Town of Clayton
Town Council Regular Meeting Agenda
Monday, April 21, 2025 at 6:00 PM
Council Chambers, Town Hall
111 E. Second Street

THE PUBLIC MAY VIEW THE LIVE COUNCIL MEETING ON THE TOWN'S YOUTUBE CHANNEL: https://www.youtube.com/TownofClaytonNC

1. CALL TO ORDER

a. Call to Order

b. Pledge of Allegiance
- Boy Scout Troop 124

c. Invocation

2. ADJUSTMENT OF THE AGENDA

a. **POTENTIAL ACTION:** Approve or Adjust the Agenda

3. CONSENT AGENDA

a. Minutes
- April 7, 2025 - Regular Session
- April 7, 2025 - Closed Session

Presenter: Sam Johnson-Phillips, Deputy Town Clerk
April 7, 2025 - Regular Session

b. Resolution of Tentative Award - Arbors Lift Station Diversion Project (Amended Resolution)
Presenter: Shannon Poole, Engineering Department
Resolution #2025-30

c. Warranty Acceptance of the Public Water and Sewer Utilities for Camel Street Townhomes
Presenter: Chris Rowland, Engineering
Resolution #2025-23

d. NCDOT Certification of Municipal Declaration To Enact Speed Limits and Request for Concurrence
Presenter: Tim Robbins, Public Works Director
NCDOT Enact Speed Limit Ordinance No 1087142
NCDOT Enact Speed Limit Ordinance No 1087145
NCDOT Enact Speed Limit Ordinance No 1087150
NCDOT Enact Speed Limit Ordinance No 1087151
NCDOT Enact Speed Limit Ordinance No 1087154
NCDOT Enact Speed Limit Ordinance No 1087152

e. NCDOT Certification of Municipal Declaration To Repeal Speed Limits and Request for Concurrence
Presenter: Tim Robbins, Public Works Director
NCDOT Repeal Speed Limit Ordinance No 1074434
NCDOT Repeal Speed Limit Ordinance No 1058633
NCDOT Repeal Speed Limit Ordinance No 1077055
NCDOT Repeal Speed Limit Ordinance No 1076838
NCDOT Repeal Speed Limit Ordinance No 1076840
NCDOT Repeal Speed Limit Ordinance No 1058217
NCDOT Repeal Speed Limit Ordinance No 1025205

f. MOU for Clean Water Education Partnership (CWEP) Services
Presenter: Rich Cappola, Town Manager
MOU Clean Water Education Partnership CWEP Central Pines Regional Council

POTENTIAL ACTION: Approve Consent Agenda as Presented

4. ADMINISTRATIVE ITEMS

a. Clayton4U
- Keeping Clayton Clean

Presenter: Nathanael Shelton, Communication Director

5. INTRODUCTIONS AND SPECIAL PRESENTATIONS

a. Administrative Professionals Day Proclamation
Presenter: Council Member Archer to Present to Town of Clayton's Administrative Professionals
Administrative Professional Day Proclamation

b. International Firefighters Day Proclamation
Presenter: Mayor Pro Tem Sims to Present to Clayton Fire Department
International Firefighters Day Proclamation

c. Retirement Recognition for Chris Rowland
Presenter: Mayor McLeod to Present
Chris Rowland Retirement Proclamation

d. Retirement Recognition for Tammy Ray
Presenter: Mayor McLeod to Present
Tammy Ray Retirement Proclamation

e. Hall-Wicker Award Recognition
- Shaun Mizell, Procurement, Contracts and MWBE Manager

Presenter: Robert McKie, Finance Director

6. PUBLIC HEARINGS

7. QUASI-JUDICIAL HEARING

8. OLD BUSINESS

a. 2024-27-CZM Amelia Church Townhomes
(Continued from the February 17, 2025 and March 17, 2025 Meetings - Public Hearing Has Been Closed)
Presenter: Conrad Olmedo, Planning Director

2024-27-CZM Amelia Church Townhomes

POTENTIAL ACTION: Request to Table to the May 5, 2025 Meeting

9. NEW BUSINESS

a. Firehouse Subs Public Safety Foundation Grant
Presenter: David Ranes, Fire Chief
Resolution #2025-28

POTENTIAL ACTION: Adoption of Resolution #2025-28

10. STAFF REPORTS

a. Town Manager

b. Town Attorney

c. Town Clerk

d. Other Staff

11. OTHER BUSINESS

a. Informal Discussion & Public Comment

b. Council Comments

12. CLOSED SESSION

a.
- To Discuss Legal Matter in Accordance with NC GS 143-318.11 (a)(3)
- To Discuss Economic Development in Accordance with NC GS 143-318.11 (a)(4)
- To Discuss Purchasing of Real Property in Accordance with NC GS 143-318.11 (a)(5)
- To Discuss Personnel Matter in Accordance with NC GS 143-318.11 (a)(6)

13. ADJOURNMENT

a. Adjourn

POTENTIAL ACTION: Motion To Adjourn

INFORMATION FOR THE PUBLIC

3. CONSENT AGENDA

Items on the consent agenda are considered routine in nature or have been thoroughly discussed at previous meetings. Any member of the Council may request to have an item removed from the consent agenda for further discussion.

7. QUASI-JUDICIAL HEARING

A quasi-judicial hearing resembles a court trial where testimony is presented. Citizens may give testimony in a quasi-judicial hearing after they have taken an oath. Town Council acts like a court of law and receives only sworn testimony and other credible evidence. In addition, the Town Council must make findings of fact based upon the evidence presented. The Town Council refrains from "ex parte communication" about these cases, as the Town Council must make a decision based solely on the evidence presented at the hearing itself. Staff is available to assist with inquiries from citizens.

11. OTHER BUSINESS – INFORMAL DISCUSSION & PUBLIC COMMENT

RULES FOR PERSONS ADDRESSING TOWN COUNCIL

- During public hearings and public comment periods, each speaker will identify him/herself by giving his or her name and place of residence.
- Each speaker will be limited to speaking one time on any topic. When you are finished speaking, please step away from the podium and be seated.
- Each speaker will be limited to three (3) minutes and each group's representative will be limited to a maximum of five (5) total minutes. Each group is encouraged to designate a single spokesperson for their group.

Town of Clayton
Town Council Regular Meeting Minutes
Monday, April 7, 2025 at 6:00 PM
Council Chambers, Town Hall
111 E. Second Street

Council Present:
Mayor Jody McLeod
Mayor Pro Tem Michael Sims
Council Member Andria Archer
Council Member Porter Casey
Council Member Ruth Anderson
Council Member Gretchen Williams

Council Absent:
None

Staff Present:
Rich Cappola, Town Manager
Emily C. Cauley-Schulken, Attorney
Heidi Holland, Town Clerk
Dolores Gill, Deputy Town Manager
Lee Barbee, Deputy Town Manager
Courtney Tanner, Deputy Town Manager
Greg Tart, Police Chief
David Ranes, Fire Chief
Robert McKie, Jr., Finance Director
Nathanael Shelton, Communication Director
Conrad Olmedo, Planning Director
Joe Stallings, Economic Development & Government Affairs Director
Donald Perry, Engineering Director

1. CALL TO ORDER

a. Call to Order

Mayor McLeod called the meeting to order at 6:00 p.m.

b. Pledge of Allegiance

Mayor McLeod led the Pledge of Allegiance.

c. Invocation

Mayor McLeod provided the Invocation.

2. ADJUSTMENT OF THE AGENDA

a. **Approve or Adjust the Agenda**

RESULT:	**CARRIED 5-0**
MOVER:	Michael Sims
SECONDER:	Gretchen Williams
YES:	Andria Archer, Michael Sims, Porter Casey, Ruth Anderson, and Gretchen Williams
NO:	None

3. CONSENT AGENDA

a. Minutes
- March 3, 2025 - Work Session/Retreat
- March 17, 2025 - Regular Session
- March 17, 2025 - Closed Session

Presenter: Heidi Holland, Town Clerk

b. Procurement Card Policy Amendment
Presenter: Shaun Mizell, Procurement, Contracts and MWBE Manager

c. MOU between University of Mount Olive and Town of Clayton
Presenter: Rich Cappola, Town Manager

d. Resolution Authorizing Execution of NCRR Wireline Agreement
Presenter: Shannon Poole - Engineering Department

e. Resolution of Tentative Award - Arbors Lift Station Diversion Project
Presenter: Shannon Poole, Engineering Department

f. Utility Services Agreement between Knapheide Clayton, LLC and Town of Clayton
Presenter: Donald Perry, Engineering Director

g. Wastewater Allocation Resolution - North Carolina Railroad Company
Presenter: Donald Perry, Engineering Director

h. Utility Services Agreement between North Carolina Railroad Company and Town of Clayton
Presenter: Donald Perry, Engineering Director

Approve Consent Agenda as Presented

RESULT:	**CARRIED 5-0**
MOVER:	Michael Sims
SECONDER:	Porter Casey
YES:	Andria Archer, Michael Sims, Porter Casey, Ruth Anderson, and Gretchen Williams
NO:	None

4. ADMINISTRATIVE ITEMS

a. Clayton4U
- Sculpture Trail

Presenter: Nathanael Shelton, Communication Director

Mr. Shelton shared a video featuring the annual Sculpture Trail. The video highlighted the outdoor public art experience, showcasing sculptures created by talented artists from North Carolina and across the country.

5. INTRODUCTIONS AND SPECIAL PRESENTATIONS

a. Life Saving Awards
- Corporal Brandon Pope
- Officer James David Barbour II

Presenter: Greg Tart, Police Chief

Chief Tart introduced two officers, Corporal Brandon Pope and Officer James David Barbour II. He stated on February 27, 2025, Johnston County 911 dispatched a call that was answered by the Clayton Police Department. Corporal Pope responded to the call, which involved a water rescue. Chief Tart detailed the incident, describing how Corporal Pope entered the water to rescue two females, one of whom was a young autistic girl. During the rescue, both Corporal Pope and the 11-year-old began to struggle. Officer Barbour quickly recognized the situation and stepped in to assist, helping to bring them both to safety. Chief Tart stated thanks to their swift and courageous actions, the life of the 11-year-old was saved. He concluded by presenting both officers with the Life Saving Award.

b. National Library Workers Day Proclamation
Presenter: Council Member Williams to Present to Library Staff

Council Member Williams read the proclamation and presented to Library staff.

c. National Lineman Appreciation Day Proclamation
Presenter: Mayor Pro Tem Sims to Present to the Electric Dept.

Mayor Pro Tem Sims read the proclamation and presented to our Electric Department.

d. Arbor Day Proclamation
Presenter: Council Member Casey to Present to Parks and Rec. Staff

Council Member Casey to Present to Parks and Recreation Staff. He announced an upcoming Arbor Day celebration at Municipal Park on Friday, April 25, 2025, featuring a movie and other festivities, inviting the entire community to participate.

e. Autism Awareness Proclamation
Presenter: Council Member Anderson to Present to Chi Xi Zeta Chapter of Zeta Phi Beta Sorority, Inc.

Council Member Anderson read the proclamation and presented to the members of Chi Xi Zeta Chapter of Zeta Phi Beta Sorority, Inc.

6. PUBLIC HEARINGS

7. QUASI-JUDICIAL HEARING

8. OLD BUSINESS

a. Starmount and Liberty - W. Main St. Pump Stations Decommissioning Budget Ordinance
Presenter: Robert W. McKie, Jr., Finance Director

Mr. McKie presented a request to approve a capital budget ordinance to provide startup funding for the decommissioning of the Starmount and Liberty West Main Street pump stations. He explained the funding would cover professional services and easement costs prior to the project going out for bid soon.

Adoption of Ordinance #2025-04-01

RESULT:	**CARRIED 5-0**
MOVER:	Michael Sims
SECONDER:	Gretchen Williams
YES:	Andria Archer, Michael Sims, Porter Casey, Ruth Anderson, and Gretchen Williams
NO:	None

9. NEW BUSINESS

10. STAFF REPORTS

a. Town Manager

Mr. Cappola thanked all for participating in today's retreat.

b. Town Attorney

c. Town Clerk

d. Other Staff

11. OTHER BUSINESS

a. Informal Discussion & Public Comment

Clayton resident Carolyn Creech spoke on behalf of her daughter regarding a property at 520 Ranch Road. She explained they had received a notice on March 31, 2025 stating the house was not fit for inhabitants and might be considered for demolition. Ms. Creech requested more time to restore the property, which she described as the oldest house on Ranch Road, purchased by her father in 1943. She mentioned their plans to create a community garden and emphasized the historical significance of the property as one of the first African American-owned farmlands in the area.

Mr. Cappola stated the public hearings for property condemnations had been cancelled for the evening to give property owners additional time to communicate with the inspections department. He assured Ms. Creech that the

staff would follow up with her to work out a plan for restoring the home.

b. Council Comments

12. CLOSED SESSION

a.
- To Discuss Legal Matter in Accordance with NC GS 143-318.11 (a)(3)
- To Discuss Economic Development in Accordance with NC GS 143-318.11 (a)(4)
- To Discuss Purchasing of Real Property in Accordance with NC GS 143-318.11 (a)(5)
- To Discuss Personnel Matter in Accordance with NC GS 143-318.11 (a)(6)

Motion To Go Into Closed Session

RESULT:	**CARRIED 5-0**
MOVER:	Andria Archer
SECONDER:	Michael Sims
YES:	Andria Archer, Michael Sims, Porter Casey, Ruth Anderson, and Gretchen Williams
NO:	None

Motion To Return To Open Session

RESULT:	**CARRIED 5-0**
MOVER:	Michael Sims
SECONDER:	Ruth Anderson
YES:	Andria Archer, Michael Sims, Porter Casey, Ruth Anderson, and Gretchen Williams
NO:	None

13. ADJOURNMENT

a. Adjourn

With nothing further, the meeting was adjourned at 7:49 p.m.

Motion To Adjourn

RESULT:	**CARRIED 5-0**
MOVER:	Ruth Anderson
SECONDER:	Porter Casey
YES:	Andria Archer, Michael Sims, Porter Casey, Ruth Anderson, and Gretchen Williams
NO:	None

Duly adopted by the Town Council this 21st day of April 2025 while in regular session.

_____
Jody L. McLeod
Mayor

ATTEST:

_____
Sam Johnson-Phillips, CMC
Deputy Town Clerk

Town Council Regular Meeting
Agenda Cover Sheet

Meeting Date	Agenda Location
April 21, 2025	CONSENT AGENDA

Item Title

Resolution of Tentative Award - Arbors Lift Station Diversion Project (Amended Resolution)

Presenter(s)

Shannon Poole - Engineering Department

Suggested Action

Adoption of Resolution

Strategic Priorities Alignment

☐ Vibrant Downtown	☐ Desirable Amenities and Spaces	☒ Sustainable Infrastructure	☐ Mobility, Transportation, and Transit	☐ Diversified Economic Development	☐ Community Outreach and Engagement	☐ Public Safety

Public Hearing: No

If Approved, Will Document Require Recordation? Yes

Does This Item Require a Communication Plan?

- ☐ Public Hearing (Required by GS)
- ☐ Newspaper Notice (Required by GS)
- ☐ Public Forum/Input Session
- ☐ E-News Distribution
- ☐ Social Media
- ☐ Special Mailing
- ☐ Public Hearing (Not Required by GS)
- ☐ Newspaper Notice (Not Required by GS)
- ☐ Press Release
- ☐ Website
- ☐ Survey
- ☒ None Required

Summary

Amended Resolution, to Replace Resolution #2025-26.

Per North Carolina Division of Water Infrastructure (DWI), a required statement on resolution 2025-26 stating the bid amount was not included. DWI representative confirmed on 4/15/2025 that an amended resolution would be acceptable to satisfy the requirement. Background/History section outlines the original Agenda Item from April 7, 2025, including project details and the purpose of the resolution.

Staff is seeking Town Council adoption of Amended Resolution of Tentative Award for the Arbors Lift Station Diversion Project.

Background/History

As part of the State Appropriations Act (SL 2023-134), the Town of Clayton was awarded $6,000,000.00 on July 1, 2024, to support wastewater improvement projects. One of the identified projects for funding is the Arbors Lift Station Diversion Project. The project was publicly advertised for bids on September 7, 2023, and subsequently awarded to Sanford Contractors, Inc. on October 19, 2023. At the time of award, the Town had not yet received a Notice of Intent to Fund from the Division of Water Infrastructure (DWI), but the project met the criteria for awarding without Town Council approval due to its bid amount being under the $500,000 threshold. DWI has confirmed awareness that the project was awarded and constructed prior to official funding notification, and remains supportive of the project's approval and reimbursement. As part of the requirements for fund disbursement, the DWI has requested a Resolution of Tentative Award from the Governing Board. DWI has stated that this resolution can be adopted retroactively. Staff is seeking Town Council adoption of a Resolution of Tentative Award for the Arbors Lift Station Diversion Project to Sanford Contractors, Inc., to fulfill NCDEQ requirements and facilitate disbursement of state appropriated funds.

Funding Source

N/A

Corresponding Documentation

RESOLUTION_TentativeAward_ArborsLift Station_REV

Submitted By: Shannon Poole, Engineering

Reviewed By:

Donald Perry, Engineering Director	Approved - Apr 17 2025
Heidi Holland, Town Clerk	Approved - Apr 17 2025

Resolution #2025-30
Amended Resolution, to Replace Resolution #2025-26

RESOLUTION OF TENTATIVE AWARD

WHEREAS, the Town of Clayton was awarded $6,000,000.00 in state appropriations for wastewater improvement projects pursuant to the State Appropriations Act (SL 2023-134); and

WHEREAS, the Arbors Lift Station Diversion Project was submitted as one of the projects to be funded under this appropriation; and

WHEREAS, a public bid opening was held on September 19, 2023, and the lowest responsive/responsible bidder was Sanford Contractors Inc. for the bid amount of $448,392.00;

WHEREAS, disbursement of funds. is subject to the official Authority to Award from the North Carolina Division of Water Infrastructure (DWI).

WHEREAS, North Carolina DWI requires a Resolution of Tentative Award from the Governing Board as a condition for disbursement of appropriated funds, and has indicated that such resolution and future Resolution of Final Award may be adopted retroactively.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Clayton that:

1. This resolution is adopted for the purpose of fulfilling requirements set forth by the NCDEQ and the Division of Water Infrastructure for the disbursement of state appropriated funds.
2. The Town Manager or designee is authorized to take any necessary actions in connection with the funding, reimbursement, and administration of the project.

This resolution is adopted for the purpose of fulfilling requirements set forth by the NCDEQ and the Division of Water Infrastructure for the disbursement of state appropriated funds.

BE IT FURTHER RESOLVED that upon failure of any of the foregoing conditions, this Resolution shall be void ab initio.

Upon motion of _____, seconded by_____, this Resolution was unanimously adopted, this the 7th day of April 2025.

_____
Jody McLeod, Mayor

(Seal)

ATTEST:

_____
Heidi Holland, Town Clerk

Town Council Regular Meeting
Agenda Cover Sheet

Meeting Date	Agenda Location
April 21, 2025	CONSENT AGENDA

Item Title

Resolution #2025-23 Warranty Acceptance of the Public Water and Sewer Utilities for Camel Street Townhomes

Suggested Action

Adoption of Resolution

Strategic Priorities Alignment

Vibrant Downtown	Desirable Amenities and Spaces	Sustainable Infrastructure	Mobility, Transportation, and Transit	Diversified Economic Development	Community Outreach and Engagement	Public Safety
☐	☐	☒	☐	☐	☐	☐

Public Hearing: No

If Approved, Will Document Require Recordation? No

Does This Item Require a Communication Plan?

- ☐ Public Hearing (Required by GS)
- ☐ Newspaper Notice (Required by GS)
- ☐ Public Forum/Input Session
- ☐ E-News Distribution
- ☐ Social Media
- ☐ Special Mailing
- ☐ Public Hearing (Not Required by GS)
- ☐ Newspaper Notice (Not Required by GS)
- ☐ Press Release
- ☐ Website
- ☐ Survey
- ☐ None Required

Summary

Public Utilities (water and sewer), their easements, and applicable apparatuses are required to be designed and built according to the Town of Clayton Manual of Standards, Specifications, and Design. The subject public utilities

have been verified through testing and inspections to be installed per the Town's Manual of Standards, Specifications, and Design and have been certified and approved by the appropriate regulatory agencies. Engineering Department staff recommends acceptance of the subject public utility infrastructure subject to the one-year warranty period.

Funding Source

N/A

Corresponding Documentation

UtilityAcceptanceResolution_4-3-25

Submitted By: Chris Rowland, Engineering

Reviewed By:

Courtney Tanner, Deputy Town Manager	Approved - Apr 10 2025
Donald Perry, Engineering Director	Approved - Apr 11 2025
Heidi Holland, Town Clerk	Approved - Apr 11 2025

RESOLUTION# 2025-23

RESOLUTION TO ACCEPT PUBLIC UTILITIES INTO THE TOWN OF CLAYTON PUBLIC UTILITY SYSTEM FOR MAINTENANCE – CAMEL STREET TOWNHOMES

WHEREAS, public utilities (water and sewer), their easements, and applicable apparatuses are required to be designed and built according to the Town of Clayton Manual of Standards, Specifications and Design; and

WHEREAS, Town of Clayton Engineering staff have inspected the public utility segments listed and recommends acceptance by Town Council for maintenance by the Town; and

WHEREAS, the public utility segments listed below have been certified and approved by the appropriate regulatory agencies; and

WHEREAS, the public utility segments listed below will be placed under a warranty period for one year to monitor for construction deficiencies; and

WHEREAS, prior to the expiration of the one-year warranty period, Town of Clayton Engineering staff will perform a final inspection and notify the developer to correct all deficient items (if any); and

WHEREAS, upon correction of all deficient items (if any), the Town of Clayton Engineering staff will issue a final acceptance notice to the developer; and

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Clayton, North Carolina accept this list of public utilities and their apparatuses into the Town of Clayton Public Utility System.

SUBDIVISION	LOCATION DESCRIPTION	UTILITY TYPE AND SIZE	LENGTH(LF)
Camel Street Townhomes	Seville Way	6" Waterline	970
Camel Street Townhomes	Issie Street	6" Waterline	150
		TOTAL	**1120**

SUBDIVISION	LOCATION DESCRIPTION	UTILITY TYPE AND SIZE	LENGTH(LF)
Camel Street Townhomes	Seville Way	8" Sanitary Sewer	642
Camel Street Townhomes	Issie Street	8" Sanitary Sewer	83
Camel Street Townhomes	SS Outfall	8" Sanitary Sewer	1023
		TOTAL	**1748**

Duly adopted this the 21st day of April 2025

_____
Jody L. McLeod
Mayor

ATTEST:

_____
Heidi L. Holland, MMC, NCCMC
Town Clerk

Certification of Municipal Declaration
To Enact Speed Limits and Request for Concurrence

Concurring State Ordinance Number: 1087142

Division: 4 **County:** JOHNSTON **Municipality** CLAYTON

Type: Municipal Speed Zones

Road: SR 1555 **Car:** 45 MPH **Truck:** 45 MPH

Description: Between 0.285 miles south of SR 3908 (Lombard Street) and SR 3908.

Municipal Certification

I, _____, Clerk of _____, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the _____ day of _____, 20_____, the speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: _____ Page:_____ Ordinance Number: _____

In witness whereof, I have hereunto set my hand and the municipal seal this _____ day of _____, 20_____.

_____
(signature) (municipal seal)

Department of Transportation Approval

Division: _____ Title: _____ Date: _____

Region: _____ Title: _____ Date: _____

Certification of Municipal Declaration
To Enact Speed Limits and Request for Concurrence

Concurring State Ordinance Number: 1087145

Division: 4 **County:** JOHNSTON **Municipality** CLAYTON

Type: Municipal Speed Zones

Road: US 70 **Car:** 45 MPH **Truck:** 45 MPH

Description: Between 0.12 miles west of SR 1553 and 0.51 miles east of Rose Street.

Municipal Certification

I, _____, Clerk of _____, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the _____ day of _____, 20_____, the speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: _____ Page:_____ Ordinance Number: _____

In witness whereof, I have hereunto set my hand and the municipal seal this _____ day of _____, 20_____.

_____
(signature) (municipal seal)

Department of Transportation Approval

Division: _____ Title: _____ Date: _____

Region: _____ Title: _____ Date: _____

Certification of Municipal Declaration
To Enact Speed Limits and Request for Concurrence

Concurring State Ordinance Number: 1087150

Division: 4 **County:** JOHNSTON **Municipality** CLAYTON

Type: Municipal Speed Zones

Road: SR 3908 **Car:** 45 MPH **Truck:** 45 MPH

Description: Between 0.035 miles east of SR 1660 and SR 1551.

Municipal Certification

I, _____, Clerk of _____, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the _____ day of _____, 20_____, the speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: _____ Page:_____ Ordinance Number: _____

In witness whereof, I have hereunto set my hand and the municipal seal this _____ day of _____, 20_____.

_____
(signature) (municipal seal)

Department of Transportation Approval

Division: _____ Title: _____ Date: _____

Region: _____ Title: _____ Date: _____

Certification of Municipal Declaration
To Enact Speed Limits and Request for Concurrence

Concurring State Ordinance Number: 1087151

Division: 4 **County:** JOHNSTON **Municipality** CLAYTON

Type: Municipal Speed Zones

Road: SR 3908 **Car:** 45 MPH **Truck:** 45 MPH

Description: Between the Clayton municipal limit, 0.69 miles west of SR 1552, and SR 1552.

Municipal Certification

I, _____, Clerk of _____, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the _____ day of _____, 20_____, the speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: _____ Page:_____ Ordinance Number: _____

In witness whereof, I have hereunto set my hand and the municipal seal this _____ day of _____, 20_____.

_____
(signature) (municipal seal)

Department of Transportation Approval

Division: _____ Title: _____ Date: _____

Region: _____ Title: _____ Date: _____

Certification of Municipal Declaration
To Enact Speed Limits and Request for Concurrence

Concurring State Ordinance Number: 1087154

Division: 4 **County:** JOHNSTON **Municipality** CLAYTON

Type: Municipal Speed Zones

Road: SR 1004 **Car:** 25 MPH **Truck:** 25 MPH

Description: Between 0.103 miles north of US 70 and Second Street.

Municipal Certification

I, _____, Clerk of _____, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the _____ day of _____, 20_____, the speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: _____ Page:_____ Ordinance Number: _____

In witness whereof, I have hereunto set my hand and the municipal seal this _____ day of _____, 20_____.

_____
(signature) (municipal seal)

Department of Transportation Approval

Division: _____ Title: _____ Date: _____

Region: _____ Title: _____ Date: _____

Certification of Municipal Declaration
To Enact Speed Limits and Request for Concurrence

Concurring State Ordinance Number: 1087152

Division: 4 **County:** JOHNSTON **Municipality** CLAYTON

Type: School Speed Zone - Municipal

Road: SR 3908 **Car:** 25 MPH **Truck:** 25 MPH

Description: Between 0.05 miles west of SR 1555 and SR 1756 (West Clayton Elementary School, in effect from 30 minutes before to 30 minutes after school begins and ends on school days only).

Municipal Certification

I, _____, Clerk of _____, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the _____ day of _____, 20_____, the speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: _____ Page:_____ Ordinance Number: _____

In witness whereof, I have hereunto set my hand and the municipal seal this _____ day of _____, 20_____.

_____
(signature) (municipal seal)

Department of Transportation Approval

Division: _____ Title: _____ Date: _____

Region: _____ Title: _____ Date: _____

Certification of Municipal Declaration
To Repeal Speed Limits and Request for Concurrence

Concurring State Ordinance Number: 1074434

Division: 4 **County:** JOHNSTON **Municipality** CLAYTON

Type: Municipal Speed Zones

Road: SR 1004 **Car:** 25 MPH **Truck:** 25 MPH

Description: SR 1004 (Main Street) from 0.103 mile north of US 70 Business to Second Street.

Municipal Certification

I, _____, Clerk of _____, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the _____ day of _____, 20_____, the repeal of speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: _____ Page:_____ Ordinance Number: _____

In witness whereof, I have hereunto set my hand and the municipal seal this _____ day of _____, 20_____.

_____
(signature) (municipal seal)

Department of Transportation Approval

Division: _____ Title: _____ Date: _____

Region: _____ Title: _____ Date: _____

Certification of Municipal Declaration
To Repeal Speed Limits and Request for Concurrence

Concurring State Ordinance Number: 1058633

Division: 4 **County:** JOHNSTON **Municipality** CLAYTON

Type: Municipal Speed Zones

Road: SR 1552 **Car:** 35 MPH **Truck:** 35 MPH

Description: From a point 0.04 mile west of SR 1553, eastward to US 70 Business in Clayton.

Municipal Certification

I, _____, Clerk of _____, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the _____ day of _____, 20_____, the repeal of speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: _____ Page: _____ Ordinance Number: _____

In witness whereof, I have hereunto set my hand and the municipal seal this _____ day of _____, 20_____.

_____
(signature) (municipal seal)

Department of Transportation Approval

Division: _____ Title: _____ Date: _____

Region: _____ Title: _____ Date: _____

Certification of Municipal Declaration
To Repeal Speed Limits and Request for Concurrence

Concurring State Ordinance Number: 1077055

Division: 4 **County:** JOHNSTON **Municipality** CLAYTON

Type: Municipal Speed Zones

Road: NC 42 **Car:** 45 MPH **Truck:** 45 MPH

Description: Between 0.035 mile east of SR 1660 and SR 1551.

Municipal Certification

I, _____, Clerk of _____, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the _____ day of _____, 20_____, the repeal of speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: _____ Page:_____ Ordinance Number: _____

In witness whereof, I have hereunto set my hand and the municipal seal this _____ day of _____, 20_____.

_____
(signature) (municipal seal)

Department of Transportation Approval

Division: _____ Title: _____ Date: _____

Region: _____ Title: _____ Date: _____

Certification of Municipal Declaration
To Repeal Speed Limits and Request for Concurrence

Concurring State Ordinance Number: 1076838

Division: 4 **County:** JOHNSTON **Municipality** CLAYTON

Type: Municipal Speed Zones

Road: NC 42 **Car:** 45 MPH **Truck:** 45 MPH

Description: Between 0.465 mile west of SR 1552 and 0.104 mile west of SR 1552.

Municipal Certification

I, _____, Clerk of _____, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the _____ day of _____, 20_____, the repeal of speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: _____ Page:_____ Ordinance Number: _____

In witness whereof, I have hereunto set my hand and the municipal seal this _____ day of _____, 20_____.

_____
(signature) (municipal seal)

Department of Transportation Approval

Division: _____ Title: _____ Date: _____

Region: _____ Title: _____ Date: _____

Certification of Municipal Declaration
To Repeal Speed Limits and Request for Concurrence

Concurring State Ordinance Number: 1076840

Division: 4 **County:** JOHNSTON **Municipality** CLAYTON

Type: Municipal Speed Zones

Road: NC 42 **Car:** 45 MPH **Truck:** 45 MPH

Description: Between 0.004 mile east of SR 1552 and 0.044 mile west of Laurel Ridge Drive.

Municipal Certification

I, _____, Clerk of _____, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the _____ day of _____, 20_____, the repeal of speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: _____ Page:_____ Ordinance Number: _____

In witness whereof, I have hereunto set my hand and the municipal seal this _____ day of _____, 20_____.

_____
(signature) (municipal seal)

Department of Transportation Approval

Division: _____ Title: _____ Date: _____

Region: _____ Title: _____ Date: _____

Certification of Municipal Declaration
To Repeal Speed Limits and Request for Concurrence

Concurring State Ordinance Number: 1058217

Division: 4 **County:** JOHNSTON **Municipality** CLAYTON

Type: Municipal Speed Zones

Road: US 70BUS **Car:** 45 MPH **Truck:** 45 MPH

Description: US 70 Business from a point 0.12 mile west of SR 1553, eastward to a point 0.51 mile east of Rose Street, in Clayton

Municipal Certification

I, _____, Clerk of _____, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the _____ day of _____, 20_____, the repeal of speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: _____ Page:_____ Ordinance Number: _____

In witness whereof, I have hereunto set my hand and the municipal seal this _____ day of _____, 20_____.

_____
(signature) (municipal seal)

Department of Transportation Approval

Division: _____ Title: _____ Date: _____

Region: _____ Title: _____ Date: _____

Certification of Municipal Declaration
To Repeal Speed Limits and Request for Concurrence

Concurring State Ordinance Number: 1025205

Division: 4 **County:** JOHNSTON **Municipality** CLAYTON

Type: Municipal Speed Zones

Road: SR 1555 **Car:** 45 MPH **Truck:** 45 MPH

Description: SR 1555 from a point 0.15 mile south of Lombard Street (NC 42), northward to NC 42.

Municipal Certification

I, _____, Clerk of _____, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the _____ day of _____, 20_____, the repeal of speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: _____ Page:_____ Ordinance Number: _____

In witness whereof, I have hereunto set my hand and the municipal seal this _____ day of _____, 20_____.

_____
(signature) (municipal seal)

Department of Transportation Approval

Division: _____ Title: _____ Date: _____

Region: _____ Title: _____ Date: _____

Membership Agreement for
Clean Water Education Partnership (CWEP) Services
Provided by the Central Pines Regional Council

This Memorandum of Understanding (MOU) by and between the undersigned local government (Local Government) and the Central Pines Regional Council (CPRC) pertains to the services provided by CPRC under the Clean Water Education Partnership (CWEP) program.

WITNESSETH:

WHEREAS, CWEP and local government stormwater programs have the same basic mission of providing stormwater outreach and education; and

WHEREAS, CWEP is governed by a Steering Committee that is composed of representatives from each partner jurisdiction or agency where these organizations weigh in on outreach priorities at quarterly meetings and provide ongoing financial support for the program through member dues based on their population.

WHEREAS, CWEP is a program administered by CPRC where CPRC is responsible for organizing quarterly Steering Committee meetings annually; tracking and managing of staff and subcontractor(s), expenses, and budgets; maintaining any project fund balance in a restricted account to be used solely at the request of the CWEP Steering Committee for CWEP purposes; providing periodic financial updates to the partnership; and providing direct education and mass media to its wide variety of partner communities.

NOW, THEREFORE, CPRC, via CWEP, will prepare and make available to the Local Government the following direct education and mass media items:

1. CWEP will assist the Local Government with the following education/outreach tasks during the term of this MOU related to direct educational programming:
    a. Provide physical and digital outreach materials for local governments and target audiences that describe target pollutants and their likely sources and impacts on water quality.

    b. Maintain an internet website conveying the CWEP program's messages about stormwater pollution.

    c. Make available for download via website outreach materials for target audiences, and distribute materials at in-person or digital community events.

    d. Post on social media channels to promote CWEP’s key messages.

    e. Provide unlimited local use and access to original and compiled educational materials on CWEP program website, to include educational videos, printable and digital lessons, lesson plans, and other resources useful for educating a variety of ages and audiences in various settings.

    f. Coordinate annually with stormwater staff and/or relevant educational contacts (as requested by the Local Government) to schedule and conduct stormwater education activities that correlate with NC Essential Science Standards or provide opportunities for citizen participation which may include stream cleanups, citizen science activities, or similar efforts. CWEP will coordinate with the CWEP local government representative prior to contacting any formal educators in the member jurisdiction.

g. Provide mechanisms on CWEP program website for public input on stormwater issues.

h. Provide statistically valid stormwater surveys to include public perceptions and behaviors, to all partner jurisdictions at least every **five years**.

2. CWEP will assist the Local Government with the following mass media programming:

   1) Coordinate an annual outreach campaign in the form of Public Service Announcements (PSAs) administered by local service providers, which may include the following:

      i. Videos about common target pollutants, their likely sources, their negative impact on water quality, and best practices for target audiences likely to have significant stormwater impacts. These videos will link to the program website.

      ii. Static and animated banner ads about stormwater quality that link to the program website are optional annually depending upon the CWEP approved mass media campaign.

      iii. Approximately 8 to 12 weeks (as market costs allow) of television, radio, social media, digital pre-roll and/or digital PSAs across popular stations with the aim of reaching a variety of target audiences. CWEP will make an effort to ensure that media reach adequately covers member jurisdictions. Additional stations/programs may be proposed by local media companies and approved collectively by members.

      iv. Annual advertising in Spanish-language via print and/or digital.

   2) Provide unlimited local use and access to outreach materials created for CWEP Partners to inform target audiences about target pollutants, their likely sources and impacts on water quality

   3) Provide unlimited local use and access of digital media materials for Partner jurisdictions' use in public buildings, parks, DMV locations, outdoor movies, etc.

   4) Promote regional education and engagement events such as the CWEP Regional Creek Week through CWEP website and social media platforms

Local Governments may use the tasks above to help comply with NPDES MS4 stormwater education requirements, Jordan Lake Rules and/or Neuse and Tar-Pamlico nutrient strategy stormwater education requirements. The Local Government's signature on this MOU signifies an understanding that any one of the items listed above may only partially fulfill its education requirements during an audit from NC DEQ. Accordingly, the Local Government acknowledges that it is ultimately responsible for meeting all federal and state laws, rules and regulations related thereto. The Local Government and CWEP share responsibility for determining how specific objectives can be cooperatively achieved, with the understanding that CWEP supplements local efforts to comply with regulatory requirements.

The Local Government is highly encouraged to send one or more representatives to CWEP's quarterly Steering Committee meetings to collaborate on strategies. CWEP will make every reasonable attempt, as permitted by available staffing and supplies, to independently and proactively address the objectives in the Local Government's community and will update the CWEP Local Government representative each quarter to offer opportunities for discussion and collaboration.

The Local Government agrees to pay CPRC for the services provided herein based on a fee schedule adopted by CPRC, voted on by the CWEP Steering Committee, and incorporated herein by reference. The fee schedule and individual Local Governments' cost shares may change annually if population estimates generated by the NC State Demographer's Office show population changes and/or the CWEP Steering Committee authorizes a change in cost shares.

The period of performance and the term of this MOU will begin on **July 1, 2025,** and will conclude on **June 30, 2026**. This agreement automatically renews for a total of **3 years** unless either party gives 90-day notice prior to end of the term. The Local Government reserves the unilateral right to terminate this MOU for cause or convenience (in the case of cause, immediately, and in the case of convenience, upon 90 calendar days' written notice), whereupon CWEP and CPRC will only be entitled to prorated compensation for services properly rendered up to the date of termination.

CWEP will provide an annual report by August 31 on the prior fiscal year's local and regional outreach and education, to include description and numbers for both mass media and direct education efforts. Interim numbers can be provided as needed.

IN WITNESS WHEREOF, both the Local Government and CPRC have caused this MOU to be executed by their chief executive officers, all as of the day and year first above written.

Local Government

TOWN OF CLAYTON

_____ _____

Richard D. Cappola Jr., Town Manager Date

CENTRAL PINES REGIONAL COUNCIL

_____ _____

Lee Worsley, Executive Director Date

Exhibit A. CWEP FY26 Fee Schedule

CPRC Clean Water Education Partnership Program FY26 Fee Schedule

Example Only; will be updated annually as certified population estimates are updated and/or CWEP Steering Committee approves a change.

Partner	Base Cost $2,000	Population for FY26* (July 2023 certified pop, NC State Demographics)	Cost Share (@ 0.044 per capita)	FY26 Cost Share ($.044 per cap + Base Cost)
Town of Apex [2,5]	$2,000	71,992	$3,168	$5,168
Town of Benson [2]	$2,000	4,270	$188	$2,188
Beaufort County [4]	$2,000	30,947	$1,362	$3,362
Town of Butner [2]	$2,000	8,092	$356	$2,356
Town of Carrboro [2,5]	$2,000	21,319	$938	$2,938
Town of Cary [1,2,5]	$2,000	181,488	$7,985	$9,985
Town of Chapel Hill [2,5 *]	$2,000	54,788	$2,411	$4,411
Chatham County [5,6]	$2,000	63,407	$2,790	$4,790
Town of Clayton [2]	$2,000	30,151	$1,327	$3,327
Craven County [1]	$2,000	43,298	$1,905	$3,905
City of Creedmoor [2]	$2,000	5,105	$225	$2,225
City of Durham [1,3,5]	$2,000	297,556	$13,092	$15,092
Durham County [1,5]	$2,000	34931	$1,537	$3,537
City of Fayetteville [2,3 *]	$2,000	193975	$8,535	$10,535
Town of Fuquay-Varina [2]	$2,000	41,010	$1,804	$3,804
Town of Garner [1,2]	$2,000	38,211	$1,681	$3,681
City of Goldsboro [1,2]	$2,000	34,239	$1,507	$3,507
City of Havelock [1]	$2,000	17,479	$769	$2,769
Town of Hillsborough [2]	$2,000	9996	$440	$2,440
Town of Holly Springs [2]	$2,000	46052	$2,026	$4,026
Town of Hope Mills [2]	$2,000	18035	$794	$2,794
Johnston County [1]	$2,000	171483	$7,545	$9,545
City of Kinston [1]	$2,000	19242	$847	$2,847
Town of Knightdale [2]	$2,000	20957	$922	$2,922
Town of Leland [2]	$2,000	30264	$1,332	$3,332
Town of Morrisville [2,5]	$2,000	32431	$1,427	$3,427
Nash County [4,6]	$2,000	42371	$1,864	$3,864
Town of Nashville [2,4]	$2,000	5871	$258	$2,258
City of New Bern [1,2]	$2,000	33917	$1,492	$3,492
Orange County [1,5,6]	$2,000	55134	$2,426	$4,426
City of Oxford [4]	$2,000	8986	$395	$2,395
Town of Pembroke	$2,000	3,072	$135	$2,135
Town of Pittsboro [5]	$2,000	5364	$236	$2,236
City of Raleigh [1,3 *]	$2,000	479921	$21,117	$23,117
City of Rocky Mount [2,4]	$2,000	55427	$2,439	$4,439
Town of Rolesville	$2,000	11268	$496	$2,496
City of Roxboro [2]	$2,000	8127	$358	$2,358
Town of Siler City	$2,000	7909	$348	$2,348
Town of Smithfield [1]	$2,000	12135	$534	$2,534
Town of Spring Lake [2]	$2,000	11619	$511	$2,511
Town of Tarboro [4]	$2,000	10664	$469	$2,469
Town of Wake Forest [2]	$2,000	54242	$2,387	$4,387
Wayne County [1,6]	$2,000	75578	$3,325	$5,325
Town of Wendell [2]	$2,000	13550	$596	$2,596
Town of Zebulon [2]	$2,000	8326	$366	$2,366

1. Subject to Neuse River Basin Nutrient Management Regulations.

2. Subject to NPDES Phase II Stormwater Regulations.

3. Subject to NPDES Phase I Stormwater Regulations.

4. Subject to Tar-Pamlico River Basin Nutrient Management Regulations.

5. Subject to Jordan Lake Nutrient Management Regulations.

6. MS4 Post-Construction "Tipped Counties"

*Populations have been adjusted for group quarters covered by another state stormwater permit

TOWN OF CLAYTON
ADMINISTRATIVE PROFESSIONALS DAY
PROCLAMATION

WHEREAS, administrative professionals are the backbone of offices and organizations, providing essential support that ensures the smooth and efficient operation of daily business; and

WHEREAS, their diverse responsibilities — ranging from communication and organization to problem-solving and project management — are critical to the success of any workplace; and

WHEREAS, administrative professionals demonstrate commitment, professionalism, adaptability, and attention to detail, all while balancing multiple tasks and meeting the needs of colleagues and the public; and

WHEREAS, the last Wednesday in the month of April is Administrative Professionals Day, recognizing the important contributions that administrative professionals make each year to our workplace; and

NOW, THEREFORE, on behalf of the Clayton Town Council, we hereby proclaim April 23, 2025 as **ADMINISTRATIVE PROFESSIONALS DAY** in the Town of Clayton and citizens are encouraged to recognize and celebrate the many administrative professionals throughout the Town who keep vital offices running and deliver necessary service to our citizens.

Proclaimed by the Clayton Town Council this the 21st day of April 2025.

_____

Jody L. McLeod
Mayor

TOWN OF CLAYTON
INTERNATIONAL FIREFIGHTERS DAY
PROCLAMATION

WHEREAS, Firefighters dedicate their lives to the protection of life and property; and sometimes that dedication is in the form of countless hours volunteered over many years, in others it is many selfless years working in the industry; in all cases it risks the ultimate sacrifice of a firefighter's life; and

WHEREAS, International Firefighters' Day (IFFD) is a time where the community can recognize and honor the sacrifices that firefighters make to ensure that their communities and environment are as safe as possible; it is also a day in which current and past firefighters can be thanked for their contributions; and

WHEREAS, International Firefighters' Day is observed each year on the 4th of May on where we remember the past firefighters who have died while serving our community or dedicated their lives to protecting the safety of us all; and show our support and appreciation to the firefighters worldwide who continue to protect us so well throughout the year; and

WHEREAS, hailing from all walks of life, they are our mothers, fathers, brothers, sisters, aunts, uncles, grandparents, neighbors, and friends. They protect us without wanting of recognition or reward. In our time of need they are there with courage, compassion and loyalty. They are the essence of the true meaning of community.

NOW, THEREFORE, on behalf of the Clayton Town Council, we hereby proclaim May 4, 2025 as **INTERNATIONAL FIREFIGHTERS DAY.** Accordingly, we encourage our citizens to observe this day in recognition of the patriotic service and dedicated efforts of our fire and emergency services personnel.

Proclaimed by the Clayton Town Council this the 21st day of April 2025.

_____
Jody L. McLeod
Mayor

TOWN OF CLAYTON
RETIREMENT PROCLAMATION
CHRIS ROWLAND

WHEREAS, certain individuals are inspired to serve their community by pursuing a career in local government; and

WHEREAS, in the book of life Chris Rowland heeded the calling of service by joining the Town of Clayton on February 19, 2001, in the capacity of Construction Inspector; and

WHEREAS, Chris has been not only a trusted colleague and mentor but also a cherished friend to many, always willing to offer guidance, encouragement, and a kind word; and

WHEREAS, throughout his career, Chris has demonstrated an unwavering commitment to upholding building standards, supporting responsible growth, and protecting the long-term well-being of the Clayton community; and

WHEREAS, Chris Rowland will retire, thus completing his chapter of service to the Town of Clayton on May 1, 2025; and

WHEREAS, upon retirement, Chris will embark on a well-deserved new chapter filled with rest, adventure, and time with loved ones, while leaving behind a career defined by passion and purpose.

NOW, THEREFORE, the honorable Mayor and Town Council of the Town of Clayton, North Carolina, do hereby recognize and express deep appreciation to Chris Rowland for his years of service to the Town of Clayton. Furthermore, the Mayor and Town Council of the Town of Clayton, North Carolina, do hereby wish the best to Chris Rowland in the next chapter of his life…retirement.

Proclaimed by the Clayton Town Council this the 21st day of April 2025.

Jody L. McLeod, Mayor

Michael Sims, Mayor Pro Tem

Ruth Anderson, Councilmember

Andria Archer, Councilmember

Porter Casey, Councilmember

Gretchen Williams, Councilmember

TOWN OF CLAYTON
RETIREMENT PROCLAMATION
TAMMY RAY

WHEREAS, in the book of life Tammy Ray heeded the calling of service by joining the Town of Clayton on October 10, 2009, in the capacity of Custodian and transitioning to Crew Leader; and

WHEREAS, Tammy Ray has honorably served the Town of Clayton for over 15 years with unwavering dedication, professionalism, and commitment to excellence; and

WHEREAS, during this time, Tammy has demonstrated outstanding leadership, integrity, and a deep sense of responsibility in all aspects of her work, earning the admiration and respect of colleagues, community members, and peers; and

WHEREAS, Tammy Ray officially retired, thus completing her chapter of service to the Town of Clayton on April 1, 2025; and

WHEREAS, the Clayton Town Council recognizes the many contributions provided to the Town of Clayton and its citizens during Tammy's time of service.

NOW, THEREFORE, the honorable Mayor and Town Council of the Town of Clayton, North Carolina, do hereby recognize and express deep appreciation to Tammy for her years of service to the Town of Clayton. Furthermore, the Mayor and Town Council of the Town of Clayton, North Carolina, do hereby wish the best to Tammy Ray in the next chapter of her life…retirement.

Proclaimed by the Clayton Town Council this the 21st day of April 2025.

Jody L. McLeod, Mayor	Michael Sims, Mayor Pro Tem
Ruth Anderson, Councilmember	Andria Archer, Councilmember
Porter Casey, Councilmember	Gretchen Williams, Councilmember

Town Council Regular Meeting
Agenda Cover Sheet

Meeting Date	Agenda Location
April 21, 2025	PUBLIC HEARINGS

Item Title

2024-27-CZM Amelia Church Townhomes (tabled from February 17, 2025 and March 17, 2025); Request to table to the May 5, 2025 Town Council Meeting.

Presenter(s)

Conrad Olmedo, Planning Director

Suggested Action

Adoption of Ordinance - Approval of rezoning request.

Strategic Priorities Alignment

☐ Vibrant Downtown	☒ Desirable Amenities and Spaces	☐ Sustainable Infrastructure	☐ Mobility, Transportation, and Transit	☒ Diversified Economic Development	☐ Community Outreach and Engagement	☐ Public Safety

Public Hearing: Yes - Legislative

If Approved, Will Document Require Recordation? Yes

Does This Item Require a Communication Plan?

- ☒ Public Hearing (Required by GS)
- ☒ Newspaper Notice (Required by GS)
- ☐ Public Forum/Input Session
- ☐ E-News Distribution
- ☐ Social Media
- ☒ Special Mailing
- ☒ Public Hearing (Not Required by GS)
- ☐ Newspaper Notice (Not Required by GS)
- ☐ Press Release
- ☐ Website
- ☐ Survey
- ☐ None Required

Other/Special Instructions: Signs Posted to property and property owner letters mailed.

Summary

Conditional Rezoning consisting of 173 units designated as single-family attached units (townhouses), with access from Short Johnson Rd and Amelia Church Rd.

Background/History

Planning Board recommended approval of this request at their December 17, 2024 meeting. This item was tabled at the February 17, 2025 and March 17, 2025 meetings to be heard at the April 21, 2025 meeting; and is requested again to be tabled to the May 5, 2025 Town Council meeting.

Recommendation

Staff recommends approval but inconsistent with the 2045 Comprehensive Growth Plan.

Funding Source

N/A

Cost

N/A

Corresponding Documentation

00_Revised_Staff Report_2024-27-CZM Amelia Church Townhomes - TC 04.21.25

00a_Staff Report Map -Amelia Church Townhomes -

01_Application 2024-27-CZM Amelia Church CZM

01a_Application Supplemental Information 2024-27-CZM Amelia Church

02.Amelia Church - Neighborhood Meeting Invite Letter 12.16.2024

03_Revised_Rezoning Concept Plan for NCB230214.00 - 02-21-25

04_Revised_Conditions of Approval - 2024-27 - CZM Amelia Church Townhomes - SIGNED - 02-20-25

05_Traffic Impact Analysis_April 2024

06_Section 2.3.6 - Conditional Rezoning - 12.16.24

07_Table 4.2.5 - Listing of Common Principal Uses - Residential Use Classification - 12.16.24

08_Consistency Statements Sheet_2024-27-CZM Amelia Church Townhomes - TC 02.17.2025

09_Revised_Ordinance_2024-27-CZM Amelia Church Townhomes - TC 03.17.2025

Submitted By: Conrad Olmedo, Planning

Reviewed By:

Heidi Holland, Town Clerk	Approved - Apr 16 2025
Rich Cappola, Town Manager	Approved - Apr 16 2025

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

Town Council: April 21, 2025 (Continuation)
Town Council: February 17, 2025 (Tabled)
March 17, 2025 (Tabled)

STAFF REPORT

Application Number: 2024-27-CZM
Project Name: Amelia Church Townhomes

Tag #: 05G03008B
Location: The property is located between Amelia Church Road and Short Johnson Road near the NC Highway 42 W
Existing Zoning District: Office Institutional (OFI)
Proposed Zoning District: Conditional Residential (CZR)
Acreage: 19.85 +/- acres
Existing Use: Vacant
Consultant: Bohler Engineering NC, PLLC
Applicant: Kathryn McPherson
Owner(s): AMELIA TOWNHOMES LLC
Public Noticing:

- Neighborhood meeting: December 16, 2024
- Property Sign posted: December 6, 2024
- Letters mailed: December 6, 2024 (Planning Board)
- Letters mailed: February 4, 2025 (Town Council)
- Legal Ad published: February 5 & 12, 2025 (The Johnstonian)
- Property Sign posted inspection: February 3, 2025

REQUEST: This is a request for a Conditional Rezoning, Type 3, per UDO Section 3.3, to rezone one property currently zoned Office Institutional (OFI) to Conditional Residential (CZR), to allow the construction of 173 single-family attached units (townhomes). The property is located between Amelia Church Road and Short Johnson Road near the NC Highway 42 W, consists of approximately 19.85 acres in total, and is identified as Johnston County Tag 05G03008B.

PROJECT OVERVIEW

The property currently appears to be vacant, with some evidence of tree clearance along part of the area bordering Amelia Church Road. This application seeks to rezone the property to be Conditional Residential (CZR). As a Conditional Rezoning, all uses are specified in the provided Recommended Conditions of Approval, and the development will proceed as shown in the Concept Plan. Any forthcoming development of the project will be subject to the Town's Technical Review Committee reviews, the Building Code, and other relevant Town and state policies. The future Land Use Map designates this property as part of the Medium Density Residential (MDR) use. A more detailed analysis of its compliance with this use can be found in the Staff Recommendation section further down in this document.

New Information for the April 21, 2025 Town Council Meeting

Following the March 17, 2025 Town Council meeting, the applicants have been working with staff to update and revise their Conditions of Approval and Concept Plan documents. Staff has received these most recent iterations of the documents on April 14, 2025 and will be initiating an intermittent Technical Review Committee (TRC). The TRC will then meet with the applicants to discuss staff comments on April 23, 2025; after which, final documents will be prepared for the May 5, 2025 Town Council meeting.

At this time, the attached documents reflect revisions provided following the February 17, 2025 meeting and which were reviewed for the March 17, 2025 Town Council meeting. These items have since been revised but are included in this agenda packet for reference. Staff anticipates to provide Town Council with TRC-reviewed Concept Plan documents and a new set of signed revised Conditions of Approval for the May 5, 2025 Town Council meeting.

ADJACENT ZONING, LAND USES, AND FUTURE LAND USE MAP

Direction	Zoning	Existing Land Use(s)	Future Land Use Map
North	Planned District Multi Use (PD-MU) and Residential Large Lot (RRL)	Multi Family Development and Single Family Detached dwellings	High Density Residential
South	Residential Large Lot (RLL)	Single Family Detached dwellings and Vacant	Medium Density Residential
East	Residential Large Lot (RLL)	Vacant	Medium Density Residential
West	Residential Large Lot (RLL)	Single Family Detached dwellings	High Density Residential

PLANNING BOARD AND STAFF RECOMMENDATIONS

Planning Board Recommendations – December 17, 2024

The Planning Board voted to unanimously recommend approval of this request with the following recommendations as an addition to their motion on December 17, 2024:

1. **Driveway width:** to consider a condition that the driveways of each unit must have a minimum width of 18'.

   Response: This has been added to Condition 9.a where two (2) parking spaces outside the garage must be provided for each unit and where driveways must be a minimum of eighteen (18) feet wide.

2. **Parking lot:** Add a condition specifying that the owner of the private parking lot will always maintain private ownership.

   Response: This has been added to condition 9.c as follows: The owner of the private parking lot will always maintain private ownership. Revision of the concept plan also shows that the private street is a private parking lot (on page 4).

3. **Parking spaces:** Include a condition stating that two parking spaces outside of the garage must be provided for each unit.

   Response: This has been added to condition 9.b as follows: Townhome parking requirements shall include a two (2)-car driveway for each unit and at least a single-car garage.

4. **Driveway width:** Add a condition that the driveways of each unit must have a minimum width of 20 feet.

   Response: The applicant is proposing an 18-foot-wide driveway instead of the recommended 20 feet for the following reasons: to avoid a fully paved asphalt driveway and to ensure the presence of vegetation, allowing compliance with the Minimum Open Space Set-Aside (% of lot or site size). Previously, the proposal included a single-car garage and a one-car driveway. With this approach, each residence will have a two-car driveway and a one-car garage (See Condition 9.a).

5. **Mass grading:** Include a condition stating that the project deviates from section 6.6.12 F. of the UDO regarding mass grading.

6. **Response:** This has been added under Condition 11, which exempts this project from having to double the width and planting vegetation of the perimeter buffer, per UDO Section 6.6.12 F. of the UDO regarding mass grading.

7. **Additional parking:** To add any additional parking as the project would allow.

Response: This has been added to Condition 9.a where two (2) parking spaces outside the garage must be provided for each unit and Condition 9.d and 9.e, which indicate that the project will provide 44 guest parking spaces.

STAFF RECOMMENDATION

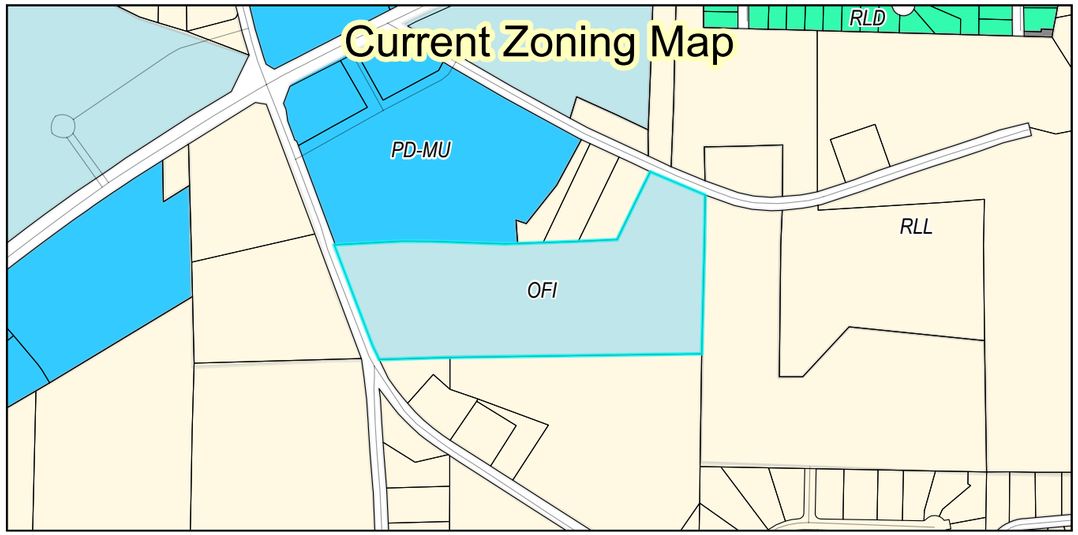
Staff has provided an addendum to the applicant-provided Conditions of Approval for the Planning Board's consideration, which aims to demonstrate enhanced design and landscaping.

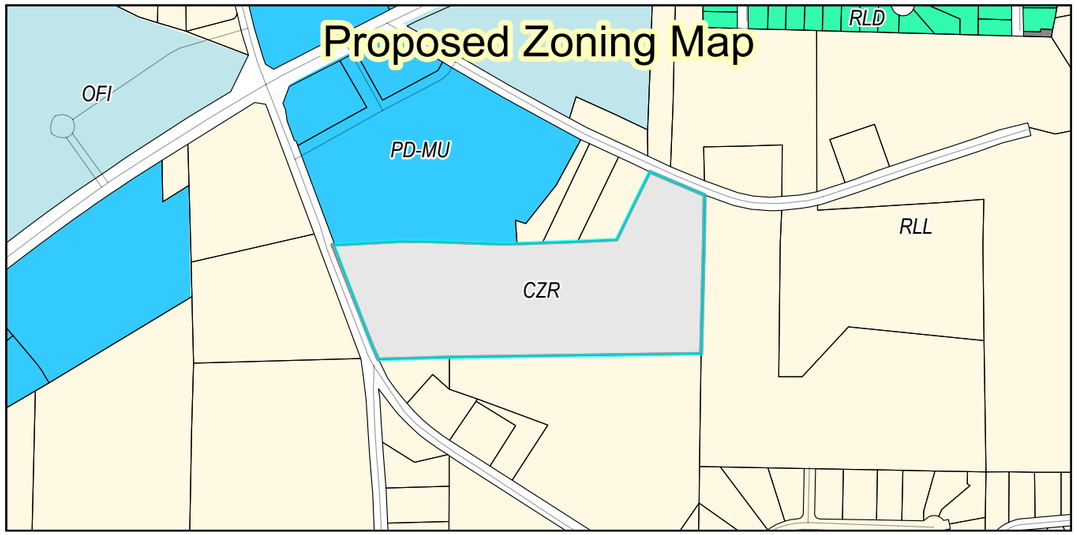
After careful review, the property subject to this rezoning request is located within the Medium Density Residential (MDR) Land Use designation. In this category, the proposed density is 3-5 units per acre, and the preferred unit type is detached single-family housing, generally with less than 50% attached units. However, the project exceeds these requirements with a density of 8.7 units per acre and includes 100% attached single-family housing. Therefore, we recommend modifying the Future Land Use Map to align this site with a High Density Residential (HDR) Land Use designation.

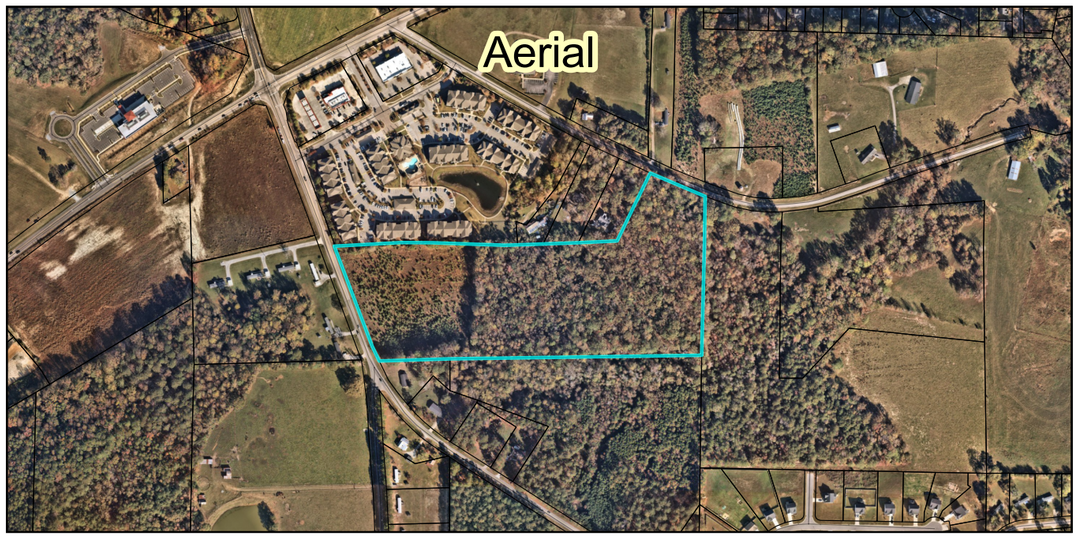
Staff recommends approval of the Conditional Rezoning request to rezone the property from Office Institutional (OFI) to the Conditional Residential (CZR) zoning district per Motion 2 in the provided consistency statements sheet, "Approval - Inconsistent with the 2045 Comprehensive Growth Plan".

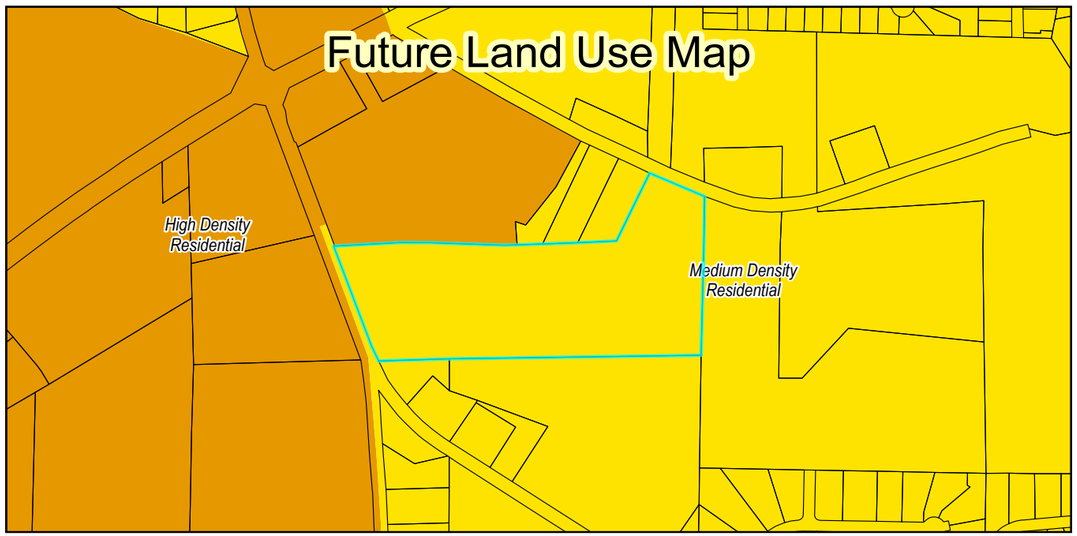
ATTACHMENTS:

1) Application Materials
2) Neighborhood Meeting Materials
3) Revised Concept Plan Set (3.17.25 Version)
4) Revised Signed Recommended Conditions of Approval (3.17.25 Version)
5) Updated Traffic Impact Analysis
6) UDO Sub-Section 2.3.6 – UDO 12.16.24
7) UDO Sub-Section 4.2.5 – UDO 12.16.24
8) Consistency Statements Sheet
9) Revised Ordinance (3.17.25 Version)









Request: (CZR) Conditional Residential District

Project Name: Amelia Church Townhomes

Project Number: 2024-27-CZM

Applicant: Bohler Engineering NC, PLLC

Property Owner: AMELIA TOWNHOMES LLC

Tag #: 05G03008B

Site

0 0.3 0.6 Miles

N

Staff Report Map

Prepared by: TOC Planning Department

November 22, 2024

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

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

Conditional Zoning, Unlimited w/Associated Concept Plan Coversheet

Name of Project: Amelia Church Townhomes **Date:** 2/2/2024

Applicant Name: Bohler Engineering NC, PLLC

The following checklist to be completed by applicant:

- ☒ Pre-Application Meeting on: January 11, 2024
- ☒ Review Fee
- ☒ Completed Application
- ☒ Owner's Consent Form
- ☒ Adjacent Property Owner's List - Include Names, Full Mailing Addresses & Parcel/NC Tag #
- ☒ Neighborhood Meeting Letter (one copy)
- ☒ Signed & sealed boundary survey
- ☒ Copy of signed & sealed boundary survey in PDF on USB
- ☒ Master Plan Narrative
- ☒ Master Plan Set to include the following:
  - Cover Sheet
  - Signed & Sealed Boundary Survey
  - Bubble Plan Outlining:
    a. Where and which uses or groups of uses will occur
    b. The proposed intensity/density of those uses
    c. General location of internal and external network of public right-of-way and public infrastructure

Reviewed by: _____

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

Conditional Zoning, Unlimited w/Associated Concept Plan Application

Application Fee: $1,000 + $5.00 per acre

Public Noticing Fees (Mailing & Sign) will be confirmed/invoiced by town staff prior to payment.
Mailed Notice: $1.00 per mailed notice Public Notice Signs: $20.00 per posted sign

SITE INFORMATION

Name of Project: Amelia Church Townhomes

Acreage of Property: 19.835 ac **Current Zoning District:** O-I with SUP

County Tag #: PN05G03008B **NC Pin #:** 1628-03-04-8991

Address/Location: Amelia Church Road, Clayton, NC 27520

Existing Zoning District: O&I with SUP **Proposed Zoning District:** CZR

Ex: CZR, CZM, CZC, CZD, CZI

APPLICANT INFORMATION

Applicant: Bohler Engineering NC, PLLC

Mailing Address: 4130 ParkLake Ave., Ste. 200, Raleigh, NC 27612

Phone Number: 919-578-9000 (919-608-3810) **Fax:**

Contact Person: Kathryn McPherson

Email Address: kmcpherson@bohlereng.com

PROPERTY OWNER INFORAMTION

Name: Amelia Townhomes LLC

Mailing Address: 332 Military Cutoff Road, Wilmington, NC 28405

Phone Number: 910-612-3633 **Fax:**

Email Address: jr@tributecompanies.com

OFFICE USE ONLY

Date Received: Amount Paid: File Number:

July 2023

EXPLANATION OF PROJECT

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

See Attached sheet

APPROVAL CRITERIA – REZONING

All applications for a Conditional Rezoning must address the following Approval Criteria:

1. Consistency with the adopted plans of the Town. (This criteria must also be addressed in Master Plan Narrative.)

   See attached sheet

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

   See attached sheet

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

   See attached sheet

4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply facilities and stormwater drainage facilities is available for the proposed conditional district.

   See attached sheet

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

   See attached sheet

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

   See attached sheet

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

See attached sheet

APPROVAL CRITERIA- MASTER PLAN

All associated Master Plans must address the following Approval Criteria: (This criteria must also be addressed in Master Plan Narrative.)

1. Compliance with code section 155.203(L) and all other applicable requirements of this chapter, or analysis and justification if it deviates from the requirements of this chapter.

The Amelia Church Townhome Project will comply with Town of Clayton Code of Ordinances Section 155.203 (L) for Conditional Zoning Districts. Conditions will be included with the rezoning for specific development standards.

2. Consistency with the Clayton General Design guidelines.

The Amelia Church Townhome Project is consistent with the Town of Clayton General Design Guidelines.

3. Conformance of the proposal with the stated purpose of the requested conditional zoning district.

The Amelia Church Townhome Project will conform wtih the CZR stated purpose by reducing the amount of currently approved 196 apartment units with a more traditional townhome layout with 173 units.

4. Compatibility of the proposed development with the adjacent community.

The Amelia Church Townhome Project is compatable with the adjacent community which is currently seeing new development to the east, south and west of this parcel as well as the existing Amelia Station Apartments to the north. The project is would also provide a transition housing type between the multi-family and the single family detached uses.

5. The quality of design intended for each component of the project and the ability of the overall development plan to ensure a unified, cohesive environment at full build-out.

The Amelia Church Townhome Project will provide a unified and cohesive architectural guidelines for building materials, exterior finishes and architectural styles. All development will conform with the Town of Clayton standards and specifications for streets, utilities, stormwater management, open space and buffer requirements.

6. Compatible relationships between each component of the overall project.

The Amelia Church Townhome Project will provide a compatible relationship throughout the overall project with uniform lighting and landscape materials, architectural features, materials and colors, amenity components placed throughout the site, and interconnected trails and public sidewalks.

7. Self-sufficiency of each phase of the overall project.

The project will be completed in one (1) phase.

8. Documentation that the proposed infrastructure improvements accommodate the additional impacts caused by the development, or documentation to assure that the development, as proposed, will not overtax the existing public infrastructure systems.

The Amelia Church Townhome Project will not overtax the existing public infrastructure systems. The reduction of the unit count will reduce some of the required sewer capacity request and any required improvements to the surrounding infrastructure will be accommodated with the construction of the project.

9. The fiscal impact of the proposal and the proposed financing of required improvements.

The Amelia Church Townhome Project will be self-funded with no fiscal impact to the Town of Clayton.

10. The success of the proposal in providing adequate pedestrian and bicycle links within the development and with the adjacent community.

The Amelia Church Townhome Project will provide public sidewalks along both Short Johnson Dr and Amelia Church Rd. as well as on all new public streets provided within the project.

11. The effectiveness with which the proposal protects and preserves the ecologically sensitive areas within the development.

All ecologically sensitive areas will be protected during development and stream buffers, wetland areas and other natural areas will be preserved except for approved roadway crossings.

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.

Kathryn McPherson	kmcpherson Digitally signed by kmcpherson Date: 2024.02.22 14:25:20 -05'00'	2/26/2024
Print Name	***Signature of Applicant***	***Date***

Bohler Engineering NC, PLLC
4130 Parklake Ave Suite 200
Raleigh, NC 27612
919-578-9000

2/21/2024

Amelia Church Townhomes
Conditional Rezoning Application

Explanation of Project:

This is a request to rezone the subject property (19.835 acres) from the current O&I (Office and Institutional) zoning to CZR (Conditional – Residential). The proposed property will have 173 for sale townhomes with a maximum density of 8.72 units per acre.

- The Townhomes will be 2-3 story with single car front-load garage and driveway.
- Public streets with sidewalks on both sides with provide access throughout the community. There will be one entrance on Amelia Church Road with new left turn lane constructed on Amelia Church Road based on the recommendation of the Transportation Impact Analysis (TIA) and one entrance on Short Johnson Road. Sidewalks will be provided along both road frontages.
- The development will be served by public water along Amelia Church Road and gravity public sewer will be accessed along Short Johnson Road in conjunction with the Davis Park development across Short Johnson Road.
- Power will be provided to the site by Duke Energy and streetlights will be installed along the development frontages on Amelia Church Road and Short Johnson Road as well as along all internal public streets.
- Cross-Access to the adjoining properties will be provided.
    - A private access easement will connect the internal service area with the parking lot of the Amelia Station Apartments, PIN 165801-05-5423.
    - A public street stub will be provided to 200 Short Johnson Road property, PIN 165801-05-8096.
    - A public Street stub will be provided to the 377 Short Johnson Road property, PIN 165803-24-3257.
    - A public street stub will be provided to the 2177 Amelia Church Road property, PIN 165803-04-437
- Minimum required Open Space of 12.5% will be provided with amenities to include a clubhouse with pool, grilling stations, 2 pickleball courts, outdoor seating, walking trails, car-wash station and dog park. Undisturbed Resource Conservation Areas will be preserved for the on-site stream and wetland areas with allowed entrance road stream crossing.

The site is currently approved with a SUP (Special Use Permit) for a 196-unit townhome for rent community with an approved maximum density of 11 units per acre.

Approval Criteria – Rezoning:

1. **Consistency with the adopted plans of the Town.**
   The Future Land Use Map designates this site and the surrounding properties as Medium-Density Residential with a density of 3-5 units per acre, or up to 7 units/acre in a Planned Development.

   While not consistent with the 2045 Growth Plans the proposed rezoning would reduce the currently approved density of 9.9 units per acre to 8.72 units per acre.

   The proposed townhome development will provide a transition from the Planned District Multi-Use (PD-MU) zoning, High Density Residential (HDR) Land Use at the Amelia Station Apartments to the north and the CZ-R zoning High Density Residential (HDR) Land use at the Corbett Road Assemblage to the west with the other Residential Large Lot (RLL) properties adjoining the proposed Amelia Church townhome community.

   • Gross Residential Density*: 3-5 units/acre • Unit Type: Single family detached homes, generally less than 50% attached units • Open Space: Minimum of 20%**. Open space should be a mix of preserved natural features with passive recreation such as greenways and trails and more formal or developed open space such as common greens, plazas, playgrounds or sports fields

   The newly adopted Unified-Development Ordinance (UDO) has designated the Conditional Residential (CZR) as an appropriate zoning district for this type of proposed use. The Applicant will provide a series of conditions for this development that will

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

   The subject property is of adequate size (19.835 acres) to support the proposed 173 townhome units with associated infrastructure including: public streets, road improvements, stormwater control measures (SCM's), open space requirements, resource conservation area's preservation and maintenance and compliance with the conditions put forth by the applicant to support this Conditional rezoning.

   The current approved plan allowed 196 for-rent apartments in 4-unit clusters with private streets, 90-degree parking in front of the units, and a private sewer system with a pump station.

   The proposed Conditional Residential (CZR) reduces the unit count to 173 units with traditional for-sale townhomes with private driveways and garages with public streets. Gravity sewer will be utilized eliminating the need for a private pump station.

3. **Whether the proposed change tends to improve the balance of uses or meets specific demand in the Town.**
   Demand for new housing options in Clayton is strong. The proposed 173 traditional single-family attached townhomes will help meet the demand for this housing type in this area.

   In addition to the Amelia Station Apartments just to the north of the property, there are several residential and mixed-use neighborhoods recently approved and/or in development within several miles of this proposed project including:

   - Kyli Knolls Subdivision: Residential Single Family detached
   - Short Johnson: Residential Single Family detached
   - Corbett Road Assemblage: Residential Apartments, Single Family detached and Single Family attached
   - Copper District: Commercial and Residential Mixed-Use Single Family detached, Multi-family, Office and Commercial

4. **The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply facilities and storm water drainage facilities is available for this proposed conditional district.**

   The proposed 173-unit townhome development will be served by public water and sewer. Water is available in Amelia Church Road and sewer will connect with the proposed sewer across Short Johnson Road. With the reduction of units from 196 to 173, no additional capacity issues will be created. A Waste-Water Allocation form will be submitted with the new application.

5. **It has been determined that the legal purposes for which zoning existing are not violated.**
   The proposed plan meets the requirements of the proposed zoning Conditional – Residential (CZ-R) and the legal purposes for which the Town's zoning exists are not violated.

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

   The impact to the surrounding property owners will not be adversely affected by the development of this project. The reduction in units permits additional open space, and conditions are offered to reduce visual impact of the site to adjoining properties.

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

   No one property owner or group of property owners will benefit materially from the proposed rezoning

Bohler Engineering NC, PLLC
4130 Park Lake Ave Suite 200
Raleigh, NC 27612
919-578-9000

12-04-2024
Dear Clayton Area Property Owner,

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

Meeting Date: Monday, December 16th, 2024 Meeting Time: 6:00 PM

Meeting Location: Online Meeting

Microsoft Teams Need help?
Join the meeting now
Meeting ID: 215 121 508 516
Passcode: VN2mw9GJ
Dial in by phone
+1 609-236-8190,,409711049# United States, Atlantic City
(844) 583-9093,,409711049# United States (Toll-free)
Find a local number
Phone conference ID: 409 711 049#

Type of Application: Conditional Rezoning – Residential (CRZ)

Project/proposal property address: Between 220 and 279 Short Johnson Road, Clayton, NC, 27520

Description of project/proposal: Traditional townhome development with 173 units.

Upcoming public meetings for this application (Planning Board and/or Town Council): December 17th (planning board) and January 21th (town council).

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

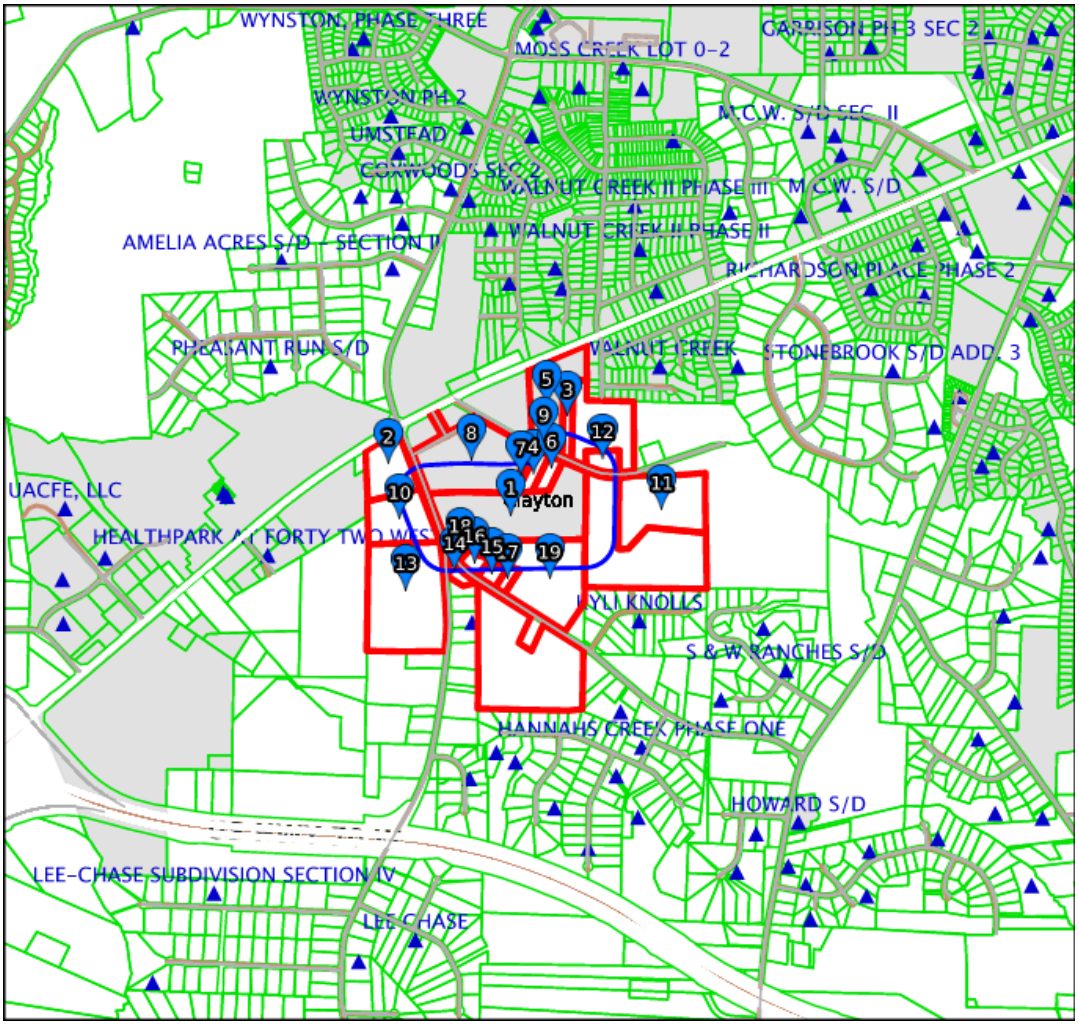
1. A copy of the project application.
2. A schedule of all upcoming public meetings for the application.
3. A map at a scale that is appropriate to the project and shows neighboring properties and roads.
4. A map, drawing, or other depiction of the proposed land use change or development proposal.

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

If you have any questions prior to or after this meeting, you may contact us at (919) 578-9000. You may also contact the Town of Clayton Planning Department at 919-553-5002.

Sincerely,
Spencer B. Terry III
Senior Project Manager
Bohler Engineering NC, PLLC

Cc: Town of Clayton Planning Department


WYNSTON PHASE THREE
MOSS CREEK LOT 0-2
GARRISON PH 3 SEC 2
WYNSTON PH 2
M.C.W. S/D SEC. II
UMSTEAD
COMWOOD'S SEC 2
WALNUT CREEK II PHASE III
M.C.W. S/D
AMELIA ACRES S/D - SECTION I
WALNUT CREEK II PHASE II
RICHARDSON PLACE PHASE 2
PHEASANT RUN S/D
WALNUT CREEK
STONEBROOK S/D ADD. 3
UACFE, LLC
Clayton
HEALTHPARK AT FORTY TWO WEST
LYLI KNOLLS
S & W SANCHES S/D
HANNAHS CREEK PHASE ONE
HOWARD S/D
LEE-CHASE SUBDIVISION SECTION IV
LEE CHASE

Owner	Use Code	ID Number / Tag
Amelia Church Townhomes LLC	Subject site	05G03008B
Williams, Joel L	Vacant	05E99008Q
Johnson, Kirby Roy Johnson, Lori H	Auxiliary Improvements	05G03009
Collazo, Richard Collazo, Maria Teresa	Manufactured Home (Double Wide)	05G03007C
West Clayton Church of God	Churches	05G03010I
Blackmon, Ricky E Blackmon, Pamela Jean	Single Family Residential	05G03007B
Siebert, Harry P Siebert, Kathy R	Manufactured Home (Double Wide)	05G03007D
Amelia Station LLC	Clubs, Ldgs	05G03007E
Johnson, Katie Marie	Single Family Residential	05G03008Z
DWB Properties LLC	Mobile Home Park	05E99008K
Copper Land LLC	Vacant	05G03010
Cabin Hill Farms, LLC	Auxiliary Improvements	05G03009B
Corbett Road LLC	Auxiliary Improvements	05G03070S
Hockaday, Erwin Duke Jr Hockaday, Florence Dupree	Single Family Residential	05G03070A
Hockaday, Erwin Duke Jr Hockaday, Florence Dupree	Single Family Residential	05G03069A
Hockaday, Erwin Duke Jr Hockaday, Florence Dupree	Commercial	05G03070E
Ford Revocable Trust Ford, Roger M. Trustee	Auxiliary Improvements	05G03071M
Ford Revocable Trust Ford, Roger M. Trustee	Single Family Residential	05G03071R
Henderson, Kimberly Daughtry	Vacant	05G03069

CONDITIONAL REZONING APPLICATION - CZR

2024-27-CZM

FOR

PROPOSED

AMELIA CHURCH - TOWNHOMES

LOCATION OF SITE
AMELIA CHURCH RD.
CLAYTON, NC 27520

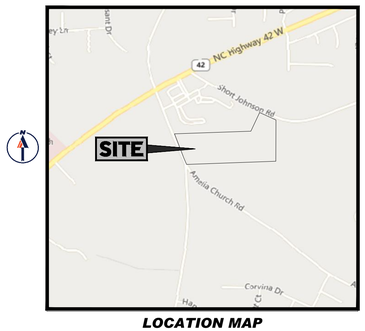
REFERENCES AND CONTACTS

REFERENCES
- BOUNDARY & TOPOGRAPHIC SURVEY:
  BOHLER ENGINEERING NC, PLLC
  4130 PARKLAKE AVE.
  RALEIGH, NC 27612
  DATED: 11/28/18
  ELEVATIONS: NAVD 1998
- ENVIRONMENTAL CONSULTANT:
  TERRACON
  2401 BRENTWOOD RD., STE 107
  RALEIGH, NC 27604
  PHONE: (919) 873 2211
- TRAFFIC ENGINEER:
  RAMEY KEMP ASSOCIATES
  5808 FARRINGDON PLACE
  RALEIGH, NC 27609
  PHONE: (919) 872 5115

GOVERNING AGENCIES
- PLANNING, ZONING COMMITTEE
  111 E. 2ND ST.
  CLAYTON, NC 27520
  DATED: (919) 553-5002
- ENGINEERING & INSPECTIONS
  111 E. 2ND ST.
  CLAYTON, NC 27520
  TOWN ENGINEER - JOSHUA BAIRD
  PHONE: (919) 359-9379
- FIRE DEPARTMENT
  324 W HORNE ST
  CLAYTON, NC 27520
  PHONE: (919) 553-1520
- CLAYTON PUBLIC WORKS
  653 NC-42
  CLAYTON, NC 27520
  PHONE: (919) 553-1530

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

Sheet List Table	
Sheet Number	Sheet Title
C-101	COVER SHEET
-	ALTA SURVEY 1 of 2
-	ALTA SURVEY 2 of 2
C-301	MASTER PLAN
EXHIBIT 1	ARCHITECTURAL ELEVATIONS
EXHIBIT 2	ROAD SECTIONS, IMPROVEMENTS AND LIGHTING EXHIBIT
EXHIBIT 3	SANITARY SEWER ROUTING AT SHORT JOHNSON ROAD



LOCATION MAP
SCALE: 1" = 1000'

OWNER
AMELIA TOWNHOMES LLC
332 MILITARY CUTOFF ROAD
WILMINGTON, NC 28405
910-612-3633
JR@TRIBUTECOMPANIES.COM

DEVELOPER
TRIBUTE COMMUNITIES
10 CARDINAL DR. S
WILMINGTON, NC 28403
(919) 612 3633

PREPARED BY

BOHLER

CONTACT: SPENCER B. TERRY III
EMAIL: STERRY@BOHLERENG.COM

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK OCCURS PRIOR TO THE INITIATION OF CONSTRUCTION, SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO CONDUCTS THE WORK OF THE SITE AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

Jun 29, 2025
H:\2021\NCR203214\LAND DEVELOPMENT\CAD\DRAWINGS\PLAN SET\REZONING PLAN SET\NCR203214 - CNDS-0_——LAYOUT - C-101 COVER

Xref: \\\\\\\\2020\NCR201084\Drawings\Xrefs\X - Title - NCR201084.dwg

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	04/16/24	1ST REVIEW -ZONING	KM
2	01/27/25	RESUBMITTAL	RBS / SBT

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	CNDS-0
DRAWN BY:	KM/RBS
CHECKED BY:	SBT
DATE:	02/20/2024
CAD I.D.:	NCB230214 -

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

TRIBUTE COMPANIES

PROPOSED REZONING

AMELIA CHURCH ROAD
CLAYTON, NC 27520

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

REVISION 2 - 01/27/2025

NOTES:

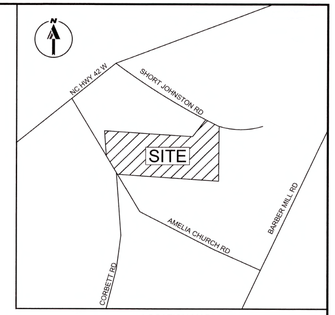
1. THE FIRM HAS RELIED UPON TITLE COMMITMENT FURNISHED BY METRO TITLE COMPANY TITLE COMMITMENT: MET2021-01068, APRIL 23, 2021, AT 9:00 AM AND REVISED OCTOBER 18 2023, WHILE AND IN PREPARING THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY TITLE EXCEPTIONS NOT DISCLOSED BY THE REFERENCED TITLE COMMITMENT
2. AREAS COMPUTED BY COORDINATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
6. NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PER THE NCVRS NETWORK.
7. BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
8. VERTICAL DATUM SHOWN HEREON IS NAVD88.
9. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3720165800K, PANEL 1658 EFFECTIVE DATE JUNE 20, 2018.
10. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THE SURVEY.
11. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF THE SURVEY.

TITLE COMMITMENT - METRO TITLE COMPANY
COMMITMENT NUMBER: MET2021-01068
DATE: APRIL 23 2021 @ 9:00 AM
REVISION DATE: OCTOBER 18 2023
SCHEDULE B, PART II - EXCEPTIONS

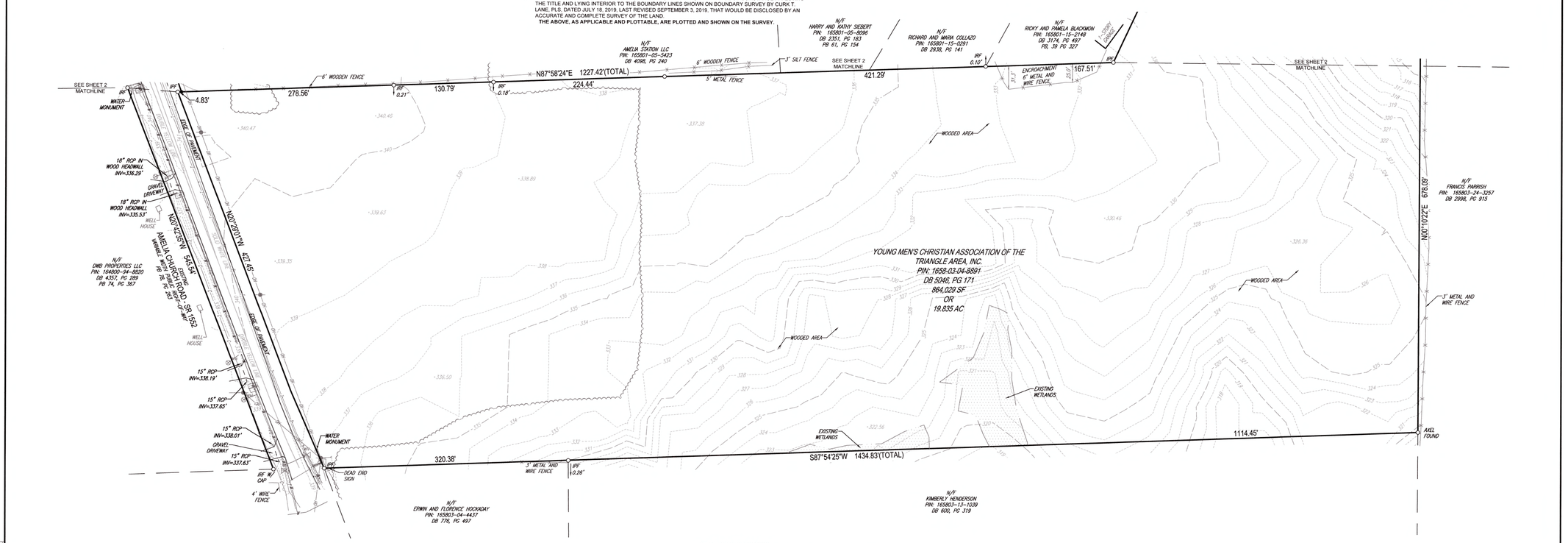
1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. **NOT A SURVEY MATTER.**
2. TAXES AND ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE. **NOT A SURVEY MATTER.**
3. TITLE TO AND RIGHTS OF OTHERS IN AND TO THE USE OF AMELIA CHURCH ROAD, NCSR 1552, NCSR 1554, CORBETT ROAD AND SHORT JOHNSON ROAD. **NOT A SURVEY MATTER.**
4. EASEMENT(S) IN FAVOR OF CAROLINA POWER AND LIGHT COMPANY AS RECORDED IN BOOK 986, PAGE 179, JOHNSTON COUNTY REGISTRY. **AFFECTS SUBJECT PROPERTY. EASEMENT IS BLANKET IN TYPE.**
5. RIGHT(S) OF WAY IN FAVOR OF CAROLINA POWER AND LIGHT AS RECORDED IN BOOK 1286, PAGE 642, JOHNSTON COUNTY REGISTRY. **AFFECTS SUBJECT PROPERTY. EASEMENT IS BLANKET IN TYPE.**
6. RIGHT(S) OF WAY IN FAVOR OF NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AS RECORDED IN BOOK 1728, PAGE 198, JOHNSTON COUNTY REGISTRY. **AFFECTS SUBJECT PROPERTY. RIGHTS-OF-WAY OF SHORT JOHNSON ROAD (SR 1584), ALONG THE SUBJECT PROPERTY, ARE PLOTTED AND SHOWN ON THE SURVEY.**
7. ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF CLAYTON, NORTH CAROLINA RECORDED APRIL 12, 2017 IN BOOK 4940, PAGE 111, JOHNSTON COUNTY REGISTRY. **AFFECTS SUBJECT PROPERTY. NO PLOTTABLE MATTERS.**
8. NO COVERAGE IS PROVIDED AS TO THE AMOUNT OF ACREAGE OR SQUARE FOOTAGE OF THE LAND. **SUBJECT PROPERTY ACREAGE AND SQUARE FOOTAGE IS PLOTTED AND SHOWN ON THE SURVEY.**
9. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE AND LYING INTERIOR TO THE BOUNDARY LINES SHOWN ON BOUNDARY SURVEY BY CURK T. LANE, PLS, DATED JULY 18, 2019, LAST REVISED SEPTEMBER 3, 2019, THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND. **THE ABOVE, AS APPLICABLE AND PLOTTABLE, ARE PLOTTED AND SHOWN ON THE SURVEY.**

REFERENCES:

DB 5046, PG 171
DB 4098, PG 240
DB 2351, PG 183
DB 2938, PG 141
DB 3174, PG 497
DB 2998, PG 915
DB 600, PG 319
DB 776, PG 497
PB 39, PG 327
PB 78, PG 262
PB 78, PG 263
PB 61, PG 154



LOCATION MAP
NOT TO SCALE



LEGEND

- LINE SURVEYED
- LINE NOT SURVEYED
- EXISTING CONTOUR
- X 123.45 EXISTING SPOT ELEVATION
- OH OVERHEAD WIRES
- /O APPROX. LOC. UNDERGROUND FIBER OPTIC LINE PER UTILITY MARKOUT
- C APPROX. LOC. UNDERGROUND CABLE LINE PER UTILITY MARKOUT
- G APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT
- W APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT
- T APPROX. LOC. UNDERGROUND TEL. LINE PER UTILITY MARKOUT
- FENCE
- GUY WIRE
- TREE LINE
- UTILITY POLE
- ELECTRIC BOX
- SANITARY SEWER MANHOLE
- STORM DRAINAGE GRATE
- WM WATER METER
- WV WATER VALVE
- AREA LIGHT
- SIGN
- MAIL BOX
- IPF IRON PIPE FOUND
- PKF PK NAIL FOUND
- IRF IRON REBAR FOUND
- IPS IRON REBAR SET
- COMPUTED POINT

60' 30' 0' 60'
1" = 60'



SURVEYOR CERTIFICATION

I, THOMAS E. TEABO, PLS; HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP.

THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1: 10,000+, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH TITLE 21, CHAPTER 56, NCAC, AS AMENDED.

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: 'CLASS A'
(2) POSITIONAL ACCURACY: 0.04'
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
(4) DATES OF SURVEY: 05/21/2021-02/06/2023
(5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
(6) PUBLISHED/FIXED-CONTROL USE: NCVRS
(7) GEOID MODEL: 2012 (CONUS)
(8) COMBINED GRID FACTOR(S): 0.999883464
(9) UNITS: US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 23TH DAY OF OCTOBER A.D., 2023

SURVEYOR NC L-3920

TO: METRO TITLE COMPANY, AGENT FOR COMMONWEALTH, TRIBUTE INVESTMENT & DEVELOPMENT, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 6, 2023.

10/23/23
DATE

THOMAS E. TEABO, PLS
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. L-3920

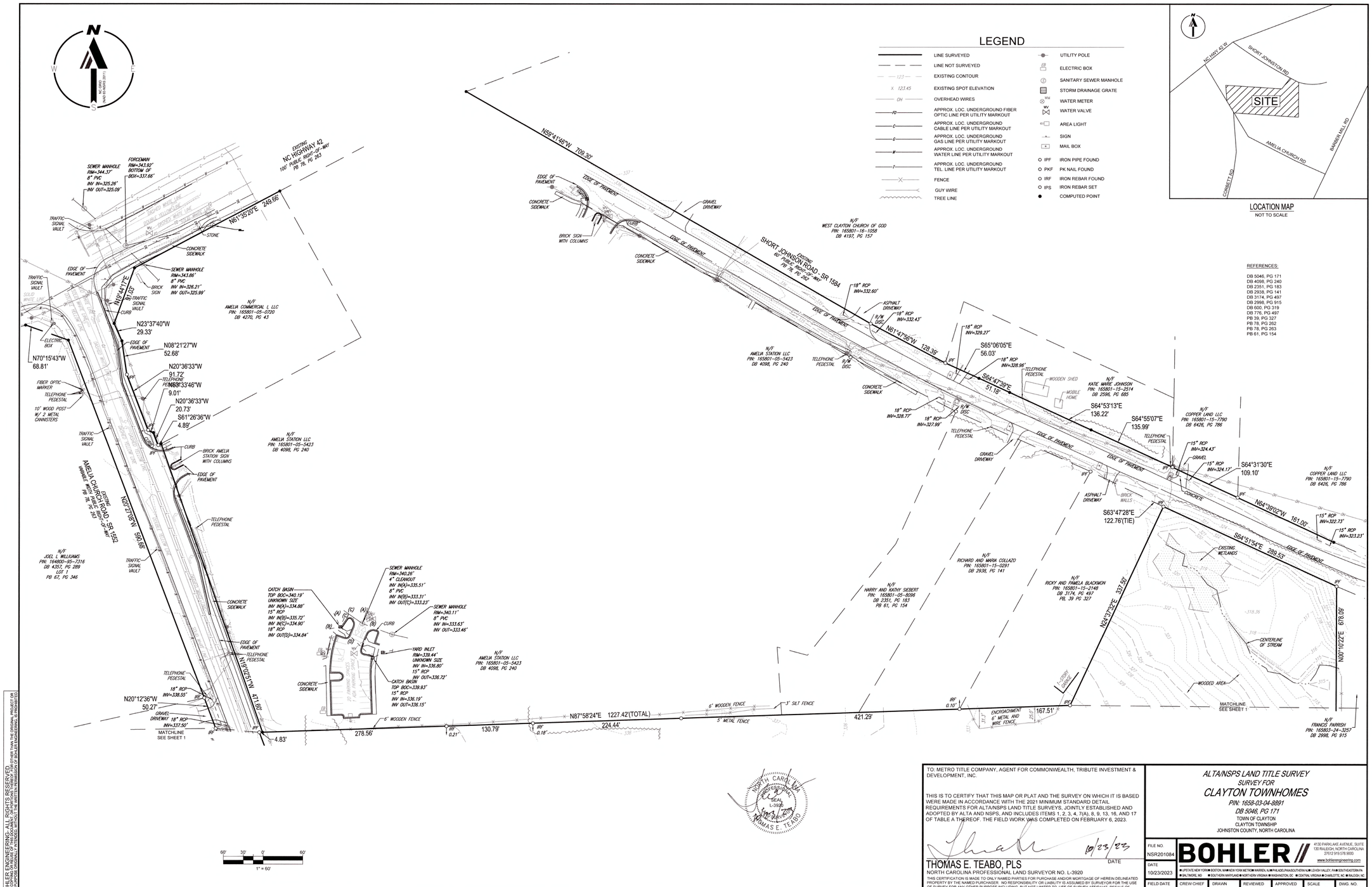
THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

ALTA/NSPS LAND TITLE SURVEY
SURVEY FOR
CLAYTON TOWNHOMES
PIN: 1658-03-04-8891
DB 5046, PG 171
TOWN OF CLAYTON
CLAYTON TOWNSHIP
JOHNSTON COUNTY, NORTH CAROLINA

FILE NO.	DATE	FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
NSR201084	10/23/2023	02/06/2023	PW	RJ	TET	TET	1" = 60'	1 OF 2

BOHLER //
8130 PARKLAKE AVENUE, SUITE 130 RALEIGH, NORTH CAROLINA 27612 919.578.9000
www.bohlerengineering.com
■ UPSTATE NEW YORK ■ BOSTON, MA ■ NEW YORK METRO/ WARREN, NJ ■ PHILADELPHIA/SOUTHERN NJ/ ■ LEHIGH VALLEY, PA ■ SOUTHEASTERN PA ■ BALTIMORE, MD ■ SOUTHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC

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10/23/23
DATE

THOMAS E. TEABO, PLS
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. L-3920

THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

ALTA/NSPS LAND TITLE SURVEY
SURVEY FOR
CLAYTON TOWNHOMES
PIN: 1658-03-04-8891
DB 5048, PG 171
TOWN OF CLAYTON
CLAYTON TOWNSHIP
JOHNSTON COUNTY, NORTH CAROLINA

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FILE NO.	DATE	FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
NSR201084	10/23/2023	02/06/2023	PW	RJ	TET	TET	1" = 60'	2 OF 2

OPEN SPACE	
OPEN SPACE PROVIDED (MIN.) 50% OF REQUIRED OPEN SPACE SHALL BE ACTIVE OR GATHERING SPACE	12.5% OF SITE AREA / 2.47 AC REQUIRED 4.54 ACRES AS SHOWN 18% MINIMUM WILL BE PROVIDED
ACTIVE OPEN SPACE: UDO SEC 6.7.1 REQUIRED: 1.24 AC (54,015 SF) PROVIDED: 0.31 AC (13,707 SF) ACTIVE PROVIDED: 1.40 AC (61,166 SF) GATHERING PROVIDED TOTAL: 1.71 AC (74,873 SF)	ACTIVE: GRILLING STATION, DOG PARK GATHERING: WALKING TRAIL, SEATING AREAS, OUTDOOR DINING, ENHANCED WATER FEATURE
PASSIVE OPEN SPACE: REQUIRED: 1.24 AC (54,015 SF) PROVIDED: 2.83 AC (122,765 SF)	
RESOURCE CONSERVATION AREAS	
STREAM BUFFER RCA (EXCLUDES WETLANDS): 35,055 SF WETLAND RCA: 21,952 SF STREAM LENGTH RCA(EXCLUDES WETLANDS): 326 LF **TOTAL EXISTING RCA: 57,007 SF** RCA IMPACTS AT ROAD CROSSING: STREAM BUFFER IMPACT: 21,563 SF WETLAND IMPACT: 0 SF STREAM IMPACT: 194 LF TOTAL IMPACTED RCA: 21,563 SF **TOTAL RCA REMAINING: 35,444 SF (0.8 AC) STREAM BUFFER & WETLANDS** **132 LF STREAM**	

NOTES

1. HOA SHALL BE CREATED FOR THIS COMMUNITY.
2. HOA SHALL OWN AND MAINTAIN OPEN SPACE AND TRAILS.
3. STREETS SHALL BE PUBLIC
4. ALL UNITS SHALL BE TOWNHOMES.
5. A MINIMUM OF 5 BENCHES AND 5 WASTE/DOGWASTE RECEPTACLES SHALL BE PLACED THROUGHOUT THE SITE. ACTUAL LOCATION TO BE DETERMINED WITH CONSTRUCTION DRAWINGS.

RCA NOTES

1. RESOURCE CONSERVATION ARES SHALL BE MAINTAINED BY HOA.
2. NO RCA SHALL BE COUNTED TOWARD OPEN SPACE REQUIREMENTS.
3. STREAM BUFFER CALCULATION EXCLUDE WETLAND AREAS.

MASTER PLAN LEGEND

- PROPERTY BOUNDARY
- PROPOSED PUBLIC STREET
- PROPOSED STORM MANAGEMENT FACILITY
- TOWNHOME UNITS
- NATURAL RESOURCE AREAS: STREAM, STREAM BUFFERS, WETLANDS
- CROSS-ACCESS LOCATIONS
- CONCEPTUAL WATERLINE
- CONCEPTUAL SEWER LINE

MASTER PLAN NOTES:

1. THIS MASTER PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE DURING THE REZONING APPROVAL PROCESS.
2. FINAL LAYOUT AND LOCATION OF SITE ELEMENTS WILL BE DETERMINED DURING THE SITE REVIEW PROCESS.
3. SEE MASTER PLAN NARRATIVE FOR COMMITTED DESIGN GUIDELINES.

SITE DATA TABLE	
GENERAL INFORMATION	
NAME OF PROJECT	AMELIA CHURCH - A TRIBUTE COMMUNITY
PARCEL ID NUMBER	165803-04-8891
PROPERTY SIZE	19.835 AC (864,012.6 SF)
PROPERTY LOCATION	CLAYTON TOWN LIMITS
ZONING	
ZONING - EXISTING	OFFICE-INSTITUTIONAL (O-I) WITH SUP
ZONING - PROPOSED	CONDITIONAL REZONING - RESIDENTIAL
EXISTING USE	FARMLAND, VACANT
PROPOSED USE	TOWNHOMES
DENSITY / BUILDINGS	
PROPOSED DENSITY	8.72 UNITS/ACRE
PROPOSED DWELLING UNITS	173 TOWNHOME UNITS
BUILDING HEIGHT (35' MAX)	2-3 STORIES
BUILDING COVERAGE	20.7%
PERVIOUS/IMPERVIOUS	
PERVIOUS SURFACE AREA	TBD
IMPERVIOUS SURFACE AREA	TBD
PARKING	
REQUIRED RESIDENTIAL PARKING (2/UNIT) 173 UNITS X 2 SPACES = 346 REQUIRED: 346 SPACES PROVIDED: 346 SPACES	173 TOWNHOMES 2 PER DRIVEWAY
GUEST PARKING: 0.25 SPACES /UNIT = 44 REQUIRED: 44 SPACES PROPOSED: 44 SPACES	44 SPACES
AMENITY AREA: 1 SPACE PER 400 SF OF BLDG. 2,400 SF CLUBHOUSE = 4 SPACES 1 SPACE PER 1,000 SF OUTDOOR ACTIVITY AREA 14,757 SF / 1000 = 15 SPACES REQUIRED: 15 SP. + 4 SP. = 19 SPACES	44 SPACES *WITH GUEST PARKING
BICYCLE PARKING 1 BIKE RACK PROVIDED AT CLUBHOUSE	1 BIKE RACK FOR 5 BIKES
UTILITY PROVIDERS	
ELECTRIC	DUKE ENERGY
WATER	CLAYTON
SEWER	CLAYTON

Design Guidelines and Conditions of Approval:

1. Following Town Council approval, an electronic copy of the Concept Plan including the Conditions of Approval shall be submitted to the Planning Department for final Approval.
2. The Project shall meet all applicable adopted Town of Clayton Unified Development Ordinance (UDO) requirements, Town of Clayton Engineering and Stormwater design standards, and the North Carolina Fire Code and NFPA Fire standards, except where specifically modified by the approved Concept Plan and Conditions of Approval.
3. The Project shall be constructed in substantial conformance with the Concept Plan as approved by the Clayton Town Council.
4. The associated Concept Plan and Conditions of Approval for this project shall allow for any changes in Town Development regulations, either through text or the official Zoning Map, that are considered as upzoning, downzoning, or establishment of any nonconformity.
5. The Project and associated development applications shall adhere to Town adopted policies and ordinances that are in effect at the time of their submittal and acceptance for review.
6. To the extent of any conflict between the Concept Plan and these Conditions of Approval, these Conditions shall control.
7. Single Family attached dwelling units shall comply with the following standards as applicable:
   a) No Individual single-family attached dwelling buildings will have more than seven (7) units in a single row and will be front-loaded.
   b) Each single-family attached dwelling shall have at least one (1)-party wall shared fully or partially within another single-family attached dwelling.
   c) A single-family attached dwelling unit shall meet all applicable State Building Code standards for minimum room size and ceiling clearance requirements.
   d) All Units will be two (2) stories (minimum) / three (3) stories (maximum) with attached garages.
   e) Attached garages can be a one (1) or two (2)-car garage.
   f) No detached garages shall be used.
   g) In no instance shall a single-family attached dwelling with off-street parking located between the front of the building and the street it faces be located no closer than twenty (20) feet from the edge of a right-of-way, sidewalk, or other pedestrian access.
   h) No single-family attached dwellings will be served by side or rear parking. In cases where a single-family attached dwelling is served by off-street parking located to the side or rear, the edge of the building shall be no closer than twenty (20) feet from the closest edge of the right-of-way, vehicular travel way, or pedestrian access.
   i) Principal buildings shall be setback from parking lots, private streets, and driveways on commons land by at least ten (10) feet, as measured from back of curb or edge of pavement (if no curb is proposed).
   j) All new utilities shall be located underground, and existing overhead utilities are strongly encouraged to be relocated to underground locations.
   k) All single-family attached dwelling developments shall provide private common open space in accordance with UDO Section 6.7.1.D, Minimum Open Space Set-Aside Requirements, and shall include an owners' association established in accordance with UDO Section 6.8, Owners' Associations.
   l) Adequate access to all dwelling units shall be provided for firefighting equipment, service deliveries, and refuse collection.
   m) A single-family attached dwelling development shall incorporate pedestrian circulation in accordance with UDO Section 6.1, Access and Circulation.
   n) A Type B perimeter buffer configured in accordance with Section 6.6.12, Perimeter Buffers, shall be installed along all lot lines shared with a residential district that has a lower maximum residential density. (See Condition 11 for modification)
8. Perimeter buffers shall be provided along the adjoining property owners:
   a) A minimum ten (10)-foot Type A Perimeter Buffer shall be provided along the property line with the Amelia Station Apartments PIN: 1658-01-65-1421.
   b) A minimum twenty (20)-foot Type B Perimeter Buffer shall be provided along the lots identified with the PINs: 1658-01-65-8096, 1658-01-15-0291, and 1658-01-15-2148. Canopy Trees shall be provided at a minimum rate of two (2) per 100 linear feet (LF), Understory Trees shall be provided at a minimum of four (4) per 100 linear feet (LF), and fifteen (15) shrubs provided per 100 linear feet (LF).
   c) A minimum twenty (20)-foot Type B Buffer shall be provided along the eastern property line with PIN: 1658-01-15-3257 Undisturbed and wooded areas will be maintained within the natural areas of the stream in lieu of a buffer.
   d) A minimum twenty (20)-foot Type B Buffer shall be provided along the eastern property line with the property identified as PIN 1658-03-24-3257. Canopy Trees shall be provided at a minimum rate of two (2) per 100 linear feet (LF), Understory Trees shall be provided at a minimum of four (4) per 100 linear feet (LF), and fifteen (15) shrubs provided per 100 linear feet (LF).
   e) A minimum twenty (20)-foot Type B Buffer shall be provided along the southern property line with the property identified as PIN 1658-03-01-4437 and 1658-03-1039. Canopy Trees shall be provided at a minimum rate of two (2) per 100 linear feet (LF), Understory Trees shall be provided at a minimum of four (4) per 100 linear feet (LF), and fifteen (15) shrubs provided per 100 linear feet (LF).
   f) Perimeter Buffers shall be designated as "Common Open Space" and be maintained and protected in perpetuity by a Homeowners Association.
9. Parking Requirements:
   a) Two (2) parking spaces outside the garage must be provided for each unit. Driveways must be a minimum of eighteen (18) feet wide.
   b) Townhome parking requirements shall be provided with a two (2)-car driveway for each unit and at least single-car garage.
   c) The owner of the private parking lot will always maintain private ownership.
   d) Guest parking spaces shall be provided in combination with the private amenity parking for a total of forty-four (44) spaces.
      i. Required Minimum: 173 units x 0.25 = 43.25 (rounded up to 44 spaces)
      ii. Provided: 44 spaces
   e) Amenity area parking spaces shall be provided with forty-four (44) parking spaces, shared with guest parking.
      i. Required: 19 spaces
      ii. Provided: 44 spaces
10. Open Space Set-Aside shall consist of both active and passive areas per the following:
    a. Passive Open Space Set-Aside:
       i. 2.47 acres of open space is required (12.5%).
       ii. A minimum of 3.54 acres shall be provided (18%).
    b. 50% of Passive Open Space shall be active or gathering spaces (UDO Section 6.7.1)
       i. Required: 1.24 acres
       ii. Provided: 1.27 acres (minimum)
    c. Active Open Space Set-Aside shall include, but are not limited to, a dog park, pocket park, seating areas, benches, and walking trails.
    d. Gathering Spaces shall include, but are not limited to, outdoor dining areas and fire-pit gathering areas.
    e. Stormwater pond with the following elements: fountains in the two stormwater ponds, dog waste stations, and pedestrian access. Slopes at the pond shall be gentle slopes of 3:1 or less with natural vegetation and/or new plantings of trees and shrubs.
    f. Minimum of five (5) benches, five (5) waste receptacles and five (5) pet waste receptacles provided throughout the site.
11. The project shall be exempt from section 6.6.12 F. of the Town of Clayton UDO regarding mass grading, which requires that the **minimum buffer width and the minimum** number of required plantings be doubled.
12. The following transportation improvements will be constructed and accepted by NCDOT prior to the first Certificate of Occupancy:
    a) Right of Way Dedication and additional widening.
    b) Road improvements on Amelia Church Road and Short Johnson Road will be provided per the findings of the Updated Traffic Impact Analysis (TIA) submitted by DRMP, Inc and sealed on April 22, 2024.
13. The developer will provide a downstream sewer capacity study, including existing allocated paper flows, to determine if the existing pump station is adequate. If not, the developer will be responsible for providing improvements to existing facilities and any required utility easements at their cost.
14. The proposed public wastewater collection system will gravity sewer along Short Johnson Road to the pump station at Walnut Creek or a new pump station, as required. Final configuration will be confirmed during the construction plan review.
15. The buildings in the development will be constructed in accordance with the Architectural elevations provided in the approved Concept Plan, including identified façade materials.
16. All buildings will include a minimum brick masonry coverage of twenty-five (25) percent on all building façades.
17. The following Architectural Standards shall be met:
    a) Units will be two (2)-stories (minimum) / three (3)-stories (maximum) with a variety of elevations. Units of the same story-height elevation shall not be side-by-side.
    b) Townhome units shall be limited to a maximum of seven (7) units per block.
    c) All units shall have a combination of two (2) or more of the following materials on the front façade:
       i. Stone
       ii. Brick
       iii. Lap siding
       iv. Fiber cement siding
       v. Shakes or board and batten.
    d) Vinyl siding will not be used on front, side, or rear facades except for trim such as soffits, facia, and corner boards.
    e) A minimum of seventy (70) percent of all residential units shall have a cover front porch or stoop.
    f) Architectural style shingles shall be used.
    g) All garage doors shall have windows.
    h) All front doors shall have windows.
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    j) To accommodate larger garage spaces and façade features, garage doors may constitute more than fifty (50) percent of the width of the proposed townhouses.
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    b) High Efficiency Appliances and HVAC Units
    c) High Efficiency Roofing Materials
19. Cross-Access easements will be provided to the following properties:
    a) Amelia Station LLC, PIN 1658-01-65-1421
    b) N.P Francis Parrish, PIN 1658-03-24-3257
    c) Hockaday, Erwin, PIN 1658-03-01-4437
20. The applicant will construct the cross-access to the property lines, or the applicant can submit a Payment-in-lieu-in at a rate of 125% of the cost of the cross access, as estimated by a Professional Engineer, prior to the approval of the Construction Drawings.
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23. All internal utilities shall be located underground. Existing overhead utilities will be coordinated with Duke Energy to determine feasibility to be placed underground.



Conceptual Layout
Amelia Church Road Townhomes

CLAYTON, NC | FEBRUARY 2025
PROJECT NUMBER: NCB230214

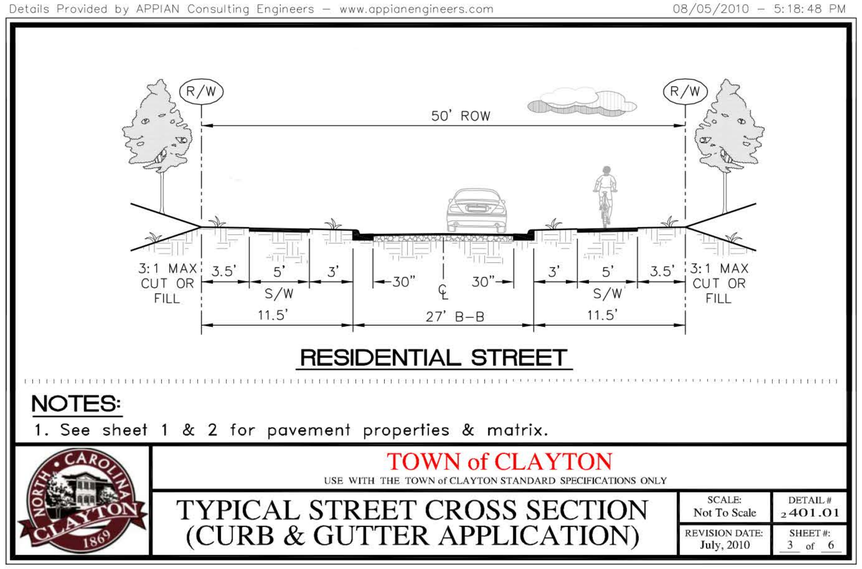
Note: Conceptual Layout is Prelminary and Subject to Change

BOHLER
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60 30 15 0 60
1" = 60'

Residential Street Section

Details Provided by APPIAN Consulting Engineers – www.appianengineers.com 08/05/2010 – 5:18:48 PM



RESIDENTIAL STREET

NOTES:

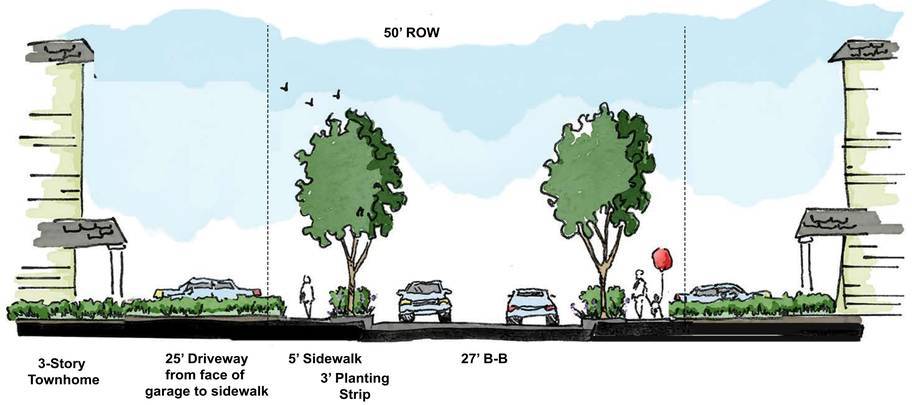
1. See sheet 1 & 2 for pavement properties & matrix.

TOWN of CLAYTON

USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

TYPICAL STREET CROSS SECTION (CURB & GUTTER APPLICATION)

SCALE:	DETAIL #
Not To Scale	2401.01
REVISION DATE:	SHEET #:
July, 2010	3 of 6

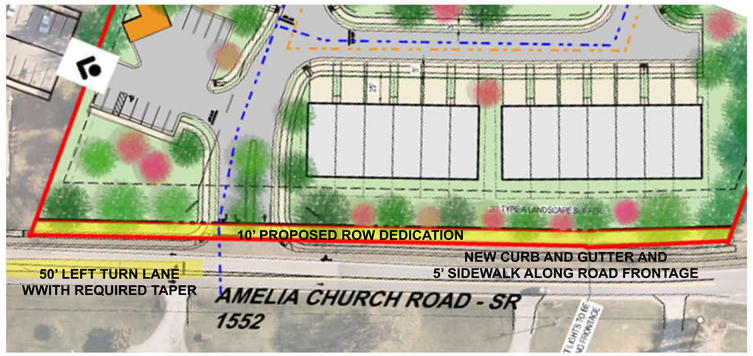


TIA Road Improvement Recommendations
Amelia Church Road
and Short Johnson Road

INTERSECTIONS / SITE ACCESSES AND ASSOCIATED IMPROVEMENTS
Amelia Church Road and Site Drive 1
▯ Site Access 1
o Two-lane cross-section: one ingress, one egress
o 100' Internal Protected Stem

▯ Amelia Church Road: 10' ROW Dedication
o SB Amelia Church Road – 50' Left-Turn Lane with appropriate deceleration and taper length.

Short Johnson Road and Site Drive 2
▯ Site Access 2
o Two-lane cross-section: one ingress, one egress
o 100' Internal Protected Stem



Site Lighting



Typical Street Sections and Road Improvements
Amelia Church Road Townhomes

CLAYTON, NC | JANUARY 2025
PROJECT NUMBER: NCB230214

Note: Conceptual Layout is Prelminary and Subject to Change

Tribute COMPANIES

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2-Story Townhomes with Single Car Garage



Elevation A



Elevation AEP - End Elevation



Elevation C



Elevation CE



Elevation CEP - End Elevation



Elevation F



Elevation FE



Elevation FEP - End Elevation



Elevation G



Elevation GE

Proposed Architectural Standards

1. Units will be two (2)-stories (minimum) / three (3)-stories (maximum) with a variety of elevations. Units of the same story-height elevation shall not be side-by-side.
2. Townhome units shall be limited to a maximum of seven (7) units per block.
3. All units shall have a combination of two (2) or more of the following materials on the front façade:
    a. Stone
    b. Brick
    c. Lap siding
    d. Fiber cement siding
    e. Shakes or board and batten.
4. Vinyl siding will not be used on front, side, or rear facades except for trim such as soffits, facia, and corner boards.
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11. All garage doors shall be setback a minimum of twenty-five (25) feet from the edge of sidewalk or a minimum of twenty (20) feet from the right-of-way.

Architectural Elevations
Amelia Church Road Townhomes

CLAYTON, NC | JANUARY 2025
PROJECT NUMBER: NCB230214

Note: Conceptual Layout is Prelminary and Subject to Change

Tribute COMPANIES

60 30 15 0 60
1" = 60'

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Phone: (919) 578-9000
NC@BohlerEng.com

2-Story Townhomes with Single Car Garage

THORNEWOOD





UPPER LEVEL

MAIN LEVEL

Proposed Architectural Standards

1. Units will be two (2)-stories (minimum) / three (3)-stories (maximum) with a variety of elevations. Units of the same story-height elevation shall not be side-by-side.
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Architectural Elevations
Amelia Church Road Townhomes

CLAYTON, NC | JANUARY 2025
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Tribute COMPANIES

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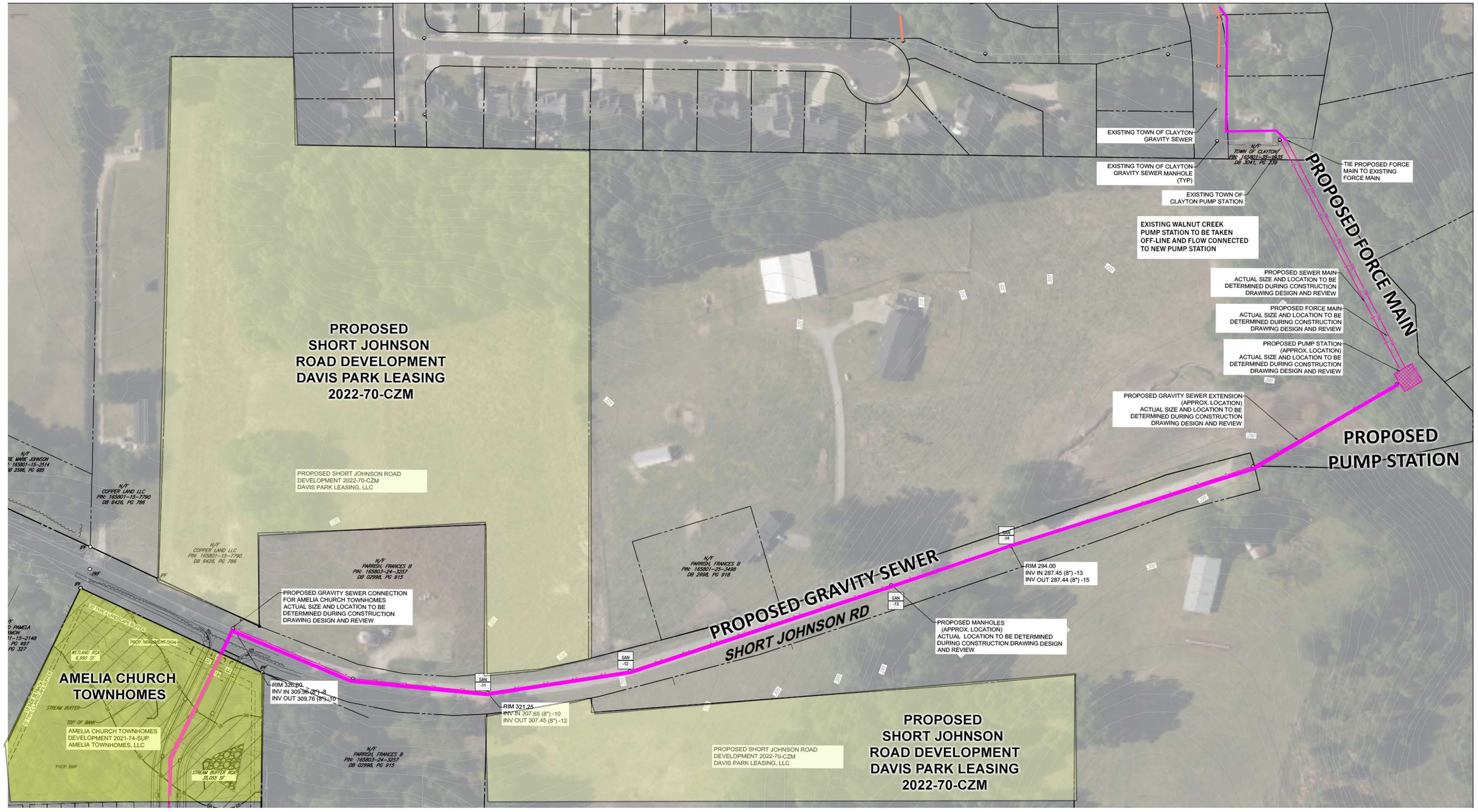


EXHIBIT 3

Sanitary Sewer Routing

Amelia Church Road Townhomes

CLAYTON, NC JANUARY 2025
PROJECT NUMBER: NCB230214

Note: Conceptual Layout is Prelminary and Subject to Change

PROPOSED SANITARY CONNECTION

FINAL CONFIGURATION TO BE CONFIRMED DURING CONSTRUCTION PLAN REVIEW

60 30 15 0 60
1" = 60'

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Conditions of Approval (2024-27-CZM – Amelia Church Townhomes)

1. Following Town Council approval, an electronic copy of the Concept Plan including the Conditions of Approval shall be submitted to the Planning Department for final Approval.

2. The Project shall meet all applicable adopted Town of Clayton Unified Development Ordinance (UDO) requirements, Town of Clayton Engineering and Stormwater design standards, and the North Carolina Fire Code and NFPA Fire standards, except where specifically modified by the approved Concept Plan and Conditions of Approval.

3. The Project shall be constructed in substantial conformance with the Concept Plan as approved by the Clayton Town Council.

4. The associated Concept Plan and Conditions of Approval for this project shall allow for any changes in Town Development regulations, either through text or the official Zoning Map, that are considered as upzoning, downzoning, or establishment of any nonconformity.

5. The Project and associated development applications shall adhere to Town adopted policies and ordinances that are in effect at the time of their submittal and acceptance for review.

6. To the extent of any conflict between the Concept Plan and these Conditions of Approval, these Conditions shall control.

7. Single Family attached dwelling units shall comply with the following standards as applicable:

    a) No Individual single-family attached dwelling buildings will have more than seven (7) units in a single row and will be front-loaded.
    b) Each single-family attached dwelling shall have at least one (1)-party wall shared fully or partially within another single-family attached dwelling.
    c) A single-family attached dwelling unit shall meet all applicable State Building Code standards for minimum room size and ceiling clearance requirements.
    d) All Units will be two (2) stories (minimum) / three (3) stories (maximum) with attached garages.
    e) Attached garages can be a one (1) or two (2)-car garage.
    f) No detached garages shall be used.
    g) In no instance shall a single-family attached dwelling with off-street parking located between the front of the building and the street it faces be located no closer than twenty (20) feet from the edge of a right-of-way, sidewalk, or other pedestrian access.
    h) No single-family attached dwellings will be served by side or rear parking. In cases where a single-family attached dwelling is served by off-street parking located to the side or rear, the edge of the building shall be no closer than twenty (20) feet from the closest edge of the right-of-way, vehicular travel way, or pedestrian access.
    i) Principal buildings shall be setback from parking lots, private streets, and driveways on common land by at least ten (10) feet, as measured from back of curb or edge of pavement (if no curb is proposed).
    j) All new utilities shall be located underground, and existing overhead utilities are strongly encouraged to be relocated to underground locations.

k) All single-family attached dwelling developments shall provide private common open space in accordance with UDO Section 6.7.1.D, Minimum Open Space Set-Aside Requirements, and shall include an owners' association established in accordance with UDO Section 6.8, Owners' Associations.
l) Adequate access to all dwelling units shall be provided for firefighting equipment, service deliveries, and refuse collection.
m) A single-family attached dwelling development shall incorporate pedestrian circulation in accordance with UDO Section 6.1, Access and Circulation.
n) A Type B perimeter buffer configured in accordance with Section 6.6.12, Perimeter Buffers, shall be installed along all lot lines shared with a residential district that has a lower maximum residential density. (See Condition 11 for modification)

8. Perimeter buffers shall be provided along the adjoining property owners:

a) A minimum ten (10)-foot Type A Perimeter Buffer shall be provided along the property line with the Amelia Station Apartments PIN: 1658-01-05-5423.
b) A minimum twenty (20)-foot Type B Perimeter Buffer shall be provided along the lots identified with the PINs: 1658-01-05-8096, 1658-01-15-0291, and 1658-01-15-2148. Canopy Trees shall be provided at a minimum rate of two (2) per 100 linear feet (LF), Understory Trees shall be provided at a minimum of four (4) per 100 linear feet (LF), and fifteen (15) shrubs provided per 100 linear feet (LF).
c) A minimum twenty (20)-foot Type B Buffer shall be provided along the eastern property line with PIN: 1658-01-15-3257 Undisturbed and wooded areas will be maintained within the natural areas of the stream in lieu of a buffer.
d) A minimum twenty (20)-foot Type B Buffer shall be provided along the eastern property line with the property identified as PIN 1658-03-24-3257. Canopy Trees shall be provided at a minimum rate of two (2) per 100 linear feet (LF), Understory Trees shall be provided at a minimum of four (4) per 100 linear feet (LF), and fifteen (15) shrubs provided per 100 linear feet (LF).
e) A minimum twenty (20)-foot Type B Buffer shall be provided along the southern property line with the property identified as PIN 1658-03-04-4437 and 1658-03-1039. Canopy Trees shall be provided at a minimum rate of two (2) per 100 linear feet (LF), Understory Trees shall be provided at a minimum of four (4) per 100 linear feet (LF), and fifteen (15) shrubs provided per 100 linear feet (LF).
f) Perimeter Buffers shall be designated as "Common Open Space" and be maintained and protected in perpetuity by a Homeowners Association.

9. Parking Requirements:

a) Two (2) parking spaces outside the garage must be provided for each unit. Driveways must be a minimum of eighteen (18) feet wide.
b) Townhome parking requirements shall be provided with a two (2)-car driveway for each unit and at least single-car garage.
c) The owner of the private parking lot will always maintain private ownership.
d) Guest parking spaces shall be provided in combination with the private amenity parking for a total of forty-four (44) spaces.
    i. Required Minimum: 173 units x 0.25 = 43.25 (rounded up to 44 spaces)

ii. Provided: 44 spaces

e) Amenity area parking spaces shall be provided with forty-four (44) parking spaces, shared with guest parking.
   i. Required: 19 spaces
   ii. Provided: 44 spaces

10. Open Space Set-Aside shall consist of both active and passive areas per the following:

    a. Passive Open Space Set-Aside:
       i. 2.47 acres of open space is required (12.5%).
       ii. A minimum of 3.54 acres shall be provided (18%).
    b. 50% of Passive Open Space shall be active or gathering spaces (UDO Section 6.7.1)
       i. Required: 1.24 acres
       ii. Provided: 1.77 acres (minimum)
    c. Active Open Space Set-Aside shall include, but are not limited to, a dog park, pocket park, seating areas, benches, and walking trails.
    d. Gathering Spaces shall include, but are not limited to, outdoor dining areas and fire-pit gathering areas.
    e. Stormwater pond with the following elements: fountains in the two stormwater ponds, dog waste stations, and pedestrian access. Slopes at the pond shall be gentle slopes of 3:1 or less with natural vegetation and/or new plantings of trees and shrubs.
    f. Minimum of five (5) benches, five (5) waste receptacles and five (5) pet waste receptacles provided throughout the site.

11. The project shall be exempt from section 6.6.12 F. of the Town of Clayton UDO regarding mass grading, which requires that the minimum buffer width and the minimum number of required plantings be doubled.

12. The following transportation improvements will be constructed and accepted by NCDOT prior to the first Certificate of Occupancy:

    a) Right of Way Dedication and additional widening.
    b) Road improvements on Amelia Church Road and Short Johnson Road will be provided per the findings of the Updated Traffic Impact Analysis (TIA) submitted by DRMP, Inc and sealed on April 22, 2024.

13. The developer will provide a downstream sewer capacity study, including existing allocated paper flows, to determine if the existing pump station is adequate. If not, the developer will be responsible for providing improvements to existing facilities and any required utility easements at their cost.

14. The proposed public wastewater collection system will gravity sewer along Short Johnson Road to the pump station at Walnut Creek or a new pump station, as required. Final configuration will be confirmed during the construction plan review.

15. The buildings in the development will be constructed in accordance with the Architectural elevations provided in the approved Concept Plan, including identified façade materials.

16. All buildings will include a minimum brick masonry coverage of twenty-five (25) percent on all building façades.

17. The following Architectural Standards shall be met:

    a) Units will be two (2)-stories (minimum) / three (3)-stories (maximum) with a variety of elevations. Units of the same story-height elevation shall not be side-by-side.
    b) Townhome units shall be limited to a maximum of seven (7) units per block.
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22. Driveway and Encroachment Permits shall be coordinated with NCDOT, and the findings of the updated TIA will be provided to NCDOT for review and comment.

23. All internal utilities shall be located underground. Existing overhead utilities will be coordinated with Duke Energy to determine feasibility to be placed underground.

PROPERTY OWNER AFFIDAVIT

I/We, the undersigned, do hereby certify that I have reviewed the recommended conditions of approval and am/are in agreement with the conditions as they are outlined within this letter.

Mark Maynard		02/20/2025
Print Name	***Signature of Property Owner***	***Date***

Signature affirms compliance with Unified Development Ordinance Section 2.3.6.D.1.a and North Carolina General Statutes § 160D-703 (b).

UPDATED TRAFFIC IMPACT ANALYSIS

FOR

THE AMELIA

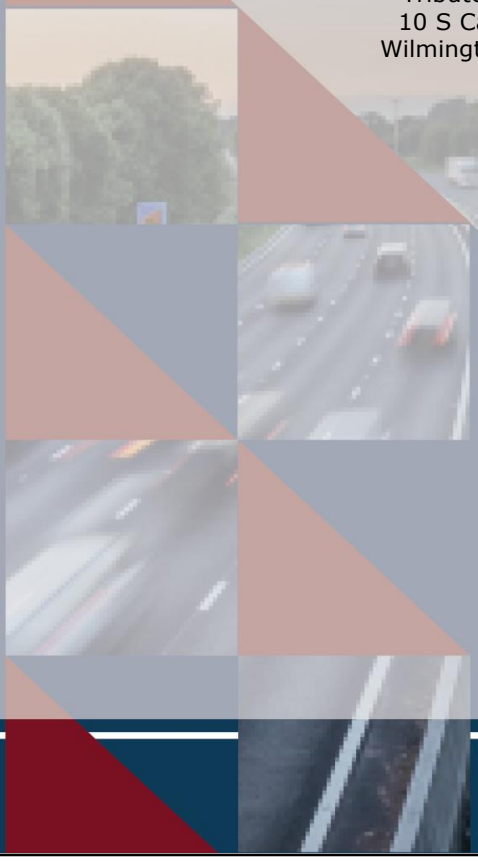
LOCATED

IN

CLAYTON, NC

Prepared For:

Tribute Companies
10 S Cardinal Drive
Wilmington, NC 28403



April 2024

DRMP Project No. 2100304-001

Prepared By: MW

Reviewed By: RS

DRMP

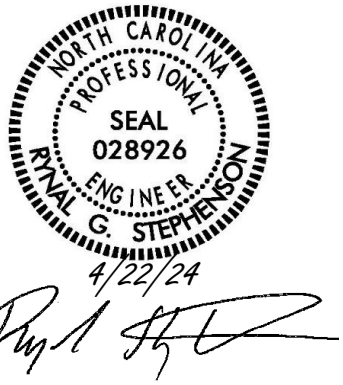
UPDATED TRAFFIC IMPACT ANALYSIS

FOR

THE AMELIA

LOCATED IN

CLAYTON, NC



Prepared For:

Tribute Companies
10 S Cardinal Drive
Wilmington, NC 28403

Prepared By:

DRMP, Inc.
License #F-1489

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DRMP

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Appendix B:	Traffic Count Data
Appendix C:	Signal Information
Appendix D:	Capacity Calculations – NC 42 and Amelia Church Road
Appendix E:	Capacity Calculations – NC 42 and Short Johnson Road
Appendix F:	Capacity Calculations – Amelia Church Road and Corbett Road
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UPDATED TRAFFIC IMPACT ANALYSIS
THE AMELIA
CLAYTON, NORTH CAROLINA

1. INTRODUCTION

The contents of this report present the findings of the Updated Traffic Impact Analysis (TIA) conducted for the proposed The Amelia residential development to be located south of NC 42, between Short Johnson Road and Amelia Church Road in Clayton, North Carolina. The TIA previously prepared for this development was updated with the current build out density for the project. The purpose of this study is to determine the potential impacts to the surrounding transportation system created by traffic generated by the proposed development, as well as recommend improvements to mitigate the impacts.

The proposed development build out density was updated from 224 townhomes in the previous TIA to the current density of 173 townhomes. In addition, the build out year for the development was updated to 2025 for this study.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2021 Existing Traffic Conditions
- 2025 No-Build Traffic Conditions
- 2025 Build Traffic Conditions

1.1. Site Location and Study Area

The development is proposed to be located south of NC 42, between Short Johnson Road and Amelia Church Road in Clayton, North Carolina. Refer to Figure 1 for the site location map.

The study area for the TIA was determined through coordination with the North Carolina Department of Transportation (NCDOT) and the Town of Clayton (Town) and consists of the following existing intersections:

- NC 42 and Amelia Church Road
- NC 42 and Short Johnson Road

- Amelia Church Road and Corbett Road

Refer to Appendix A for the approved scoping documentation.

1.2. Proposed Land Use and Site Access

The site is expected to be located south of NC 42, between Short Johnson Road and Amelia Church Road. The proposed development, anticipated to be completed by 2025, is assumed to consist of the following uses:

- 173 townhomes

Site access remains the same as in the previous TIA and is proposed via one (1) full movement driveway along Amelia Church Road, and one (1) full movement driveway along Short Johnson Road. Refer to Figure 2 for a copy of the preliminary site plan.

1.3. Adjacent Land Uses

The proposed development is located in an area consisting primarily of undeveloped land and residential development with some commercial and medical uses in the area. The Amelia Station Apartments exist to the north of the site along with a Sheetz station. Johnston UNC Health Care hospital exists along NC 42 west of Amelia Church Road.

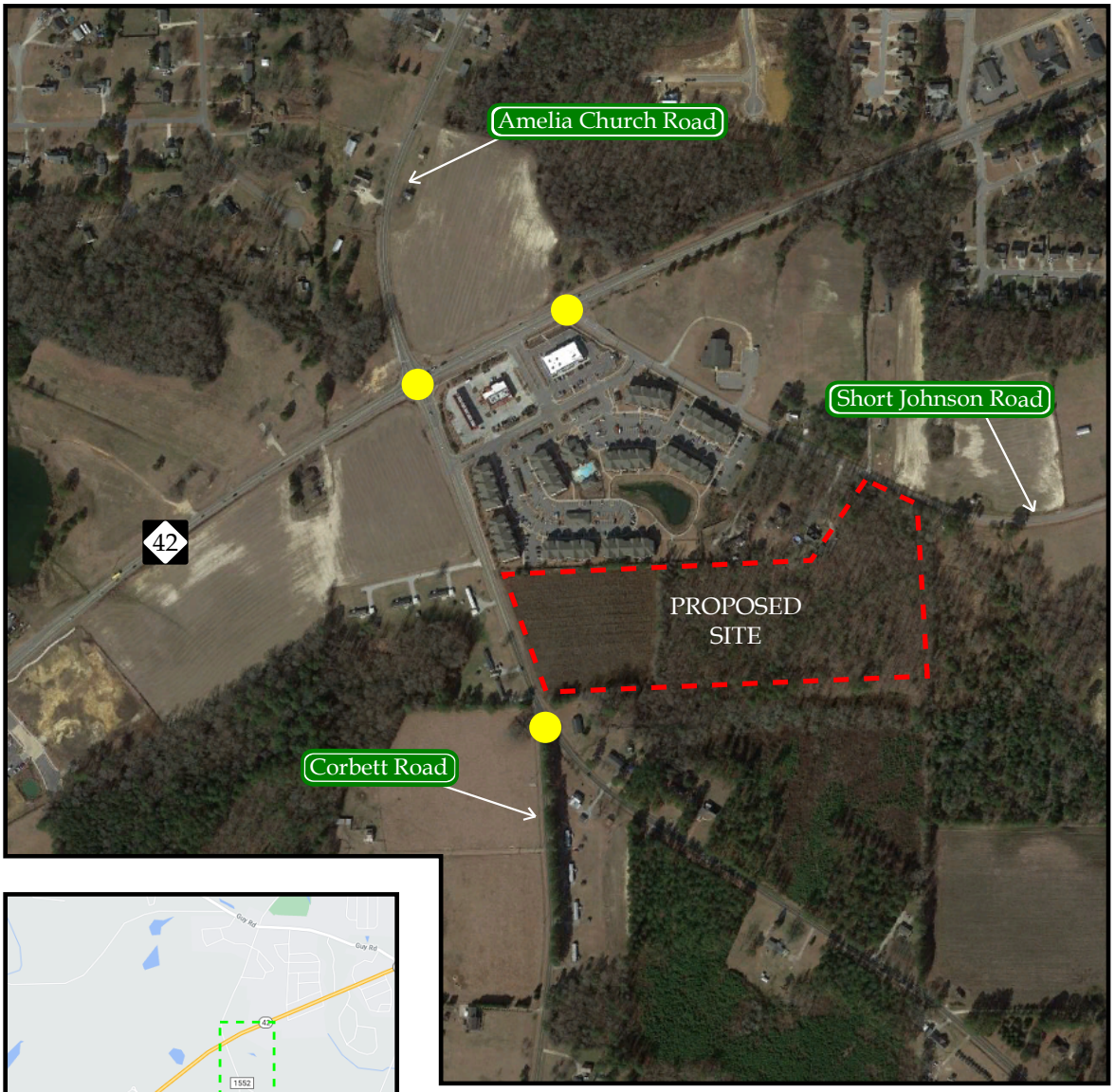
1.4. Existing Roadways

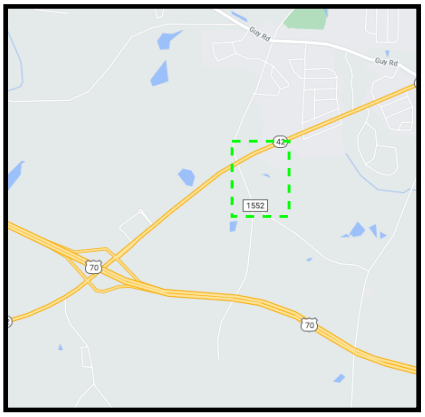
Existing lane configurations (number of traffic lanes on each intersection approach), speed limits, storage capacities, and other intersection and roadway information within the study area are shown in Figure 3. Table 1, on the next page, provides a summary of this information, as well.

Table 1: Existing Roadway Inventory

Road Name	Route Number	Typical Cross Section	Speed Limit	Maintained By	2022 AADT (vpd)
NC 42		2-lane undivided	55 mph	NCDOT	18,000
Amelia Church Road	SR 1552	2-lane undivided	45 mph	NCDOT	7,000*
Short Johnson Road	SR 1584	2-lane undivided	45 mph (assumed)	NCDOT	330**
Corbett Road	SR 1554	2-lane undivided	45 mph	NCDOT	1,080**

*2019 ADT
**ADT based on the traffic counts from 2021 and assuming the weekday PM peak hour volume is 10% of the average daily traffic.





N

LEGEND

- Proposed Site Location
- Study Intersection
- Study Area

DRMP	The Amelia Clayton, NC	Site Location Map	
		Scale: Not to Scale	Figure 1

SITE DATA TABLE	
GENERAL INFORMATION	
NAME OF PROJECT	AMELIA CHURCH - A TRIBUTE COMMUNITY
PARCEL ID NUMBER	165803-04-8891
PROPERTY SIZE	19.835 AC (864,012.6 SF)
PROPERTY LOCATION	CLAYTON TOWN LIMITS
ZONING	
ZONING - EXISTING	OFFICE-INSTITUTIONAL (O-I) WITH SUP
ZONING - PROPOSED	CONDITIONAL REZONING - RESIDENTIAL
EXISTING USE	FARMLAND, VACANT
PROPOSED USE	TOWNHOMES
DENSITY / BUILDINGS	
ALLOWED DENSITY	12 UNITS/AC = 238 UNITS
PROPOSED DENSITY	8.72 UNITS/ACRE
PROPOSED DWELLING UNITS	173 TOWNHOME UNITS



Master Plan
Amelia Church Road Townhomes

CLAYTON, NC | FEBRUARY 26, 2024
PROJECT NUMBER: NCR201084

Note: Conceptual Layout is Prelminary and Subject to Change

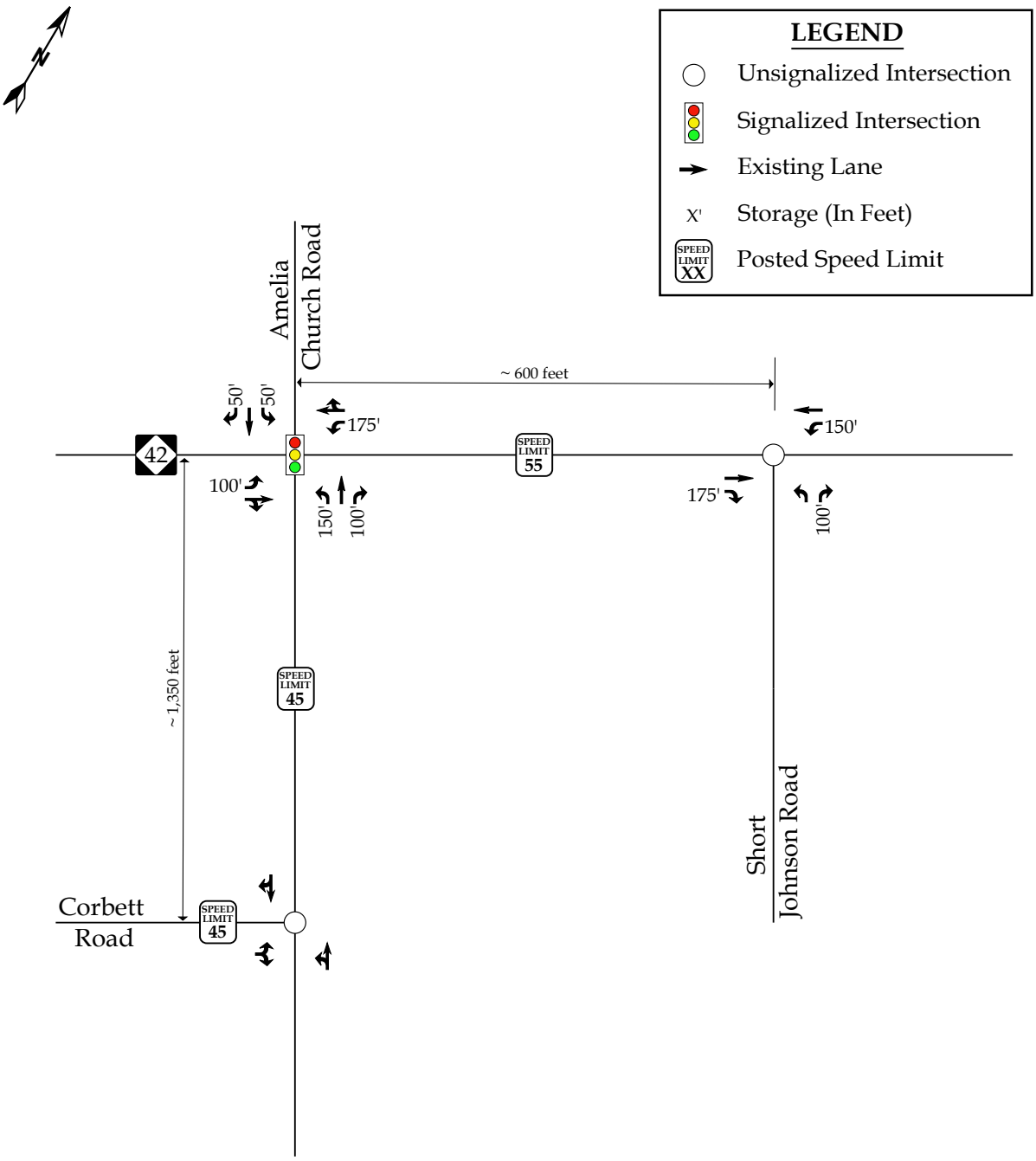
EXISTING PROPERTY INFORMATION

PIN: 1628-03-04-8991 | 19.835 ACRES
ADDRESS: AMELIA CHURCH ROAD, CLAYTON, NC 27520
EXISTING ZONING: O-I | PROPOSED ZONING: CZR

PROPOSED USE

RESIDENTIAL
TOWNHOMES (+/- 173 UNITS)
PROPOSED DENSITY: 8.72 UNITS / ACRE
PARKING PER CLAYTON UDO

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com



DRMP	The Amelia Clayton, NC	2021 Existing Lane Configurations	
		Scale: Not to Scale	Figure 3

2. 2021 EXISTING PEAK HOUR CONDITIONS

2.1. 2021 Existing Peak Hour Traffic Volumes

Existing peak hour traffic volumes remain the same as in the previous TIA report. Peak hour turning movement counts were utilized at the following study intersections during the weekday AM and PM peak hours at the listed dates due to potential impacts from COVID-19:

- NC 42 and Amelia Church Road – September 20, 2016
- NC 42 and Short Johnson Road - September 20, 2016

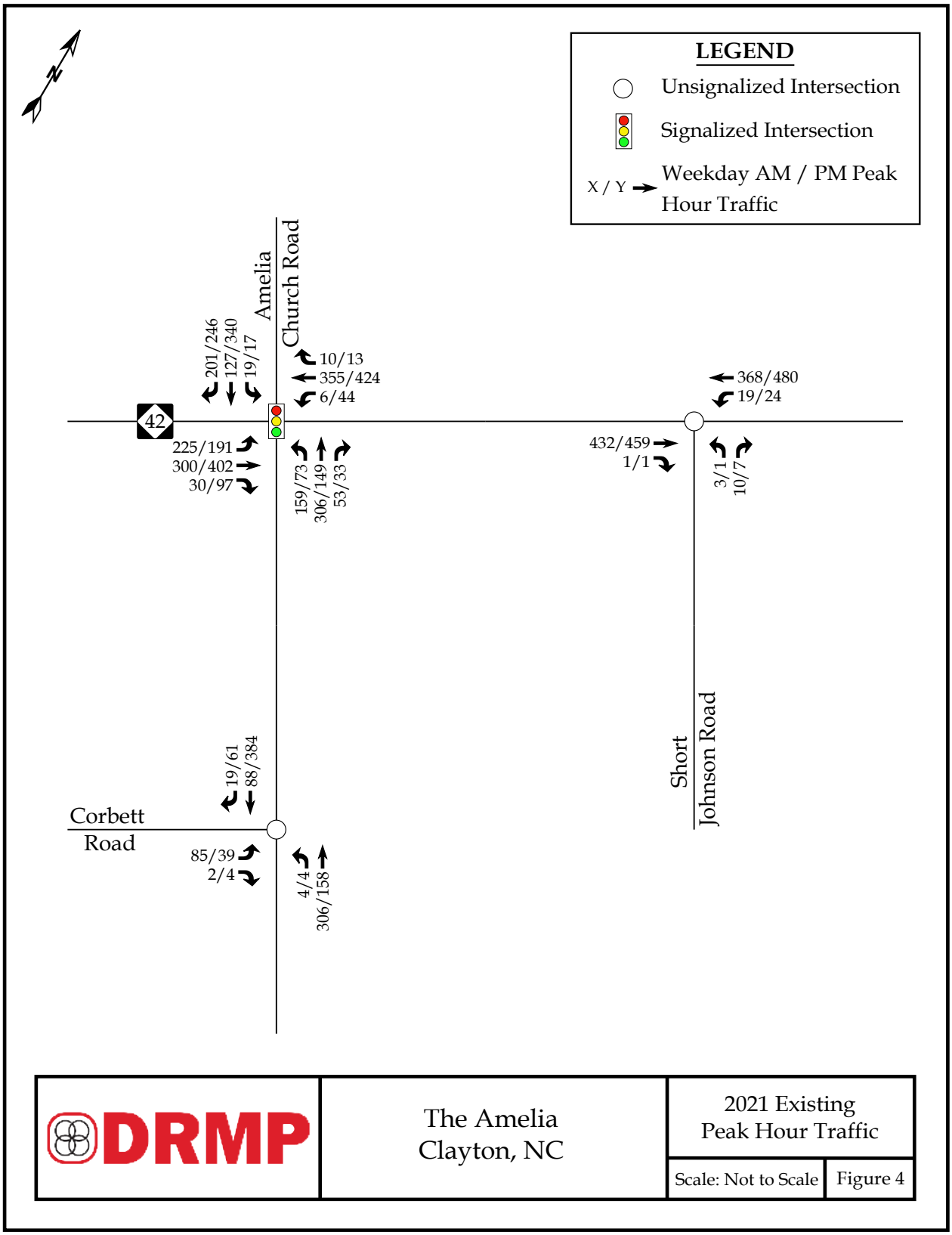
An annual growth rate of 2% was applied to the turning movement counts at these two (2) study intersections from the year they were counted to the 2021 existing analysis year.

Peak hour turning movement counts were conducted by Burns Service, Inc. at the study intersections of NC 42 and Amelia Church Road, and Amelia Church Road and Corbett Road during the weekday AM (7:00 – 9:00AM) and PM (4:00 – 6:00PM) peak hours in June 2021. Based on coordination with NCDOT and Town staff, previously collected traffic counts at the intersection of NC 42 and Amelia Church Road were grown to 2021 using a 2% annual growth rate and then compared to the June 2021 traffic counts at the same intersection to determine an adjustment factor to be applied to new peak hour counts collected at the intersection of Amelia Church Road and Corbett Road in order to account for the changes in traffic patterns due to COVID-19. An adjustment factor of 7% was applied to new count data collected during the weekday AM peak hour and 2% was applied to new count data collected during the weekday PM peak hour to determine 2021 existing volumes.

Weekday AM and PM traffic volumes were balanced between study intersections, where appropriate. Refer to Figure 4 for 2021 existing weekday AM and PM peak hour traffic volumes. A copy of the count data is located in Appendix B of this report.

2.2. Analysis of 2021 Existing Peak Hour Traffic Conditions

The 2021 existing weekday AM and PM peak hour traffic volumes were analyzed to determine the current levels of service at the study intersections under existing roadway conditions. Signal information was obtained from NCDOT and is included in Appendix C. The results of the analysis are presented in Section 7 of this report.


LEGEND
Unsignalized Intersection
Signalized Intersection
X / Y
Weekday AM / PM Peak Hour Traffic
Amelia Church Road
201/246
127/340
19/17
10/13
355/424
6/44
368/480
19/24
42
225/191
300/402
30/97
159/73
306/149
53/33
432/459
1/1
3/1
10/7
Short Johnson Road
19/61
88/384
Corbett Road
85/39
2/4
4/4
306/158
DRMP
The Amelia
Clayton, NC
2021 Existing
Peak Hour Traffic
Scale: Not to Scale
Figure 4

3. 2025 NO-BUILD PEAK HOUR CONDITIONS

In order to account for growth of traffic and subsequent traffic conditions at a future year, no-build traffic projections are needed. No-build traffic is the component of traffic due to the growth of the community and surrounding area that is anticipated to occur regardless of whether or not the proposed development is constructed. No-build traffic is comprised of existing traffic growth within the study area and additional traffic created as a result of adjacent approved developments.

3.1. Ambient Traffic Growth

In the original TIA, it was determined that an annual growth rate of 2% would be used to generate projected weekday AM and PM peak hour traffic volumes through coordination with the Town and NCDOT. This growth rate was utilized to project to 2025 traffic volumes.

3.2. Adjacent Development Traffic

Based on coordination with the NCDOT and the Town, it was determined there were no adjacent developments to consider with this study.

3.3. Future Roadway Improvements

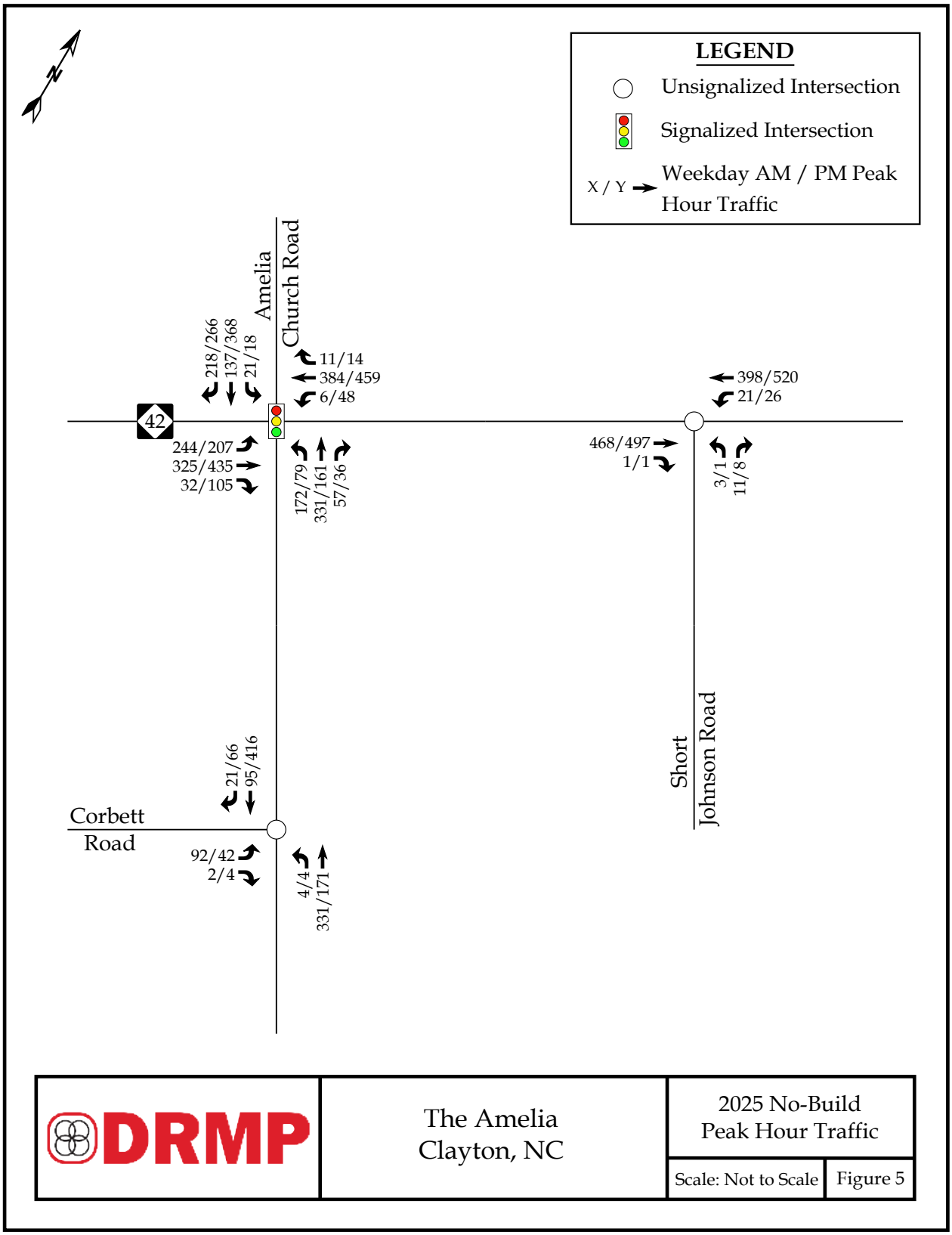
Based on coordination with the NCDOT and the Town, it was determined there were no future roadway improvements to consider with this study. It should be noted that the State Transportation Improvement Program (STIP) project R-3410 is expected to widen NC 42 to a 4-lane median divided roadway between NC 50 and US 70. Due to an anticipated construction year of 2029, improvements associated with this STIP project were not analyzed under future conditions for the proposed development.

3.4. 2025 No-Build Peak Hour Traffic Volumes

The 2025 no-build traffic volumes were determined by projecting the 2021 existing peak hour traffic to the year 2025. Refer to Figure 5 for an illustration of the 2025 no-build peak hour traffic volumes at the study intersections.

3.5. Analysis of 2025 No-Build Peak Hour Traffic Conditions

The 2025 no-build AM and PM peak hour traffic volumes at the study intersections were analyzed with future geometric roadway conditions and traffic control. The analysis results are presented in Section 7 of this report.


LEGEND
Unsignalized Intersection
Signalized Intersection
X / Y
Weekday AM / PM Peak Hour Traffic
Amelia Church Road
218/266
137/368
21/18
11/14
384/459
6/48
398/520
21/26
42
244/207
325/435
32/105
172/79
331/161
57/36
468/497
1/1
3/1
11/8
Short Johnson Road
21/66
95/416
Corbett Road
92/42
2/4
4/4
331/171
DRMP
The Amelia
Clayton, NC
2025 No-Build
Peak Hour Traffic
Scale: Not to Scale
Figure 5

4. SITE TRIP GENERATION AND DISTRIBUTION

4.1. Trip Generation

The proposed development will consist of 173 townhomes instead of 224 townhomes assumed in the original TIA. Trips were calculated using the ITE *Trip Generation Manual*, 11th Edition. Table 2 provides a summary of the trip generation potential for the site.

Table 2: Trip Generation Summary

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Townhomes (Single Family Attached) (215)	173 Units	1,268	21	63	58	41

Based on the updated plan, the development would not generate 100 peak hour trips, which is typically the threshold for requiring a TIA report. It is estimated that the development will generate approximately 1,268 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 84 trips (21 entering and 63 exiting) will occur during the weekday AM peak hour and 99 (58 entering and 41 exiting) will occur during the weekday PM peak hour.

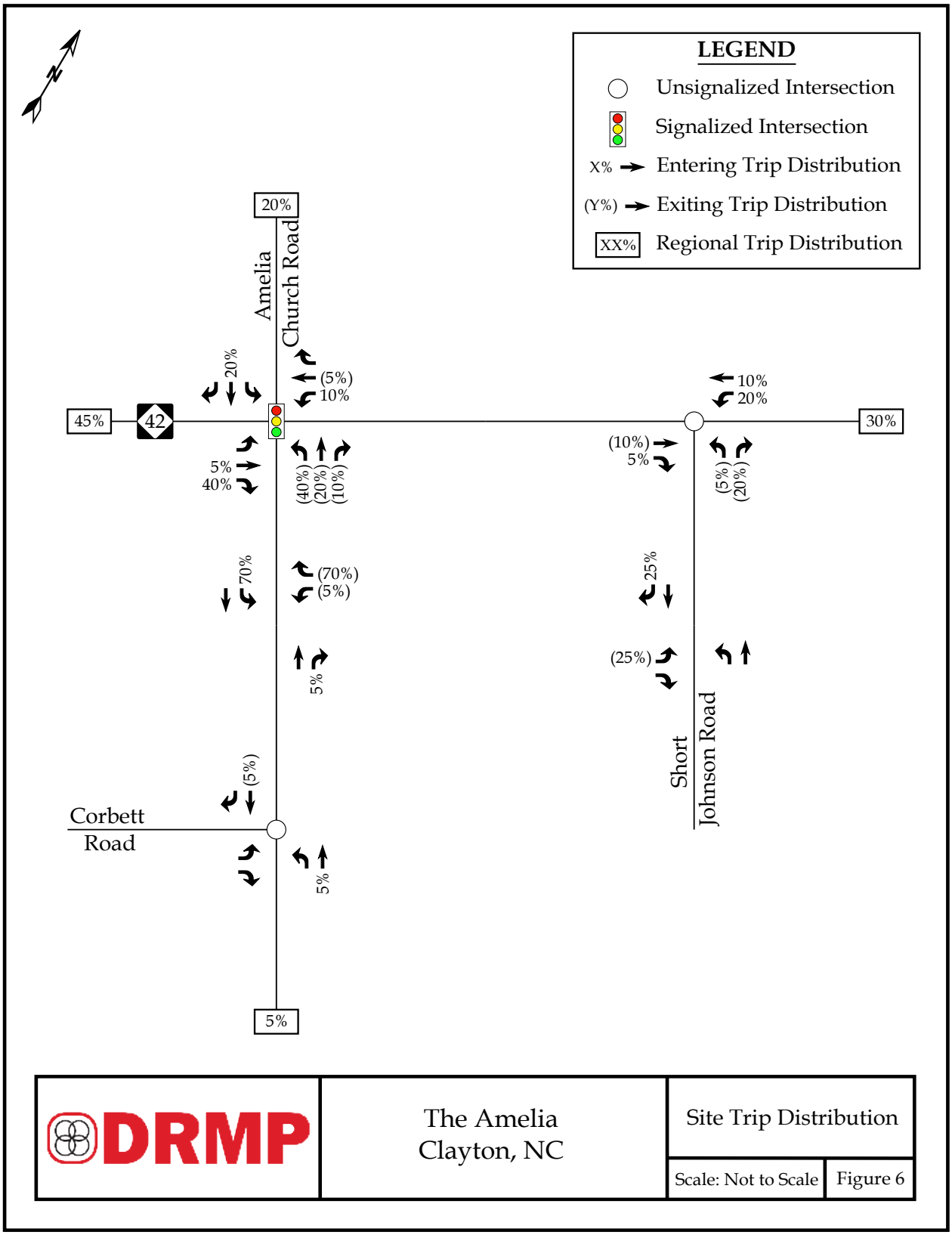
4.2. Site Trip Distribution and Assignment

Trip distribution percentages used in assigning site traffic for this development remain the same as the previous TIA. Percentages were estimated based on a combination of existing traffic patterns, population centers adjacent to the study area, and engineering judgment.

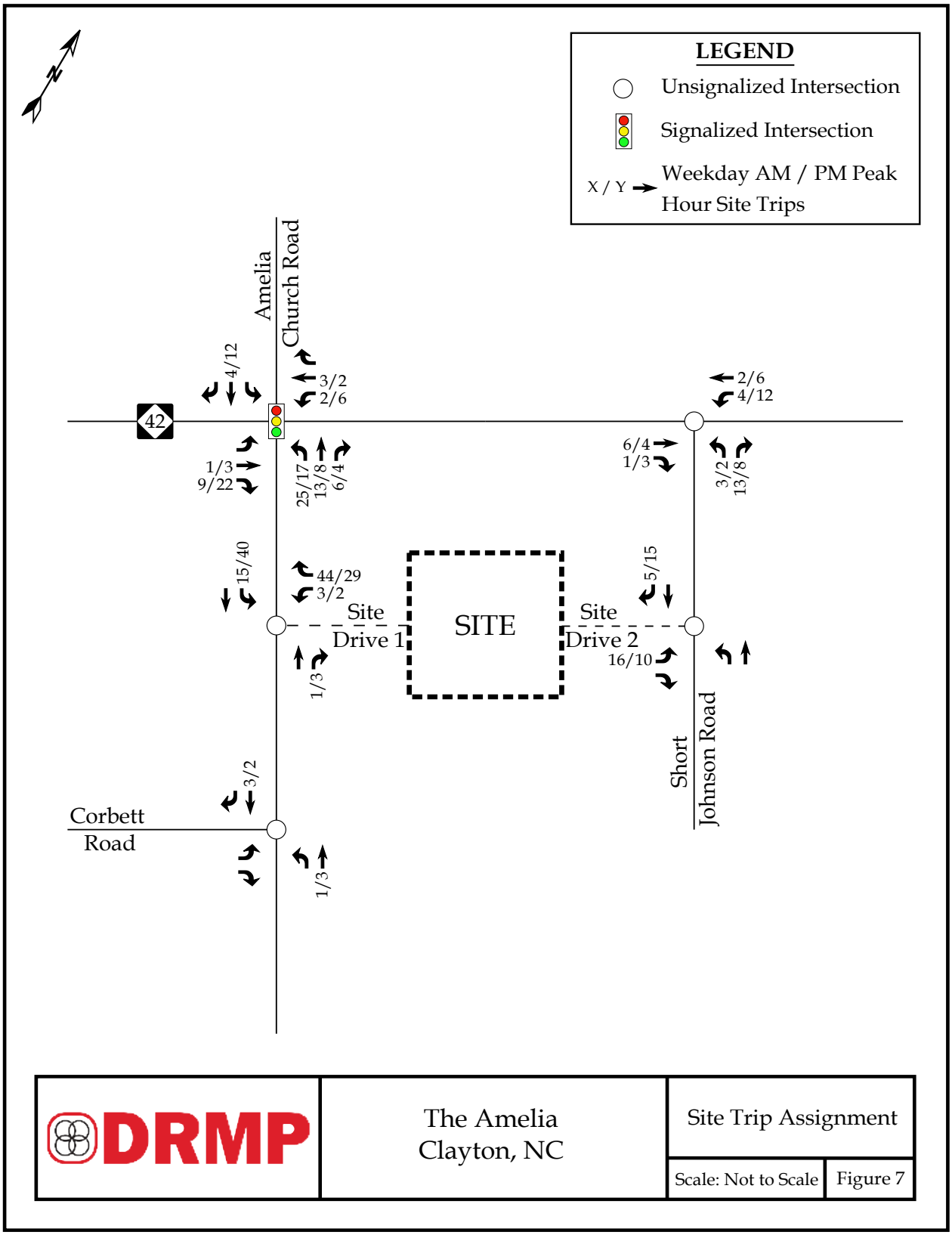
It is estimated that the site trips will be regionally distributed as follows:

- 30% to/from the east via NC 42
- 45% to/from the west via NC 42
- 20 to/from the north via Amelia Church Road
- 5% to/from the south via Amelia Church Road

The site trip distribution is shown in Figure 6. Refer to Figure 7 for the site trip assignment.



DRMP	The Amelia Clayton, NC	Site Trip Distribution
		Scale: Not to Scale | Figure 6


LEGEND
Unsignalized Intersection
Signalized Intersection
X / Y
Weekday AM / PM Peak Hour Site Trips
Amelia Church Road
42
4/12
3/2
2/6
2/6
4/12
1/3
9/22
25/17
13/8
6/4
6/4
1/3
3/2
13/8
15/40
44/29
3/2
Site Drive 1
SITE
Site Drive 2
5/15
16/10
1/3
Short Johnson Road
Corbett Road
3/2
1/3
DRMP
The Amelia
Clayton, NC
Site Trip Assignment
Scale: Not to Scale
Figure 7

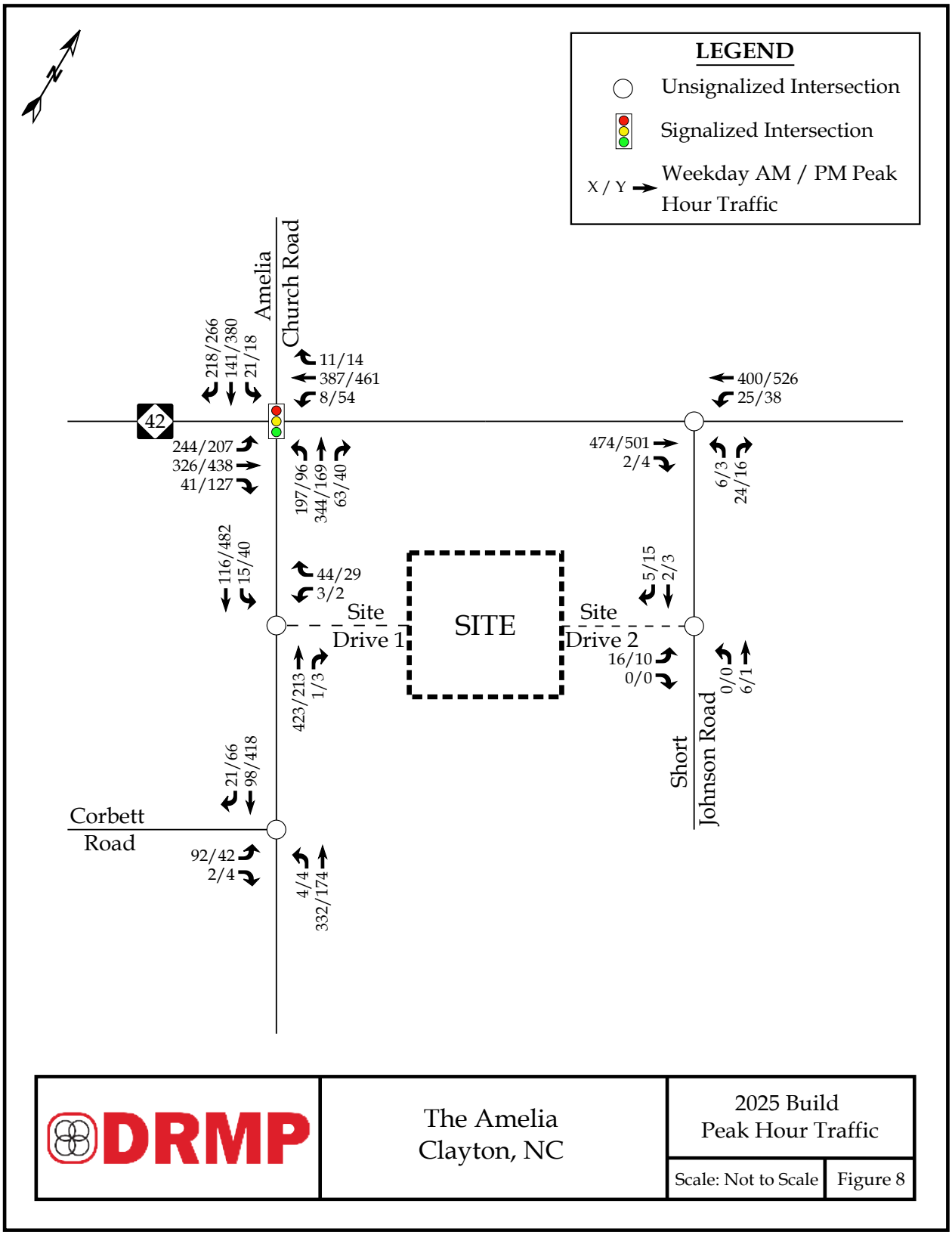
5. 2025 BUILD TRAFFIC CONDITIONS

5.1. 2025 Build Peak Hour Traffic Volumes

To estimate traffic conditions with the site fully built-out, the total site trips were added to the 2025 no-build traffic volumes to determine the 2025 build traffic volumes. To determine through volumes along Short Johnson Road at the location of the proposed site drive, a trip generation was run for the four (4) single-family homes located along Short Johnson Road using the same methodology previously discussed for development of the proposed site traffic. These trips were applied only at the site driveway as they are assumed to be captured in the counts taken at the existing study intersections. The remaining traffic along Short Johnson Road was assumed to be entering/exiting via the developments north of the proposed site. Refer to Figure 8 for an illustration of the 2025 build peak hour traffic volumes with the proposed site fully developed.

5.2. Analysis of 2025 Build Peak Hour Traffic Conditions

Study intersections were analyzed with the 2025 build traffic volumes using the same methodology previously discussed for existing and no-build traffic conditions. Intersections were analyzed with improvements necessary to accommodate future traffic volumes. The results of the capacity analysis for each intersection are presented in Section 7 of this report.



DRMP	The Amelia Clayton, NC	2025 Build Peak Hour Traffic
		Scale: Not to Scale | Figure 8

6. TRAFFIC ANALYSIS PROCEDURE

Study intersections were analyzed using the methodology outlined in the *Highway Capacity Manual* (HCM), 6th Edition published by the Transportation Research Board. Capacity and level of service are the design criteria for this traffic study. A computer software package, Synchro (Version 10.3), was used to complete the analyses for the study intersections. Please note that the unsignalized capacity analysis does not provide an overall level of service for an intersection; only delay for an approach with a conflicting movement.

The HCM defines capacity as "the maximum hourly rate at which persons or vehicles can reasonably be expected to traverse a point or uniform section of a lane or roadway during a given time period under prevailing roadway, traffic, and control conditions." Level of service (LOS) is a term used to represent different driving conditions, and is defined as a "qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers." Level of service varies from Level "A" representing free flow, to Level "F" where breakdown conditions are evident. Refer to Table 3 for HCM levels of service and related average control delay per vehicle for both signalized and unsignalized intersections. Control delay as defined by the HCM includes "initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay". An average control delay of 50 seconds at a signalized intersection results in LOS "D" operation at the intersection.

Table 3: Highway Capacity Manual – Levels-of-Service and Delay

UNSIGNALIZED INTERSECTION		SIGNALIZED INTERSECTION	
LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)	LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)
A	0-10	A	0-10
B	10-15	B	10-20
C	15-25	C	20-35
D	25-35	D	35-55
E	35-50	E	55-80
F	>50	F	>80

6.1. Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to the NCDOT Congestions Management Guidelines.

7. CAPACITY ANALYSIS

7.1. NC 42 [EB-WB] and Amelia Church Road [NB-SB]

The existing signalized intersection of NC 42 and Amelia Church Road was analyzed under 2021 existing, 2025 no-build, and 2025 build traffic conditions with lane configurations and traffic control shown in Table 4. Refer to Table 4 for a summary of the analysis results. Refer to Appendix D for the Synchro capacity analysis reports.

Table 4: Analysis Summary of NC 42 and Amelia Church Road

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2021 Existing	EB WB NB SB	1 LT, 1 TH-RT 1 LT, 1 TH-RT 1 LT, 1 TH, 1 RT 1 LT, 1 TH, 1 RT	B C C C	C (23)	C D B C	C (29)
2025 No-Build	EB WB NB SB	1 LT, 1 TH-RT 1 LT, 1 TH-RT 1 LT, 1 TH, 1 RT 1 LT, 1 TH, 1 RT	B C C C	C (24)	C D B C	C (32)
2025 Build	EB WB NB SB	1 LT, 1 TH-RT 1 LT, 1 TH-RT 1 LT, 1 TH, 1 RT 1 LT, 1 TH, 1 RT	B C C C	C (25)	C D B D	C (34)

Capacity analysis of 2021 existing, 2025 no-build, and 2025 build traffic conditions indicates that the intersection of NC 42 and Amelia Church Road is expected to operate at an overall LOS C during the weekday AM and PM peak hours. It should be noted that all intersection approaches are expected to operate at LOS D or better during the weekday AM and PM peak hours under all analysis scenarios.

7.2. NC 42 [EB-WB] and Short Johnson Road [NB]

The existing unsignalized intersection of NC 42 and Short Johnson Road was analyzed under 2021 existing, 2025 no-build, and 2025 build traffic conditions with the lane configurations and traffic control shown in Table 5. Refer to Table 5 for a summary of the analysis results. Refer to Appendix E for the Synchro capacity analysis reports.

Table 5: Analysis Summary of NC 42 and Short Johnson Road

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2021 Existing	EB WB NB	1 TH, 1 RT 1 LT, 1 TH 1 LT, 1 RT	-- A[1] B[2]	N/A	-- A[1] C[2]	N/A
2025 No-Build	EB WB NB	1 TH, 1 RT 1 LT, 1 TH 1 LT, 1 RT	-- A[1] B[2]	N/A	-- A[1] C[2]	N/A
2025 Build	EB WB NB	1 TH, 1 RT 1 LT, 1 TH 1 LT, 1 RT	-- A[1] B[2]	N/A	-- A[1] B[2]	N/A

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis indicates that the major-street left-turn movement and minor street approach at the intersection of NC 42 and Short Johnson Road are expected to operate at LOS C or better during the weekday AM and PM peak hours under all analysis scenarios.

The northbound minor street approach was found to improve in level of service during the weekday PM peak hour between 2025 no-build and 2025 build conditions. This improvement in level of service was due to the additional traffic being added to the right-turn movement which operates with less delay than the left-turn movement, thus decreasing the average approach delay.

7.3. Amelia Church Road [NB-SB] and Corbett Road [EB]

The existing unsignalized intersection of Amelia Church Road and Corbett Road was analyzed under 2021 existing, 2025 no-build, and 2025 build traffic conditions with the lane configurations and traffic control shown in Table 6. Refer to Table 6 for a summary of the analysis results. Refer to Appendix F for the Synchro capacity analysis reports.

Table 6: Analysis Summary of Amelia Church Road and Corbett Road

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2021 Existing	EB NB SB	1 LT-RT 1 LT-TH 1 TH-RT	B[2] A[1] --	N/A	B[2] A[1] --	N/A
2025 No-Build	EB NB SB	1 LT-RT 1 LT-TH 1 TH-RT	B[2] A[1] --	N/A	B[2] A[1] --	N/A
2025 Build	EB NB SB	1 LT-RT 1 LT-TH 1 TH-RT	B[2] A[1] --	N/A	B[2] A[1] --	N/A

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis indicates that the major-street left-turn movement and minor street approach at the intersection of Amelia Church Road and Corbett Road are expected to operate at LOS B or better during the weekday AM and PM peak hours under all analysis scenarios.

7.4. Amelia Church Road [NB-SB] and Site Drive 1 [WB]

The proposed unsignalized intersection of Amelia Church Road and Site Drive 1 was analyzed under 2025 build traffic conditions with the lane configurations and traffic control shown in Table 7. Refer to Table 7 for a summary of the analysis results. Refer to Appendix G for the Synchro capacity analysis reports.

Table 7: Analysis Summary of Amelia Church Road and Site Drive 1

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2025 Build	**WB** NB SB	**1 LT-RT** 1 TH-**RT** **1 LT**, 1 TH	B[2] -- A[1]	N/A	B[2] -- A[1]	N/A

Improvements to lane configurations are shown in bold.
1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis indicates the major-street left-turn movement and minor street approach at the intersection of Amelia Church Road and Site Drive 1 are expected to operate at LOS B or better during the weekday AM and PM peak hours under 2025 build traffic conditions.

Turn lanes were considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways* (Driveway Manual). Based on the Driveway Manual, an exclusive southbound left-turn lane with a minimum of 50 feet of storage is warranted and recommended. Turn lane warrants show that a northbound right turn lane on Amelia Church Road is not warranted at Site Drive 1 due to very low right turning traffic volumes. Refer to Appendix J for copies of the turn lane warrant nomographs.

7.5. Short Johnson Road [NB-SB] and Site Drive 2 [EB]

The proposed unsignalized intersection of Short Johnson Road and Site Drive 2 was analyzed under 2025 build traffic conditions with the lane configurations and traffic control shown in Table 8. Refer to Table 8 for a summary of the analysis results. Refer to Appendix H for the Synchro capacity analysis reports.

Table 8: Analysis Summary of Short Johnson Road and Site Drive 2

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2025 Build	EB NB SB	**1 LT-RT** 1 **LT**-TH 1 TH-**RT**	A[2] A[1] --	N/A	A[2] A[1] --	N/A

Improvements to lane configurations are shown in bold.
1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis indicates that the major-street left-turn movement and minor street approach at the intersection of Short Johnson Road and Site Drive 2 are expected to operate at LOS A during the weekday AM and PM peak hours under 2025 build traffic conditions.

Turn lanes were considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways* (Driveway Manual). Based on the Driveway Manual, Short Johnson Road is expected to serve an ADT below the 4,000 vehicle per day (vpd) threshold typically considered for turn-lane requirements at the build out of the proposed development.

8. CONCLUSIONS

This Traffic Impact Analysis is an update to the previous TIA prepared for The Amelia development, located south of NC 42, between Short Johnson Road and Amelia Church Road in Clayton, North Carolina. The previous TIA assumed the development would include a total of 224 townhomes, and the updated site plan shows the development would include a total of 173 townhomes. In addition to the density, the build out year for the development was updated to 2025 for this study. Trip generation for the updated site plan shows that the development would generate under 100 peak hour trips, which is typically the threshold for requiring a TIA report. The updated TIA report is prepared to evaluate the traffic impacts of the development on the surrounding roadways and intersections.

Site access is proposed via one (1) full-movement driveway along Amelia Church Road and one (1) full-movement driveway along Short Johnson Road. The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2021 Existing Traffic Conditions
- 2025 No-Build Traffic Conditions
- 2025 Build Traffic Conditions

Trip Generation

The development will generate approximately 1,268 total site trips the daily traffic volume, it is anticipated that 84 trips (21 entering and 63 exiting) will occur during the weekday AM peak hour and 99 (58 entering and 41 exiting) will occur during the weekday PM peak hour.

Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to NCDOT Congestion Management Guidelines. Refer to section 6.1 of this report for a detailed description of any adjustments to these guidelines made throughout the analysis.

Intersection Capacity Analysis Summary

All the study area intersections (including the proposed site driveways) are expected to operate at acceptable levels-of-service under existing and future year conditions.

9. RECOMMENDATIONS

Based on the findings of this study, specific geometric improvements have been identified and are recommended to accommodate future traffic conditions. See a more detailed description of the recommended improvements below. Refer to Figure 9 for an illustration of the recommended lane configuration for the proposed development.

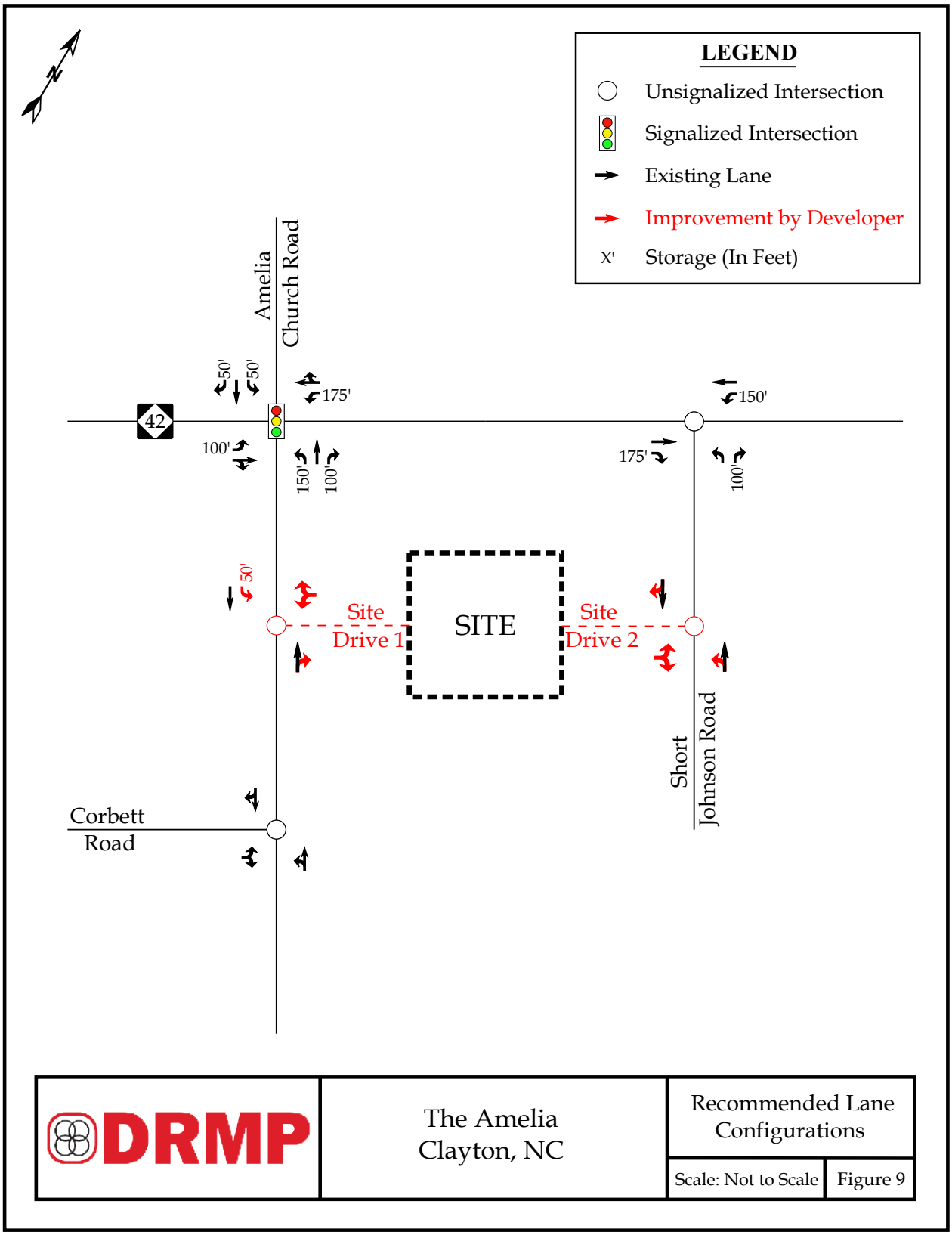
Recommended Improvements by Developer

Amelia Church Road and Site Drive 1

- Construct the westbound approach with one (1) ingress lane and one (1) egress lane. If a second egress lane is provided, it would reduce delays for site trips exiting the development.
- Provide an exclusive southbound left-turn lane on Amelia Church Road with a minimum of 50 feet of storage and appropriate deceleration and taper length. Since Amelia Church Road was widened to the north, it is possible that widening to accommodate the left turn movement into Site Drive 1 will result in providing a full three-lane section from Site Drive 1 to the north.
- A northbound right turn lane on Amelia Church Road is NOT recommended based on NCDOT turn lane warrants since right turning traffic volumes are very low.
- Provide stop control for the westbound approach of Site Drive 1.

Short Johnson Road and Site Drive 2

- Construct the eastbound approach with one (1) ingress lane and one (1) egress lane.
- Provide stop control for the eastbound approach.



DRMP	The Amelia Clayton, NC	Recommended Lane Configurations	
		Scale: Not to Scale	Figure 9

2.3.6 CONDITIONAL REZONING

A. PURPOSE AND INTENT

The purpose of this section is to provide a uniform means for amending the Official Zoning Map to establish a conditional zoning district in cases where the standards of a conventional zoning district are inadequate to appropriately address the anticipated impacts generated by development. The conditional zoning district, if approved, establishes a unique zoning district that is tailored to the specific proposal and subject to unique conditions of approval. It is the intent of these standards to provide a process where an applicant may voluntarily place additional limitations on the development potential of their land. It is also intended to allow an applicant to request greater flexibility in the application of some development requirements in pursuit of a higher quality of development.

B. APPLICABILITY

1. This procedure is solely for the establishment of a conditional zoning district designation on land within the Town's planning jurisdiction.
2. In no instance shall a Conventional Rezoning application be converted to a Conditional Rezoning application, nor shall a Conditional Rezoning application be converted to a Conventional Rezoning application.
3. In no instance shall any lot or tract that is the subject of a Conditional Rezoning application also be the subject of any other rezoning application at the same time.
4. Special use zoning districts established prior to January 2, 2024, shall be subject to the standards in Section 1.10.3B, Pre-Existing Special Use Zoning Districts.
5. Planned development zoning districts established prior to January 2, 2024, shall be subject to the standards in Section 1.10.3B, Pre-Existing Special Use Zoning Districts.

C. CONDITIONAL REZONING DISTRICTS DISTINGUISHED

All Conditional Rezoning applications shall seek to establish one of the following three forms of conditional zoning district:

1. A Type I Conditional Rezoning application to establish a "limited use" conditional zoning district, which include an applicant-sponsored reduction in the range of allowable use types but no other deviations from required standards; or
2. A Type 2 Conditional Rezoning application to establish a "limited standard" conditional zoning district, which include applicant-sponsored modifications that exceed minimum requirements applied to other forms of development (e.g., deeper setbacks, larger lot areas, more restrictive use-standards, or limits on the range of allowable use types); or
3. A Type 3 Conditional Rezoning application to establish an "unlimited" conditional zoning district, which is subject to a Concept Plan and applicant-sponsored conditions that may be more or less restrictive that other applicable Ordinance standards, subject to Section 3.3.1E.9, Limitations on Reductions, and Section 2.4.10, Conditions of Approval. Unlimited applications may include deviations or reductions from otherwise applicable standards.

D. APPLICATION

1. All Conditional Rezoning applications shall:
   a. Be initiated and signed by all the landowner(s) of the land subject to the application;
   b. Include all applicant-proposed conditions of approval;
   c. Include a detailed written description of the range of potential principal and secondary use types, which shall be treated as a condition;

d. Not include a Concept Plan in cases where the application is a Type 1 or Type 2 Conditional Rezoning application (see Section 2.3.6C, Conditional Rezoning Districts Distinguished);
e. Include a Concept Plan prepared in accordance with Section 3.3.1E, Concept Plans Associated with a Type 3 Conditional Rezoning, if a Type 3 Conditional Rezoning application, seeking to enhance, reduce, or otherwise deviate from an applicable dimensional, development, or use-specific standard in this Ordinance;
f. Include a Transportation Impact Analysis or Traffic Assessment, as appropriate, when required by Section 2.3.27, Transportation Impact Analysis;
g. Include a wastewater allocation request prepared in accordance with all Town requirements if proposing a Type 3 Conditional Rezoning that seeks to utilize public sewer;
h. Identify requests for reductions from applicable standards in this Ordinance when requested and why such requests are necessary; and
i. Provide evidence indicating the ways in which a Conditional Rezoning seeking a reduction from standards in this Ordinance will result in development that is in closer alignment with Section 1.7, Purpose and Intent of Ordinance, and the Town's adopted policy guidance.

2. Applications complying with a Town-mandated Fee-in-Lieu or anticipated to include an applicant-requested Fee-in-Lieu shall include information mandated in Section 2.3.13, Fee-in-Lieu.
3. Applications subject to a required neighborhood meeting shall include required information in accordance with Section 2.4.4, Neighborhood Meeting.

E. PROCESS TYPE

Type IV (see Section 2.2.3, Process Diagrams), except that the Technical Review Committee shall review and comment on all Concept Plans filed with a Conditional Rezoning application prior to consideration of the application by the Planning Board.

F. RECOMMENDATION

1. After conclusion of a public meeting, the Planning Board shall make a recommendation on the application based on its consistency with Section 2.4, Review Procedures
2. In making its recommendation, the Planning Board shall prepare a written statement regarding the application's consistency with the Town's adopted policy guidance.
3. During its review, the Planning Board may suggest revisions to the application, consistent with Section 2.4.10, Conditions of Approval. Only those revisions agreed to in writing by the applicant shall be incorporated into the application.

G. DECISION

1. After the conclusion of a legislative public hearing, the Town Council shall decide the application in accordance with the standards in Section 2.4, Review Procedures.
2. The decision shall be one of the following:
   a. Approval of the application;
   b. Denial of the application;
   c. Approval of a revised application; or
   d. Remand of the application to the Planning Board or the Technical Review Committee for further consideration.

3. The decision shall be based on the legislative discretion of the Town Council, taking into consideration the recommendation of the Planning Board, citizen comments, if provided, and the standards in Section 2.4, Review Procedures.
4. In making its decision, the Town Council shall adopt a written statement of reasonableness and consistency with the Town's adopted policy guidance in accordance with NCGS§160D-605.

H. CITIZEN COMMENT

In cases where a resident or landowner submits written comments to the Town at least two business days prior to the date a decision is being made on the application, the Town Clerk shall deliver the statement(s) to the Town Council.

I. APPLICATION REVISION

The applicant may make changes to a Conditional Rezoning application, including changes recommended by the Planning Board or the Town Council at any time prior to the Town Council's decision. The applicant may only propose changes provided that:

1. Changes shall be made in writing to the Planning Director; and
2. Changes shall be signed by all landowners or their agents.

J. REVIEW CRITERIA

The advisability of approving a Conditional Rezoning application is a matter committed to the legislative discretion of the Town Council and is not controlled by any one factor. In determining whether to adopt or deny a proposed Conditional Rezoning, the Town Council may weigh the relevance of and consider the following:

1. If the application is consistent with the applicable standards in Section 3.3, Conditional Zoning Districts;
2. Whether the proposed Conditional Rezoning advances the public health, safety, or welfare;
3. Whether and the extent to which the proposed Conditional Rezoning is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance;
4. Whether an approval of the Conditional Rezoning is reasonable and in the public interest;
5. Whether and the extent to which the Concept Plan associated with the Conditional Rezoning is consistent with this Ordinance; and
6. Any other factors the Town Council may determine to be relevant.

K. CONDITIONS

1. Only conditions mutually agreed to by the applicant and the Town Council may be approved as part of a Conditional Rezoning.
2. Conditions shall be limited to those that address conformance of development and use on the site with Town regulations and adopted policy guidance and that address the impacts reasonably expected to be generated by the development or use of the site.
3. All conditions shall comply with Section 2.4.10, Conditions of Approval.
4. Conditions shall be in writing and may be supplemented with text, plans, or maps as permitted by this Ordinance.

L. DESIGNATION

1. The Planning Director shall cause changes to be made to the Official Zoning Map promptly after approval of a Conditional Rezoning application by the Town Council.

2. In cases when a Conditional Rezoning application is deemed inconsistent with adopted policy guidance, but is approved by the Town Council, the future land map shall be amended with a note referencing the application approval.

M. SEQUENCE

1. Applications for Subdivisions, Site Plans, and Zoning Compliance Permits may be submitted with a Conditional Rezoning application, but the Conditional Rezoning application establishing the conditional zoning district shall be decided first.
2. A Concept Plan shall not substitute for a required Site Plan or Subdivision Plat, and all applications for required Site Plans or Subdivision Plats shall be reviewed separately from the Conditional Rezoning application.

N. EFFECT

1. In cases where the Town Council approves a Conditional Rezoning application deemed to be inconsistent with the Town's adopted policy guidance, the Conditional Rezoning approval shall also have the effect of amending any applicable future land use map included in the Town's adopted policy guidance, and no additional request or application for a comprehensive plan amendment shall be required.
2. Lands subject to an approved Conditional Rezoning shall be subject to all the standards, conditions, and plans approved as part of that application. These standards, plans, and approved conditions are perpetually binding on the land as an amendment to this Ordinance and the Official Zoning Map. In cases where a Concept Plan is approved as part of a Conditional Rezoning application, the vesting term of the Concept Plan shall be in accordance with the applicable standards in Section 1.11, Vested Rights.
3. Development located outside the Clayton corporate limits shall comply with Town policies and standards related to annexation and the extension of utilities.
4. Regardless of the type of Conditional Rezoning application, the development shall be subject to subsequent review and approval of a Site Plan or Subdivision Plat, as required under this Ordinance.

O. AMENDMENT

Concept Plans shall only be amended in accordance with the standards in this section. Amendments to a Concept Plan approval shall be considered as minor modifications or major modifications, and must be considered in accordance with the following:

1. MINOR MODIFICATIONS

a. Subsequent plans and permits for development may include minor modifications provided the development continues to meet the minimum requirements of this section. Minor modifications are limited to changes that have no material effect on the character of the development or changes that address technical considerations that could not reasonably be anticipated at the time of the application approval.

b. Minor modifications shall be reviewed and decided by the Planning Director, in consultation with other appropriate Town staff.

c. Minor modifications shall be limited to the following:

i. Changes in phase boundaries provided the perimeter location of the development is unaffected;

ii. Revisions to phase boundaries provided each phase is adequately served by necessary infrastructure, stormwater control measures, and open space;

iii. Realignment of internal transportation infrastructure provided the overall connectivity index score of the development, or the phase is not reduced;

iv. Changes to the location of entrances or driveways by 100 feet or less;

v. Changes to the configuration of parking areas, but not the number of parking spaces and provided the parking area continues to meet Ordinance requirements for access and circulation;
vi. Changes to the configuration of landscape yards, including types of landscaping or screening materials, provided minimum width and planting requirements continue to be met;
vii. Changes to the proposed building elevation or facade, including materials, provided that the change retains the same general architectural character, remains consistent with the design parameters established in the original approval, and provided the overall height of the building is not increased; and
viii. Changes to the arrangement or location of buildings provided there is no increase in the number of buildings, size, or amount of impervious surface.

d. In no instance shall a minor modification include any changes to:
i. The range of permitted uses;
ii. The overall density of the development; or
iii. Site features that require the application of professional judgment or discretion by a licensed landscape architect, architect, or professional engineer.

2. MAJOR MODIFICATIONS

a. Changes that materially affect the basic configuration of the development, a condition of approval, or that exceed the scope of a minor change modification are considered major modifications.
b. Major modifications include, but are not limited to:
i. Increases in building height;
ii. Changes in uses;
iii. Changes in density or intensity;
iv. Decreases in open space;
v. Substantial changes in the location of streets (particularly if streets are to be deleted or access points to the development moved so traffic flows both inside and outside the development are affected);
vi. Changes to the location of entrances or driveways by more than 100 feet;
vii. Change in the location of any public easement; and
viii. Changes to site features that require the application of professional judgment or discretion by a licensed landscape architect, architect, or professional engineer.
c. Major modifications must be reviewed and considered only in accordance with the procedures and standards established for the original application approval.

P. EXPIRATION

1. Not applicable.
2. In the event the development contemplated in a Conditional Rezoning application is not substantially commenced within three years from the date of the approval, the Town Council may initiate a rezoning application to return the land to its prior or to some other appropriate zoning district designation.

Q. VESTING

1. The establishment of a conditional zoning district shall run with the land, but a Concept Plan approval associated with a Type 3 Conditional Rezoning application shall not run with the land, and shall be subject to Section 1.11.4D, Site-Specific Vesting Plan. **AMENDED 9.16.24 (UDOTA2-24)**
2. Applicants seeking a longer vesting term may file an application in accordance with Section 2.3.30, Vested Rights Certificate.

R. APPEAL

In accordance with Section 2.3.2B.2, Decisions by Town Council.

2.3.7 CONSERVATION SUBDIVISION

A. PURPOSE AND INTENT

The purpose and intent of this section is to provide landowners in certain portions of the Town's planning jurisdiction a development option that provides additional development flexibility to build on smaller lots when additional open space set-asides are provided, and the development is designed and located in a way that protects surrounding community character, agricultural activities, or sensitive environmental features on the site. This is done in order to:

1. Conserve open land, including those areas containing prime agricultural soils, areas of steep slopes, unique and sensitive natural features such as floodplains, wetlands, river and stream corridors, areas with mature hardwood trees, and watersheds;
2. Promote established community character particularly in areas visible from major roadways in the Town;
3. Retain and protect existing wildlife habitat and environmental, natural, and cultural resources;
4. Create a linked network of open lands; and
5. Provide reasonable economic use of the land.

B. APPLICABILITY

1. TYPE OF DEVELOPMENT

This Conservation Subdivision option shall be limited to development of single-family detached residential dwellings (including manufactured homes) on individual lots in subdivisions of more than five lots. The Conservation Subdivision option shall not be available for any other form of development or use type.

2. WHERE PERMITTED

Single-family detached residential subdivisions of more than five lots on and served by a public wastewater system may be developed as a Conservation Subdivision, in accordance with the standards in this section and Section 4.2.5, Listing of Common Principal Uses.

3. RELATIONSHIP TO WATERSHED PROTECTION OVERLAY DISTRICT

a. Land located within a Watershed Protection Overlay District may be configured in accordance with the cluster development option in Section 3.7.5Q, Cluster Development, but a cluster development may not be configured as a conservation subdivision.

b. In the event a conservation subdivision is proposed on land within a Watershed Protection Overlay District, the density shall not exceed that permitted under the cluster development option in Section 3.7.5Q, Cluster Development.

C. PROCESS TYPE

1. Type II (see Section 2.2.3, Process Diagrams).
2. Establishment of a Conservation Subdivision also requires review and approval of a Major Subdivision.

TABLE 4.2.5: LISTING OF COMMON PRINCIPAL USES

P = Permitted, subject to a Zoning Permit & applicable use standards
S = Permitted, subject to a Special Use Permit & applicable use standards
C =Permitted within a conditional zoning district, subject to applicable use standards
"•" = Prohibited
[#] = Table note (see end of table)

Use Type	Conventional Residential Districts						Conventional Non-Residential Districts								Special Districts			Conditional Districts					Use Standards
	RUR	RLL	RLD	RMD	RHD	RMF	OFI	DTNC	DTNT	DTNN	NCM	CRM	LID	HID	CON	MXD	PUB	CZR	CZM	CZC	CZD	CZI	
RESIDENTIAL USE CLASSIFICATION																							
Boarding House	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	·	·	·	·	4.3.19
Bungalow Court [1]	·	·	·	·	·	P	·	·	·	·	P	·	·	·	·	P	·	C	C	·	C	·	4.3.23
Congregate Care	·	·	·	·	·	·	P	·	·	·	·	·	·	·	·	·	·	C	·	·	·	·	4.3.34
Conservation Subdivision [1]	·	P	P	P	P	P	·	·	·	·	·	·	·	·	·	P	·	C	C	·	·	·	4.3.35
Continuing Care Retirement Community	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	·	·	·	·	4.3.36
Duplex Dwelling [1] **AMENDED 4.15.24 (UDOTA1-24)**	·	·	·	·	·	P	·	·	·	·	P	·	·	·	·	P	·	C	C	·	C	·	4.3.41
Family Care Home	P	P	P	P	P	P	·	P	P	P	P	·	·	·	·	P	·	C	·	·	·	·	4.3.46
Group Home	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	·	·	·	·	4.3.62
Halfway House	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	·	·	·	·	4.3.64
Homeless Shelter	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	·	·	·	·	4.3.68
Live/Work	·	·	·	·	·	P	P	P	P	P	P	P	P	·	·	P	·	C	C	C	C	C	4.3.77
Manufactured Home (Class A Doublewide)	P	P	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	·	·	·	·	4.3.79
Manufactured Home (Class B Singlewide)	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	·	·	·	·	4.3.80
Manufactured Home Park	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	·	·	·	·	4.3.81
Mobile Home	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	
Mobile Home Park	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	
Multi-Family Dwelling	·	·	·	·	·	P	·	·	·	·	·	·	·	·	·	P	·	C	C	·	C	·	4.3.87
Pocket Neighborhood [1]	·	·	·	P	P	P	·	·	·	·	P	·	·	·	·	P	·	C	C	·	C	·	4.3.102
Single-Family Attached Dwelling [1]	·	·	·	·	P	P	·	·	·	·	·	·	·	·	·	P	·	C	C	C	C	·	4.3.120
Single-Family Detached Dwelling	P	P	P	P	P	P	·	·	P	P	P	·	·	·	·	P	·	C	·	·	C	·	4.3.121
Triplex or Quadplex [1] **AMENDED 4.15.24 (UDOTA1-24)**	·	·	·	·	·	P	·	·	·	·	·	·	·	·	·	P	·	C	C	C	C	·	4.3.133
Upper-Story Dwelling	·	·	·	·	·	P	P	P	P	P	P	P	·	·	·	P	·	C	C	C	C	·	4.3.134

TABLE 4.2.5: LISTING OF COMMON PRINCIPAL USES

P = Permitted, subject to a Zoning Permit & applicable use standards
S = Permitted, subject to a Special Use Permit & applicable use standards
C =Permitted within a conditional zoning district, subject to applicable use standards
"•" = Prohibited
[#] = Table note (see end of table)

Use Type	Conventional Residential Districts						Conventional Non-Residential Districts								Special Districts			Conditional Districts					Use Standards
	RUR	RLL	RLD	RMD	RHD	RMF	OFI	DTNC	DTNT	DTNN	NCM	CRM	LID	HID	CON	MXD	PUB	CZR	CZM	CZC	CZD	CZI	

NOTES:
[1] Not permitted on lots within the downtown boundary as designated in the 2045 Comprehensive Growth Plan Future Land Use Map unless permitted by and located within the CZD zoning district.

Motions for Consistency Statements | 2024-27-CZM Amelia Church Townhomes

The Town Council may choose from one of the four suggested motions below.
Staff Recommends the Motion in Red Bold Text

Motion 1: Approval – Consistent with the 2045 Comprehensive Growth Plan

I move to approve this rezoning request based on consistency with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, in that:

- The properties are designated as Medium Density Residential (MDR) in the Future Land Use Map.
- Policy LU 1.1 seeks to manage future growth and encourage quality development through the implementation of the Comprehensive Plan, the Unified Development Code (UDC), and other plans and regulations adopted by the Town Council.
- Policy LU 1.2 seeks to encourage developments which incorporate high quality design and enhance the quality of life for existing and future residents of the Town.
- Strategy LU 1.2.2 seeks to encourage high-quality design in residential projects.
- Goal M 2 seeks to support interconnected street systems that efficiently disperse vehicular traffic.

This action is reasonable and in the public interest, in that:

- The Comprehensive Growth Plan encourages residential uses in this area.
- The request is compatible with existing zoning and land uses in the area.

Motion 2: Approval – Inconsistent with the 2045 Comprehensive Growth Plan

While the request is inconsistent with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, I move to approve this rezoning request, in that:

- **The properties are designated as Medium Density Residential (MDR) in the Future Land Use Map.**
- **Policy LU 1.1 seeks to manage future growth and encourage quality development through the implementation of the Comprehensive Plan, the Unified Development Code (UDC), and other plans and regulations adopted by the Town Council.**
- **Policy LU 1.2 seeks to encourage developments which incorporate high quality design and enhance the quality of life for existing and future residents of the Town.**
- **Strategy LU 1.2.2 seeks to encourage high-quality design in residential projects.**

- **Goal M 2 seeks to support interconnected street systems that efficiently disperse vehicular traffic.**

This action is reasonable and in the public interest, in that:

- **The Comprehensive Growth Plan encourages residential uses in this area.**
- **The request is compatible with existing zoning and land uses in the area.**

Motion 3: Denial – Consistent with the 2045 Comprehensive Growth Plan

While the request is consistent with the adopted 2045 Comprehensive Growth Plan, I move to deny this rezoning request, in that:

- The properties are designated as Medium Density Residential (MDR) in the Future Land Use Map.
- Policy LU 1.1 seeks to manage future growth and encourage quality development through the implementation of the Comprehensive Plan, the Unified Development Code (UDC), and other plans and regulations adopted by the Town Council.
- Policy LU 1.2 seeks to encourage developments which incorporate high quality design and enhance the quality of life for existing and future residents of the Town.
- Strategy LU 1.2.2 seeks to encourage high-quality design in residential projects.
- Goal M 2 seeks to support interconnected street systems that efficiently disperse vehicular traffic.

This action is reasonable and in the public interest, in that:

- The Comprehensive Growth Plan encourages residential uses in this area.
- The request is compatible with existing zoning and land uses in the area.

Motion 4: Denial – Inconsistent with the 2045 Comprehensive Growth Plan

I move to deny this rezoning request based on inconsistency with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, in that:

- The properties are designated as Medium Density Residential (MDR) in the Future Land Use Map.
- Policy LU 1.1 seeks to manage future growth and encourage quality development through the implementation of the Comprehensive Plan, the Unified Development Code (UDC), and other plans and regulations adopted by the Town Council.
- Policy LU 1.2 seeks to encourage developments which incorporate high quality design and enhance the quality of life for existing and future residents of the Town.

- Strategy LU 1.2.2 seeks to encourage high-quality design in residential projects.
- Goal M 2 seeks to support interconnected street systems that efficiently disperse vehicular traffic.

This action is reasonable and in the public interest, in that:

- The requested rezoning is incompatible with existing land uses in the area.
- The current zoning designation is preferable to the area.

ORDINANCE TO AMEND THE ZONING MAP OF THE TOWN OF CLAYTON, NORTH CAROLINA IN ACCORDANCE WITH THE UNIFIED DEVELOPMNENT ORDINANCE (UDO)

WHEREAS a petition has been filed with the Town Council of the Town of Clayton requesting an amendment to the Zoning Ordinance and Zoning Map of the Town of Clayton by rezoning property from the Office Institutional (OFI) to Conditional Residential (CZR) zoning district. The property is located between Amelia Church Road and Short Johnson Road near the NC Highway 42 W, consists of approximately 19.85 acres, and is identified Johnston County Tax Number 05G03008B (File 2024-27-CZM Amelia Church Townhomes); and

WHEREAS said properties are owned by AMELIA TOWNHOMES LLC (05G03008B); and

WHEREAS notice of a public hearing to consider the proposed change was published in accordance with law in The Johnstonian, a local newspaper, as required by Section 2.4.8(D) of the Unified Development Ordinance and by Section 160D-602 of the North Carolina General Statutes; and

WHEREAS a notice of the proposed zoning classification action was mailed to the owner(s) of the parcel(s) of land involved, as shown on the County Tax Listing, and to the owners of all parcels of land abutting that (those) parcels(s) of land and within 300 feet of the subject parcel(s) of land, as shown on the County Tax Listings, by depositing a copy of the same in the United States Mail, first class postage paid, as required by Section 2.4.4(C) of the Unified Development Ordinance and by Section 160D-602 of the North Carolina General Statutes; and

WHEREAS notice of the proposed zoning classification action was posted on the property as required by Section 2.4.8(F) of the Unified Development Ordinance and by Section 160D-602 of the North Carolina General Statues; and

WHEREAS the said public hearing was conducted at the Town Council meeting held at 6:00 p.m. on March 17, 2025 wherein a reasonable opportunity was given to all those in attendance to speak either in favor or against the said change to make relevant comments; and

THEREFORE, after duty considering the matter, THE TOWN COUNCIL OF THE TOWN OF CLAYTON DOES HEREBY ORDAIN:

SECTION 1. The Official Zoning Map of the Town of Clayton is hereby amended to designate the following described property as part of the Conditional Residential (CZR) district:

General Description:

Located between Amelia Church Road and Short Johnson Road near the NC Highway 42 W

Specific Description:
NC Parcel TAG Number(s): 165803-04-8891(05G03008B)

SECTION 2. That the Town of Clayton Unified Development Ordinance is hereby amended.

SECTION 3. That if any section, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of Ordinance.

SECTION 4. The applicant is requesting these recommended conditions of approval (2024-27-CZM Amelia Church Townhomes):

Conditions of Approval (2024-27-CZM – Amelia Church Townhomes)

1. Following Town Council approval, an electronic copy of the Concept Plan including the Conditions of Approval shall be submitted to the Planning Department for final Approval.

2. The Project shall meet all applicable adopted Town of Clayton Unified Development Ordinance (UDO) requirements, Town of Clayton Engineering and Stormwater design standards, and the North Carolina Fire Code and NFPA Fire standards, except where specifically modified by the approved Concept Plan and Conditions of Approval.

3. The Project shall be constructed in substantial conformance with the Concept Plan as approved by the Clayton Town Council.

4. The associated Concept Plan and Conditions of Approval for this project shall allow for any changes in Town Development regulations, either through text or the official Zoning Map, that are considered as upzoning, downzoning, or establishment of any nonconformity.

5. The Project and associated development applications shall adhere to Town adopted policies and ordinances that are in effect at the time of their submittal and acceptance for review.
   To the extent of any conflict between the Concept Plan and these Conditions of Approval, these Conditions shall control.

6. Single Family attached dwelling units shall comply with the following standards as applicable:

   a) No Individual single-family attached dwelling buildings will have more than seven (7) units in a single row and will be front-loaded.
   b) Each single-family attached dwelling shall have at least one (1)-party wall shared fully or partially within another single-family attached dwelling.

c) A single-family attached dwelling unit shall meet all applicable State Building Code standards for minimum room size and ceiling clearance requirements.
d) All Units will be two (2) stories (minimum) / three (3) stories (maximum) with attached garages.
e) Attached garages can be a one (1) or two (2)-car garage.
f) No detached garages shall be used.
g) In no instance shall a single-family attached dwelling with off-street parking located between the front of the building and the street it faces be located no closer than twenty (20) feet from the edge of a right-of-way, sidewalk, or other pedestrian access.
h) No single-family attached dwellings will be served by side or rear parking. In cases where a single-family attached dwelling is served by off-street parking located to the side or rear, the edge of the building shall be no closer than twenty (20) feet from the closest edge of the right-of-way, vehicular travel way, or pedestrian access.
i) Principal buildings shall be setback from parking lots, private streets, and driveways on common land by at least ten (10) feet, as measured from back of curb or edge of pavement (if no curb is proposed).
j) All new utilities shall be located underground, and existing overhead utilities are strongly encouraged to be relocated to underground locations.
k) All single-family attached dwelling developments shall provide private common open space in accordance with UDO Section 6.7.1.D, Minimum Open Space Set-Aside Requirements, and shall include an owners' association established in accordance with UDO Section 6.8, Owners' Associations.
l) Adequate access to all dwelling units shall be provided for firefighting equipment, service deliveries, and refuse collection.
m) A single-family attached dwelling development shall incorporate pedestrian circulation in accordance with UDO Section 6.1, Access and Circulation.
n) A Type B perimeter buffer configured in accordance with Section 6.6.12, Perimeter Buffers, shall be installed along all lot lines shared with a residential district that has a lower maximum residential density. (See Condition 11 for modification)

7. Perimeter buffers shall be provided along the adjoining property owners:

a) A minimum ten (10)-foot Type A Perimeter Buffer shall be provided along the property line with the Amelia Station Apartments PIN: 1658-01-05-5423.
b) A minimum twenty (20)-foot Type B Perimeter Buffer shall be provided along the lots identified with the PINs: 1658-01-05-8096, 1658-01-15-0291, and 1658-01-15-2148. Canopy Trees shall be provided at a minimum rate of two (2) per 100 linear feet (LF), Understory Trees shall be provided at a minimum of four (4) per 100 linear feet (LF), and fifteen (15) shrubs provided per 100 linear feet (LF).
c) A minimum twenty (20)-foot Type B Buffer shall be provided along the eastern property line with PIN: 1658-01-15-3257 Undisturbed and wooded

areas will be maintained within the natural areas of the stream in lieu of a buffer.

d) A minimum twenty (20)-foot Type B Buffer shall be provided along the eastern property line with the property identified as PIN 1658-03-24-3257. Canopy Trees shall be provided at a minimum rate of two (2) per 100 linear feet (LF), Understory Trees shall be provided at a minimum of four (4) per 100 linear feet (LF), and fifteen (15) shrubs provided per 100 linear feet (LF).
e) A minimum twenty (20)-foot Type B Buffer shall be provided along the southern property line with the property identified as PIN 1658-03-04-4437 and 1658-03-1039. Canopy Trees shall be provided at a minimum rate of two (2) per 100 linear feet (LF), Understory Trees shall be provided at a minimum of four (4) per 100 linear feet (LF), and fifteen (15) shrubs provided per 100 linear feet (LF).
f) Perimeter Buffers shall be designated as "Common Open Space" and be maintained and protected in perpetuity by a Homeowners Association.

8. Parking Requirements:

a) Two (2) parking spaces outside the garage must be provided for each unit. Driveways must be a minimum of eighteen (18) feet wide.
b) Townhome parking requirements shall be provided with a two (2)-car driveway for each unit and at least single-car garage.
c) The owner of the private parking lot will always maintain private ownership.
d) Guest parking spaces shall be provided in combination with the private amenity parking for a total of forty-four (44) spaces.
    i. Required Minimum: 173 units x 0.25 = 43.25 (rounded up to 44 spaces)
    ii. Provided: 44 spaces
e) Amenity area parking spaces shall be provided with forty-four (44) parking spaces, shared with guest parking.
    i. Required: 19 spaces
    ii. Provided: 44 spaces

9. Open Space Set-Aside shall consist of both active and passive areas per the following:

a. Passive Open Space Set-Aside:
    i. 2.47 acres of open space is required (12.5%).
    ii. A minimum of 3.54 acres shall be provided (18%).
b. 50% of Passive Open Space shall be active or gathering spaces (UDO Section 6.7.1)
    i. Required: 1.24 acres
    ii. Provided: 1.77 acres (minimum)
c. Active Open Space Set-Aside shall include, but are not limited to, a dog park, pocket park, seating areas, benches, and walking trails.
d. Gathering Spaces shall include, but are not limited to, outdoor dining areas and fire-pit gathering areas.

e. Stormwater pond with the following elements: fountains in the two stormwater ponds, dog waste stations, and pedestrian access. Slopes at the pond shall be gentle slopes of 3:1 or less with natural vegetation and/or new plantings of trees and shrubs.
f. Minimum of five (5) benches, five (5) waste receptacles and five (5) pet waste receptacles provided throughout the site.

10. The project shall be exempt from section 6.6.12 F. of the Town of Clayton UDO regarding mass grading, which requires that the minimum buffer width and the minimum number of required plantings be doubled.

11. The following transportation improvements will be constructed and accepted by NCDOT prior to the first Certificate of Occupancy:

    a) Right of Way Dedication and additional widening.
    b) Road improvements on Amelia Church Road and Short Johnson Road will be provided per the findings of the Updated Traffic Impact Analysis (TIA) submitted by DRMP, Inc and sealed on April 22, 2024.

12. The developer will provide a downstream sewer capacity study, including existing allocated paper flows, to determine if the existing pump station is adequate. If not, the developer will be responsible for providing improvements to existing facilities and any required utility easements at their cost.

13. The proposed public wastewater collection system will gravity sewer along Short Johnson Road to the pump station at Walnut Creek or a new pump station, as required. Final configuration will be confirmed during the construction plan review.

14. The buildings in the development will be constructed in accordance with the Architectural elevations provided in the approved Concept Plan, including identified façade materials.

15. All buildings will include a minimum brick masonry coverage of twenty-five (25) percent on all building façades.

16. The following Architectural Standards shall be met:

    a) Units will be two (2)-stories (minimum) / three (3)-stories (maximum) with a variety of elevations. Units of the same story-height elevation shall not be side-by-side.
    b) Townhome units shall be limited to a maximum of seven (7) units per block.
    c) All units shall have a combination of two (2) or more of the following materials on the front façade:
        i. Stone
        ii. Brick
        iii. Lap siding

iv. Fiber cement siding
v. Shakes or board and batten.

d) Vinyl siding will not be used on front, side, or rear facades except for trim such as soffits, facia, and corner boards.
e) A minimum of seventy (70) percent of all residential units shall have a cover front porch or stoop.
f) Architectural style shingles shall be used.
g) All garage doors shall have windows.
h) All front doors shall have windows.
i) Rear concrete pads will be provided on all units. Patios may replace the concrete pad when added as an option for the homeowner, subject to building permit review.
j) To accommodate larger garage spaces and façade features, garage doors may constitute more than fifty (50) percent of the width of the proposed townhomes.
k) All garage doors shall be setback a minimum of twenty-five (25) feet from the edge of sidewalk or a minimum of twenty (20) feet from the right-of-way.

17. All buildings/units within the development will include the following sustainable/high efficiency products/appliances, with certification of the use of these features required prior to Certificate of Occupancy for each building:

a) High Efficiency Windows
b) High Efficiency Appliances and HVAC Units
c) High Efficiency Roofing Materials

18. Cross-Access easements will be provided to the following properties:

a) Amelia Station LLC, PIN 1658-01-05-5423
b) N/F Francis Parrish, PIN 1658-03-24-3257
c) Hockaday, Erwin, PIN 1658-03-04-4437

19. The applicant will construct the cross-access to the property lines, or the applicant can submit a Payment-in-lieu at a rate of 125% of the cost of the cross access, as estimated by a Professional Engineer, prior to the approval of the Construction Drawings.

20. All Resource Conservation Areas, perimeter buffers, and common open space shall be maintained and protected in perpetuity by a Homeowners Association.

21. Driveway and Encroachment Permits shall be coordinated with NCDOT, and the findings of the updated TIA will be provided to NCDOT for review and comment.

22. All internal utilities shall be located underground. Existing overhead utilities will be coordinated with Duke Energy to determine feasibility to be placed underground.

SECTION 5. That the Town Council hereby adopts the following Statement of Consistency and Reasonableness for the proposed rezoning:

While the request is inconsistent with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, we move to approve this rezoning request, in that:

- The properties are designated as Medium Density Residential (MDR) in the Future Land Use Map.
- Policy LU 1.1 seeks to manage future growth and encourage quality development through the implementation of the Comprehensive Plan, the Unified Development Code (UDC), and other plans and regulations adopted by the Town Council.
- Policy LU 1.2 seeks to encourage developments which incorporate high quality design and enhance the quality of life for existing and future residents of the Town.
- Strategy LU 1.2.2 seeks to encourage high-quality design in residential projects.
- Goal M 2 seeks to support interconnected street systems that efficiently disperse vehicular traffic.

This action is reasonable and in the public interest, in that:

- The Comprehensive Growth Plan encourages residential uses in this area.
- The request is compatible with existing zoning and land uses in the area.

SECTION 6. That the Town of Clayton Future Land Use Map in the adopted 2045 Comprehensive Growth Plan be amended to be in alignment per Section 160D-501 of the North Carolina General Statutes.

SECTION 7. That this ordinance shall become effective immediately upon its adoption.

Duly adopted this 17th day of March 2025, while in regular Session.

_____

Jody L. McLeod
Mayor

ATTEST:

APPROVED AS TO FORM:

_____	_____
Sam Johnson-Phillips	Jim Cauley
Deputy Town Clerk	Town Attorney

Town Council Regular Meeting
Agenda Cover Sheet

Meeting Date	Agenda Location
April 21, 2025	NEW BUSINESS

Item Title

Firehouse Subs Public Safety Foundation Grant Resolution #2025-28

Presenter(s)

David Ranes - Fire Chief

Suggested Action

Adoption of Resolution

Strategic Priorities Alignment

						
☐	☐	☐	☐	☐	☐	☒
Vibrant Downtown	Desirable Amenities and Spaces	Sustainable Infrastructure	Mobility, Transportation, and Transit	Diversified Economic Development	Community Outreach and Engagement	Public Safety

Public Hearing: No

If Approved, Will Document Require Recordation? No

Does This Item Require a Communication Plan?

☐ Public Hearing (Required by GS)	☐ Public Hearing (Not Required by GS)
☐ Newspaper Notice (Required by GS)	☐ Newspaper Notice (Not Required by GS)
☐ Public Forum/Input Session	☐ Press Release
☐ E-News Distribution	☐ Website
☐ Social Media	☐ Survey
☐ Special Mailing	☒ None Required

Summary

The Fire Department has been awarded a grant from the Firehouse Subs Public Safety Foundation in the amount of $42,138.00. This grant is funded at 100%, with no financial investment from the Town required. This grant will provide funding for the procurement of Paratech HydraFusions, which are specialized rescue struts designed to lift and stabilize heavy loads during emergency situations. As the contracted technical rescue provider for Johnston County, these struts will assist us with a variety of rescues to include rail incidents, heavy truck accidents and industrial incidents.

Background/History

The Firehouse Subs Public Safety Foundation is a nonprofit organization established in 2005 by Firehouse Subs founders Chris and Robin Sorensen. Its mission is to enhance the lifesaving capabilities of first responders and public safety organizations by providing essential equipment, training, and support. This is the second grant that the Clayton Fire Department has been awarded by the Foundation, with the initial one being awarded in April 2018.

Recommendation

It's the recommendation of staff that Council adopt the resolution to accept the grant from the Firehouse Subs Public Safety Foundation.

Funding Source

N/A

Cost

N/A

Corresponding Documentation

Council Resolution for Grant

Submitted By: David Ranes, Fire Department

Reviewed By:

Rich Cappola, Town Manager	Approved - Apr 10 2025
Heidi Holland, Town Clerk	Approved - Apr 10 2025

Resolution #2025-28

RESOLUTION BY GOVERNING BODY OF RECIPIENT

WHEREAS, the Town of Clayton has been awarded a FireHouse Subs Public Safety Foundation grant to assist with increasing the acquisition of technical rescue equipment that will benefit the citizens and visitors of Clayton and Johnston County; and

WHEREAS, the FireHouse Subs Public Safety Foundation has offered a non-matching grant in the amount of $42,138.00 to increase technical rescue capabilities in the Clayton Fire Department with the award of Paratech HydraFusion struts, and,

WHEREAS, the Town of Clayton intends to perform said requirements in accordance with the agreed scope of work,

NOW THEREFORE, BE IT RESOLVED BY THE TOWN OF CLAYTON:

That the Town of Clayton does hereby accept the FireHouse Subs Public Safety Foundation grant in the amount of $42,138.00.

That the Town of Clayton does hereby gives assurance to the FireHouse Subs Public Safety Foundation Board of Directors that any Conditions or Assurances contained in the Award Offer will be adhered to.

That Jody McLeod and successors so titled, is hereby authorized and directed to furnish such information as the FireHouse Subs Public Safety Foundation may request in connection with this project; to make the assurance as contained above; and to execute such other documents as may be required by the acceptance of this grant.

Adopted this 21th day of April 2025 at Clayton, North Carolina while in regular session.

_____
Jody L. McLeod
Mayor

ATTEST:

_____
Heidi L. Holland, CMC, NCCMC
Town Clerk