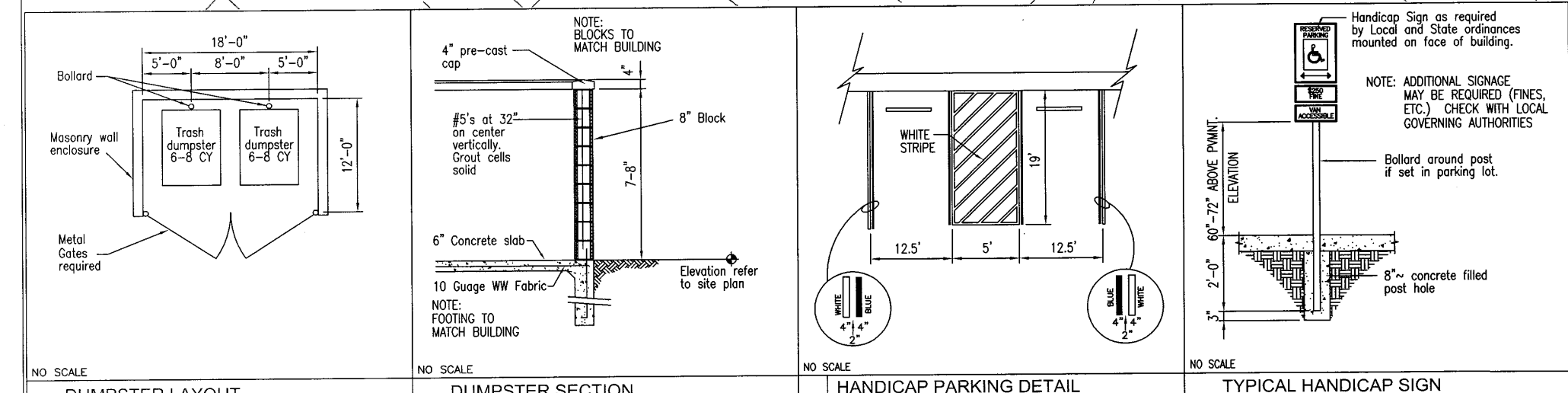
Parking Calculations:	
Townhome Requirement:	2 Spaces per unit
Total Townhomes:	66 Units
Required Parking:	132 spaces
Proposed Parking:	135 spaces (includes 5 accessible spaces)



DATE: Apr 2018
SE PROJ. # 17-027
DWG FILE # 17-027

SCALE
HORIZONTAL:
1"=50'
VERTICAL:
NA

SHEET NO.
4
OF: 6



REV.	DESCRIPTION	DATE
1	TRC COMMENTS-4TH REVIEW	08/10/2018
2	TRC COMMENTS-3RD REVIEW	06/23/2018
3	TRC COMMENTS-2ND REVIEW	05/24/2018
4	TRC COMMENTS	04/27/2018

DESIGNED: SSS
DRAWN: SSS
CHECKED: SSS
PROJ. ENG.: SSS

8-10-2018 DATE

SANDERSON ENGINEERING
2485 WENDELL BOULEVARD
P.O. BOX 2016 WENDELL, NC 27591
919-366-2016 919-366-2017 FAX
C-2218 Engineering and Land Planning

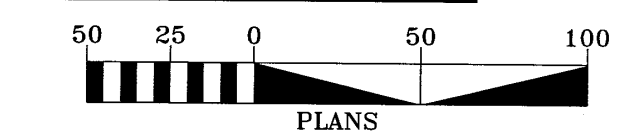
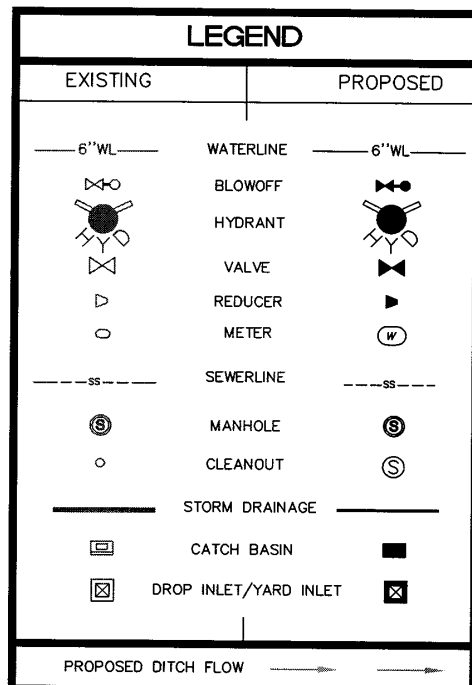
Camel Street Townhomes
Clayton, NC

Subdivision Plan

NOTE:
AREA LIGHTING FOR THIS PROJECT WILL BE DESIGNED AND INSTALLED BY THE TOWN OF CLAYTON AS PER CONTRACT WITH THE DEVELOPER. ALL ASPECTS OF THE LIGHTING PLAN WILL BE REVIEWED AND APPROVED BY THE TOWN AND THE DEVELOPER PRIOR TO EXECUTION OF THE CONTRACT

NOTE:
THE DEVELOPER WILL PROVIDE A BLANKET EASEMENT FOR THIS SITE TO THE TOWN OF CLAYTON ELECTRIC DEPARTMENT AND ALLOW ACCESS TO SAID EASEMENT AT ALL TIMES, INCLUDING APPROXIMATELY 15' TO ALLOW FOR ACCESS OF TOWN FACILITIES WITH AN EXCAVATOR

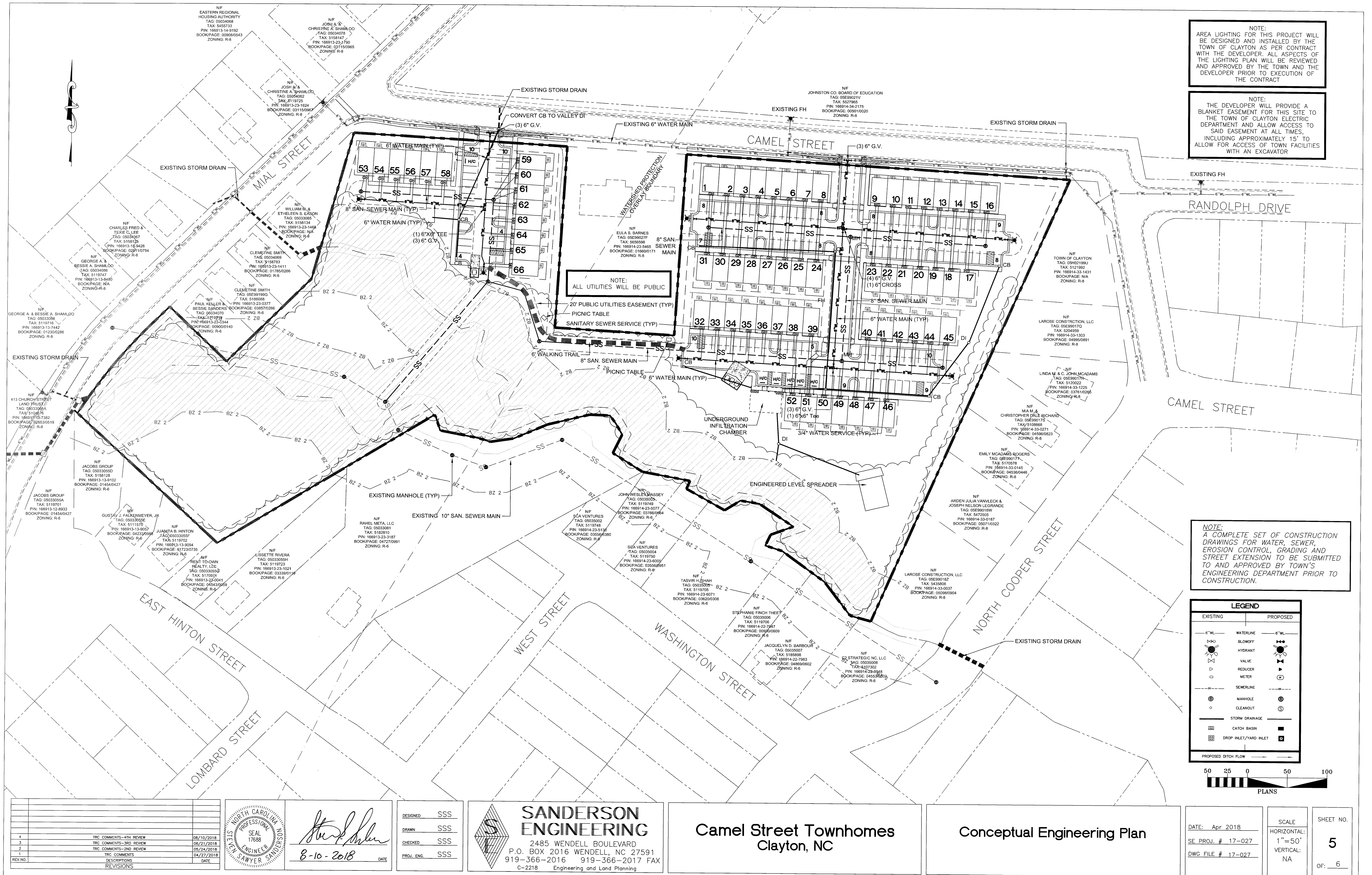
NOTE:
A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR WATER, SEWER, EROSION CONTROL, GRADING AND STREET EXTENSION TO BE SUBMITTED TO AND APPROVED BY TOWN'S ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.



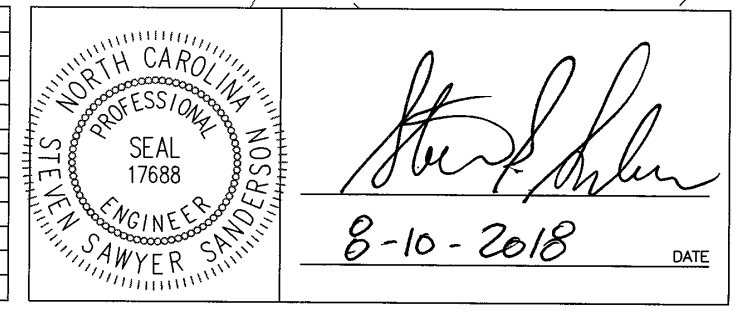
DATE: Apr 2018
SE PROJ. # 17-027
DWG FILE # 17-027

SCALE
HORIZONTAL:
1"=50'
VERTICAL:
NA

SHEET NO.
5
OF: 6



REV. NO.	DESCRIPTION	DATE
4	TRC COMMENTS-4TH REVIEW	08/10/2018
3	TRC COMMENTS-3RD REVIEW	06/21/2018
2	TRC COMMENTS-2ND REVIEW	05/24/2018
1	TRC COMMENTS	04/27/2018



DESIGNED SSS
DRAWN SSS
CHECKED SSS
PROJ. ENG. SSS

SANDERSON ENGINEERING
2485 WENDELL BOULEVARD
P.O. BOX 2016 WENDELL, NC 27591
919-366-2016 919-366-2017 FAX
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Camel Street Townhomes
Clayton, NC

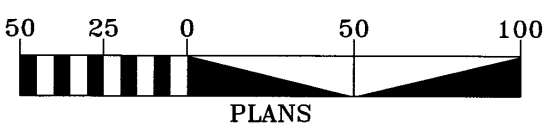
Conceptual Engineering Plan



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.

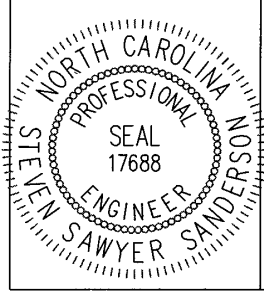
NOTE:
A COMPLETE SET OF CONSTRUCTION
DRAWINGS FOR WATER, SEWER,
EROSION CONTROL, GRADING AND
STREET EXTENSION TO BE SUBMITTED
TO AND APPROVED BY TOWN'S
ENGINEERING DEPARTMENT PRIOR TO
CONSTRUCTION.

LEGEND	
EXISTING	PROPOSED
6" WL	WATERLINE
	BLOWOFF
	HYDRANT
	VALVE
	REDUCER
	METER
SEWERLINE	6" WL
	
	
STORM DRAINAGE	
	
	
PROPOSED DITCH FLOW	



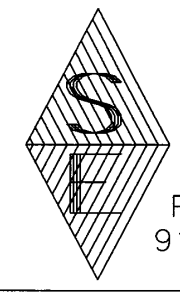
DATE: <u>Apr 2018</u>	SCALE	SHEET NO.
SE PROJ. # <u>17-027</u>	HORIZONTAL: 1"=50'	6
DWG FILE # <u>17-027</u>	VERTICAL: NA	
		OF: <u>6</u>

4	TRC COMMENTS-4TH REVIEW	08/10/2018	
3	TRC COMMENTS-3RD REVIEW	06/23/2018	
2	TRC COMMENTS-2ND REVIEW	05/24/2018	
1	TRC COMMENTS	04/27/2018	
REV.NO.	DESCRIPTIONS	DATE	
	REVISIONS		




8-10-2013 DATE

DESIGNED	SSS
DRAWN	SSS
CHECKED	SSS
PROJ. ENG.	SSS

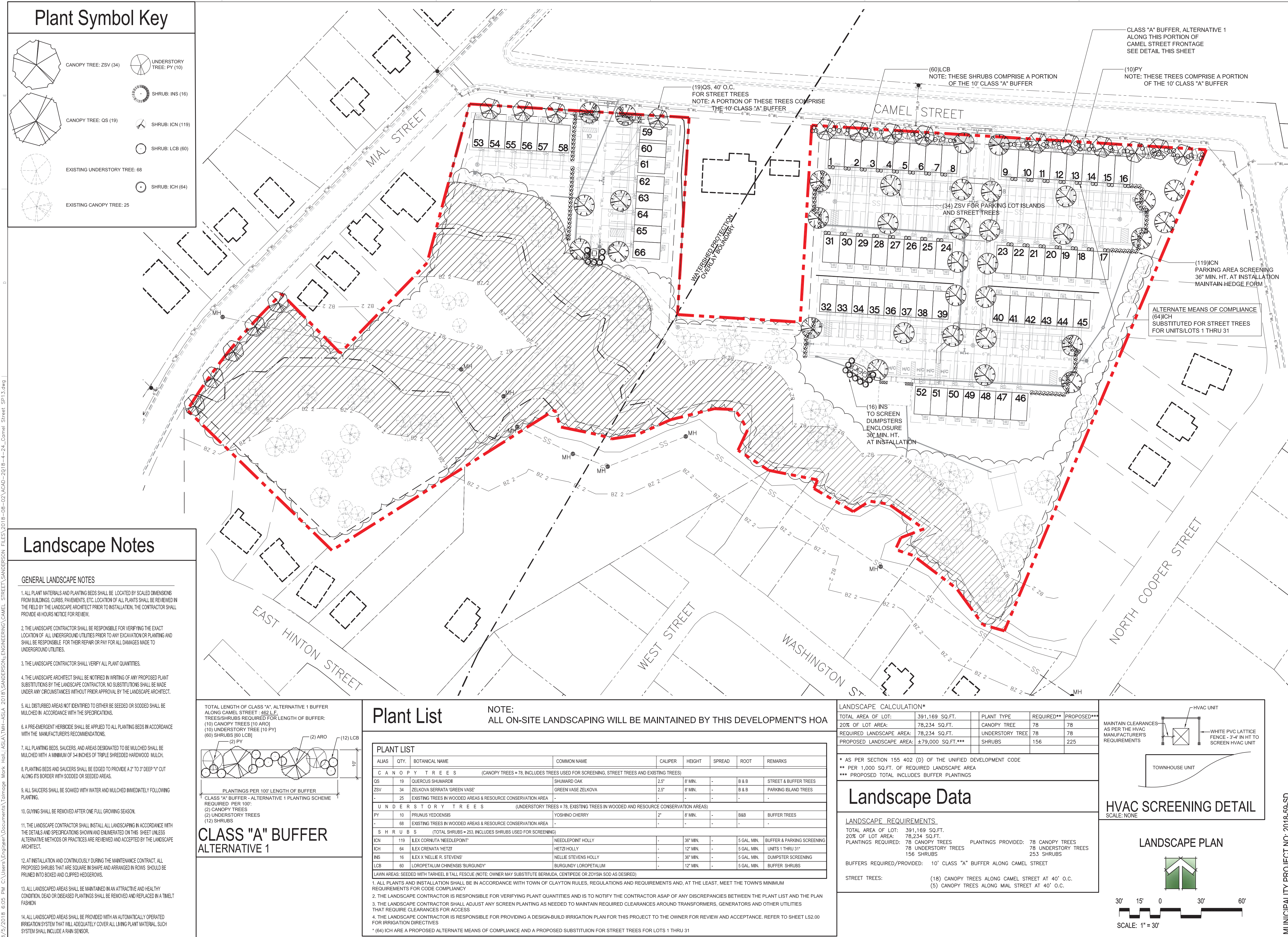


**SANDERSON
ENGINEERING**
2485 WENDELL BOULEVARD
O. BOX 2016 WENDELL, NC 27591
9-366-2016 919-366-2017 FAX
C-2218 Engineering and Land Planning

Camel Street Townhomes

Clayton, NC

Conceptual Grading and Erosion Control Plan



100 DOVE CT
CLAYTON, NC 27520
919.810.8408

TALMAGE "MARK" HALL, ASLA
PROFESSIONAL LANDSCAPE ARCHITECT
talmagemarkhall.pla@gmail.com

LANDSCAPE PLAN FOR
CAMEL STREET TOWNHOMES
CLAYTON, NORTH CAROLINA
MITCH MURPHY ET AL, LLC, RALEIGH, NORTH CAROLINA

NOTE: THIS SEAL AND SIGNATURE
APPLIES ONLY TO THE LANDSCAPE
PLAN, LANDSCAPE DETAILS AND
LANDSCAPE NOTES
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

PROJECT: C5TH-18004
ISSUE: PRELIM. SITE PLAN

DATE: 04.2018
04.01.2018

REVISIONS:

TRC COMMENTS	04.27.2018
TRC-2ND REVIEW	05.24.2018
TRC-3RD REVIEW	06.21.2018
TRC-4TH REVIEW	08.10.2018

DRAWN BY: TMH
CHECKED BY: TMH
CONTENT: LANDSCAPE PLAN

LP01.00

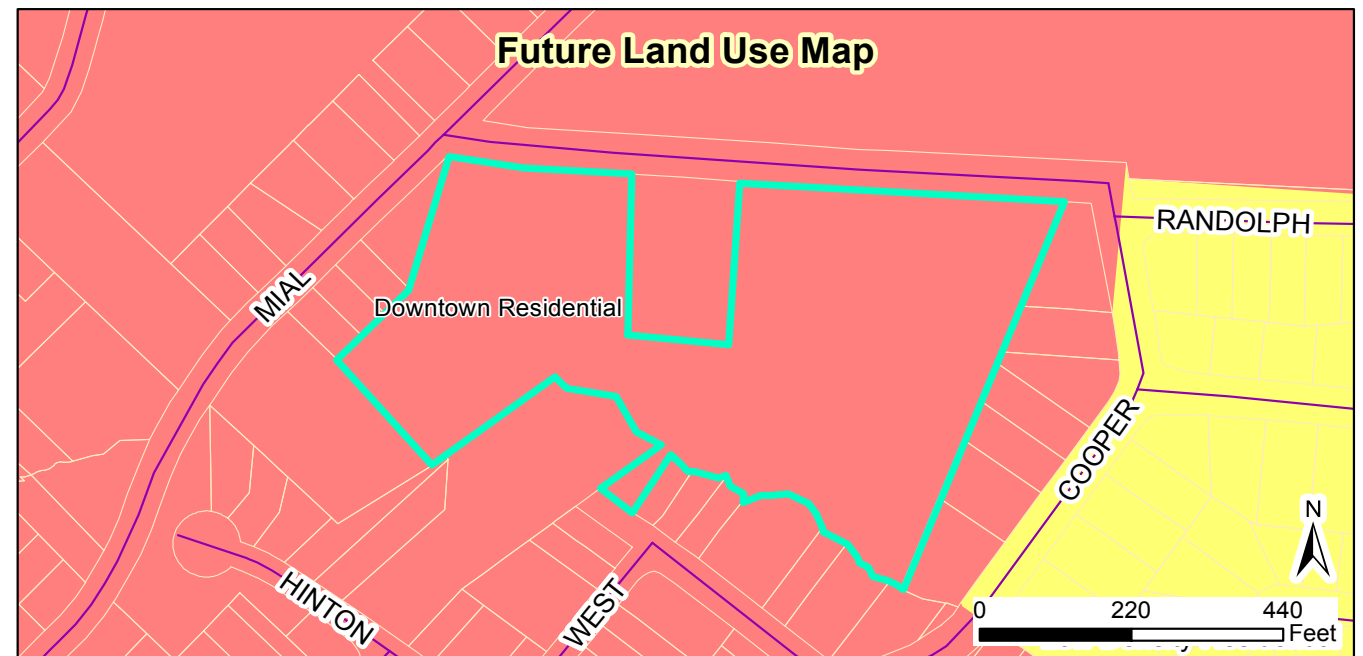
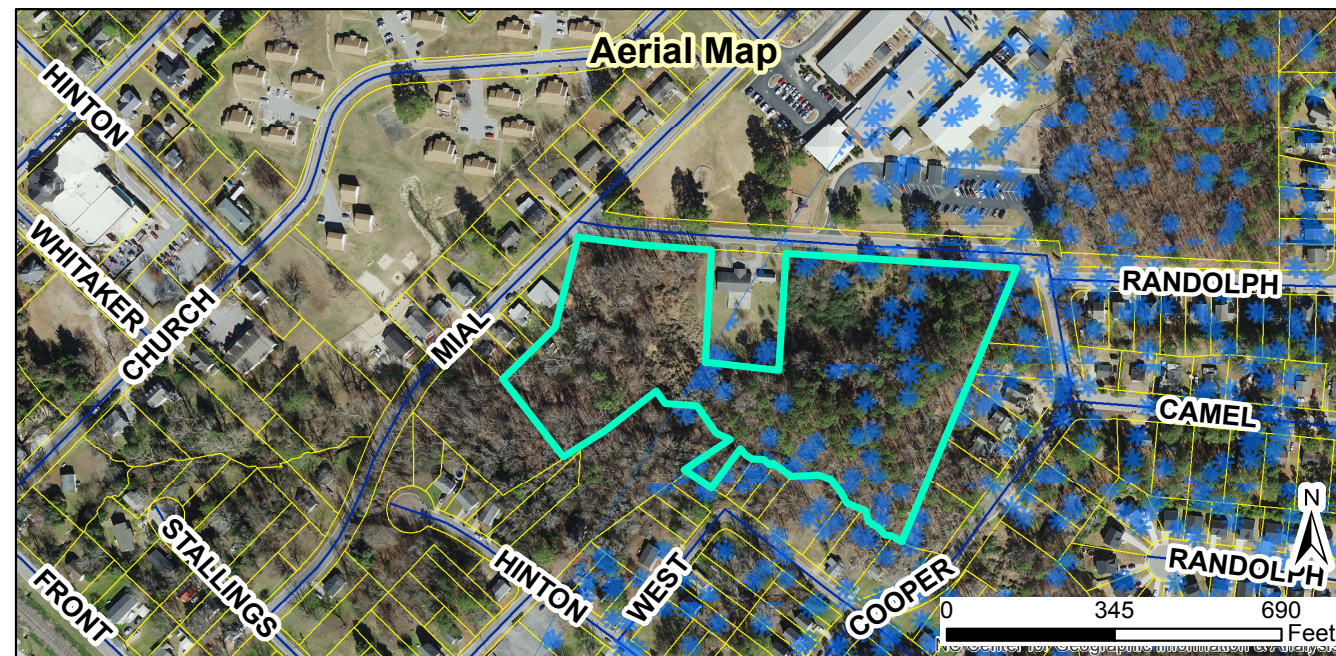
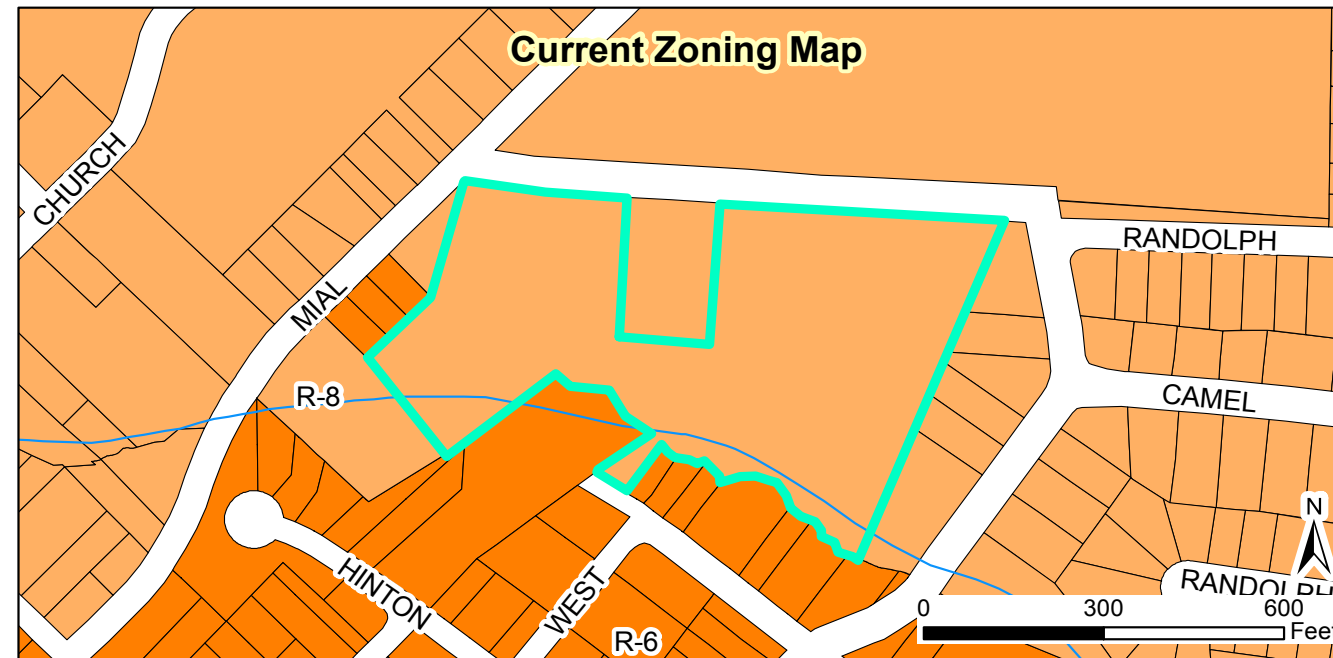
MUNICIPALITY PROJECT NO: 2018-59-SD

©2018 TALMAGE "MARK" HALL, ASLA. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF TALMAGE "MARK" HALL, ASLA.









2018-61-SUP Camel Street Townhomes
Request: to develop 66 townhome lots on property zoned R-8

Applicant: Sanderson Engineering
 Property Owners: SCA Ventures
 Parcel ID: 166914-23-5178
 Tag #: 05E99012C

Staff Report Map



05/03/2018

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

Legend

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

Document Path: O:\PLANNING\SPECIAL USE\2018\2018-61-SUP Camel Street Townhomes\Maps\2018-61-SUP Maps.mxd



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

Planning Board
August 27, 2018

STAFF REPORT

Application Number: 2018-61-SUP
Project Name: Camel Street Townhomes Special Use Permit

NC PIN / Tag #: 166914-23-5178 / 05E99012C (only 7.84 acres of overall tract)
Town Limits/ETJ: Town Limits
Overlay: Eastern Portion located within Watershed Protection Overlay
Applicant: Sanderson Engineering
Owner: Terramisu, LLC (formerly owned by SCA Ventures as noted within application; sale finalized while application was in process)
Location: Located off Camel Street; across from Cooper Elementary School

Public Noticing:

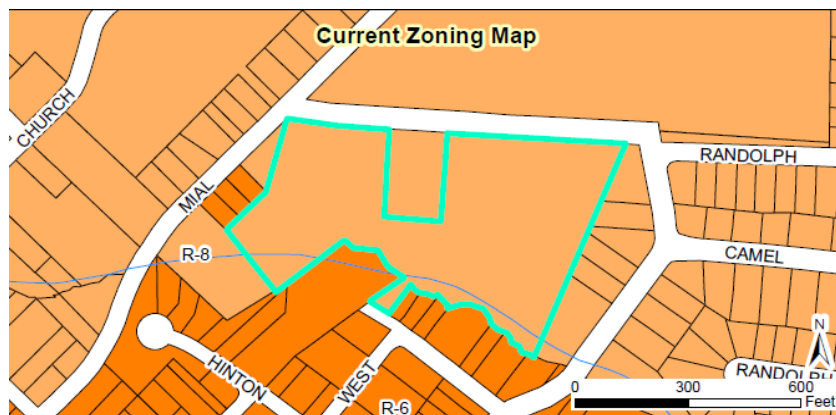
- Neighborhood meeting held on May 8, 2018
- Sign posted prior to August 17, 2018
- Letters mailed August 21, 2018
- Newspaper ad published August 24, 2018 and August 31, 2018

REQUEST: The applicant is requesting Special Use Permit approval to develop the use of townhomes on a portion of the subject property, zoned Residential-8 (R-8). A Preliminary Plat application is running concurrently with this request (2018-59-SD).



SITE DATA:**Acreage:** 7.48 acres of the overall tract (8.98 acres total)**Existing Use:** Vacant/Wooded lot**ADJACENT ZONING AND LAND USES:**

Direction	Zoning	Existing Use
North	Residential-8	Funeral Home, Cooper Elementary School
South	Residential-6	Single-Family Residential, vacant
East	Residential-8	Single-Family Residential, funeral home, vacant
West	Residential-6 and Residential-8	Single-Family Residential, funeral home

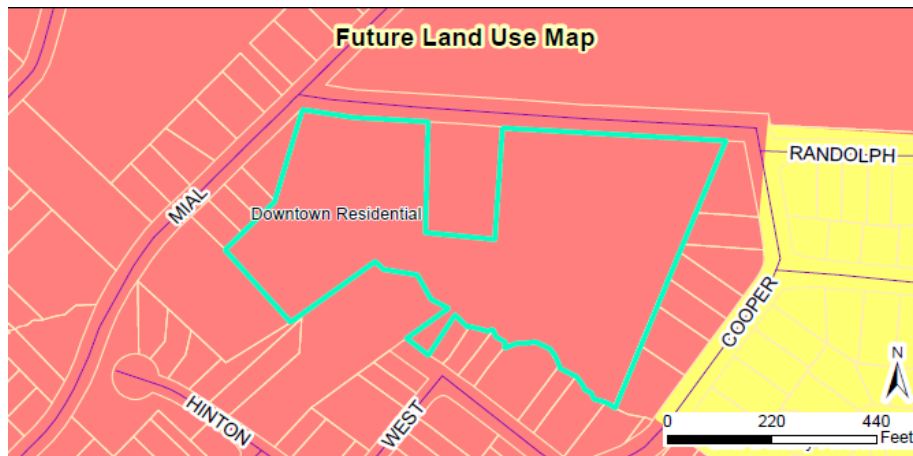
**DEVELOPMENT DATA:****Proposed Uses:** 66 townhome units**Proposed Impervious Surface:** Maximum 75% per lot**Required / Proposed Parking:** 2 spaces per unit / 2 spaces per unit; 132 proposed spaces**Fire Protection:** Town of Clayton**Access/Streets:** The townhomes at the corner of Camel Street and Mial will have one access point off Camel Street. The remainder of the units will have one access point off Camel Street.**Water/Sewer Provider:** Town of Clayton**Electric Provider:** Town of Clayton

STAFF ANALYSIS:

Overview

The applicant is requesting a Special Use Permit to develop the use of townhomes on the subject property, which is zoned Residential-8 (R-8). Per UDC requirements, the use of townhomes is only permitted via issuance of a Special Use Permit within this zoning district. A Special Use Permit for townhomes is required due to the increased potential for incompatibility with adjacent uses due to higher densities. In addition to this application, a preliminary plat application is also running concurrently with this request (2018-59-SD).

The subject property is currently vacant and is heavily wooded, with significant topography throughout. A portion of the development is located within the Watershed Protection Overlay. The property is bound on the North by Cooper Elementary School, and on all other sides by mostly single-family residential. There is also a parcel that splits the subject property, centered in the middle with frontage on Camel Street, dividing it into two developable areas.



Consistency with Adopted Plans:

- **Comprehensive Plan 2040**

The subject property is designated as "Downtown Residential" within the Comprehensive Plan 2040's Future Land Use Map. This designation typically consists of single-family residential uses, but may include higher density residential uses as well in areas outlined in the plan. The Comprehensive Plan notes that high-density development should be directly bordering the Downtown Core, which is the general intent of the "Downtown Residential" designation. While this area is not directly adjacent the Downtown Core, the development of townhomes is appropriate due to the proximity to Cooper Elementary School, and the physical separation from low intensity adjacent uses due to the natural topography and vegetation located on the subject site.

- **Unified Development Code**

The proposed development is consistent with the Unified Development Code (UDC) with approval of the special use permit.

Associated Site Plan

Pursuant to §155.711(D)(1), concurrent with a request for a special use permit, an applicant is required to submit a site/subdivision plan for review and approval. This plan is processed as any other site/subdivision plan (in this case as a Preliminary Plat application: 2018-59-SD), with a final decision made by the applicable reviewing body. The details of the site/subdivision plan are outlined partially herein, and in their entirety in the staff report for the associated Preliminary Plat application 2018-59-SD.

CONSIDERATIONS:

- The Town Council shall make final decisions regarding Special Use Permits
- All dimensional standards proposed, including but not limited to setbacks and density, are set by the Special Use Permit process as outlined in the associated site/subdivision plan. These standards are not guaranteed and are subject to Town Council approval.

FINDINGS OF FACT:

The applicant has addressed the Findings of Fact associated with a Special Use Permit as outlined in the Unified Development Code. The applicant's responses are incorporated into the record as an attachment to the Staff Report. These Findings are included below.

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

- **Applicant Response:** "The subdivision has been designed to meet all required specification of the Town of Clayton's Subdivision Regulations and conforms to the Town's Unified Development Code. It provides for parking, infrastructure, and landscaping as required by the UDO. No exceptions or waivers are being requested. This subdivision utilizes an infill lot which minimizes the creation of impervious surfaces to create 66 townhomes without creating urban sprawl. The subdivision makes use of the existing street network and existing traffic patterns in the area. There is nothing in the design of the infrastructure for this development that would materially endanger the environment, public health, safety or general welfare of the public".
- **Staff Commentary:** As the parking is currently proposed, it does not accommodate guests/visitors. Staff is concerned that the parking proposed will not be adequate to accommodate both the residents and their guests. With no additional parking provided on-site, visitors will be required to park on Camel Street. This may create congestion and safety issues on a street that is not typically utilized for on-street parking, and that is adjacent to an elementary school to which some kids walk.

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

- **Applicant Response:** "This subdivision has been designed to meet all required specification of the Town of Clayton's Subdivision Regulations and conforms to the Town's Unified Development Code. It provides for parking, infrastructure, and landscaping as required by the UDO. No exceptions or waivers are being requested. It is being developed under its existing zoning. No

rezoning is being requested. The development of this property for residential housing meets the Town of Clayton's long range plan for this property".

- **Staff Commentary:** The applicant notes that the subdivision does meet all required specifications of the town Subdivision regulations and conforms to the Town Unified Development Code. However, it is worth noting that dimensional standards for townhomes are not outlined within the UDC and are instead set through the Special Use Permit process, subject to Town Council.

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

- **Applicant Response:** "This development will not injure the value of adjoining or abutting property. This development is being designed to have minimal impact on adjacent single family residential houses by locating the townhomes adjacent to the existing commercial and across from the existing institutional development. The majority of the property is being left in its natural state. In addition, the street trees, parking island trees, and shrubs for parking screening will soften the impact of development. Evergreen shrubs will assist in screening the dumpster enclosures".
- **Staff Commentary:** Staff feels that the applicant should provide additional detail/evidence for how these units will not substantially injure the value of adjoining or abutting properties, or be detrimental to the use or development of adjacent properties or other neighborhood uses. The proposed development is higher density than surrounding developments and single-family uses. Staff feels that meeting the minimum screening requirements may not be enough to demonstrate that the proposed use will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

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

- **Applicant Response:** "This subdivision is being developed under its existing zoning. No rezoning is being requested. It is being designed to meet all of the requirements of the UDO. The surrounding properties are single-family residential, commercial, institutional, and multi-family housing. This development is being designed to have minimal impact on the adjacent single-family houses by locating the townhomes adjacent to the commercial and across from the institutional existing development".
- **Staff Commentary:** The applicant notes that the subdivision is being developed under its existing zoning and designed to meet all of the requirements of the UDC. However, it is worth noting that the UDC does not specify dimensional standards for townhomes in this zoning district; those are set through the Special Use Permit process and associated preliminary plat. The density proposed within this development is higher than that of a standard subdivision that is zoned R-8 and does not adhere to the existing standards of development for the adjacent single-family residential properties (5 units/acre). The density proposed is equivalent to that of an open space subdivision, without providing any open space/on-site recreation to warrant a high density product.

RECOMMENDED CONDITIONS OF APPROVAL:

1. These Conditions of Approval, and any others associated with the Preliminary Plat (2018-59-SD) shall be recorded upon the final plan set, which must be delivered to the Planning Department for review and final approval.
 2. The final plat and subsequent development of the site shall be consistent with the specifications of the associated approved Preliminary Subdivision Plan (2018-59-SD). Modifications may require additional approvals pursuant to Section 155.706 of the Unified Development Code.
 3. This Special Use Permit to develop townhomes shall only be valid for 7.48 acres of the overall tract, as outlined in this application and the associated preliminary plat 2018-59-SD.
 4. Dimensional standards shall be set by those indicated on the associated preliminary plat (2018-59-SD). Any deviations from these standards are pursuant to modifications as outlined in Section 155.711 of the Unified Development Code.
-

ATTACHMENTS:

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



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: YES Open Space: _____

☐ Modification to Approved Preliminary Plat

Major: _____ Minor: _____

☐ New Subdivision Master Plan

Name of Project: CAMEL STREET TOWNHOMES Acreage of Property: 8.98 AC

Tag #: 05E99012C NC PIN: 166914-23-5178

Location: 312 CAMEL STREET, CLAYTON, NORTH CAROLINA 27520

Number of Lots (existing): 1 (Proposed) 66 Min Lot Size: 914 SQFT

Zoning District: R-8 Electric Provider: TOWN OF CLAYTON

☐ Septic

☐ Well

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

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

FOR OFFICE USE ONLY

Date Received: 8/21/18 Amount Paid: \$835 File Number: 2018-S9-SD

01/06/2016

Page 1 of 17

PROPERTY OWNER INFORMATION

Name: SCA VENTURES

Mailing Address: 132 CITATION LANE SMITHFIELD, NC 27577

Phone Number: 919-938-1086

Fax: N/A

Email Address: syauch@ceamanufacturing.com

APPLICANT INFORMATION

Applicant: SANDERSON ENGINEERING, INC

Mailing Address: P.O. BOX 2016, WENDELL, NC 27591

Phone Number: 919-366-2016

Fax: N/A

Contact Person: STEVEN S. SANDERSON, PE

Email Address: sandersonengineering@yahoo.com

REQUIRED INFORMATION (to be submitted with the application)*The following items must accompany the application:*

To be completed by the applicant:			To be completed by staff:		
<i>Submit 9 copies of all materials unless otherwise noted or directed by staff</i>	Yes	N/A	Yes	No	N/A
1. A pre-application meeting was held with Town Staff. Date: 03/21/2018	☒				
2. Completed Application	☒				
3. Review Fee and Advertisement Fee	☒				
4. Findings of Fact, signed <i>Not required for minor modifications. Form is included in this packet.</i>	☒	☐			
5. Owner's Consent Form <i>Required if applicant is not the property owner. Included in this packet</i>	☒	☐			
6. Preliminary Plat Subdivision Requirements Checklist form, completed and signed <i>Checklist is included in this packet</i>	☒				
7. Plat sheet(s) meeting requirements of the Requirements Checklist	☒	☐			
8. If subdivision waivers are requested, applicant must attach a separate typed document requesting the waivers. The document must specifically list the waivers requested, including Code references, and must address the 4 considerations outlined in §155.706(l)(7).	☐	☒			
9. Adjacent Property Owners List	☒	☐			
10. Road Name Application <i>Included in this packet</i>	☒	☐			
11. Wastewater allocation request OR verification of wastewater allocation <i>Letter format, to the attention of the Town Manager.</i>	☒	☐			

03/06/2016

Page 2 of 17

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.

This project is a development of a property that is located across from Cooper Academy near the intersection of Mial Street and Camel Street. A vacant, wooded lot with a stream located on it will be developed as a 66 lot attached townhome subdivision. The townhomes will be built close to the Camel Street road frontage in order to have as little impact as possible on the existing woods. Street trees, parking island trees and shrubs for parking screening will soften the impact of the development. Evergreen shrubs will assist in screening the dumpster enclosures. This development is conducive to those commuters who want to live in a small town in a home with little to no lawn maintenance.

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.

Steven S. Sanderson, PE

Print Name

Signature of Applicant

05/24/2018

Date

07/06/2016

Page 3 of 17

FINDINGS OF FACT

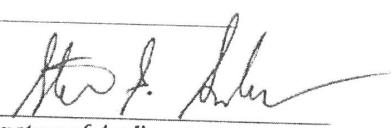
Section 155.706(I)(10) of the Unified Development Code requires that certain findings must be made by the Town Council before a Major Subdivision may be approved. Outline below (you may attach additional sheets) how the application addresses each of the following findings:

- (1) That the subdivision meets all required specifications of the town Subdivision Regulations and conforms to the town Unified Development Code.
This subdivision has been designed to meet all required specifications of the Town of Clayton's Subdivision Regulations and conforms to the town's Unified Development Code. It is being developed under the existing zoning ordinance. It provides for parking, infrastructure, and landscaping as required by the UDO. No exceptions or waivers are being requested.
- (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.
This subdivision has been designed to match the character of surrounding developments as well as other developments in the near vicinity.
- (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.
This subdivision utilizes an infill lot which minimizes the creation of impervious surfaces to creates 66 townhomes without creating any urban sprawl. In addition, this development makes use of the existing street network and existing traffic patterns in the area. Utility services are a combination of public water and sewer which currently are directly adjacent to and traverse across this property. There is nothing in the design of the infrastructure for this development that would materially endanger the environment, public health, safety or general welfare of the public.
- (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 does not adversely affect the orderly growth and development of the Town and is consistent with the planning policies adopted by the Town Council. It is being developed under its existing zoning ordinance

Project Name: CAMEL STREET TOWNHOMES

STEVEN S. SANDERSON

Print Name


Signature of Applicant

04/02/2018

Date

45734-6

Page 4 of 7



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

OWNER'S CONSENT FORM

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

Project Name: Camel Street Townhomes **Address or PIN #:** 166914-23-5178

AGENT/APPLICANT INFORMATION:

Steven S. Sanderson, PE
(Name - type, print clearly)

PO Box 2016
(Address)

Wendell, NC 27591
(City, State, Zip)

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

Major Subdivision Application and Preliminary Plat
Construction Plans

Special Use Application
Boundary Plat / Final Plat

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:

Terramisu, LLC By: PENNY SEKADLO
(Name - type, print clearly)

PO Box 90427
(Address)

[Signature]
(Owner's Signature)

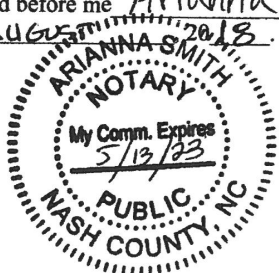
Raleigh, NC 27675-0427
(City, State, Zip)

STATE OF NC
COUNTY OF WAKE

Sworn and subscribed before me Arianna Smith
the 21st day of AUGUST, 2018.

SEAL

January 2018



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

[Signature]
Notary Public

My Commission Expires: May 13, 2023

ADJACENT PROPERTY OWNERS LIST

Project Name: **CAMEL STREET TOWNHOMES**

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

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

PARCEL NUMBER	NAME	ADDRESS
166914-34-2175	Johnston Co. Board of Education	PO Box 1336, Smithfield, NC 27577-1336
166914-33-1431	TOWN OF CLAYTON	P O BOX 879, CLAYTON, NC 27528
166914-33-1303	LAROSE CONSTRUCTION LLC	1190 BARBER MILL RD, CLAYTON, NC 27520-7750
166914-33-1225	MCADAMS, LINDA M & C JOHN	611 S BARBOUR STREET, CLAYTON, NC 27520
166914-33-0271	RICHARD, MIA M & CHRISTOPHER DALE	3195 BARBER MILL RD, CLAYTON, NC 27520-8569
166914-33-0145	ROGERS, EMILY MCADAMS	3199 G BARBER MILL RD, CLAYTON, NC 27520
166914-33-0187	VANVLECK, ARDEN JULIA & LEGRANDE, JOSEPH NELSON	532 COOPER ST, CLAYTON, NC 27520
166914-33-0037	LAROSE CONSTRUCTION LLC	1190 BARBER MILL RD, CLAYTON, NC 27520-7750
166914-22-9948	C2 STRATEGIC NC LLC	512 CAMEL ST, CLAYTON, NC 27520-1815
166914-22-7983	BARBOUR, JACQUELYN D.	234 HEDGEROW LN, CLAYTON, NC 27520-6149
166914-22-7947	THEET, STEPHANIE FINCH	540 N CHURCH ST, CLAYTON, NC 27520
166914-23-6071	SHAH, TASVIR H	109 ST THOMAS DRIVE, CHAPEL HILL, NC 27517
166914-23-6005	SCA VENTURES	132 CITATION LN, SMITHFIELD, NC 27577
166914-23-5077	MASSEY, JOHN WESLEY	8041 ST ANDREWS DR, LAURINBURG, NC 28352
166914-23-5130	SCA VENTURES	132 CITATION LN, SMITHFIELD, NC 27577
166913-23-3187	RAHEL META LLC	2325 SAPPHIRE VALLEY DR, RALEIGH, NC 27604-1486
166913-23-1021	RIVERA, LISSETTE	220 EAST HINTON STREET, CLAYTON, NC 27520

ADJACENT PROPERTY OWNERS LIST

Project Name: **CAMEL STREET TOWNHOMES**

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

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

PARCEL NUMBER	NAME	ADDRESS
166913-23-0041	RENT TO OWN REALTY LLC	2800 PEACHLEAF ST, RALEIGH, NC 27614-7966
166913-13-9094	HINTON, JUANITA B	PO BOX 1196, CLAYTON, NC 27528-1196
166913-13-9057	FALKENMEYER, GUSTAV J JR	208 E HINTON ST, CLAYTON, NC 27520-1937
166913-13-9102	JACOBS GROUP	PO BOX 99535, RALEIGH, NC 27624
166913-12-8933	JACOBS GROUP	PO BOX 99535, RALEIGH, NC 27624
166913-13-7382	413 CHURCH STREET LAND TRUST	1204 STONE HOME LN, RALEIGH, NC 27603-5500
166913-13-7442	TOMLINSON, GEORGE A & BESSIE A	815 WESTON ST, RALEIGH, NC 27610
166913-13-8480	TOMLINSON, GEORGE A & BESSIE A	815 WESTON ST, RALEIGH, NC 27610
166913-13-9426	LEE, CHARLES FRED & TEXIE C	2130 SHOTWELL RD, CLAYTON, NC 27520-8221
166913-23-0344	SANDERS, PAUL KELLER & BESSIE	176 CREEKVIEW CT, AUGUSTA, GA 30907-4527
166913-23-0377	SMITH, CLEMETINE	PO BOX 891, CLAYTON, NC 27528-0891
166913-23-1411	SMITH, CLEMETINE	PO BOX 891, CLAYTON, NC 27528-0891
166913-23-1468	EASON, WILLIAM M & ETHELEEN S	209 PINELAND AVE, CLAYTON, NC 27520
166913-23-1624	SHAMLOO, JOSH A & CHRISTINE A	11015 WARWICKSHIRE DR, GREAT FALLS, VA 22066
166913-14-9192	EASTERN REGIONAL HOUSING AUTH	560 N CHURCH ST, CLAYTON, NC 27520
166913-23-1790	SHAMLOO, JOSH A & CHRISTINE A	11015 WARWICKSHIRE DRIVE, GREAT FALLS, VA 22066
166914-23-5465	BARNES, EULA S	PO BOX 802, CLAYTON, NC 27528-0802

Sanderson Engineering, Inc.

Engineering and Land Planning

License # C-2218

April 23, 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 change or development proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a Neighborhood Meeting will be held to provide information to area residents about the nature of the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: Tuesday May 8, 2018

Meeting Time: 6:00 pm

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

Type of Application: Special Use Permit and Major Subdivision Application

Project Property Address: 312 Camel Street Clayton, NC 27520

Description of Project: Townhomes

Upcoming public meetings for this application: Planning Board Tuesday May 29, 2018, Town Council Work Session Monday June 18, 2018 and Town Council Public Hearing Monday July 16, 2018. All meetings are at 6:00 pm in the Council Chambers located at 111 East Second Street

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 and/or development proposal.

If you have any questions prior to or after this meeting, you may contact me at 919-366-2016. You may also contact the Planning Department at 919-553-5002.

Sincerely,



Steven S. Sanderson, P. E.

SSS/

cc: Town of Clayton Planning Department

POST OFFICE BOX 2016
WENDELL BOULEVARD
WENDELL, NC 27591

919-366-2016 phone
919-422-8020 mobile
sandersonengineering@yahoo.com

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: CAMEL STREET TOWNHOMES

Application: SPECIAL USE PERMIT/PRELIMINARY SUBDIVISION PLAN

Location/Date: The Clayton Center 5-8-18

	NAME	ADDRESS
1	JAMES LIPSCOMB	328 EAST MAIN ST CLAYTON
2	Negan Bickel	536 Cooper St. Clayton
3		
4		
5		
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8		
9		
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12		
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16		
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18		
19		
20		

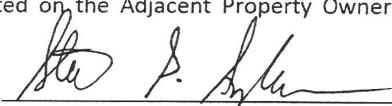
NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: SPECIAL USE PERMIT/PRELIMINARY SUBDIVISION PLAN- CAMEL STREET TOWNHOMES

Date of Mailing: April 23, 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: STEVEN S. SANDERSON Signature: 

Date of Meeting: May 8, 2018 Time of Meeting: 6:00 pm

Location of Meeting: York Meeting Room; The Clayton Center

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.*

James Lipscomb stopped in the meeting. He arrived early for a 150 year Town of Clayton Celebration committee meeting and came into my meeting to find out what's going on. He had questions about the buildings because he was submitting a townhome project and wanted to compare product. Ms. Megan Bickel has just purchased the 536 Cooper Street house. She asked if the Town was going to provide any road improvements because of the additional traffic from this development. I told her that due to the small size of the development that a TIA is not required and I am unaware of any construction project in the area. She asked if she could take pictures of my plans to show her neighbors. I told her that if she would email me in the morning that I would send her a full set of plans by pdf.

I waited an additional 15 minutes after Ms. Bickel left. No one else came to the meeting. I left at 6:40. Two adjacent property owners contacted me by phone and sent me emails giving their support for the construction of this project. I've attached copies of the emails as part of the minutes.

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

Subject: 312 Camel Street Clayton NC

From: uujosh@gmail.com

To: sandersonengineering@yahoo.com; uujosh@gmail.com

Date: Friday, April 27, 2018, 1:38:11 PM EDT

Hi Steven,

It was good talking to you. Just to follow up on our phone conversation, I have 2 properties on Mial St, 610 and 730 Mial specifically. I see this project as an improvement to the neighborhood and community. Although I am remote and won't be able to attend the May 8th meeting, I wanted to voice my opinion on the matter.

Best,
Josh Shamloo
703-899-4500

Subject: Townhomes

From: eulabarnes@embarqmail.com

To: sandersonengineering@yahoo.com

Date: Friday, May 4, 2018, 12:33:19 PM EDT

Barnes Funeral Home
325 Camel Street
Clayton, NC 27520

May 4, 2018

To whom it may concern,

In response to the letter and Town Homes map that I received from Steven Sanderson, I am in agreement to development of the area. I feel it will add to the looks of the neighborhood and show additional growth to the town of Clayton however, it does concern me that there are a lot of deer that inhabit those woods.

Sincerely,

Eula S. Barnes

Sanderson Engineering, Inc.

Engineering and Land Planning

License # C-2218

May 24, 2018

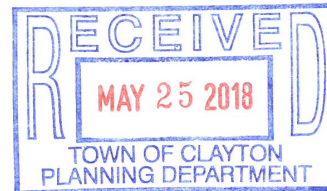
Stormwater Statement

Project Name: Camel Street Townhomes

Location: 312 Camel Street Clayton, NC, Clayton Township
Location is **not** within the Environmentally Sensitive Overlay District. Location is within the Watershed Protection Overlay District

Developer: Terramisu, LLC
P. O. Box 90427
Raleigh, NC 27675

Consultant: Steven S. Sanderson, P. E.
Sanderson Engineering, Inc.
Post Office Box 2016
Wendell, NC 27591



General Information

This project is the development of a residual parcel of land left over from previous subdivisions. The total acreage of this site is 8.98 acres. Wetlands and riparian buffers are associated with 2 creeks that converge and flow through this property. Wetland permits from the Corp. of Engineers will not be required. Riparian buffer permits from NCDEQ will not be required.

Impervious Area

There is no existing impervious area on this site. 66 townhomes and associated sidewalks and parking will be installed. Zoning for this area is R-8. Based upon the Clayton Zoning Ordinance, the maximum impervious area for residential sites outside the Environmentally Sensitive Overlay District is 75%. Based upon the Clayton Zoning Ordinance, the maximum impervious area for residential sites inside the Watershed Protection Overlay District is 24% without installing stormwater management features. The expected imperviousness for this development is approximately 28.0%; therefore, we will be installing stormwater management features on this project.

Parking Areas:	53,731 sf from AutoCAD
Townhomes:	42,834 sf
Sidewalk	<u>12,771 sf</u> from AutoCAD
Total	109,336 sf by design.

Allowable impervious area = $391,410 \text{ sf} \times 75\% = 293,557 \text{ sf}$. - **OK**

Existing Drainageways

There are two existing creeks on this lot that converge and flow through the site. They exit the site through a 60" HDPE under North Cooper Street.

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2485 WENDELL BOULEVARD
WENDELL, NC 27591

919-366-2016 phone
919-422-8020 mobile
sandersonengineering@yahoo.com

Sanderson Engineering, Inc.

Engineering and Land Planning
License # C-2218

Stormwater Statement
Camel Street Townhomes
Page 2 of 4

Downstream and Upstream Drainage Structures

There is one (1) downstream structure, a 60" HDPE under North Cooper Street. This pipe will be evaluated during the design process

There are four (4) upstream pipes. One 15" RCP, one 18" RCP, one 66" RCP, and one 72" RCP. These pipes will be evaluated during the design process.

Nitrogen Reduction Estimates

Type of Land Cover	Area (acres)	TN Export Coeff. (lbs/ac/yr)	TN export from use (lbs/yr)
Permanently protected undisturbed open space (forest, un-mown meadow, etc.)	3.84	0.6	2.30
Permanently protected managed open space (lawn, grass, landscaping, etc.)	2.63	1.2	3.16
Impervious surfaces (roads, parking lots, driveways, roofs, paved or graveled storage areas, graveled roads, etc.)	2.51	21.2	53.21
TOTAL	8.98	---	58.67

The total N-loading from the site is $58.67 / 8.98 = 6.53$ lbs/ac, greater than the 6.00 lbs/ac limit; therefore, a water quality BMP is required and a nitrogen offset payment may be required.

BMP Selection

The BMP selected is an Infiltration Chamber. This provides an 84% reduction in Nitrogen. This BMP will also meet the stormwater runoff attenuation requirements.

POST OFFICE BOX 2016
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WENDELL, NC 27591

919-366-2016 phone
919-422-8020 mobile
sandersonengineering@yahoo.com

Sanderson Engineering, Inc.

Engineering and Land Planning
License # C-2218

Stormwater Statement
Powhatan Warehouse
Page 3 of 4

Nitrogen Reduction Estimates – Through the Infiltration Chamber

Type of Land Cover	Area (acres)	TN Export Coeff. (lbs/ac/yr)	TN export from use (lbs/yr)
Permanently protected undisturbed open space (forest,un-mown meadow, etc.)	0.00	0.6	0.00
Permanently protected managed open space (lawn, grass, landscaping, etc.)	0.17	1.2	0.20
Impervious surfaces (roads, parking lots, driveways, roofs, paved or graveled storage areas, graveled roads, etc.)	1.92	21.2	40.70
TOTAL	2.09	----	40.90

The total N-loading from the Infiltration Chamber is $40.9 / 2.09 = 19.57$ lbs/ac/yr * (100% - 84%) = 3.13 lbs/ac/yr.

Nitrogen Reduction Estimates – Bypassing the Infiltration Chamber

Type of Land Cover	Area (acres)	TN Export Coeff. (lbs/ac/yr)	TN export from use (lbs/yr)
Permanently protected undisturbed open space (forest,un-mown meadow, etc.)	3.84	0.6	2.30
Permanently protected managed open space (lawn, grass, landscaping, etc.)	2.46	1.2	2.95
Impervious surfaces (roads, parking lots, driveways, roofs, paved or graveled storage areas, graveled roads, etc.)	0.59	21.2	12.51
TOTAL	6.89	----	17.76

The total N-loading Bypassing the Infiltration Chamber is $17.76 / 6.89 = 2.58$ lbs/ac/yr.

The total N-loading from the site is as follows:

$(3.13 * 2.09 + 2.58 * 6.89) / 8.98 = 2.71$ lbs/ac/year. This is below the 3.60 lbs/ac/year limit; therefore, no nitrogen offset payment is required.

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WENDELL, NC 27591

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sandersonengineering@yahoo.com

Sanderson Engineering, Inc.

Engineering and Land Planning
License # C-2218

Stormwater Statement
Powhatan Warehouse
Page 4 of 4

If I can provide any additional information, please advise.

Cordially yours,



Steven S. Sanderson, P. E.

SSS/



5-24-2018

POST OFFICE BOX 2016
2485 WENDELL BOULEVARD
WENDELL, NC 27591

919-366-2016 phone
919-422-8020 mobile
sandersonengineering@yahoo.com



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

Wastewater Allocation Request

The Town of Clayton, in an effort to manage and maintain the sewer and water capacity for the Town, requires that this application be completed and submitted to the Town for consideration of a utility allocation.

Application MUST be completed and sealed by a registered engineer unless otherwise approved by staff.

SITE INFORMATION

Name of Project: Camel Street Townhomes Acreage of Property: 7.84
County Tag Number: 05E99012C NC PIN: 166914-23-5178
Address/Location: 312 CAMEL STREET CLAYTON NC 27520

Zoning District: R-8
Town Limits / ETJ: ☒ Town Limits ☐ ETJ (Extra-Territorial Jurisdiction)

APPLICANT INFORMATION – Applicant must be a registered engineer unless otherwise approved by Town Engineer

Applicant: Steven S. Sanderson, P. E.
Mailing Address: PO Box 2016 Wendell, NC 27591
Phone Number: 919-366-2016 Fax: _____
Contact Person: Steven S. Sanderson, P. E.
Email Address: sandersonengineering@yahoo.com

PROPERTY OWNER INFORMATION

Name: SCA VENTURES
Mailing Address: 132 CITATION LANE SMITHFIELD, NC 27577
Phone Number: 919-938-1086 Fax: _____
Email Address: syauch@ceamanufacturing.com

FOR OFFICE USE ONLY

Date Received: _____ File Number: _____ Associated Project Number: _____

PROJECT INFORMATIONUse: ☒ New ☐ Expanded ☐ ChangeUse Type: ☒ Residential ☐ Non-Residential

Proposed Use(s): 66 Townhomes Existing Use(s): Vacant

Invoice shall be mailed to the following:

Developer Name: Terramisu, LLC

Mailing Address: PO Box 90427 Raleigh, NC 27675

Phone Number: 919-848-1461

Fax Number:

Email Address: PennyEngineer@aol.com

ALLOCATION REQUEST

- Use additional sheets if necessary.
- Provide any documentation supporting/justifying the request as an attachment.
- If a phasing / take-down schedule is proposed, include as an attachment.

Residential:

Gross Acreage: 7.84

Single Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units			
3 Bedroom Units			
>3 Bedroom Units			
Total			

Multi-Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units			
3 Bedroom Units	66	250	16,500
>3 Bedroom Units			
Total			16,500

Non-Residential: (Design Flow Guideline provided as Appendix A)*

*If design flow deviates from the flow rates presented in Appendix A, provide supporting documentation/justification as an attachment in the form of 12 months of water bills demonstrating gallons per day utilized.

Gross Acreage:

Use	Measurement Unit	# of Units	GPD per Unit	Total Requested GPD
Total				

TOTAL REQUESTED GALLONS PER DAY: 16,500

NOTE TO APPLICANT:

Invoicing:

Invoices are generated on the following schedule:

Non-Residential:

Generated with the application for a Zoning Compliance Permit.

Residential:

Multi-Family / Apartments:

Generated with the application for a Zoning Compliance Permit.

Subdivision / Subdivided Lots:

Generated at Final Plat submittal.

Fee Development:

Development Fees are calculated and invoiced based on the Town of Clayton adopted Comprehensive List of Fees and Charges. Invoiced fees include acreage fees, capacity fees, nutrient offset fees, recreation fees, fees-in-lieu, and electric department lot deposit. Please speak with Town staff with questions.

Approval:

Requests over 10,000 GPD are approved by the Town Council, by resolution. All other requests are approved by the Town Manager.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town of Clayton to approve the subject Wastewater Allocation. 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.

Steven S. Sanderson

Print Name



Signature of Applicant

4-18-18

Date

Engineer Seal:

TOWN OF CLAYTON OFFICE USE ONLY:

Approved by: ☐ Town Manager

☐ Town Council (*requests of 10,000 GPD or more require Council approval by resolution*)

The **Town Manager / Town Council (circle one)** has authorized the allocation of _____

gallons per day for project # _____.

Date of Approval: _____

Signed:

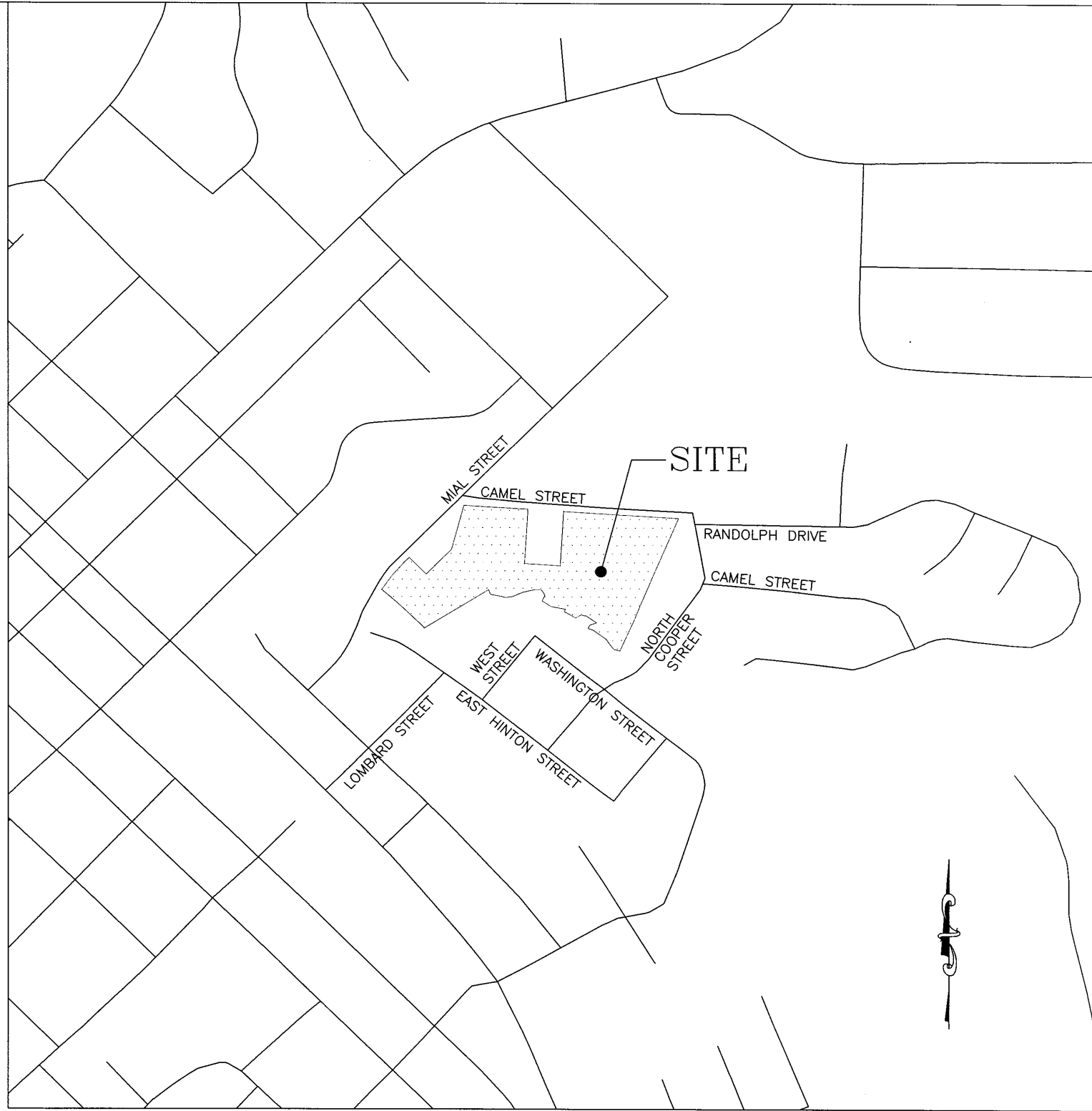
Town Manager

If approved by Town Council:

Attach a copy of the resolution and any associated documentation.

Special Use Permit and
Preliminary Subdivision Plan
CAMEL STREET TOWNHOMES
Clayton, North Carolina

Developer:
Terramis, LLC
P.O. Box 90427
Raleigh, North Carolina 27675



Vicinity Map – Town of Clayton – Johnston County
1"=500'

Received by Town of Clayton
8/10/2018

Sheet Index

- 1 Cover Sheet
- 2 Boundary Survey Map
- 3 Existing Conditions
- 4 Subdivision Plan
- 5 Conceptual Engineering Plan
- 6 Conceptual Grading & EC Plan
- LP01.00 Landscape Plan
- LP02.00 Landscape Plan Details
- P1724 Elevation Strip Drawings

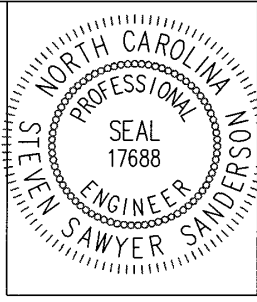
Clayton Planning Project Number 2018-59-SD

Owner: SCA Ventures
132 Citation Lane
Smithfield, NC 27577

Each townhome unit which has the rear elevation adjacent to Camel Street shall contain a minimum of one of the following decorative elements added to the rear of the unit:

- * Decorative roof dormer on the rear elevation.
- * Decorative vinyl shake comprising a minimum of 40% of the siding on the rear elevation.
- * Decorative window shutters on the rear elevation.

REV.	DESCRIPTION	DATE
4	TRC COMMENTS-4TH REVIEW	08/10/2018
3	TRC COMMENTS-3RD REVIEW	06/21/2018
2	TRC COMMENTS-2ND REVIEW	05/24/2018
1	TRC COMMENTS	04/27/2018
REV.	DESCRIPTION	DATE



Steven Sawyer
8-10-2018 DATE

DESIGNED	SSS
DRAWN	SSS
CHECKED	SSS
PROJ. ENG.	SSS

SANDERSON ENGINEERING
2485 WENDELL BOULEVARD
P.O. BOX 2016 WENDELL, NC 27591
919-366-2016 919-366-2017 FAX
C-2218 Engineering and Land Planning

Camel Street Townhomes
Clayton, NC

Cover Sheet

DATE: Apr 2018
SE PROJ. # 17-027
DWG FILE # 17-027

SCALE
HORIZONTAL: As Shown
VERTICAL: NA

SHEET NO.
1
OF: 6

STATE OF NORTH CAROLINA

Johnston

County

Thomas M. Hall

Professional Land Surveyor

L-3935

License No.

Witness my original signature, license number and seal this 23rd day of April, A.D., 2018.

Professional Land Surveyor

L-3935

License No.

STATE OF NORTH CAROLINA

County of Johnston

Review Officer of

County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

DATE:

STATE OF NORTH CAROLINA

County of Johnston

Filed for Registration at

M.

20

in the

Register of Deeds Office

Recorded in Book

Page

BY

REGISTER OF DEEDS

Notes:

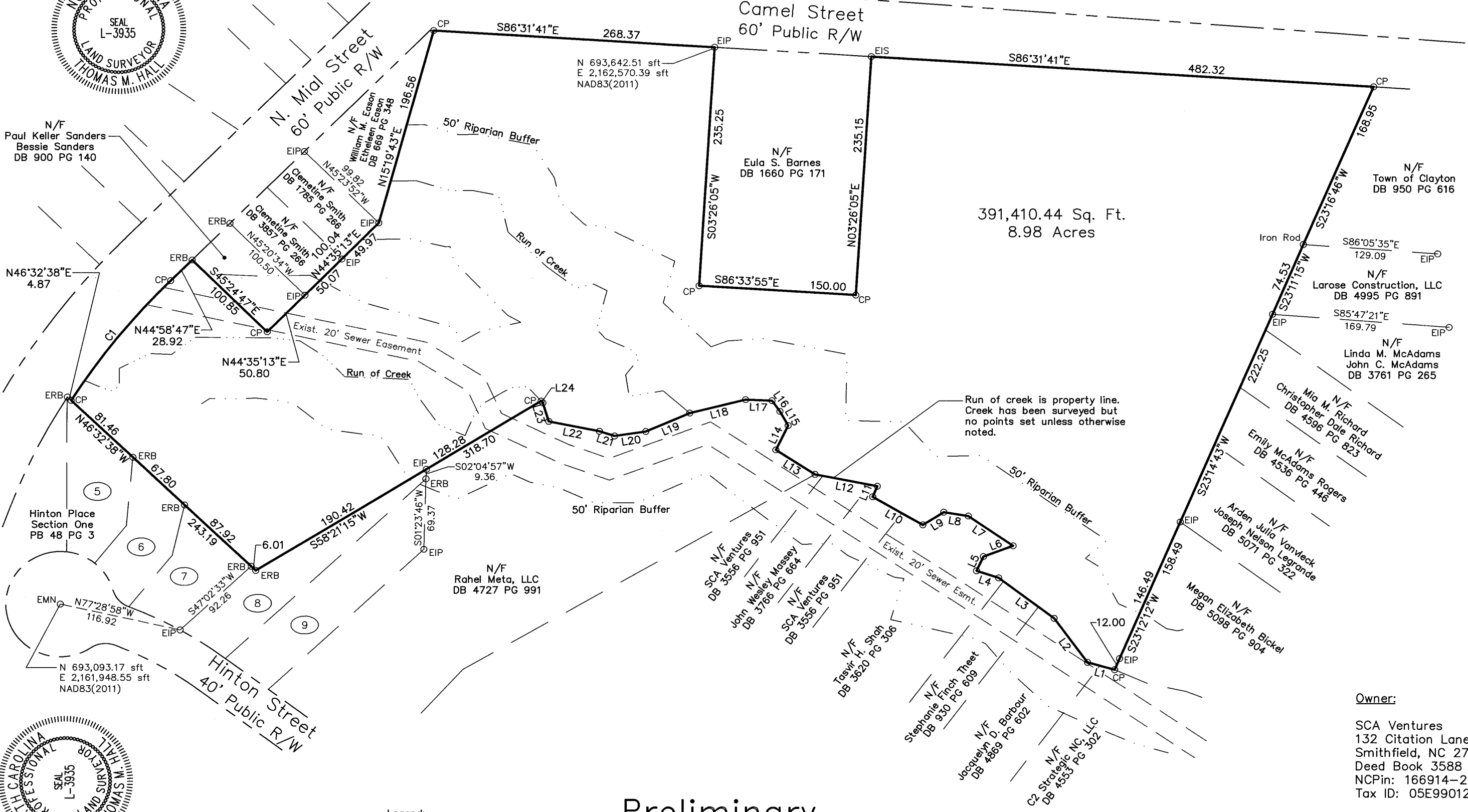
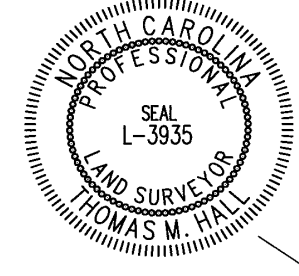
No NCGS Monuments found within 2000 feet.

The subject property graphically does not appear to be in a special flood hazard area as determined by NC Floodplain Mapping. Map No. 3720166900 J, Effective date December 2, 2005.

This survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street.

Professional Land Surveyor
L-3935

04/23/18
Date



LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	27.04	N74°36'35"W	L13	44.52	N57°20'34"W
L2	54.07	N36°44'15"W	L14	26.69	N25°44'39"E
L3	66.45	N53°27'14"W	L15	16.13	N29°26'52"W
L4	22.32	N72°06'19"W	L16	12.87	N35°57'01"W
L5	15.50	N24°56'48"E	L17	25.24	N87°49'19"W
L6	30.40	N69°24'22"E	L18	54.91	S76°06'25"W
L7	52.07	N55°45'40"W	L19	45.58	S66°19'44"W
L8	23.85	N81°02'47"W	L20	30.11	S81°20'03"W
L9	23.45	S57°45'56"W	L21	15.26	N72°26'39"W
L10	55.28	N60°12'24"W	L22	49.36	N78°40'32"W
L11	11.17	N22°44'11"E	L23	19.08	N17°19'15"W
L12	60.61	N79°10'01"W	L24	2.48	N42°42'21"W

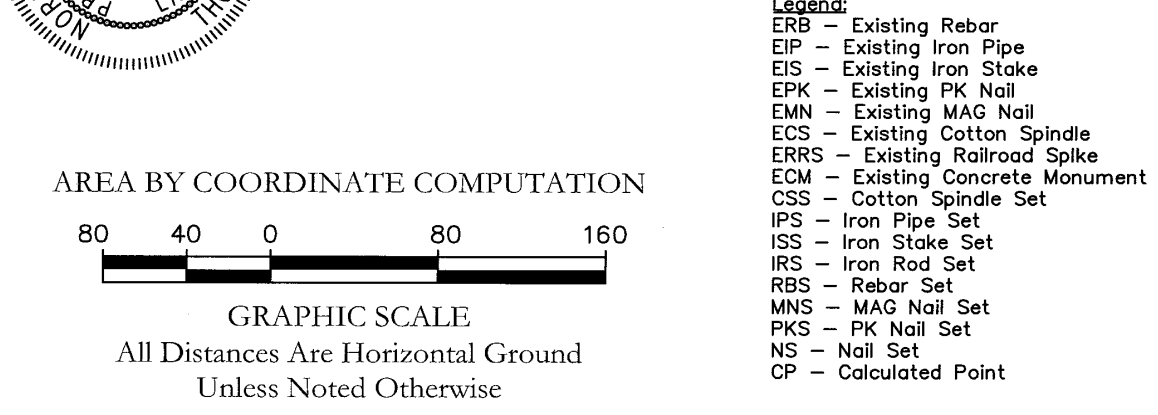
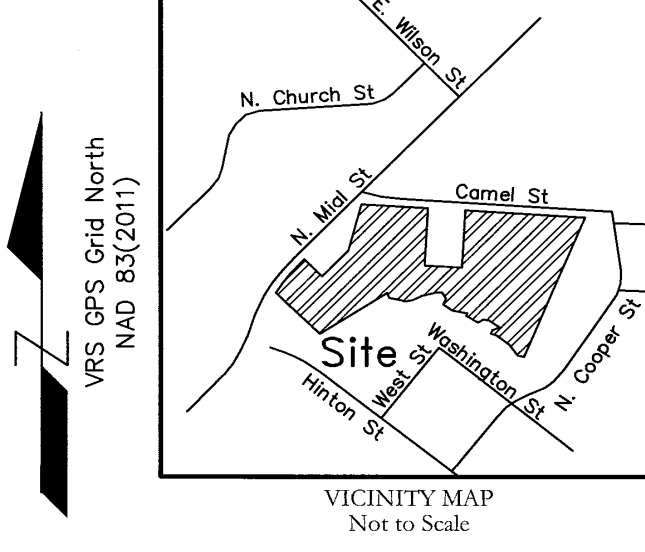
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	671.53	151.61	N38°35'02"E	151.29

Surveyor's Statement To Whom It May Concern:

This plat is a correct representation of land surveyed; however, a North Carolina licensed attorney should be consulted concerning correct ownership, width and location of easements, any cemeteries or family burial grounds not shown on recorded maps or deeds made available to this surveyor by the recent owners at the time of this survey and other title questions revealed by title examination. No responsibility of any nature is assumed by this surveyor for any conditions which may presently exist but are unknown, such as: cemeteries, family burial grounds, toxic or hazardous waste material, wetlands and/or flood area, etc.

REFERENCE:

-Book G, No. 12 PG 550
PB 25 PG 213
PB 48 PG 3
PB 54 PG 21
PB 54 PG 420
PB 82 PG 396
-DB 669 PG 348
DB 1660 PG 171
DB 3588 PG 392
DB 4727 PG 991



Preliminary
For Review Only

HL

S

Hall Land Surveying, Inc.

1899 Steven's Chapel Road
Smithfield, NC 27577
(919) 868-8132

Firm#
C-3441

Final Plat For:

Terramis, LLC

TOWNSHIP	Clayton	COUNTY	Johnston	STATE	NC
SURVEYED BY	DRC/CTC/JBS	DRAWN BY	TMH		
DATE	04/20/18	SCALE	1"=80'	DRAWING NO.	HLS17-0063

Owner:

SCA Ventures
132 Citation Lane
Smithfield, NC 27577
Deed Book 3588 Page 392
NCPin: 166914-23-5178
Tax ID: 05E99012C



Existing Conditions Site Data:

Project Name: Camel Street Townhomes

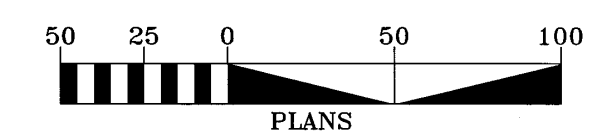
Site Address: 312 Camel Street
Clayton, NC 27520

Owner: SCA Ventures
132 Citation Lane
Smithfield, NC 27577

Township: Clayton
County: Johnston
State: North Carolina
Parcel ID Number: 05E99012C
P.I.N. ID: 166914-23-5178
Property Size: 8.98 AC (391,169 sf)
Property Location: Inside City Limits
Existing Zoning: R-8
Overlay: Watershed Protection Overlay
Overlay Area: 5.10 AC (220,893 sf)
Existing Use: Vacant
Proposed Use: Townhomes

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	671.53	151.61	S38°35'02"W	151.29

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	27.04	N74°36'35"W	L13	44.52	N57°20'34"W
L2	54.07	N36°44'15"W	L14	26.89	N25°44'39"E
L3	66.45	N53°27'14"W	L15	16.13	N29°28'52"W
L4	22.32	N72°06'13"W	L16	12.87	N35°57'01"W
L5	15.50	N24°56'48"E	L17	25.24	N87°49'10"W
L6	30.40	N69°24'22"E	L18	54.91	S67°06'26"W
L7	52.07	N55°45'40"W	L19	45.58	S66°19'44"W
L8	23.85	N81°02'47"W	L20	30.11	S81°20'03"W
L9	23.45	S57°45'56"W	L21	15.26	N72°26'39"W
L10	55.28	N60°12'24"W	L22	49.36	N78°40'32"W
L11	11.17	N22°44'11"E	L23	19.08	N17°19'15"W
L12	60.61	N79°10'01"W	L24	2.48	N42°42'21"W



REV. NO.	DESCRIPTION	DATE
1	TRC COMMENTS-4TH REVIEW	08/10/2018
2	TRC COMMENTS-3RD REVIEW	08/27/2018
3	TRC COMMENTS-2ND REVIEW	05/24/2018
4	TRC COMMENTS	04/27/2018

Professional Engineer Seal for North Carolina, State of North Carolina, Seal 17688, dated 8-10-2018.

DESIGNED	SSS
DRAWN	SSS
CHECKED	SSS
PROJ. ENG.	SSS

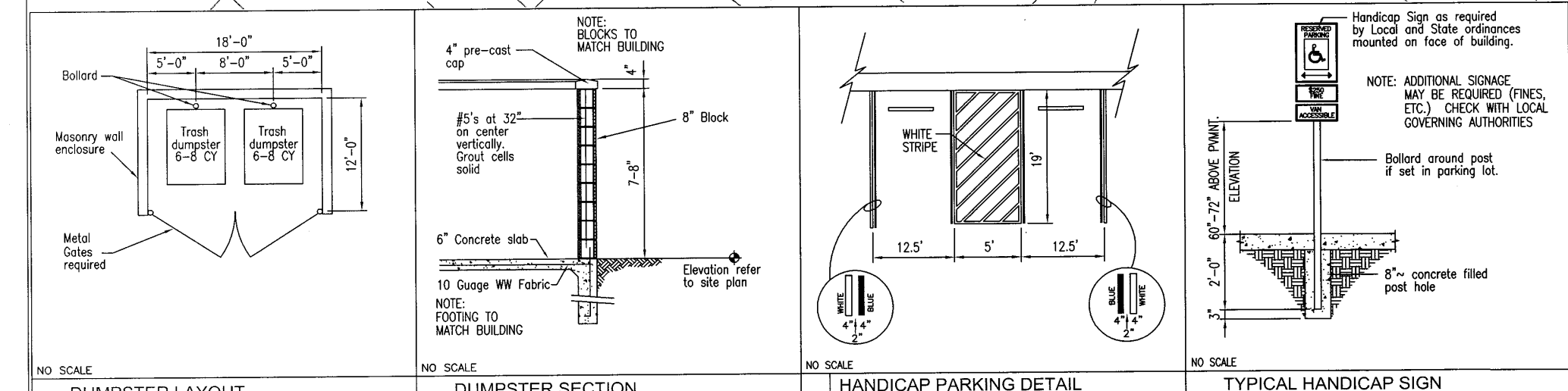
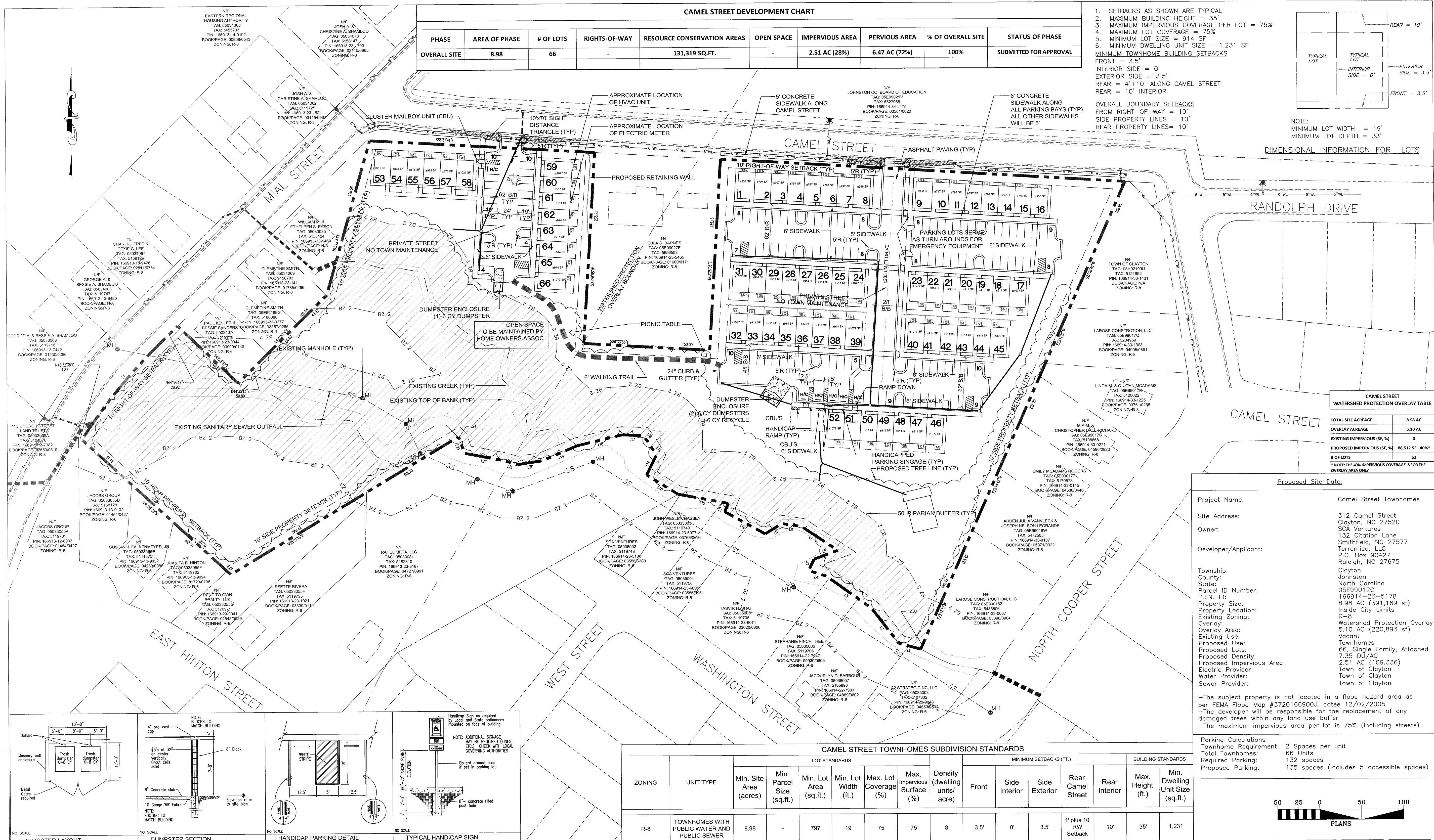
SANDERSON ENGINEERING
2485 WENDELL BOULEVARD
P.O. BOX 2016 WENDELL, NC 27591
919-366-2016 919-366-2017 FAX
C-2218 Engineering and Land Planning

Camel Street Townhomes
Clayton, NC

Existing Conditions

DATE: Apr 2018
SE PROJ. # 17-027
DWG FILE # 17-027

SCALE: HORIZONTAL: 1"=50'
VERTICAL: NA
SHEET NO. 3
OF: 6



DESIGNED: SSS
DRAWN: SSS
CHECKED: SSS
PROJ. ENG.: SSS

SANDERSON ENGINEERING
2485 WENDELL BOULEVARD
P.O. BOX 2016 WENDELL, NC 27591
919-366-2016 919-366-2017 FAX
C-2218 Engineering and Land Planning

Camel Street Townhomes
Clayton, NC

Subdivision Plan

DATE: Apr 2018
SE PROJ. # 17-027
DWG FILE # 17-027

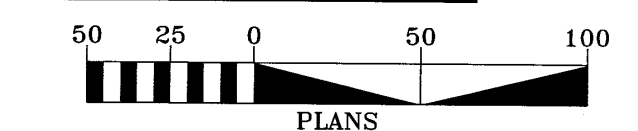
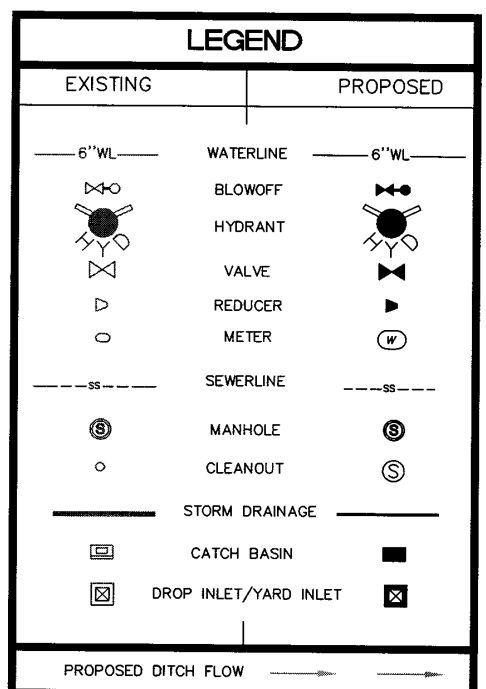
SCALE
HORIZONTAL: 1"=50'
VERTICAL: NA

SHEET NO. 4
OF: 6

NOTE:
AREA LIGHTING FOR THIS PROJECT WILL BE DESIGNED AND INSTALLED BY THE TOWN OF CLAYTON AS PER CONTRACT WITH THE DEVELOPER. ALL ASPECTS OF THE LIGHTING PLAN WILL BE REVIEWED AND APPROVED BY THE TOWN AND THE DEVELOPER PRIOR TO EXECUTION OF THE CONTRACT

NOTE:
THE DEVELOPER WILL PROVIDE A BLANKET EASEMENT FOR THIS SITE TO THE TOWN OF CLAYTON ELECTRIC DEPARTMENT AND ALLOW ACCESS TO SAID EASEMENT AT ALL TIMES, INCLUDING APPROXIMATELY 15' TO ALLOW FOR ACCESS OF TOWN FACILITIES WITH AN EXCAVATOR

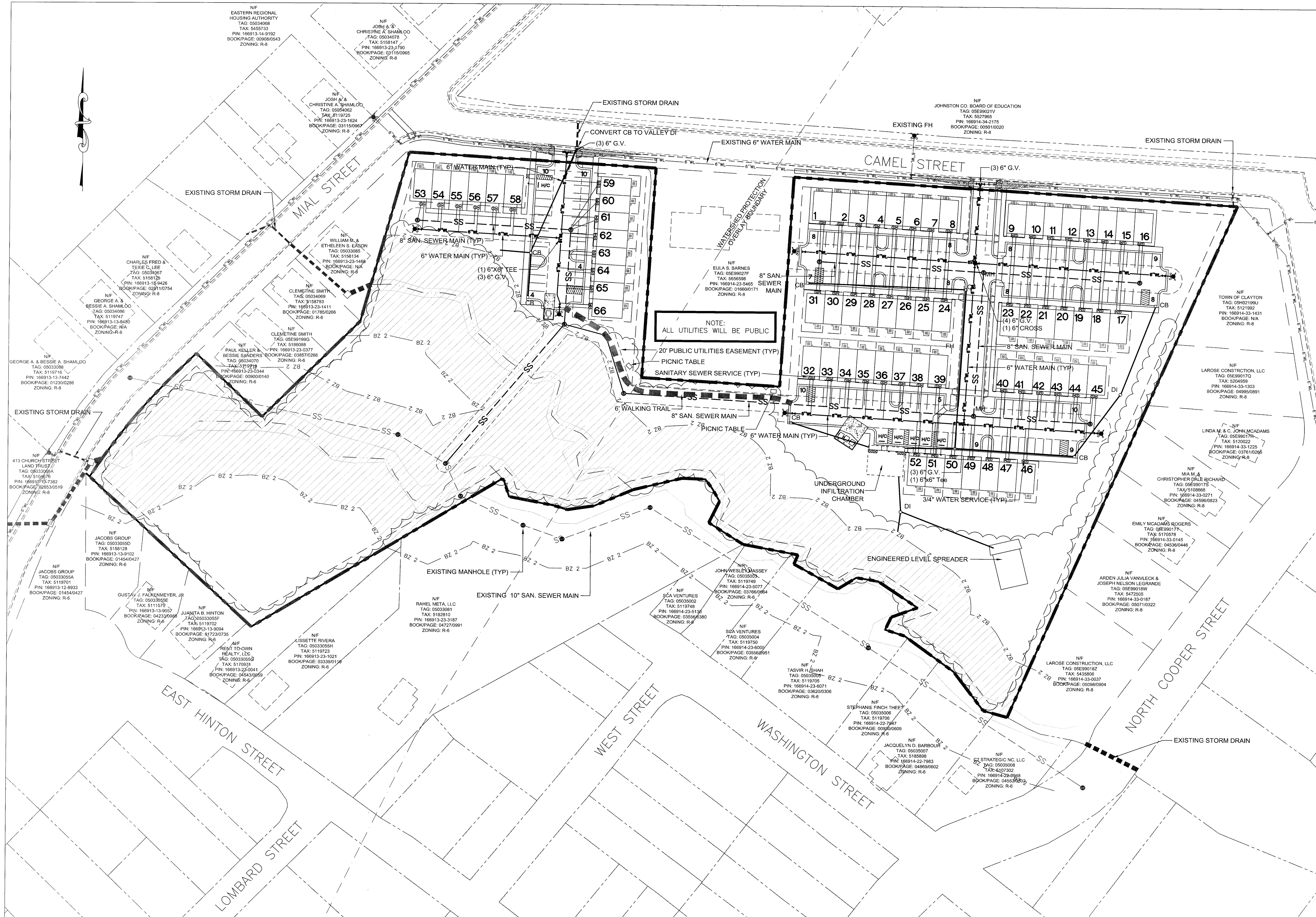
NOTE:
A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR WATER, SEWER, EROSION CONTROL, GRADING AND STREET EXTENSION TO BE SUBMITTED TO AND APPROVED BY TOWN'S ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.



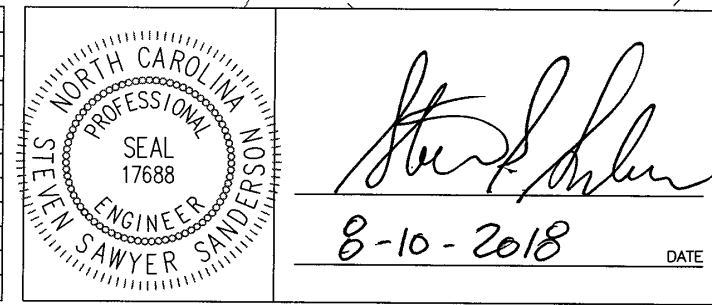
DATE: Apr 2018
SE PROJ. # 17-027
DWG FILE # 17-027

SCALE
HORIZONTAL:
1"=50'
VERTICAL:
NA

SHEET NO.
5
OF: 6



REV. NO.	DESCRIPTION	DATE
1	TRC COMMENTS - 1ST REVIEW	08/10/2018
2	TRC COMMENTS - 2ND REVIEW	08/21/2018
3	TRC COMMENTS - 3RD REVIEW	05/24/2018
4	TRC COMMENTS - 4TH REVIEW	04/27/2018



DESIGNED	SSS
DRAWN	SSS
CHECKED	SSS
PROJ. ENG.	SSS

SANDERSON ENGINEERING
2485 WENDELL BOULEVARD
P.O. BOX 2016 WENDELL, NC 27591
919-366-2016 919-366-2017 FAX
C-2218 Engineering and Land Planning

Camel Street Townhomes
Clayton, NC

Conceptual Engineering Plan



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.

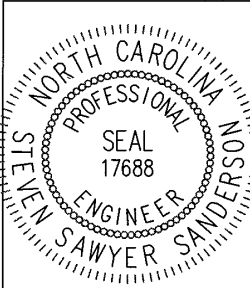
NOTE:
A COMPLETE SET OF CONSTRUCTION
DRAWINGS FOR WATER, SEWER,
EROSION CONTROL, GRADING AND
STREET EXTENSION TO BE SUBMITTED
TO AND APPROVED BY TOWN'S
ENGINEERING DEPARTMENT PRIOR TO
CONSTRUCTION.

LEGEND		
EXISTING		PROPOSED
— 6" WL —	WATERLINE	— 6" WL —
	BLOWOFF	
	HYDRANT	
	VALVE	
	REDUCER	
	METER	
— 18" SB —	SEWERLINE	— 18" SB —
	MANHOLE	
	CLEAOUT	
STORM DRAINAGE		
	CATCH BASIN	
	DROP INLET/YARD INLET	
PROPOSED DITCH FLOW		



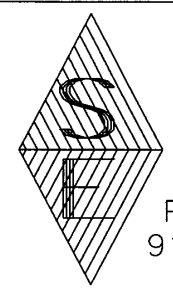
DATE: <u>Apr 2018</u>	SCALE	SHEET NO.
SE PROJ. # <u>17-027</u>	HORIZONTAL: 1"=50'	6
DWG FILE # <u>17-027</u>	VERTICAL: NA	
		OF: <u>6</u>

6	TRC COMMENTS-4TH REVIEW	08/10/2018	
3	TRC COMMENTS-3RD REVIEW	06/21/2018	
2	TRC COMMENTS-2ND REVIEW	05/24/2018	
1	TRC COMMENTS	04/27/2018	
REV.NO.	DESCRIPTIONS	DATE	



Handwritten signature
8-10-2013 DATE

DESIGNED	SSS
DRAWN	SSS
CHECKED	SSS
PROJ. ENG.	SSS



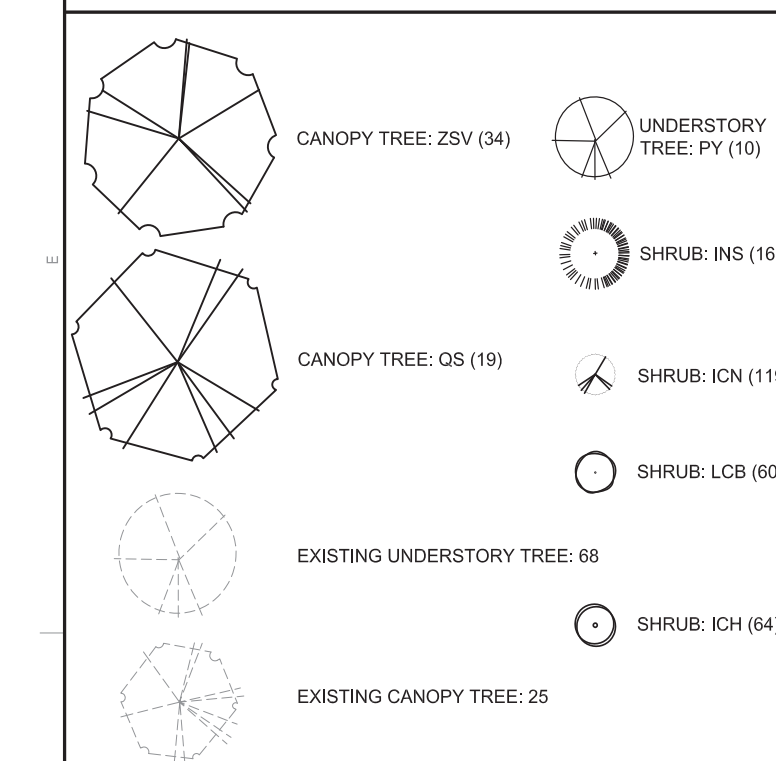
**SANDERSON
ENGINEERING**
2485 WENDELL BOULEVARD
O. BOX 2016 WENDELL, NC 27591
9-366-2016 919-366-2017 FAX
C-2218 Engineering and Land Planning

Camel Street Townhomes

Clayton, NC

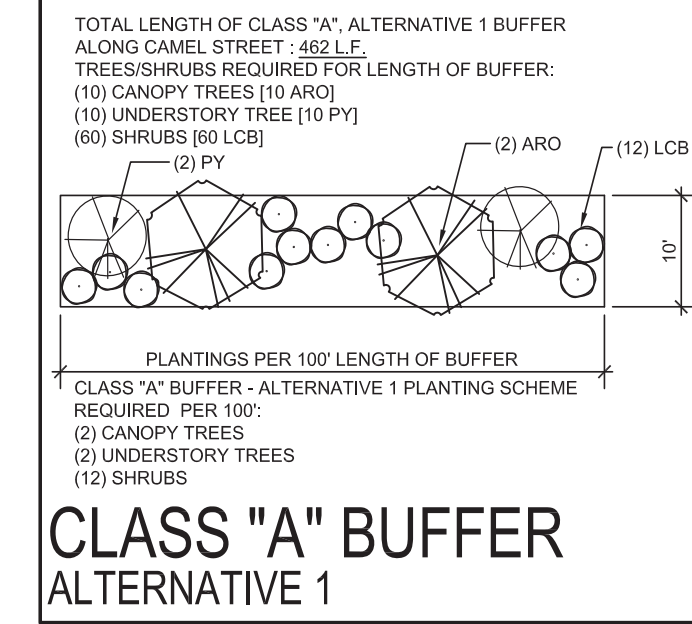
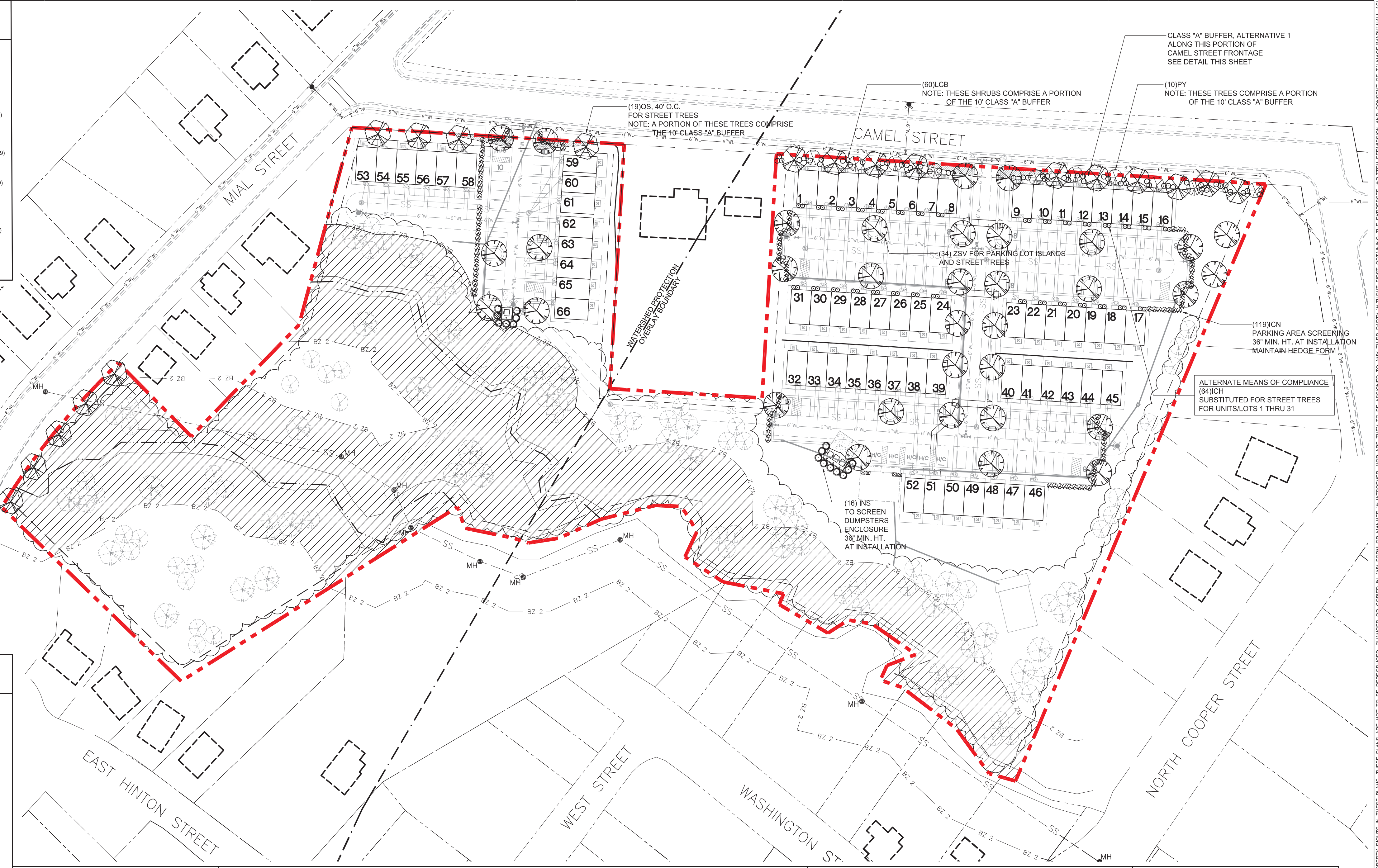
Conceptual Grading and Erosion Control Plan

Plant Symbol Key



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 SOODED 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 EGGED TO PROVIDE A 2" TO 3" DEEP "Y" CUT ALONG ITS BORDER WITH SOODED OR SEEDING 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 TIMELY FASHION.
 14. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM THAT WILL ADEQUATELY COVER ALL LIVING PLANT MATERIAL. SUCH SYSTEM SHALL INCLUDE A RAIN SENSOR.



Plant List

NOTE: ALL ON-SITE LANDSCAPING WILL BE MAINTAINED BY THIS DEVELOPMENT'S HOA

ALIAS	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
CANOPY TREES (CANOPY TREES = 78, INCLUDES TREES USED FOR SCREENING, STREET TREES AND EXISTING TREES)								
QS	19	QUERCUS SHUMARDII	SHUMARD OAK	2.5"	8' MIN.	-	B & B	STREET & BUFFER TREES
ZSV	34	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2.5"	8' MIN.	-	B & B	PARKING ISLAND TREES
INS	25	EXISTING TREES IN WOODED AREAS & RESOURCE CONSERVATION AREA	-	-	-	-	-	-
UNDERSTORY TREES (UNDERSTORY TREES = 78, EXISTING TREES IN WOODED AND RESOURCE CONSERVATION AREAS)								
PY	10	PRUNUS YEDOENSIS	YOSHINO CHERRY	2"	8' MIN.	-	B&B	BUFFER TREES
INS	68	EXISTING TREES IN WOODED AREAS & RESOURCE CONSERVATION AREA	-	-	-	-	-	-
SHRUBS (TOTAL SHRUBS = 253, INCLUDES SHRUBS USED FOR SCREENING)								
ICH	119	ILEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT HOLLY	-	30" MIN.	-	5 GAL. MIN.	BUFFER & PARKING SCREENING
ICH	64	ILEX CORNUTA 'HETZ'	HETZ HOLLY	-	12" MIN.	-	5 GAL. MIN.	UNITS 1 THRU 31
INS	16	ILEX 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	-	30" MIN.	-	5 GAL. MIN.	DUMPSTER SCREENING
LCB	60	LOROPETALUM CHINENSIS 'BURGUNDY'	BURGUNDY LOROPETALUM	-	12" MIN.	-	5 GAL. MIN.	BUFFER SHRUBS
LAWN AREAS: SEEDED WITH TARIHEEL II TALL FESCUE (NOTE: OWNER MAY SUBSTITUTE BERBERA, CENTPEDE OR ZOYSIA SOO AS DESIRED)								
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 COMPLIANCE.								
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 SCREEN PLANTING AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS AND OTHER UTILITIES THAT REQUIRE CLEARANCES FOR ACCESS.								
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A DESIGN-BUILD IRRIGATION PLAN FOR THIS PROJECT TO THE OWNER FOR REVIEW AND ACCEPTANCE. REFER TO SHEET L52.00 FOR IRRIGATION DIRECTIVES.								
* (64) ICH ARE A PROPOSED ALTERNATE MEANS OF COMPLIANCE AND A PROPOSED SUBSTITUTION FOR STREET TREES FOR LOTS 1 THRU 31								

LANDSCAPE CALCULATION*

TOTAL AREA OF LOT:	391,169 SQ.FT.	PLANT TYPE	REQUIRED**	PROPOSED***
20% OF LOT AREA:	78,234 SQ.FT.	CANOPY TREE	78	78
REQUIRED LANDSCAPE AREA:	78,234 SQ.FT.	UNDERSTORY TREE	78	78
PROPOSED LANDSCAPE AREA:	±78,000 SQ.FT.**	SHRUBS	156	225

* AS PER SECTION 155.402 (D) OF THE UNIFIED DEVELOPMENT CODE
** PER 1,000 SQ.FT. OF REQUIRED LANDSCAPE AREA
*** PROPOSED TOTAL INCLUDES BUFFER PLANTINGS

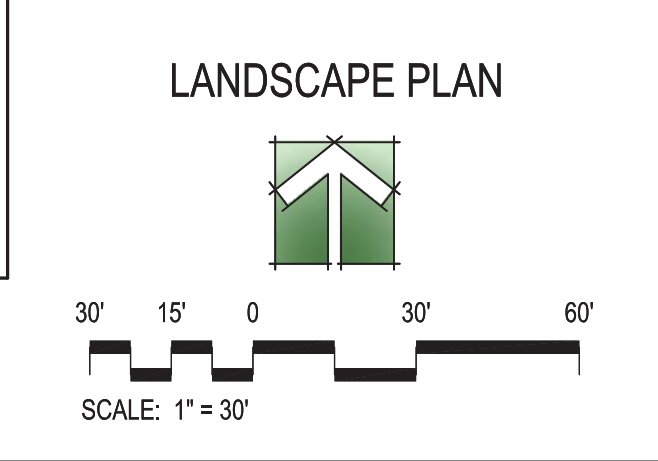
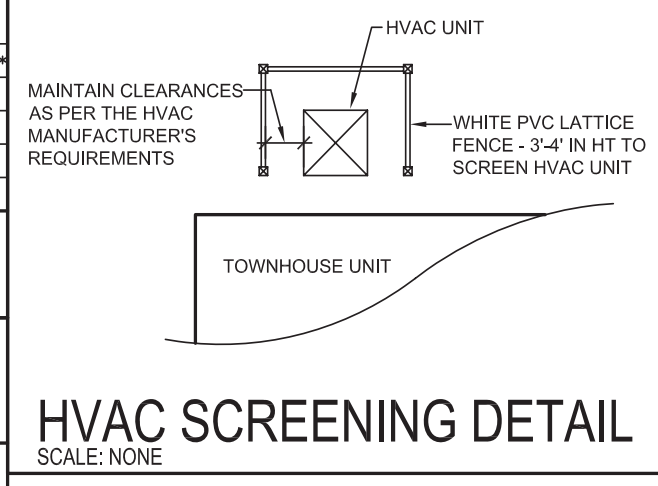
Landscape Data

LANDSCAPE REQUIREMENTS

TOTAL AREA OF LOT:	391,169 SQ.FT.	PLANTINGS PROVIDED:	78 CANOPY TREES
20% OF LOT AREA:	78,234 SQ.FT.		78 UNDERSTORY TREES
PLANTINGS REQUIRED:	78 CANOPY TREES		253 SHRUBS
	78 UNDERSTORY TREES		

BUFFERS REQUIRED/PROVIDED: 10' CLASS "A" BUFFER ALONG CAMEL STREET

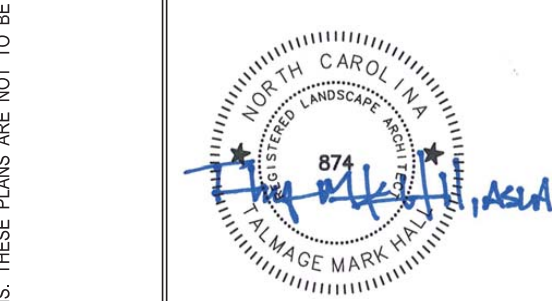
STREET TREES: (18) CANOPY TREES ALONG CAMEL STREET AT 40' O.C.
(5) CANOPY TREES ALONG MIAL STREET AT 40' O.C.



TALMAGE "MARK" HALL, ASLA
PROFESSIONAL LANDSCAPE ARCHITECT
talmagemarkhall.pla@gmail.com

100 DOVE CT
CLAYTON, NC 27520
919.810.8408

LANDSCAPE PLAN FOR
CAMEL STREET TOWNHOMES
CLAYTON, NORTH CAROLINA
MITCH MURPHY ET AL, LLC, RALEIGH, NORTH CAROLINA



NOTE: THIS SEAL AND SIGNATURE APPLIES ONLY TO THE LANDSCAPE PLAN, LANDSCAPE DETAILS AND LANDSCAPE NOTES

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PROJECT:	CSTH-18004	DATE	04.2018
ISSUE:	PRELIM. SITE PLAN		04.01.2018
REVISIONS:	TRC COMMENTS	04.27.2018	
	TRC-2ND REVIEW	05.24.2018	
	TRC-3RD REVIEW	06.21.2018	
	TRC-4TH REVIEW	08.10.2018	
DRAWN BY:	TMH		
CHECKED BY:	TMH		
CONTENT:	LANDSCAPE PLAN		

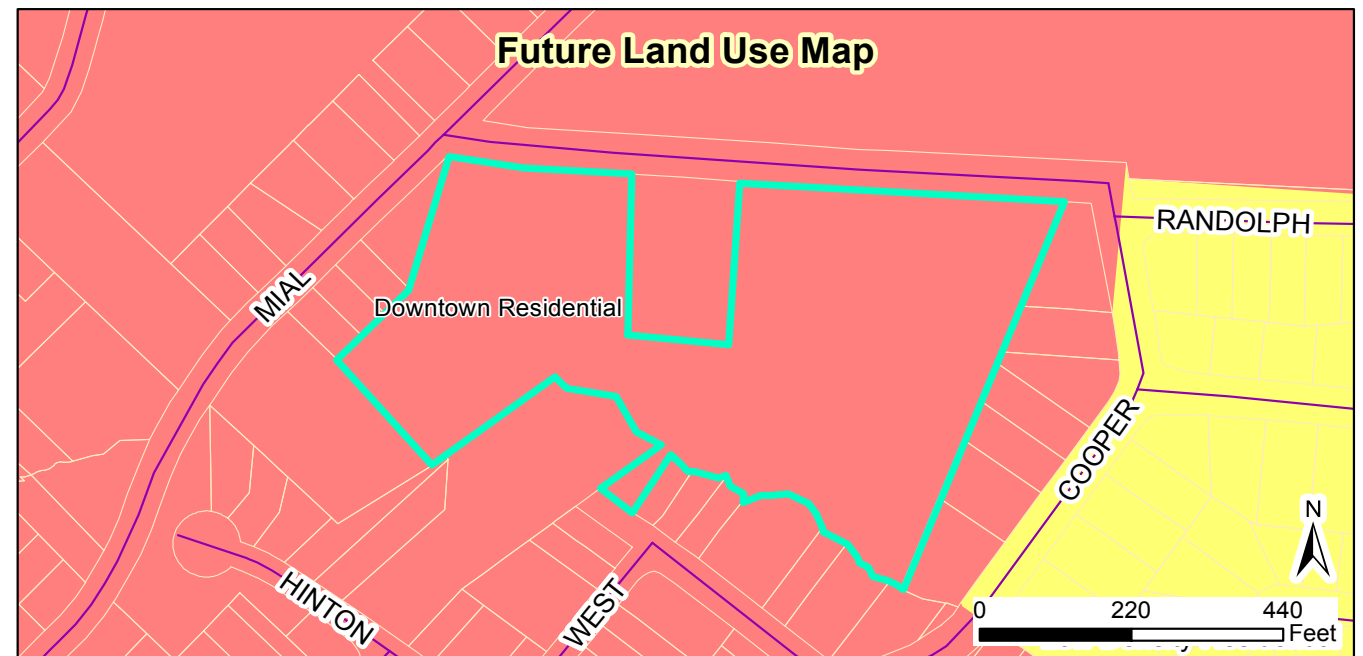
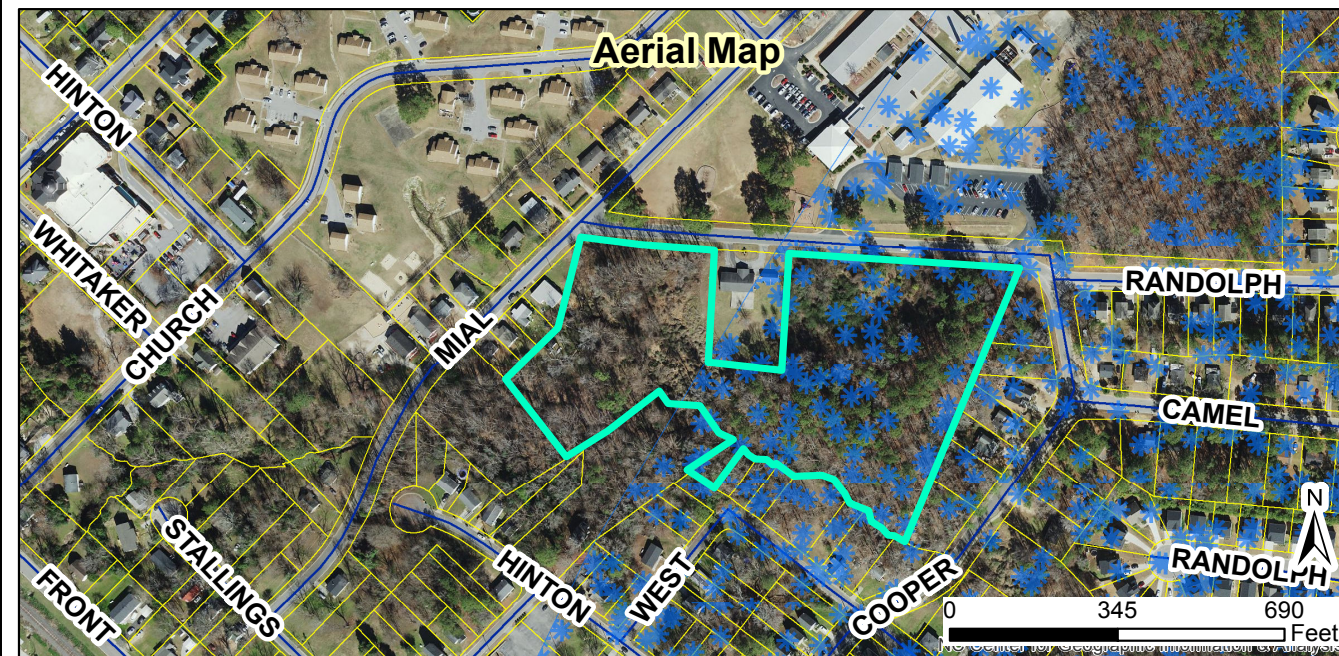
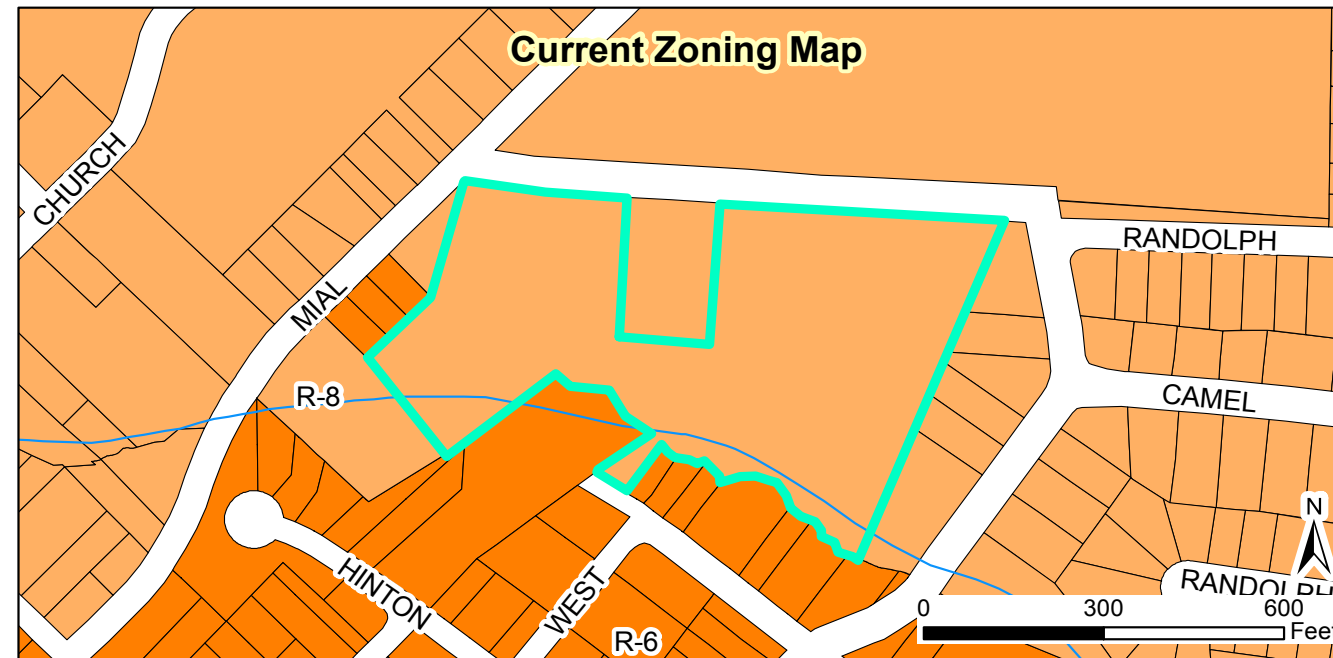
LP01.00

MUNICIPALITY PROJECT NO: 2018-59-SD









2018-59-SD Camel Street Townhomes
Request: to create 66 townhome lots on 8.98 acres of the subject property
 Applicant: Sanderson Engineering
 Property Owners: SCA Ventures
 Parcel ID: 166914-23-5178
 Tag #: 05E99012C

Staff Report Map



05/03/2018

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

Legend

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

Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2018\2018-59-SD Camel Street Townhomes\Maps\2018-59-SD Maps.mxd



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

August 27, 2018
Planning Board

STAFF REPORT

Application Number: 2018-59-SD

Project Name: Camel Street Townhomes Preliminary Plat

NC PIN / Tag #: 166914-23-5178 / 05E99012C (only 7.84 acres of overall tract)
Town Limits/ETJ: Town Limits
Overlay: Eastern portion located within Watershed Protection Overlay
Applicant: Sanderson Engineering
Owner: Terramisu, LLC (formerly owned by SCA Ventures as noted within application; sale finalized while application was in process)
Location: Camel Street; across from Cooper Elementary School

Public Noticing:

- Neighborhood meeting held on May 8, 2018
- Sign posted prior to August 17, 2018
- Letters mailed August 21, 2018
- Newspaper ad published August 24, 2018 and August 31, 2018

REQUEST: Preliminary Plat (major subdivision) approval to develop 66 townhome units on 7.84 acres (outlined below) of the overall subject property, which is zoned R-8. This request is running concurrently with a Special Use application (2018-61-SUP) to allow the use of townhomes on the subject property.



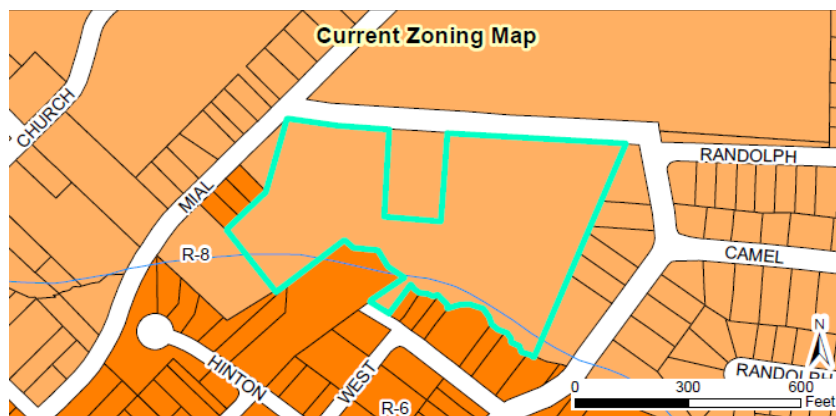
SITE DATA:

Acreage: 7.84 acres of the overall tract (8.98 acres total)

Existing Use: Vacant/Wooded lot

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-8	Funeral Home, Cooper Elementary School
South	Residential-6	Single-family residential and Vacant
East	Residential-8	Single-family Residential and Vacant
West	Residential-6 and Residential-8	Single-family residential

**DEVELOPMENT DATA:**

Proposed Uses: 66 townhome units

Proposed Impervious Surface: Maximum 75% per lot

Required / Proposed Parking: 2 spaces per unit / 2 spaces per unit; 132 proposed spaces

Fire Protection: Town of Clayton

Access/Streets: The townhomes at the corner of Camel Street and Mial will have one access point off Camel Street. The remainder of the units will have one access point off Camel Street.

Water/Sewer Provider: Town of Clayton

Electric Provider: Town of Clayton

STAFF ANALYSIS:**Overview**

The applicant is requesting preliminary plat approval to develop 66 townhome units on 7.84 acres of the subject property, which is 8.98 acres overall. The property is zoned Residential-8 (R-8). The use of townhomes is permitted

via issuance of a Special Use Permit in this zoning district. As such, a Special Use Permit application is running concurrently with this application (2018-61-SUP).

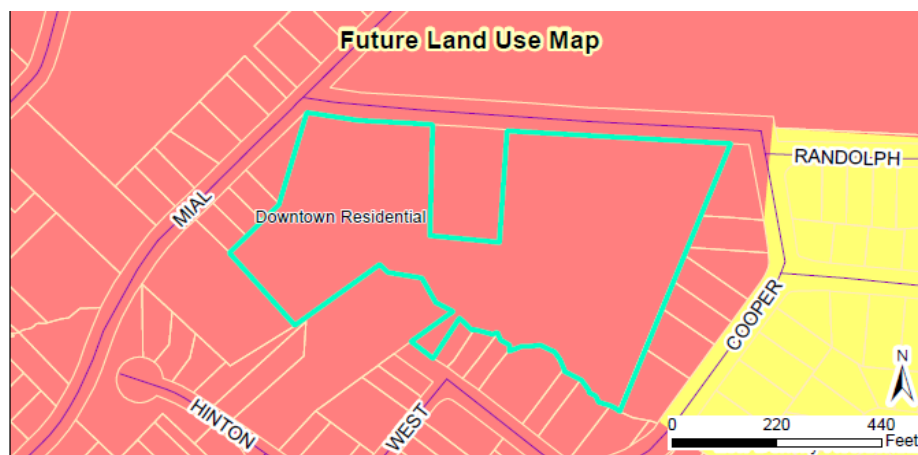
The eastern portion of the property is located within the Watershed Protection Overlay. When a property is located within the Watershed Protection Overlay, this generally limits the density or maximum impervious surface coverage permitted. However, per UDC requirements these limitations may be exceeded if a development provides adequate on-site storm water quality mitigation structures. The proposed development intends to accomplish this with an underground infiltration chamber to the south, adjacent to lot 52. Staff recommends that a Condition of Approval be placed upon the application requiring the final stormwater quality mitigation structures to be reviewed and approved by Johnston County Stormwater, in order for the development to exceed the impervious surface limitation of 24% for the portion of development within this overlay.

An adjacent parcel, on which an existing funeral home is located, splits the subject property along Camel Street. As such, the development will be split between two portions of the subject property. Fourteen of the townhome units will be located to the west, at the corner of Camel Street and Mial Street. These units will be accessed directly off Camel Street. The remainder of the units will be located to the east and will also be accessed directly off Camel Street. No vehicular connectivity is proposed to connect these two portions of the development. The applicant is proposing a walking trail and picnic tables to be located in the natural area behind the funeral home property, in order to create a gathering spot for residents. A sidewalk is also proposed along the property's frontage off Camel Street. The proposed sidewalk will not connect the eastern and western portions of the development due to the lack of sidewalk along the frontage of the funeral home property.

Consistency with Adopted Plans:

- **Comprehensive Plan**

The subject property is designated as "Downtown Residential" within the Comprehensive Plan 2040's Future Land Use Map. This designation typically consists of single-family residential uses, but may include higher density residential uses as well in areas outlined in the plan. The Comprehensive Plan notes that high-density development should be directly bordering the Downtown Core. While this area does not directly border the Downtown Core, the development of townhomes is appropriate due to the proximity to Cooper Elementary School, and the physical separation from low intensity adjacent uses due to the natural topography and vegetation located on the subject property.



- **Unified Development Code**

The proposed development is consistent with the Unified Development Code (UDC). All Dimensional standards for townhomes are set through the Special Use Permit process.

Compatibility with Surrounding Land Uses

The proposed use (multi-family residential) is compatible with the surrounding land uses, which are primarily single-family residential. An existing funeral home is located adjacent to the development, and Cooper Elementary School is located directly north across Camel Street. These are the only existing non-residential uses within the vicinity.

Parking

The development will include shared parking among all townhome units. While the application does meet the minimum parking requirements for townhome units (2 spaces per unit), staff has concerns regarding the lack of guest parking provided within the development for visitors. This creates concerns regarding the parking of vehicles along Camel Street, creating traffic congestion that does not currently exist. There are also concerns regarding the location of handicap spaces on the eastern portion of the development. As the plans are currently drawn, the handicap spaces are all located at the southernmost building. Since these units will be owner-occupied, staff has concerns regarding the accessibility of these spaces to other buildings on-site. If a resident owns one of the units in a different building, and becomes handicap, their accessibility will be limited as the plans are currently proposed. Staff recommends a condition be placed upon this application, requiring the handicap spaces to be more evenly distributed throughout the development (see conditions of approval).

Landscaping and Buffering

A Class "A" landscape buffer is provided along Camel Street for the eastern portion of the development. The landscape buffer will not be located within individual lots, and will be maintained by the HOA as outlined in the site plan. Alternatively, staff recommends a condition of approval be placed upon this application that requires all units along Camel Street to front on Camel Street and to incorporate front porches. If this is done, staff is comfortable with the removal of the Class "A" landscape buffer along Camel Street.

The development will provide shrubs along parking areas visible from the public right-of-way in order to provide required screening of parking, per 155.402 of the UDC. Interior landscaping is also provided within parking areas, within interior and terminal landscape islands. The applicant is proposing to utilize existing woods on the property, located to the south of the development, in order to meet the overall 20% interior lot landscape requirement.

Access/Streets

The eastern and western portions of the development will be accessed off separate driveways along Camel Street. No internal vehicular connectivity will be provided connecting the eastern and western portions of development. The Fire department has reviewed the plans during TRC and does not have any concerns regarding access for emergency vehicles.

Multi-Modal Access

Sidewalks are provided along the property's frontage along Camel Street. The sidewalks will not be continuous though, as the existing funeral home property splits the development along Camel Street and does not have sidewalk along its frontage.

Traffic Impact Analysis

The Traffic Impact Analysis (TIA) was not required as a part of this application. The development is not anticipated to generate 100 peak hour trips per day.

Garbage / Recycling

Dumpsters will be provided within both the eastern and western portion of the development. The western portion will have one dumpster enclosure at the end of the parking lot to serve those 14 townhome units. The remainder of the units located to the east will utilize one dumpster and one recycling unit at the southernmost portion of the development, adjacent to unit 52. There are concerns among staff regarding the location of the dumpster enclosures, due to the back-up distances that will be required for trash collection within the development as it is currently designed.

Architecture/Design

The applicant is proposing 2-story townhome units that consist of vinyl siding. The front facades will include decorative features such as shutters and dormers. These facades are proposed to face internally within the development. The rear facades, visible from Camel Street, are proposed to include at least one of the following decorative features: decorative roof dormers, decorative vinyl shake comprising a minimum of 40% of the siding, or decorative window shutters.

Staff has concerns regarding the orientation of the units located along Camel Street. Rather than facing these units internally, staff feels that these units should front along Camel Street and incorporate front porches into the overall design to create a more visually appealing product. If this is done, staff is comfortable with the removal of the Class "A" landscape buffer along Camel Street (see conditions of approval). Staff is comfortable with the use of vinyl siding for the buildings, but recommends that the applicant incorporate at least one additional material type to serve as an accent for the units (see condition of approval).

The proposed development is surrounded primarily by single-family residential uses. Staff recommends the above referenced conditions regarding the architectural elevations in order to ensure that the development is not 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 (Finding of Fact #3).

Parks and Recreation

The applicant is not proposing any on-site amenities or open space as a part of this development, with the exception of a walking trail located to the south that connects the eastern and western portions of the development. Instead, the applicant is proposing to pay fee-in-lieu for recreation. Staff feels that the development should provide additional open space for residents, particularly children, to utilize as an amenity. The applicant is proposing high-density development, similar to that of an open space subdivision, but without the standard open space and amenities that would be required within an open space development.

CONSIDERATIONS:

- This approval is subject to approval of the Special Use Permit, 2018-61-SUP.
- The dimensional standards for this development are set via the Special Use Permit process, including setbacks,
- Johnston County will review and approve the proposed on-site stormwater features. If these features are not deemed adequate, the project will be limited to 24% impervious surface coverage for the portion within the watershed protection overlay.
- The applicant does not provide additional parking to serve guests. Handicap spaces are only proposed at one building for the eastern portion of the development, and may not be easily accessible for some residents.

- The buildings along Camel Street are proposed to face internally rather than front along Camel Street. The architectural elevations only consist of vinyl siding as currently proposed. Additional materials may enhance the overall appearance of these buildings.
- The applicant will pay fee-in-lieu for recreation; no on-site recreation facilities/open space are proposed.

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. The Findings of Fact for a Preliminary Plat (Major Subdivision) are outlined below, along with comments from staff.

Findings of Fact

1. *That the subdivision meets all required specifications of the town Subdivision regulations and conforms to the Town Unified Development Code.*

- **Applicant Response:** "The subdivision has been designed to meet all required specifications of the Town of Clayton's Subdivision Regulations and conforms to the town's Unified Development Code. It is being developed under the existing zoning ordinance. It provides for parking, infrastructure, and landscaping as required by the UDO. No exceptions or waivers are being requested".
- **Staff Commentary:** The applicant notes that the subdivision does meet all required specifications of the town Subdivision regulations and conforms to the Town Unified Development Code. However, it is worth noting that dimensional standards for townhomes are not outlined within the UDC and are instead set through the Special Use Permit process, subject to Town Council.

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.*

- **Applicant Response:** "The subdivision has been designed to match the character of surrounding developments as well as other developments in the near vicinity".
- **Staff Commentary:** The applicant states in the application that the subdivision has been designed to match the character of surrounding developments as well as other developments in the near vicinity. However, staff does not feel this is entirely accurate. All developments in the near vicinity incorporate connectivity and circulation, and have units that face outward to the street that they are located upon. There are no dead-end developments or developments in which the units' rear facades face the public right-of-way.

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.*

- **Applicant Response:** “This subdivision utilizes an infill lot which minimizes the creation of impervious surfaces to create 66 townhomes without creating any urban sprawl. In addition, this development makes use of the existing street network and existing traffic patterns in the area. Utility services are a combination of public water and sewer which currently are directly adjacent to and traverse across this property. There is nothing in the design of the infrastructure for this development that would materially endanger the environment, public health, safety or general welfare of the public”.
 - **Staff Commentary:** The applicant states that the development makes use of the existing street network and existing traffic patterns in the area. However, staff has concerns regarding the lack of circulation within the development, and the lack of parking available for guests. There is concern that the general lack of guest parking will cause cars to park along Camel Street, which may create congestion that currently does not exist.
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 Town Council.***
- **Applicant Response:** “This subdivision does not adversely affect the orderly growth and development of the Town and is consistent with the planning policies adopted by Town Council. It is being developed under its existing zoning ordinance.
 - **Staff Commentary:** The applicant does not outline factual evidence to describe how this application will not adversely affect the orderly growth/development of the Town, or how it is consistent with planning policies adopted by Town Council.

CONDITIONS:

If approved, staff recommends the following conditions be applied to this application:

1. Following board approvals, three copies of the final preliminary subdivision plan meeting 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. Johnston County shall review and approve the proposed on-site stormwater quality mitigation structures proposed within this development. If these structures are not deemed adequate, the portion of the property located within the Watershed Protection Overlay shall be limited to a maximum 24% impervious surface coverage, as outlined in 155.501(E)(2) of the Unified Development Code.
3. All development fees shall be paid at building permit issuance, with the exception of recreation fees, which shall be paid at final plat.
4. All stormwater mitigation structures shall be maintained in perpetuity by the Homeowner’s Association (HOA).
5. Resource conservation areas shall be maintained by the HOA to ensure the removal of litter, dead tree and plan materials, and brush. Natural water courses are to be maintained as free-flowing and devoid of

debris. Stream channels shall be maintained so as not to alter floodplain levels. Maintenance of these areas is required to ensure that there exists no hazards, nuisances, or unhealthy conditions.

6. The required handicap spaces shall be located throughout the eastern portion of the development, in order to ensure accessibility for all residents.
7. All townhome units located along Camel Street shall front on Camel Street. Each unit along Camel Street shall include a porch on the front façade. A Class "A" landscape buffer shall not be required along Camel Street in this scenario.
8. All buildings shall incorporate at least one decorative material, other than vinyl, to serve as an architectural accent.
9. All units shall include a patio or deck off the rear of the unit, with the exception of the units that are located along Camel Street. Those units shall front along Camel Street and include a front porch on the front façade. Final architectural elevations, depicting patios and/or decks, shall be submitted to the Planning Department for review and approval.
10. A universal fencing type shall be established within the development, so that all fences installed within the development match in materials, height, and color. This fencing type shall be included on the final plan sets to be approved by the Planning Department.
11. The final plat and subsequent development of the site shall be consistent with the specifications of the approved Preliminary Subdivision Plan. Modifications shall require additional approvals pursuant to Section 155.706 of the Unified Development Code.

ATTACHMENTS:

- 1) Application
- 2) Maps
- 3) Neighborhood Meeting Materials
- 4) Site Plan
- 5) Wastewater Allocation Request
- 6) Stormwater Statement



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

REZONING APPLICATION

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

Application Fees: **Standard Rezoning Fee: \$500.00**
Rezoning to Planned Development District Fee: \$1,000.00 + \$5.00 acre
Advertisement Fee: ~~\$100.00~~ 20.00
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: JERRY W. POUND Acreage of Property: 1.546 Ac
County Tag Number: 05G020022 NC PIN: 165909-16-2635
Address/Location: TEW CT. JUST WEST OF GATEWAY DR NO ADDRESS ASSIGNED
Existing Zoning District: B-3 SUD
Proposed Zoning District: B-3

APPLICANT INFORMATION

Applicant: Aisley J. Gilbert PLS
Mailing Address: 442 1/2 E. MAIN ST. CLAYTON NC 27520
Phone Number: 919-553-5104 Fax: 919-553-3663
Contact Person: Aisley Gilbert
Email Address: aisleygilbert@ymail.com

FOR OFFICE USE ONLY

Date Received: 7/3/18 Amount Paid: \$700 File Number: 2018-133-R2

October 2017

Page 1 of 10

PROPERTY OWNER INFORMATION

Name: Jerry Pounds
 Mailing Address: P.O. Box 250
 Phone Number: 919-422-1175 Fax: _____
 Email Address: jerry.pounds@hotmail.com

EXPLANATION OF PROJECT

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

To remove SUD (Special Use District) from zoning

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Rezoning application.

To be completed by the applicant:			For staff use only:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: <u>6/20/18</u>	✓				
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 <i>Required if applicant is not property owner.</i>					
5. A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department).					
6. If property to be rezoned is a 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) <i>See sample letter and meeting requirements included in this packet</i>					
9. Neighborhood meeting summary form (1 copy) <i>Included in this packet</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				
10. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list (1 set) <i>This for a public notice of the public hearing mailed by the Town - thus, neighbors will receive both a neighborhood meeting letter from the applicant, and a notice of the hearing from the Town.</i>					

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

Same Zoning along To Business
Highway District B-3

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

Allows for flex BUILDING : MAKES Property
more suitable to today's Market

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

Commercial facilities badly needed in Town, hopeful future
USE or USE will benefit town.

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.

Capacity ^{infrastructure} for water : sewer is in place.
Stormwater use to be determined by USE

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

No legal issues by dropping sud

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.

Like zoning ~~at~~ on all parcels only dropping sud
Same requirement on zoning for all parcels

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.

More facilities to serve public - All access points
have been determined so no traffic changes. Same zoning
as adjacent so no change to values

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.

Alsey Gilhr
Print Name


Signature of Applicant

2/2/18
Date



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

OWNER'S CONSENT FORM

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

Project Name: Jerry POUNDS Address or PIN #: 16 5909-16-2635
TP. NO. 056020022

AGENT/APPLICANT INFORMATION:

Alsey J. Gilbert PLS 442 1/2 E. Main St.
(Name - type, print clearly) (Address)
Clayton NC 27520
(City, State, Zip)

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

Alsey J. GILBERT

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:

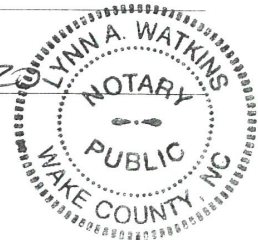
Jerry Pounds P.O. Box 250
(Name - type, print clearly) (Address)
[Signature] Clayton NC 27520
(Owner's Signature) (City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

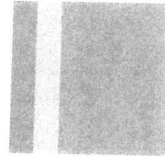
Sworn and subscribed before me Lynn A Watkins, a Notary Public for the above State and County, this
the 2 day of July, 20 18.

SEAL

Lynn A Watkins
Notary Public
My Commission
Expires: 12-7-2021



Alsey J. Gilbert PLS
442 1/2 East Main Street Clayton NC 27520
919-422-4838 Email alseygilbert@ymail.com



Dear Neighbor,

A neighborhood meeting will be held at 6:30pm on August 14th at 442 1/2 East Main Street Clayton NC 27520 to discuss the project located on Tew Court. This is the parcel located between Tew Court and US 70 Hwy just west of Gateway Drive)(No address assigned). This parcel is proposing to be rezoned from B3 sud to B3 (rezoning application). This parcel is owned by Jerry Pounds Tax Parcel number 05G02002Z Johnston County Gis (no address assigned).

The proposed Meeting Dates for the Town are

August 27th, 2018 Planning Board Meeting

September 3rd, 2018 Town Council Meeting to set Public Hearing

September 17th 2018 Town Council Meeting Public Hearing.

Enclosed is a GIS copy, and I will be glad to meet anyone individually who has any questions.

My contact is 919-553-5104

Sincerely,

Alsey J. Gilbert PLS



ADJACENT PROPERTY OWNERS LIST

Project Name: Jerry Pounds

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

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

[illegible]

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Jerry Pounds

Application: _____

Location/Date: _____

	NAME	ADDRESS
1	KA TARA ABERNATHY	307 TEVI CT. <i>Plu</i>
2		
3		
4		
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9		
10		
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19		
20		

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Jerry Pounds Rezoning
Date of Mailing: 7/31/18

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: Alsey J. Gilbert Signature: 

Date of Meeting: 8/14/18 Time of Meeting: 6:30
Location of Meeting: _____

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.

TARA ABERNATHY Attended she is in support.
We discussed the boundary issue and how to
resolve. She is in agreement with losing
special use. Also talked on phone with Nicholas
Perce. He is also in agreement with dropping
special use as long as zoning stays the same.

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

Paralee Smith

From: Alsey Gilbert <alseygilbert@ymail.com>
Sent: Friday, August 17, 2018 2:36 PM
To: Paralee Smith
Subject: Re: Neighborhood Meeting - dated letter

NOPE ALL WERE PUT IN ENVELOPES THE SAME DAY AS APPLICATION AND MAILED ON 7/31

On Friday, August 17, 2018, 1:10:10 PM EDT, Paralee Smith <psmith@townofclaytonnc.org> wrote:

Alsey, do you have a copy of the neighborhood meeting notice letter you sent out that has the date of it being sent?

Thanks!

Para Smith

Development Services Coordinator

Town of Clayton

"The Premier Community for Active Families"

(919) 359-9337



Please consider the environment before printing this email.

TOWN OF CLAYTON
ZONING AMENDMENT
CONSISTENCY AND REASONABLENESS STATEMENT

[2018-133-RZ Tew Court 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:

- Goal LU1- Preserve Clayton's small-town character while allowing for growth and development in appropriate areas.
- Objective LU1.3- Encourage nonresidential land uses to support Neighborhood and Community Centers.

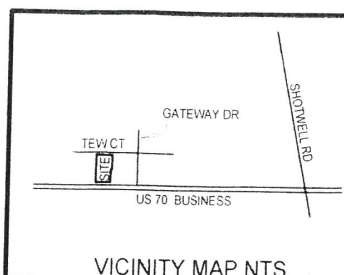
Description of zoning amendment's consistency with the above plan objective:

The requested rezoning is consistent with the above referenced goal and objective within the Comprehensive Plan 2040. The Future Land Use Map designates this property as being located within the "Employment Center" designation, which encourages office, research, and commercial uses. The proposed rezoning does not affect the property's existing underlying zoning district, which allows uses consistent with the "employment center" designation, but instead removes an extra step in the development process to encourage the growth and development at this location.

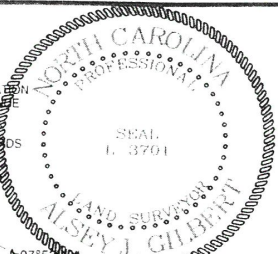
Section 3: Based upon information presented at the public hearings and by the applicant, and based upon the recommendations and detailed information developed by staff and the Planning Board contained in the staff report, and considering the criteria applicable sections of the Unified Development Code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

that the rezoning is consistent with the Future Land Use Map designation in the Comprehensive Plan 2040,

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



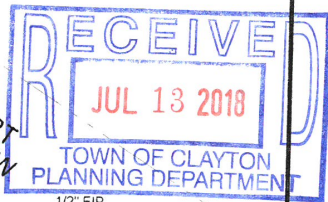
I, ALSEY J. GILBERT CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 2658, PAGE 857 OR OTHER REFERENCE SOURCE PB 65 PG 419); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____ PAGE _____ OR OTHER REFERENCE SOURCE PB 65 PG 188; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:52,122, ANGLE ERROR 0.0 2" AND THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) THIS 13th DAY OF July 2018



- LEGEND:
- EIP.....EXISTING IRON PIPE
 - IPS.....IRON PIPE SET
 - EIS.....EXISTING IRON STAKE
 - ISS.....IRON STAKE SET
 - R/W.....RIGHT OF WAY
 - PK.....PARKER KALON NAIL
 - ECM.....EXISTING CONC MONUMENT
 - CMS.....CONCRETE MONUMENT SET
 - F/H.....FIRE HYDRANT
 - SC.....SEWER CLEAN-OUT
 - TE.....TELEPHONE BOX
 - CB.....CABLE BOX
 - TR.....TRANSFORMER
 - WM.....WATER METER
 - SSMH.....SANITARY SEWER MANHOLE
 - N/F.....NOW OR FORMERLY
 - BC.....BACK OF CURB
 - CP.....COMPUTED POINT
 - GM.....GEODETIC MONUMENT
 - RCP.....REINFORCED CONCRETE PIPE
 - PARCEL BOUNDARY
 - RIGHT OF WAY
 - TIE LINE
 - FEATURE
 - STREAM (IE WATER COURSE)
 - NOT SURVEYED
 - POWER LINE

revised: 7/12/18 to show line on recombination

GRID FROM VRS OBSERVATIONS



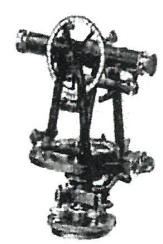
ABERNATHY PROPERTY MGMT.
DB 2858 PG 893
LOT 2
TP NO. 05G02002Y
ZONING B-3SUD

Lot 3 TOTAL
1.55 acres
67354.33 sq ft
TP NO. 05G02002Z
REFERENCES:
DB 2658 PG 57
PB 65 PG 188
PB 65 PG 419

MAG NAIL SET
IN INTERSECTION OF
GATEWAY DRIVE
NSRS 2011 COORDINATES
N=696711.12'
E=2151760.84'

JOMA GROUP LLC
DB 3024 PG 755
TP NO. 05G02003
LOT 4B
PB 65 PG 188
ZONING B-3SUD

WINDHAM SOUTH LLC
DB 2791 PG 616
LOT 4A
PB 65 PG 188
TP NO. 05G02006E
ZONING B-3SUD



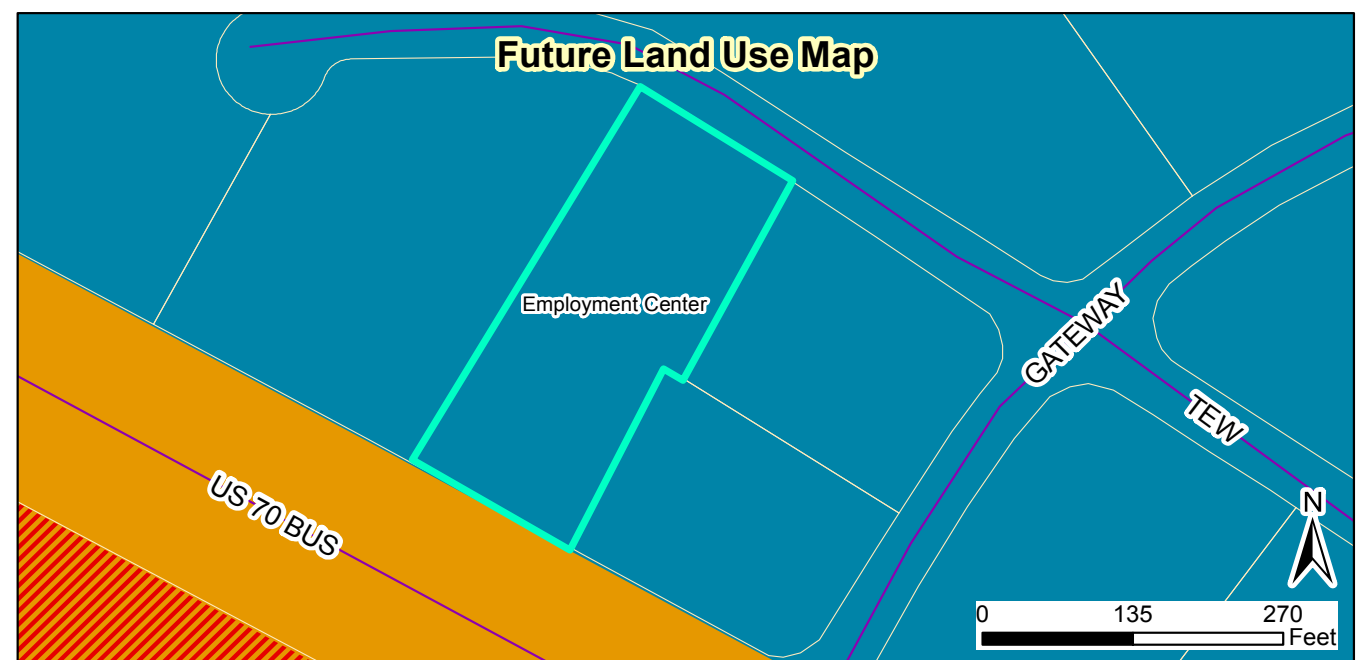
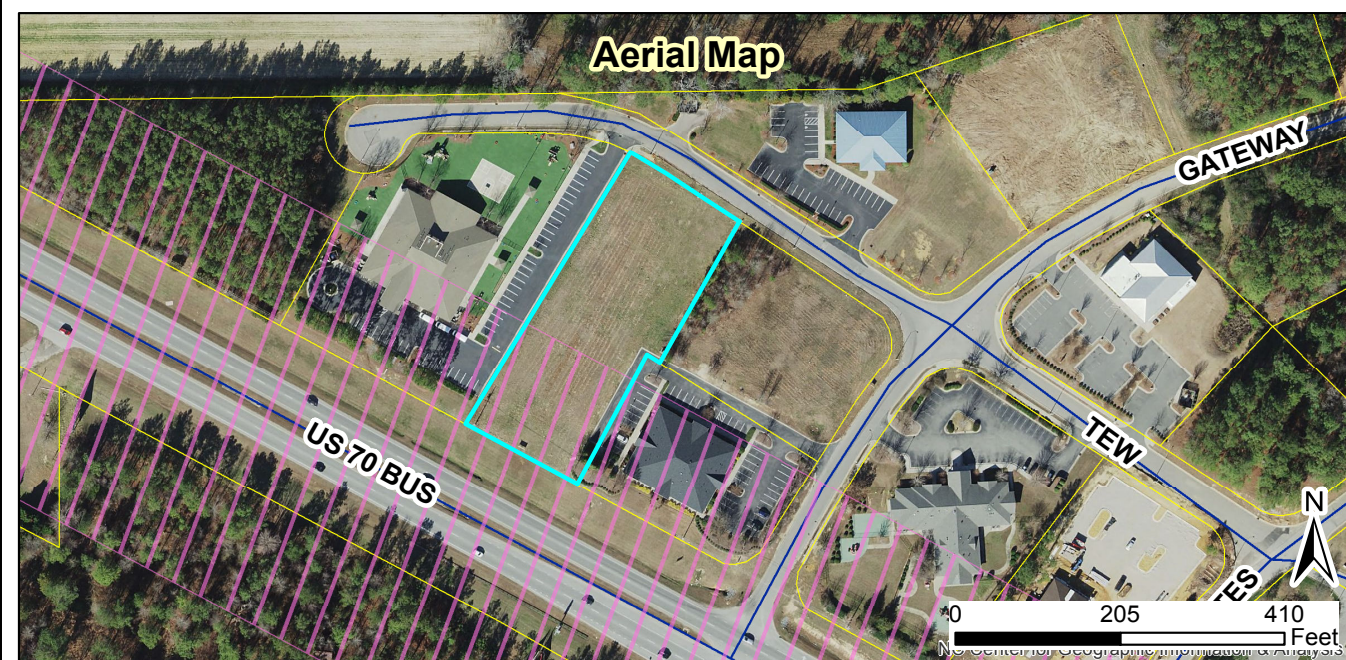
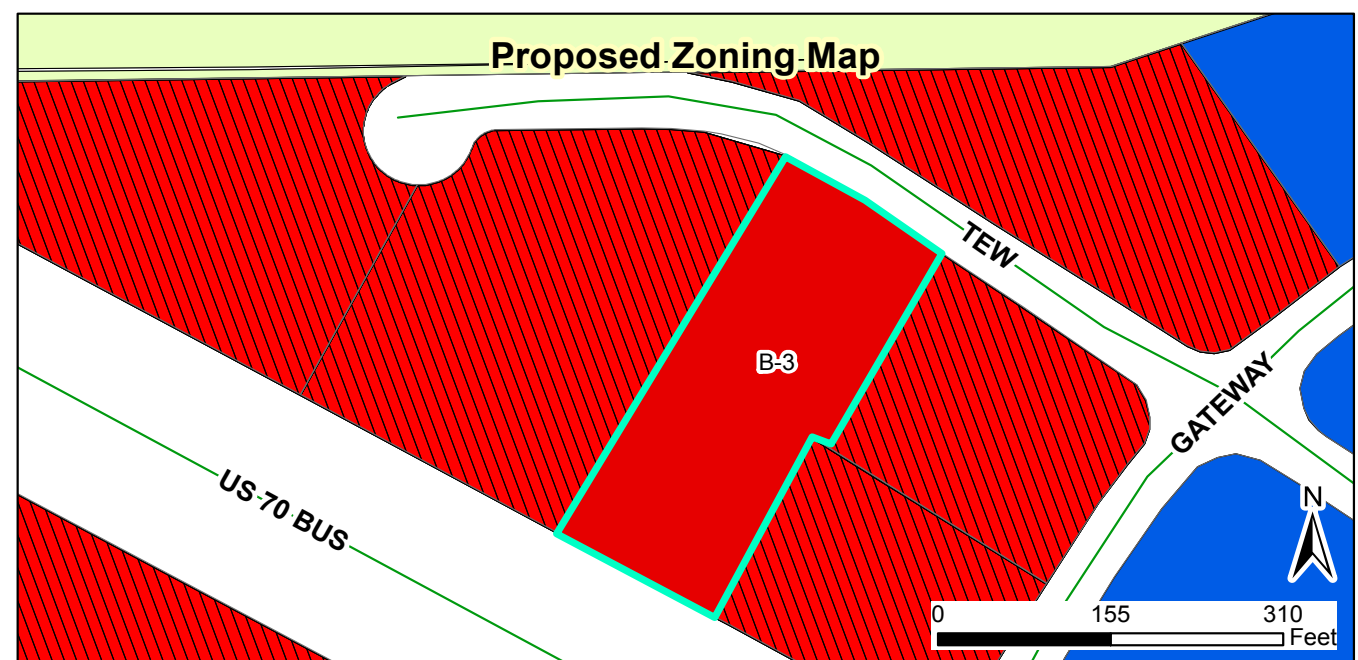
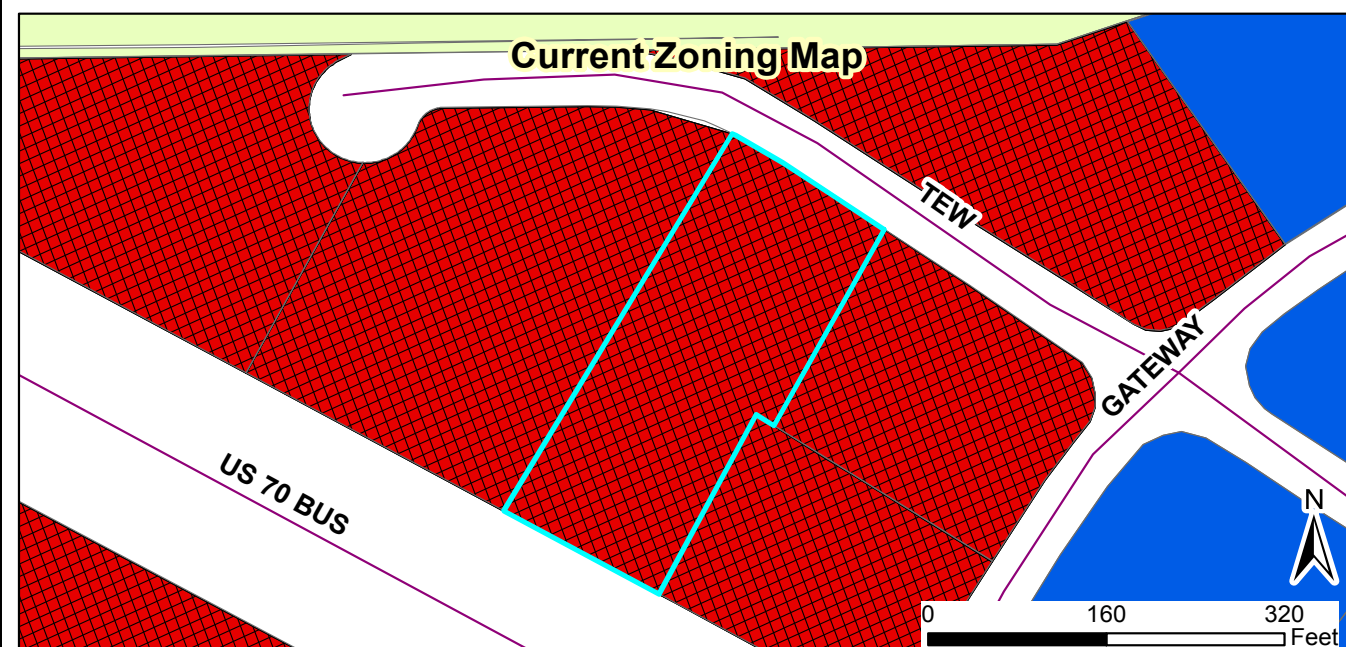
OWNER:
JERRY POUNDS
PO BOX 250
CLAYTON NC 27528

SURVEY FOR:
JERRY POUNDS

LOT 3 GATEWAY MEDICAL PARK PB 65 PG 419
CLAYTON TWP. JOHNSTON CO. NC
SCALE 1"=60' DATE 06/28/19

ALSEY J. GILBERT PLS
442 1/2 EAST MAIN ST.
CLAYTON NC 27520
PHONE 919/553-5104
FAX: 919/553-3663





2018-133-RZ
Request: Rezone from B-3 SUD to B-3
 Applicant: Alsey Gilbert
 Property Owners: Jerry Pounds
 Parcel ID: 165909-16-2635
 Tag #: 05G02002Z

Staff Report Map



07/11/18
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.

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

Document Path: O:\PLANNING\REZONING\Rezoning\2018\2018-133-RZ Tew Court Rezoning\Maps\Staff Report Map 2018-133-RZ.mxd



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

*Planning Board
August 27, 2018*

STAFF REPORT

Application Number: 2018-133-RZ
Project Name: Tew Court Rezoning

NC PIN / Tag #: 165909-16-2635 / 05G02002Z
Overlay: Thoroughfare Overlay District
Applicant: Alsey Gilbert
Owner: Jerry Pounds
Location: The property is located off Tew Court, with frontage along US HWY 70 BUS W

Public Noticing:

- Neighborhood meeting August 14, 2018
- Sign posted July 10, 2018
- Letters mailed August 21, 2018
- Newspaper ad published August 24, 2018 and August 31, 2018

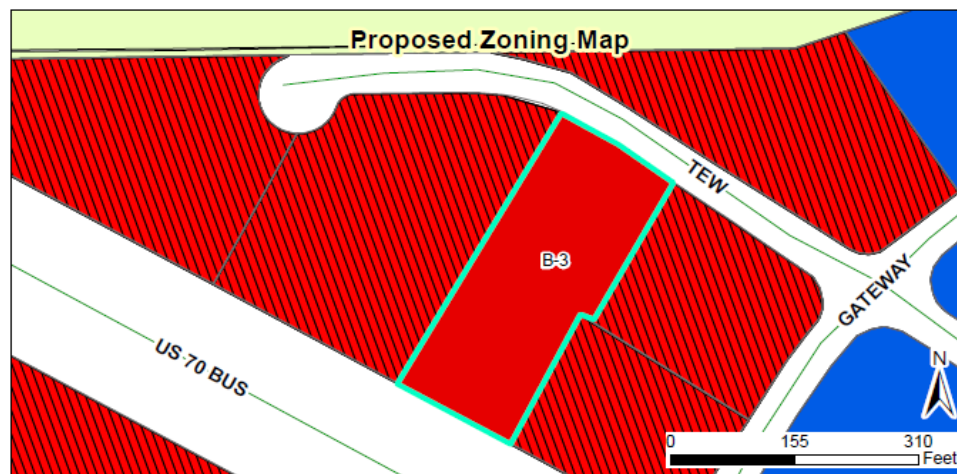
REQUEST: Rezoning from Highway-Business Special Use District (B-3 SUD) to Highway-Business (B-3) in order to remove the special use district overlay.



SITE DATA:**Acreage:** 1.55 acres**Existing Use:** Vacant

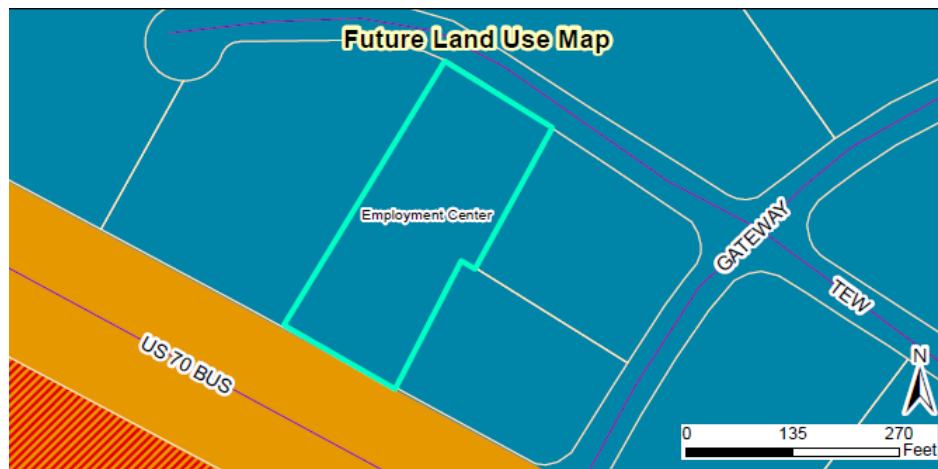
ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Highway-Business Special Use District (B-3 SUD)	Medical Office
South	Highway-Business Special Use District (B-3 SUD)	Vacant (across US HWY 70 BUS)
East	Highway-Business Special Use District (B-3 SUD)	Office and Vacant
West	Highway-Business Special Use District (B-3 SUD)	Daycare Facility



STAFF ANALYSIS AND COMMENTARY:**Overview**

The applicant is requesting to rezone the subject property from Highway-Business Special Use District (B-3 SUD) to Highway-Business (B-3), in order to remove the special use overlay district from the parcel. When a property is located within a special use district, any proposed use must go through the special use permit process in order to be permitted, even if the use is permitted outright in the underlying zoning district. Staff is comfortable with this request since the underlying zoning district will remain B-3 and is consistent with the surrounding zoning districts.

**Compatibility with Surrounding Land Uses**

The rezoning request is compatible with surrounding land uses.

Consistency with the Comprehensive Plan 2040

The proposed rezoning is consistent with the Comprehensive Plan 2040 which designates this property as "Employment Center". The proposed rezoning is only to remove the special use district overlay from the property; the existing underlying zoning district of B-3 will remain the same.

Comprehensive Plan Goals supporting the rezoning include:

- LU1 – Preserve Clayton’s small-town character while allowing for growth and development in appropriate areas.
- LU.1.3 – Encourage nonresidential land uses to support Neighborhood and Community Centers

CONSIDERATIONS:

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

STAFF RECOMMENDATION:

Staff is recommending approval of the rezoning of the subject parcel from B-3 SUD to B-3.

ATTACHMENTS:

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



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: _____

☒ Modification to Approved Preliminary Plat

Major: x Minor: _____

☐ New Subdivision Master Plan

Name of Project: Warrick Park

Acreage of Property: 22.46 ACS

Tag #: 05G01016H

NC PIN: 175000-40-1814

Location: 1804 Old US Hwy 70 W, West of Shotwell

Number of Lots (existing): 2 (Proposed) 23 Min Lot Size: 28,701 SF

Zoning District: R-E Electric Provider: Duke Energy

Wastewater: ☒ Septic

☐ Sewer (check one)

☐ Well

Water: ☒ Public/Private Water (check one)

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

FOR OFFICE USE ONLY

Date Received: JUL 02 2018

Amount Paid: \$725-

File Number: 2018-125-51

June 2018 TOWN OF CLAYTON
PLANNING DEPARTMENT

Page 1 of 13

PROPERTY OWNER INFORMATION**Name:** Sam's Branch, LLC**Mailing Address:** 114 W. Main Street, Suite 102, Clayton, NC 27520**Phone Number:** 919-422-6815**Fax:****Email Address:** reid@one27homes.com**APPLICANT INFORMATION****Applicant:** Adams & Hodge Engineering, PC**Mailing Address:** 314 E. Main Street, Clayton, NC 27520**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 the application:***

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

FINDINGS OF FACT

Section 155.706(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 proposed subdivision has been designed to adhere to the regulations and guidelines of the Town of Clayton's 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 proposed subdivision has been designed to match the flavor and character of adjacent developments as well as other developments in the near vicinity.

- (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.

At only 24 lots this proposed subdivision does not pose a threat to the currently existing traffic patterns of this area. In addition, it does not access directly onto Old US HWY 70, but makes use of an existing entrance into an adjacent development. Utility services are a combination of public water and individual septic systems. We see nothing in the design of infrastructure of this development that would materially endanger the environment, public health safety or the general welfare of the public.

- (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 proposed subdivision does not adversely affect the orderly growth and development of the Town and is consistent with the planning policies adopted by the Town Council.

Project Name: Warrick Park

Amy D. STANCL
Print Name

[Signature]
Signature of Applicant

7/02/18
Date

June 2018

Page 4 of 13



TOWN OF CLAYTON

Planning Department

111 E. Second Street, Clayton, NC 27520

P.O. Box 879, Clayton, NC 27528

Phone: 919-553-5002

Fax: 919-553-1720

OWNER'S CONSENT FORM

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

Project Name: Warrick Park Address or PIN #: 17500-30-9566

AGENT/APPLICANT INFORMATION:

Adams & Hodge Engineering, PC
(Name - type, print clearly)

314 East Main St.
(Address)
Clayton, NC 27520
(City, State, Zip)

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

Major Subdivision Modification

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 my agent or me 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:

Reid Smith - Sam's Branch LLC
(Name - type, print clearly)

[Signature]
(Owner's Signature)

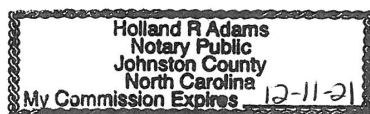
114 W. Main St.
(Address)

Clayton, NC 27520
(City, State, Zip)

STATE OF North Carolina COUNTY OF Johnston

Sworn and subscribed before me, Holland R Adams, a Notary Public for the above State and County, this the 2nd day of July, 2018.

SEAL



Holland R. Adams
Notary Public

My Commission
Expires:

12-11-21

June 2018

Page 10 of 13



ADAMS & HODGE

ENGINEERING, PC

July 2, 2018

Samantha Wullenwaber
Planning Director
Town of Clayton
111 E. Second Street
Clayton, NC 27528

Subject: Sidewalk and Fee in Lieu Waiver
T.O.C. Project #2016-163-SD
Warrick Park

Dear Mrs. Wullenwaber,

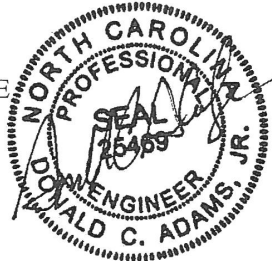
The purpose of this letter is to request a waiver from sidewalks and associated fee in lieu in Warrick Park. This subdivision was initially approved for sidewalks on both sides of the street with the option to pay fee in lieu for sidewalks on one side of the street. Please note that access to this property is through an existing development whose streets are standard strip asphalt with grass swales and no sidewalks. The Warrick Park streets have been paved, lots recorded and sold. The builders recently completed a few houses and attempted to form and pour a portion of the sidewalks in front of the completed houses. The sidewalk combined with the swale section did not go together very well. It was not attractive and created some unsafe conditions in relation to the back slopes of the swales. Please accept this letter as a request for Town Council approval of the aforementioned street section with no sidewalks and no fee in lieu requirements for Warrick Park. The following statements address the requirements set out in the 155.602(H)(1) and 155.602(I) of the Town of Clayton UDC:

1. Pertaining to the street section, the granting of this waiver will allow for development of this new property in a manner consistent with adjacent and existing developments and will not be detrimental to the public safety, health, or welfare or injurious to other properties in this area.
2. In regard to the sidewalk, section 155.602(H)(1) of the UDC allows for the exclusion of a sidewalk on a street with less than (10) dwelling units which is the case for Street "B". As Street "A" has only (12) dwelling units we would like to maintain continuity for both streets by not having any sidewalks in this development.

Please feel free to give me a call with any questions that may arise – 919-763-7278.

Sincerely,

Donald C. Adams, Jr., PE



**TOWN OF CLAYTON
APPROVAL 2016-163-SD
Preliminary Subdivision Plat
GRANTED**

On the date listed below, the Town Council for the Town of Clayton met and held an evidentiary hearing to consider the following application:

Applicant:	Adams & Hodges Engineering, PC
Property Location:	1804 Old US Highway 70, West of Shotwell Road
Tax Parcel Number:	Parcel #'s 175000-30-9566 & 175000-30-6174
Proposed Use of Property:	Applicant requested to develop a 26 unit single-family residential subdivision.
Meeting Date:	January 3, 2017 / February 6, 2017

Having heard all the evidence and argument presented at the hearing, the Town Council finds that the application is complete, that the application complies with all of the applicable requirements of the Clayton Zoning Ordinance for the subdivision proposed, and that, therefore, the application to subdivide the above-described property for the purpose indicated is hereby approved, subject to all applicable provisions of the Zoning Ordinance and the following conditions:

- (1) The subdivision is consistent with the adopted plans and policies of the Town.
- (2) The subdivision meets all required specifications of the Unified Development Code.
- (3) 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.
- (4) 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.

CONDITIONS:

The Town Council also finds the Preliminary Subdivision Plat is subject to the following conditions:

1. This project is subject to the Conditions of Approval placed on the associated, approved Variance application (2016-210-VAR), listed below for convenience:
 - a. Any subdivision shall still adhere to the minimum separation requirements for well and septic fields, as determined and administered by the appropriate body; in this case, the Johnston County Environmental Health Department.
 - b. Average lot size shall be at least 30,000 sq. ft. This calculation shall not include existing homes on land to be subdivided off of the rest of the tract.
 - c. Minimum lot size shall be 25,000 sq. ft.
 - d. The maximum number of lots for the land in question shall be 26.
2. 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.
3. All development fees shall be paid at building permit issuance, with the exception of recreation fees, which will be paid at plat.
4. Any fee-in-lieu shall be paid prior to plat. This includes the following fees-in-lieu, which are required for not installing the following improvements:
 - a. Sidewalks - §155.602(H)(4)

5. The final plat and subsequent development of the site shall be consistent with the specifications of the approved Preliminary Subdivision Plan. Modifications shall require additional approvals pursuant to Section 155.706 of the Unified Development Code.
6. Prior to plat recordation, the subject properties shall be annexed into the Town of Clayton.
7. All signs shall require review/approval pursuant to UDC Section 155.713.
8. The landscaping buffer along Old US HWY 70 W shall be installed prior to the issuance of any Certificate of Occupancy.

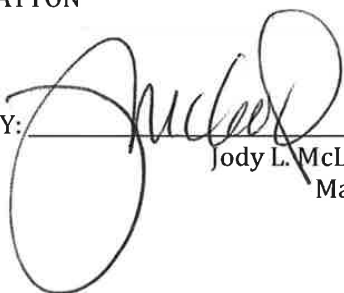
WAIVERS:

1. Sidewalk shall be provided along one side of the streets within the development, with fee in lieu due for the remainder of the required sidewalk.
2. A 50' right-of-way dedication shall be provided for future access to the parcel to the north in a location acceptable to the Planning Department. A sign shall be posted at the property line stating that this road stub-out will connect to the neighboring property at such time as it develops (or some similar language).

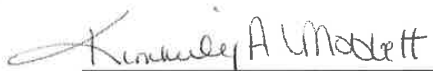
IN WITNESS WHEREOF, the Town has caused this approval to be issued in its name.

TOWN OF CLAYTON

BY:


Jody L. McLeod
Mayor

ATTEST:

 (SEAL)
Kimberly A. Moffett, Town Clerk





SITE VICINITY MAP
NOT TO SCALE

MAJOR SUBDIVISION MODIFICATION

FOR

THE WARRICK TRACT

CLAYTON, NORTH CAROLINA

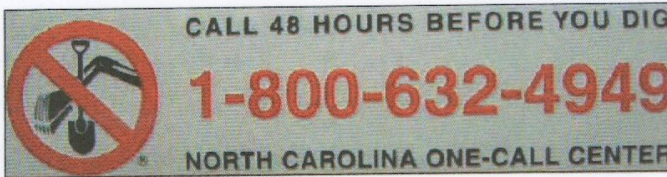
SHEET INDEX

SHEET TITLE	SHEET No.
APPROVED SUBDIVISION PLANS.....	SD01
REVISED SUBDIVISION PLAN.....	SD01-R

DEVELOPER/APPLICANT:

SAM'S BRANCH, LLC
216 U.S. HWY 70 WEST
GARNER, NORTH CAROLINA 27529

CONTACT/AGENT: DONNIE ADAMS, PE
919 763-7278



PRELIMINARY



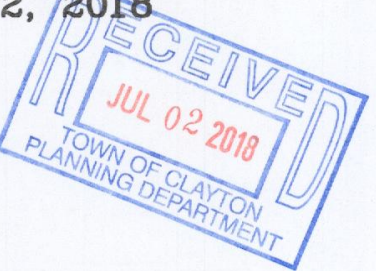
REVISED
9:20 am, Jul 02, 2018

ADAMS & HODGE
ENGINEERING, PC
314 East Main Street
Clayton, NC 27720
919-243-1332
donnie@adamsandhodge.com
FIRM # C-4187

WARRICK TRACT PRELIMINARY SUBDIVISION

CLAYTON, NORTH CAROLINA

OCTOBER 3, 2016
REVISED JANUARY 25, 2017
REVISED JULY 2, 2018



TOWN OF CLAYTON
APPROVAL 2016-163-SD
Preliminary Subdivision Plat
GRANTED

On the date listed below, the Town Council for the Town of Clayton met and held an evidentiary hearing to consider the following application:

Applicant: Adams & Hodge Engineering, PC
Property Location: 1804 Old US Highway 70, West of Shotwell Road
Tax Parcel Number: Parcel #s 175000-39-9566 & 175000-30-6174
Proposed Use of Property: Applicant requested to develop a 26 unit single-family residential subdivision.
Meeting Date: January 3, 2017 / February 6, 2017

Having heard all the evidence and argument presented at the hearing, the Town Council finds that the application is complete, that the application complies with all of the applicable requirements of the Clayton Zoning Ordinance for the subdivision proposed, and that, therefore, the application to subdivide the above-described property for the purposes indicated is hereby approved, subject to all applicable provisions of the Zoning Ordinance and the following conditions:

- (1) The subdivision is consistent with the adopted plans and policies of the Town.
- (2) The subdivision meets all required specifications of the Unified Development Code.
- (3) 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.
- (4) 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 safe and orderly use of or extension of public infrastructure, and will not materially endanger the environment, public health, safety, or the general welfare.

CONDITIONS:

The Town Council also finds the Preliminary Subdivision Plat is subject to the following conditions:

1. This project is subject to the Conditions of Approval placed on the associated, approved Variance application (2016-210-VAR), listed below for convenience:
 - a. Any subdivision shall still adhere to the minimum separation requirements for wet and aquatic fields, as determined and administered by the appropriate body; in this case, the Johnston County Environmental Health Department.
 - b. Average lot size shall be at least 20,000 sq. ft. This calculation shall not include existing homes on land to be subdivided off of the rest of the tract.
 - c. Minimum lot size shall be 25,000 sq. ft.
 - d. The maximum number of lots for the land in question shall be 26.
2. Following Board approval, three copies of the final Preliminary Subdivision Plat 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.
3. All development fees shall be paid at building permit issuance, with the exception of recreation fees, which will be paid at plat.
4. Any fee-in-lieu shall be paid prior to plat. This includes the following fee-in-lieu, which are required for not installing the following improvements:
 - a. Subsidies - \$355,402.00/acre

5. The final plat and subsequent development of the site shall be consistent with the specifications of the approved Preliminary Subdivision Plat. Modifications shall require additional approvals pursuant to Section 155.70b of the Unified Development Code.

6. Prior to plat recordation, the subject properties shall be annexed into the Town of Clayton.

7. All signs shall require review/approval pursuant to UNC Section 155.713.

8. The landscaping buffer along Old US HWY 70 W shall be installed prior to the issuance of any Certificate of Occupancy.

NOTES:

1. Sidewalk shall be provided along one side of the street within the development, with fee-in-lieu due for the remainder of the required sidewalk.
2. A 50' right-of-way dedication shall be provided for future access to the parcel to the north in a location acceptable to the Planning Department. A sign shall be posted at the property line stating that this road stub-out will connect to the neighboring property at such time as it develops (or some similar language).

IN WITNESS WHEREOF, the Town has caused this approval to be issued in its name.

TOWN OF CLAYTON

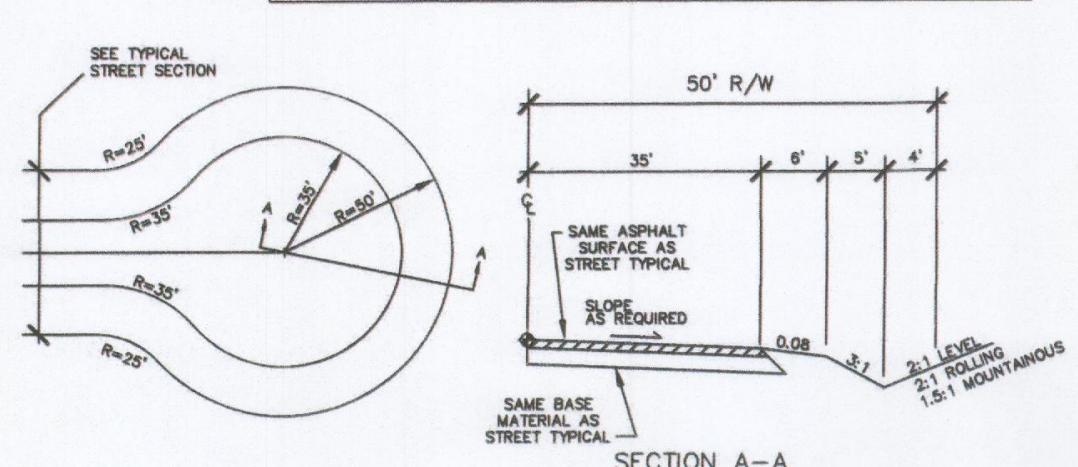
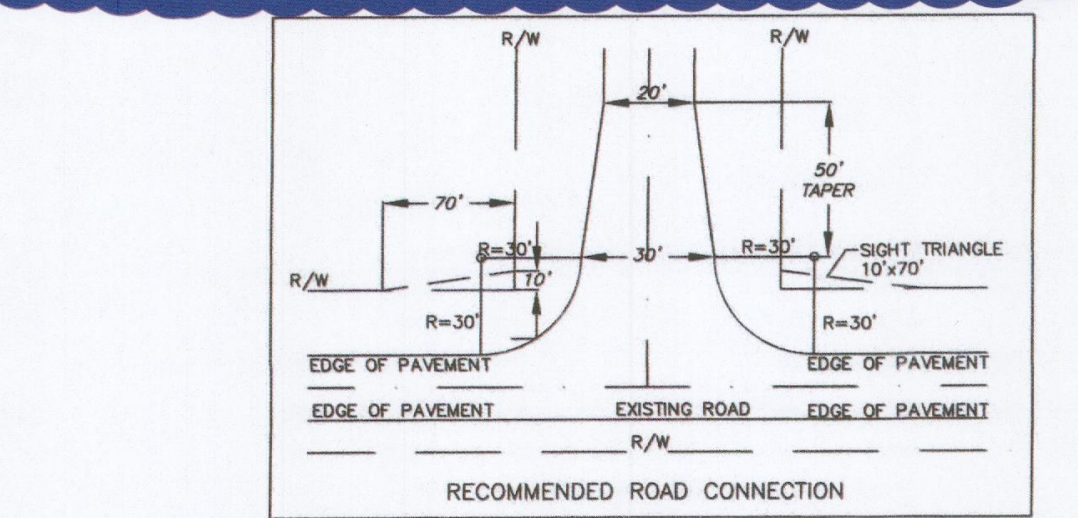
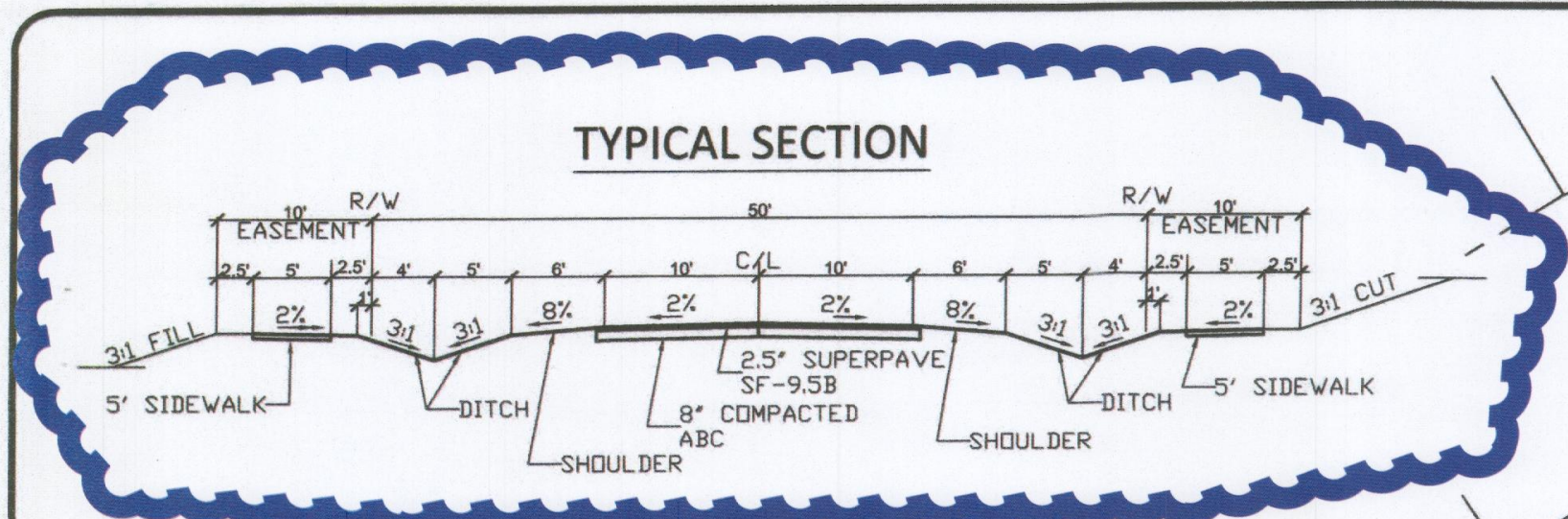
BY:
Mayor

ATTEST:

Kimberly A. Modest, Town Clerk



REFERENCE T.O.C. PROJECT: 2016-163-SDM



NO SCALE

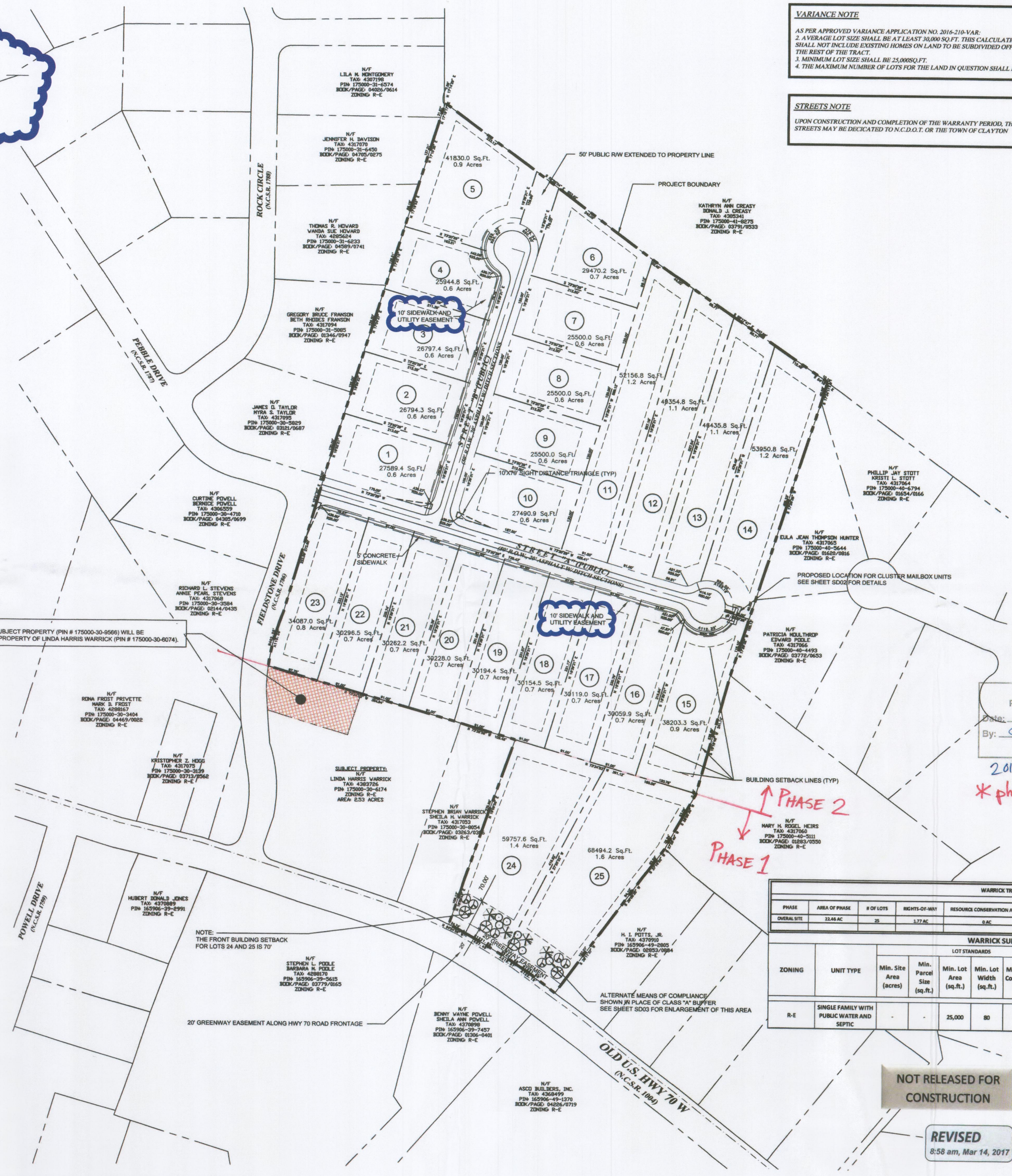
NOTES: 1. Steeper side slopes of 1.5:1 may be used in steep or hilly terrain.

2. Use roadbed fill ditch (see separate detail) when necessary to continue drainage around culdesac in fill sections.

3. CONTRACTOR shall provide subgrade, base, and pavement testing on all areas in accordance with NCDOT Standards.

4. This detail is intended to meet or exceed the typical NCDOT culdesac criteria (see NCDOT Subdivision Roadway Min. Construction Standards 2000 version).

NOTE: THIS PORTION OF THE SUBJECT PROPERTY (PIN # 175000-30-5566) WILL BE RECOMBINED WITH THE PROPERTY OF LINDA HARRIS WARRICK (PIN # 175000-30-6074).



VARIANCE NOTE

AS PER APPROVED VARIANCE APPLICATION NO. 2016-210-VAR:

1. AVERAGE LOT SIZE SHALL BE AT LEAST 30,000 SQ. FT. THIS CALCULATION SHALL NOT INCLUDE EXISTING HOMES ON LAND TO BE SUBDIVIDED OFF OF THE REST OF THE TRACT.

2. MINIMUM LOT SIZE SHALL BE 25,000 SQ. FT.

3. THE MAXIMUM NUMBER OF LOTS FOR THE LAND IN QUESTION SHALL BE 26

STREETS NOTE

UPON CONSTRUCTION AND COMPLETION OF THE WARRANTY PERIOD, THE STREETS MAY BE DEDICATED TO N.C.D.O.T. OR THE TOWN OF CLAYTON

CALL 48 HOURS BEFORE YOU DIG

1-800-632-4949

NORTH CAROLINA ONE-CALL CENTER

DEVELOPER/APPLICANT:

SAM'S BRANCH, LLC

216 U.S. HWY 70 WEST
GARNER, NORTH CAROLINA 27529

CONTACT/AGENT: DONNIE ADAMS, PE
919 763-7278

SITE INFORMATION

1. OWNER: WOOLEY C. WARRICK HEIRS
1804 OLD US HWY 70 W
CLAYTON, NC 27520

LINDA HARRIS WARRICK
1812 OLD US HWY 70 W
CLAYTON, NC 27520

2. DEVELOPER/APPLICANT: SAM'S BRANCH, LLC
216 U.S. HWY 70 WEST
GARNER, NC 27529

3. PARCEL #: 175000-30-5566

4. TAG #: 05C0101H

5. TAX #: 4368815

6. TOTAL ACRES: 22.46 AC/ 978,414 SF

7. CURRENT ZONING: R-E

8. SITE IS LOCATED WITHIN THE TOWN OF CLAYTON E.T.J.

9. CURRENT USE: VACANT

10. PROPOSED USE: RESIDENTIAL SUBDIVISION

11. PROPOSED LOTS: 25, SINGLE FAMILY, DETACHED

12. DENSITY: 1.45 UAC SEE VARIANCE NOTE THIS SHEET

13. ELECTRIC PROVIDER: DUKE ENERGY PROGRESS

14. WATER PROVIDER: TOWN OF CLAYTON

15. SEWER PROVIDER: INDIVIDUAL SEPTIC SYSTEMS

16. THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEMA FLOOD MAP # 3720175000K DATED 05/02/2006.

17. THE DEVELOPER WILL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY DAMAGED TREES WITHIN ANY LAND USE BUFFER.

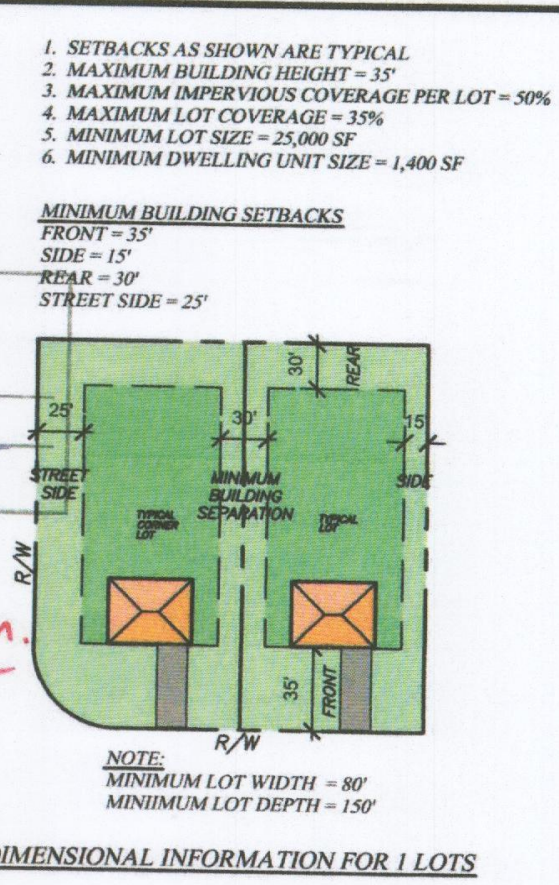
18. MAXIMUM IMPERVIOUS AREA PER LOT: 30% (INCLUDING STREETS)

STREET YARD TREES

1. STREET YARD TREES SHALL BE REQUIRED ALONG ALL RIGHTS OF WAY AT THE RATE OF ONE CANOPY TREE PER LOT OR ONE CANOPY TREE PER EVERY 40 LINEAR FT. (SPACE A MAXIMUM OF 50 FT. APART).

2. ALL STREET YARD TREES SHALL BE A MINIMUM OF TWO AND ONE-HALF CALIPER INCHES AT TIME OF PLANTING AND SHALL BE PLANTED IN THE TREE STRIP NO LESS THAN FIVE FT. OR MORE THAN 15 FT. FROM THE BACK OF THE SIDEWALK.

3. NUTTALL OAK, QUERCUS NUTTALLII, IS THE DESIGNATED STREET TREE



Town of Clayton
Planning Department

Date: 03/14/2017

By: [Signature]

Plan Approval

2016-163-SD

* phased as shown

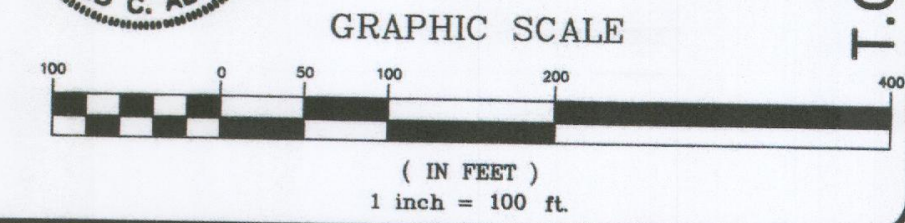
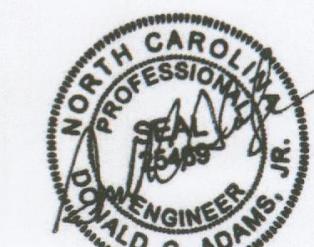
WARRICK TRACT DEVELOPMENT CHART									
PHASE	AREA OF PHASE	# OF LOTS	RIGHTS-OF-WAY	RESOURCE CONSERVATION AREAS	OPEN SPACE	IMPERVIOUS AREA	PERVIOUS AREA	% OF OVERALL SITE	STATUS OF PHASE
OVERALL SITE	22.46 AC	25	1.77 AC	0 AC	0 AC	11.39 AC (50%)	11.07 AC (50%)	50.00%	SUBMITTED FOR APPROVAL

WARRICK SUBDIVISION STANDARDS									
ZONING	UNIT TYPE	LOT STANDARDS				MINIMUM SETBACKS (FT.)			
		Min. Site Area (acres)	Min. Parcel Size (sq. ft.)	Min. Lot Area (sq. ft.)	Max. Lot Width (ft.)	Front	Side	Side Street	Rear
R-E	SINGLE FAMILY WITH PUBLIC WATER AND SEPTIC	-	-	25,000	80	35	50	1.45	35

BUILDING STANDARDS		MINIMUM SETBACKS (FT.)		BUILDING STANDARDS	
Max. Height (ft.)	Min. Dwelling Unit Size (sq. ft.)	Front	Side	Max. Height (ft.)	Min. Dwelling Unit Size (sq. ft.)
35	1,400	35	15	35	1,400

NOT RELEASED FOR CONSTRUCTION

REVISED
8:58 am, Mar 14, 2017



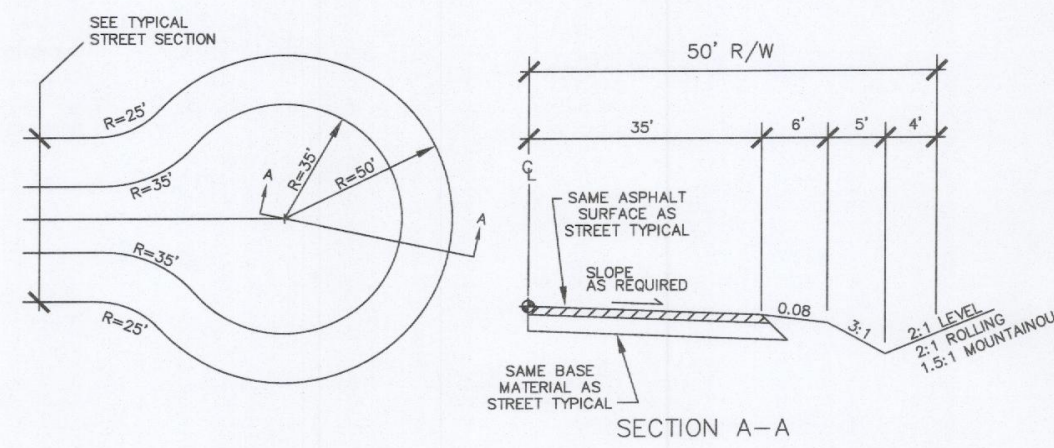
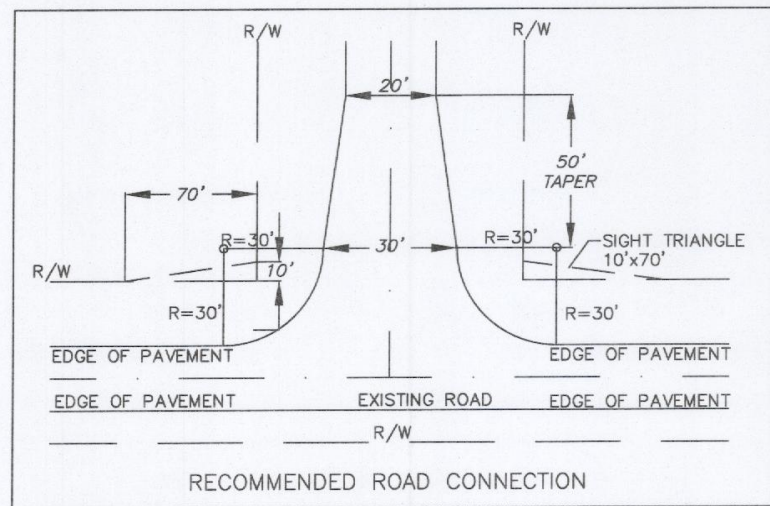
T.O.C. PROJECT: 2016-163-SDM

DESIGN: DCA/TMH
DRAWN: TMH
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 03/13/2016
JOB NO.: 44-
SHEET: SD01

WARRICK TRACT
SAM'S BRANCH, LLC

ADAMS & HODGE
ENGINEERING, PC

335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
919-248-1332
donnie@adamsandhodge.com
FIRM # C-1187



NO SCAL

- NOTES: 1. Steeper sideslopes of 1.5:1 may be used in steep or hilly terrain.
2. Use roadside fill ditch (see separate detail) when necessary to continue drainage around cul-de-sac in fill sections.
3. CONTRACTOR shall provide subgrade, base, and pavement testing on all streets in accordance with NCDOT Standards.
4. This detail is intended to meet or exceed the typical NCDOT cul-de-sac criteria (ref: NCDOT Subdivision Roads Min. Construction Standards 2000 version).

NOTE:
THIS PLAN HAS BEEN REVISED TO SHOW NO
SIDEWALKS ALONG THE STREETS.

NOTE:
THIS PORTION OF THE SUBJECT PROPERTY (PIN # 175000-30-9566) WILL BE
RECOMBINED WITH THE PROPERTY OF LINDA HARRIS WARRICK (PIN # 175000-30-6074).

NOTE: _____
THE FRONT BUILDING SETBACK
FOR LOTS 24 AND 25 IS 70'

N/F
STEPHEN L. POO
BARBARA M. POO
TAX: 4288170
PIN: 165906-39-5
BOOK/PAGE: 03779
ZONING: R-E

20' GREENWAY EASEMENT ALONG HWY 70 ROAD FRONTAGE

N/F
STEPHEN L. POO
BARBARA M. POO
TAX: 4288170
PIN: 165906-39-5
BOOK/PAGE: 03779
ZONING: R-E

BENNY W
SHEILA
TAXI
PIN 165
BOOK/PAC
70M

N/F
ASCO BUILDERS, INC.
TAX: 4368499
PIN: 163906-49-1370
BOOK/PAGE: 04226/0719
ZONING: R-E

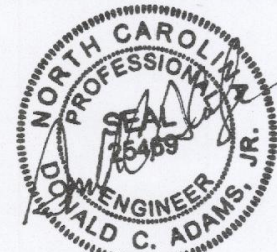
VARIANCE NOTE

AS PER APPROVED VARIANCE APPLICATION NO. 2016-210-VAR:
2. AVERAGE LOT SIZE SHALL BE AT LEAST 30,000 SQ.FT. THIS
CALCULATION SHALL NOT INCLUDE EXISTING HOMES ON LAND TO BE
SUBDIVIDED OFF OF THE REST OF THE TRACT.
3. MINIMUM LOT SIZE SHALL BE 25,000SQ.FT.
4. THE MAXIMUM NUMBER OF LOTS FOR THE LAND IN QUESTION SHALL
BE 26

STREETS NOTE

UPON CONSTRUCTION AND COMPLETION OF THE WARRANTY PERIOD, THE
STREETS MAY BE DECICATED TO N.C.D.O.T. OR THE TOWN OF CLAYTON

PRELIMINARY



REVISED
9:18 am, Jul 02, 2018

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

DEVELOPER/APPLICANT:

SAM'S BRANCH, LLC
216 U.S. HWY 70 WEST
GARNER, NORTH CAROLINA 27529
CONTACT/AGENT: DONNIE ADAMS, PE
919 763-7278

SITE INFORMATION

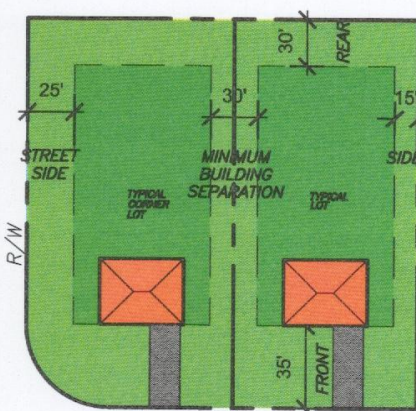
1. OWNER: WOODELY C. WARRICK HEIRS
1804 OLD US HWY 70 W
CLAYTON, NC 27520
- LINDA HARRIS WARRICK
1812 OLD US HWY 70 W
CLAYTON, NC 27520
2. DEVELOPER/APPLICANT: SAM'S BRANCH, LLC
216 U.S. HWY 70 WEST
GARNER, NC 27529
3. PARCEL #: 175000130-8556
4. TAG #: 05G01016H
5. TAX #: 4368815
6. TOTAL ACRES: ~22.46 ACI 978.414 SF
7. CURRENT ZONING: R-1
8. SITE IS LOCATED WITHIN THE TOWN OF CLAYTON E.T.J.
9. CURRENT USE: VACANT
10. PROPOSED USE: RESIDENTIAL SUBDIVISION
11. PROPOSED LOTS: 25, SINGLE FAMILY, DETACHED
12. DENSITY: 1.45 U/AC SEE VARIANCE NOTE THIS SHEET
13. ELECTRIC PROVIDER: DUKE ENERGY PROGRESS
14. WATER PROVIDER: TOWN OF CLAYTON
15. SEWER PROVIDER: INDIVIDUAL SEPTIC SYSTEMS
16. THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEMA FLOOD MAP # 37201 75000K DATED 06/02/2006
17. THE DEVELOPER WILL BE RESPONSIBLE FOR THE REPLACEMENT OF
ANY DAMAGED TREES WITHIN ANY LAND USE BUFFER
18. MAXIMUM IMPERVIOUS AREA PER LOT: 50% (INCLUDING STREETS)

STREET YARD TREES

1. STREET YARD TREES SHALL BE REQUIRED ALONG ALL RIGHTS OF WAY AT THE RATE OF ONE CANOPY TREE PER LOT OR ONE CANOPY TREE FOR EVERY 40 LINEAR FT. (SPACE A MAXIMUM OF 50 FT. APART).
2. ALL STREET YARD TREES SHALL BE A MINIMUM OF TWO AND ONE-HALF CALIPER INCHES AT TIME OF PLANTING AND SHALL BE PLANTED IN THE TREE STRIP NO LESS THAN FIVE FT. OR MORE THAN 15 FT. FROM BEHIND THE RIGHT-OF-WAY.
3. NUTTALL OAK, QUERCUS NUTTALLII, IS THE DESIGNATED STREET TREE

1. SETBACKS AS SHOWN ARE TYPICAL.
2. MAXIMUM BUILDING HEIGHT = 35'
3. MAXIMUM IMPERVIOUS COVERAGE PER LOT = 35%
4. MAXIMUM LOT COVERAGE = 35%
5. MINIMUM LOT SIZE = 25,000 SF
6. MINIMUM DWELLING UNIT SIZE = 1,400 SF

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

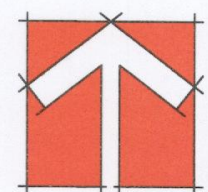


NOTE: R/W
MINIMUM LOT WIDTH = 80'
MINIMUM LOT DEPTH = 150'

DIMENSIONAL INFORMATION FOR 1 LOTS

WARRICK TRACT DEVELOPMENT CHART									
PHASE	AREA OF PHASE	# OF LOTS	RIGHTS-OF-WAY	RESOURCE CONSERVATION AREAS	OPEN SPACE	IMPERVIOUS AREA	PERVIOUS AREA	% OF OVERALL SITE	STATUS OF PHASE
OVERALL SITE	23.48 AC	25	1.77 AC	0 AC	0 AC	11.23 AC (50%)	12.23 AC (50%)	100/0%	SUBMITTED FOR APPROVAL

		WARRICK SUBDIVISION STANDARDS												
ZONING	UNIT TYPE	LOT STANDARDS						Density (dwelling units/ acre)	MINIMUM SETBACKS (FT.)				BUILDING STANDARDS	
		Min. Site Area (acres)	Min. Parcel Size (sq.ft.)	Min. Lot Area (sq.ft.)	Min. Lot Width (sq.ft.)	Max. Lot Coverage (%)	Max. Impervious Surface (%)		Front	Side Interior	Side Street	Rear	Max. Height (ft.)	Min. Dwelling Unit Size (sq.ft.)
R-E	SINGLE FAMILY WITH PUBLIC WATER AND SEPTIC	-	-	25,000	80	35	90	1.45	35	15	25	30	35	1,400



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

T.O.C. PROJECT: 2016-163-SDM

SUBDIVISION PLAN

DESIGN	DCA/TMH
DRAWN	TMH
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	10/03/2016
JOB NO.	AH-
SHEET	

SD01-R

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

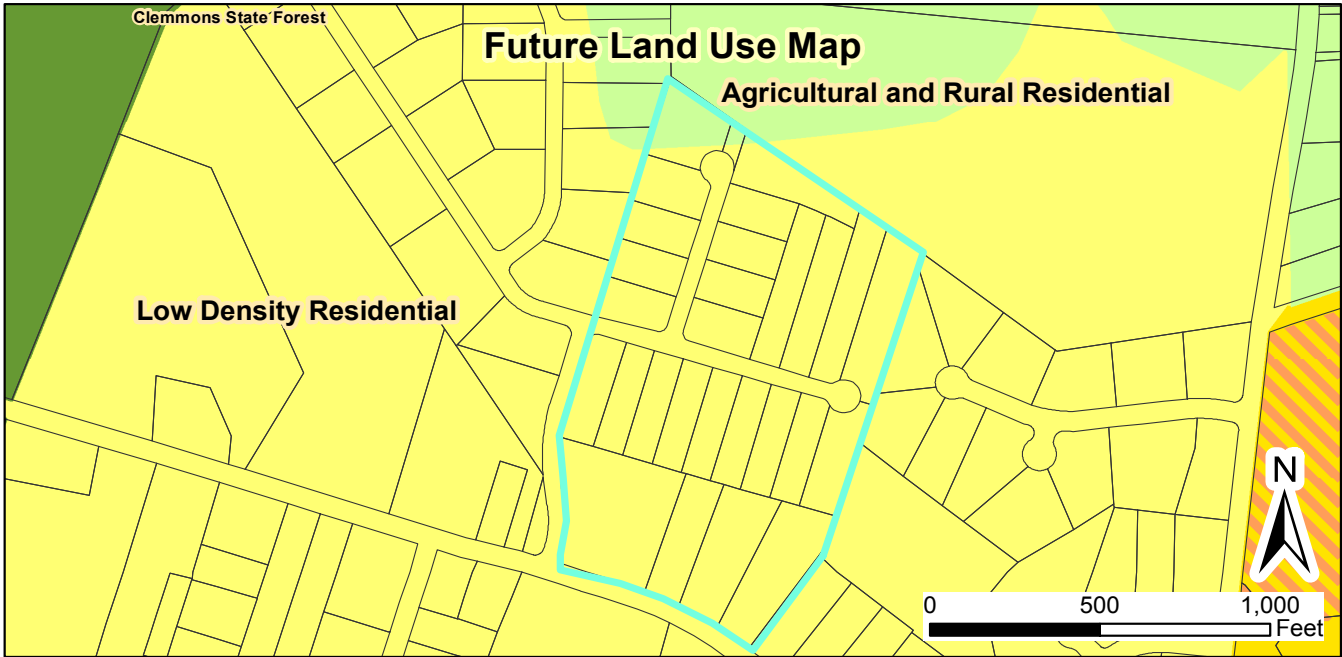
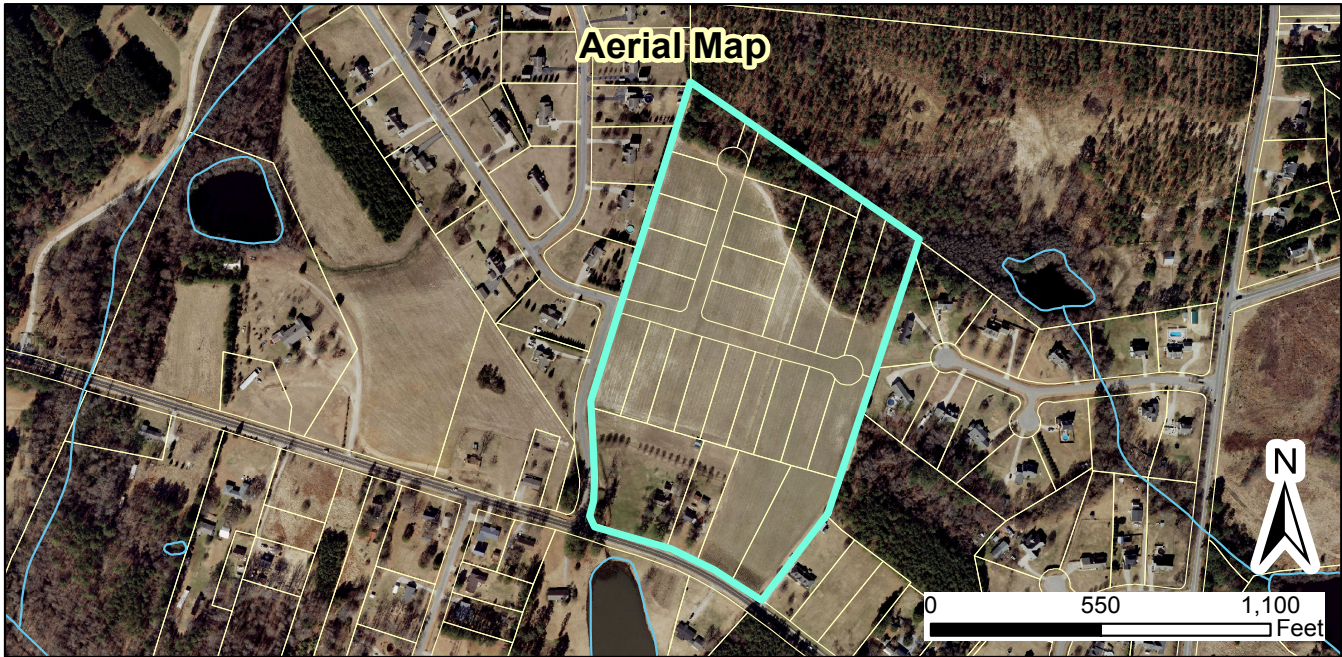
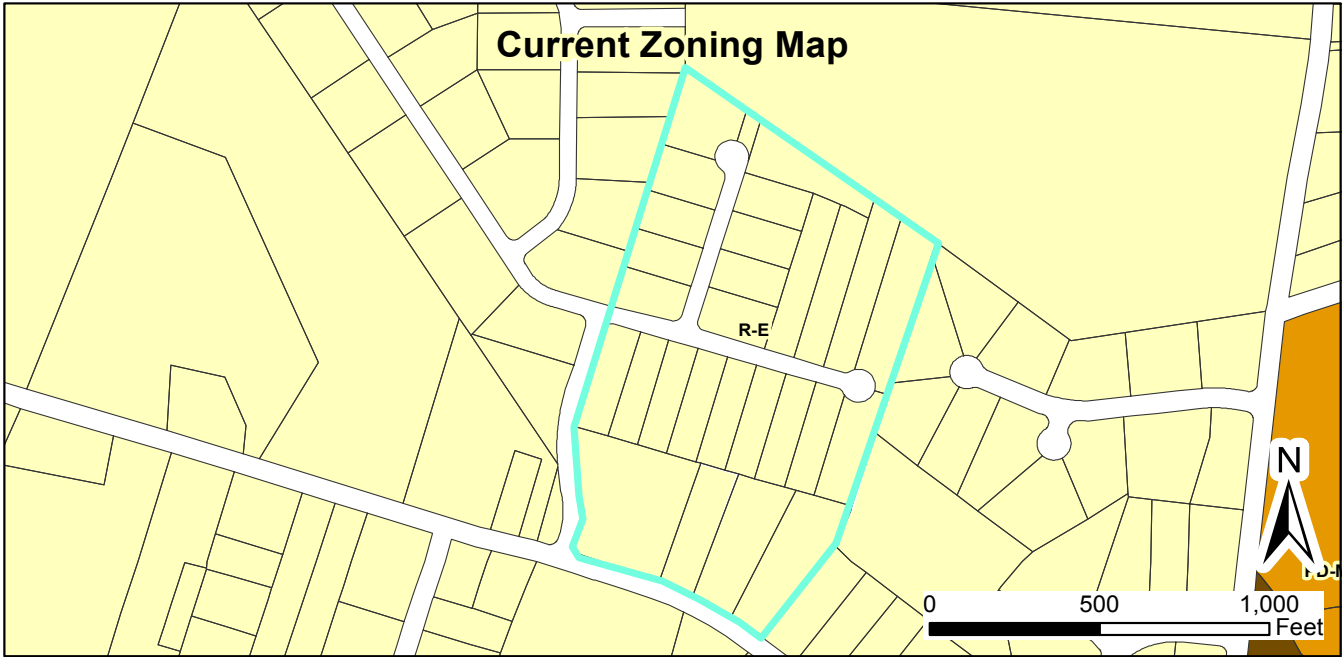
ADAMS & HODGE
— ENGINEERING, PC —

WARRICK TRACT
SAM'S BRANCH LLC

SUBDIVISION PLAN

DESIGN	DCA/TMH
DRAWN	TMH
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	10/03/2016
JOB NO.	AH-
SHEET	

SD01-R



2018-125-SD Warrick Tract Preliminary Plat- Major Modification
Request: Major modification to request a waiver from sidewalk
and fee-in-lieu for the previously approved development
 Applicant: Adams & Hodge Engineering, PC
 Property Owner: Sam's Branch LLC
 Parcel ID Numbers: 175000-30-9566 & 175000-30-6174 (original tracts)
 TAG #s: 05G01016H & 05G01020K (original tracts)

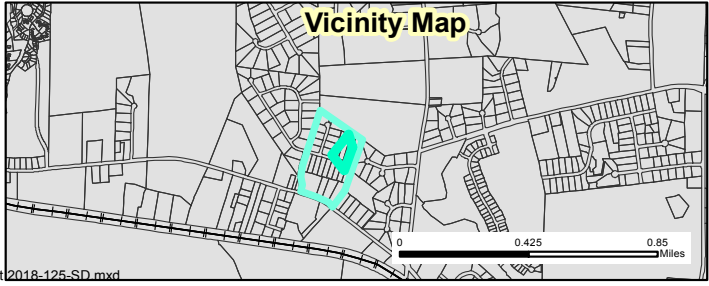


Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2018\2018-125-SD Warrick Park Major Modification\Maps\Staff Rpt Map - Warrick Tract 2018-125-SD.mxd

- Site
- Special Use District
- Thorough Fare Overlay
- Scenic Highway Overlay

08/20/18

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





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
August 27, 2018*

STAFF REPORT

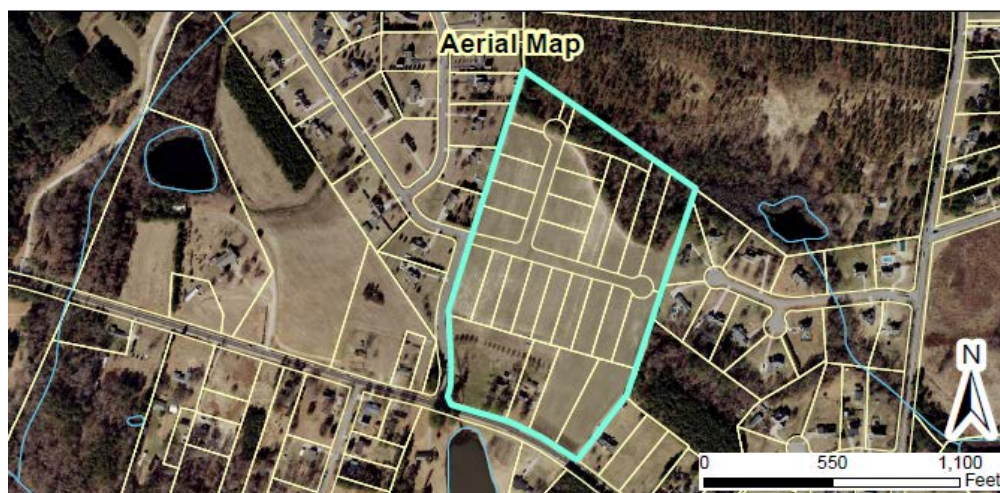
Application Number: 2018-125-SD
Project Name: Warrick Park Preliminary Plat- Major Modification

NC PIN / Tag #: 175000-30-9566/05G01016H & 175000-30-6174/05G01020K (original tracts)
Town Limits/ETJ: Town Limits
Overlay: None
Applicant: Adams & Hodge Engineering, PC
Owner: Sam's Branch LLC
Location: North of Old US 70 HWY W and east of Fieldstone Drive

Public Noticing:

- Sign posted prior to August 17, 2018
- Letters mailed September 5, 2018
- Newspaper ad published September 7, 2018 and September 14, 2018

REQUEST: Major Modification to the previously approved preliminary plat (2016-163-SD) to request a waiver from sidewalk construction and fee-in-lieu, as required within the original approval.

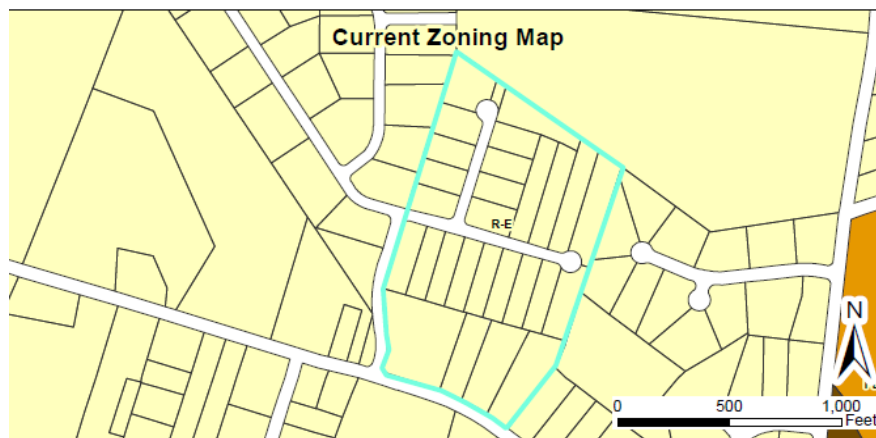


SITE DATA:

Acreage: 25.33 acres
Existing Use: Single-Family residential

ADJACENT ZONING AND LAND USES:

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

**DEVELOPMENT DATA:**

Proposed Uses: Single-Family Homes
Buildings: 26 dwelling units
Density/Intensity: 1.03 dwelling units per acre
Required Parking: 2 spaces per unit
Access/Streets: One access point off of Fieldstone Drive. Lots 22, 23, & 24 will be accessed via individual driveways off of Old US 70 HWY W. The lot on the corner of Old US 70 Hwy and Fieldstone Drive already has a home with a driveway on Old US 70.

STAFF ANALYSIS:**Overview**

The applicant is requesting a major modification to a previously approved preliminary plat (2016-163-SD, Warrick Tract) in order to request a waiver from sidewalk construction, and fee-in-lieu for sidewalk. When the original

preliminary plat was approved, the applicant was granted a waiver from curb-and-gutter. Additionally the applicant was granted a waiver for sidewalk installation on one side of the street and was required to pay fee-in-lieu for the other side of the street.

All streets within the development have been paved and the lots have been recorded, with some fully constructed. Rather than pay fee-in-lieu, the applicant chose to develop sidewalk throughout the development. However, during the construction of sidewalk they determined that the sidewalk and swale section created issues, citing safety and visual concerns (see below). As such, the applicant has submitted a new waiver request (see attachments) to request no sidewalks and no fee-in-lieu for Warrick Park Subdivision.

Staff supports the waiver request from sidewalks since this development does not have curb-and-gutter. However, staff does not support the waiver request from fee-in-lieu and recommends that fee-in-lieu still be required for sidewalk on both sides of the street.



CONSIDERATIONS:

- The applicant is requesting waivers from:
 - Providing sidewalks and fee-in-lieu - §155.602(H)(1)
- This plan is subject to final approval by Town Council.

FINDINGS:

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

CONDITIONS:

If approved, staff recommends the following conditions be applied to the approval of the preliminary subdivision major modification for the Warrick Tract (2018-125-SD):

1. The Conditions of Approval for 2016-163-SD are herein struck and replaced with the conditions included within this application.
2. This project is subject to the Conditions of Approval placed on the associated, approved Variance application (2016-210-VAR), listed below for convenience:
 - a. Any subdivision shall still adhere to the minimum separation requirements for well and septic fields, as determined and administered by the appropriate body; in this case, the Johnston County Environmental Health Department.
 - b. Average lot size shall be at least 30,000 sq. ft. This calculation shall not include existing homes on land to be subdivided off of the rest of the tract.
 - c. Minimum lot size shall be 25,000 sq. ft.
 - d. The maximum number of lots for the land in question shall be 26.
3. 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.
4. All development fees shall be paid at building permit issuance, with the exception of recreation fees, which will be paid at plat.
5. Fee-in-lieu shall be paid prior to the issuance of the last certificate of occupancy. This includes the following fees-in-lieu, which are required for not installing the following improvements:
 - a. Sidewalks - §155.602(H)(4)
6. The final plat and subsequent development of the site shall be consistent with the specifications of the approved Preliminary Subdivision Plan. Modifications shall require additional approvals pursuant to Section 155.706 of the Unified Development Code.
7. Prior to plat recordation, the subject properties shall be annexed into the Town of Clayton.
8. All signs shall require review/approval pursuant to UDC Section 155.713.
9. The landscaping buffer along Old US HWY 70 W shall be installed prior to the issuance of any Certificate of Occupancy.

ATTACHMENTS:

- 1.) Staff report

- 2.) Maps
- 3.) Application
- 4.) Site Plan
- 5.) Previous Council Resolution (2016-163-SD)



TOWN OF CLAYTON

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

SUBDIVISION: MAJOR SUBDIVISION (Preliminary Subdivision Plat)

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

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

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

SITE INFORMATION

☒ New Major Subdivision
Conventional: _____ Open Space: _____
☐ New Subdivision Master Plan
☐ Modification to Approved Preliminary Plat
Major: _____ Minor: _____

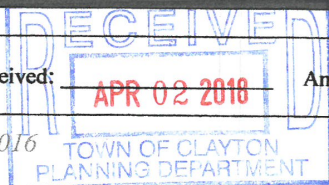
Name of Project: Kyli Knolls Acreage of Property: 18.561
Tag #: 05G03009A NC PIN: 165803-23-2656
Location: Amelia Church Rd.

Number of Lots (existing): 1 (Proposed) 22 Min Lot Size: 0.498
Zoning District: R-E Electric Provider: _____
Wastewater: ☒ Septic ☐ Sewer (check one) Water: ☐ Well ☒ Public/Private Water (check one)
Recreation/Open Space Requirement: ☐ Fee in lieu ☒ Land Dedication – Acreage: _____

FOR OFFICE USE ONLY

Date Received: APR 02 2018 Amount Paid: \$610.00 File Number: 2018.62-SD

01/06/2016



Page 1 of 17

PROPERTY OWNER INFORMATION

Name: Full Spectrum Custom Homes

Mailing Address: 865 Sands Rd., Benson, NC 27504

Phone Number: 919-422-3325

Fax:

Email Address:

APPLICANT INFORMATION

Applicant: True Line Surveying

Mailing Address: 205 W. Main St., Clayton, NC 27520

Phone Number: 919-359-0427

Fax: 919-359-0428

Contact Person: Curk Lane

Email Address: curk@truelinesurveying.com

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany the application:

To be completed by the applicant:			To be completed by staff:		
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: March 2018	☒				
2. Completed Application	☒				
3. Review Fee and Advertisement Fee	☒				
4. Findings of Fact, signed <i>Not required for minor modifications. Form is included in this packet.</i>	☒	☐			
5. Owner's Consent Form <i>Required if applicant is not the property owner. Included in this packet</i>	☒	☐			
6. Preliminary Plat Subdivision Requirements Checklist form, completed and signed <i>Checklist is included in this packet</i>	☒				
7. Plat sheet(s) meeting requirements of the Requirements Checklist	☒	☐			
8. If subdivision waivers are requested, applicant must attach a separate typed document requesting the waivers. The document must specifically list the waivers requested, including Code references, and must address the 4 considerations outlined in §155.706(l)(7).	☐	☒			
9. Adjacent Property Owners List	☒	☐			
10. Road Name Application <i>Included in this packet</i>	☒	☐			
11. Wastewater allocation request OR verification of wastewater allocation <i>Letter format, to the attention of the Town Manager.</i>	☐	☒			

01/06/2016

Page 2 of 17

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

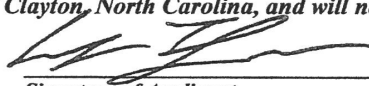
Please provide detailed information concerning all requests. Attach additional sheets if necessary.

We would like to develop a single family residential subdivision on Amelia Church Rd
in accordance with the current UDO.

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.

Curk Lane
Print Name


Signature of Applicant

4/2/2018
Date

01/06/2016

Page 3 of 17

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.

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

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

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

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

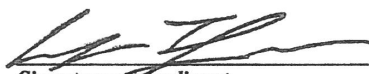
The subdivision design connects to Ameila Church in the only location where the subject property has road frontage also providing a road stub to the north for future connections.

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

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

Project Name: Kyli Knolls

Curk Lane
Print Name


Signature of Applicant

4/2/2018
Date

01/06/2016

Page 4 of 17



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

OWNER'S CONSENT FORM

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

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

AGENT/APPLICANT INFORMATION:

True Line Surveying 205 W. Main St.
(Name - type, print clearly) (Address)
Clayton, NC 27520
(City, State, Zip)

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

Major Subdivision
Final

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

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

OWNER AUTHORIZATION:

SEAN STRICKLAND 865 SANDERS Rd.
(Name - type, print clearly) (Address)
[Signature] BENSON NC 27504
(Owner's Signature) (City, State, Zip)

STATE OF NC
COUNTY OF Johnston

Sworn and subscribed before me Kristin D. London, a Notary Public for the above State and County, this 31st day of May, 2011.

SEAL

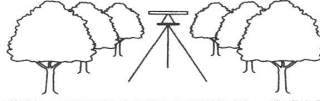


Kristin D. London
Notary Public

My Commission Expires: 7-16-18

October 2013

TRUE LINE SURVEYING, P.C.



April 2, 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: Monday, May 14, 2017

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

Time: 6:00pm

Type of Application: Major Subdivision

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

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

Sincerely,

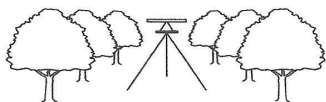


Curk T. Lane
True Line Surveying

Cc: Clayton Planning Dept.

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

TRUE LINE SURVEYING, P.C.



Minutes for Kyli Knolls
4/10/18

Neighborhood meeting was held May 14, 2018, 6pm at True Line Surveying. A list of attendees is included as part of these minutes. Curk Lane conducted the meeting. Curk explained the proposed subdivision layout, lot numbers, acreages, etc. to the attendees of the meeting. The attendees wanted to make sure pond is utilized for storm water detention and is constructed in accordance with allowed storm water management plan. All storm water systems to be maintained by HOA. The meeting ended around 6:30 pm.

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

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: April 2, 2018

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

Printed Name: Molly Herring Signature: Molly Herring

Date of Meeting: May 14, 2018 Time of Meeting: 6:00pm

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

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

see attachment

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

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

	NAME	ADDRESS
1	Wade Tart	2430 Amelia Ch. Rd., Clayton, NC
2	Joyce Tart	2430 Amelia Ch. Rd., Clayton, NC
3	Jean Holmes	2431 Amelia Ch. Rd., Clayton, NC
4	Ann Holmes	2431 Amelia Ch. Rd., Clayton, NC
5	Joe Butler	2321 Amelia Ch. Rd., Clayton, NC
6		
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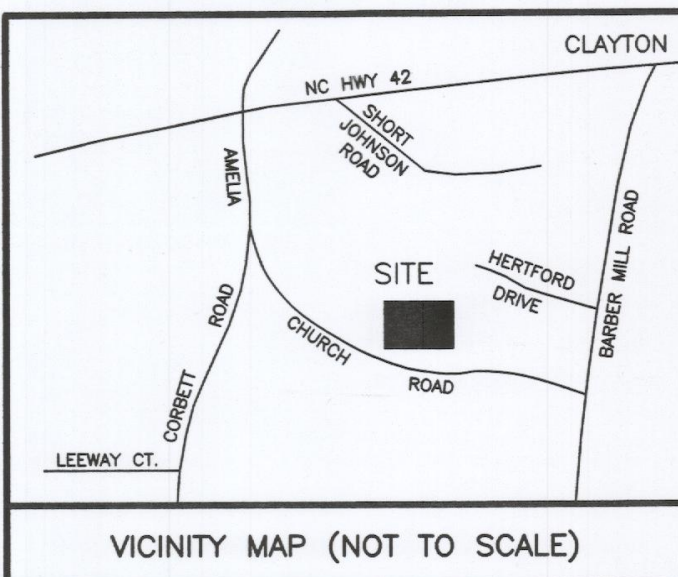
ADJACENT PROPERTY OWNERS LIST

Project Name: Kyli Knolls

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

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

PARCEL NUMBER	NAME	ADDRESS
165803-13-5547	BUTLER, JOSEPH F	P O BOX 488 GARNER, NC 27529
165803-13-1039	HENDERSON, KIMBERLY DAUGHTRY	105 LUCAS LN, HUBERT, NC 28539-4227
165803-24-3257	PARRISH, FRANCES B	377 SHORT JOHNSON ROAD CLAYTON, NC 27520-0000
165801-35-0357	PARRISH, FRANCES B	377 SHORT JOHNSON ROAD CLAYTON, NC 27520-0000
165803-23-9834	SPENCE, AVA C	4579 C BARBER MILL ROAD CLAYTON, NC 27520-0000
165803-33-0847	SPENCE, AVA C	4579 C BARBER MILL ROAD CLAYTON, NC 27520-0000
165803-33-0656	WHITLEY, SHARON S	317 HEREFORD DR CLAYTON, NC 27520-0000
165803-33-0525	WHITLEY, SHARON S	317 HEREFORD DR CLAYTON, NC 27520-0000
165803-23-9378	WHITLEY, SHARON S	317 HEREFORD DR CLAYTON, NC 27520-0000
165803-23-6366	BALL, RICHARD SCOTT	2425 AMELIA CHURCH RD CLAYTON, NC 27520-0000
165803-23-1192	HOLMES, JIMMIE L	2431 AMELIA CHURCH RD CLAYTON, NC 27520-0000
165803-23-5049	BARBOUR, LISA M	2555 AMELIA CHURCH RD CLAYTON, NC 27520-0000
165803-13-6099	TART, WADE J	2430 AMELIA CHURCH RD CLAYTON, NC 27520-0000



PRELIMINARY SUBDIVISION PLAN

FOR

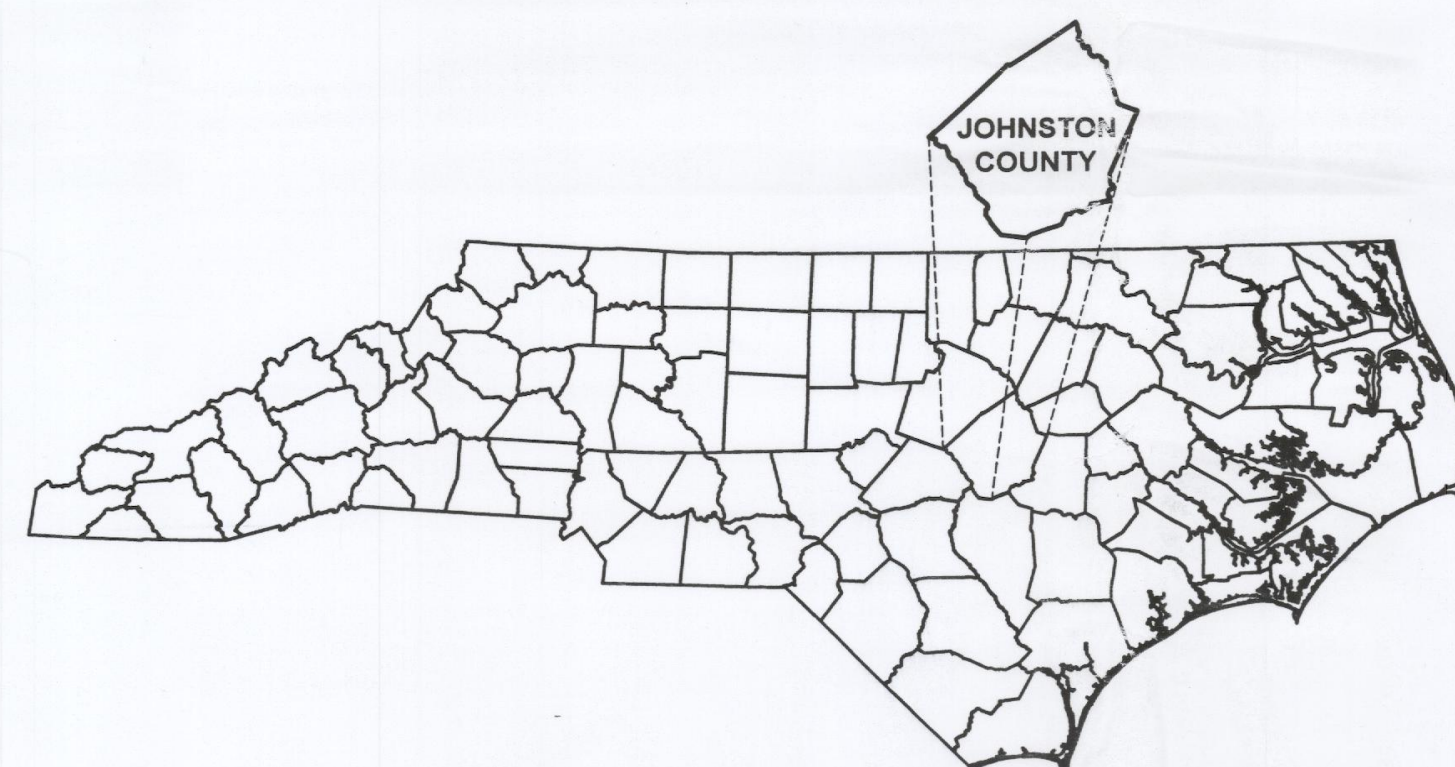
KYLI KNOLLS SUBDIVISION

CLAYTON, NORTH CAROLINA

TOWN OF CLAYTON PROJECT NO. 2017-98-SD

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DEVELOPER/APPLICANT:

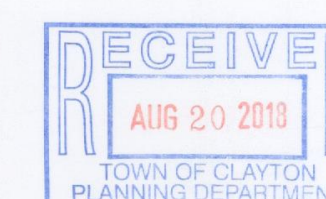
FULL SPECTRUM CUSTOM HOMES
865 SANDERS ROAD
BENSON, NORTH CAROLINA, 27504

LAND SURVEYOR

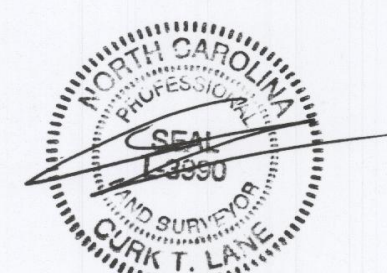
TRUE LINE SURVEYING, P.C.
205 WEST MAIN STREET
CLAYTON, NORTH CAROLINA, 27520
TELEPHONE: 919-359-0427
FAX: 919-359-0428

ENGINEER

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

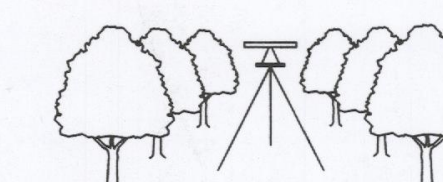


SHEET 1: COVER SHEET



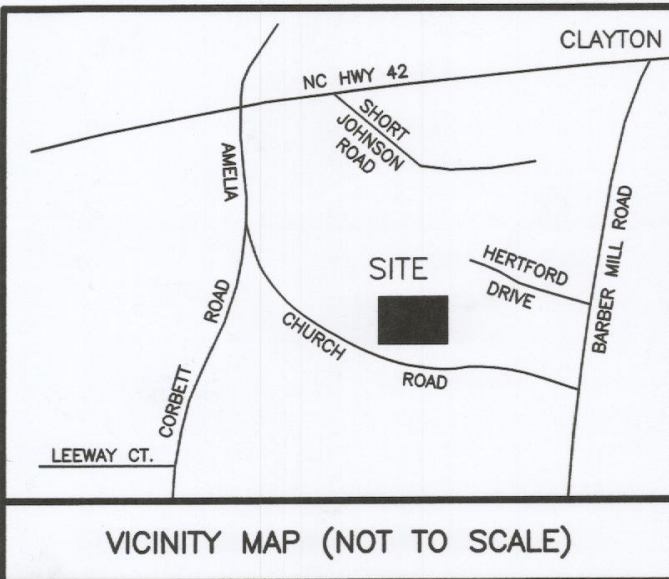
SURVEYED BY:	
DRAWN BY:	MIKE
CHECKED BY:	CURT
DRAWING NAME:	COVER SHEET
SURVEY DATE:	
JOB NO.:	430.090

TRUE LINE SURVEYING, P.C.



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

C-1859



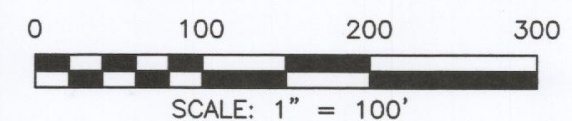
DEVELOPER/APPLICANT:
FULL SPECTRUM CUSTOM HOMES
865 SANDERS ROAD
BENSON, NORTH CAROLINA, 27504

LINE	BEARING	DISTANCE
L1	N88°24'13"W	74.22'
L2	N88°28'00"W	40.23'
L3	N88°28'00"W	57.50'
L4	N00°25'50"E	35.89'
L5	N00°25'50"E	71.35'
L6	S56°48'32"E	68.36'



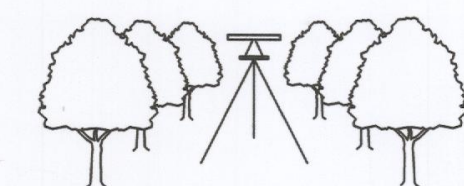
SITE INFORMATION

OWNER: FULL SPECTRUM CUSTOM HOMES, INC.
865 SANDERS ROAD
BENSON, N.C. 27504
PARCEL NO. 05G03009A
NC PIN NO. 165803-23-2656
PARENT TRACT DEED: DB 4911 PG 845
THERE ARE NO INSTANCES OF 100 YEAR FEMA FLOOD
ON SITE. FEMA FLOOD PANEL 3720165800 J
TAX UNIQUE ID: 4759574
TOWNSHIP: CLAYTON
COUNTY: CLAYTON
TOWN ZONING: R-E
CURRENT USE: VACANT
TOTAL ACREAGE: 18.561



SHEET 2: EXISTING CONDITIONS

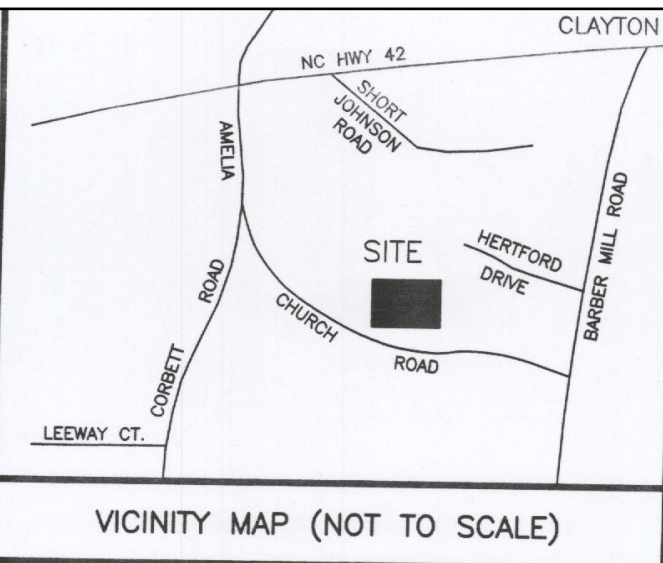
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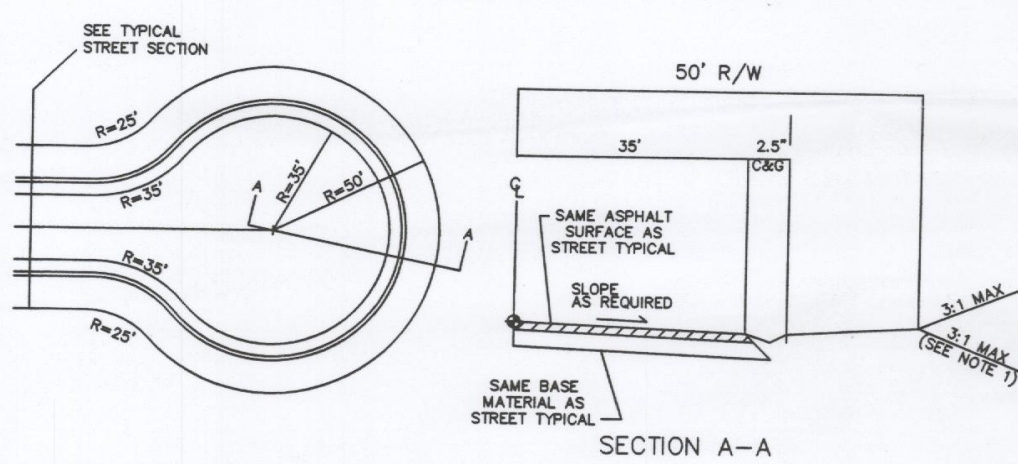
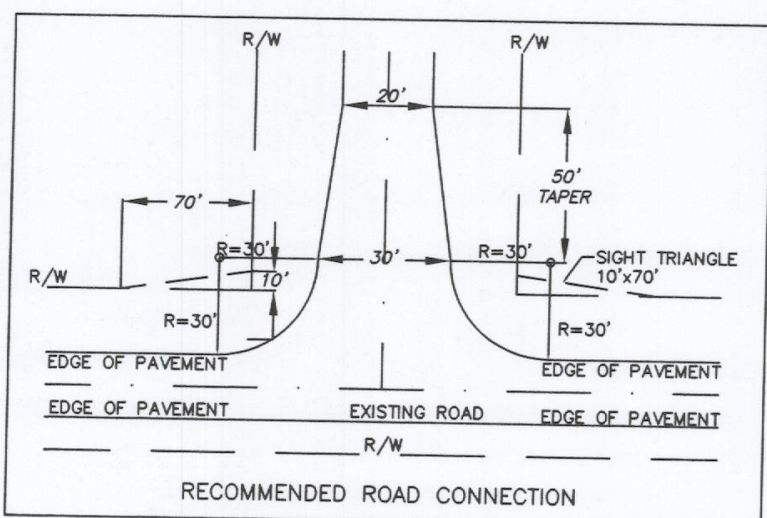
SURVEYED BY:	MIKE
DRAWN BY:	MIKE
CHECKED BY:	MIKE
DRAWING NAME:	EXISTING.DWG
SURVEY DATE:	
JOB NO.	430.090





VICINITY MAP (NOT TO SCALE)

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



NCDOT TYPICAL SYMMETRICAL CULDESAC

- NOTES:
1. STEEPER SLOPES OF 1:1 MAY BE USED IN STEEP OR HILLY TERRAIN.
 2. USE ROADSIDE FILL DITCH (SEE SEPARATE DETAIL) WHEN NECESSARY TO CONTINUE DRAINAGE AROUND CUL-DE-SAC IN FILL SECTIONS.
 3. CONTRACTOR SHALL PROVIDE SUBGRADE, BASE, AND PAVEMENT FINISHING ON ALL STREETS IN ACCORDANCE WITH NCDOT STANDARDS.
 4. THIS DETAIL IS INTENDED TO MEET OR EXCEED THE TYPICAL NCDOT CUL-DE-SAC CRITERIA (REF. NCDOT SUBDIVISION ROADS MIN. CONSTRUCTION STANDARDS 2000, VERSION).

SITE INFORMATION

OWNER: FULL SPECTRUM CUSTOM HOMES, INC.
865 SANDERS ROAD
BENSON, N.C. 27504
PARCEL NO. 05603009A
NC PIN NO. 165803-23-2856
PARENT TRACT DEED: DB 4911 PG 845
NO. LOTS PROPOSED: 22

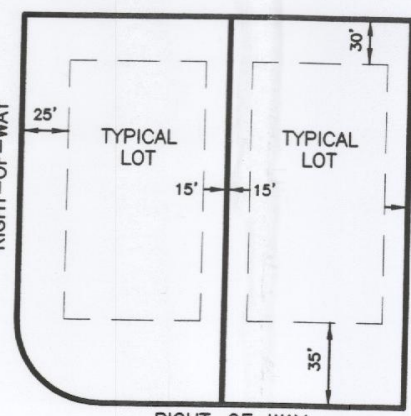
TAX UNIQUE ID: 4759874
TOWNSHIP: CLAYTON
ETC: CLAYTON
TOWN ZONING: R-E
TOTAL ACREAGE: 18.341
CURRENT USE: VACANT
PROPOSED USE: SUBDIVISION/RESIDENTIAL
EXISTING DENSITY: 0
PROPOSED DENSITY: 1 LOT PER 0.834 ACRES
REQUIRED PARKING: 2 SPACES PER LOT
PROPOSED PARKING: 2 SPACES PER LOT
ELECTRICAL PROVIDER: DUKE ENERGY PROGRESS
WATER PROVIDER: JOHNSTON COUNTY
LOTS TO BE SERVED BY PUBLIC WATER AND ON-SITE SEPTIC

NOTE: LOTS L1-L2 WERE CREATED TO SATISFY THE TOWN OF CLAYTON LANDSCAPING RULES. THOSE LOTS WILL BE DEDICATED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

R-E ZONING STANDARDS

1. SETBACKS AS SHOWN ARE TYPICAL
2. MAXIMUM BUILDING HEIGHT = 35'
3. MAXIMUM IMPERVIOUS COVERAGE PER LOT = 50%
4. MAXIMUM LOT COVERAGE = 35%
5. MINIMUM LOT SIZE = 25,000 SF
6. MINIMUM DWELLING UNIT SIZE = 1,400 SF

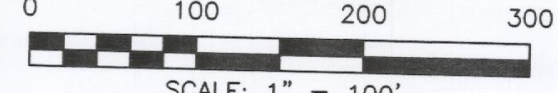
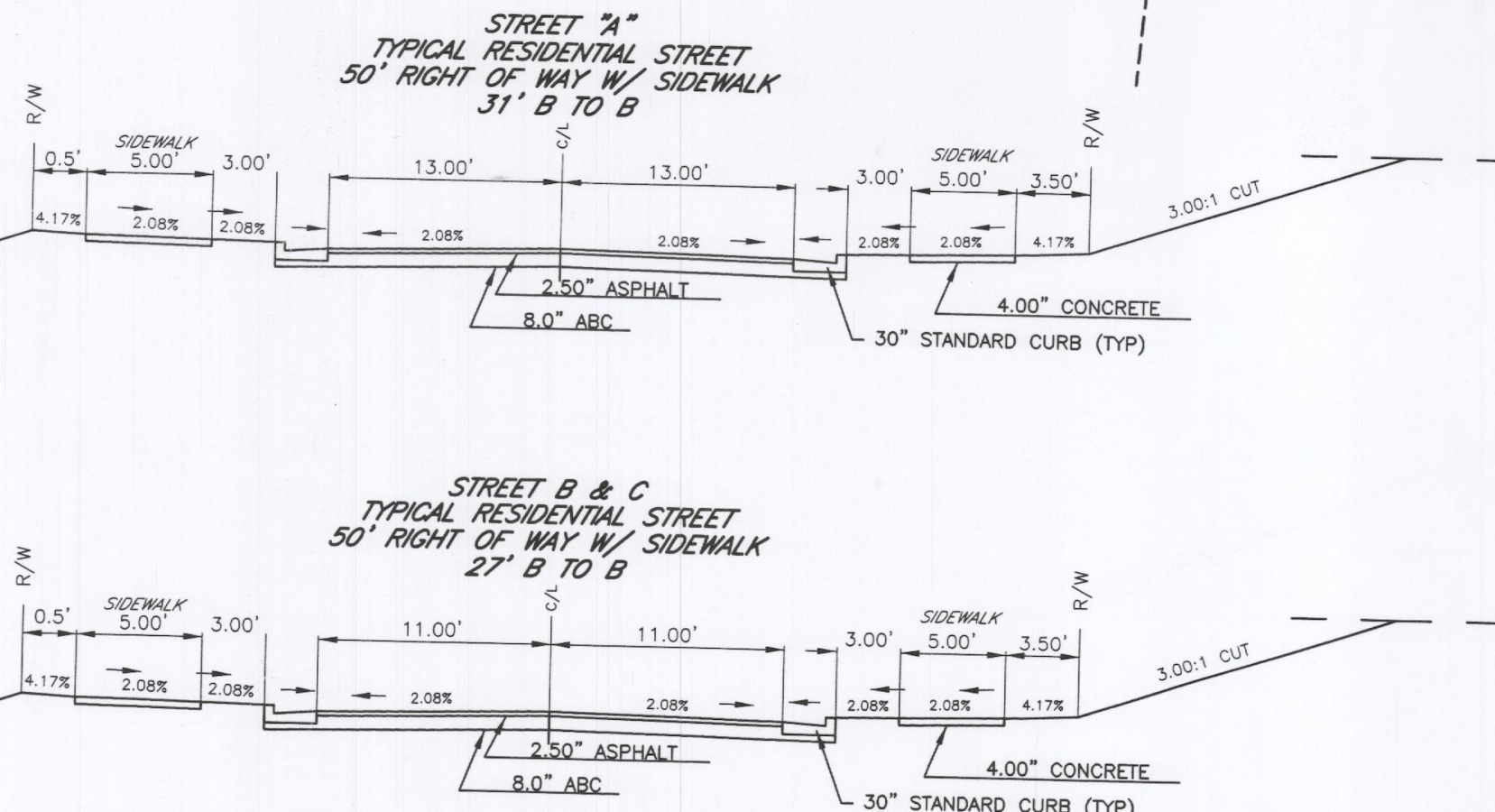
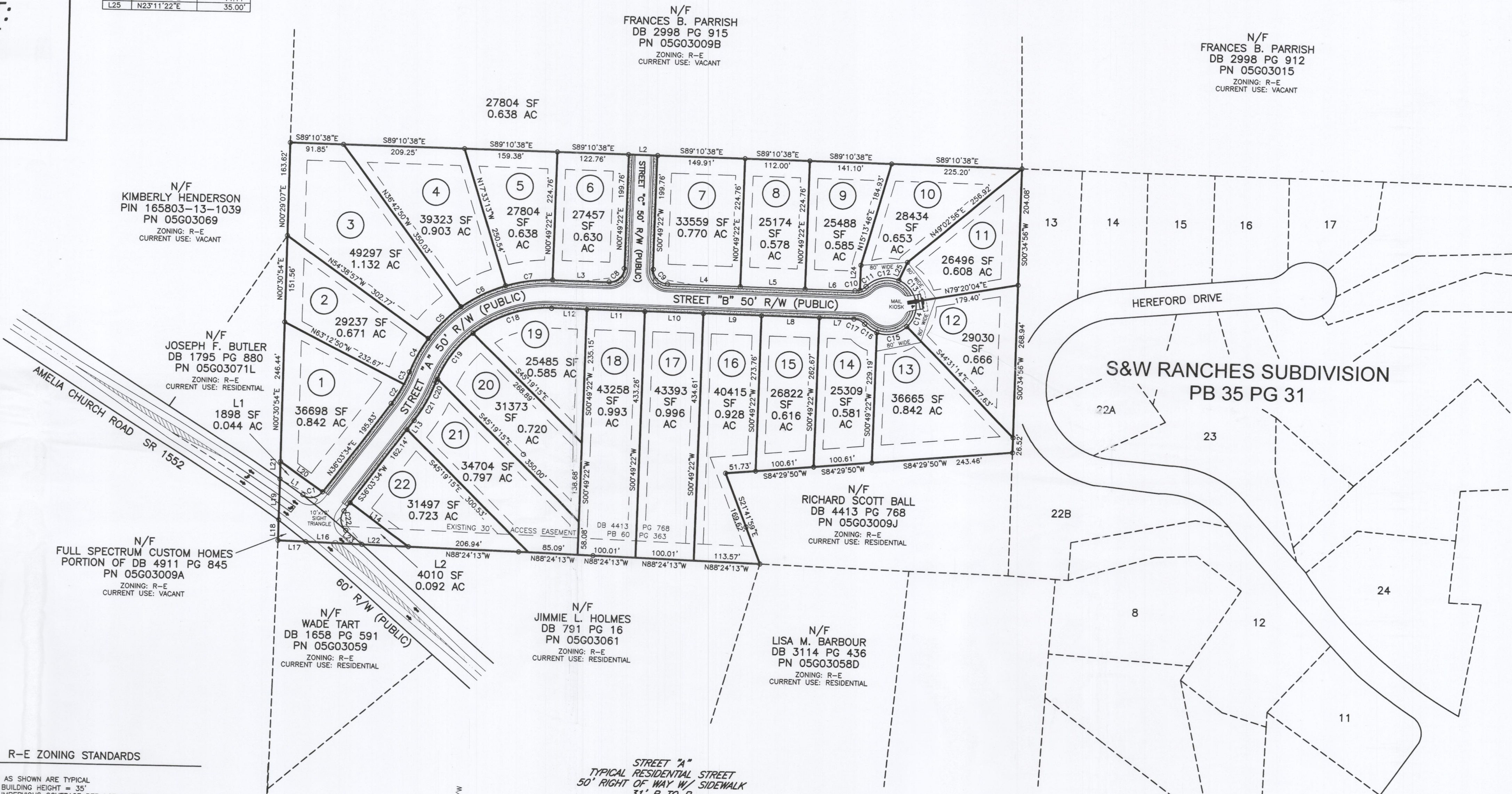
MINIMUM BUILDING SETBACKS
FRONT = 35'
SIDE = 15'
REAR = 30'
STREET SIDE = 25'



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

LINE	BEARING	DISTANCE
L1	S89°10'38"E	46.18'
L2	S89°10'38"E	50.00'
L3	S89°10'38"E	97.76'
L4	S89°10'38"E	124.91'
L5	S89°10'38"E	112.00'
L6	S89°10'38"E	86.44'
L7	N89°10'38"W	60.03'
L8	N89°10'38"W	100.00'
L9	N89°10'38"W	100.00'
L10	N89°10'38"W	100.00'
L11	N89°10'38"W	100.00'
L12	N89°10'38"W	61.08'
L13	S36°03'34"W	20.49'
L14	S53°56'28"E	125.52'
L15	N88°24'13"W	74.22'
L16	N88°28'00"W	96.86'
L17	N88°28'00"W	47.94'
L18	N00°25'50"E	34.99'
L19	N00°25'50"E	72.82'
L20	N54°59'58"W	89.88'
L21	N00°30'54"E	30.37'
L22	N88°24'13"W	80.72'
L23	N49°35'12"W	36.98'
L24	N00°49'22"E	44.11'
L25	N23°11'22"E	35.00'

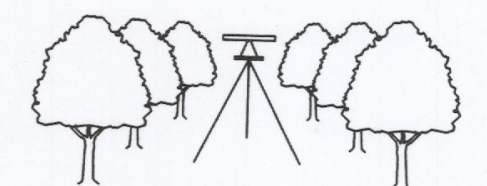
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	38.02'	34.46'	N79°37'31"E
C2	230.00'	40.20'	40.14'	N31°03'10"E
C3	230.00'	23.45'	23.44'	N23°08'49"E
C4	255.00'	67.52'	67.33'	N27°45'53"E
C5	255.00'	79.82'	79.50'	N44°19'08"E
C6	255.00'	85.28'	84.88'	N81°38'05"E
C7	255.00'	81.79'	81.44'	N82°51'58"E
C8	25.00'	39.27'	35.36'	N81°38'05"E
C9	25.00'	39.27'	35.36'	N45°49'22"E
C10	25.00'	8.83'	8.78'	S44°10'38"E
C11	25.00'	12.20'	12.08'	N87°42'54"E
C12	50.00'	61.57'	47.06'	N56°36'53"E
C13	50.00'	49.00'	37.75'	N77°54'41"E
C14	50.00'	49.00'	47.06'	S39°41'17"E
C15	50.00'	55.78'	52.93'	S17°24'25"W
C16	50.00'	25.84'	25.55'	S57°26'25"W
C17	25.00'	21.03'	20.41'	N55°47'36"W
C18	205.00'	144.49'	141.51'	S70°37'53"W
C19	205.00'	102.17'	101.12'	S36°09'44"W
C20	205.00'	6.10'	6.10'	S21°01'54"W
C21	280.00'	77.61'	77.36'	S28°07'09"W
C22	25.00'	40.52'	36.23'	S10°22'29"E



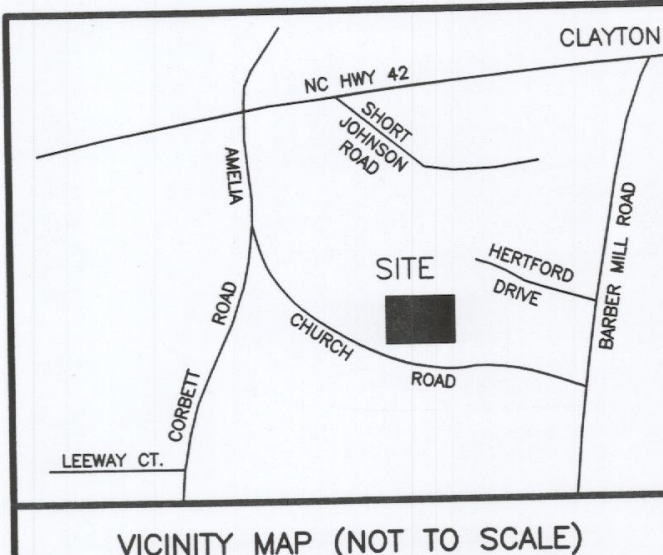
SHEET 3: SUBDIVISION

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

TRUE LINE SURVEYING, P.C.



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



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

FLORENCE CORPORATION
5935 CORPORATE DRIVE
MANHATTAN, KS 66503
TOLL FREE: 1-800-275-1747
PHONE: (785) 323-4400
FAX: (800) 275-5081
www.florencemailboxes.com

MANUFACTURER NOTES:

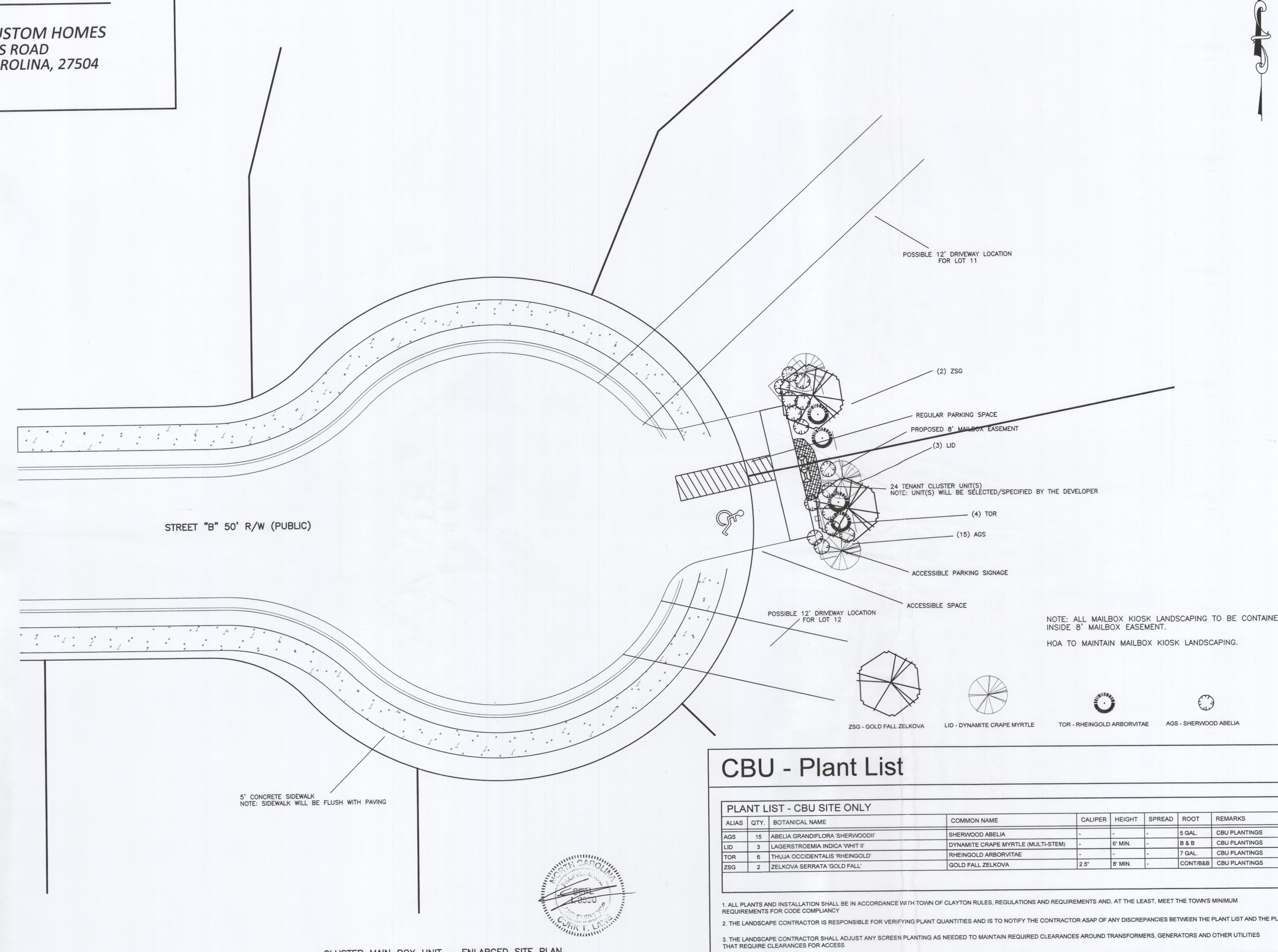
- THIS UNIT IS APPROVED FOR USPS AND PRIVATE APPLICATIONS.
- DECORATIVE MAILBOX ACCESSORIES SOLD SEPARATELY AND ARE USPS APPROVED PRODUCTS.
- PEDESTAL SHOULD BE INSTALLED WITH INCLUDED RUBBER PAD; MOUNTING HARDWARE NOT INCLUDED, REFER TO INSTALLATION MANUAL FOR RECOMMENDATIONS.
- FLORENCE 1570 SERIES CBU IS OFFICIALLY LICENSED BY USPS LICENSE #02580-08-8-0012.

NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- DO NOT SCALE DRAWING.
- THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
- ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
- CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER: m1570-091.

VITAL™ 1570 CLUSTER BOX UNIT

MODEL 1570-13



CBU - Plant List									
PLANT LIST - CBU SITE ONLY									
ALIAS	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS	
AGS	15	ABELIA GRANDIFLORA 'SHERWOODII'	SHERWOOD ABELIA	-	-	-	5 GAL	CBU PLANTINGS	
LID	3	LAGERSTROEMIA INDICA 'WHIT II'	DYNAMITE GRAPE MYRTLE (MULTI-STEM)	-	8' MIN.	-	8 & 8	CBU PLANTINGS	
TOR	6	THUJA OCCIDENTALIS 'RHEINGOLD'	RHEINGOLD ARBORVITAE	-	-	-	7 GAL	CBU PLANTINGS	
ZSG	2	ZELKOVA BERRATA 'GOLD FALL'	GOLD FALL ZELKOVA	2.5"	8' MIN.	-	CONT/8&8	CBU PLANTINGS	

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 SCREEN PLANTING AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS AND OTHER UTILITIES THAT REQUIRE CLEARANCES FOR ACCESS.

SHEET 4: CBU SITE PLAN

SHEET 4: CBU SITE PLAN

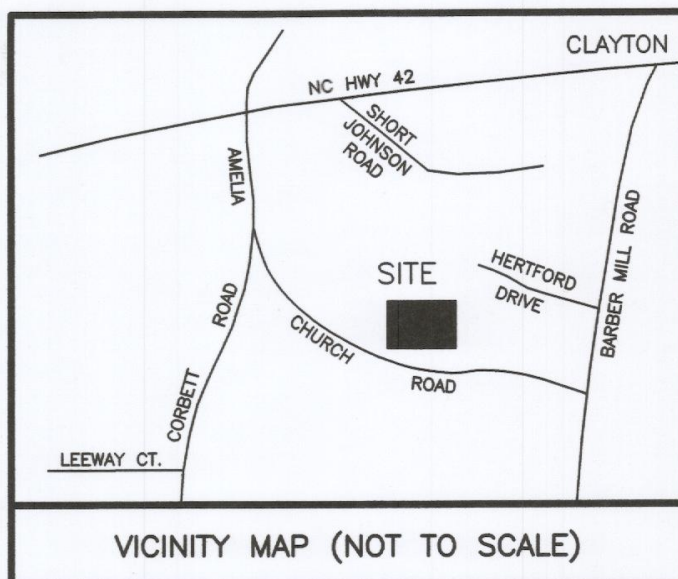
NOTE: AS PER A.D.A. STANDARDS, THE PARKING AREA AND SURROUNDING SIDEWALK WILL MAINTAIN A 2% CROSS SLOPE AND A 2% RUNNING SLOPE.

SURVEYED BY: MIKE
DRAWN BY: CURK
CHECKED BY: CURK
DRAWING NAME: MAILBOX PLAN
SURVEY DATE:
JOB NO. 430.090

TRUE LINE SURVEYING, P.C.

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CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
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C-1859



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

N/F
FRANCES B. PARRISH
DB 2998 PG 915
PN 05G03009B
ZONING: R-E
CURRENT USE: VACANT

NOTES

DISTANCE STANDARDS.

1. THE PLANTING PROCES IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.

2. FOR SINGLE STEM TREES, DO NOT SUPPLY TREES WITH MULTIPLE LEADERS. ONLY PROVIDE TREES WITH A SINGLE LEADER. DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS AND TO INSURE COMPLIANCE WITH SIGHT.

3. MARK THE NORTH SIDE OF THE TREE AT THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.

4. WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4" TO 6" OVER THE ENTIRE BED AREA.

5. FOR CONTAINER-GROWN TREES, SET THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.

6. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.

7. IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAKING DOWN THE SIDES WITH A SHOVEL TO ELIMINATE GLAZING AND CREATE THE SLOPING SIDE PROFILE SHOWN ON THE DETAIL.

8" HT. AND GREATER TREES SHALL BE ANCHORED WITH (2) OPPOSING STAKES WITH SEPARATE FLEXIBLE TIES. STAKES SHALL BE PLACED ON THE NORTHEAST AND SOUTHWEST SIDES OF THE TREE AND SHALL BE REMOVED AFTER ONE FULL GROWING SEASON (SEE SPECS).

3-4" THK. LAYER OF TRIPLE SHREDED HARDWOOD MULCH

DIG PLANTING HOLE THREE (3) TIMES ROOT BALL DIAMETER. REFER TO SPECIFICATIONS. TAPER SIDES OF HOLE AT 45 DEGREE ANGLE.

CUT BURLAP, ROPE, AND WIRE BASKET AWAY FROM TOP HALF OF ROOT BALL

EXTEND STAKES INTO UNDISTURBED SOIL TO PREVENT SETTLING

SET BALL ON UNDISTURBED SOIL TO PREVENT SETTLING

4" HIGH RAISED RING OF SOIL TO DIRECT WATER INTO ROOT BALL

MACHINE OR SPADE EDGING, PROVIDE CRISP TRANSITION AT LAWN

EXISTING GRADE

PLACE BACKFILL SOIL AROUND BASE OF ROOT BALL TO STABILIZE; LIGHTLY TAMP REST OF BACKFILL (SEE BACKFILL SPECS)

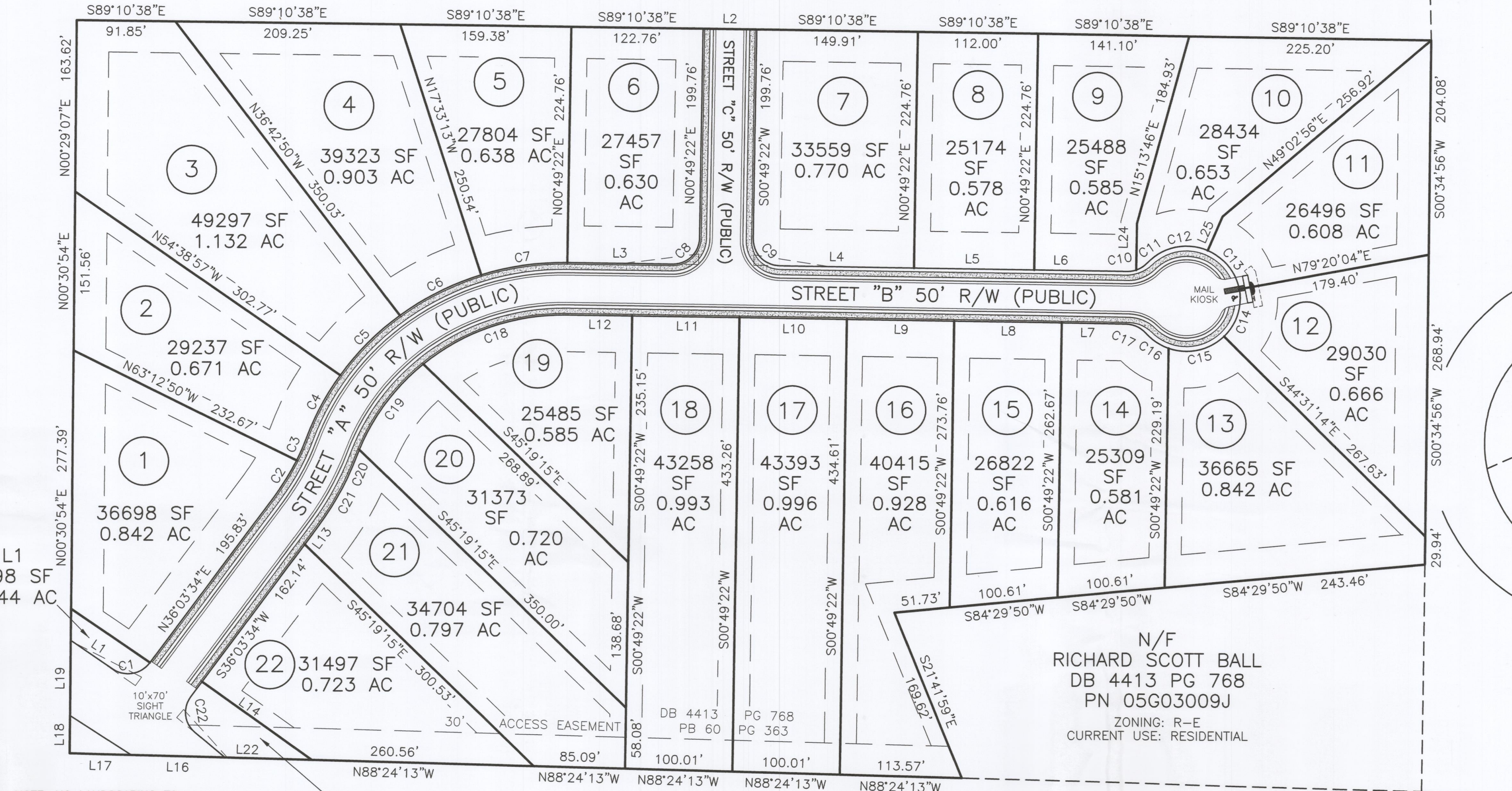
4-6" DEEPER THAN ROOT BALL FOR LOWERED PLANTING HOLE AS NEEDED WITH POOR DRAINAGE

***TYPICAL TREE INSTALLATION**
SCALE: NTS

1

NOTE: 1 (ONE) TREE SHALL BE PROVIDED PER LOT.

PLANT LIST - CLASS "A" BUFFER ONLY						
ALIAS	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	REMARKS
CANOPY TREES (CANOPY TREES = 93, INCLUDES TREES USED FOR SCREENING/BUFFERS)						
ARO	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5"	8' MIN.	B & B BUFFER PLANTINGS
QS	4	QUERCUS SHUMARDII	SHUMARD OAK	2.5"	8' MIN.	B & B BUFFER PLANTINGS
UNDERSTORY TREES (UNDERSTORY TREES = 77, INCLUDES TREES USED FOR SCREENING/BUFFERS)						
CCF	6	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2"	6' MIN.	CONTRIB&B BUFFER PLANTINGS
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 COMPLIANCE.						
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 SCREEN PLANTING AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS AND OTHER UTILITIES THAT REQUIRE CLEARANCES FOR ACCESS						
QS-SHUMARD OAK ARO-OCTOBER GLORY RED MAPLE FOREST PANSY REDBUD						



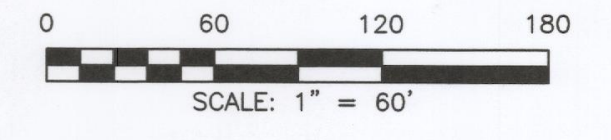
NOTE: NO LANDSCAPING TO BE LOCATED WITHIN THE 10'x70' SIGHT TRIANGLE OR THE EXISTING 30' ACCESS EASEMENT

NOTE: LOTS L1-L2 WERE CREATED TO SATISFY THE TOWN OF CLAYTON LANDSCAPING RULES. THOSE LOTS WILL BE DEDICATED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

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

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

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

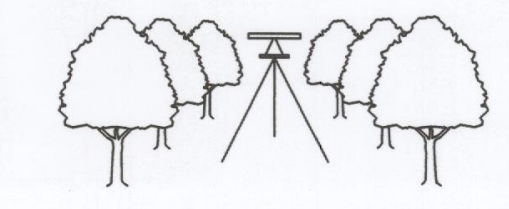


Landscape Notes

- 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 SEEDDED OR SOODED 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 SHREDED HARDWOOD MULCH.
 8. PLANTING BEDS AND SAUCERS SHALL BE EDGED TO PROVIDE A 2" TO 3" DEEP "V" CUT ALONG ITS BORDER WITH SOODED OR SEEDDED AREAS.
 9. ALL SAUCERS SHALL BE SOWNED 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 ADEQUATELY 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.

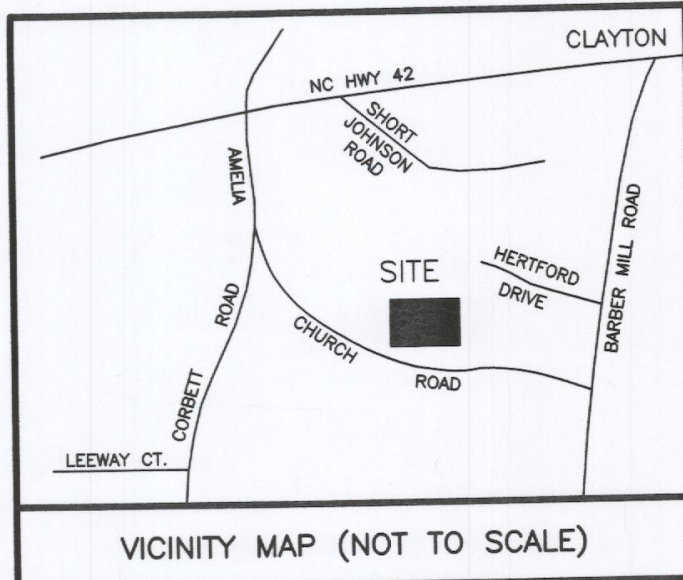
SHEET 5: LANDSCAPING PLAN

TRUE LINE SURVEYING, P.C.



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

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



DEVELOPER/APPLICANT:

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

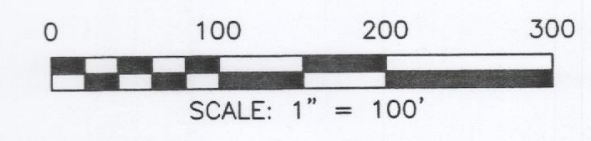
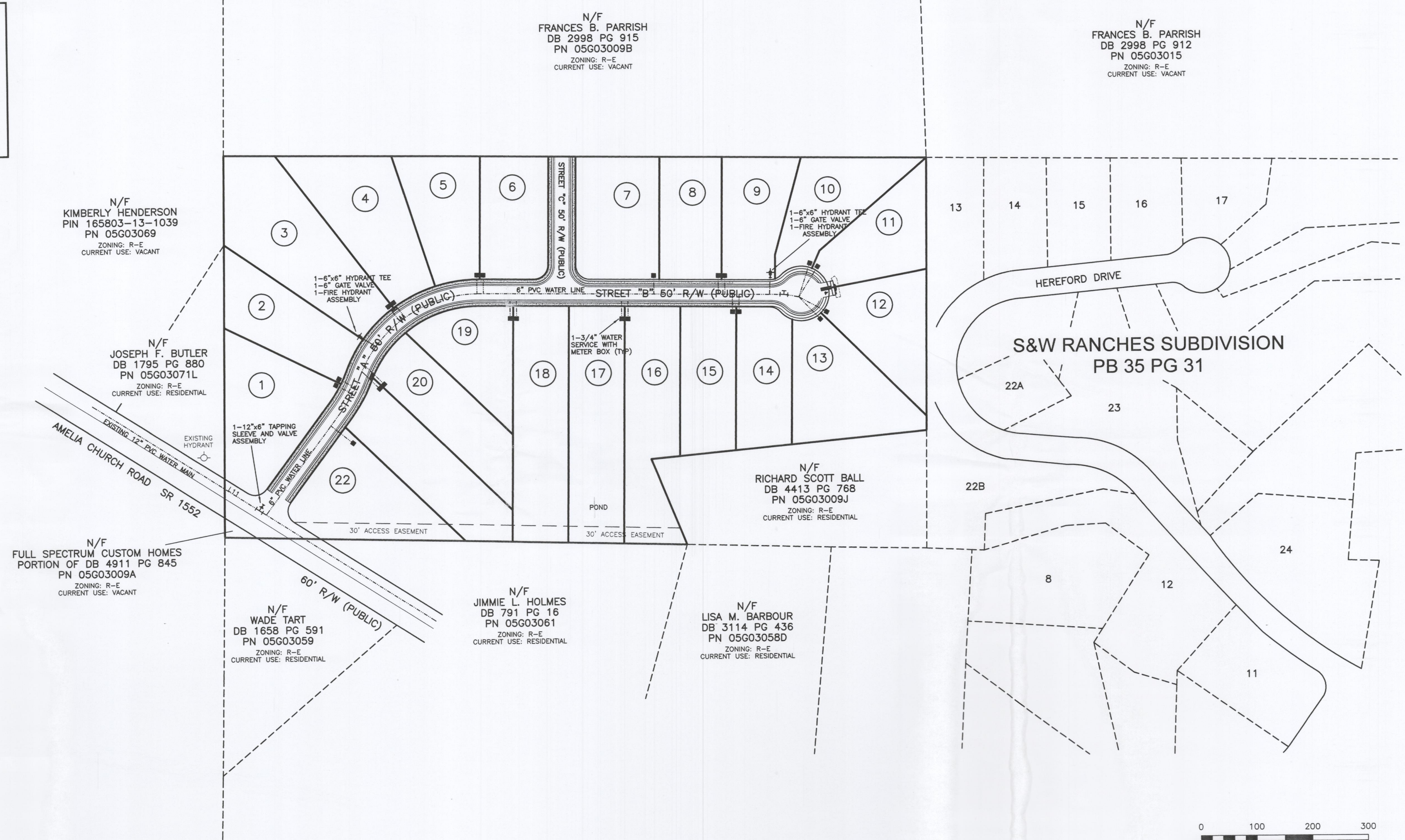
NOTE:
A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR WATER, SEWER, EROSION CONTROL, GRADING AND STREET EXTENSION TO BE SUBMITTED TO AND APPROVED BY TOWN'S ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

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

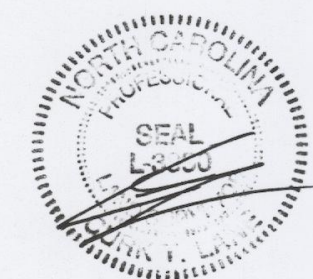
LEGEND	
EXISTING	PROPOSED
WATERLINE	WATERLINE
BLOWOFF	BLOWOFF
HYDRANT	HYDRANT
VALVE	VALVE
REDUCER	REDUCER
METER	METER
MANHOLE	MANHOLE
CLEANOUT	CLEANOUT
STORM DRAINAGE	STORM DRAINAGE
CATCH BASIN	CATCH BASIN
DROP INLET/YARD INLET	DROP INLET/YARD INLET
PROPOSED DITCH FLOW	

SITE INFORMATION

OWNER: FULL SPECTRUM CUSTOM HOMES, INC.
865 SANDERS ROAD
BENSON, N.C. 27504
PARCEL NO. 05G03009A
NC PIN NO. 165803-23-2656
PARENT TRACT DEED: DB 4911 PG 845
THERE ARE NO INSTANCES OF 100 YEAR FEMA FLOOD ON SITE. FEMA FLOOD PANEL 3720165800 J
TAX UNIQUE ID: 4759574
TOWNSHIP: CLAYTON
ETC: CLAYTON
TOWN ZONING: R-E
CURRENT USE: VACANT
TOTAL ACREAGE: 18.561



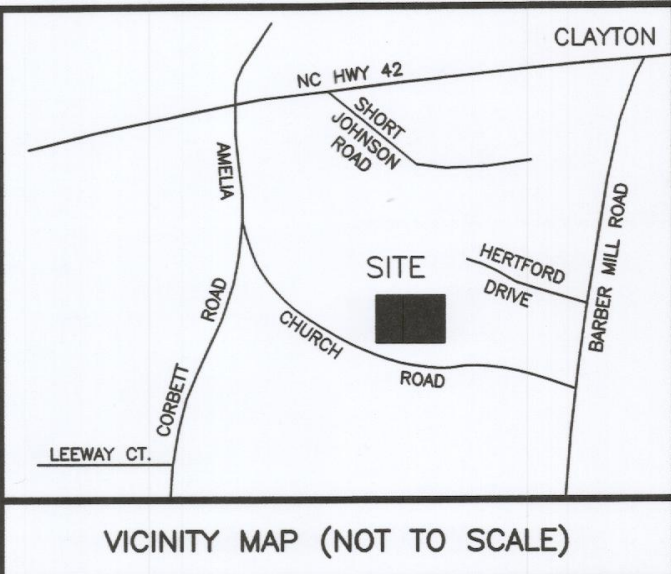
SHEET 6: UTILITY PLAN



SURVEYED BY:	MIKE
DRAWN BY:	MIKE
CHECKED BY:	CLARK
DRAWING NAME:	UTILITY.DWG
SURVEY DATE:	
JOB NO.	430,090

TRUE LINE SURVEYING, P.C.

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



LINE	BEARING	DISTANCE
L1	N88°24'13"W	74.22'
L2	N88°28'00"W	40.23'
L3	N88°28'00"W	57.50'
L4	N00°25'50"E	35.89'
L5	N00°25'50"E	71.35'
L6	S56°48'32"E	68.36'

N/F
KIMBERLY HENDERSON
PIN 165803-13-1039
PN 05G03069

N/F
JOSEPH F. BUTLER
DB 1795 PG 880
PN 05G03071L

N/F
FULL SPECTRUM
CUSTOM HOMES, INC.
DB 4911 PG 845
PN 05G03009A
AREA IN MAIN TRACT
796730 SF
18.290 AC
AREA ACROSS AMELIA CHURCH ROAD
1032 SF
0.024 AC
TOTAL AREA
797762 SF
18.314 AC

N/F
FRANCES B. PARRISH
DB 2998 PG 915
PN 05G03009B

N/F
FRANCES B. PARRISH
DB 2998 PG 912
PN 05G03015

S&W RANCHES SUBDIVISION
PB 35 PG 31

N/F
RICHARD SCOTT BALL
DB 4413 PG 768
PN 05G03009J

N/F
LISA M. BARBOUR
DB 3114 PG 436
PN 05G03058D

N/F
NANCY A. BLINSON
DB 1029 PG 140
PN 05G03058A

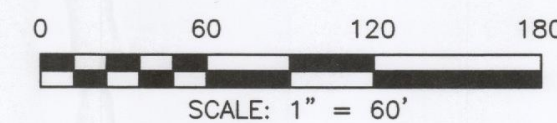
N/F
JIMMIE L. HOLMES
DB 791 PG 16
PN 05G03061

DEVELOPER/APPLICANT:

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

SITE INFORMATION

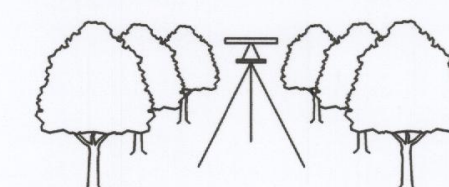
OWNER: FULL SPECTRUM CUSTOM HOMES, INC.
865 SANDERS ROAD
BENSON, N.C. 27504
PARCEL NO. 05G03009A
NC PIN NO. 165803-23-2656
PARENT TRACT DEED: DB 4911 PG 845
TAX UNIQUE ID: 4759574
TOWNSHIP: CLAYTON
E.T.: CLAYTON
TOWN ZONING: R-E
CURRENT USE: VACANT
TOTAL ACREAGE: 18.561



SHEET 7: BOUNDARY

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

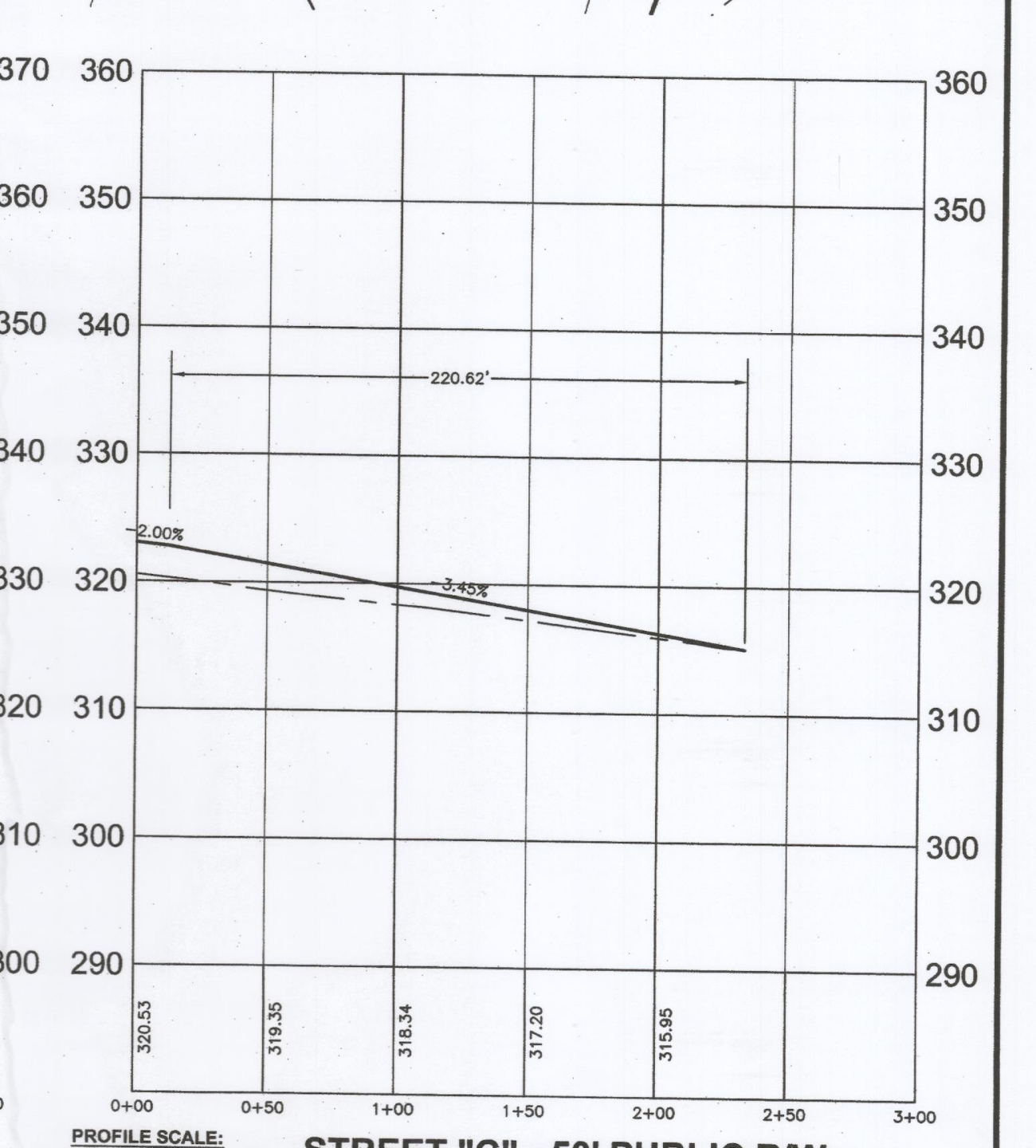
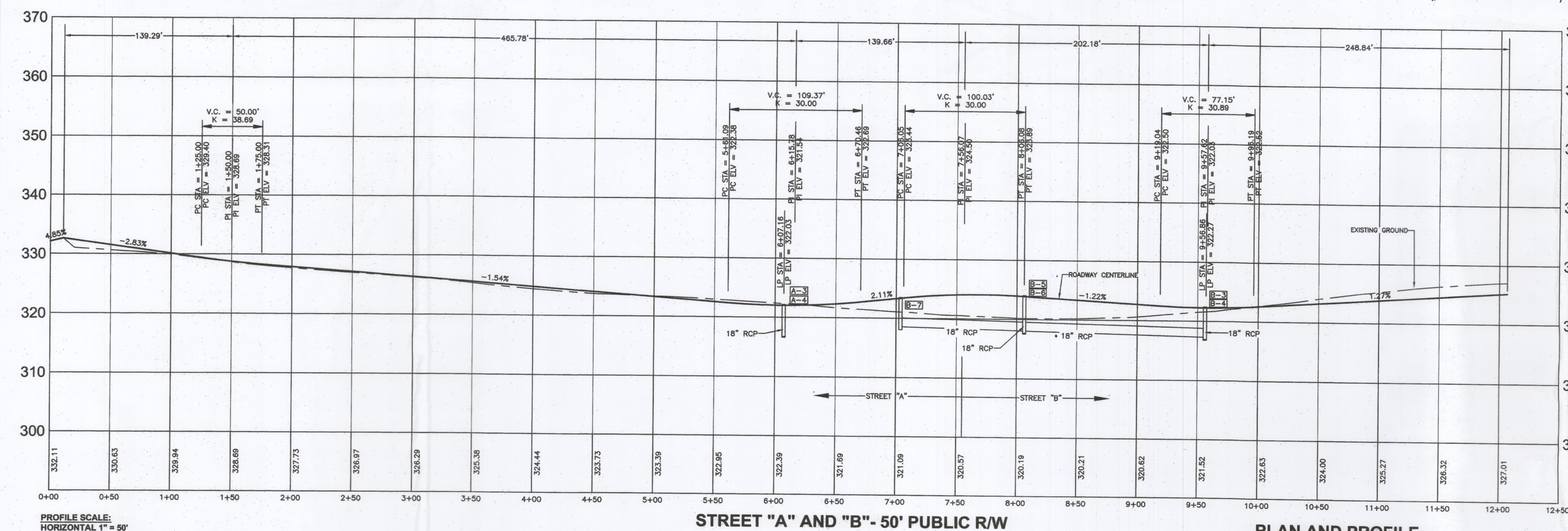
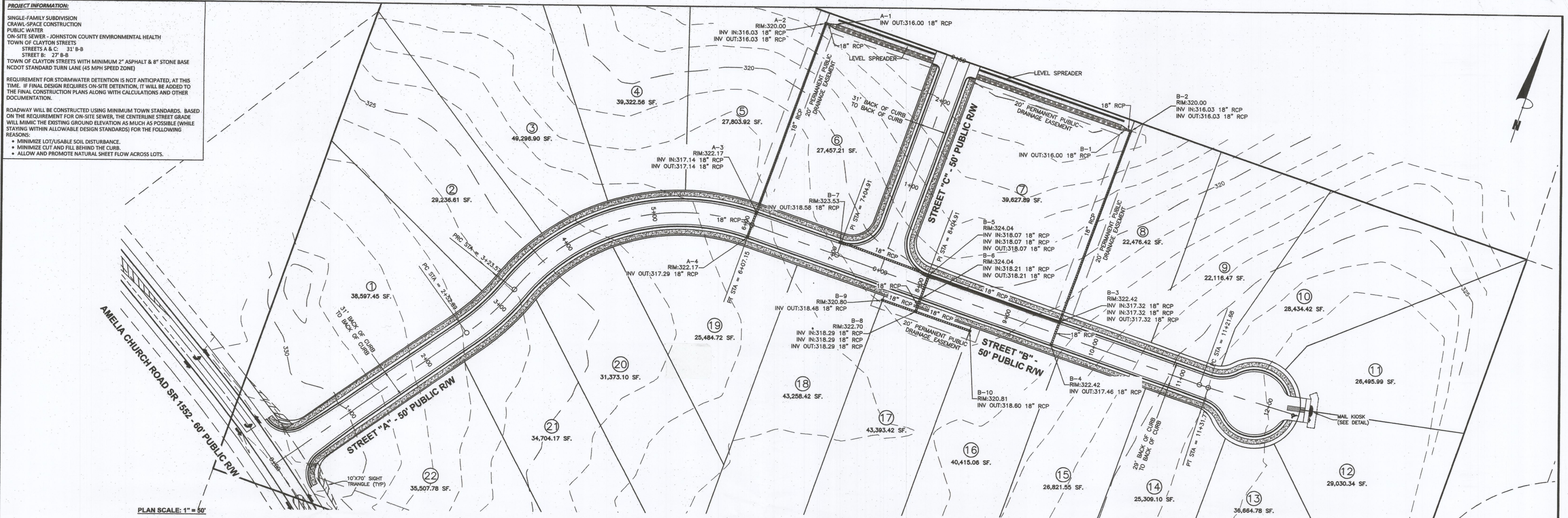
TRUE LINE SURVEYING, P.C.



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

C-1859

PROJECT INFORMATION:
SINGLE-FAMILY SUBDIVISION
CRAWL-SPACE CONSTRUCTION
PUBLIC WATER
ON-SITE SEWER - JOHNSTON COUNTY ENVIRONMENTAL HEALTH
TOWN OF CLAYTON STREETS
STREETS A & C: 31' B-B
STREET B: 27' B-B
TOWN OF CLAYTON STREETS WITH MINIMUM 2" ASPHALT & 8" STONE BASE
NCDOT STANDARD TURN LANE (45 MPH SPEED ZONE)
REQUIREMENT FOR STORMWATER DETENTION IS NOT ANTICIPATED. AT THIS
TIME, IF FINAL DESIGN REQUIRES ON-SITE DETENTION, IT WILL BE ADDED TO
THE FINAL CONSTRUCTION PLANS ALONG WITH CALCULATIONS AND OTHER
DOCUMENTATION.
ROADWAY WILL BE CONSTRUCTED USING MINIMUM TOWN STANDARDS, BASED
ON THE REQUIREMENT FOR ON-SITE SEWER, THE CENTERLINE STREET GRADE
WILL MIMIC THE EXISTING GROUND ELEVATION AS MUCH AS POSSIBLE (WHILE
STAYING WITHIN ALLOWABLE DESIGN STANDARDS) FOR THE FOLLOWING
REASONS:
• MINIMIZE LOT/USABLE SOIL DISTURBANCE
• MINIMIZE CUT AND FILL BEHIND THE CURB
• ALLOW AND PROMOTE NATURAL SHEET FLOW ACROSS LOTS.



CALL BEFORE YOU DIG!
NORTH CAROLINA LAW REQUIRES NOTIFICATION OF
THE UNDERGROUND FACILITY OWNER NOT LESS
THAN TWO (2) BUT NO MORE THAN TEN (10)
WORKING DAYS PRIOR TO EXCAVATION OR
DEMOLITION
**North Carolina One-Call
Center, Inc.**
www.ncocc.org
1-800-632-4949

**PLAN AND PROFILE
STREETS "A", "B" AND "C"
FOR
KYLI KNOLLS SUBDIVISION
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.**

**Dalton Engineering
and Associates, P. A.**
446 East Main Street
P.O. Box 426
Clayton, NC 27520
(919) 550-4740
Fax (919) 550-4741

Job: 17016 Date: 6/20/18 Revision: 002
File: 17016-MASTER Drawn: RVM Sheet: SHEET 8

REVISION 002: ADDRESS TOWN OF CLAYTON COMMENTS - 8/20/18
REVISION 001: ADDRESS TOWN OF CLAYTON COMMENTS - 8/15/18

PERMANENT BLOW-OFF ASSEMBLY
NOT TO SCALE

NOTES:
1. THE TOP OF THE BLOW-OFF STANDPIPE SHALL BE NO MORE THAN 4" BELOW GRADE.
2. BLOW-OFFS SHALL BE LOCATED IN AREAS WHICH WILL ALLOW FOR POSITIVE DRAINAGE WHEN UTILIZED.
3. ALL MATERIALS USED IN THE POTABLE WATER SYSTEM MUST BE NSF61 AND NSF372 CERTIFIED AND MEET THE LATEST FEDERAL SAFE DRINKING WATER ACT REQUIREMENTS.

FIRE HYDRANT ASSEMBLY
NOT TO SCALE

NOTES:
1. MIN. OF 4 CUL. FT. STONE (MORE IF REQ'D).
2. CONC. THRUST BLOCK TO HAVE MIN. OF 8 SQ. FT. BEARING ON SOLID BANK (MORE IF REQ'D).
3. DRAIN HOLES AND FLANGES SHALL BE CLEAR OF CONC.
4. FIRE HYDRANT BARNEL SHALL BE PLUMB.
5. ALL MATERIALS USED IN THE POTABLE WATER SYSTEM MUST BE NSF61 AND NSF372 CERTIFIED AND MEET THE LATEST FEDERAL SAFE DRINKING WATER ACT REQUIREMENTS.

VERTICAL BEND RODDING AND BLOCKING DETAIL
NOT TO SCALE

ROD REQUIREMENTS

SIZE OF 45° BEND	STATIC THRUST IN POUNDS	NUMBER OF RODS REQUIRED
6"	4,328	2
8"	7,364	4
12"	17,312	4
16"	35,778	6
20"	48,091	8
24"	69,252	10

GENERAL NOTES:
1. RODS AND NUTS SHALL BE OF TYPE 304 OR TYPE 316 STAINLESS STEEL.
2. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT BENDS.

THRUST BLOCK DETAIL
NOT TO SCALE

NOTES:
1. CONCRETE SHALL BE 3,000 PSI MIN.
2. CONCRETE FOR THRUST BLOCKING SHALL BE KEPT FAIRLY DRY, THUS MAKING THE CONCRETE WIDEN SHAPE MORE EASILY FORMED WITH THE WIDEST PART BLOCKING AREA AGAINST UNDISTURBED SOIL.
3. NO CONCRETE SHALL COVER ANY BOLTS OR FLANGES.
4. ALL FITTINGS AND ACCESSORIES TO BE WRAPPED WITH 10 MIL POLYETHYLENE PRIOR TO POURING BLOCKING.
5. VOLUME OF THRUST BLOCKING SHALL BE AS SHOWN ON THE THRUST BLOCKING SCHEDULE.

VALVE AND VALVE BOX INSTALLATION
NOT TO SCALE

NOTES:
1. D.I.P. MAY BE USED FOR VALVE BOX EXTENSIONS.
2. VALVE BOX SHOULD NOT CONTACT WATER MAIN OR VALVE.
3. CONCRETE PROTECTOR RING SHALL BE USED IN ALL UNPAVED AREAS.
4. ALL MATERIALS USED IN THE POTABLE WATER SYSTEM MUST BE NSF61 AND NSF372 CERTIFIED AND MEET THE LATEST FEDERAL SAFE DRINKING WATER ACT REQUIREMENTS.

VALVE MARKER DETAIL
NOT TO SCALE

NOTES:
1. VALVE MARKERS SHALL BE PLACED AT 10' ON CENTER.
2. VALVE MARKERS SHALL HAVE BRASS OR BRONZE EMBED ON TOP OR SIDE.
3. CONTRACTOR SHALL STAMP DISTANCE TO CENTER OF VALVE INTO BRASS.
4. BLOW-OFF ASSEMBLY SHALL INCLUDE 1" EA. MARKER W/ 10" OR 14" CAST.

PIPE LAYING CONDITION
NOT TO SCALE

NOTES:
1. PIPE SHALL BE BEDDED UP TO SPRING LINE AND MINIMUM 4" BELOW BOTTOM OF PIPE WHEN WET AREAS ARE ENCOUNTERED.
2. HAND PLACED DENSELY COMPACTED BACKFILL TO 1 FT. ABOVE TOP OF PIPE.
3. SHAPED SUBGRADE SHALL PROVIDE BEARING ALONG ENTIRE LENGTH OF PIPE BARREL.
4. 12" PIPE O.D. SHALL BE INSTALLED AT 1' TO 2' DEEP.
5. MARKER BALLS SHALL BE INSTALLED CONCURRENTLY WITH PIPE. MARKER BALLS SHALL NOT BE INSTALLED AFTER TRENCH HAS BEEN COMPLETELY BACKFILLED.
6. WATER MAINS 12" AND SMALLER SHALL HAVE MINIMUM OF 2" COVER. WATER MAINS LARGER THAN 12" SHALL HAVE A MINIMUM OF 5' COVER.

STANDARD WATER TAP DETAIL
NOT TO SCALE

NOTES:
1. ALL TAPS 2" AND SMALLER SHALL BE MADE WITH TAPPING SADDLE. ALL TAPS LARGER THAN 2" SHALL BE MADE WITH TAPPING SLEEVE AND VALVE. NO DIRECT TAPS SHALL BE MADE.
2. ALL MATERIALS USED IN THE POTABLE WATER SYSTEM MUST BE NSF61 AND NSF372 CERTIFIED AND MEET THE LATEST FEDERAL SAFE DRINKING WATER ACT REQUIREMENTS.

3/4" & 1" WATER METER SERVICE DETAIL
NOT TO SCALE

NOTES:
1. CONTRACTOR SHALL PLACE METER BOX IN NON TRAFFIC AREA ONLY, OUTSIDE FENCED AREAS, AND 4 FEET AWAY FROM BUSHES AND TREES THAT COULD COVER THE BOX.
2. PLASTIC METER BOX SHALL BE CERTIFIED PVC, NSF DUBO, OR APPROVED EQUAL.
3. CONTRACTOR SHALL CENTER METER YOE IN METER BOX.
4. METER YOE TO MUELLER NO. H-140-A, FORD NO. W-175-7W-11 OR APPROVED EQUAL.
5. METER TO MEET AWWA C-200 STD. AND SPEC.
6. METER TO BE PROVIDED AND SET BY JOHNSON COUNTY. METER WILL NOT BE INSTALLED IF THE METER IS NOT CENTERED IN THE BOX. THE SETTER HAS BEEN PULLED UP ON ONE END. THE SETTER IS LAYING ON ITS SIDE. THE SETTER IS TO CLOSE TO THE BOX LID. THE BOX IS BELOW GRADE OR BROKEN. THE CUSTOMER SERVICE LINE IS NOT HOOKED TO THE UNION NUT. THE SA GATE VALVE HAS NOT BEEN INSTALLED WITHIN 12 INCHES OF THE METER BOX.
7. ALL MATERIALS USED IN THE POTABLE WATER SYSTEM MUST BE NSF61 AND NSF372 CERTIFIED AND MEET THE LATEST FEDERAL SAFE DRINKING WATER ACT REQUIREMENTS.
8. SERVICE LINE TO HOME MUST PASS PLUMBING INSPECTION PRIOR TO SETTING METER.

TYPICAL WATER LINE INSTALLATION AT CULDESAC
NOT TO SCALE

NOTES:
1. 45° BEND AROUND CULDESAC (TYP.) PLACE MARKER BALLS AT ALL ELBOWS.

TYPICAL WATER SERVICE UNDER STREET
NOT TO SCALE

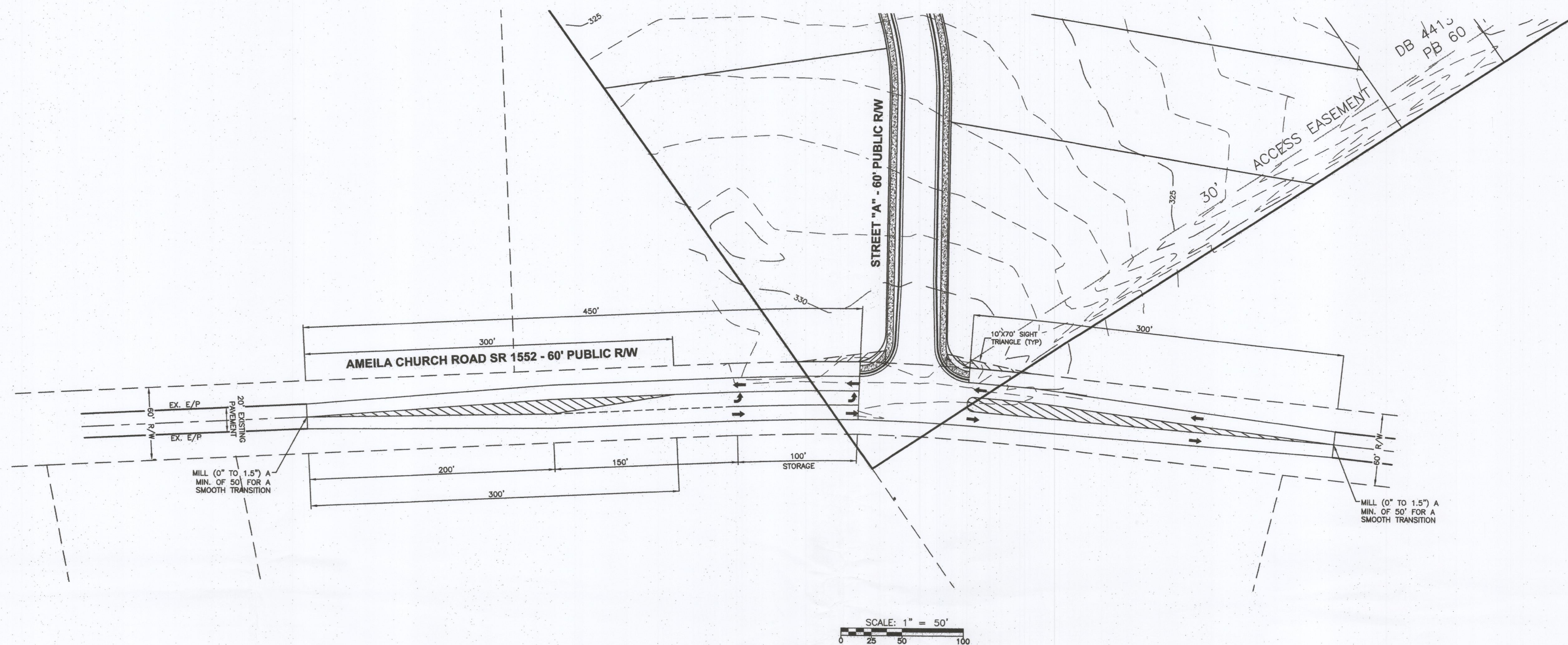
NOTES:
1. 1" POLYETHYLENE SERVICE LINE INSIDE 2" SCH40 PVC CASING.

WATER DETAIL SHEET
FOR
KYLI KNOLLS SUBDIVISION
TOWN OF CLAYTON - JOHNSON COUNTY, N.C.
PRELIMINARY
NOT FOR CONSTRUCTION

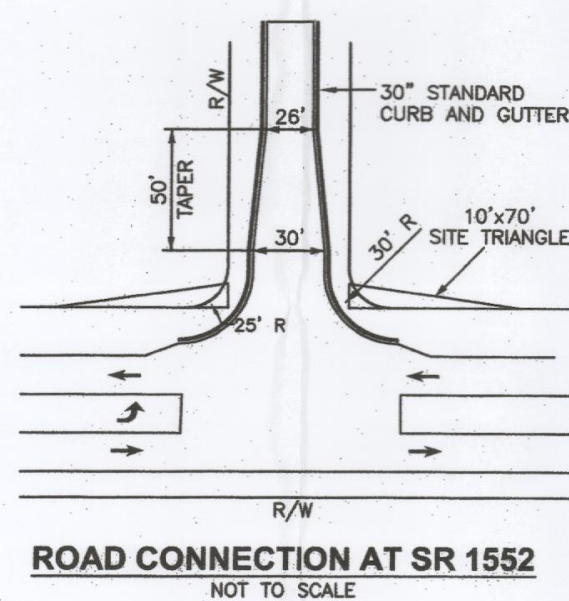
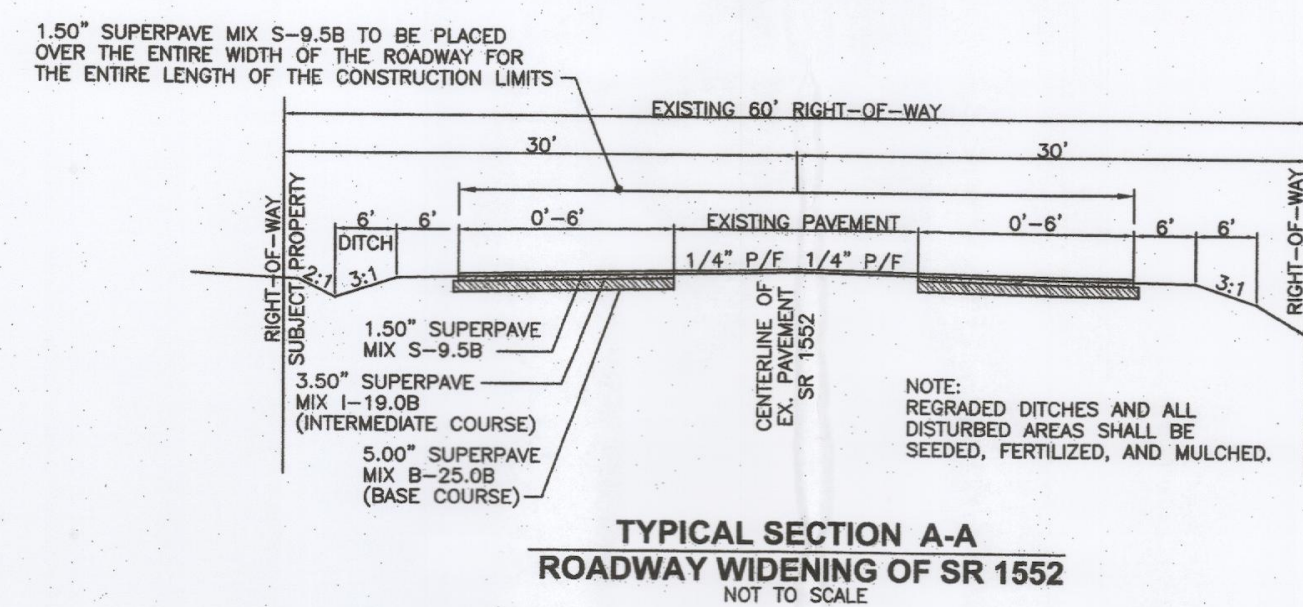
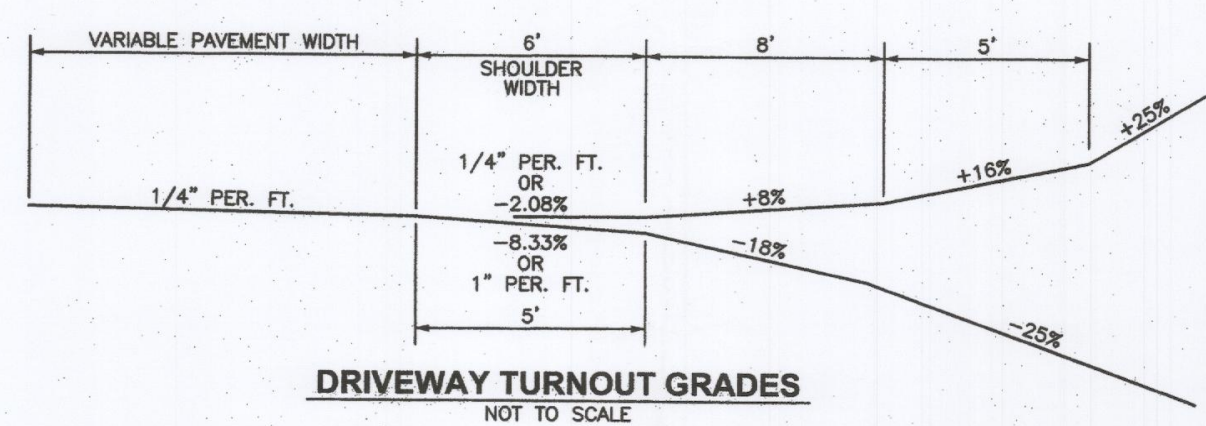
Dalton Engineering and Associates, P. A.
446 East Main Street
P.O. Box 426
Clayton, NC 27520
(919) 550-4740
Fax (919) 550-4741

Job: 17016
Date: 6/20/18
Revision: 001
File: 17016-MASTER
Drawn: RVM
Sheet: SHEET 10

F:\PROJECTS\17016-MASTER\17016-MASTER.dwg (06/15/2018 7:42 AM)



- NOTES TO CONTRACTOR:**
1. THIS CONSTRUCTION SHALL CONSIST OF THE ROADWAY WIDENING OF SR 1552 REQUIRED FOR THE LEFT TURN LANE AND SYMMETRICAL WIDENING FOR KYLI KNOLLS SUBDIVISION, AS SHOWN ON THIS PLAN. THE CONSTRUCTION SHALL ALSO INCLUDE THERMAL STRIPING, INSTALLATION OF PAVEMENT MARKERS, AND THE PLACEMENT OF THE FINAL PAVEMENT OVERLAY.
 2. THE CONSTRUCTION SHALL CONFORM TO N.C. DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS STANDARD SPECIFICATIONS.
 3. THERMOPLASTIC PAVEMENT MARKINGS AND RAISED PAVEMENT MARKERS SHALL BE INSTALLED WITHIN THE TURN LANE CONSTRUCTION LIMITS IN ACCORDANCE WITH N. C. DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
 4. TRAFFIC FLOW SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION BY MEANS OF FLAGGERS.



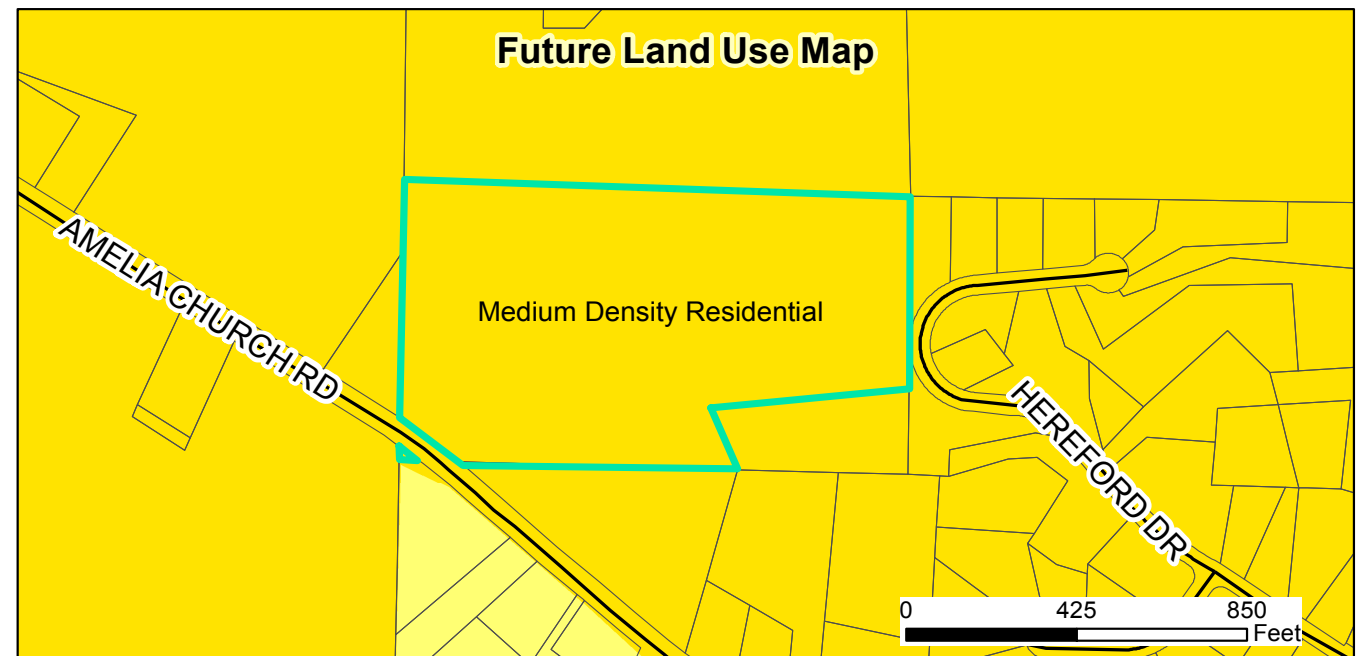
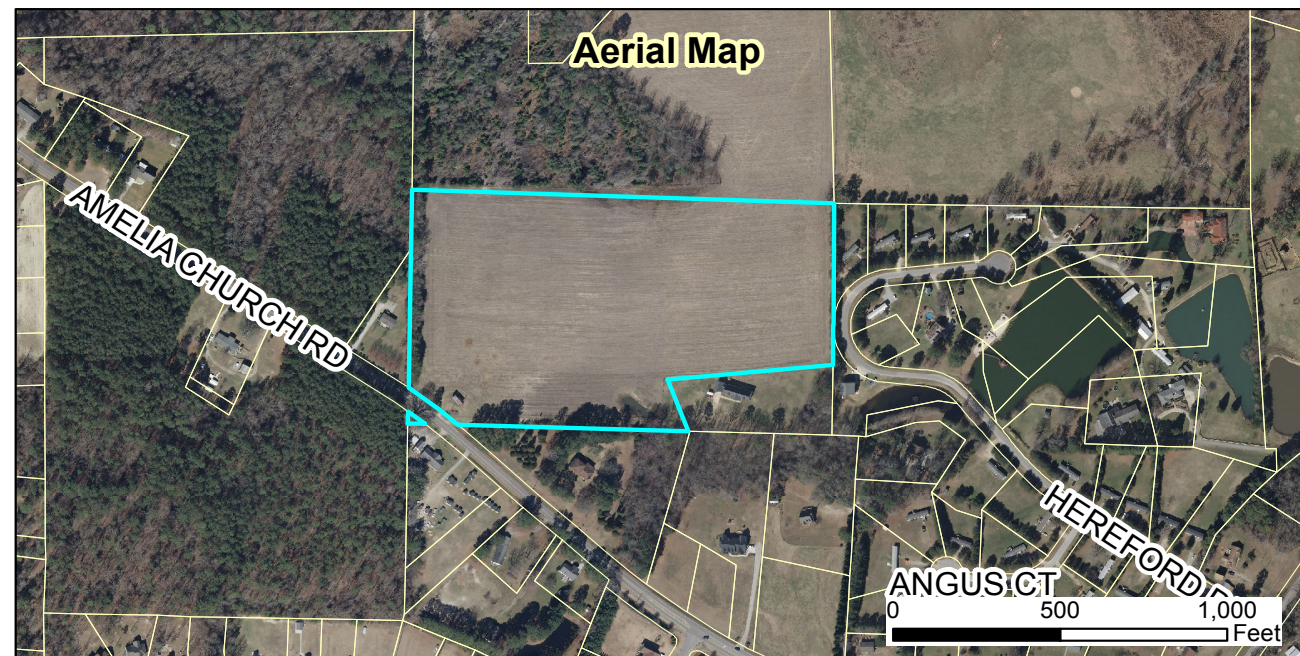
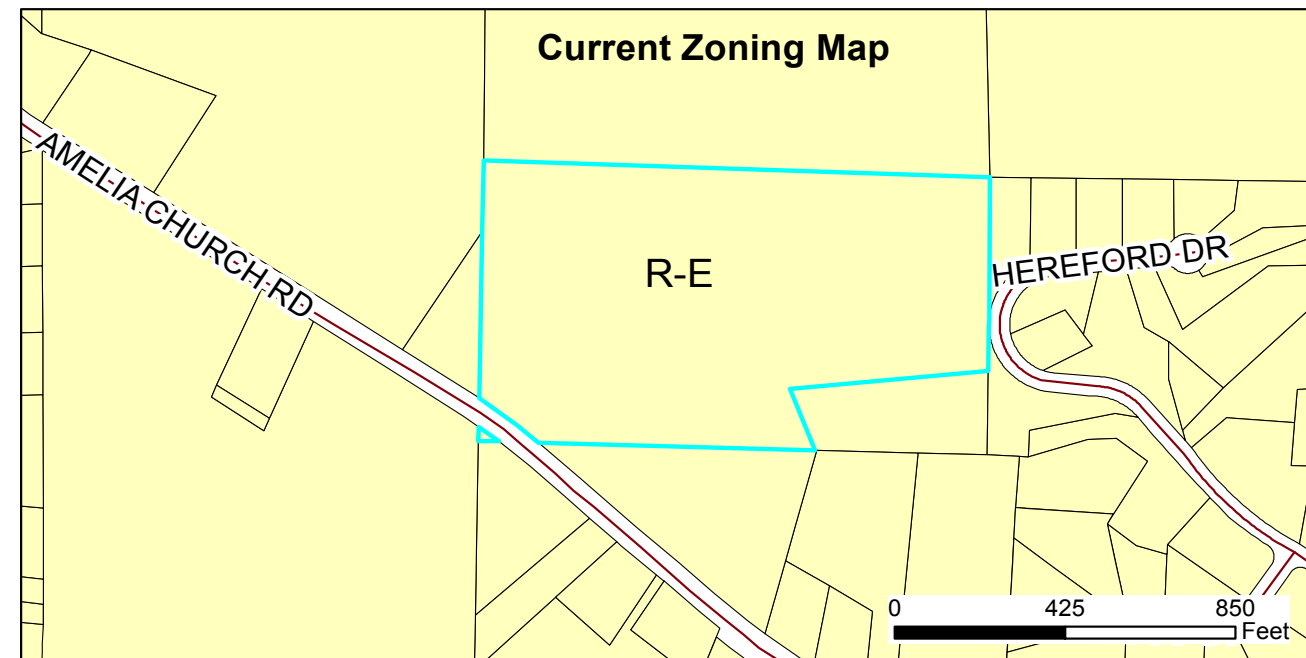
CALL BEFORE YOU DIG!
NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION.
North Carolina One-Call Center, Inc.
www.ncoc.org
1-800-632-4949

PRELIMINARY
NOT FOR CONSTRUCTION

**ROAD WIDENING
FOR
KYLI KNOLLS SUBDIVISION
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.**

**Dalton Engineering
and Associates, P. A.**
446 East Main Street
P.O. Box 426
Clayton, NC 27520
(919) 550-4740
Fax (919) 550-4741
Job: 17016 Date: 6/20/18 Revision: 001
File: 17016-MASTER Drawn: RVM Sheet: SHEET 11

REVISION 001: ADDRESS TOWN OF CLAYTON COMMENTS - 8/15/18

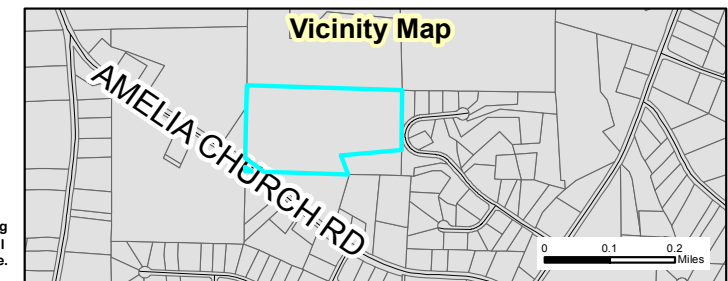


2018-62-SD Kyli Knolls Major Subdivision
Request: To develop 22 single-family residential lots

Applicant: True Line Surveying
 Property Owners: Full Spectrum Custom Homes
 Parcel ID: 165803-23-2656
 Tag #: 05G03009A



Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2018\2018-62-SD Kyli Knolls Subdivision\Maps\StaffReportMap- 2018-62-SD Kyli Knolls.mxd



08/16/18
 Produced by: TOC Planning
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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
August 27, 2018*

STAFF REPORT

Application Number: 2018-62-SD

Project Name: Kyli Knolls Preliminary Plat (Major Subdivision)

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

Public Noticing:

- Neighborhood meeting May 14, 2018
- Sign posted prior to August 17, 2018
- Letters mailed prior to September 7, 2018
- Newspaper ad published September 7, 2018 and September 14, 2018

REQUEST: To develop 22 single-family residential lots on 18.56 acres of land zoned Residential-Estate (R-E).

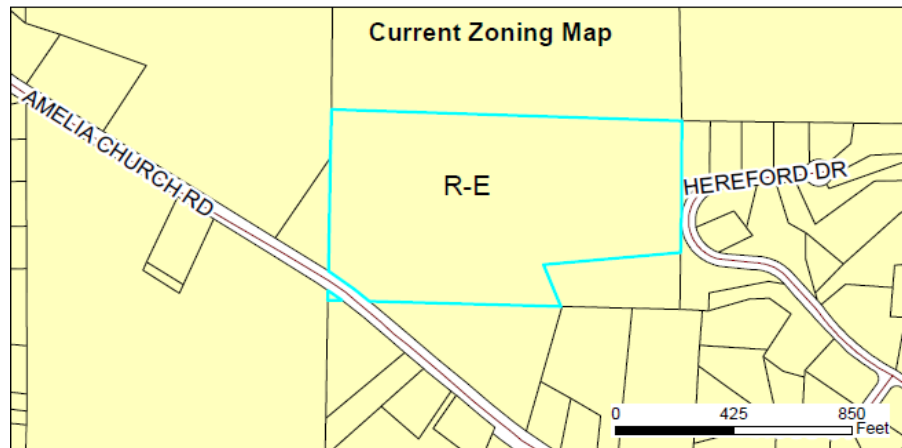


SITE DATA:

Acreage: 18.56
Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

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

**DEVELOPMENT DATA:**

Proposed Uses: Single-Family Homes
Buildings: 22 dwelling units
Density/Intensity: 1 unit per .83 acres
Required Parking: 2 spaces per unit
Access/Streets: One access off Amelia Church Road and one stub-out to the property to the north

STAFF ANALYSIS:**Overview**

The proposed development is located on the north side of Amelia Church Road, approximately 3,000 feet southeast of the intersection of Amelia Church Road and NC HWY 42 West. The applicant is requesting a conventional single-family residential subdivision on 18.56 acres of land zoned Residential-Estate (R-E). The proposed subdivision includes 22 single-family lots with a minimum lot size of 25,000 square feet. The lots will be

served by public water (Johnston County) and septic. Curb-and-gutter is proposed throughout the development, as well as sidewalks. The property is located within the Town's ETJ, and the applicant is not requesting annexation into the Town of Clayton.

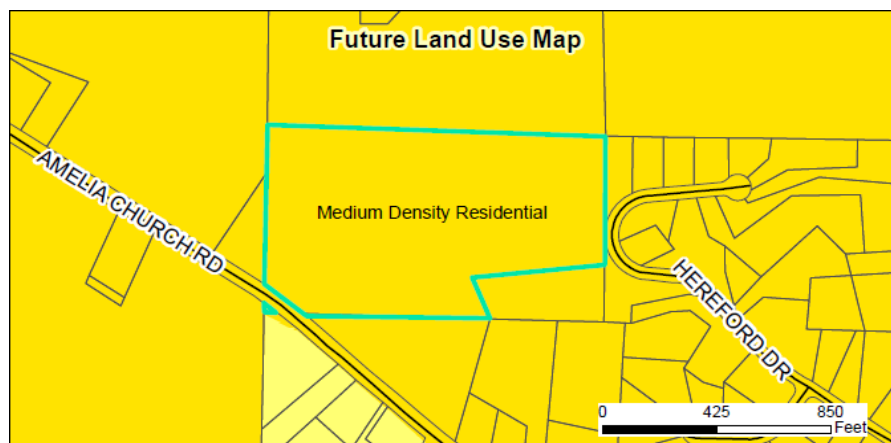
An application was submitted in 2017 for this development that was ultimately denied by the Town Council (2017-98-SD). The original application consisted of 20 single-family lots, and did not include any roadway improvements. The Town Council found that the layout proposed at that time would materially endanger the environment, public health, safety, or the general welfare. This was outlined in the resolution to be determined by the three separate connections proposed on Amelia Church Road, congestion caused by traffic entering and exiting the development, and a general lack of traffic congestion mitigation.

As the development is currently submitted, a left-turn lane into the development off Amelia Church Road will be required by NCDOT and is shown on the preliminary plat. Staff does still have concerns regarding the proposed separation between the existing access easement to the Richard Scott Ball property and the main entrance into the development. The proposed connection results in the convergence of three separate vehicular connections at one point along Amelia Church Road, which results in a safety concern. Staff recommends relocating the 30' access easement to alleviate these safety concerns (**see Condition of Approval**).

Consistency with Adopted Plans

- **2040 Comprehensive Plan**

The Future Land Use for this area is envisioned as Medium Density Residential, which typically consists of three to five dwelling units per acre. This development is not consistent with the future land use map, as it only proposes 1.18 dwelling units an acre. This area of town is designated for Medium Density Residential due to the ability of the property to be serviced by both water and sewer. Extending sewer service to the property would allow smaller lot sizes and a density more consistent with the Comprehensive Plan designation.



Compatibility with Surrounding Land Uses

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

Landscaping and Buffering

The applicant is proposing to provide one street tree per lot, as required by the Town of Clayton's Unified Development Code. A Class "A" landscaping buffer will also be provided along Amelia Church Road, which is consistent with the UDC requirements. This buffer will be located separate from the adjacent single-family parcels, in order to ensure the proper maintenance of the landscaping by the HOA.

Mail Kiosk

The applicant is proposing to add a mail kiosk at the end of the Street "B" cul-de-sac. This kiosk will have two designated parking spaces. One of these spaces will be handicap accessible. Additionally, the applicant is proposing landscaping around the location of the mail kiosk. Final design and layout of the mail kiosk is subject to review and approval by the Inspections department (see recommended Condition of Approval).

Access/Streets

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

CONSIDERATIONS:

- The applicant is requesting Preliminary Subdivision Plat approval for a 22 lot single-family residential subdivision.
- Planning Board shall make a recommendation to Town Council.
- This plan is subject to final approval by Town Council.

FINDINGS:

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

CONDITIONS OF APPROVAL:

If approved, staff recommends the following conditions be applied to the approval of the preliminary subdivision plan for the Kyli Knolls Subdivision (2018-62-SD):

1. The conflict between the 30' access easement, the proposed site entrance and Amelia Church Road shall be resolved prior to final subdivision approval / platting of the property.
2. The final design of the mail kiosk shall be reviewed and approved by the Inspections department, prior to final plat recordation.
3. A left-turn lane into the development shall be constructed on Amelia Church Road prior to issuance of the first Certificate of Occupancy.

4. The Class "A" landscape buffer along Amelia Church Road shall not encroach into safe sight triangles or the adjacent existing 30' access easement.
 5. The Class "A" landscape buffer along Amelia Church Road shall be installed prior to issuance of the first Certificate of Occupancy.
-

ATTACHMENTS:

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



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ORDINANCE AMENDMENT APPLICATION

Pursuant to Article 7, Section 155.703 of the Unified Development Code, the Town Council, Board of Adjustment, Planning Board, Planning Director, or the general public may petition the Town Council to amend the Code of Ordinances.

Application Fee: ~~TBD~~

Advertisement Fee: \$100.00

All fees are due when the application is submitted.

AMENDMENT INFORMATION

Project Name: Dumpster Amortization

Existing title of Code Section(s): General Development Standards- Screening (402)

Code Section Number(s): Title XV, Chapter 155, Article 402

APPLICANT/CONTACT INFORMATION

Applicant: Town of Clayton

Mailing Address: PO Box 879 Clayton, NC 27528

Phone Number: 919-553-5002

Fax: _____

Contact Person: Samantha Wullenwaber/Haley Hogg

Email Address: swullenwaber@townofclaytonnc.org / hhogg@townofclaytonnc.org

DESCRIPTION OF REQUESTED CHANGES

Please provide a general justification of the requested ordinance amendment. Attach additional sheets if necessary.

The Town of Clayton is proposing an amortization on all dumpsters within the Town limits and ETJ to require nonconforming dumpsters/enclosures to come into compliance with screening requirements of 155.402(G)(2) by September 4, 2020.

FOR OFFICE USE ONLY		
Date Received: <u>AUG 08 2018</u>	Amount Paid: <u>N/A Town initiated</u>	File Number: <u>2018-167-0A</u>
Version 05/09/2016		Page 1 of 2

TOWN OF CLAYTON
PLANNING DEPARTMENT

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany this application for it to be deemed complete.

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: _____	☐	x			
2. Review Fee and Advertisement Fee	☐	x			
3. Completed application	☒				
4. A bound strikethrough/underline copy of the Code section(s) proposed for revision	☒				
5. A bound "clean" copy of the Code section(s) proposed for revision	☒				

APPROVAL CRITERIA

All applications for Ordinance Amendment must address the following criteria:

1. The extent to which the proposed text amendment is consistent with the remainder of the chapter, including specifically, any purpose and intent statements.

The proposed changes are consistent with the remainder of the chapter.

2. The extent to which the proposed text amendment represents a new idea not considered in the existing chapter, or represents a revision necessitated by changing circumstances over time.

There are many dumpsters throughout the Town's jurisdiction that do not meet current screening requirements. This amendment seeks to set a standard timeframe for all non-conforming dumpsters/enclosures to come into compliance with current code requirements, in order to create consistency and enhance the overall appearance throughout the Town of Clayton.

3. Whether or not the proposed text amendment corrects an error in the chapter.

The proposed amendment does not correct an error in the chapter.

4. Whether or not the proposed text amendment revises the chapter to comply with state or federal statutes or case law.

The proposed amendment is not affected by state or federal law changes.

APPLICANT AFFIDAVIT

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

Haley Hogg
Print Name

Haley Hogg
Signature of Applicant

8/9/18
Date



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Planning Board
August 27, 2018

STAFF REPORT

Application Number: 2018-167-OA

Project Name: Dumpster's (service areas) Ordinance Amendment

Applicant: Town of Clayton

Public Noticing: Newspaper ad posted August 24 & 31, 2018

REQUEST: Request to make amendments to the text of the Unified Development Code, Title XV, §155.402(G)(2), to require non-conforming service areas to come into compliance with the screening requirements of the unified development code for all dumpsters (service areas) within our jurisdiction. There will be a three year amortization period.

SECTIONS PROPOSED FOR AMENDMENT:

The following section of Title XV, Chapter 155 and their general description are proposed for amendment:

- 155.402(G)(2) Service Areas
-

STAFF ANALYSIS AND COMMENTARY:

Overview

The Planning Department is proposing a dumpster amortization ordinance amendment, in order to require non-conforming service areas to come into compliance with the screening requirements of 155.402(G)(2) of the Unified Development Code by October 1, 2021. An amortization such as this is a process by which nonconforming service areas, as defined within the Unified Development Code, must be eliminated or made to conform with the requirements of the current Unified Development Code screening requirements within a specific period of time.

This amendment would ultimately require all service areas to be fully enclosed by opaque walls, gates, and/or fences at least eight feet in height, and constructed of the same materials as the primary building on site. Additionally, service areas would be required to meet specific location and landscaping requirements as outlined in the Unified Development Code.

Approval Criteria:

- **Consistency with remainder of the Chapter**
The request is consistent with the remainder of Chapter 155.

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- **Novelty of the request**

The request does not represent novel changes to the Code.

CONSIDERATIONS

- The Planning Board shall make a recommendation to Town Council. The Town Council shall make a final decision regarding revisions to the Town Code.
-

STAFF RECOMMENDATION:

Staff is recommending approval of the ordinance amendment.

ATTACHMENTS:

- 1) Application
- 2) Draft Ordinance Amendment, in strikethrough/underline
- 3) Draft Ordinance- Clean Copy

ARTICLE 4: GENERAL DEVELOPMENT STANDARDS

§ 155.402 LANDSCAPING, SCREENING AND BUFFERING

PART 4. SCREENING

(A) SCREENING

(1) Drive-thru Facilities

Drive-thru windows and lanes shall be designed to adhere to the following standards:

- (a) Drive-thru windows and lanes placed between the right-of-way and the associated building shall require landscape plantings installed and maintained along the entire length of the drive-thru lane, located between the drive-thru lane and the adjacent right-of-way.
- (b) Such screening shall be a compact evergreen hedge or other type of dense foliage. At the time of installation, such screening shall be at least 36 inches in height and be maintained at a minimum height of 48 inches within two years of planting.
- (c) Drive-thru windows are not permitted on the side of a building adjacent to any residential district.

(2) Service Areas

- (a) Trash collection, trash compaction, recycling collection and other similar service areas shall be located on the side or rear of the building and shall be effectively screened from view from adjacent properties or public rights-of-way.
- (b) Service areas shall be fully enclosed by opaque walls, gates, and/or fences at least eight feet high and shall be constructed of the same materials as the primary building.
- (c) All service areas are limited to the area shown on an approved site plan.
- (d) All service areas shall be located a minimum of 50 feet away from any residentially-zoned property line.

~~(d)~~(e) Amortization. Existing nonconforming service areas shall be brought into compliance with the enclosure requirements of this section by October 1, 2021.

(3) Loading Areas

Loading areas shall be subject to the following screening requirements:

- (a) A 100% year-round screen of all loading areas visible from residential properties or public rights-of-way is required.
- (b) Screening shall consist of berms, walls, fences, plant material or combination thereof totaling eight feet in height at installation or completion of construction. Wall or fence materials shall be compatible with the primary structure.
- (c) Loading docks not in an I-1 or I-2 District shall be located at the side or rear of buildings a minimum of 50 feet away from any residentially-zoned property, unless the loading area is wholly within a closed building.

(4) Mechanical Equipment

- (a) All roof, ground and wall mounted mechanical equipment including, but not limited to air handling equipment, vents, compressors, duct work, transformers and elevator equipment) shall be screened from view.
- (b) Roof-mounted mechanical equipment shall be shielded from view on all sides. Screening shall consist of materials consistent with the primary building materials, and may include metal screening or louvers which are painted to blend with the primary structure.
- (c) Wall or ground-mounted equipment screening shall be constructed of:
 - 1. Planting screens;
 - 2. Brick, stone, reinforced concrete, or other similar masonry materials; or
 - 3. Redwood, cedar, preservative pressure treated wood, or other similar materials.

(5) Utilities

Above-ground utilities and appurtenances to underground utilities which require above-ground installation shall be screened by a continuous planting of shrubs, with a minimum mature height equal to that of the utility structure. Required access to these utilities is exempt from the screening provisions.

(6) Fencing and Walls

- (a) A fence or wall not more than six feet in height may be installed along any side and rear lot line. A fence or wall in any required front yard shall not exceed four feet in height.
- (b) Fences and walls shall be constructed of high quality materials, such as decorative blocks, brick, stone, treated wood, wrought iron and black vinyl coated chain link fence . Black vinyl coated chain link fence is permitted subject to the following additional requirements:

1. Residential Uses

Black vinyl coated chain link fencing is permitted for individual lots from the front façade of the house in the side and/or rear. It may not be used forward of the front façade. It may be used along a side street or between the house and the side property line if screened from view by landscape materials maintained at the same height as the fence or higher. Shrubs shall be at least 30 inches in height at planting. Chain link fencing is not permitted for use by a developer for buffering and screening. Black vinyl coated fencing may be used for recreational uses including, but not limited to parks, playgrounds, swimming pools, tennis courts and basketball courts.

2. Non-Residential Uses

Black vinyl coated chain link fencing is permitted for the accessory enclosures of day care facilities, kennels or veterinary clinics. Black vinyl coated chain link fencing is permitted for industrial uses. Vinyl coating is not required for fences when not visible from adjacent property or right-of-way.

3. Public Utilities

Black vinyl coated chain link fencing is permitted for public utility purposes. Vinyl coating is not required for industrial fences when it is not visible from adjacent property or right-of-way.

4. The Planning Director may authorize the use of black coated vinyl chain link fencing for uses not listed above if the use of such material is consistent with, and will not impact the aesthetic appearance of the surrounding area.

- (c) Fences topped with razor, concertina, or barbed wire are limited to properties designated for industrial or utility use. The material may be used for security at commercial uses subject to Technical Review Committee approval. In no case shall the material be used below a point of five feet from ground level, or visible from public streets or adjacent residential areas.
- (d) Breaks in the fence or wall may be provided for pedestrian connections to adjacent developments.
- (e) The maximum length of a continuous, unbroken and uninterrupted fence or wall plane shall be 100 feet. Breaks shall be provided through the use of columns, landscaped areas, transparent sections and a change in material.

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