



**Town of Clayton**  
**Town Council Regular Meeting Agenda**  
**Monday, November 4, 2024 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
- c. Invocation

**2. ADJUSTMENT OF THE AGENDA**

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

**3. CONSENT AGENDA**

- a. Minutes
  - October 21, 2024 - Regular Session
  - October 21, 2024 - Closed Session

*Presenter:* Heidi Holland, Town Clerk  
[October 21, 2024 - Regular Session](#)
- b. Certification of Sufficiency by the Clerk: 2024-57-ANX WC 8121 US 70 BUS Industrial  
*Presenter:* Heidi Holland, Town Clerk  
[Certificate of Sufficiency](#)
- c. Resolution Directing the Clerk to Set a Date for a Public Hearing: 2024-57-ANX WC 8121 US 70 BUS Industrial  
*Presenter:* Conrad Olmedo, Planning Director  
[Resolution #2024-104](#)

**POTENTIAL ACTION:** Approve Consent Agenda as Presented

**4. ADMINISTRATIVE ITEMS**

- a. Clayton4U  
*Presenter:* Nathanael Shelton, Communication Director

**5. INTRODUCTIONS AND SPECIAL PRESENTATIONS**

- a. Operation Green Light for Veterans Proclamation  
*Presenter:* Mayor Pro Tem Sims to Present  
[Operation Green Light for Veterans Proclamation](#)

**6. PUBLIC HEARINGS**

## 7. QUASI-JUDICIAL HEARING

- a. 2023-197-SUP NSC Holdings LLC  
*Presenter:* Audrey Duchesne, Senior Planner  
[2023-197-SUP NSC Holdings LLC](#)

**POTENTIAL ACTION:** Approval of Ordinance #2024-11-05

## 8. OLD BUSINESS

- a. Town of Clayton 2024 Parks & Recreation Master Plan  
*(Continued from the October 21, 2024 Meeting)*  
*Presenter:* Scott Barnard, Parks and Recreation Director  
[Town of Clayton 2024 Parks & Recreation Master Plan](#)

**POTENTIAL ACTION:** Adoption of Ordinance #2024-11-04

## 9. NEW BUSINESS

- a. Memorandum of Agreement (MOA) for the Johnston County Long Range Water Supply Program  
*Presenter:* Joshua Baird, PE, Water Resources Director/Interim Engineering Director  
[Memorandum of Agreement \(MOA\) for the Johnston County Long Range Water Supply Program](#)

**POTENTIAL ACTION:** Adoption of Resolution #2024-111

## 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

## 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, October 21, 2024 at 6:00 PM**  
**Council Chambers, Town Hall**  
**111 E. Second Street**

**Council Present:**

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

**Staff Present:**

Rich Cappola, Town Manager  
Jim Cauley, Town Attorney  
Heidi Holland, Town Clerk  
Dolores Gill, Deputy Town Manager  
Lee Barbee, Deputy Town Manager  
Courtney Tanner, Deputy Town Manager  
Nathanael Shelton, Communication Director  
David Ranes, Fire Chief  
Conrad Olmedo, Planning Director  
Scott Barnard, Parks & Rec Director  
Louis Duffie, Asst. Program Manager

**Council Absent:**

None

**1. CALL TO ORDER**

- a. Call to Order

Mayor McLeod called the meeting to order at 6:02 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. Mr. Cappola adjusted the agenda to add a Closed Session 12a. To Discuss a Legal Matter in Accordance with NCGS 143-318.11(a)(3).

**Approve or Adjust the Agenda**

**RESULT:** CARRIED 5-0

**MOVER:** Porter Casey

**SECONDER:** Andria Archer

**YES:** Porter Casey, Andria Archer, Michael Sims, Gretchen Williams, and Ruth Anderson

**NO:** None

### 3. CONSENT AGENDA

#### a. Minutes

- October 7, 2024 - Work Session
- October 7, 2024 - Regular Session
- October 7, 2024 - Closed Session

*Presenter:* Heidi Holland, Town Clerk

#### b. 2025 Holiday Schedule

*Presenter:* Heidi Holland, Town Clerk

#### c. 2025 Council Meeting Schedule

*Presenter:* Heidi Holland, Town Clerk

#### d. Final Acceptance of Public Water & Sewer Utilities for Academy Pointe, Phases 1 & 2

*Presenter:* Chris Rowland, Engineering

#### e. Resolution Directing Clerk to Investigate: 2024-57-ANX - WC 8121 US 70 Bus Industrial

*Presenter:* Conrad Olmedo, Planning Director

#### f. Authorizing A Sale of Item of Surplus Property

- 2015 Bucket Truck

*Presenter:* Allen Turnage, Electric Director

#### g. Sale of Personal Property to Another Governmental Unit

- 2018 F550 AT41M Bucket Truck

*Presenter:* Allen Turnage, Electric Director

#### Approve Consent Agenda as Presented

**RESULT:** CARRIED 5-0

**MOVER:** Andria Archer

**SECONDER:** Michael Sims

**YES:** Porter Casey, Andria Archer, Michael Sims, Gretchen Williams, and Ruth Anderson

**NO:** None

### 4. ADMINISTRATIVE ITEMS

#### a. Clayton4U

*Presenter:* Nathanael Shelton, Communication Director

Mr. Shelton shared this episode of Clayton 4U which featured The Clayton Center in honor of National Arts and Humanities Month.

### 5. INTRODUCTIONS AND SPECIAL PRESENTATIONS

#### a. DDA Council Annual Report

*Presenter:* Christi Thompson, DDA Board Chair

DDA Board Chair Christi Thompson shared the purpose of the board as well as the nine current board members. In addition, she shared the 4 sub-committees. This past year, the board implemented vibrancy grants which included 20 A-frame signs to help promote and support vibrancy, supported the implementation of the social district, implemented and won an award for the downtown map, and supported and helped define the Downtown Master Plan.

Throughout the 23-24 season, the board distributed over \$21,000 in façade grants which supported and led to an investment of nearly \$70,000 in façade improvements. The 501c3 raised over \$16,000 in sponsorship dollars that was put back into community events and downtown initiatives. She spoke about the 2nd Annual BBQ Challenge, where over 600 tickets were sold. The board hosted the first Fall in Love with Downtown Awards Night and would hold the 2nd annual one on February 18, 2025.

They hosted the Downtown Clayton Concert Series where two local openers were added to the series which has contributed to an increase in attendance. She stated the board is currently looking for new members; the application process for that is open.

Mayor McLeod reiterated the board is looking for new applicants and stated this board creates tremendous tangible results. He acknowledged the tremendous work this board has done.

## **6. PUBLIC HEARINGS**

### **a. Town of Clayton 2024 Parks & Recreation Master Plan**

*Presenters:* Scott Barnard, Parks and Recreation Director and Sara Burroughs, PLA, SageDesign

Mr. Barnard introduced Sara Burroughs with SageDesign. He stated she has led this effort with Town staff, Advisory Board members, and the public. This is a rich plan largely due to the involvement of all citizens who have contributed.

Ms. Burroughs thanked Council for their commitment to this process over the past year. She stated this is a very actionable plan with over 1,000 points of engagement. Tonight, she would discuss the outcomes from the work session on October 7, 2024 and how the plan was constructed.

The plan is organized to line with the Town's community goals. The plan is focused on creating a connected community, economic vitality, environmental stewardship, celebration of arts and culture, and health and wellness.

The plan is broken into several different areas to make sure it aligns with State

and National best practices: facilities, connectivity, programs, staff, and land acquisition and park development. She stated our community is really engaged in parks; 87% feel very strongly about the positivity that parks bring to the Town. That number is above the national average benchmark and very important to recognize. Also high on the metric scale is that 97% of the survey respondents felt parks add value.

Discussed were key elements in the plan. Our residents shared they would like to see additional opportunities for outdoor adventure and recreation and the ability to access the Neuse River. Another important element is growth and the impact it has on the community. Discussed were the three highlighted trails recommended in the plan as priorities. The community would like to have Municipal Park and Sinclair Park accessible to downtown, East Clayton Park into the Neuse River and downtown, and ability to get from the Community Center across 70 and into downtown. There is a strong desire to continue those connections for the opportunity to get in town and out of town, either as a pedestrian or on a bicycle.

Special events are something our community is really engaged with and would like to see more of. She stated there are a lot of programs wait listed because of the strong demand. There is a direct relationship between the programs that could be offered and the staff. The Town needs to make sure as it continues to grow, we have the staff necessary for the services and programs.

Council Member Casey stated he appreciated the plan; he asked how she sees the Town financially being able to make some of these items come to fruition. Ms. Burroughs stated in the plan there is an outline of tools available for funding and because of the immediate near-term and long-term needs, the Town would need to take a variety of those approaches in order to meet the Town's demands.

Mayor McLeod stated Ms. Burroughs and her company have been amazing partners to work with. He thanked staff from the Parks and Recreation Department and stated they all do an outstanding job with the funding they have, the vision they share, and the way they execute it all. He is appreciative that the results from the surveys showed how much the citizens appreciate parks and recreation.

Next steps are to come to the October 28, 2024 Planning Board meeting for their recommendation and back to council for adoption at their November 4, 2024 regular meeting.

Mayor McLeod stated this has been noticed as a public hearing, he asked if anyone wished to speak. With no one wishing to speak, the public hearing was closed.

**Close Public Hearing and Table To the November 4, 2024 Meeting for  
Action per Recommendation from Planning Board**

- b. 2024-92-RZ Triangle Coffee Shop  
*Presenter:* Audrey Duchesne, Senior Planner

Mr. Olmedo stated this is a conventional rezoning request from Office Institutional (OFI) to Downtown Neighborhood Core (DTNC). The property is .13 acres; the applicant would like to use this site for a commercial use. This request went before the Planning Board on September 24, 2024 with their recommendation of approval. Staff recommends approval as well. Public noticing has been properly done. He stated the applicants are present.

Council Member Archer asked when it is just a rezoning like this, are you just looking at if the parcel fits with the adjacent parcels, does it make sense for that zoning to be there rather than the proposed or suggested use, Mr. Olmedo stated that is correct. He stated when staff had their pre-application meeting with the applicants, they did an analysis and decided should it be a conditional rezoning request or could this be something that could be a limited use. Staff felt comfortable to proceed with a conventional rezoning. He stated the Future Land Use Map supports it with the downtown core. Rezoning this parcel would make the block all zoned Downtown Neighborhood Core.

Mayor McLeod stated for clarification, this is the only parcel that is not like the adjoining parcels, Mr. Olmedo stated correct. Mr. Olmedo shared the proposed zoning map of the parcels. Council Member Archer stated to be clear, any kind of questions of the future use, building, codes, and parking, aren't considered in a rezoning decision; it's a conversation but they are not part of the analysis of reaching a decision. Mr. Olmedo stated that is correct.

Mayor McLeod stated this has been noticed as a public hearing and wished if anyone wished to speak.

Clayton resident M.L. Mintor was present. His property is the small piece of land beside the proposed coffee shop; it lies between the coffee shop on the corner and the tobacco shop. He shared his parking concerns. He stated he does not have driveway access off the street. It is not designed as a parking area, there is grass along with water and sewer lines going through the property to the street. He stated at times there has been a food truck on the curb that blocks his property. He would like to make sure there would not be any infringement on his property with this new request.

Mayor McLeod stated tonight's request is just for a rezoning; if this rezoning gets approved tonight and there are any future plans for that property, all submittals must go before the Planning Board and the public would have an opportunity to express their concerns. He stated the Town would keep in mind his infrastructure on his property. He stated it would be noted in the record of past

damage to his property. Any improvements or modifications would be further discussed should any information come back to the Town after this rezoning. As an adjoining property owner, he would be notified by the Town of any future applications to that property.

There was discussion of food trucks being parked in front of Mr. Mintor's property. He stated if he could have access to his driveway, he does not have a problem with the food trucks. He discussed the sewer clean outs that have been broken in the past. Mayor McLeod stated his concerns are well understood and documented. He asked Mr. Mintor if he has any objections to tonight's rezoning? He stated any future developments on that property would need to come before Council and him being an adjoining property owner, would be notified and he would have an opportunity to speak on his concerns at the meeting discussing that project.

Mr. Cappola confirmed with planning staff that in our new UDO, depending on what use the applicant would be requesting, they may not have to come back before Council. Mr. Olmedo stated that is correct, the permitted use table in the UDO lists all uses allowed by right in the Downtown Neighborhood Core district. Any other use would be a conditional rezoning. This rezoning would allow the property to be used for any permitted uses by right in that zone district.

Mayor McLeod asked how do we protect adjoining property owners? Mr. Cappola stated the permitted use table contains the types of uses the Town sees allowable within different areas of Town and apply the correct zoning to those locations. The uses allowed in the table currently assigned to the DTNC are uses the Planning Board and Council have already discussed being reasonable in those locations. He stated for this property, the applicants want to rezone because they plan on putting a coffee shop there which is allowable in the usage table. The next steps for this would all be administrative.

Mr. Olmedo stated regarding protecting property owners, any use not listed in the usage table would need to go before Council where proper notifications would be mailed and posted. Mr. Mintor discussed the trucks blocking his access during festivals. He stated he has tenants and they need to have access to their apartments both on Main Street and Fayetteville Street.

John Scarpa, Clayton resident, asked that we approve this rezoning because it conforms with surrounding properties.

Mr. Mintor asked if he could have cones around his property during festivals so cars cannot park on his lot? Mayor McLeod stated this would be noted.

With no one else wishing to speak, the public hearing was closed.

Council Member Casey stated he sees no issue with this rezoning and thinks it

is a testament that we need more retail space downtown. Council Member Archer echoed Council Member Casey and stated she believes the application has met all the criteria for the rezoning. Mayor Pro Tem Sims stated he does not see any issues with this request but with Mr. Mintor's concerns, he hoped this brings to light these issues. Council Member Williams stated she is in favor as well but wanted to make sure we keep in mind Mr. Mintor's requests.

Council Member Archer motioned to approve this request with Motion #1 in the Consistency Statement.

**Adoption of Ordinance #2024-10-01 with Consistency Statement**

|                  |                                                                                 |
|------------------|---------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED 5-0</b>                                                              |
| <b>MOVER:</b>    | Andria Archer                                                                   |
| <b>SECONDER:</b> | Michael Sims                                                                    |
| <b>YES:</b>      | Porter Casey, Andria Archer, Michael Sims, Gretchen Williams, and Ruth Anderson |
| <b>NO:</b>       | None                                                                            |

**7. QUASI-JUDICIAL HEARING**

**8. OLD BUSINESS**

- a. ECIA Transmission Improvements  
*Presenter:* Louis Duffie, Project Manager

Mr. Duffie stated this past Tuesday three bids were received for the ECIA Transmission and Pump Station Improvements project, which is the last component of the overall program. Moffat Pipe was the apparent low bidder with the price of \$18,002,812.00. This was significantly lower than the engineer's estimate. A letter of recommendation was received from the engineer stating all components of the proposal had checked out. Tonight's request is to award the bid to Moffat Pipe.

**Adoption of Bid Award and Adoption of Resolution #2024-108**

|                  |                                                                                 |
|------------------|---------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED 5-0</b>                                                              |
| <b>MOVER:</b>    | Michael Sims                                                                    |
| <b>SECONDER:</b> | Porter Casey                                                                    |
| <b>YES:</b>      | Porter Casey, Andria Archer, Michael Sims, Gretchen Williams, and Ruth Anderson |
| <b>NO:</b>       | None                                                                            |

**9. NEW BUSINESS**

- a. Real Property Surplus
  - 1992 E-ONE Fire Pumper*Presenter:* Lee Barbee, Deputy Town Manager



Lee Barbee thanked Chief Raney for allowing him to do this presentation. Shared was history on this engine. One of his first tasks when he became Fire Chief in 1991 was to order a new engine which was this one. In the last year, this engine was deemed surplus. When Chief Raney became Fire Chief, he began the decommission of it and sent it over to Public Works where they used it for a while. When he found out Public Works was looking to put it on the surface block, he had staff call our VFI agent, who knows a lot of departments in need. We found out Marshallberg Volunteer Fire Department, with a population of just over 450, was in need of an engine. The request tonight is to donate this truck to Marshallberg. If approved, this would be the fourth truck the Town has donated during Chief Barbee's tenure.

Council Member Anderson thanked him for bringing this opportunity to them. Mayor McLeod stated this goes back to the title, Marshallberg Volunteer Fire Department. He stated he remembered when the Town was a volunteer department and knows what it's like to have less and need more. He is happy the Town is able to help that community provide the level of service they deserve.

**Adoption of Resolution #2024-106**

|                  |                                                                                 |
|------------------|---------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED 5-0</b>                                                              |
| <b>MOVER:</b>    | Michael Sims                                                                    |
| <b>SECONDER:</b> | Andria Archer                                                                   |
| <b>YES:</b>      | Porter Casey, Andria Archer, Michael Sims, Gretchen Williams, and Ruth Anderson |
| <b>NO:</b>       | None                                                                            |

**10. STAFF REPORTS**

a. Town Manager

Mr. Cappola thanked Council for their support for the Town's support to send staff out West, we have not had any additional requests. He stated the Communications Department has been working with the County and NCDOT regarding the renaming of the roads. NC42 West is being renumbered by NCDOT to NC36 and as part of that, the Town and County voted to name that stretch of road Veterans Parkway. The other road, 70 Business, would drop Business and just be 70. As part of that process, the Town and County agreed to name that roadway Clayton Boulevard.

There is a lot involved with those two renaming efforts. Between the Town and County, there are upwards of a few thousand properties that need to be notified. Their numbers would not change but they would have to update from NC42 to Veterans Parkway. The go live date for the post office to be able to change that would be February 10, 2025. Staff would work over the next

couple months to communicate this.

He introduced the new Deputy Town Manager Courtney Tanner who comes from Wake Forest and brings over 20 years of experience. He stated the Town is very fortunate to have her come to us at this time. She would be overseeing engineering, planning, inspections, and the development services group that supports those three departments. She thanked all for this opportunity and stated she is excited to learn more about Clayton; she looks forward to working with everyone. Mayor McLeod stated it speaks highly of her to land this job and she should be proud of her accomplishments.

He reminded all of the upcoming Council retreat to be held in Raleigh on October 29-30, 2024.

- b. Town Attorney
- c. Town Clerk
- d. Other Staff

#### 11. OTHER BUSINESS

- a. Informal Discussion & Public Comment
- b. Council Comments

Council Member Casey stated later this week would be the beginning of the Harvest Festival. He stated for the first time Council would have a booth there and invited all to stop by. Mayor Pro Tem Sims expressed gratitude to the staff and everyone involved in coordinating and delivering supplies to the western part of the state.

#### 12. CLOSED SESSION

- a. To Discuss Purchase of Real Property in Accordance with NCGS 143-318.11(a)(5) and To Discuss A Legal Matter in Accordance with NCGS 143-318.11(a)(3).

##### Motion To Go Into Closed Session

|                  |                                                                                 |
|------------------|---------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED 5-0</b>                                                              |
| <b>MOVER:</b>    | Andria Archer                                                                   |
| <b>SECONDER:</b> | Michael Sims                                                                    |
| <b>YES:</b>      | Porter Casey, Andria Archer, Michael Sims, Gretchen Williams, and Ruth Anderson |
| <b>NO:</b>       | None                                                                            |

##### Motion To Return To Open Session

|                  |                                                                                 |
|------------------|---------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED 5-0</b>                                                              |
| <b>MOVER:</b>    | Andria Archer                                                                   |
| <b>SECONDER:</b> | Michael Sims                                                                    |
| <b>YES:</b>      | Porter Casey, Andria Archer, Michael Sims, Gretchen Williams, and Ruth Anderson |
| <b>NO:</b>       | None                                                                            |

**13. ADJOURNMENT**

a. Adjourn

With nothing further, the meeting was adjourned at 8:06 p.m.

**Motion To Adjourn**

|                  |                                                                                 |
|------------------|---------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED 5-0</b>                                                              |
| <b>MOVER:</b>    | Michael Sims                                                                    |
| <b>SECONDER:</b> | Porter Casey                                                                    |
| <b>YES:</b>      | Porter Casey, Andria Archer, Michael Sims, Gretchen Williams, and Ruth Anderson |
| <b>NO:</b>       | None                                                                            |

Duly adopted this 4th day of November 2024, while in regular session.

\_\_\_\_\_  
Jody L. McLeod  
Mayor

ATTEST:

\_\_\_\_\_  
Heidi L. Holland, CMC, NCCMC  
Town Clerk

**ANNEXATION PETITION 2024-57-ANX**

**WC 8121 US 70 BUS Industrial**

**DESCRIPTION/ADDRESS:** 167700-29-1211, 167700-28-1757, 167700-29-4455

**Non-Contiguous; 25.66 +/- acres**

**CERTIFICATE OF SUFFICIENCY**

To the Town Council of the Town of Clayton, North Carolina:

I, Heidi L. Holland, Town Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-58.1.(c).

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Clayton, this the 25th day of October 2024.



Heidi L. Holland  
Heidi L. Holland CMC, NCCMC  
Town Clerk

**TOWN OF CLAYTON  
RESOLUTION DIRECTING THE CLERK TO FIX A DATE FOR  
PUBLIC HEARING RECEIVED UNDER NC G.S. 160A-58.2**

**RESOLUTION #2024-104**

**WHEREAS**, a petition requesting annexation of the area described herein has been received; and

**WHEREAS**, the Town Council has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

**WHEREAS**, certification by the Town Clerk as to the sufficiency of the petition has been made.

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

**SECTION 1.** A public hearing on the question of annexation of the area described herein will be held at the Clayton Town Hall, Chambers, at 6:00 p.m. on Tuesday, November 18, 2024.

**SECTION 2.** The area proposed for annexation is described as follows:

Parcel # 1 (ID 05I05039; Plat Book 100 Page 250; Northern Parcel) Beginning at an existing concrete monument on the western side of US Hwy 70 Business in Clayton, North Carolina. Thence from said beginning point S23°41'54"E a distance of 379.64' to a new iron pipe set in the western line of US Hwy 70 Business. Thence leaving US Hwy 70 and heading a direction of S73°28'20"W for a distance of 1432.43' to a new iron pipe set at a common corner with the Phillip R. Wood property (ID 05I05039A). Thence N02°33'30"E a distance of 147.29' to an iron pipe found in the Pony Farm Associates, LLC property (ID 05I05039E). Thence continuing down the same line N02°33'30"E a distance of 243.24' to a new iron pipe set. Thence N68°03'33"E a distance of 9.79' to an iron pipe found in the common property line with the Knapheide Clayton, LLC property (ID 05E99001Z). Thence continuing down said common line N68°03'33"E a distance of 1028.74' to an iron pipe found, a common corner with the Michael Little property (ID 05I05199D). Thence running with a common line of the Michael Little property S30°24'24"E a distance of 108.65' to an iron pipe found. Thence N69°05'36"E a distance of 197.95' to the point and place of beginning, having an area of 12.59 acres.

Parcel # 2 (ID 05I05039A; Plat Book 100 Page 250; Southern Parcel) Beginning point being an iron pipe set, S23°41'54"E a distance of 379.64' from an existing concrete monument on the western side of US Hwy 70 Business in Clayton, North Carolina. Thence from said beginning point S23°41'54"E a distance of 37.42' to an iron pipe set on the western side of Hwy 70 Business. Thence continuing with the western side of Hwy 70 Business along a curve with a radius of 2816.79' to an iron pipe found. Said curve having a chord bearing of S21°37'49"E and a chord distance of 203.29'. Thence running along a common line with the Hales Investments, LLC property (ID 05I05038R) for a bearing of S75°20'46"W and a distance of 403.15' to an iron pipe found. Thence S14°39'08"E a distance of 219.73' to an iron pipe found. Thence running S77°13'39"W a distance of 1175.28' to an iron pipe found. Thence running along a common line with the Pony Farm Associates, LLC property (ID 05I05039F) N02°33'30"E a distance of 390.53' to an iron pipe set at a common corner with the Stephen G. Wood property (ID 05I05039). Thence running along a common line with the Stephen G. Wood property N73°28'20"E a distance of 1432.43' to the point and place of beginning, having an area of 12.58 acres.

Parcel # 3 (ID 05I05199D; per Deed Book 776 Page 13; Northeasterly Parcel) All that certain parcel or tract of land containing one-half acre, more or less, in Clayton Township, Johnston County, North Carolina, more particularly described on plat prepared by William Ragsdale, R.C.E., dated January 22, 1955, as follows:

BEGINNING at the northeast corner o the property described in deed made by Irving F. Hall and wife, Olive L. Hall to J. Alton Wood and wife, Vergie B. Wood, dated December 21st, 1934 and recorded in Book 332, Page 28, Johnston County Registry, and runs along US. Highway #70 South 26 degs. 30' East 105 feet; thence South 74 degs. West 210 feet; thence North 25 degs. 30' West 105 feet to a stake; thence North 74 degs. East 210 feet to the point of BEGINNING.

THEN this property was conveyed to Reuben E. Little and wife, Helen Wood Little by J. Alton Wood and wife, Vergie B. Wood in deed dated February 12th, 1955 and recorded in Ok 525, page 438, Johnston County Registry.

**SECTION 3.** Notice of the public hearing shall be published in the Johnstonian News, a newspaper having general circulation in the Town of Clayton, at least ten days prior to the date of the public hearing.

Duly adopted this 4th day of November 2024, while in regular session.

ATTEST:

\_\_\_\_\_  
Jody L. McLeod

Mayor

\_\_\_\_\_  
Heidi Holland, CMC, NCCMC  
Town Clerk

**DESCRIPTION/ADDRESS:**

**PARCEL 1**

Pin #: 167700-29-1211  
Tax: 05I05039  
Location: Non-Contiguous to the Town of Clayton Corporate Limit  
Acreage: 15.59 acres  
Owner: Wood, Stephen Grady

**PARCEL 2**

Pin: 167700-28-1757  
Tax: 05I05039A  
Location: Non-Contiguous to the Town of Clayton Corporate Limit  
Acreage: 15.58 acres  
Owner: Wood, Phillip Randall

**PARCEL 3**

Pin: 167700-29-4455  
Tax: 05I05199D  
Location: Non-Contiguous to the Town of Clayton Corporate Limit  
Acreage: 1.00 acres  
Owner: Little, Michael Wilson

**TOWN OF CLAYTON  
PROCLAMATION  
OPERATION GREEN LIGHT FOR VETERANS**

**WHEREAS**, the residents of the Town of Clayton have great respect, admiration, and the utmost gratitude for all of the men and women who have selflessly served our country and this community in the Armed Forces; and

**WHEREAS**, the contributions and sacrifices of the men and women who served in the Armed Forces have been vital in maintaining the freedoms and way of life enjoyed by our citizens; and

**WHEREAS**, the Town of Clayton seeks to honor these individuals who have paid the high price for freedom by placing themselves in harm's way for the good of all; and

**WHEREAS**, Veterans continue to serve our community in the American Legion, Veterans of Foreign Wars, religious groups, civil service, and by functioning as County Veteran Service Officers in 29 states to help fellow former service members access more than \$52 billion in federal health, disability and compensation benefits each year; and

**WHEREAS**, approximately 200,000 service members transition to civilian communities annually and an estimated 20 percent increase of service members will transition to civilian life in the near future; and

**WHEREAS**, studies indicate that 44-72 percent of service members experience high levels of stress during transition from military to civilian life; and

**WHEREAS**, active military service members transitioning from military service are at a high risk for suicide during their first year after military service; and

**WHEREAS**, the Town of Clayton appreciates the sacrifices of our United State Military Personnel and believes specific recognition should be granted; and

**WHEREAS**, the Town of Clayton hereby declares November 4-11, 2024 a time to salute and honor the service and sacrifice of our men and women in uniform transitioning from active service.

**NOW THEREFORE, BE IT FURTHER RESOLVED**, that in observance of Operation Green Light, the Town of Clayton encourages its citizens in patriotic tradition to recognize the importance of honoring all those who made immeasurable sacrifices to preserve freedom by displaying a green light in a window of their place of business or residence.

Proclaimed this 4th day of November 2024, while in regular session.

\_\_\_\_\_  
Jody L. McLeod  
Mayor





## Town Council Regular Meeting Agenda Cover Sheet

### Meeting Date

November 4, 2024

### Agenda Location

Quasi-Judicial Hearing

### Item Title

2023-197-SUP NSC Holdings LLC: Application for a Special Use Permit to construct a 9,750 square-foot building and to allow the use of "Warehouse, Freight Movement" and related office uses.

### Presenter(s)

Audrey Duchesne, Senior Planner

### Suggested Action

Adoption of Ordinance

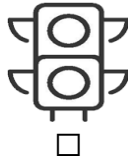
### Strategic Priorities Alignment



☐ Vibrant Downtown



☐ Desirable  
Amenities and  
Spaces



☐ Sustainable  
Infrastructure



☐ Mobility,  
Transportation,  
and Transit



☒ Diversified  
Economic  
Development



☐ Community  
Outreach and  
Engagement



☐ Public Safety

**Public Hearing:** Yes - Quasi

**If Approved, Will Document Require Recordation?** Yes

### Does This Item Require a Communication Plan?

- |                                                                     |                                                                |
|---------------------------------------------------------------------|----------------------------------------------------------------|
| <input checked="" type="checkbox"/> Public Hearing (Required by GS) | <input type="checkbox"/> Public Hearing (Not Required by GS)   |
| <input type="checkbox"/> Newspaper Notice (Required by GS)          | <input type="checkbox"/> Newspaper Notice (Not Required by GS) |
| <input type="checkbox"/> Public Forum/Input Session                 | <input type="checkbox"/> Press Release                         |
| <input type="checkbox"/> E-News Distribution                        | <input type="checkbox"/> Website                               |
| <input type="checkbox"/> Social Media                               | <input type="checkbox"/> Survey                                |
| <input type="checkbox"/> Special Mailing                            | <input type="checkbox"/> None Required                         |

Other/Special Instructions: Property posted and property owners mailed.

### Summary

Special Use Permit to build a new gross 9,750 square foot metal building with associated site improvements to allow the Warehouse (6,750 square feet) and related Office uses (3,000 square feet) on the property. The property is located on State Ave., south of the Guy Rd. and State Ave. intersection, addressed as 129 State Ave., consists of approximately 1.44 acres, and is identified as Johnston County Tax ID 05G02048S.

### Funding Source

N/A

### Corresponding Documentation

[Staff Report - 2023-197-SUP NSC Holdings LLC - 11.4.24 \(1\)](#)

[00\\_Staff Report Maps](#)

[01\\_Application 2023-197-SUP NSC Holdings LLC](#)

[02\\_MARKUP - APPROVED - Preliminary Site Plans](#)

[02\\_TRC Certification Letter](#)

[03\\_Neigh. Meeting](#)

[04\\_TOC UDC References](#)

[05\\_Recommended Conditions Document - 2023-197-SUP NSC Holdings LLC - 11.4.24](#)

[06\\_2023-197-SUP NSC Holdings LLC - Ordinance and Approval Draft - 11.4.24](#)

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**Submitted By:** Audrey Duchesne, Planning

**Reviewed By:**

Rich Cappola, Town Manager

Approved - Oct 30 2024

Heidi Holland, Town Clerk

Approved - Oct 30 2024



Town of Clayton  
Planning Department  
111 E. Second Street, Clayton, NC 27925  
P.O. Box 879, Clayton, NC 27925  
Phone: 919.329.1234

### STAFF REPORT

**Application Number:** 2023-197 SUP

**Project Name:** NSC Holdings LLC – Special Use Permit

**Tag #:** 05G02048S  
**Location:** 129 State Ave.  
**Applicant:** NSC Holdings, LLC  
**Owner:** NSC Holdings, LLC  
**Project Planner:** Audrey Duchesne, Senior Planner

**Public Noticing Dates:**

- **Neighborhood Meeting:** January 17, 2024
- **Sign Posted:** October 25, 2024
- **Newspaper Ad Published:** October 23, 2024 and October 30, 2024
- **Letters Mailed:** October 25, 2024

**REQUEST:** The applicant is requesting a Special Use Permit to build a new gross 9,750 square foot metal building with associated site improvements to allow the Warehouse (6,750 square feet) and related Office uses (3,000 square feet) on the property. The property is located on State Ave., south of the Guy Rd. and State Ave. intersection, addressed as 129 State Ave., consists of approximately 1.44 acres, and is identified as Johnston County Tax ID 05G02048S.

**SITE DATA:**

**Acreage:** 1.44 acres  
**Zoning:** Corridor Commercial (CRM), previously zoned Highway-Business (B-3)  
**Existing Use:** Vacant

**ADJACENT ZONING AND LAND USES:**

| Direction | Zoning                     | Existing Use                                                 | Future Land Use Map      |
|-----------|----------------------------|--------------------------------------------------------------|--------------------------|
| North     | Corridor Commercial (CRM)  | Existing Development (e.g., Pest Control, Automotive Repair) | High Density Residential |
| South     | Corridor Commercial (CRM)  | Vacant                                                       | High Density Residential |
| West      | Office Institutional (OFI) | Existing Development (e.g., Religious Institution)           | High Density Residential |
| East      | Corridor Commercial        | Existing Development (e.g., Flooring Business)               | High Density Residential |

|  |       |  |  |
|--|-------|--|--|
|  | (CRM) |  |  |
|--|-------|--|--|

#### **DEVELOPMENT DATA:**

**Proposed Use:** Warehouse with related Office uses  
**Building Height:** One story (+/- 28 feet)  
**Impervious Surface:** 34,834 Square Feet (66.37%)  
**Parking:** Proposed: 23 spaces, including 1 ADA space; Required: 23 spaces; 1 ADA Space.  
**Access/Streets:** The proposed development will be accessed off of State Ave.

#### **STAFF ANALYSIS AND COMMENTARY:**

##### **Overview:**

The applicant is requesting a Special Use Permit to construct a metal building totaling 9,750 square feet, of which 6,760 square feet will be used for warehouse and the remaining 3,000 square feet used for offices. This request was submitted prior to the effective date of January 2, 2024 of the Town's Unified Development Ordinance (UDO). As such, this request falls under the prior Unified Development Code (UDC), where the requested use of "Warehouse, Freight Movement" requires a Special Use Permit in the Highway-Business (B-3) zoning district.

##### **Associated Site Plan:**

Pursuant to §155.711(D)(1), concurrent with a request for a Special Use Permit, the applicant was required to submit a Site Plan, which is attached to this staff report. The site plan has been reviewed by staff and is pending approval upon a decision from Council on this Special Use Permit.

##### **Consistency with Adopted Plans:**

- **Comprehensive Growth Plan 2045**  
The Future Land Use Map (below) shows that this area is designated as High Density Residential, which calls for residential uses and a variety of housing types: single-family detached, single-family attached, multi-family, and a density of less than 10 units per acre.
- **Unified Development Code**  
If the Special Use Permit is approved, the proposed use of "Warehouse and Freight Movement" and the related office uses will be allowed and the development will meet the code requirements as outlined in the Unified Development Code, including dimensional standards, parking, and landscaping.

#### **CONSIDERATIONS:**

- The Town Council shall make final decisions regarding Special Use Permits.
- Special Use Permits shall address specific Findings of Fact, with the burden of proof for meeting the Findings of Fact on the applicant. These Findings all must be met for a Special Use Permit to be approved.
- The Technical Review Committee has reviewed the SUP and associated Site Plan.
- Staff has worked with the applicant on the proposed conditions, and the applicant has agreed to all proposed conditions in writing.

- The Town Council shall consider the recommendation(s) in this staff report, and may approve the SUP with the proposed conditions, add or remove conditions (with the agreement of the applicant), deny the application upon finding that one or more of the Findings of Fact are not met, or may send the application back to the Technical Review Committee for additional consideration.

**FINDINGS OF FACT:**

Special Use Permits shall address the following findings, with the burden of proof for meeting the Findings of Fact on the applicant. Please see below for the applicant's response to each finding, as well as staff's commentary.

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

**Applicant Response:**

This use would not endanger the public health or safety if located at this address. This use is in-line with similar existing business along State Avenue and the surrounding area. This location will be used as an office and storage location for LKN Mechanical, an HVAC service contract with existing locations in North Carolina and South Carolina.

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

**Applicant Response:**

Based on the pre-development meeting, this use would conform with the current zoning and the standard and practice of sound land use planning and the Town Code of Ordinances along with other applicable regulations.

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

**Applicant Response:**

This statement is correct. The applicant will operate a first class HVAC business out of this location. The development of this vacant parcel should enhance the value of adjacent property(s) and contribute to the tax base of Clayton and Johnston County.

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

**Applicant Response:**

This development will be in-line with the Town and any existing development standards that the Town has in place or has planned.

**RECOMMENDED CONDITIONS OF APPROVAL:**

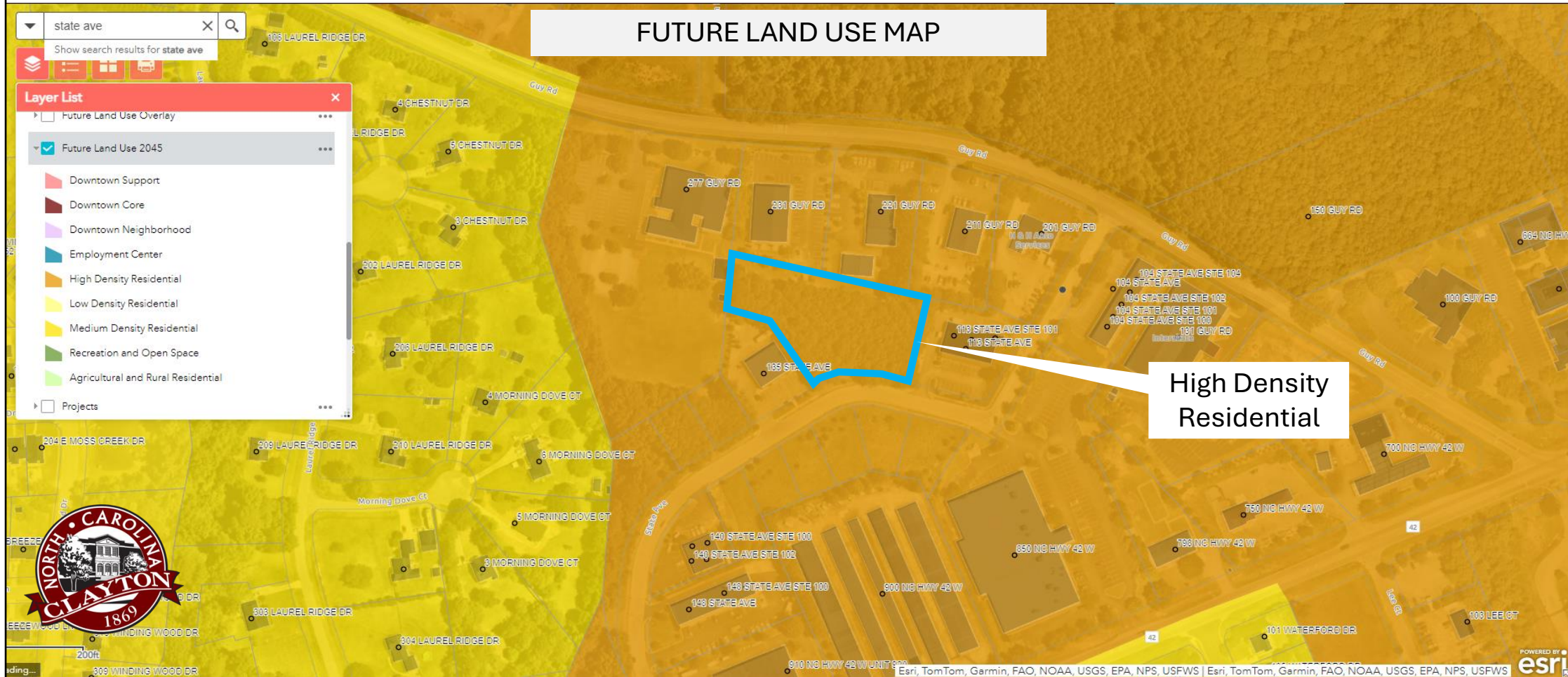
If approved, staff is recommending conditions of approval be placed upon the application. The recommended conditions are listed below, and the applicant's signed acceptance of the recommended conditions is provided as an attachment.

1. The Development shall be constructed in substantial conformance with the Special Use Permit as approved by the Clayton Town Council and associated Site Plan (2023-197-SP) as approved by Town staff.
2. Any conditions imposed as part of the Site Plan (2023-197-SP) approval shall remain in effect.

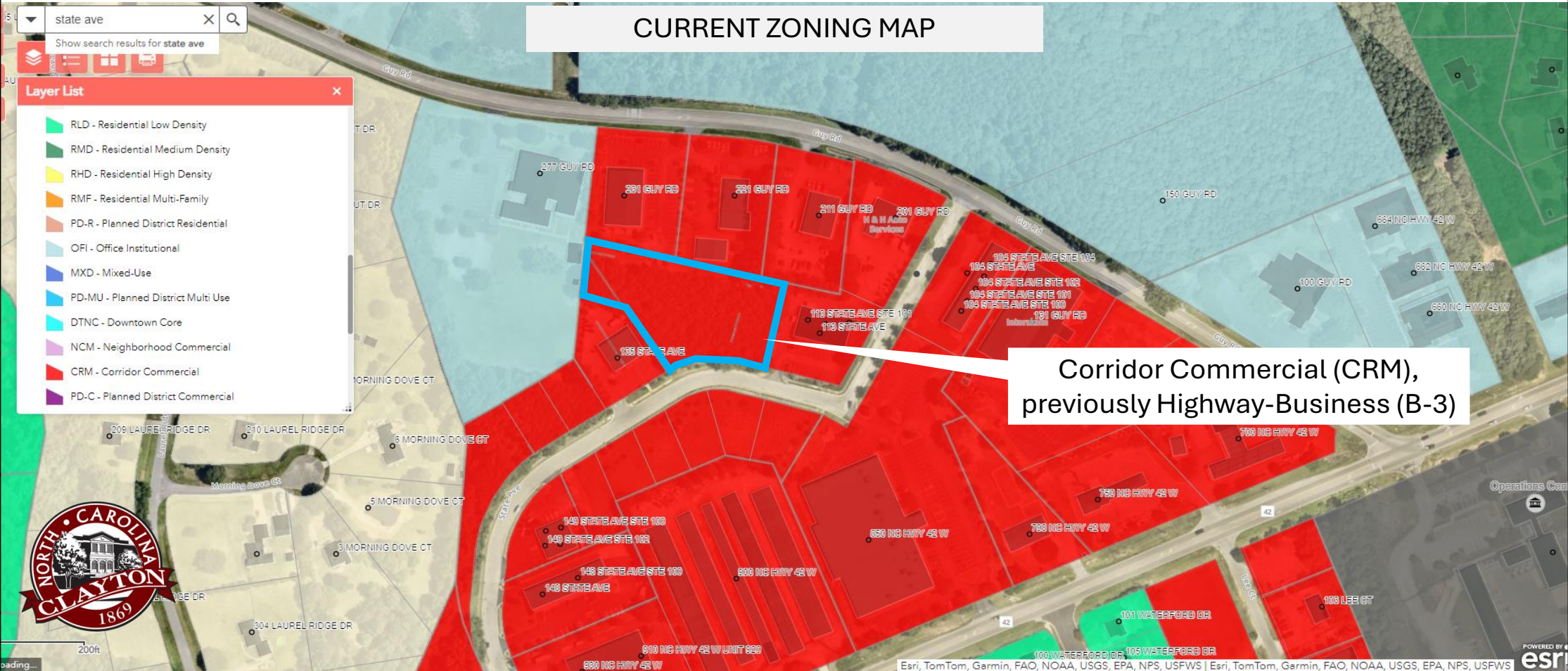
**ATTACHMENTS:**

- 1) Special Use Permit Application
- 2) Site Plan
- 3) Neighborhood Meeting Materials
- 4) Town of Clayton Unified Development Code References
- 5) Recommended Conditions of Approval – Draft
- 6) Ordinance - Draft

# FUTURE LAND USE MAP















PROPOSED ZONING MAP

Special Use Permit  
2023-197-SUP NSC Holdings LLC

Layer List

- RLD - Residential Low Density
- RMD - Residential Medium Density
- RHD - Residential High Density
- RMF - Residential Multi-Family
- PD-R - Planned District Residential
- OFI - Office Institutional
- MXD - Mixed-Use
- PD-MU - Planned District Multi Use
- DTNC - Downtown Core
- NCM - Neighborhood Commercial
- CRM - Corridor Commercial
- PD-C - Planned District Commercial



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

## SPECIAL USE PERMIT APPLICATION COVER SHEET

Name of Project: NSC Holdings, LLC Date: 11/2/23  
Applicant Name: NSC Holdings, LLC

*The following checklist to be completed by applicant:*

- ☒ Pre-Application Meeting on: 10-11-23  
☐ Application Review fee

*Submit 1 hardcopy and 1 digital (via email or USB) of each of the following:*

- ☒ Completed Application  
☐ Owner's Consent Form  
☐ Adjacent Property Owner's List  
☐ Neighborhood Meeting Notice Letter (1 copy)  
☐ Wastewater Allocation Request Form (if applicable)  
☐ Adjacent Property Owner's List - Include Names, Full Mailing Addresses & Parcel/NC Tag #  
☒ Associated Site Plan

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

## SPECIAL USE PERMIT APPLICATION

**Application Fee: \$750.00**

\*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

☒ **New Special Use Permit**

☐ **Major Modification to an approved SUP**  
Permit Modified: \_\_\_\_\_

### SITE INFORMATION

Name of Project: NSC Holdings LLC

Acreage of Property: 1.44 Zoning District: B-3

County Tag #: 05G02048S NC Pin #: 165806-48-4617

Address/Location: 129 State Avenue, Clayton, NC 27520

Existing Use: Vacant Land Proposed Use: HVAC Contractors office/storage

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

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

### APPLICANT INFORMATION

Applicant: NSC Holdings, LLC

Mailing Address: 14311 Hunters Road, Huntersville, NC 28078

Phone Number: Brad (704-201-2979) Lu (704-201-7053) Fax: 704-360-5242

Contact Person: Brad Hauck

Email Address: Brad@lknmechanical.com

### OFFICE USE ONLY

Date Received: \_\_\_\_\_ Amount Paid: \_\_\_\_\_ File Number: \_\_\_\_\_

## PROPERTY OWNER INFORMATION

|                         |                                        |             |  |
|-------------------------|----------------------------------------|-------------|--|
| <b>Name:</b>            | Thadd Roberts                          |             |  |
| <b>Mailing Address:</b> | 1304 Coolmore Drive, Raleigh, NC 27614 |             |  |
| <b>Phone Number:</b>    | 919-669-7875                           | <b>Fax:</b> |  |
| <b>Email Address:</b>   | Thaddroberts1@gmail.com                |             |  |

## EXPLANATION OF PROJECT

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

Building of a 8,100 square foot metal building for LKN Mechanical to lease.

The building will be used as offices and storage for this location.

## REQUIRED FINDINGS OF FACT

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

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

This use would not endanger the public health or safety if located at this address. This use is in-line with similar existing business along State Avenue and the surrounding area. This location will be used as an office and storage location for LKN Mechanical, an HVAC service contract with existing locations in North Carolina and South Carolina.

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

Based on the pre-development meeting, this use would conform with the current zoning and the standard and practice of sound land use planning and the Town Code of Ordinances along with other applicable regulations.

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

This statement is correct. The applicant will operate a first class HVAC business out of this location.

The development of this vacant parcel should enhance the value of adjacent property(s) and contribute to the tax base of Clayton and Johnston County.

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

This development will be in-line with the Town and any existing development standards that the Town has in place or has planned.

#### APPLICANT AFFIDAVIT

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

Lucresha Hauck (Partner)  
Print Name

  
Signature of Applicant

11/2/23  
Date



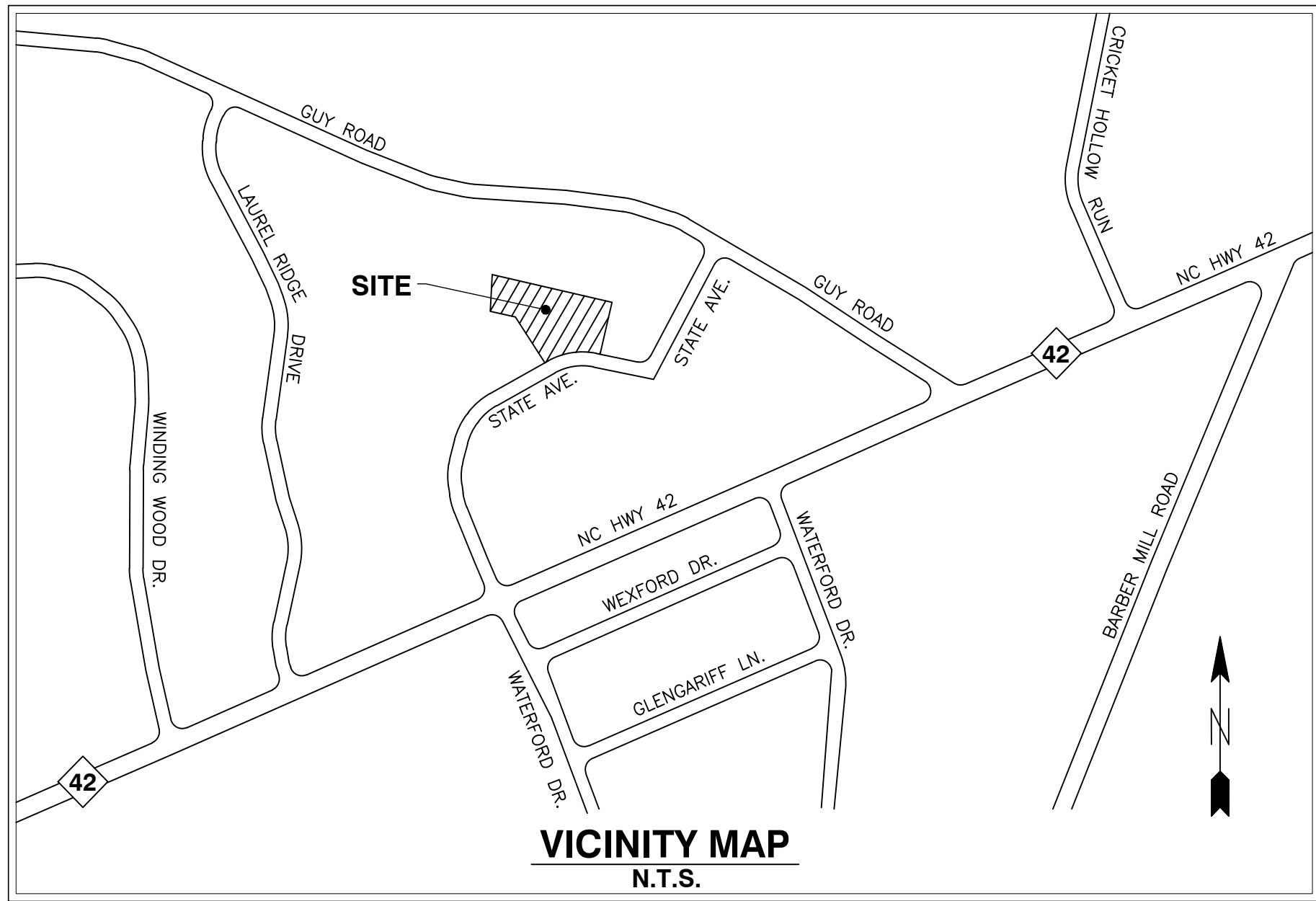
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT  
TOWN OF CLAYTON STANDARDS AND SPECIFICATIONS

# NSC HOLDINGS, LLC OFFICE & WAREHOUSE BUILDING

129 STATE AVENUE, CLAYTON, NC 27520  
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

## SPECIAL USE PERMIT REVIEW

### TOWN OF CLAYTON PROJECT NO. 2023-197-SUP MAY, 2024



**OWNER:**  
NSC HOLDINGS, LLC  
14311 HUNTERS ROAD  
HUNTERSVILLE, NC 28078-9318

**UTILITY PROVIDERS**  
ELECTRIC: DUKE ENERGY PROGRESS  
WATER: TOWN OF CLAYTON  
SEWER: TOWN OF CLAYTON

**PRE-CONSTRUCTION NOTE:**  
A PRE-CONSTRUCTION CONFERENCE WILL NEED TO BE SCHEDULED PRIOR TO START OF UTILITY INSTALLATION. THE ENGINEER OF RECORD AND UTILITY CONTRACTOR SHALL BE REPRESENTED AT THIS MEETING. DELIVER (2) TWO PAPER SETS OF THE REVISED DRAWINGS MARKED "APPROVED FOR CONSTRUCTION" AT THAT TIME.

**SIGNAGE NOTE**  
PERMANENT AND TEMPORARY SIGNAGE. REQUIRES AN APPROVED SIGN PERMIT PRIOR TO INSTALLATION. SIGNAGE IS A SEPARATE SUBMITTAL. REVIEW, AND APPROVAL.

**CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL**

**PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS**

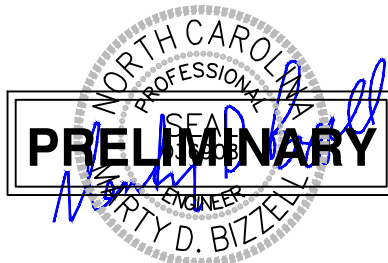
**ALL CONSTRUCTION SHALL CONFORM TO TOWN OF CLAYTON ENGINEERING DESIGN AND CONSTRUCTION STANDARDS**

#### SYMBOLS AND ABBREVIATIONS

|        |                             |                                    |
|--------|-----------------------------|------------------------------------|
| ABC    | AGGREGATE BASE COURSE       | EXISTING CURB INLET                |
| ALUM   | ALUMINUM                    | EXISTING GRATE INLET/YARD INLET    |
| AST2   | ALUMINIZED STEEL - TYPE 2   | EXISTING FLARED END SECTION        |
| B-B    | BACK TO BACK                | EXISTING FIRE HYDRANT              |
| BOA    | BLOW-OFF ASSEMBLY           | EXISTING BLOW-OFF ASSEMBLY         |
| C&G    | CURB AND GUTTER             | EXISTING GATE VALVE                |
| CFS    | CUBIC FEET PER SECOND       | EXISTING REDUCER                   |
| CI     | CURB INLET                  | EXISTING WATER METER               |
| CL     | CENTER LINE                 | EXISTING SAN SEWER MANHOLE         |
| CMP    | CORRUGATED METAL PIPE       | EXISTING CLEAN OUT                 |
| CO     | CLEAN OUT                   | EXISTING POWER POLE                |
| COM    | COMMUNICATION               | EXISTING TELEPHONE PEDESTAL        |
| CONC   | CONCRETE                    | EXISTING AREA LIGHT                |
| DCV    | DOUBLE CHECK VALVE          | EXISTING SIGN                      |
| DDCV   | DOUBLE DETECTOR CHECK VALVE | NEW CURB INLET                     |
| DI     | DROP INLET                  | NEW GRATE INLET/YARD INLET         |
| DIP    | DUCTILE IRON PIPE           | NEW FLARED END SECTION             |
| EASE   | EASEMENT                    | NEW FIRE HYDRANT                   |
| ELEC   | ELECTRIC                    | NEW BLOW-OFF ASSEMBLY              |
| EX     | EXISTING                    | NEW GATE VALVE                     |
| FES    | FLARED END SECTION          | NEW REDUCER                        |
| FH     | FIRE HYDRANT                | NEW WATER METER                    |
| FM     | FORCE MAIN                  | NEW TEE                            |
| FT     | FEET                        | NEW PLUG                           |
| FT/SEC | FEET PER SEC                | NEW MANHOLE                        |
| GALV   | GALVANIZED                  | NEW CLEAN OUT                      |
| GV     | GATE VALVE                  | NEW SIGN                           |
| HDPE   | HIGH DENSITY POLYETHYLENE   | IRON PIPE                          |
| L      | LENGTH                      | BENCHMARK                          |
| LF     | LINEAR FEET                 | TEMP SILT FENCE                    |
| MH     | MANHOLE                     | TEMP TREE PROTECTION FENCE         |
| PAVE   | PAVEMENT                    | COMBO SILT/TREE PROTECTION FENCE   |
| PE     | FINISHED PAD ELEVATION      | TEMP DIVERSION DITCH               |
| PP     | POWER POLE                  | DISTURBED LIMITS                   |
| PVC    | POLYVINYL CHLORIDE          | STREAM                             |
| R      | RADIUS                      | EXISTING GAS LINE                  |
| R/W    | RIGHT-OF-WAY                | EXISTING COMMUNICATIONS LINE       |
| RED    | REDUCER                     | EXISTING UNDERGROUND TELEPHONE     |
| RCP    | REINFORCED CONCRETE PIPE    | EXISTING UNDERGROUND ELECTRIC      |
| RPZ    | REDUCED PRESSURE ZONE       | EXISTING OVERHEAD ELECTRIC         |
| SS     | SANITARY SEWER              | EXISTING WATER LINE                |
| STA    | STATION                     | EXISTING SANITARY SEWER FORCE MAIN |
| TDD    | TEMPORARY DIVERSION DITCH   | EXISTING SANITARY SEWER            |
| TELE   | TELEPHONE                   | EXISTING STORM DRAINAGE            |
| TSB    | TEMPORARY SEDIMENT BASIN    | NEW STORM DRAINAGE                 |
| UG     | UNDERGROUND                 | NEW WATER LINE                     |
| WCR    | WHEELCHAIR RAMP             | NEW SANITARY SEWER                 |
| W/L    | WATER LINE                  | NEW SANITARY SEWER FORCE MAIN      |
| WM     | WATER METER                 | NEW GAS MAIN                       |
| YI     | YARD INLET                  | HANDICAPPED ACCESSIBLE ROUTE       |

#### CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE MUNICIPALITY STANDARDS, SPECIFICATIONS, AND DETAILS. WORK IN THIS PROJECT SHALL ALSO CONFORM TO THESE PLANS, THE LATEST EDITIONS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) ROAD AND BRIDGE SPECIFICATIONS, THE ROAD AND BRIDGE STANDARDS, THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL HANDBOOK, THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL REGULATIONS, THE FINAL GEOTECHNICAL REPORT, AND GENERAL DESIGN STANDARDS. IN THE EVENT OF CONFLICT BETWEEN ANY OF THESE STANDARDS, SPECIFICATIONS, OR PLANS, THE MOST STRINGENT SHALL GOVERN.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION.
- THE LOCATION AND SIZE OF EXISTING UTILITIES AS SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY LOCATING AND PROTECTING ALL PUBLIC OR PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. THE LAW REQUIRES THAT THREE FULL DAYS BEFORE ANY EXCAVATION, DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY, THE PERSON RESPONSIBLE PLACES A NOTIFICATION REQUEST TO NC 811 FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE SITE.
- THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
- TRAFFIC CONTROL ON PUBLIC STREETS SHALL BE IN CONFORMANCE WITH THE TRAFFIC CONTROL PLAN, THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", AND AS FURTHER DIRECTED BY TOWN AND STATE INSPECTORS.
- ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
- A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE THE MEETING WITH THE TOWN ENGINEERING DIVISION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
- ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE, AND AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHODS APPROVED BY THE ENGINEER AND APPLICABLE MUNICIPALITY) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.
- THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
- MATERIALS USED TO CONSTRUCT EMBANKMENTS FOR ANY PURPOSE, BACKFILL AROUND DRAINAGE STRUCTURES, OR IN UTILITY TRENCHES FOR ANY OTHER DEPRESSION REQUIRING FILL OR BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AS SET OUT IN ASTM STANDARD D698. STONE BACKFILL SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY THE MOISTURE PROCTOR TEST AS SET OUT IN ASTM STANDARD D1557. THE CONTRACTOR SHALL, PRIOR TO ANY OPERATIONS INVOLVING FILLING OR BACKFILLING, SUBMIT THE RESULTS OF THE PROCTOR TEST TOGETHER WITH A CERTIFICATION THAT THE SOIL TESTED IS REPRESENTATIVE OF THE MATERIALS TO BE USED ON THE PROJECT. TESTS SHALL BE CONDUCTED BY A CERTIFIED MATERIALS TESTING LABORATORY AND THE CERTIFICATIONS MADE BY A LICENSED PROFESSIONAL ENGINEER REPRESENTING THE LABORATORY.
- PROPOSED CONTOURS AND GUTTER GRADIENTS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND ROADWAY PROFILES/SUPERELEVATIONS ARE TO BE USED IN CASE OF DISCREPANCY.
- THE CONTRACTOR SHALL REVIEW, VERIFY AND COORDINATE ALL DIMENSIONS SHOWN ON PLANS, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER PRIOR TO STARTING PROJECT.
- ALL CURB JOINTS SHALL EXTEND THROUGH THE CURB. MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS IS 1.5 FEET. ALL JOINTS SHALL BE SEALED WITH JOINT SEALANT.
- ALL HANDICAP RAMPING, STIRRING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA REQUIREMENTS AND THE NORTH CAROLINA STATE BUILDING CODE, VOL. 1-C ACCESSIBILITY CODE.
- OWNER SHALL PROVIDE FENCING AND OTHER SAFETY MEASURES NECESSARY IN AND AROUND ANY PROPOSED STORMWATER MANAGEMENT MEASURES (PONDS, WETLANDS, ETC.). OBTAINING PROPER PERMITS SHALL BE THE RESPONSIBILITY OF THE OWNER.
- RETAINING WALLS EXCEEDING 30 INCHES IN HEIGHT SHALL INCLUDE FALL PROTECTION IN THE FORM OF A HANDRAIL OR FENCING ON THE HIGH SIDE OF THE RETAINING WALL.
- PROPER COMPACTION OF ALL FILL SOILS PLACED ON SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COMPACTION SHALL BE ADEQUATE TO SUPPORT THE PROPOSED USE OF AREAS IN WHICH FILL SOILS ARE PLACED. THE CONTRACTOR SHALL HIRE A GEOTECHNICAL ENGINEER TO TEST AND VERIFY THAT COMPACTION IS ADEQUATE FOR THE PROPOSED USE OF IN THE AREA OF FILL PLACEMENT.
- ALL ASPECTS OF THIS PROJECT SHALL BE IN FULL COMPLIANCE WITH CURRENT ADA STANDARDS. IF THE CONTRACTOR NOTES ANY ASPECTS OF THE PROJECT WHICH ARE NOT IN COMPLIANCE, THE ENGINEER SHALL BE NOTIFIED PRIOR TO ANY FURTHER WORK BEING PERFORMED. ANY WORK PERFORMED AFTER THE CONTRACTOR NOTES SUCH A NON COMPLIANCE IS SUBJECT TO REMOVAL AND REPAIR AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR OR OWNER SHALL EMPLOY A GEOTECHNICAL ENGINEER TO TEST ALL EMBANKMENTS AND FILL PLACEMENT FOR PROPER COMPACTION. PROPER COMPACTION SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS OR THESE PLANS, WHICHEVER IS MORE STRINGENT. EMBANKMENTS FOR PONDS SHALL BE PLACED IN 6 INCH LOOSE LAYERS AND SHALL BE COMPACTED TO A DENSITY OF NO LESS THAN 85% OF THE STANDARD PROCTOR MAXIMUM DENSITY AT A MOISTURE CONTENT OF + OR - TWO PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D698. THE CONTRACTOR SHALL TAKE PHOTOGRAPHS OF THE OUTLET STRUCTURE MATERIALS AND STRUCTURES. ALL OF THE ABOVE DATA MAY BE REQUIRED AS PART OF THE MUNICIPALITY AS-BUILT PROCESS AND SHALL BE MADE AVAILABLE TO THE ENGINEER UPON REQUEST. THE CONTRACTOR AND OWNER SHALL HAVE DOCUMENTATION OF THESE TESTS AVAILABLE UPON REQUEST.
- RETAINING WALLS SHOWN HEREIN SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL ENGINEER WITH EXPERIENCE DESIGNING RETAINING WALLS. AT LEAST 14 DAYS PRIOR TO BEGINNING CONSTRUCTION OF RETAINING WALLS, THE CONTRACTOR SHALL CONTACT THE OWNER'S GEOTECHNICAL ENGINEER TO SCHEDULE AND COORDINATE ALL APPROPRIATE INSPECTIONS, TESTING, AND VERIFICATION NECESSARY DURING RETAINING WALL CONSTRUCTION. THE GEOTECHNICAL ENGINEER SHALL PROVIDE CONTINUOUS INSPECTION, TESTING AND VERIFICATION FOR THE DURATION OF RETAINING WALL CONSTRUCTION. DURING RETAINING WALL CONSTRUCTION, THE CONTRACTOR SHALL KEEP FOR ALL REQUIRED INSPECTIONS, TESTING, AND VERIFICATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SUCH RECORDS SHALL BE RETAINED AND SHALL BE PROVIDED TO THE OWNER AND BASS, NIXON & KENNEDY, INC. ALL MONITORING, TESTING, AND VERIFICATION SHALL CONFORM TO THE MOST RECENT VERSION OF THE NC BUILDING CODE CHAPTER 16, SECTION 1806 OR THE WALL DESIGN ENGINEER'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.



#### ENGINEER/LANDSCAPE ARCHITECT:



**BASS | NIXON | KENNEDY  
CONSULTING ENGINEERS**

6310 CHAPEL HILL ROAD, SUITE 250  
RALEIGH, NORTH CAROLINA 27607  
TELEPHONE: (919) 851-4422  
FAX: (919) 851-8968

**CERTIFICATION NUMBERS:**  
NCBELS (C-0110) NCBOLA (C-0267)

**CONTACT: MARTY D. BIZZELL, PE, CPESC**  
EMAIL: Marty.Bizzell@BNKinc.com

**CONTACT: GARRY WALSTON, RLA**  
EMAIL: Garry.Walston@BNKinc.com

| NO.       | DATE     | DESCRIPTION             | BY  |
|-----------|----------|-------------------------|-----|
| 2         | 09-05-24 | 2ND TOC REVIEW COMMENTS | MRM |
| 1         | 08-09-24 | 1ST TOC REVIEW COMMENTS | MRM |
|           |          | DESCRIPTION             | BY  |
| REVISIONS |          |                         |     |

TOWN CLAYTON PROJECT NO. 2023-197-SUP

03-24028 LKN MECHANICAL OFFICE & WAREHOUSE BUILDING - NOT RELEASED FOR CONSTRUCTION



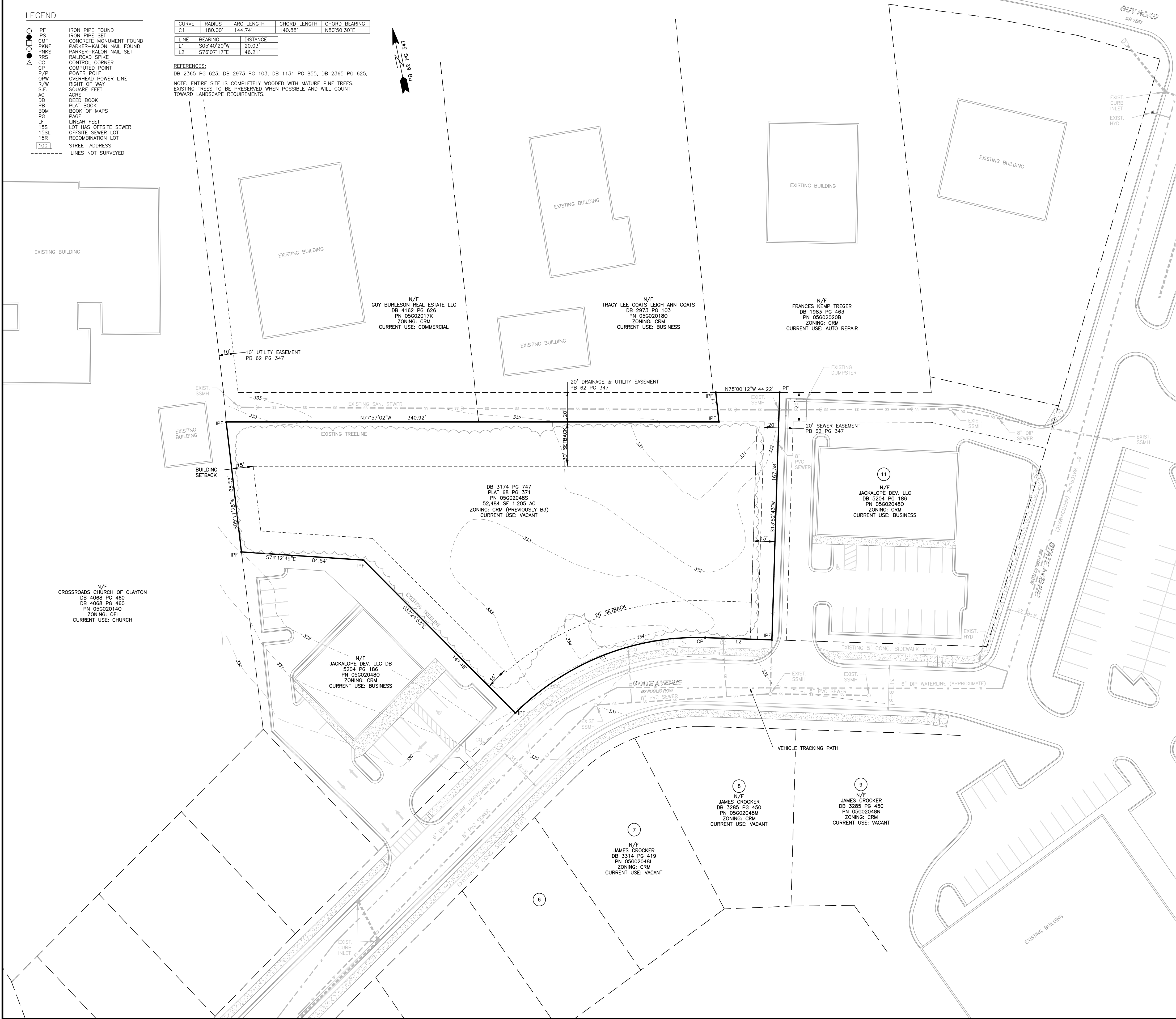
LEGEND

- IPF IRON PIPE FOUND
- IPF IRON PIPE SET
- CMF CONCRETE MONUMENT FOUND
- PKNF PARKER-KALON NAIL FOUND
- PKNF PARKER-KALON NAIL SET
- RSS RAILROAD SPIKE
- CC CONTROL CORNER
- CP COMPUTED POINT
- P/P POWER POLE
- OPW OVERHEAD POWER LINE
- R/W RIGHT OF WAY
- S.F. SQUARE FEET
- AC ACRE
- DB DEED BOOK
- PB PLAT BOOK
- BOM BOOK OF MAPS
- PG PAGE
- LF LINEAR FEET
- 155 LOT HAS OFFSITE SEWER
- 155L OFFSITE SEWER LOT
- 15R RECOMBINATION LOT
- 100 STREET ADDRESS
- LINES NOT SURVEYED

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|---------|------------|--------------|---------------|
| C1    | 180.00' | 144.74'    | 140.88'      | N80°50'30"E   |

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S05°40'20"W | 20.03'   |
| L2   | S76°07'17"E | 46.21'   |

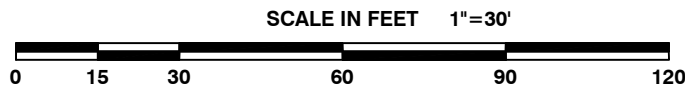
REFERENCES:  
DB 2365 PG 623, DB 2973 PG 103, DB 1131 PG 855, DB 2365 PG 625,  
DB 2365 PG 623, DB 2973 PG 103, DB 1131 PG 855, DB 2365 PG 625,  
DB 4162 PG 626  
NOTE: ENTIRE SITE IS COMPLETELY WOODED WITH MATURE PINE TREES.  
EXISTING TREES TO BE PRESERVED WHEN POSSIBLE AND WILL COUNT  
TOWARD LANDSCAPE REQUIREMENTS.



NO WETLANDS EXIST ON-SITE

NO FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST  
BE IN ACCORDANCE WITH THE ACCEPTED  
POLICIES OF THE TOWN OF CLAYTON



TOWN OF CLAYTON PROJECT NO.



**BASS, NIXON & KENNEDY, INC.**  
**CONSULTING ENGINEERS**  
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607  
TELEPHONE: (919) 851-4423 FAX: (919) 851-9898  
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

| NO. | DESCRIPTION             | DATE     | BY  |
|-----|-------------------------|----------|-----|
| 2   | 2ND TOC REVIEW COMMENTS | 09-05-24 | MRM |
| 1   | 1ST TOC REVIEW COMMENTS | 08-05-24 | MRM |

| DATE       | BY   | DESCRIPTION         |
|------------|------|---------------------|
| 03-24-2024 | BTO  | EXISTING CONDITIONS |
| 03-24-2024 | DATE | SCALE: 1" = 30'     |

**NSC HOLDINGS, LLC**  
**OFFICE & WAREHOUSE BUILDING**  
**129 STATE AVENUE, CLAYTON, NC 27520**  
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

SHEET  
**C1.0**

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION



**REFERENCES:**  
DB 2365 PG 623, DB 2973 PG 103, DB 1131 PG 855, DB 2365 PG 625.

**NOTE:** ENTIRE SITE IS COMPLETELY WOODED WITH MATURE PINE TREES. EXISTING TREES TO BE PRESERVED WHEN POSSIBLE AND WILL COUNT TOWARD LANDSCAPE REQUIREMENTS.

11



**SHEET**  
**C1.1**

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION



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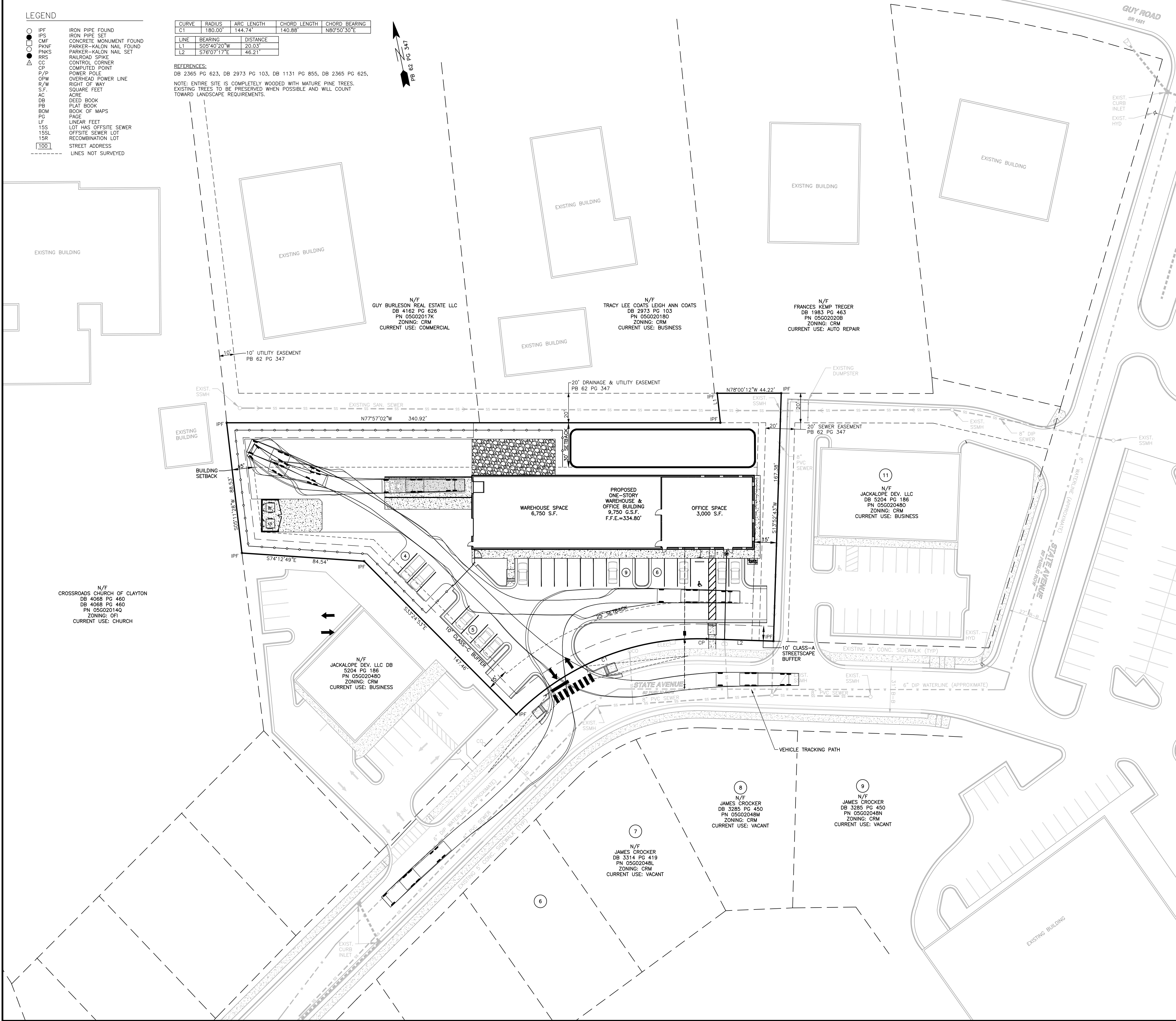
#### LEGEND

IPF IRON PIPE FOUND  
IPF IRON PIPE SET  
CMTF CONCRETE MONUMENT FOUND  
PKNF PARKER-KALON NAIL FOUND  
PKNF PARKER-KALON NAIL SET  
RRS RAILROAD SPIKE  
CC CONTROL CORNER  
CP COMPUTED POINT  
P/P POWER POLE  
OPW OVERHEAD POWER LINE  
R/W RIGHT OF WAY  
S.F. SQUARE FEET  
AC ACRE  
DB DEED BOOK  
PB PLAT BOOK  
BOM BOOK OF MAPS  
PG PAGE  
LFE LINEAR FEET  
LSS LOT HAS OFFSITE SEWER  
LSS OFFSITE SEWER LOT  
LSS RECOMBINATION LOT  
100 STREET ADDRESS  
--- LINES NOT SURVEYED

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|---------|------------|--------------|---------------|
| C1    | 180.00' | 144.74'    | 140.88'      | N80°50'30"E   |

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S05°40'20"W | 20.03'   |
| L2   | S76°07'17"E | 46.21'   |

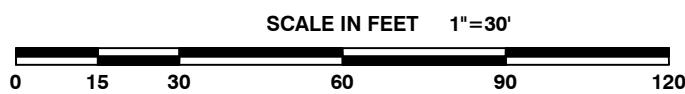
REFERENCES:  
DB 2365 PG 623, DB 2973 PG 103, DB 1131 PG 855, DB 2365 PG 625,  
DB 4162 PG 626  
NOTE: ENTIRE SITE IS COMPLETELY WOODED WITH MATURE PINE TREES.  
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TOWARD LANDSCAPE REQUIREMENTS.



NO WETLANDS EXIST ON-SITE

NO FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST  
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POLICIES OF THE TOWN OF CLAYTON



**BASS, NIXON & KENNEDY, INC.**  
**CONSULTING ENGINEERS**  
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607  
TELEPHONE: (919) 851-4423 FAX: (919) 851-9898  
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

| NO. | DESCRIPTION             | DATE     | BY  |
|-----|-------------------------|----------|-----|
| 2   | 1ST TOC REVIEW COMMENTS | 08-05-24 | MRM |
| 1   | 2ND TOC REVIEW COMMENTS | 08-05-24 | MRM |

| JOB NO.               | DATE       | BTO | DRAWN BY |
|-----------------------|------------|-----|----------|
| 03-24028              | XX-XX-2024 |     |          |
| VEHICLE TRACKING PLAN |            |     |          |
| SCALE: 1" = 30'       |            |     |          |

**NSC HOLDINGS, LLC**  
**OFFICE & WAREHOUSE BUILDING**  
**129 STATE AVENUE, CLAYTON, NC 27520**  
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

SHEET  
**C1.2**

TOWN OF CLAYTON PROJECT NO.

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION



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#### LEGEND

IPF IRON PIPE FOUND  
IPS IRON PIPE SET  
C/MF CONCRETE MONUMENT FOUND  
PKMF PARKER-KALON NAIL FOUND  
PKNS PARKER-KALON NAIL SET  
RRS RAILROAD SPIKE  
CC CONTROL CORNER  
CP COMPUTED POINT  
P/P POWER POLE  
OPW OVERHEAD POWER LINE  
R/W RIGHT OF WAY  
S.F. SQUARE FEET  
AC ACRE  
DB DEED BOOK  
PB PLAT BOOK  
BOM BOOK OF MAPS  
PG PAGE  
LFS LINEAR FEET  
LSS LOT HAS OFFSITE SEWER  
LSSR OFFSITE SEWER LOT  
LSSR RECOMBINATION LOT  
100 STREET ADDRESS  
--- LINES NOT SURVEYED

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|---------|------------|--------------|---------------|
| C1    | 180.00' | 144.74'    | 140.88'      | N80°50'30"E   |

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S05°40'20"W | 20.03'   |
| L2   | S76°07'17"E | 46.21'   |

REFERENCES:  
DB 2365 PG 623, DB 2973 PG 103, DB 1131 PG 855, DB 2365 PG 625,  
DB 4162 PG 626  
NOTE: ENTIRE SITE IS COMPLETELY WOODED WITH MATURE PINE TREES.  
EXISTING TREES TO BE PRESERVED WHEN POSSIBLE AND WILL COUNT  
TOWARD LANDSCAPE REQUIREMENTS.

PB 62 PG 347

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

N/F  
GUY BURLINSON REAL ESTATE LLC  
DB 4162 PG 626  
PN 0502017K  
ZONING: CRM  
CURRENT USE: COMMERCIAL

N/F  
TRACY LEE COATS LEIGH ANN COATS  
DB 2973 PG 103  
PN 05020180  
ZONING: CRM  
CURRENT USE: BUSINESS

N/F  
FRANCES KEMP TREGER  
DB 1983 PG 463  
PN 05020208  
ZONING: CRM  
CURRENT USE: AUTO REPAIR

10' UTILITY EASEMENT  
PB 62 PG 347

20' DRAINAGE & UTILITY EASEMENT  
PB 62 PG 347

20' SEWER EASEMENT  
PB 62 PG 347

N/F  
CROSSROADS CHURCH OF CLAYTON  
DB 4068 PG 460  
DB 4068 PG 460  
PN 05020142  
ZONING: OTI  
CURRENT USE: CHURCH

N/F  
JACKALOPE DEV. LLC DB  
5204 PG 186  
PN 05020480  
ZONING: CRM  
CURRENT USE: BUSINESS

N/F  
JAMES CROCKER  
DB 3314 PG 419  
PN 0502048L  
ZONING: CRM  
CURRENT USE: VACANT

N/F  
JAMES CROCKER  
DB 3285 PG 450  
PN 0502048M  
ZONING: CRM  
CURRENT USE: VACANT

N/F  
JAMES CROCKER  
DB 3285 PG 450  
PN 0502048N  
ZONING: CRM  
CURRENT USE: VACANT

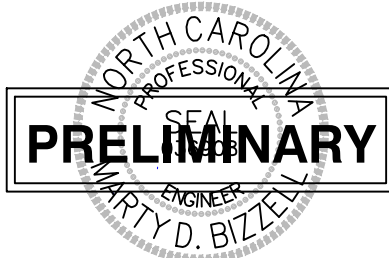
N/F  
JACKALOPE DEV. LLC  
DB 5204 PG 186  
PN 05020480  
ZONING: CRM  
CURRENT USE: BUSINESS

811  
CALL BEFORE  
YOU DIG.

NO WETLANDS EXIST ON-SITE

NO FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST  
BE IN ACCORDANCE WITH THE ACCEPTED  
POLICIES OF THE TOWN OF CLAYTON



SCALE IN FEET 1"=30'  
0 15 30 60 90 120

**BNK**  
BASS, NIXON & KENNEDY, INC.  
CONSULTING ENGINEERS  
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607  
TELEPHONE: (919) 851-4423 FAX: (919) 851-9898  
CERTIFICATION NUMBERS: NCBELS (C-010); NCBOLA (C-067)

BASS, NIXON & KENNEDY, INC.  
CONSULTING ENGINEERS  
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607  
TELEPHONE: (919) 851-4423 FAX: (919) 851-9898  
CERTIFICATION NUMBERS: NCBELS (C-010); NCBOLA (C-067)

| NO. | DATE     | DESCRIPTION             | BY  |
|-----|----------|-------------------------|-----|
| 2   | 09-05-24 | 2ND TOC REVIEW COMMENTS | MRM |
| 1   | 08-05-24 | 1ST TOC REVIEW COMMENTS | MRM |

03-24028 XX-XX-2024 BTO  
JOB NO. DATE DRAWN BY  
GRADING &  
DRAINAGE PLAN  
SCALE: 1" = 30' CHK BY: MDB

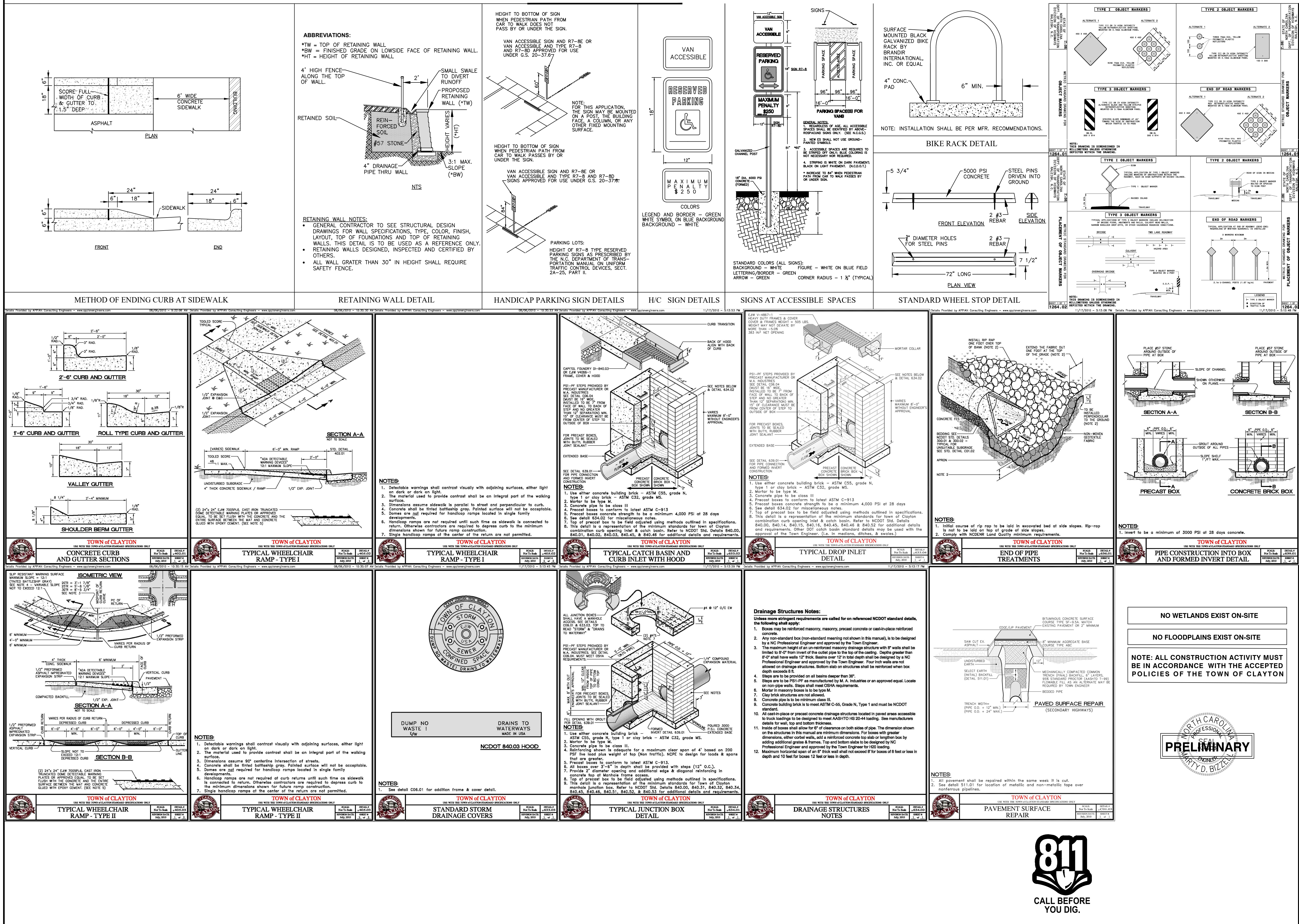
NSC HOLDINGS, LLC  
OFFICE & WAREHOUSE BUILDING  
129 STATE AVENUE, CLAYTON, NC 27520  
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

SHEET  
C3.1

TOWN OF CLAYTON PROJECT NO.

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION





**BASS, NIXON & KENNEDY, INC.**  
CONSULTING ENGINEERS  
8310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607  
TELEPHONE: (919) 851-4423 FAX: (919) 851-9988  
CERTIFICATION NUMBERS: NCBELS (C-010); NCBOA (C-0267)

**NSC HOLDINGS, LLC**  
**OFFICE & WAREHOUSE BUILDING**  
129 STATE AVENUE, CLAYTON, NC 27520  
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

**REVISIONS**

| NO. | DESCRIPTION             | DATE     | BY          |
|-----|-------------------------|----------|-------------|
| 1   | 1ST TOC REVIEW COMMENTS | 08-05-24 | CHK BY: MDB |
| 2   | 2ND TOC REVIEW COMMENTS | 09-05-24 |             |

**SHEET**  
C5.1

**SCALE: 1" = 30'**

**NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION**



| KEY | SCIENTIFIC NAME                    | COMMON NAME             | QUANTITY | HEIGHT | ROOT | CAUPER |
|-----|------------------------------------|-------------------------|----------|--------|------|--------|
|     | <b>SHADE TREES</b>                 |                         |          |        |      |        |
| AR  | <i>Acer rubrum</i> 'October Glory' | October Glory Red Maple | 3        | 12'    | 0.88 | 2.5"   |
| OP  | <i>Nyssa sylvatica</i> 'Wildfire'  | Wildfire Black Tupelo   | 3        | 12'    | 0.88 | 2.5"   |
| TD  | <i>Quercus palustris</i>           | Pin Oak                 | 3        | 12'    | 0.88 | 2.5"   |
| TD  | <i>Taxodium distichum</i>          | Black Cypress           | 1        | 12'    | 0.88 | 2.5"   |
| UA  | <i>Ulmus americana</i> 'Princeton' | Princeton American Elm  | 1        | 12'    | 0.88 | 2.5"   |
|     |                                    |                         | 11       |        |      |        |

## UNDERSTORY TREES

|    |                                             |                                |    |     |     |      |
|----|---------------------------------------------|--------------------------------|----|-----|-----|------|
| AM | Amelanchier x grandiflora Autumn Brilliance | Autumn Brilliance Serviceberry | 7  | 10' | B&B | 2.5* |
| BN | Betula nigra 'Dura Heat®'                   | Dura-Heat River Birch          | 4  | 10' | B&B | 2.5* |
|    |                                             |                                | 11 |     |     |      |

## SHRUBS

|    |                        |                         |    |     |        |
|----|------------------------|-------------------------|----|-----|--------|
| IG | Ilex glabra 'Shamrock' | Shamrock Inkberry Holly | 38 | 18" | 3 GAL. |
| IS | Illicium 'Scorpio'     | Scorpio Anise           | 42 | 18" | 3 GAL. |
|    |                        |                         | 80 |     |        |

## LANDSCAPE REQUIREMENTS

TOTAL LOT PLANTING REQUIREMENTS: (20% OF 52,484 SF = 10,497 SF)  
 REQUIRED PLANTING: 1 CANOPY TREE, 1 UNDERSTORY TREE, 2 SHRUBS/1,000 SF = 10,497/1,000 = 10.50 = 11  
 PROVIDED PLANTING: 11 CANOPY TREES, 11 UNDERSTORY TREES, 22 SHRUBS

PARKING LOT PLANTING REQUIREMENTS:

REQUIRED PERIMETER PLANTING: 1 EVERGREEN SHRUB @ 3' O.C. MAX = 89 SHRUBS  
PROVIDED PERIMETER PLANTING: 89 SHRUBS

REQUIRED INTERIOR PLANTING: 1 ISLAND/12 SPACES = 4 ISLANDS/1 CANOPY TREE = 4 TREES  
PROVIDED INTERIOR PLANTING: 4 CANOPY TREES

REQUIRED SHADE TREE PLANTING: 1 SHADE TREE/12 SPACES = 27/12 = 3 TREES  
REQUIRED SHADE TREE PLANTING: 1 SHADE TREE @ 60' FROM EACH SPACE = 5 TREES  
PROVIDED SHADE TREE PLANTING: 5 CANOPY TREES

STREETSCAPE BUFFER REQUIREMENTS (10' CLASS A):

REQUIRED BUFFER PLANTING: 3 CANOPY TREES/100 L.F. @ 161 L.F. = 5 TREES  
PROVIDED BUFFER PLANTING: 5 CANOPY TREES

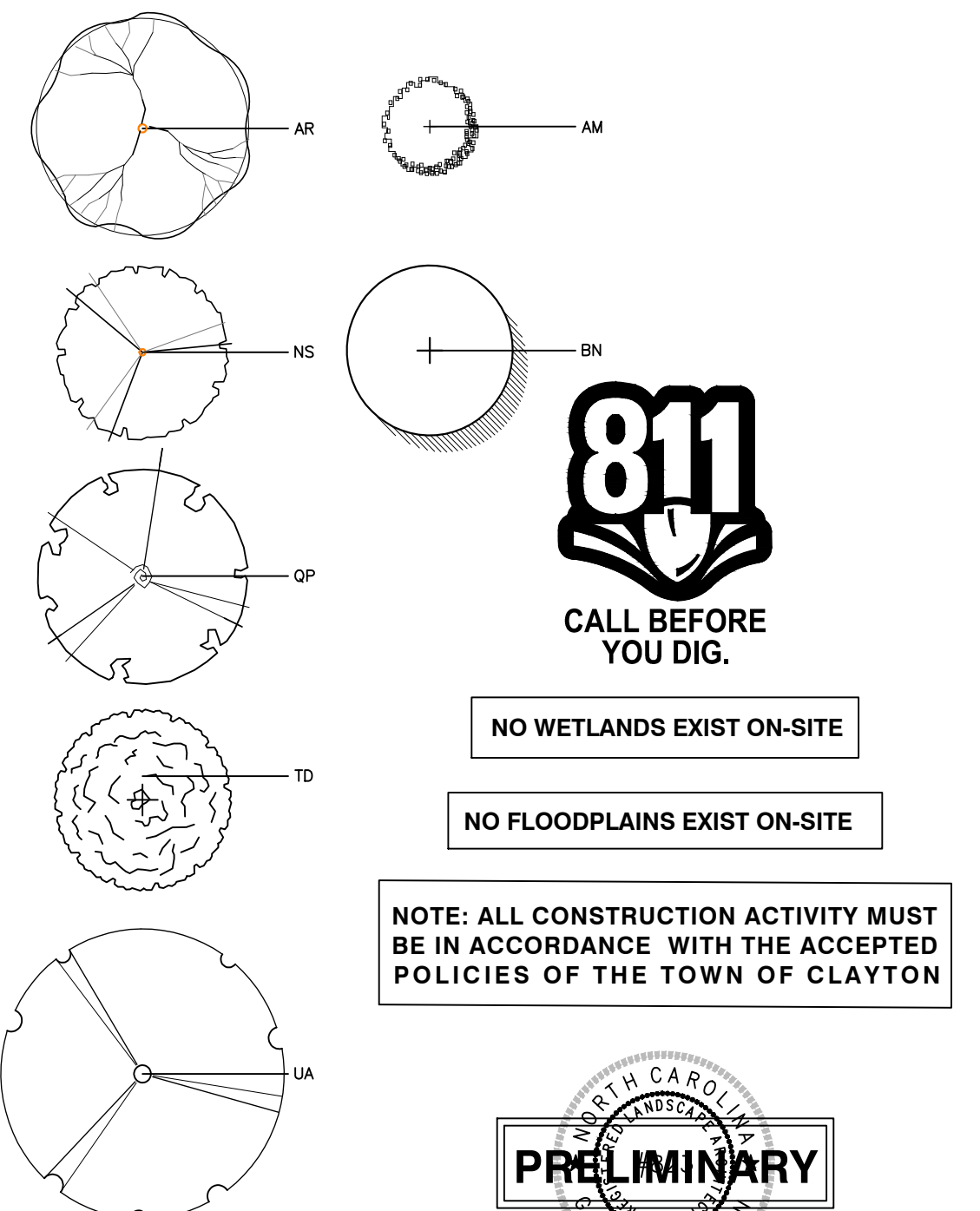
### STREET TREE REQUIREMENTS

REQUIRED STREET TREE PLANTING: 1 CANOPY TREE/40 L.F. @ 161 L.F. = 5 TREES  
PROVIDED STREET TREE PLANTING: 5 CANOPY TREES

## NOTES

1. ALL PLANT SPECIES ARE NATIVE.
2. 100% OF TOTAL SHRUB PLANTINGS ARE EVERGREEN.
3. ALL PARKING LOT SCREENING SHRUBS ARE EVERGREEN.

## TREE LEGEND



**811**  
CALL BEFORE  
YOU DIG.

**NO WETLANDS EXIST ON-SITE**

**NO FLOODPLAINS EXIST ON-SITE**

**NOTE: ALL CONSTRUCTION ACTIVITY MUST  
BE IN ACCORDANCE WITH THE ACCEPTED  
POLICIES OF THE TOWN OF CLAYTON**



SCALE IN FEET 1"=20'

A horizontal scale bar with alternating black and white segments. The segments are labeled with the numbers 0, 10, 20, 40, 60, and 80, representing feet. The total length of the bar is 80 feet.

**TOWN OF CLAYTON PROJECT NO.**

## SCM PLANTING SCHEDULE

| KEY                           | QUAN. |                               |                      | CONTAINER | SPACING  | NOTE                 |
|-------------------------------|-------|-------------------------------|----------------------|-----------|----------|----------------------|
|                               |       | BOTANICAL NAME                | COMMON NAME          |           |          |                      |
| <b>SHALLOW LAND PLANTINGS</b> |       |                               |                      |           |          |                      |
| EF                            | 49    | EUPATORIADIELYPHUS FISTULOSIS | JOE PYE WEED         | 4" POT    | 24" O.C. | FULL BUSHY CONTAINER |
| HC                            | 49    | HIBISCUS COCCINEUS            | SCARLETT ROSE MALLOW | 4" POT    | 24" O.C. | FULL BUSHY CONTAINER |
| LE                            | 50    | LOBELIA ELONGATA              | LONGLEAF LOBELIA     | 4" POT    | 24" O.C. | FULL BUSHY CONTAINER |

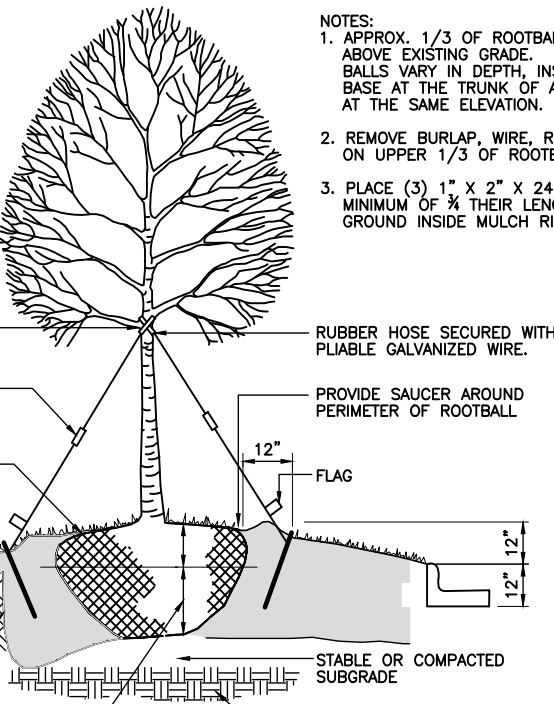
| SHALLOW WATER PLANTINGS |    |                      |                |        |          |                      |
|-------------------------|----|----------------------|----------------|--------|----------|----------------------|
| AC                      | 47 | ACORUS SUBCORDATUM   | SWEET FLAG     | 4" POT | 24" O.C. | FULL BUSHY CONTAINER |
| IV                      | 47 | IRIS VIRGINICA       | BLUE FLAG IRIS | 4" POT | 24" O.C. | FULL BUSHY CONTAINER |
| SL                      | 47 | SAGITTARIA LATIFOLIA | DUCK POTATO    | 4" POT | 24" O.C. | FULL BUSHY CONTAINER |

**SCM CALCULATIONS:**

|                                                                        |  |
|------------------------------------------------------------------------|--|
| REQUIRED PLANTINGS: 24" O.C. FOR SHALLOW LAND AND SHALLOW WATER PLANTS |  |
| SHALLOW LAND PLANTS: 592 S.F. @ 2' O.C. = 148 PLANTS REQ'D/PROVIDED    |  |
| SHALLOW WATER PLANTS: 565 @ 2' O.C. = 141 PLANTS REQ'D/PROVIDED        |  |

**CONTINUOUS SHRUB PLANTING**  
NOT TO SCALE

NOT TO SCALE



## TYPICAL TREE PLANTING

NOT TO SCALE

**BASS, NIXON & KENNEDY, INC.**  
**CONSULTING ENGINEERS**  
6310 TELEPHILL ROAD, SUITE 250, FAIRFAX, VA 22031  
TELEPHONE: (703) 851-4422 FAX: (703) 851-8968  
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

| NO. | REVISIONS   |                         | BY  |
|-----|-------------|-------------------------|-----|
|     | DESCRIPTION |                         |     |
| 2   | 09-05-24    | 2ND TOC REVIEW COMMENTS | MRM |
| 1   | 08-09-24    | 1ST TOC REVIEW COMMENTS | MRM |
|     |             |                         |     |
|     |             |                         |     |
|     |             |                         |     |

|                 |      |             |    |
|-----------------|------|-------------|----|
| 03-24028        | DATE | 06-28-2024  | MB |
| JOB NO.         |      |             |    |
| LANDSCAPE PLAN  |      |             |    |
| SCALE: 1" = 20' |      | CHK BY: GPW |    |

**LKN MECHANICAL  
OFFICE & WAREHOUSE BUILDING  
129 STATE AVENUE, CLAYTON, NC 27520  
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA**

**SHEET**  
**-1.1**



SEALS

**PRELIMINARY**  
NOT FOR CONSTRUCTION

LKN MECHANICAL  
**OFFICE & WAREHOUSE  
BUILDING**  
128 STATE AVENUE, CLAYTON, NC 27520

| REVISION SCHEDULE |                 |          |
|-------------------|-----------------|----------|
| NO.               | DESCRIPTION     | DATE     |
| 1                 | REVIEW COMMENTS | 08/08/24 |

**SHEET**

DRAWN BY: KBP

CHECKED BY: PLC

DATE ISSUED: 7-3-24

SHEET NAME:

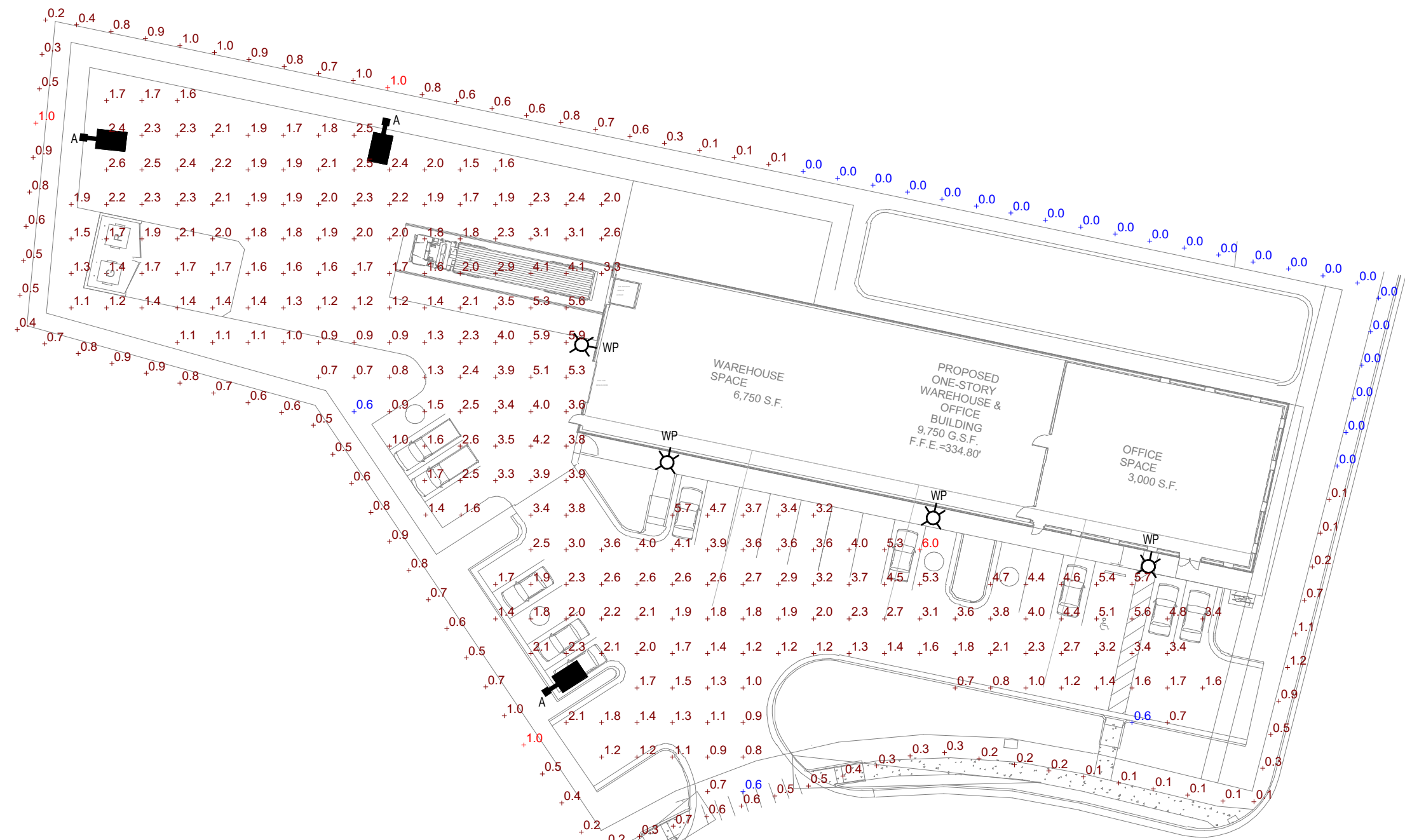
SITE LIGHTING PLAN

SHEET NUMBER:

**SL.0**

- NOTE:**
- BUILDING LIGHTING SHALL BE PROVIDED TO ILLUMINATE ENTRANCES AND EXITS TO MEET IES STANDARDS AS PART OF THE BUILDING ELECTRICAL DESIGN AND IS NOT INCLUDED IN THE SCOPE OF THIS SITE LIGHTING LAYOUT.
  - ALL SITE LIGHTING SHALL BE SHIELDED FROM ADJACENT PUBLIC STREETS USING HOUSE SIDE SHIELDS IF GREATER THAN 2.0 FC AT PROPERTY LINE.
  - THE INTENT OF THIS DRAWING IS TO SHOW FOOTCANDLE LEVELS BASED ON FIXTURES SHOWN. ACTUAL LEVELS MAY VARY BASED ON ACTUAL FIXTURE INSTALLED.
  - THIS DRAWING IS INTENDED FOR PRELIMINARY SITE PLAN APPROVAL OF DESIGNED LIGHTING LEVELS AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION.

**ELECTRICAL CONNECTION NOTE:**  
THIS IS A SITE LIGHTING CALCULATION PLAN ONLY AND DOES NOT PROVIDE ELECTRICAL CONNECTIONS FOR FIXTURES SHOWN. SITE DEVELOPERS, OWNERS, BUILDERS AND GENERAL CONTRACTORS ARE RESPONSIBLE FOR COORDINATING WITH BUILDING ELECTRICAL CONTRACTOR OR POWER COMPANY FOR POWER CONNECTIONS FOR ALL FIXTURES.



**4 FIRST FLOOR**  
SCALE: 1" = 30'-0"

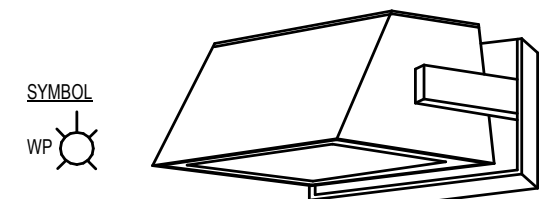
| Lighting Fixture Schedule |                                                                                                                       |              |                            |         |         |                 |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------|--------------|----------------------------|---------|---------|-----------------|
| Type Mark                 | Description                                                                                                           | Manufacturer | Model                      | Voltage | Wattage | Mounting Height |
| A                         | D-SERIES SIZE 1 AREA LUMINAIRE P4 PERFORMANCE PACKAGE 3000K CCT 80 CRI TYPE 3 MEDIUM - PROVIDE WITH HOUSE SIDE SHIELD | LITHONIA     | DSK1 LED P4 30K 80CRI T3M  | 277 V   | 123.9 W | 25'-0"          |
| WP                        | D-SERIES SIZE 1 AREA LUMINAIRE P4 PERFORMANCE PACKAGE 3500K CCT 80 CRI TYPE 4 MEDIUM                                  | LITHONIA     | DSKW1 LED P4 35K 80CRI T4M | 277 V   | 123.9 W | 16'-0"          |

**PARKING LOT  
STATS**

|         |        |
|---------|--------|
| AVERAGE | 2.4 fc |
| MAXIMUM | 6.0 fc |
| MINIMUM | 0.6 fc |
| MAX/MIN | 10.0:1 |
| AVG/MIN | 4.0:1  |

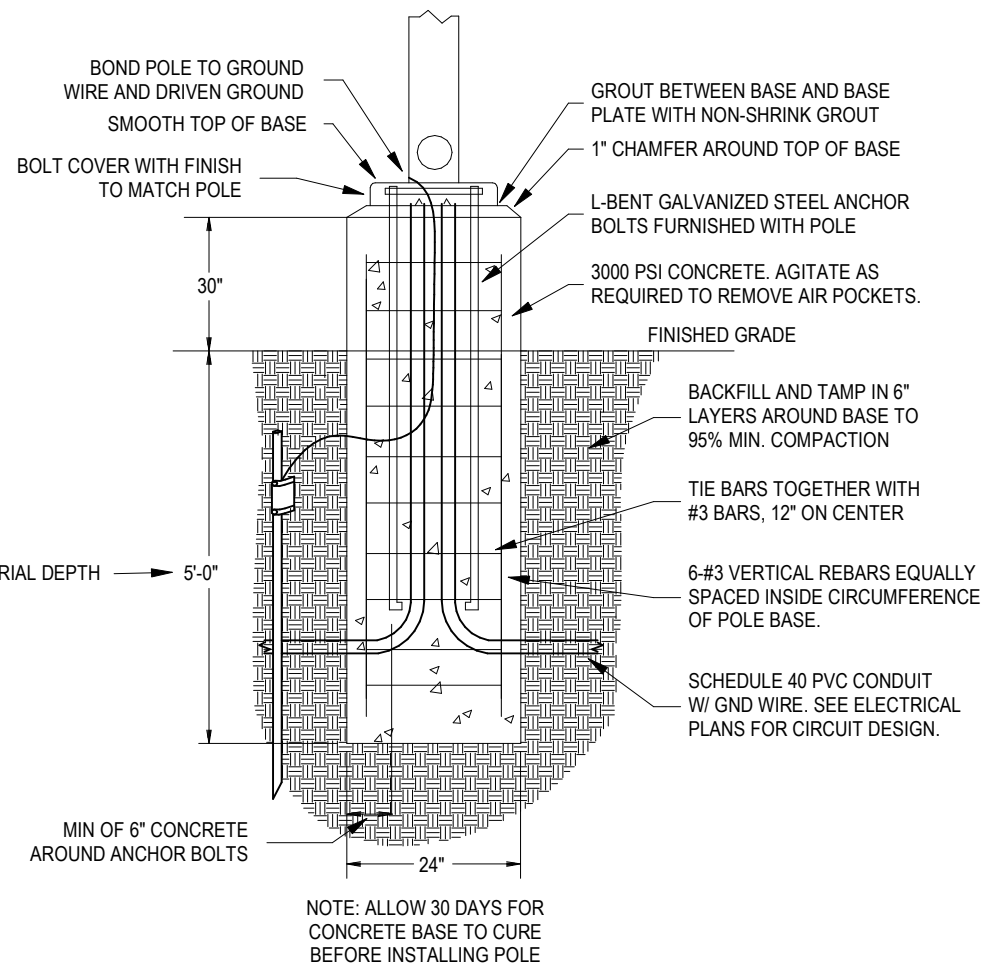
**PROP LINE  
STATS**

|         |        |
|---------|--------|
| AVERAGE | 0.5 fc |
| MAXIMUM | 1.3 fc |
| MINIMUM | 0.0 fc |
| MAX/MIN | N/A    |
| AVG/MIN | N/A    |

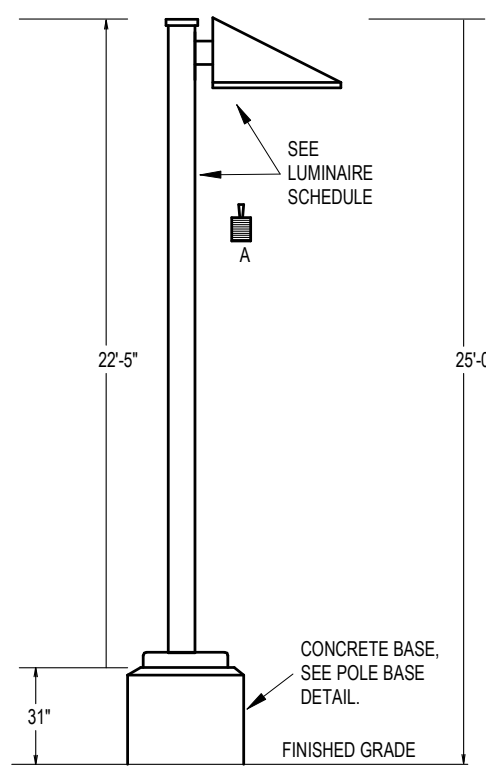


SEE LUMINAIRE SCHEDULE

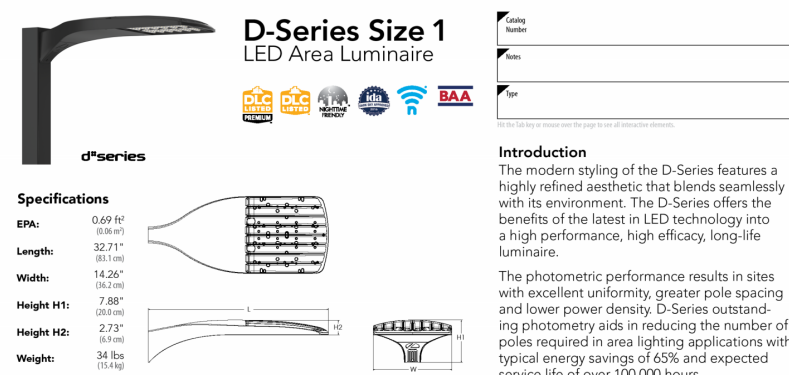
**3 FIXTURE "WP" DETAIL**  
SCALE: NONE



**1 SITE LIGHTING POLE BASE DETAIL - 5'(30" AFG)**  
SCALE: N.T.S.



**2 FIXTURE "A" DETAIL**  
SCALE: NONE



| Ordering Information |         |                   |                       |            |             |            |            |            |            |
|----------------------|---------|-------------------|-----------------------|------------|-------------|------------|------------|------------|------------|
| Size                 | LED     | Color Temperature | Color Rendering Index | Beam Angle | Mounting    | Supermodel | Supermodel | Supermodel | Supermodel |
| DSK1-02              | DSK1-02 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-02-01 | DSK1-02-01 | DSK1-02-01 | DSK1-02-01 |
| DSK1-03              | DSK1-03 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-03-01 | DSK1-03-01 | DSK1-03-01 | DSK1-03-01 |
| DSK1-04              | DSK1-04 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-04-01 | DSK1-04-01 | DSK1-04-01 | DSK1-04-01 |
| DSK1-05              | DSK1-05 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-05-01 | DSK1-05-01 | DSK1-05-01 | DSK1-05-01 |
| DSK1-06              | DSK1-06 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-06-01 | DSK1-06-01 | DSK1-06-01 | DSK1-06-01 |
| DSK1-07              | DSK1-07 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-07-01 | DSK1-07-01 | DSK1-07-01 | DSK1-07-01 |
| DSK1-08              | DSK1-08 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-08-01 | DSK1-08-01 | DSK1-08-01 | DSK1-08-01 |
| DSK1-09              | DSK1-09 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-09-01 | DSK1-09-01 | DSK1-09-01 | DSK1-09-01 |
| DSK1-10              | DSK1-10 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-10-01 | DSK1-10-01 | DSK1-10-01 | DSK1-10-01 |

| Ordering Information |         |                   |                       |            |             |            |            |            |            |
|----------------------|---------|-------------------|-----------------------|------------|-------------|------------|------------|------------|------------|
| Size                 | LED     | Color Temperature | Color Rendering Index | Beam Angle | Mounting    | Supermodel | Supermodel | Supermodel | Supermodel |
| DSK1-02              | DSK1-02 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-02-01 | DSK1-02-01 | DSK1-02-01 | DSK1-02-01 |
| DSK1-03              | DSK1-03 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-03-01 | DSK1-03-01 | DSK1-03-01 | DSK1-03-01 |
| DSK1-04              | DSK1-04 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-04-01 | DSK1-04-01 | DSK1-04-01 | DSK1-04-01 |
| DSK1-05              | DSK1-05 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-05-01 | DSK1-05-01 | DSK1-05-01 | DSK1-05-01 |
| DSK1-06              | DSK1-06 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-06-01 | DSK1-06-01 | DSK1-06-01 | DSK1-06-01 |
| DSK1-07              | DSK1-07 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-07-01 | DSK1-07-01 | DSK1-07-01 | DSK1-07-01 |
| DSK1-08              | DSK1-08 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-08-01 | DSK1-08-01 | DSK1-08-01 | DSK1-08-01 |
| DSK1-09              | DSK1-09 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-09-01 | DSK1-09-01 | DSK1-09-01 | DSK1-09-01 |
| DSK1-10              | DSK1-10 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-10-01 | DSK1-10-01 | DSK1-10-01 | DSK1-10-01 |

| Ordering Information |         |                   |                       |            |             |            |            |            |            |
|----------------------|---------|-------------------|-----------------------|------------|-------------|------------|------------|------------|------------|
| Size                 | LED     | Color Temperature | Color Rendering Index | Beam Angle | Mounting    | Supermodel | Supermodel | Supermodel | Supermodel |
| DSK1-02              | DSK1-02 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-02-01 | DSK1-02-01 | DSK1-02-01 | DSK1-02-01 |
| DSK1-03              | DSK1-03 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-03-01 | DSK1-03-01 | DSK1-03-01 | DSK1-03-01 |
| DSK1-04              | DSK1-04 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-04-01 | DSK1-04-01 | DSK1-04-01 | DSK1-04-01 |
| DSK1-05              | DSK1-05 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-05-01 | DSK1-05-01 | DSK1-05-01 | DSK1-05-01 |
| DSK1-06              | DSK1-06 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-06-01 | DSK1-06-01 | DSK1-06-01 | DSK1-06-01 |
| DSK1-07              | DSK1-07 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-07-01 | DSK1-07-01 | DSK1-07-01 | DSK1-07-01 |
| DSK1-08              | DSK1-08 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-08-01 | DSK1-08-01 | DSK1-08-01 | DSK1-08-01 |
| DSK1-09              | DSK1-09 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-09-01 | DSK1-09-01 | DSK1-09-01 | DSK1-09-01 |
| DSK1-10              | DSK1-10 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-10-01 | DSK1-10-01 | DSK1-10-01 | DSK1-10-01 |

| Ordering Information |         |                   |                       |            |             |            |            |            |            |
|----------------------|---------|-------------------|-----------------------|------------|-------------|------------|------------|------------|------------|
| Size                 | LED     | Color Temperature | Color Rendering Index | Beam Angle | Mounting    | Supermodel | Supermodel | Supermodel | Supermodel |
| DSK1-02              | DSK1-02 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-02-01 | DSK1-02-01 | DSK1-02-01 | DSK1-02-01 |
| DSK1-03              | DSK1-03 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-03-01 | DSK1-03-01 | DSK1-03-01 | DSK1-03-01 |
| DSK1-04              | DSK1-04 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-04-01 | DSK1-04-01 | DSK1-04-01 | DSK1-04-01 |
| DSK1-05              | DSK1-05 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-05-01 | DSK1-05-01 | DSK1-05-01 | DSK1-05-01 |
| DSK1-06              | DSK1-06 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-06-01 | DSK1-06-01 | DSK1-06-01 | DSK1-06-01 |
| DSK1-07              | DSK1-07 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-07-01 | DSK1-07-01 | DSK1-07-01 | DSK1-07-01 |
| DSK1-08              | DSK1-08 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-08-01 | DSK1-08-01 | DSK1-08-01 | DSK1-08-01 |
| DSK1-09              | DSK1-09 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-09-01 | DSK1-09-01 | DSK1-09-01 | DSK1-09-01 |
| DSK1-10              | DSK1-10 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-10-01 | DSK1-10-01 | DSK1-10-01 | DSK1-10-01 |

| Ordering Information |         |                   |                       |            |             |            |            |            |            |
|----------------------|---------|-------------------|-----------------------|------------|-------------|------------|------------|------------|------------|
| Size                 | LED     | Color Temperature | Color Rendering Index | Beam Angle | Mounting    | Supermodel | Supermodel | Supermodel | Supermodel |
| DSK1-02              | DSK1-02 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-02-01 | DSK1-02-01 | DSK1-02-01 | DSK1-02-01 |
| DSK1-03              | DSK1-03 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-03-01 | DSK1-03-01 | DSK1-03-01 | DSK1-03-01 |
| DSK1-04              | DSK1-04 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-04-01 | DSK1-04-01 | DSK1-04-01 | DSK1-04-01 |
| DSK1-05              | DSK1-05 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-05-01 | DSK1-05-01 | DSK1-05-01 | DSK1-05-01 |
| DSK1-06              | DSK1-06 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-06-01 | DSK1-06-01 | DSK1-06-01 | DSK1-06-01 |
| DSK1-07              | DSK1-07 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-07-01 | DSK1-07-01 | DSK1-07-01 | DSK1-07-01 |
| DSK1-08              | DSK1-08 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-08-01 | DSK1-08-01 | DSK1-08-01 | DSK1-08-01 |
| DSK1-09              | DSK1-09 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-09-01 | DSK1-09-01 | DSK1-09-01 | DSK1-09-01 |
| DSK1-10              | DSK1-10 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-10-01 | DSK1-10-01 | DSK1-10-01 | DSK1-10-01 |

| Ordering Information |         |                   |                       |            |             |            |            |            |            |
|----------------------|---------|-------------------|-----------------------|------------|-------------|------------|------------|------------|------------|
| Size                 | LED     | Color Temperature | Color Rendering Index | Beam Angle | Mounting    | Supermodel | Supermodel | Supermodel | Supermodel |
| DSK1-02              | DSK1-02 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-02-01 | DSK1-02-01 | DSK1-02-01 | DSK1-02-01 |
| DSK1-03              | DSK1-03 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-03-01 | DSK1-03-01 | DSK1-03-01 | DSK1-03-01 |
| DSK1-04              | DSK1-04 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-04-01 | DSK1-04-01 | DSK1-04-01 | DSK1-04-01 |
| DSK1-05              | DSK1-05 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-05-01 | DSK1-05-01 | DSK1-05-01 | DSK1-05-01 |
| DSK1-06              | DSK1-06 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-06-01 | DSK1-06-01 | DSK1-06-01 | DSK1-06-01 |
| DSK1-07              | DSK1-07 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-07-01 | DSK1-07-01 | DSK1-07-01 | DSK1-07-01 |
| DSK1-08              | DSK1-08 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-08-01 | DSK1-08-01 | DSK1-08-01 | DSK1-08-01 |
| DSK1-09              | DSK1-09 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-09-01 | DSK1-09-01 | DSK1-09-01 | DSK1-09-01 |
| DSK1-10              | DSK1-10 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-10-01 | DSK1-10-01 | DSK1-10-01 | DSK1-10-01 |

| Ordering Information |         |                   |                       |            |             |            |            |            |            |
|----------------------|---------|-------------------|-----------------------|------------|-------------|------------|------------|------------|------------|
| Size                 | LED     | Color Temperature | Color Rendering Index | Beam Angle | Mounting    | Supermodel | Supermodel | Supermodel | Supermodel |
| DSK1-02              | DSK1-02 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-02-01 | DSK1-02-01 | DSK1-02-01 | DSK1-02-01 |
| DSK1-03              | DSK1-03 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-03-01 | DSK1-03-01 | DSK1-03-01 | DSK1-03-01 |
| DSK1-04              | DSK1-04 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-04-01 | DSK1-04-01 | DSK1-04-01 | DSK1-04-01 |
| DSK1-05              | DSK1-05 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-05-01 | DSK1-05-01 | DSK1-05-01 | DSK1-05-01 |
| DSK1-06              | DSK1-06 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-06-01 | DSK1-06-01 | DSK1-06-01 | DSK1-06-01 |
| DSK1-07              | DSK1-07 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-07-01 | DSK1-07-01 | DSK1-07-01 | DSK1-07-01 |
| DSK1-08              | DSK1-08 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-08-01 | DSK1-08-01 | DSK1-08-01 | DSK1-08-01 |
| DSK1-09              | DSK1-09 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-09-01 | DSK1-09-01 | DSK1-09-01 | DSK1-09-01 |
| DSK1-10              | DSK1-10 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-10-01 | DSK1-10-01 | DSK1-10-01 | DSK1-10-01 |

| Size    | LED     | Color Temperature | Color Rendering Index | Beam Angle | Mounting    | Supermodel | Supermodel | Supermodel | Supermodel |
|---------|---------|-------------------|-----------------------|------------|-------------|------------|------------|------------|------------|
| DSK1-02 | DSK1-02 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-02-01 | DSK1-02-01 | DSK1-02-01 | DSK1-02-01 |
| DSK1-03 | DSK1-03 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-03-01 | DSK1-03-01 | DSK1-03-01 | DSK1-03-01 |
| DSK1-04 | DSK1-04 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-04-01 | DSK1-04-01 | DSK1-04-01 | DSK1-04-01 |
| DSK1-05 | DSK1-05 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-05-01 | DSK1-05-01 | DSK1-05-01 | DSK1-05-01 |
| DSK1-06 | DSK1-06 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-06-01 | DSK1-06-01 | DSK1-06-01 | DSK1-06-01 |
| DSK1-07 | DSK1-07 | 3000K             | 80 CRI                | 65°        | Spot/Recess | DSK1-07-01 | DSK1-07-01 | DSK1-07-01 | DSK1-07-01 |













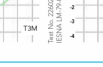




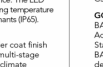




















































































































































































































































































































































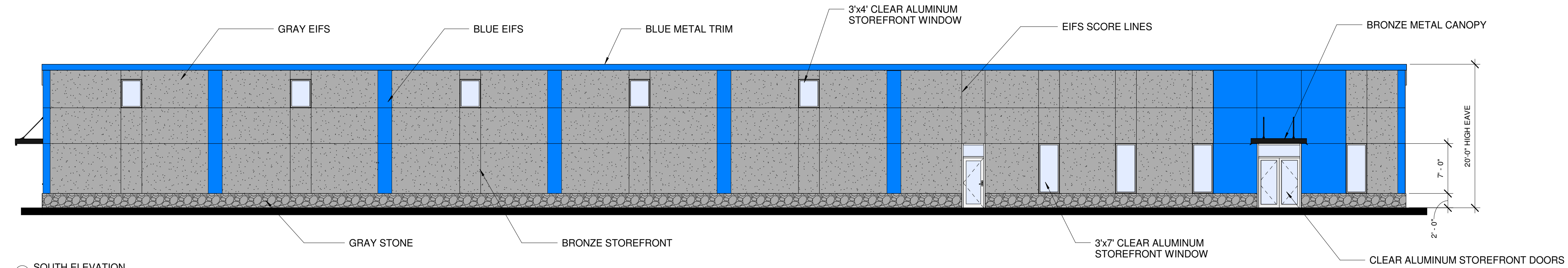




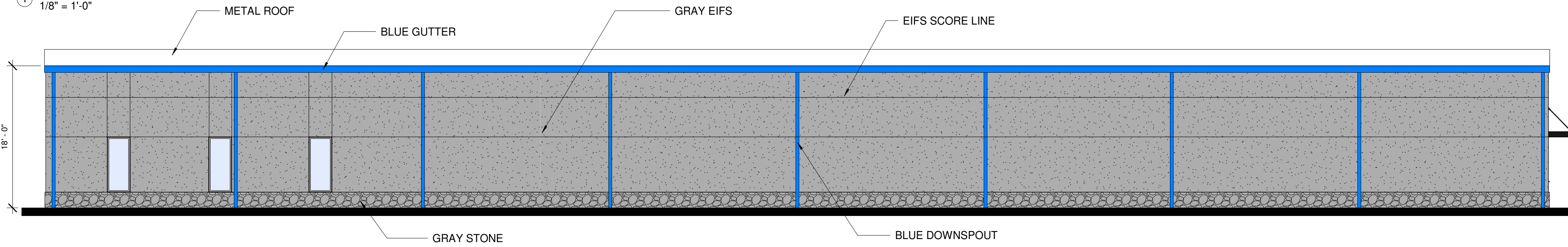




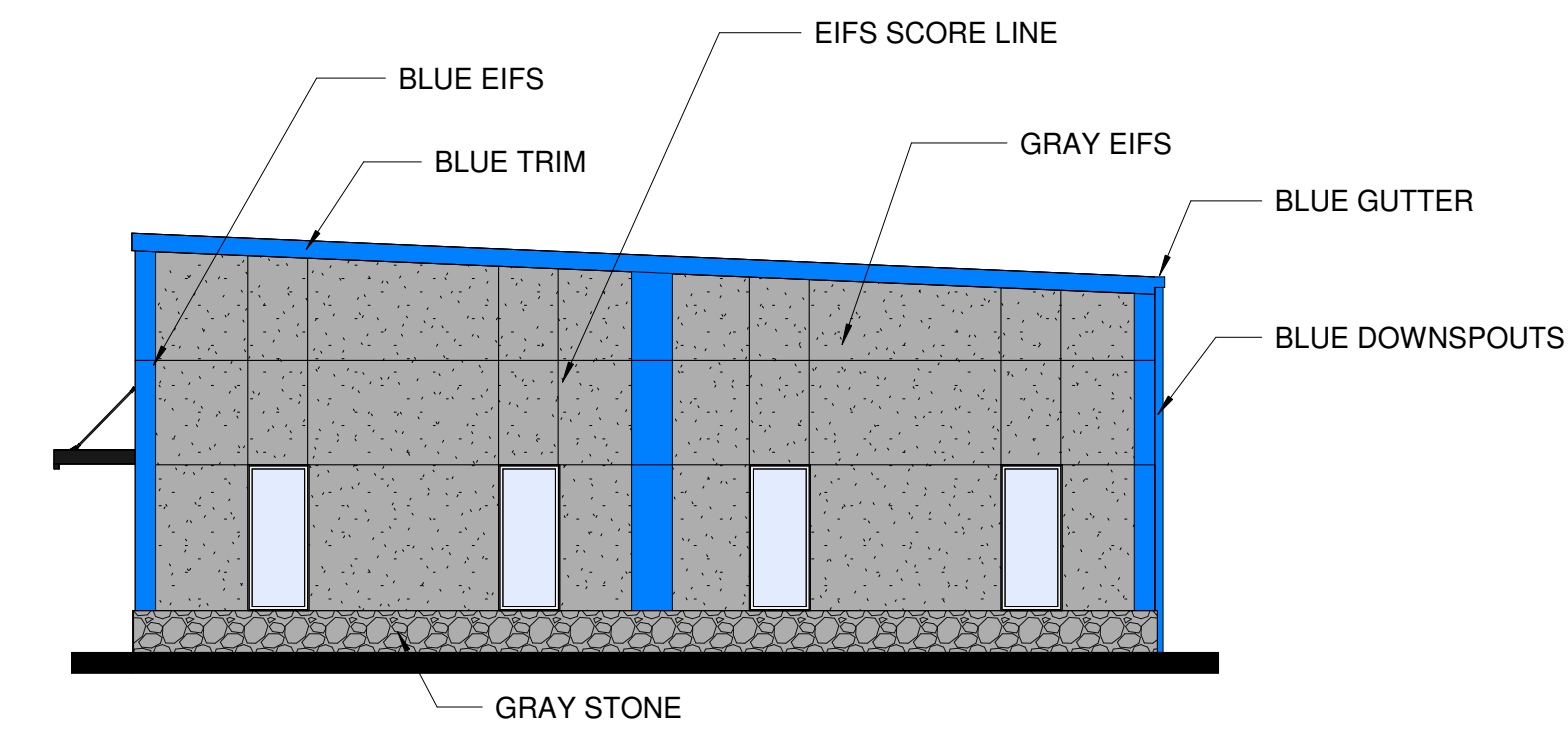




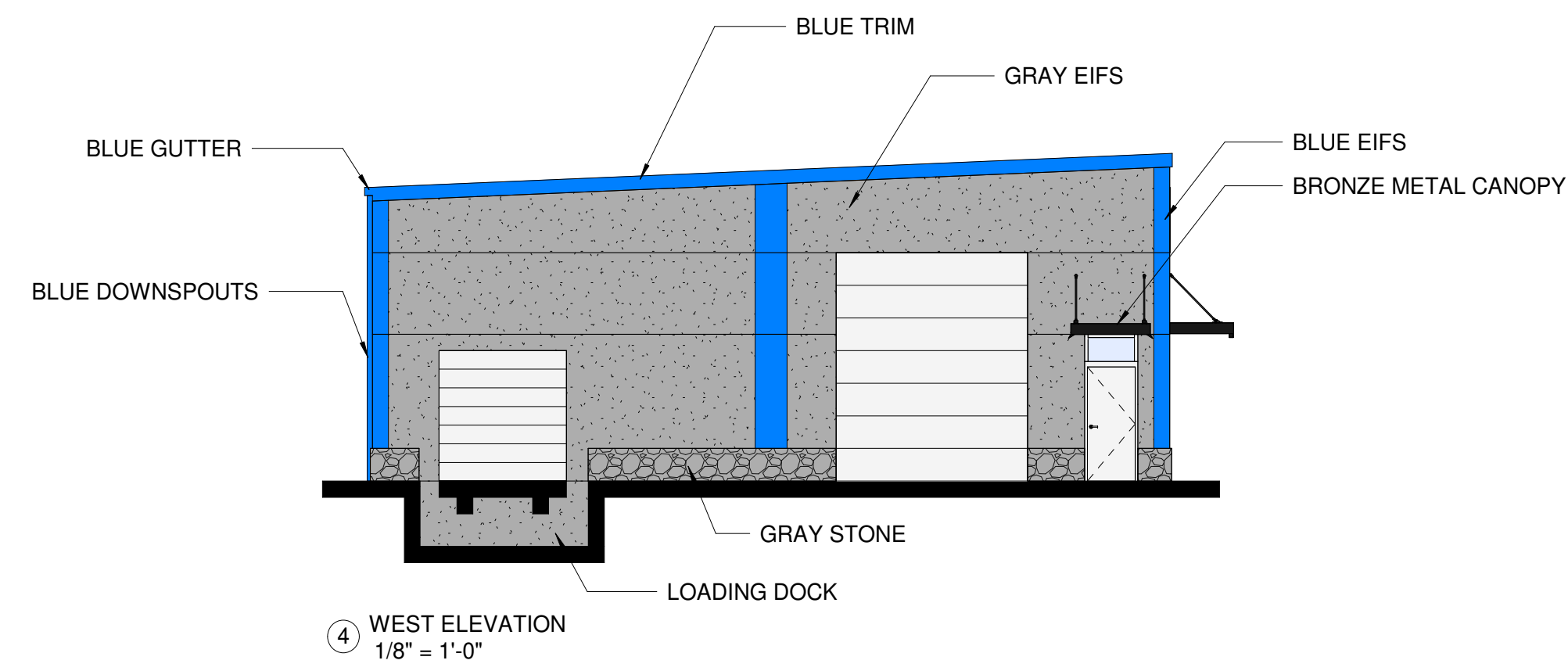
① SOUTH ELEVATION  
1/8" = 1'-0"



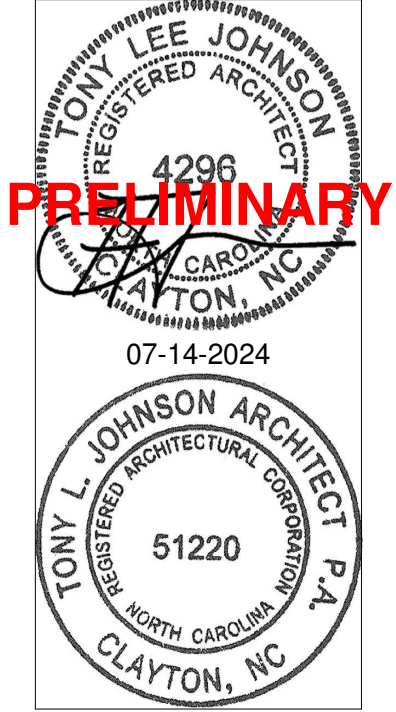
② NORTH ELEVATION  
1/8" = 1'-0"



③ EAST ELEVATION  
1/8" = 1'-0"



④ WEST ELEVATION  
1/8" = 1'-0"



07-14-2024



NSC HOLDINGS LLC OFFICE AND  
WAREHOUSE BUILDING

128 STATE AVENUE, CLAYTON, NC

919-550-7717  
Tony@tonyljohnsonarchitect.com  
140 Durham Street  
Clayton, NC 27520  
Tony.ljohnson@architect.com



ISSUE DATE 07-14-2024

REVISION

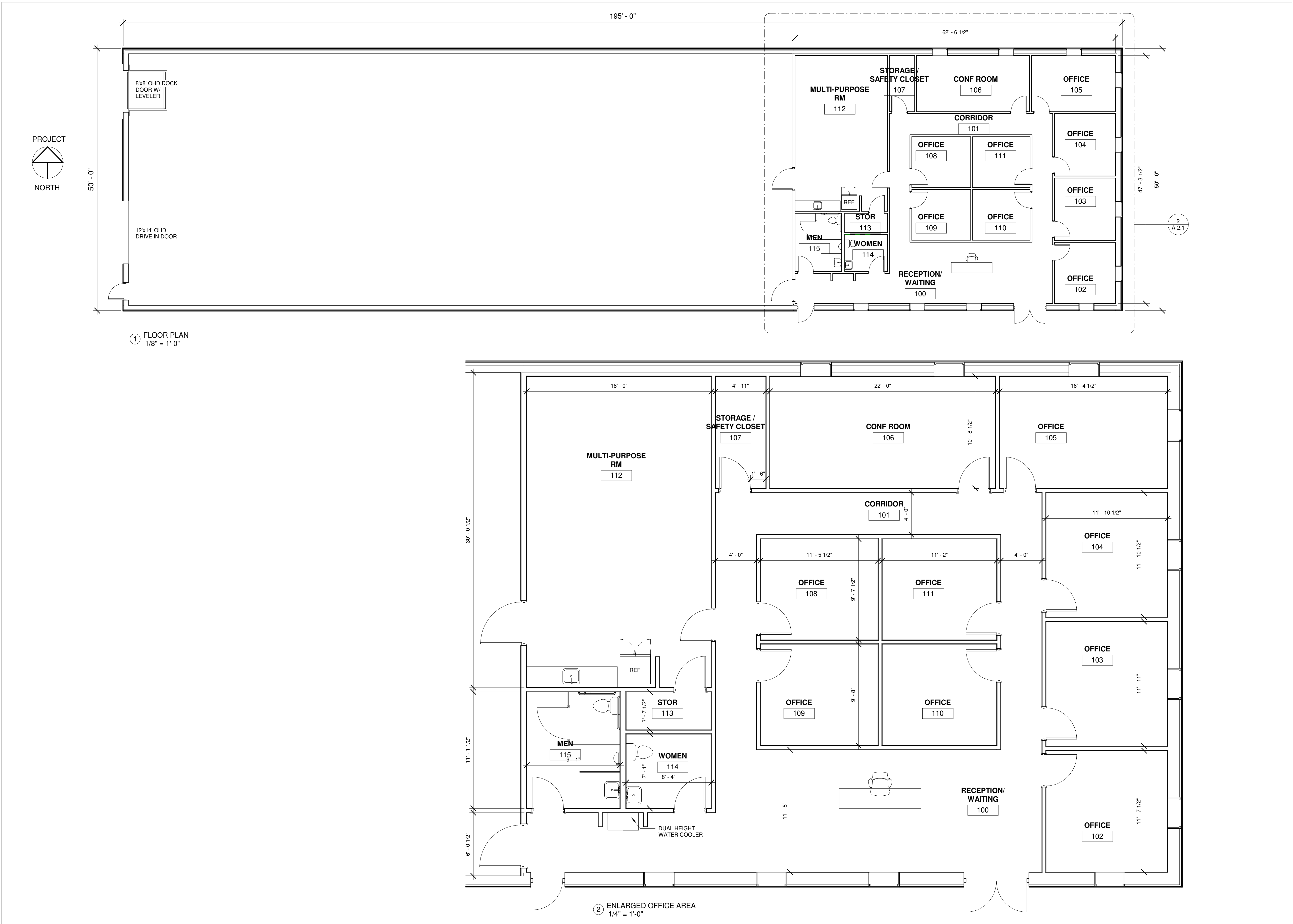
PROJECT # 2023-149

EXTERIOR  
ELEVATIONS

SHEET

A-1.1





NSC HOLDINGS LLC OFFICE AND  
WAREHOUSE BUILDING  
128 STATE AVENUE, CLAYTON, NC

919-550-7717  
Tony@tonyljohnsonarchitect.com  
140 Durham Street  
Clayton, NC 27520  
Tony.ljohnson@architect.com



|            |            |
|------------|------------|
| ISSUE DATE | 07-14-2024 |
| REVISION   |            |
| PROJECT #  | 2023-149   |
| FLOOR PLAN |            |

SHEET  
A-2.1





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

## TRC CERTIFICATION

**10/1/2024**

NSC Holdings, LLC  
14311 Hunters Road  
Huntersville, NC 28078  
[Brad@lknmechanical.com](mailto:Brad@lknmechanical.com)

**Re: NSC Holdings, LLC – 2023-197 - SUP**

Mr. Hauck,

The project listed above received certification from the Technical Review Committee on **10/1/2024**.  
The project will now proceed to the following meeting:

Town Council: **11/4/2024 (Tentative)**

Planning staff will contact you regarding next steps or any additional information that may be needed  
ahead of your scheduled meeting.

Please contact the Planning Department if you have any questions or need further assistance.

Thank you,

Aileen Menjivar  
Development Services Coordinator  
[Amenjivar@townofclaytonnc.org](mailto:Amenjivar@townofclaytonnc.org)  
(919) 359-8717

---

### Staff Approval:

Conrad Olmedo  
Conrad Olmedo (Oct 10, 2024 08:11 EDT)  
\_\_\_\_\_  
Planning Director's Approval

[Signature]  
\_\_\_\_\_  
Department of Engineering Approval

[Signature]  
Barry Affen (Oct 10, 2024 09:22 EDT)  
\_\_\_\_\_  
Inspections Director Approval

10/10/24

\_\_\_\_\_  
Date

10/09/24

\_\_\_\_\_  
Date

10/10/24

\_\_\_\_\_  
Date

Updated February 2024

## NEIGHBORHOOD MEETING INFORMATION

### Purpose:

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

### Meeting Date:

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

### Meeting Time & Location:

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

### Meeting Notice Mailing requirements:

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

### Information required to be provided at the Neighborhood Meeting:

At a minimum, the following materials must be present and discussed at a Neighborhood Meeting:

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

### Information provided to Planning Department:

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

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

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

October 2019

Page 1 of 5

## ADJACENT PROPERTY OWNERS LIST

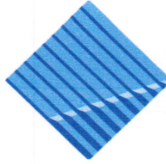
**Project Name:** NSC Holdings, LLC

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

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

| PARCEL NUMBER  | NAME                                   | ADDRESS                                 |
|----------------|----------------------------------------|-----------------------------------------|
| 165806-48-2630 | CRON INVESTMENTS, LLC                  | 2004 COXWOODS RD, CLAYTON, NC 27520     |
| 165806-48-0717 | CROSSROADS CHURCH OF CLAYTON           | PO BOX 1677, CLAYTON, NC 27520          |
| 165806-48-2803 | GUY BURLESON REAL ESTATE LLC           | PO BOX 1370, GARNER, NC 27629           |
| 165806-48-3871 | COATS, TRACY LEE / COATS, LEIGH ANN    | 179 TOWNSEND DR, CLAYTON, NC 27527      |
| 165806-48-5726 | TREGER, FRANCIS KEMP                   | 211 GUY RD, CLAYTON, NC 27520           |
| 165806-48-6764 | GOODWIN, DAMEN A. JOINT TENANTS (WROS) | 20 PARKDALE LN, CLAYTON, NC 27520       |
| 165806-48-6764 | PENROSE, KAREN F. JOINT TENANTS (WROS) | 20 PARKDALE LN, CLAYTON, NC 27520       |
| 165806-48-6633 | JACKALOPE DEVELOPMENT LLC              | PO BOX 10766, WILMINGTON, NC 28404      |
| 165806-48-4377 | CROCKER, JAMES R / CROCKER, LINDA A    | 378 WILSON JONES RD, CLAYTON, NC 27520- |
| 165806-48-3399 | CROCKER, JAMES R / CROCKER, LINDA A    | 378 WILSON JONES RD, CLAYTON, NC 27520- |
| 165806-48-3317 | CROCKER, JAMES R / CROCKER, LINDA A    | 378 WILSON JONES RD, CLAYTON, NC 27520  |
| 165806-48-2354 | JACKALOPE DEVELOPMENT LLC              | PO BOX 10766, WILMINGTON, NC 28404      |
|                |                                        |                                         |
|                |                                        |                                         |
|                |                                        |                                         |
|                |                                        |                                         |
|                |                                        |                                         |





# **LKN Mechanical**

Comfort Contractors

Dear Clayton Area Property Owner:

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

Meeting Date: 1/17/24  
Meeting Time: 6PM- 8PM  
Meeting Location: RAWSON LAWS

Type of Application: Rezoning - Special Use Permit (SUP)

Project/proposal property address: 129 State Avenue, Clayton, NC 27520

Description of project/proposal: The purpose of the project is to construct a building to accommodate a commercial HVAC contractor

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

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

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

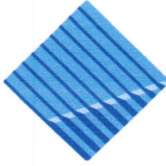
A map is enclosed with this letter showing the location of the property that is subject to this application for land use change and/or development proposal.

If you have any questions prior to or after this meeting, you may contact us at <704-577-7839>. You may also contact the Town of Clayton Planning Department at 919-553-5002.

Sincerely,

---

**Main Office:** 14311 Hunters Road, Huntersville, NC 28078 \* Phone: (704) 896-0035 \* Fax: (704) 360-5242  
**Raleigh/Durham Office:** 3908 Memo Court, Raleigh, NC 27610 \* Phone: (919) 650-3506 \* Fax: (704) 360-5242  
**Greenville, SC Office:** 175 Brookshire Road, Greer, SC 29651 \* Phone: (864) 469-9292 \* Fax: (704) 360-5242



# **LKN Mechanical**

Comfort Contractors

**NSC Holdings, LLC**

Cc: Town of Clayton Planning Department

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**Main Office:** 14311 Hunters Road, Huntersville, NC 28078 \* Phone: (704) 896-0035 \* Fax: (704) 360-5242  
**Raleigh/Durham Office:** 3908 Memo Court, Raleigh, NC 27610 \* Phone: (919) 650-3506 \* Fax: (704) 360-5242  
**Greenville, SC Office:** 175 Brookshire Road, Greer, SC 29651 \* Phone: (864) 469-9292 \* Fax: (704) 360-5242

## NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: NSC Holdings, LLC

Application: SUP-2023-197 NSC Holdings, LLC

Location/Date: RAINBOW LAKES - 6PM TO 8PM

|    | NAME         | ADDRESS        |
|----|--------------|----------------|
| 1  | SCOT CRON    | 135 STATE AVE. |
| 2  | SHELLIE CRON | "              |
| 3  |              |                |
| 4  |              |                |
| 5  |              |                |
| 6  |              |                |
| 7  |              |                |
| 8  |              |                |
| 9  |              |                |
| 10 |              |                |
| 11 |              |                |
| 12 |              |                |
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| 15 |              |                |
| 16 |              |                |
| 17 |              |                |
| 18 |              |                |
| 19 |              |                |
| 20 |              |                |



## NEIGHBORHOOD MEETING SUMMARY FORM

### FILL OUT THE FOLLOWING:

Application: N/C HOLDINGS, LLC SUP - 2023-197

Date of Mailing: 1/2/2024

Date of Meeting: 1/17/2024 Time of Meeting: 6:00 PM

Location of Meeting: RAINBOW LANES

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

Printed Name: Dwight Rowe Signature: [Signature]

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

AT THE MEETING WE DISCUSSED THE SITE PLAN, SPECIAL  
USE PERMIT, USE OF THE PROPERTY AND OVERALL PROJECT.  
ALL REQUIRED MATERIAL WAS AVAILABLE TO ATTENDEES INCLUDING  
A SLIDE SHOW AS WELL AS FOOD + BEVERAGE. WE HAD  
TWO ATTENDEES (ADJACENT PROPERTY OWNERS) WHO WERE EXCITED  
ABOUT THE PROJECT AND TO HAVE A NEW NEIGHBOR.

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



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

## OWNER'S CONSENT FORM

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

Project Name: NSC Holdings, LLC Address or PIN #: 165806-48-4617

### AGENT/APPLICANT INFORMATION:

Brad & Lu Hauck / Dwight Rowe  
(Name - type, print clearly)

14311 Hunters Road  
(Address)  
Huntersville, NC 28078  
(City, State, Zip)

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

Special Use Permit

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

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

### OWNER AUTHORIZATION:

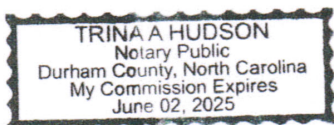
Thadd Roberts  
(Name - type, print clearly)  
[Signature]  
(Owner's Signature)

1304 Coolmore Drive  
(Address)  
Raleigh, NC 27614  
(City, State, Zip)

STATE OF North Carolina  
COUNTY OF Wake

Sworn and subscribed before me Trina A. Hudson, a Notary Public for the above State and County, this  
the 6th day of November, 2023.

SEAL



July 2018

[Signature]  
Notary Public

My Commission Expires: 6/2/2025



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

## SPECIAL USE PERMIT APPLICATION COVER SHEET

Name of Project: NSC Holdings, LLC Date: 11/2/23  
Applicant Name: NSC Holdings, LLC

*The following checklist to be completed by applicant:*

- ☒ Pre-Application Meeting on: 10-11-23  
☐ Application Review fee

*Submit 1 hardcopy and 1 digital (via email or USB) of each of the following:*

- ☒ Completed Application  
☒ Owner's Consent Form  
☒ Adjacent Property Owner's List  
☒ Neighborhood Meeting Notice Letter (1 copy)  
☐ Wastewater Allocation Request Form (if applicable)  
☒ Adjacent Property Owner's List - Include Names, Full Mailing Addresses & Parcel/NC Tag #  
☒ Associated Site Plan

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

## SPECIAL USE PERMIT APPLICATION

**Application Fee: \$750.00**

\*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

☒ **New Special Use Permit**

☐ **Major Modification to an approved SUP**  
Permit Modified: \_\_\_\_\_

### SITE INFORMATION

Name of Project: NSC Holdings LLC

Acreage of Property: 1.44 Zoning District: B-3

County Tag #: 05G02048S NC Pin #: 165806-48-4617

Address/Location: 129 State Avenue, Clayton, NC 27520

Existing Use: Vacant Land Proposed Use: HVAC Contractors office/storage

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

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

### APPLICANT INFORMATION

Applicant: NSC Holdings, LLC

Mailing Address: 14311 Hunters Road, Huntersville, NC 28078

Phone Number: Brad (704-201-2979) Lu (704-201-7053) Fax: 704-360-5242

Contact Person: Brad Hauck

Email Address: Brad@lknmechanical.com

### OFFICE USE ONLY

Date Received: \_\_\_\_\_ Amount Paid: \_\_\_\_\_ File Number: \_\_\_\_\_

## PROPERTY OWNER INFORMATION

Name: Thadd Roberts  
Mailing Address: 1304 Coolmore Drive, Raleigh, NC 27614  
Phone Number: 919-669-7875 Fax: \_\_\_\_\_  
Email Address: Thaddroberts1@gmail.com

## EXPLANATION OF PROJECT

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

Building of a 8,100 square foot metal building for LKN Mechanical to lease.

The building will be used as offices and storage for this location.

## REQUIRED FINDINGS OF FACT

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

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

This use would not endanger the public health or safety if located at this address. This use is in-line with similar existing business along State Avenue and the surrounding area. This location will be used as an office and storage location for LKN Mechanical, an HVAC service contract with existing locations in North Carolina and South Carolina.

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

Based on the pre-development meeting, this use would conform with the current zoning and the standard and practice of sound land use planning and the Town Code of Ordinances along with other applicable regulations.

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

This statement is correct. The applicant will operate a first class HVAC business out of this location.

The development of this vacant parcel should enhance the value of adjacent property(s) and contribute to the tax base of Clayton and Johnston County.

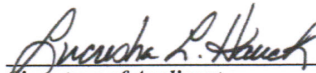
4. That the application will not adversely affect the adopted plans and policies of the Town, or violate the character of existing standards for development of the adjacent properties.

This development will be in-line with the Town and any existing development standards that the Town has in place or has planned.

#### APPLICANT AFFIDAVIT

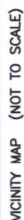
*I/We, the undersigned, do hereby make an application and petition to the Town Council of the Town of Clayton to approve the subject Special Use Permit. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith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

Lucresha Hauck (Partner)  
Print Name

  
Signature of Applicant

11/2/23  
Date





SHEET 1: COVER SHEET  
SHEET 2: EXISTING CONDITIONS  
SHEET 3: SITE PLAN

SITE PLAN  
OF

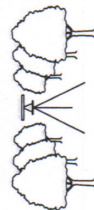
LOTS 12-14 MCW  
RECOMBINATION  
PB 68 PG 371

FOR

**NSC HOLDINGS, LLC.**  
CLAYTON TOWNSHIP, JOHNSTON COUNTY  
NORTH CAROLINA  
NOVEMBER 6, 2023

SHEET 1: COVER SHEET

TRUE LINE SURVEYING, P.C.



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

|              |              |
|--------------|--------------|
| SURVEYED BY: |              |
| DOWN BY:     | MIKE         |
| CHECKED BY:  |              |
| OWNER NAME:  | SITEPLAN.ORG |
| SURVEY DATE: | 2-27-08      |
| JOB NO.      | 581.001      |

LEGEND

|      |                         |
|------|-------------------------|
| P/P  | IRON PIPE FOUND         |
| P/W  | IRON PIPE FOUND         |
| P/NF | PARROT-KALON MAIL SET   |
| P/KS | PARROT-KALON MAIL SET   |
| R/S  | RAILROAD SALON          |
| C/C  | CONTROL CORNER          |
| C/C  | CONTROL CORNER          |
| P/P  | POWER POLE              |
| O/W  | OVERHEAD POWER LINE     |
| R/W  | RIGHT OF WAY            |
| S/F  | SQUARE FEET             |
| D/B  | DEED BOOK               |
| P/B  | PLAT BOOK               |
| B/M  | BOOK OF MAPS            |
| P/G  | PAVE                    |
| L/S  | LINE FEET               |
| 155L | LINE FEET OFFSITE SOWER |
| 156L | OFFSITE SOWER LOT       |
| 13K  | RECOMBINATION LOT       |
| 100  | STREET ADDRESS          |
|      | LINE NOT SURVEYED       |

## NOTES:

- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- 2) AREAS COMPUTED BY COORDINATE METHOD.
- 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 4) NO. 5 REBAR NAIL STAKES WITH CAPS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
- 5) ZONING: R-3
- 6) TAX PARCEL NO. 0050200485
- 7) POWER TO BE SUPPLIED BY PROGRESS ENERGY
- 8) SITE IS LOCATED WITHIN CITY LIMITS OF CLATON
- 9) SITE TO BE SERVED BY ON-SITE DUMPSSTER
- 10) LOCK BOX WILL BE LOCATED AT ELECTRICAL PANEL
- 11) BUILDING EXTERIOR MATERIAL: BRICK
- 12) EXTERIOR LIGHTING WILL BE DECORATIVE
- 13) VEHICULAR AREA WILL BE PAVED

## SITE DATA

|                                                      |          |
|------------------------------------------------------|----------|
| AREA IN SITE                                         | 52484 SF |
| PROPOSED BUILDING AREA                               | 1,203 AC |
|                                                      | 8100 SF  |
| VEHICULAR USE AREA                                   | 27381 SF |
| DISBURSED/IMPERVIOUS AREA                            | 36405 SF |
|                                                      | 69.4%    |
| PARKING SPACES REQUIRED                              | 15       |
| PARKING SPACES PROVIDED                              | 15       |
| HANDICAPPED SPACES REQUIRED                          | 1        |
| HANDICAPPED SPACES PROVIDED                          | 1        |
| EDGE OF PARKING LOT AT HANDICAP PARKING ACCESS IS XX |          |

OWNER: HOMES BY THADO INC  
1304 COOLMORE DRIVE  
RALEIGH, NC 27614









## § 155.306 INDUSTRIAL USE STANDARDS.

The following standards shall apply to all permitted uses and special uses, as set forth in the Use Regulations Table (Table 2-1 § 155.202). Additional design considerations may be outlined in the Clayton General Design Guidelines.

(A) *Building Supplies, wholesale.* An establishment engaged in the sale or fabrication and allied products to contractors for the construction, maintenance, repair and improvement of real property.

(1) Retail sales of lumber and allied products to the consumer may be conducted, but must be clearly accessory to the primary use.

(B) *Crematorium.* A place used and dedicated to the cremation of human remains or pet animal remains.

(C) *Gas And Fuel.* Wholesale. The use of land for bulk storage and wholesale distribution of 2,500 gallons or more of flammable liquid, or 2,000 gallons water capacity or more of flammable gas, excluding below-ground storage which is clearly accessory to the principal use on the site.

(D) *Laboratory, Research.* An establishment engaged in industrial, scientific or medical research, biomanufacturing, testing, and analysis, including support services and structures. Typical uses include natural science/manufacturing research facilities and product testing/quality control facilities.

(1) Outdoor manufacturing, processing or testing shall be limited to industrial districts only.

(E) *Manufacturing, Light.* A facility conducting medium and light manufacturing operations, primarily involving the creation of finished products or parts from previously prepared materials and the manufacturing of products and materials from extracted raw materials. The processing, fabrication, assembly, treatment, packaging, and storage of such products is also included. All activities shall occur within a fully enclosed building no manufacturing involved shall produce noise, vibration, air pollution, fire hazard, or noxious emission which may disturb or endanger neighboring properties.

(1) All manufacturing activity shall be conducted entirely within a fully-enclosed building.

(2) Overnight outdoor storage and display shall be considered an accessory use and permitted only as set forth in the Use Regulations Table (Table 2-1 § 155.202).

(3) Uses shall not emit smoke, odor, objectionable waste materials or excessive noise.

(4) No vibration shall be produced that is transmitted through the ground (and is discernible without the aid of instruments) at or beyond the lot line.

(5) No direct glare from high temperature processes such as combustion or welding visible from the street shall be permitted.

(F) *Manufacturing, Heavy.* A facility conducting assembly heavy manufacturing with operation conducted indoors and outdoors. Heavy manufacturing shall include the following: heavy factory production; industrial yards; any use that is potentially dangerous, noxious or offensive to neighboring uses or those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio, television reception, radiation or any other likely cause; animal processing, packing, treating, and storage; livestock or poultry slaughtering; citrus concentrate plant; processing of food and related products; production of chemical, rubber, leather, clay, bone, paper, pulp, plastic, stone, or glass materials or products, production or fabrication of metals or metal products including enameling and galvanizing, sawmill; bulk storage of flammable liquids; commercial feed lot; concrete batching and asphalt processing and manufacture; wrecking, junk or salvage yard; bottling plant; or any similar use.

(G) *Research and Development.* A facility focused primarily on the research and development of new products. Research and development shall include: offices, and other facilities used for research and development by or for any individual, organization, or concern, whether public or private; prototype production facilities that manufacture a limited amount of a product in order to fully investigate the merits of such a product; pilot plants used to test manufacturing processes planned for use in production elsewhere; production facilities and operations with a high degree of scientific input; facilities and operations in which the input of science, technology, research, and other forms of concepts or ideas constitute a major element of the value added by manufacture per unit of product.

(H) *Warehouse and Freight Movement.* A facility involved in the storage or movement of goods for themselves or other firms. Goods are delivered to other firms or the final consumer with little on-site sales activity to customers. Warehouse and freight movement shall include the following: bulk storage, including nonflammable liquids, feed and grain storage; cold storage plants, including frozen food lockers; household moving and general freight storage; separate warehouse used by retail store such as furniture or appliance store; bus barn; parcel services, mail order facility; stockpiling of sand, gravel, or other aggregate materials; transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred; or any similar use.

(Ord. 2012-04-03, passed 4-2-12; Am. Ord. 2012-12-03, passed 12-3-12; Am. Ord. 2017-04-06, passed 4-3-17; Am. Ord. 2021-02-02, passed 2-15-21)

## § 155.711 SPECIAL USE PERMIT REVIEW.



### (A) *Applicability.*

(1) Special uses within each general use district are uses that may be appropriate in a particular district, but because of the increased potential for incompatibility with adjacent uses requires individual review by the Town Council.

(2) A special use permit shall be required for all special uses as set forth in the Permitted Land Use Table (see § 155.202). A development comprised of uses regulated by separate rows on the table shall be reviewed using the most restrictive process from among the proposed uses.

(3) Where a use requiring a approval as a special use lies on a separate legal parcel, only the building containing the use and its separate parcel shall be subject to special use review, not the entire project. However, where the separate legal parcel is an outparcel, the application shall describe the relationship of the outparcel to the remaining site.

(4) Previously approved and valid Conditional Use Permits are subject to §155.109.

(B) *Pre-application conference.* All applicants seeking special use approval shall schedule a pre-application conference with the planning director, in accordance with § 155.702(A).

(C) *Neighborhood meeting.* All applicants seeking special use approval shall hold a neighborhood meeting in accordance with § 155.702(B).

### (D) *Application requirements.*

(1) Concurrent with a request for a special use permit, an applicant shall submit a site plan application for review and approval.

(2) An application for a special use permit shall be submitted in accordance with §155.702(C).

(3) A traffic impact analysis may be required if the proposed development meets the thresholds established in § 155.708.

(E) *Notice and public hearings.* The town shall hold all required public hearings and give notice in accordance with § 155.702(D).

### (F) *Action by Planning Director.*

(1) Upon submission of a completed application, the Planning Director shall schedule the associated site plan application for review by the Technical Review Committee. The Technical Review Committee shall review the site plan for consistency with the requirements of this chapter.

(2) Upon completion of the technical review, the Planning Director shall prepare a report that reviews the application in light of comments provided by the Technical Review Committee, in light of the adopted plans and policies of the town, and the general requirements of this chapter. The report, site plan and any related application materials shall be forwarded to the Town Council.

(G) *Action by Town Council.*

(1) Before taking action on the special use request, the Town Council shall consider the recommendation of the Planning Director.

(2) The Town Council may approve the request, deny the request, or send the request back to the Technical Review Committee for additional consideration.

(H) *Findings of fact required.* No special use permit shall be approved unless the following findings are made concerning the application:

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

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

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

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

(I) *Additional conditions.*

(1) In granting approval of a special use permit, the Town Council may impose reasonable conditions which serve to assure that the required findings are upheld. Such conditions may include, but are not limited to, right-of-way or easement dedication; recreation, open space, or buffer provision; limitation in scale, intensity, or hours of operation; and other reasonable restrictions.

(2) Any additional condition approved by the Town Council shall become a part of the permit and be of equal importance in the responsibility of the applicant or subsequent assigns to adhere to its terms.

(3) Prior to a decision by the Town Council, the applicant shall consent to these conditions in writing or decline consent to the conditions. Conditions and safeguards imposed under this section shall not include requirements for which the Town does not have authority under statute to regulate nor requirements for which the courts have held to be unenforceable if imposed directly by a local government.

(J) *Modifications to approved special use permits.*

(1) *Minor deviations.* The Planning Director shall approve minor deviations to a special use permit provided that such changes are not contrary to the approving action of the Town Council. The Planning Director shall not have the authority to approve substantial deviations as set forth below.

(2) *Substantial deviations.*

(a) Any deviation requiring evidentiary support in addition to that presented at a public hearing on applications for the original permit shall constitute a substantial deviation. Before making a determination as to whether a proposed action is a minor deviation or a substantial deviation, the Planning Director shall review the record of the proceedings on the original application. Substantial deviations shall include the following:

1. A change in the boundaries of the approved site;
2. A change from the approved use;
3. An increase of 5% or more in the approved floor area, unless proposed addition is 500 square feet of floor area or less, whether such addition is proposed at one time or over an extended period of time;
4. An increase of 5% or more in the number of approved parking spaces, unless the proposed addition is ten or fewer spaces, whether such addition is proposed at one time or over an extended period of time;
5. Substantial change in the location of principal or accessory structures;
6. Structural alterations significantly affecting the basic size, form; style, ornamentation, and appearance of principal or accessory structures as shown on the approved site plan;
7. Substantial changes in pedestrian or vehicular access or circulation; and
8. Substantial change in the amount or location of landscape screens.



(b) If a proposed amendment deviates substantially from the approved special use permit, the approved special use permit shall be amended in accordance with the procedure and standards which governed its approval.

(K) *Effect of decision.*

(1) If the Town Council votes to deny an application, there may be no subsequent application for the same or similar use submitted by any party for any part of the subject property until 12 months have elapsed from the date of denial. If the Town Council votes to approve an application, the permit shall be recorded in the County Register of Deeds office.

(2) The special use permit and additional conditions, if applicable, shall run with the land and shall be binding on the original applicant as well as any successors, assigns, and heirs. Any decision by the Town Council may be appealed within 30 days of the decision in accordance with G.S. § 160D-406.

(L) *Period of validity.*

(1) An approved special use permit shall expire 12 months from the date of approval unless the proposed development is pursued as set forth below:

(a) A complete building permit application has been submitted and remains valid;

(b) Where more than one building is to be built, the applicant may submit a series of building permit applications. The first application shall be submitted within 12 months from the date approval was granted. Each subsequent application shall be submitted within 180 days from the date of issuance of a certificate of occupancy for the previous building; or

(c) If no building permit is required, a certificate of occupancy has been issued.

(2) Once the appropriate permit has been issued, the special use permit shall remain valid unless the use, construction, or activity ceases for a period of 12 consecutive months. In such instance the special use permit shall become void. If a special use is determined by the Planning Director to be void, such determination shall be transmitted in writing to the applicant.

(M) *Building permit/certificate of occupancy.*

(1) No building permit or certificate of occupancy shall be issued until the required site plan of the proposed use or development has been approved by the appropriate review body.

(2) In order to secure a vested right for a site plan, the applicant must submit a site-specific development plan in accordance with § 155.718.

(N) *Revocation of a special use permit*

(1) If any conditions of a special use permit, or other requirements of this chapter are violated, the Planning Director shall begin proceedings to revoke the permit.

(2) Revocation may occur after an evidentiary hearing is conducted by the Town Council.

(3) Upon a four-fifths vote, the Town Council shall revoke the permit, and notice of such revocation shall be recorded in the County Register of Deeds office.

(4) Violations of conditions of a special use permit shall be considered a violation of this chapter and thereby subject to the provisions of § 155.720.

(O) *Coordination with variances.* Applications for variances may be submitted concurrently with a request for a special use permit. The variance shall be considered first and any special use permit application shall be decided afterward.

(P) *Coordination with rezoning.* An application for a special use permit may be reviewed concurrently with a rezoning application. However, a decision shall be rendered first for any rezoning and then subsequently for any special use permit.

(Ord. 2005-11-02, passed 11-21-05; Am. Ord. 2018-07-02, passed 7-16-18; Am. Ord. 2021-02-02, passed 2-15-21)

Table 2-1 Use Regulations

| Use Type                    | Zoning Districts |      |     |     |   |                |     |     |     |     |     |     | Specific Use Section |              |
|-----------------------------|------------------|------|-----|-----|---|----------------|-----|-----|-----|-----|-----|-----|----------------------|--------------|
|                             | Residential      |      |     |     |   | Nonresidential |     |     |     |     |     |     |                      |              |
|                             | R-E              | R-10 | R-8 | R-6 | C | O-R            | O-I | B-1 | B-2 | B-3 | I-1 | I-2 |                      | PF           |
| Laboratory, Research        |                  |      |     |     |   |                | P   |     |     |     | P   | P   |                      | § 155.306(D) |
| Manufacturing, Light        |                  |      |     |     |   |                |     |     |     |     | P   | P   |                      | § 155.306(E) |
| Manufacturing, Heavy        |                  |      |     |     |   |                |     |     |     |     |     | P   |                      | § 155.306(F) |
| Research and Development    |                  |      |     |     |   |                | P   |     |     |     | P   | P   |                      | § 155.306(G) |
| Warehouse, Freight Movement |                  |      |     |     |   |                |     |     |     | S   | P   | P   |                      | § 155.306(H) |
| UTILITIES                   |                  |      |     |     |   |                |     |     |     |     |     |     |                      |              |
| Recycling Center            |                  |      |     |     |   |                |     |     |     |     | S   | P   | P                    | § 155.307(A) |



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

---

October 29, 2024

**Re:** 2023-197-SUP NSC Holdings LLC

To Whom It May Concern,

The Town of Clayton Planning staff is recommending to the Town Council that conditions of approval be placed upon the above referenced application, which proceeds to Town Council on Monday, November 4, 2024. These recommended conditions of approval are outlined on the back of this letter.

Please read through these potential conditions of approval, and sign below if you are in agreement with the conditions as proposed. If you are not in agreement, please respond accordingly in writing. This will be included within the agenda packet for Town Council review.

Thank you.

Sincerely,

Conrad Olmedo, AICP, CZO  
Planning Director



**Recommended Conditions of Approval  
2023-197-SUP NSC Holdings LLC**

1. The Development shall be constructed in substantial conformance with the Special Use Permit as approved by the Clayton Town Council and associated Site Plan and Renderings (2023-197-SP) as approved by Town staff.
2. Any conditions imposed as part of the Site Plan (2023-197-SP) approval shall remain in effect.

**APPLICANT AFFIDAVIT**

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

\_\_\_\_\_  
*Print Name*

\_\_\_\_\_  
*Signature of Applicant*

\_\_\_\_\_  
*Date*

**Ordinance 2024-11-05**

**TOWN OF CLAYTON  
SPECIAL USE PERMIT  
#2023-197-SUP  
GRANTED**

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

Applicant: NSC Holdings, LLC  
Property Owner: NSC Holdings, LLC  
Property Location: 129 State Ave., Clayton, NC 27520  
Brief Property Description: ±1.440 Acre Property with frontage on State Ave.  
Tax Parcel Number: 05G02048S  
Proposed Use of Property: Office Building & Warehouse  
Hearing Date: November 4, 2024

Having heard all the evidence and argument presented at the hearing, the Town Council makes the following findings, per Unified Development Code Section 155.711.H:

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

- 2) That the application meets all required specifications and conforms to the standards and practices of sound land use planning and the Town Code of Ordinances, or other applicable regulations.
- 3) That the application will not substantially injure the value of adjoining or abutting property and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.
- 4) That the application will not adversely affect the adopted plans and policies of the Town or violate the character of existing standards for development of the adjacent properties.

**CONDITIONS:**

1. The Development shall be constructed in substantial conformance with the Special Use Permit as approved by the Clayton Town Council and associated Site Plan (2023-197-SP) as approved by Town staff.
2. Any conditions imposed as part of the Site Plan (2023-197-SP) approval shall remain in effect.

**TOWN OF CLAYTON**

BY: \_\_\_\_\_  
Jody L. McLeod  
Mayor

DATE: \_\_\_\_\_

ATTEST:

\_\_\_\_\_(SEAL)  
Heidi Holland, CMC, NCCMC  
Town Clerk





## Town Council Regular Meeting Agenda Cover Sheet

### Meeting Date

November 4, 2024

### Agenda Location

OLD BUSINESS

### Item Title

Town of Clayton 2024 Parks & Recreation Master Plan

### Presenter(s)

Scott Barnard, Parks and Recreation Director

### Suggested Action

Adoption of Ordinance

### 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

The Parks and Recreation Master Plan serves as a guiding document for the Parks and Recreation staff, Parks and Recreation Advisory Board, Town Administration, and Town Council. It quantifies the current offerings, compares those to the offerings of similarly sized communities, and recommends additions and reductions of facilities and programs for the next 5-10 years. The Master Plan is often used as a tool to prioritize expansion, including both where and what, as well as spending needed to meet demand that often exceeds current conditions.

### Background/History

At the October 21, 2024 council meeting, Sara Burroughs with SageDesign presented this plan. A public hearing was held at this meeting and closed and a motion was made to table this until the November 4, 2024 meeting for action per recommendation from the Planning Board. This item was presented at the Monday, October 28, 2024 Planning Board meeting where the board recommended adoption to Council.

### Funding Source

N/A

### Corresponding Documentation

[2024 CPRMP draft 091924](#)

[Ordinance for Parks and Rec Master Plan](#)

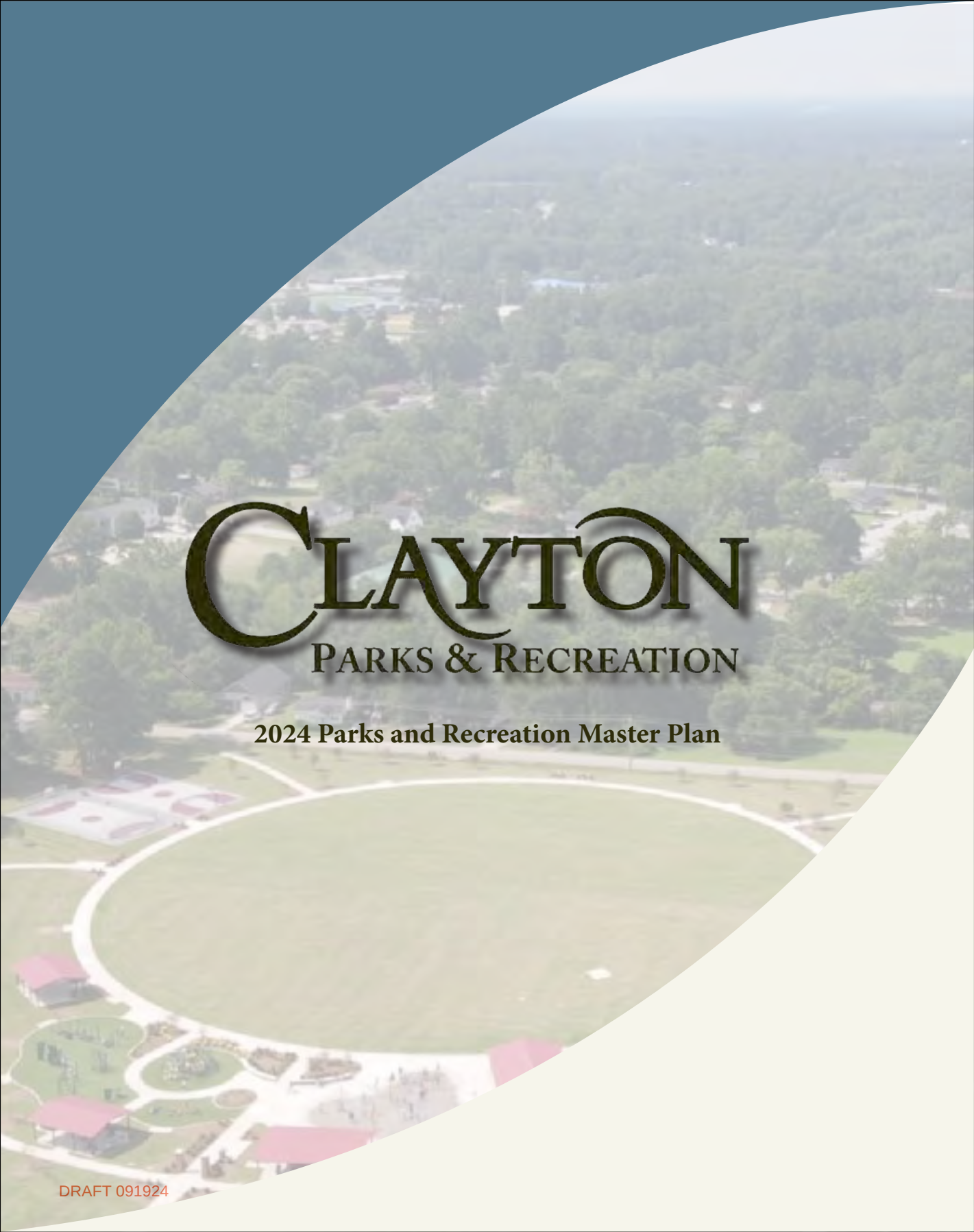
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**Submitted By:** Heidi Holland, Parks + Recreation

**Reviewed By:**

Rich Cappola, Town Manager  
Heidi Holland, Town Clerk

Approved - Oct 30 2024  
Approved - Oct 30 2024



# CLAYTON

## PARKS & RECREATION

### 2024 Parks and Recreation Master Plan

DRAFT 091924



# ACKNOWLEDGMENTS

## STAFF

Rich Capolla | Town Manager

Dolores Gill | Deputy Town Manager

Scott Barnard | Director, Parks and Recreation

Todd Riddick | Assistant Director, Parks & Recreation

Jimmy Bradley | Park Operations Superintendent

Lauren Lambert | Marketing & Special Events Coordinator

Kelly Young | Administrative Support Specialist

Matt Lorion | Former Acting Director, Parks & Recreation

**Thank you to all of the Departmental staff involved in this process:**

- › Communications
- › Cultural Arts
- › Economic Development
- › Engineering
- › Parks and Recreation
- › Planning

## CONSULTANT TEAM

SageDesign | Project Lead

Alta Planning + Design | Planning and Analysis

ETC Institute | Survey Lead

Surface678 | Engagement Support



## TOWN COUNCIL

Jody McLeod | Mayor

Ruth Anderson | Council member

Andria Archer | Council member

Gretchen Williams | Council member

Porter Casey | Council member

Michael Sims | Mayor Pro Tem

## PARK ADVISORY COMMITTEE

Emily Beddingfield | Chair

Natasha Ellis-Smith | Vice-Chair

Travis Crowder | Committee Member

Carol Houston | Committee Member

Rebecca Bradford | Committee Member

Karen Beatty-Phinazee | Committee Member

Mark Morgan | Committee Member

Kuanyu Chen | Committee Member

Austin Cross | Committee Member

Omar Mincey | Committee Member

DRAFT 091924



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# INTRODUCTION

DRAFT 091924



# INTRO | Town of Clayton

## PURPOSE

The purpose of this plan is to understand community recreational needs in order to ensure the Town of Clayton is meeting current demand and planning for the future. This long-term plan describes how the Town will address the identified recreational needs of the citizens within its jurisdiction over the immediate (0-2 years), near term (3-5 years), and long term (6-10 years). Best practices recommend this plan be updated every ten years; the previous plan was completed in 2013, with an interim report completed in 2019 in order to understand the status of the 2013 findings.

## VISION

In the Town of Clayton Strategic Plan several key elements were identified as priorities. The strategic plan vision is “Clayton is a beautiful Town with a unique, alive downtown, a growing economy, and a reputation as an arts community.” Clayton focuses its services around the goal of keeping **“Clayton-the Premier Community for Active Families.”**

To build upon the Strategic Plan, and follow themes presented by the National Recreation and Park Association, several focus areas were identified in this planning process as core values for the Town and project moving forward. Those values are:

### A Connected Community

- Inclusive
- Small Town Character

### Economic Vitality

### Environmental Stewardship

### Celebration of Arts and Culture

### Health and Wellness

## Parks and Recreation Department Mission Statement:

*“To inspire active and healthy living by providing diverse opportunities through parks, facilities, programs, and people.”*



Town of Clayton Parks & Recreation | 5



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# PROCESS

## Process

The Town of Clayton has continued to utilize best practices in the industry to best understand community recreational needs. This process has continued to evolve since the 2013 Parks and Recreation Plan. In order to align with local, state, and national parks and recreation standards the following process has been utilized for this update:

The Inventory is comprised of several different steps in order to inform the team of existing resources and offerings.

- › Understanding the population and the make up of the Clayton community
- › Review of Past and Related Plans
- › Current Departmental Staffing
- › Current Programs and Program offerings
- › Facilities Inventory

The Town of Clayton committed to a robust engagement process throughout the duration of this plan in order to ensure it is complete and representative of the Clayton community. The Town involved the community online, at community wide events, through in person planning session with elected officials, stakeholders, and staff, and through statistically valid and open link surveys. This engagement resulted in representative input to guide the plan.

The purpose of the analysis is to help prioritize solutions to address gaps in services and help plan for future community recreational needs. These efforts compare the Town of Clayton Inventory and Needs Assessment to National Best Practices benchmarking in the National Recreation and Park Association (**NRPA**) 2023 Agency Performance Review. The Town also completed two additional analysis evaluations:

- › The Recreation Economic Analysis
- › The Green Infrastructure and Resiliency Benefits Analysis

Recommendations and action are driven by demand and need. The higher priority items are elements where there is a gap in demand compared to the level of service being provided, and where a need has been identified repeatedly over time. Recommendations and action are broken down into immediate (0-2 years), near term (3-5 years), and long term (6-10 years) and include:

- › Facilities
- › Land Acquisition
- › Connectivity
- › Programs
- › Staffing



# INVENTORY

DRAFT 091924



# THE COMMUNITY

## ABOUT

Clayton is located on the western edge of Johnston County, east of I-40 and northwest of I-95. Clayton was incorporated in 1869 and has a rich history, starting with an agricultural base and transitioning over the years. Clayton has seen rapid growth and development, and has a current town population of approximately **29,445**, in part due to location. The community is close to several major cities: Raleigh, Chapel Hill, and Durham. Several research farms and laboratories have been established in the area because of Clayton's proximity to the above cities, and to North Carolina State University, the North Carolina Department of Agriculture, and Research Triangle Park.

However, even with the growth Clayton has seen, downtown Clayton and the greater Clayton community still maintains that quaint small-town feel. The Town of Clayton and downtown businesses have successfully partnered to preserve the small-town charm with more than \$20 million invested in revitalization projects in the last decade,

## THE PEOPLE

The approximately **29,445** people that make up the population of Clayton are a median age of 33.9 and fairly evenly distributed between males and females.

## AGE

The Median Age of 33.9 is comprised of the following break down in age range according to the US 2023 Census data:

| Age and Sex             |       |
|-------------------------|-------|
| Persons under 5 years   | 6.4%  |
| Persons under 18 years  | 28.1% |
| Persons 65 years & over | 11.2% |
| Female Persons          | 50.6% |

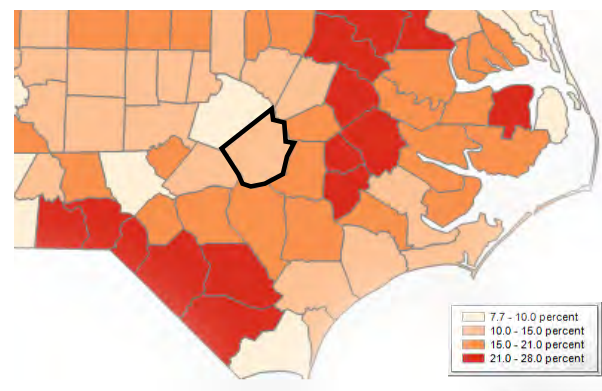
## POVERTY



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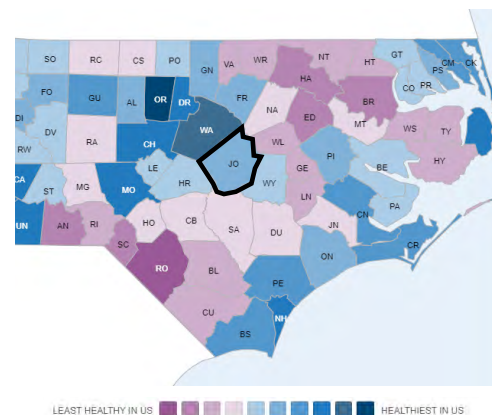
In a USDA document from 2021 "Percent of total population in Poverty in North Carolina," Johnston County ranked as having 11.8 percent of persons living below poverty level. This data is extracted from US Census Bureau data and small area income poverty estimates that are updated annually.

The Clayton median household income is \$59,338 according to the US Census Bureau.



## HEALTH

According to The County Healthy Ranking Report, Health Outcomes tell us how long people live on average within a community, and how much physical and mental health people experience in a community while they are alive. Johnston County is faring as a better than the average county in North Carolina for Health Outcomes, and better than the average county in the nation.



Town of Clayton Parks & Recreation | 8

# THE COMMUNITY

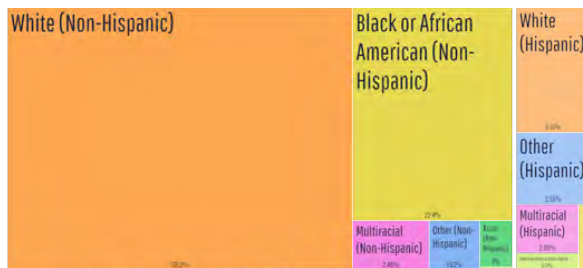
## ETHNIC BREAKDOWN

According to Data USA which bases its information off of the US Census, the three largest ethnic groups in Clayton, NC are:

1. White (Non-Hispanic) 15.1k  $\pm$  1.23k
2. Black or African American (Non-Hispanic) 5.7k  $\pm$  1.02k
3. White (Hispanic) 1.61k  $\pm$  649

According to Data USA, in 2021, there were 2.65 times more White (Non-Hispanic) residents (15.1k people) in Clayton, NC than any other race or ethnicity. There were 5.7k Black or African American (Non-Hispanic) and 1.61k White (Hispanic) residents, the second and third most common ethnic groups.

13.2% of the people in Clayton, NC are Hispanic (3.36k people).



Clayton residents at the Clayton Harvest Festival - photo from the Town of Clayton

DRAFT 091924

## PAST AND RELATED PLANNING EFFORTS

Key past and related planning efforts were identified by staff and the project team. This review was conducted to understand common findings and recommendations within each of these plans and to ensure common themes and findings are aligned with these efforts. An action item review of the 2013 Comprehensive Parks and Recreation Plan was conducted to understand outstanding action items from that plan.

| Plan Name                                         | Year |
|---------------------------------------------------|------|
| 2006 Comprehensive Bicycle Plan                   | 2006 |
| Johnston County Comprehensive Transportation Plan | 2011 |
| Parks & Recreation Master Plan                    | 2013 |
| Clayton Recreation Progress Report                | 2019 |
| Clayton Comprehensive Growth Plan 2045            | 2021 |
| Clayton Pedestrian Plan                           | 2022 |

## THE FOLLOWING ARE COMMON PRIORITIES IDENTIFIED IN THE PAST AND RELATED PLANS:

- › Trails, greenways, and connectivity
- › On-going communication & marketing improvements
- › Natural resource protection
- › Celebration of arts and culture
- › Downtown connectivity improvements
- › Land acquisition to meet future need
- › Desire to be a regional destination for recreation

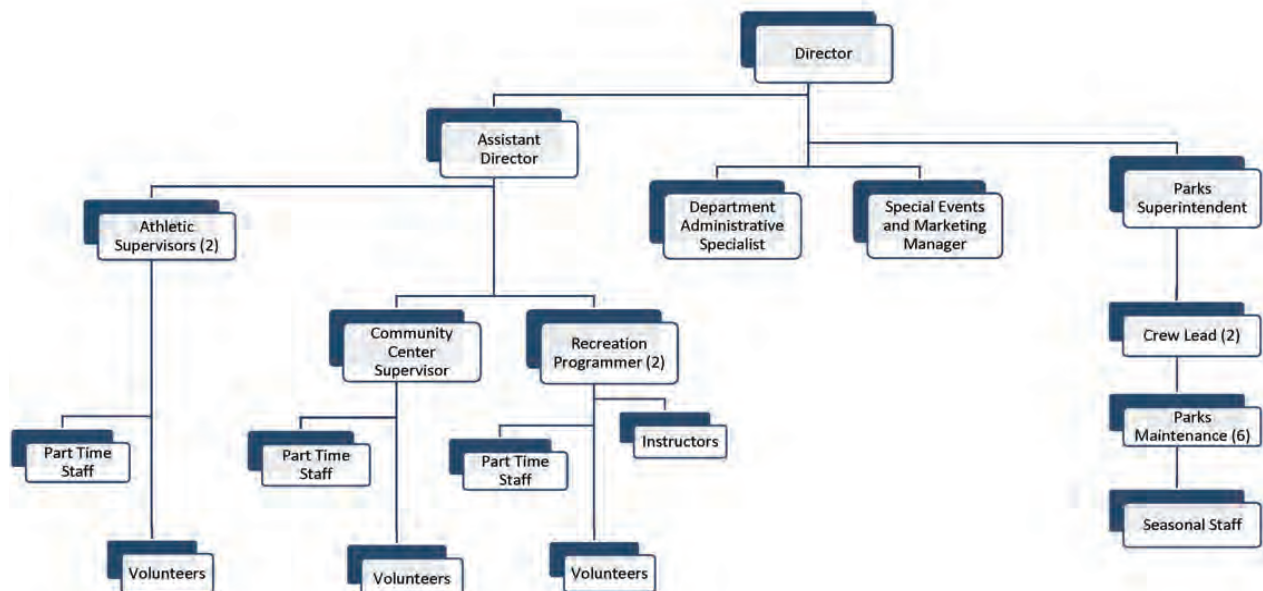


Clayton staff talks to residents about the 2024 Parks and Recreation Master Plan and the Department offerings at the Clayton Harvest Festival

## STAFFING

The Town of Clayton Parks and Recreation is comprised of Full-time (FTE's) staff, Part- time staff, and seasonal staff. Parks and recreation staff fall into three general departmental categories, programming, park operations, and support.

## ORGANIZATIONAL CHART





# PROGRAMS

## ABOUT

The Town of Clayton Parks and Recreation Department offers a wide variety of programs for residents and visitors. Many of the offerings are provided at the Clayton Community Center which provides free membership to all Town of Clayton residents. In addition to this resource, programming is provided at locations throughout Town. Program offerings are listed online, through registration, and within the Program Guide in the following general categories:

|                   |                |
|-------------------|----------------|
| Athletics/Sports  |                |
|                   | Preschool      |
|                   | Youth and Teen |
|                   | Adult          |
| Fitness           |                |
|                   | Teen           |
|                   | Adult          |
|                   | Senior         |
| Adaptive          |                |
|                   | all ages       |
| Arts              |                |
|                   | Youth          |
|                   | Teen Adults    |
|                   | Seniors        |
| Skills and Social |                |
|                   | Youth          |
|                   | Teen           |
|                   | Adults         |
|                   | Seniors        |

## PROGRAMS

The Town of Clayton programs span all ages and create opportunity for participants to become involved in arts, fitness, athletics, senior activities, camps, youth and teen activities, special and seasonal programming, life skills classes, and more. This variety of programming takes place predominantly at the Community Center with camps, athletics, senior trips, and some fitness taking place in other locations within the park system.

Collectively, the Town of Clayton Parks and Recreation Department programs served approximately 5400 participants in 2023. This number does not include those served through special events such as movie nights and concerts at Municipal Park. Programs continue to be in high demand with 2023 seeing over 680 people on the waitlist for programs offered. This illustrates the high demand for programming being offered within the Town. Of those programs seeing high waitlist numbers, over 80% of waitlisted programs are offered within the Community Center including programs such as arts, fitness, dance, youth programs, camps, and athletics. Other programs also had wait lists in 2023, including athletics, senior trips, tennis, and pickleball. The demand for programs can be attributed to several factors: increased population, especially younger families, not having enough specialty instructors to meet demand, and not having the space to expand program offerings.



*Youth athletics is one of the many program offerings Clayton provides the community.*

# FACILITIES

## ABOUT

The purpose of the facilities inventory assessment is to determine how well the Town of Clayton Parks and Recreation Department is meeting the needs of Town residents and visitors with its parks, greenways, open space, and facilities. These findings contribute to determining the overall level of service findings for the Town, and help establish the vision for the future parks and recreation system.

According to the National Recreation and Parks Association (NRPA), the basic definition of Level of Service (LOS) is expressed as an allocation mechanism for the delivery of park and recreation facilities. By understanding the current level of service for parks and recreation facilities within the Town, a community can better understand how and if residents have equal opportunity to basic parks and recreation services. To do this, the team evaluated the facilities that exist utilizing the community values identified in the planning process. These values are unique to Clayton and provide the lens for which each park was assessed. This process helps determine if the parks and the amenities within them are meeting the goals and vision.

Each park was evaluated using the community values to understand if it is falling below the goals for the Town (N= needs improvement - 50% or less of the criteria were observed), meeting the goals (S=Satisfactory - Approximately 50% of the criteria were observed), or performing above expectations (C=Commendable- 75% or more of the criteria were observed). All of the criteria below helped determine how a park is performing to meet the needs and expectations of the Clayton community.

## A CONNECTED COMMUNITY

Public, staff, and stakeholder involvement all highlighted the desire to maintain the small-town charm of the Town and provide opportunities for connectivity, community interaction, and inclusion. This part of the assessment evaluated connectivity within the park, to and from the park, and what resources are available that allow users to use alternative transportation. The greenways evaluation section of this report will go into greater detail regarding the overall townwide greenway system.

## PHYSICAL CONNECTIVITY:

- › Is there nearby transit?
- › Is there a community greenway connection to the park and are there contiguous sidewalks to connect to park entrances?
- › Are there proposed greenway connections?
- › Is the park internally connected?
- › Can you get from amenity to amenity within large and small parks?
- › Is the surface and width accessible?
- › Do you know where you are in the park and/or Clayton?
- › Do you know how long it might take you to walk a trail?

## COMMUNITY CONNECTIONS:

- › Does the park promote social interaction?
- › Does the park contain opportunities for passive and/or active recreation?
- › Is there a balance of sun and shade?
- › What is the noise level? Are there opportunities for both quiet and engaged spaces?
- › Is there an opportunity for seating?
- › Does the park allow users to connect with nature and the features within the park?
- › Can the user quantify their experience in time or distance?
- › Are there intergenerational activities?

## INCLUSION:

- › Is there wifi in the park?
- › Is there accessible seating?
- › Is there power and/or charging stations?
- › Are the amenities open to the general public?
- › Are reservations systems and information solely online?
- › Is there a fee based facility?
- › Is information communicated in the park as well as online?
- › Is the park in a socially vulnerable area?
- › What is the overall park quality?
- › Do the amenities look well maintained?
- › Does the park feel welcoming for all ages and abilities?
- › Do the amenities support use by multiple age groups?

# FACILITIES

## ECONOMIC VITALITY

Throughout the engagement process participants highlighted the importance of economic development within Clayton and interest in increasing access to recreation tourism. There is a strong desire to find parks and recreation offerings that are unique to Clayton and provide something that will encourage visitors to the area. The town also wants to ensure it is meeting the recreation demand of its residents.

- › Are there features unique to the area?
- › Does the park offer something you cannot get somewhere else?
- › Are the features new or old?
- › Is there an opportunity for a unique special event or vendor?
- › Is there a partnership opportunity?



*Harmony Playground was made possible through community partners, donations, and cooperation to promote local business and increase access to play!*

## ENVIRONMENTAL STEWARDSHIP

Sustainability is a goal for Clayton and was identified during the townwide strategic planning process as a priority. During interdepartmental input sessions several ways to ensure the town is meeting environmental best practices were identified. Each of these factors contribute to the overall users' ability to experience nature and the overall sustainability of the park. The following factors were identified:

- › Are park features in a floodprone area?
- › Are features designed to endure natural impact?
- › Is there green infrastructure present? (pavement, lighting, solar, stormwater, etc.)
- › Is there a feature that requires consistent maintenance?
- › Are there opportunities to reduce land management?
- › Have maintenance practices been evaluated for impact?
- › Are there any furnishings or site features sourced from sustainable materials, recycling and composting options?
- › Is there a focus on use of native, drought tolerant vegetation?

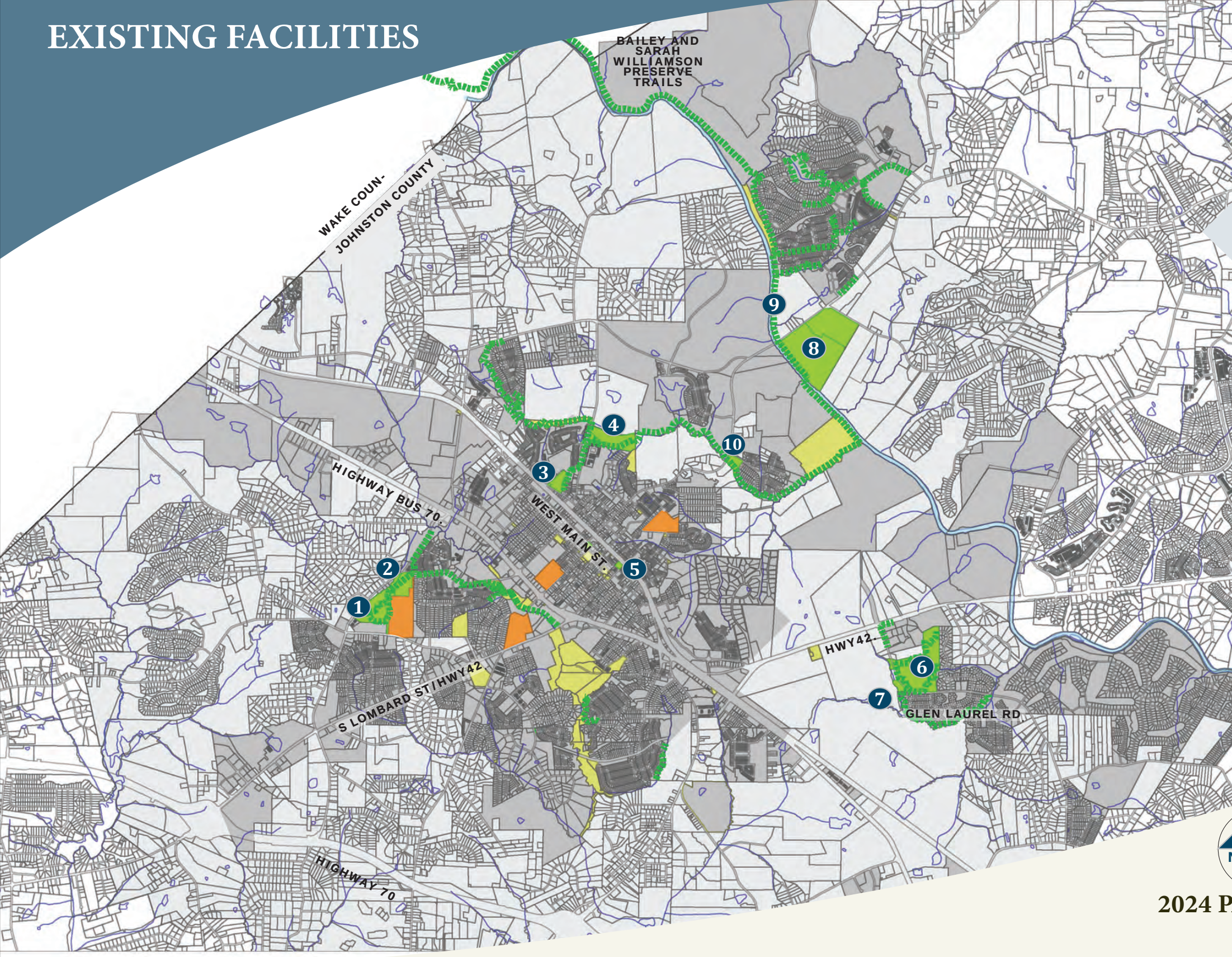
## ARTS AND CULTURE

The Town of Clayton wants to ensure its park users have the opportunity to experience new and engaging opportunities in their parks and civic spaces. This can be done through unique programming, unusual material use, unique facility development, or unique site plan layout. Each of these factors contribute to the overall users' ability to experience something that is unique to Clayton and help maintain the small-town character. The following factors were evaluated:

- › Are there park features present that are only provided in this park?
- › Are features something that celebrate Clayton?
- › Is there an experience that a user can only get in Clayton and not nearby?
- › Does the feature highlight what makes Clayton unique?



# EXISTING FACILITIES



## LEGEND

- EXISTING CLAYTON PARKS
- TOWN OWNED LAND
- SCHOOLS
- CLAYTON TOWN LIMITS
- CLAYTON ETJ
- EXISTING GREENWAYS AND TRAILS
- NEUSE RIVER BLUEWAY

## EXISTING PARKS

- 1 CLAYTON COMMUNITY PARK
- 2 CLAYTON COMMUNITY CENTER
- 3 MUNICIPAL PARK
- 4 LEGEND PARK TRAIL HEAD
- 5 DONALD "CLYDE" SINCLAIR PARK
- 6 EAST CLAYTON COMMUNITY PARK
- 7 EAST CLAYTON DOG PARK
- 8 FUTURE LOOP ROAD PARK
- 9 CLAYTON RIVER WALK ON THE NEUSE
- 10 SAM'S BRANCH GREENWAY

SCALE: 1" = 3600' 0 3600' 7200'



CLAYTON  
PARKS & RECREATION

## 2024 PARKS AND RECREATION MASTER PLAN

DRAFT 091924



# FACILITY OVERVIEW

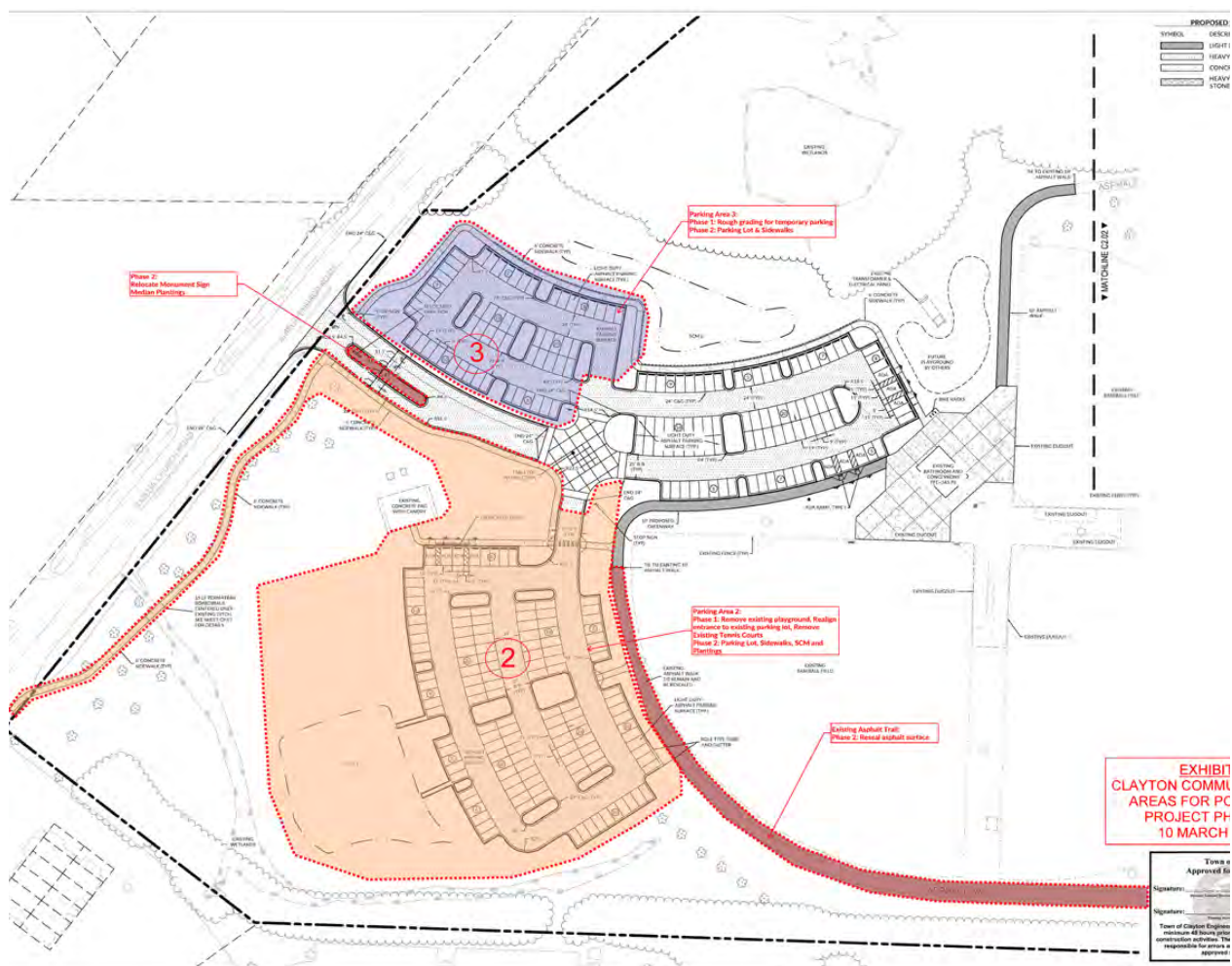
|    | Facility Name & Address                                     | Acreage       | Hours of Operation                                                                 | Indoor Bldg. s.f. | Baseball / Softball Fields | Batting Cages | Bocce    | Shuffleboard | Multi-purpose Field | Open Play Area | Outdoor Basketball Courts | Tennis Courts | Pickleball Courts | Sand Volleyball Courts | Disc Golf | Natural Trails | Paved Trails | Playgrounds | Splash Pad | Picnic Shelters | Multi-purpose Indoor Bldg. | Gymnasiums | Outdoor Performance Area | Restrooms | Dog Park |
|----|-------------------------------------------------------------|---------------|------------------------------------------------------------------------------------|-------------------|----------------------------|---------------|----------|--------------|---------------------|----------------|---------------------------|---------------|-------------------|------------------------|-----------|----------------|--------------|-------------|------------|-----------------|----------------------------|------------|--------------------------|-----------|----------|
| 1  | Clayton Community Center<br>715 Amelia Church Rd            | 11.68         | Hours:<br>M-F<br>7am-9pm<br>Sat:<br>8am-4pm<br>Sun:<br>1-8pm                       | 32,000 sf         |                            |               | 6        | 6            |                     |                | 4                         | 8             |                   |                        |           |                |              | 1           |            |                 | ✓                          | 1          | ✓                        | Y         |          |
| 2  | Clayton Community Park<br>1075 Amelia Church Road           | 32            | Dawn to Dusk                                                                       |                   | 3                          |               |          |              |                     |                |                           |               |                   |                        |           | 0.5            | 0.5          | 1           | 1          |                 |                            |            |                          | Y         |          |
| 3  | Municipal Park<br>325 McCullers St                          | 8.12          | Park:<br>Dawn to Dusk<br><br>Splash pad hours:<br>Summer:<br>9:00 a.m. - 8:00 p.m. |                   |                            |               |          |              |                     | ✓              | 2                         |               |                   |                        |           |                | 0.25         | 1           | 1          | 3               |                            |            |                          | Y         |          |
| 4  | Legend Park Trail Head<br>553 City Rd                       | 25.1          | n/a                                                                                |                   |                            |               |          |              |                     |                |                           |               |                   |                        |           |                |              |             |            |                 |                            |            |                          |           |          |
| 5  | Donald "Clyde" Sinclair Park<br>400 E. Front Street         | 1.45          | Dawn to Dusk                                                                       |                   |                            |               |          |              |                     |                | 1                         |               |                   |                        |           |                |              | 1           | 1          |                 |                            |            |                          | Y         |          |
| 6  | East Clayton Community Park<br>1774 Glen Laurel Road        | 65.46         | Dawn to Dusk                                                                       |                   | 1                          | 1             |          |              | 3                   | ✓              |                           |               |                   |                        | 18        |                | 1            | 1           | 4          |                 |                            |            | Y                        |           |          |
| 7  | East Clayton Dog Park<br>2027 Glen Laurel Road              | 3             | Dawn to Dusk                                                                       |                   |                            |               |          |              |                     |                |                           |               |                   |                        |           |                |              |             |            |                 |                            |            |                          | 1         |          |
| 8  | Future Loop Road Park                                       | 120.13        | Dawn to Dusk                                                                       |                   |                            |               |          |              |                     |                |                           |               |                   |                        |           |                |              |             |            |                 |                            |            |                          |           |          |
| 9  | Clayton River Walk on the Neuse<br>2686 Covered Bridge Road |               | Dawn to Dusk                                                                       |                   |                            |               |          |              |                     |                |                           |               |                   |                        |           |                | 5.5          |             |            |                 |                            |            |                          |           |          |
| 10 | Sam's Branch Greenway<br>1358 N O'Neil Street               |               | Dawn to Dusk                                                                       |                   |                            |               |          |              |                     |                |                           |               |                   |                        |           |                | 2.5          |             |            |                 |                            |            |                          |           |          |
|    | Summerlyn Greenway                                          |               |                                                                                    |                   |                            |               |          |              |                     |                |                           |               |                   |                        |           |                | 1            |             |            |                 |                            |            |                          |           |          |
|    | Bailey and Sarah Williamson Preserve (Partnership)          |               |                                                                                    |                   |                            |               |          |              |                     |                |                           |               |                   |                        |           | 1              |              |             |            |                 |                            |            |                          |           |          |
|    | <b>Existing Acreage</b>                                     | <b>146.81</b> | <b>Totals:</b>                                                                     | <b>32,000</b>     | <b>4</b>                   | <b>1</b>      | <b>6</b> | <b>6</b>     | <b>3</b>            | <b>3</b>       | <b>3</b>                  | <b>4</b>      | <b>8</b>          | <b>0</b>               | <b>1</b>  | <b>1.5</b>     | <b>11</b>    | <b>5</b>    | <b>1</b>   | <b>9</b>        | <b>1</b>                   | <b>1</b>   | <b>1</b>                 | <b>5</b>  | <b>1</b> |
|    | <b>Future Acreage (Loop Road)</b>                           | <b>120.13</b> |                                                                                    |                   |                            |               |          |              |                     |                |                           |               |                   |                        |           |                |              |             |            |                 |                            |            |                          |           |          |
|    | <b>Total</b>                                                | <b>266.94</b> |                                                                                    |                   |                            |               |          |              |                     |                |                           |               |                   |                        |           |                |              |             |            |                 |                            |            |                          |           |          |



Harmony Playground inclusive play space at East Clayton Park

# CLAYTON COMMUNITY PARK

| 1075 AMELIA CHURCH ROAD    |       | HOURS: DAWN TO DUSK   | 32 ACRES |
|----------------------------|-------|-----------------------|----------|
| Baseball                   | 3 (L) | Paved Trail           | .5       |
| Benches/Picnic Tables      | Y     | Unpaved Wetland Trail | .5       |
| Picnic Shelter             | 1     |                       |          |
| Playground (being updated) | 1     |                       |          |



Renovation of Community Park is underway

DRAFT 091924

Town of Clayton Parks & Recreation | 16



### CONNECTED COMMUNITY

Clayton Community Park is located adjacent to the Community Center, existing neighborhoods, and Clayton Middle School. Scheduled trail improvements will connect this site to the Community Center. Additional park improvements are occurring which will also improve access to site features such as the playground and ballfields. The park could be better connected to the adjacent school with the inclusion of internal trail connectivity, or sidewalk and trail connection access along Guy Road.

### ECONOMIC VITALITY

Clayton Community Park is home to three ballfields and Senior Games which brings players and families to this site. Communicating community support features such as restaurants and shops will help visitors understand nearby resources. Likewise, offering opportunities for food trucks and vendors can highlight Clayton's resources.

### ENVIRONMENTAL STEWARDSHIP

This site has a positive balance of active and passive recreation, open space, and wooded area. By redeveloping in areas already impacted and protecting forested and wetlands areas, Clayton Community Park is following best practices.

**ARTS AND CULTURE** There does not appear to be anything on site that highlights the Clayton Community arts and community.

**HEALTH AND WELLNESS** This site has a good balance of active and passive recreation and offers features that serve a variety of recreational needs and ages. With the upgrade of the playground and connection to the Community Center, this site will expand its opportunity to better serve residents.



#### PAVED PARK TRAIL

*The existing park is undergoing upgrades including trail connections to Clayton Community Center and a new playground.*

| THEMES                    | N | S | C |
|---------------------------|---|---|---|
| CONNECTED COMMUNITY       |   |   |   |
| ECONOMIC VITALITY         |   |   |   |
| ENVIRONMENTAL STEWARDSHIP |   |   |   |
| ARTS AND CULTURE          |   |   |   |
| HEALTH AND WELLNESS       |   |   |   |

# CLAYTON COMMUNITY PARK



*Park renovations are underway*



*Demolition of older features has occurred*



*Existing restroom building to remain*



*Existing ballfields to remain*

# CLAYTON COMMUNITY CENTER

| 715 AMELIA CHURCH RD          | 32,000 SF      | HOURS:<br>M-F 7AM-9PM<br>SAT. 8AM-4PM<br>SUN.1PM-6PM | 11.68ACRES |
|-------------------------------|----------------|------------------------------------------------------|------------|
| Multi-purpose Court/Gymnasium | 1              | Meeting Room                                         | Y          |
| Fitness Equipment             | Y              | Community Garden                                     | Y          |
| Indoor Walking Track          | 1/16 of a mile | Tennis Courts (future)                               | 4          |
| Art and Pottery Room          | 2              | Outdoor Pickleball (future)                          | 8          |
| Offices                       | Y              | Shuffleboard (future)                                | 6          |
| Game Zone and Gathering Space | Y              | Bocce (future)                                       | 6          |
|                               |                | Maintenance Area (future)                            |            |



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Town of Clayton Parks & Recreation | 19



### CONNECTED COMMUNITY

Clayton Community Center provides access to active and passive recreation and serves as a hub for community recreation information and programs. It is a good example of intergenerational offerings. Continuing to improve sidewalk and trail connections with crosswalks, signage, and missing links, this site could be better accessed by nearby neighborhoods, commercial, and school. Demand for the well-loved resources is high.

### ECONOMIC VITALITY

This site is a high quality center and is serving its residents and users with programs, health and wellness, and fitness. It demonstrates the Town's commitment to health and wellness.

### ENVIRONMENTAL STEWARDSHIP

Park redevelopment is occurring in areas already impacted and/or will be reusing sites already developed.

**ARTS AND CULTURE** Indoor programs and spaces offer access to arts, as well as the community garden space. These features should be celebrated inside, outside, and online to highlight Clayton's arts offerings.

### HEALTH AND WELLNESS

Users can access sports, fitness, educational courses, and the arts. This space is a good example of meeting community needs in one location. It also provides a unique setting for intergenerational interaction and community connection. The access to this indoor recreational resource is high.



#### CLAYTON COMMUNITY GARDENS

*The Town of Clayton has been in partnership with Johnston County Cooperative Extension for Community Gardens at the Community Center since 2011, Photo, Johnston County Cooperative Extension*

| THEMES                    | N | S | C |
|---------------------------|---|---|---|
| CONNECTED COMMUNITY       |   |   |   |
| ECONOMIC VITALITY         |   |   |   |
| ENVIRONMENTAL STEWARDSHIP |   |   |   |
| ARTS AND CULTURE          |   |   |   |
| HEALTH AND WELLNESS       |   |   |   |

# CLAYTON COMMUNITY CENTER



Multi-purpose indoor gymnasium- photo by Town of Clayton



Multi-purpose gymnasium space - photo by Town of Clayton



Game room - photo by Town of Clayton



Outdoor play space at Clayton Community Center - photo by Town of Clayton



New pickleball courts at Clayton Community Center - photo by Town of Clayton



New trail and parking - photo by Town of Clayton



# MUNICIPAL PARK

| 325 MCCULLERS ST                 |     | PARK: DAWN TO DUSK<br>SPLASH PAD HOURS:<br>SUMMER: 9:00 A.M. - 8:00 P.M | 8.12<br>ACRES |
|----------------------------------|-----|-------------------------------------------------------------------------|---------------|
| Basketball                       | 1   | Event/Multi-Purpose Lawn                                                | Y             |
| Basketball/ Futsal               | 1   | Playground                                                              | 1             |
| Benches/Picnic Tables            | Y   | Splashpad                                                               | 1             |
| Paved Trail & Greenway Trailhead | .25 | Restrooms                                                               | 1             |
| Picnic Shelter                   | 3   |                                                                         |               |
| Performance Shelter              | 1   |                                                                         |               |



Municipal Park aerial photo- photo from Town of Clayton

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Town of Clayton Parks & Recreation | 22



### CONNECTED COMMUNITY

Municipal Park is a recently renovated well-connected space. There are improvements that can enhance this as a connected space including sidewalk and signage improvements into downtown and a true trail head sign and bike support showing the connection to Sam's Branch and the Clayton River Walk on the Neuse.

### ECONOMIC VITALITY

Municipal Park serves as a positive example of ways parks can bring together the community and local businesses through vending, concerts, and festivals. This could be enhanced more through walking connections and walking tours directly to and from downtown.

### ENVIRONMENTAL STEWARDSHIP

The site helps retain open space in an already developed community. The park also has visible site stormwater controls which could serve as educational tools to park visitors. The park needs access to additional shade. Since it is new, the newly planted trees are not providing heat reduction or shade for users yet.

**ARTS AND CULTURE** The site provides a link to concerts, festivals, and family events as well as displaying signage of upcoming local events. There could be the incorporation of local art into this space along the walking loop.

**HEALTH AND WELLNESS** The site promotes positive health and wellness by providing activities for various ages and user groups. It also provides a setting for users to interact, socialize, and be outdoors.



*The entrance into Municipal Park could also serve as a trailhead for the community-wide greenway*



*Existing performance pavilion*

| THEMES                    | N | S | C |
|---------------------------|---|---|---|
| CONNECTED COMMUNITY       |   |   |   |
| ECONOMIC VITALITY         |   |   |   |
| ENVIRONMENTAL STEWARDSHIP |   |   |   |
| ARTS AND CULTURE          |   |   |   |
| HEALTH AND WELLNESS       |   |   |   |

# MUNICIPAL PARK



*New and accessible playgrounds*



*Existing stormwater features could educate users*



*Celebration and communication of local events*



*Campers come to use the park site*



*New playground and splashpad*



*Three new shelters help provide shade and spaces for gathering*

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Town of Clayton Parks & Recreation | 24



# DONALD “CLYDE” SINCLAIR PARK

| 400 E. FRONT STREET |       | HOURS: DAWN TO DUSK            | 1.45<br>ACRES |
|---------------------|-------|--------------------------------|---------------|
| Basketball Court    | 1 (L) | Shelter                        | 1             |
| Restroom            | Y     | Little Free Library Borrow Box | Y             |
| Playground          | 1     |                                |               |



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Town of Clayton Parks & Recreation | 25



### CONNECTED COMMUNITY

Donald “Clyde” Sinclair park is located in downtown Clayton with the opportunity to be better connected to the overall downtown sidewalk system. The park itself has good internal connectivity, but sidewalks leading to and from downtown, and access to the basketball court need improvement along East Front Street.

### ECONOMIC VITALITY

The improvements made to this park not only celebrate the history of the site, but also make the entire space more inviting and user friendly.

### ENVIRONMENTAL STEWARDSHIP

The site provides gathering and open space in the downtown area.

**ARTS AND CULTURE** This site is named after Clayton resident Donald Clyde Sinclair. This site could further celebrate the history through art.

### HEALTH AND WELLNESS

The site offers opportunity for intergenerational interaction, active play on the court and playground, social gathering, and learning about a Clayton community member. It could better serve the community if it were part of the overall trail and sidewalk system.



#### LITTLE FREE LIBRARY BORROW BOX

*Donald “Clyde” Sinclair Park is a small community gathering location that celebrates local basketball legend & former Harlem Globetrotter Donald “Clyde” Sinclair*

| THEMES                    | N | S | C |
|---------------------------|---|---|---|
| CONNECTED COMMUNITY       |   |   |   |
| ECONOMIC VITALITY         |   |   |   |
| ENVIRONMENTAL STEWARDSHIP |   |   |   |
| ARTS AND CULTURE          |   |   |   |
| HEALTH AND WELLNESS       |   |   |   |

# DONALD “CLYDE” SINCLAIR PARK



*Seasonal flower box at the park entry*



*Fenced playground with shade*



*Basketball court*



*Small park signage at parking area*



*Opportunity to connect to downtown*

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Town of Clayton Parks & Recreation | 27



# EAST CLAYTON COMMUNITY PARK

| 1774 GLEN LAUREL ROAD                       |          | HOURS: DAWN TO DUSK  | 65.46<br>ACRES |
|---------------------------------------------|----------|----------------------|----------------|
| Baseball Field<br>(home to Clayton Clovers) | 1        | Multi-Purpose Fields | 3              |
| Batting Cage                                | 1        | Restrooms            | 2              |
| Disc Golf                                   | 18 holes | Shelters             | 3              |



East Clayton Park rendering from the Town



East Clayton Park multi-purpose fields

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Town of Clayton Parks & Recreation | 28



### CONNECTED COMMUNITY

East Clayton Park has a variety of trail offerings including a multi-purpose paved park loop trail, natural surface trails, and sidewalks. There is potential to connect this site regionally via nearby greenways, future greenway along Glen Laurel Road, and ultimately via Highway 42 to downtown and the Neuse River. There is also an opportunity to link the apartments and commercial area along Briarcliff Drive via greenway. Several of these connections were also identified as priority projects in the 2022 Clayton Pedestrian Plan.

In addition to greenway trail connections, further evaluation should be conducted for Glen Laurel Road pedestrian crossings. Crossing recommendations were presented in the 2022 Clayton Pedestrian Plan and identified by residents as a need during this planning process.

### ECONOMIC VITALITY

This site has several unique features including the Harmony Playground, summer professional baseball league the Clayton Clovers, and several multi-purpose fields, bringing local and regional teams to the area. The site could further enhance impact by incorporating local businesses and food trucks, connecting to downtown, and informing visitors of nearby community resources.

### ENVIRONMENTAL STEWARDSHIP

The site has recently been redeveloped and did so in a way to impact areas already cleared and developed and improve stormwater treatment on site. It preserves open space and wooded area in the Neuse River watershed.

### ARTS AND CULTURE

This site celebrates local businesses and events on-site through the signage acknowledging local partners and events.



Clayton disc golf course serves as an opportunity to draw regional users to a local park

### HEALTH AND WELLNESS

East Clayton Park is truly an intergenerational park offering a wide variety of active and passive recreational activities for all users. The elements that could be improved are access to shade, highlighting distances of trails and how long it may take a user to walk various routes, and connecting this park to the dog park and community-wide trail system.

| THEMES                    | N | S | C |
|---------------------------|---|---|---|
| CONNECTED COMMUNITY       |   |   |   |
| ECONOMIC VITALITY         |   |   |   |
| ENVIRONMENTAL STEWARDSHIP |   |   |   |
| ARTS AND CULTURE          |   |   |   |
| HEALTH AND WELLNESS       |   |   |   |

# EAST CLAYTON COMMUNITY PARK



*Existing restrooms and entry to multi-use fields*



*Harmony Playground*



*Harmony Playground space*



*Unique archways and playspace*



*Batting cage*



*Existing multi-purpose fields*

# EAST CLAYTON DOG PARK

|                                        |   |                         |         |
|----------------------------------------|---|-------------------------|---------|
| 2027 GLEN LAUREL ROAD                  | Y | HOURS: DAWN TO DUSK     | 3 ACRES |
| Small dog and large dog fenced-in area | Y | * No Restroom           | 0       |
| Gravel Parking                         | Y | Water/ Clean up Station | Y       |
| Picnic Tables                          | Y |                         |         |

## CONNECTED COMMUNITY

East Clayton Dog Park is located directly across from East Clayton Park on Glen Laurel Road; however there is currently not a safe crossing between the two locations. Both parks would be better served with a crossing at Oak Alley Trail. This would connect several communities to East Clayton Park as well. Internally the site could be better connected with internal sidewalks.

## ECONOMIC VITALITY

This site is a community-wide asset but is currently the only dog park within the system. There is an opportunity to partner and showcase local businesses that provide animal products and services at this site or the expansion at another location.

## ENVIRONMENTAL STEWARDSHIP

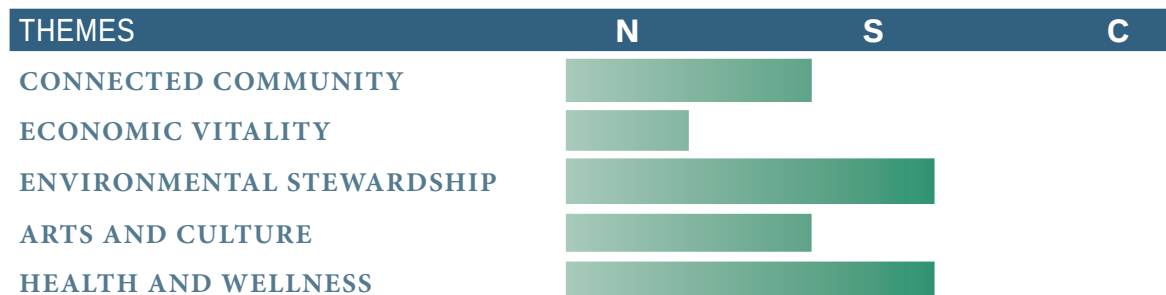
This site preserves open space and wooded area in a highly developed and developing area of the Town.

## ARTS AND CULTURE

There is a great opportunity to have themed arts and highlight local business through art on this site; there is currently not any on-site.

## HEALTH AND WELLNESS

This space provides an opportunity for pet owners to be outside and connect with their community. Dog parks state and nationwide have demonstrated a positive impact on creating community connections and intergenerational recreation opportunities. There should be improved internal access at this site and connections to East Clayton Park for restrooms. Demand is high for access to dog parks in Clayton and additional locations should be considered to help meet this demand.





# EAST CLAYTON DOG PARK



*Dog park entry across from East Clayton Park*



*Dog support features*



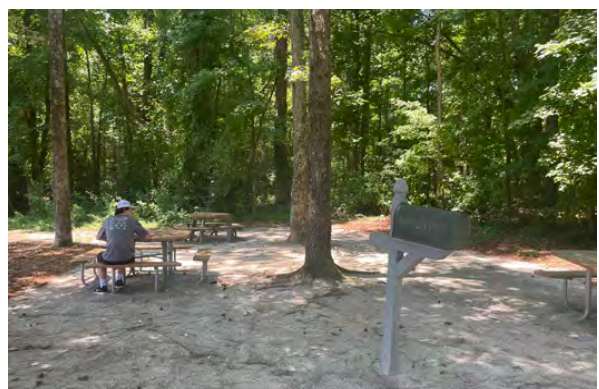
*Rules and signage*



*Entry to leash free zone*



*ADA parking and gravel lot*



*Informal picnic area*



# FUTURE LOOP ROAD PARK

SOUTHEAST CORNER OF  
LOOP ROAD AND COVERED  
BRIDGE ROAD

HOURS: N/A

120  
ACRES



## ABOUT FUTURE LOOP ROAD PARK

The future Loop Road Park input and planning began in 2023 to get initial input and community guidance. The planning process for the future Loop Road Park will continue upon the completion of 2024 Clayton Parks and Recreation Master Plan.



## Loop Road Property Master Plan Open House

Monday • March 27  
4:30 PM - 7:00 PM  
Town Hall  
111 E. Second St.



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# TRAILS AND GREENWAYS:

- › Clayton River walk on the Neuse
- › Sam's Branch Greenway
- › Bailey and Sarah Williamson Preserve

| GREENWAYS AND TRAILS                                                                                                                                                                            | SURFACE & FEATURES                                                                                        | PARTNERSHIPS                                                                                                                                                         | DISTANCE   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Bailey and Sarah Williamson Preserve<br><br>(Owned by Triangle Land Conservancy)                                                                                                                | natural surface multi-purpose trails with 1 mile designated for walking; partially located in Wake County | Clayton, Wake County, the Land and Water Fund, Johnston County, the Environmental Enhancement Grant Program, and the Williamson family                               | 17 miles   |
| <b>CLAYTON RIVER WALK ON THE NEUSE</b><br>2686 Covered Bridge Road<br><br>(accessed also at Legend Park Trail Head- 553 City Rd, Clayton, NC 27520)                                             | 10' wide paved                                                                                            | Designated as part of the East Coast Greenway, statewide Mountains-to-Sea Trail, and connects to the 32 mile Neuse River Greenway which currently ends at Falls Lake | 4 miles    |
| <b>NEUSE RIVER BLUEWAY</b><br>3 informal access locations:<br><ul style="list-style-type: none"> <li>› Mial Plantation Rd.</li> <li>› Covered Bridge Rd.</li> <li>› Hwy. 42, Clayton</li> </ul> | Natural river with fluctuating water levels                                                               | Part of the 250 mile Neuse River                                                                                                                                     | 7.5 miles  |
| <b>SAM'S BRANCH GREENWAY</b><br>1358 N O'Neil Street<br><br>(accessed also at Legend Park Trail Head- 553 City Rd, Clayton, NC 27520)                                                           | 10' wide paved with public art                                                                            | NCDOT grant                                                                                                                                                          | 2.85 miles |
| <b>PARKS WITH TRAILS:</b> <ul style="list-style-type: none"> <li>› Municipal Park</li> <li>› East Clayton Park</li> <li>› Clayton Community Park</li> </ul>                                     |                                                                                                           |                                                                                                                                                                      | 1.25 miles |



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## CONNECTED COMMUNITY

The Town of Clayton has worked hard to be a better connected community by including trail resources such as Sam's Branch Greenway, Clayton River Walk on the Neuse, and the Neuse River itself serving as a regional Blueway. Continued effort should be made to follow the priority projects identified in the 2022 Pedestrian Plan by internally connecting park resources and connecting these resources to the downtown core of historic Clayton.

## ECONOMIC VITALITY

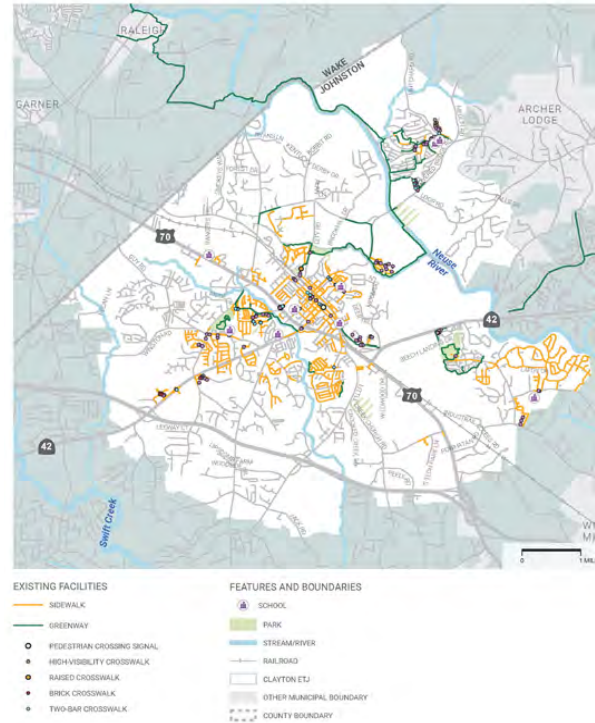
The regional trails of the River Walk on the Neuse, The Neuse River Blueway, and Sarah Williamson Preserve provide the opportunity to celebrate what makes Clayton unique along the Neuse River. Expanding opportunities to get to these resources, and support facilities along them, may not only increase visitors to Clayton, but also enhance user experience for residents. Focus should be on these regional resources and connecting parks to the downtown core.

## ENVIRONMENTAL STEWARDSHIP

As discussed further in the report in the 2023 Green Infrastructure and Resiliency Benefits Analysis, Clayton is growing rapidly and ensuring the preservation of a regional network of parks and green spaces will directly mitigate the potential risk of natural disasters, through providing ecosystem services that will directly increase Clayton's resiliency. Clayton is already doing many of the things necessary to help protect these resources through parks and open space and should look to quantify and educate on the benefits of these efforts.

**ARTS AND CULTURE** Sam's Branch Greenway is a wonderful example of celebrating local arts and culture, as are the opportunities for events, concerts and programs at Municipal Park. Linking these art resources through an arts opportunity walk may not only get visitors and users to explore other parts of the system, but also enhance the system for current users.

## Existing Facilities



Greenway Map from 2022 Clayton Pedestrian Plan

## HEALTH AND WELLNESS

The Town of Clayton should communicate connectivity opportunities through maps online and information in parks, distances and times it may take to use a trail, difficulty level, and the accessibility of support facilities. All of these elements enhance the experience for users. Providing benches, signage, restrooms, shade, access to water, and links to public transportation all improve the opportunity for positive health and wellness.

| THEMES                    | N | S | C |
|---------------------------|---|---|---|
| CONNECTED COMMUNITY       |   |   |   |
| ECONOMIC VITALITY         |   |   |   |
| ENVIRONMENTAL STEWARDSHIP |   |   |   |
| ARTS AND CULTURE          |   |   |   |
| HEALTH AND WELLNESS       |   |   |   |

# GREENWAYS AND TRAILS IN CLAYTON



*Clayton River Walk on the Neuse Trailhead*



*Paved greenway trail with regional connections*



*Sam's Branch Greenway*



*Communicating Greenway system!*



*Linking Neighborhoods to parks*



*Neuse River Blueway opportunities!*

A group of young women are standing under a wooden pavilion, holding large tote bags with the 'Think Clayton' logo. The scene is outdoors, with trees and a building visible in the background. The image is overlaid with a dark blue curved shape on the top left and a light yellow curved shape on the bottom right.

# COMMUNITY

DRAFT 091924



# COMMUNITY

## ABOUT

The Town of Clayton committed to inclusive community engagement throughout the planning process, utilizing a variety of engagement approaches to reach a varied and representative population. Community engagement is one of the most important components to the success of the recreation and parks master planning process. The Town of Clayton conducted engagement in a variety of ways in order to ensure input and outreach were accessible to the entire community.

## THE PEOPLE

The approximately **29,445** people that make up the population of Clayton are a median age of 33.9 and fairly evenly distributed between males and females. The statistically valid responses represent that demographic.

## AGE

The Median Age of 33.9 is comprised of the following break down in age range according to the US 2023 Census data:

| Age and Sex             |       |
|-------------------------|-------|
| Persons under 5 years   | 6.4%  |
| Persons under 18 years  | 28.1% |
| Persons 65 years & over | 11.2% |
| Female Persons          | 50.6% |

## IN PERSON

Over 524 in person touchpoints were made with the community including staff, department partners, community stakeholders, elected officials, committees, park users, and Clayton residents.

## ONLINE

In order to reach a wider variety of park users and non-users, an online survey was distributed via email, social media including Facebook, Instagram, and Twitter, and via the Town and departmental website. Responses were differentiated between Town of Clayton residents and non-residents.

## STATISTICALLY VALID SURVEY

A statistically valid survey was conducted via project partner ETC Institute to ensure representative input was received from Town of Clayton residents.

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## INPUT SUMMARY

| Group                                                    | Date                        | Touchpoints          |
|----------------------------------------------------------|-----------------------------|----------------------|
| Kick off Meeting                                         | 04/27/23                    | 13                   |
| Core Team Meetings                                       | 10 Total                    | 6 (each time)        |
| Parks & Recreation Interdepartmental Staff Input         | 05/18/23 & 06/07/23         | 46                   |
| Parks and Recreation Advisory Board                      | 06/12/23; 05/13/24 09/09/24 | 10 (each time)       |
| Administration Input and Visioning                       | 05/22/23                    | 6                    |
| Open Houses (3 Sessions)                                 | 09/21/23                    | 70+                  |
| Town Council                                             | 09/25/23; 06/3/24; 10/07/24 | 18+ each session= 54 |
| Clayton Music Night and Movie Night                      | 10/28 & 29/23               | 30 & 45              |
| Clayton Harvest Festival                                 | 10/28/23                    | 200+                 |
| Stakeholder Input (in person, via email, and phone call) | 09/21/23                    | 15+                  |

**In-person Touchpoints: 524**

| Survey                                           | Responses  |
|--------------------------------------------------|------------|
| Statistically Valid Surveys to Clayton residents | 320        |
| Online Public Engagement survey                  | 253        |
| <b>Total Surveys:</b>                            | <b>573</b> |

**Touchpoints 1097**

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# SURVEY

## 2023 TOWN OF CLAYTON PARKS AND RECREATION MASTER PLAN SURVEY

ETC Institute administered a Parks and Recreation Master Plan Survey for the Town of Clayton during the fall of 2023. The survey was used to assess community parks and recreation needs and priorities.

### METHODOLOGY

ETC Institute mailed a survey packet to a random sample of households in Clayton. Each survey packet contained a cover letter, a copy of the survey, and a postage paid return envelope. Residents who received the survey were given the option of returning the survey by mail or completing it online at ClaytonNCSurvey.org. After the surveys were mailed, ETC Institute followed up with residents to encourage participation. To prevent people who were not residents of Clayton from participating, everyone who completed the survey online was required to enter their home address prior to submitting the survey. ETC Institute then matched the addresses that were entered online with the addresses that were originally selected for the random sample. If the address from a survey completed online did not match one of the addresses selected for the sample, the online survey was not included in the final database for this report.

The goal was to collect a minimum of 300 completed surveys from residents. The goal was met with 320 completed surveys collected. The overall results for the sample of 320 households has a precision of at least  $\pm 5.5$  at the 95% level of confidence.

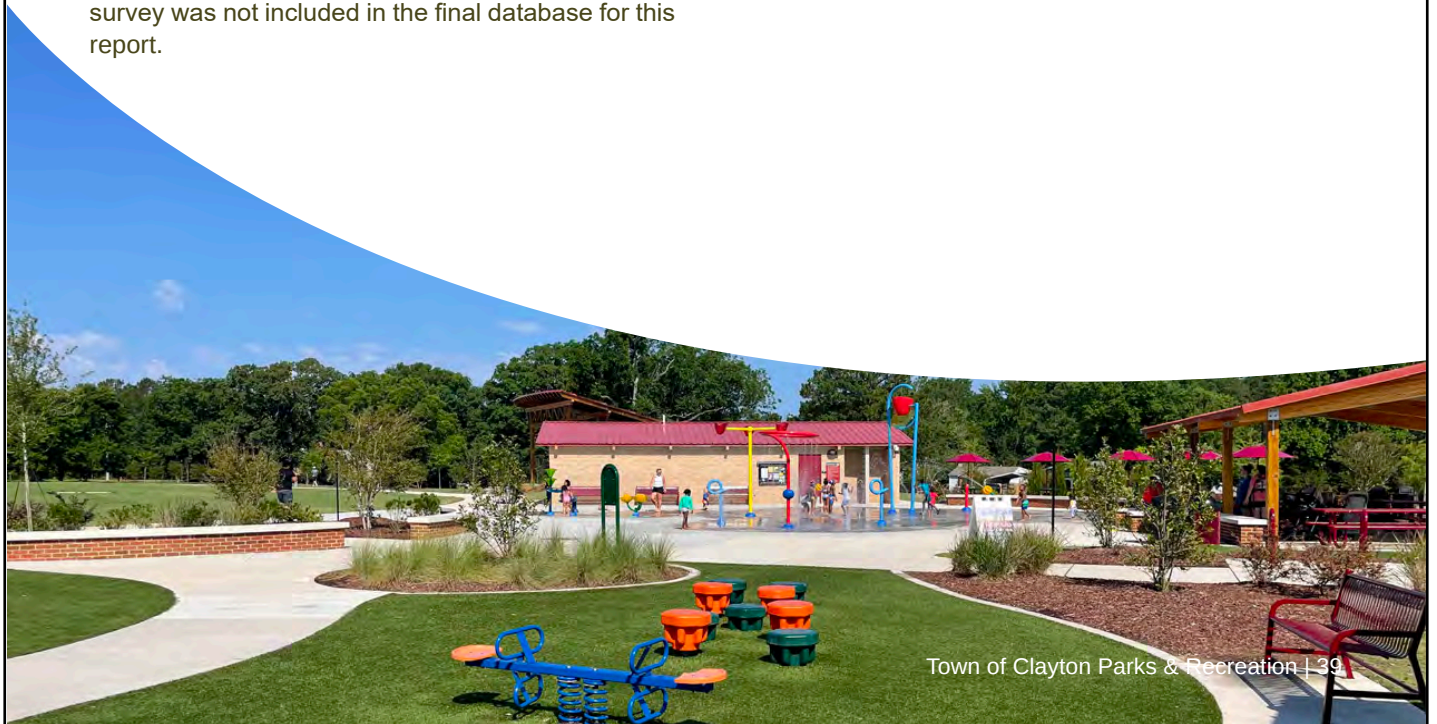
**The full survey findings can be found in the appendix, the following findings summarize the priority findings using the Priority Investment Rating (PIR).**

### SUMMARY

Priority Investment Rating – The Priority Investment Rating is an objective tool to evaluate the priority that should be placed on investments in parks and recreation facilities, amenities and programs, especially as resources become available.

### THE PRIORITY INVESTMENT RATING COMBINES MEASURES OF:

1. The importance residents place on certain facilities, amenities and programs and
2. How many residents have unmet needs for that facility, amenity or program.



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# SURVEY RESPONSE HIGHLIGHTS

**320** SVS Surveys  
Completed  
300 Open Link +  
Over 900  
Touchpoints

**50.8%**  
Female  
Response

Demographics of  
respondents reflect Clayton  
community  
composition

Residents are being  
reached through social  
media! 62%

**87%**  
Positivity  
on Park  
Quality

**97%**  
Support for  
Park = Parks  
Add Value

**81%**  
Currently  
Drive to  
Parks

**Most Used**  
=  
East Clayton Park,  
Clayton  
Community Park,  
Clayton River Walk  
on the Neuse

## Investment Values:

Creating connections and developing  
a sense of community (56%),

Ensuring affordability to users  
(46%),

Promoting health and wellness  
programming (44%)



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# SURVEY RESPONSE HIGHLIGHTS



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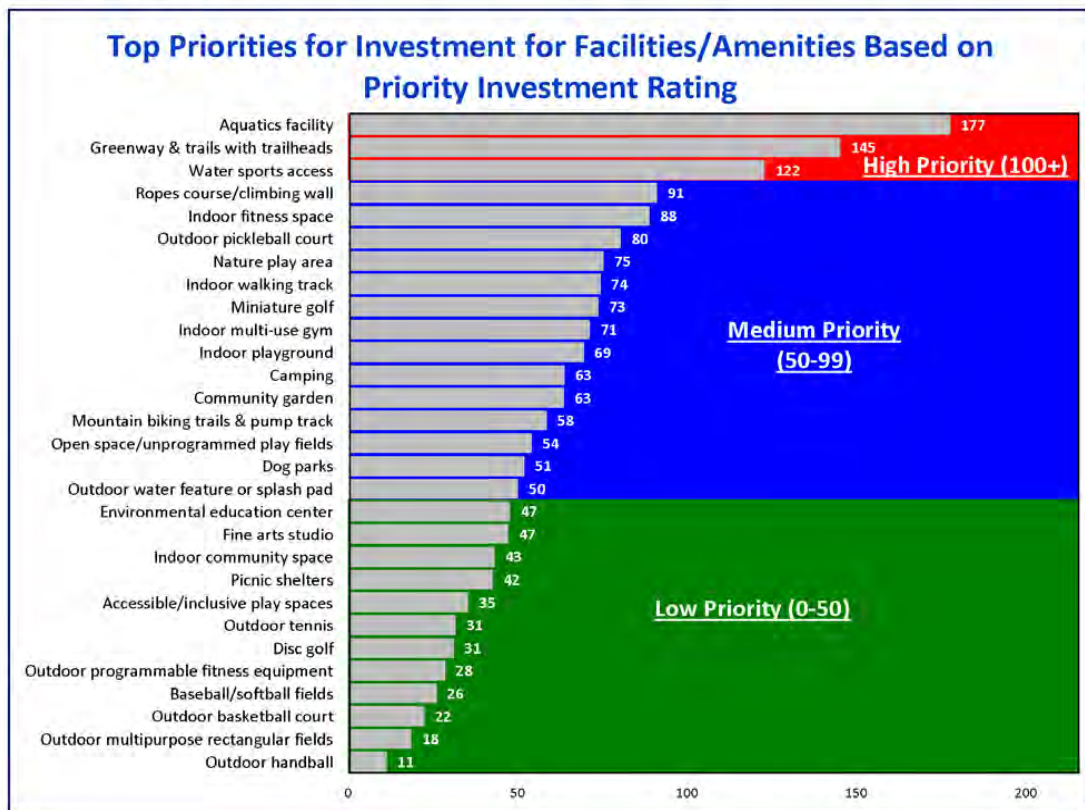
### TOP PRIORITIES FOR INVESTMENT:

Based on the Priority Investment Rating (PIR), the following parks/facilities were rated as high priorities for investment:

#### PARKS/FACILITIES:

- Aquatic Facility (PIR=177)
- Greenways & Trails with Trailheads (PIR=144)
- Water Sports Access (PIR=122)
- Ropes/Climbing Wall (PIR=91)
- Indoor Fitness (PIR=88)

The chart below shows the Priority Investment Rating for each of the 29 facilities/parks assessed on the survey.

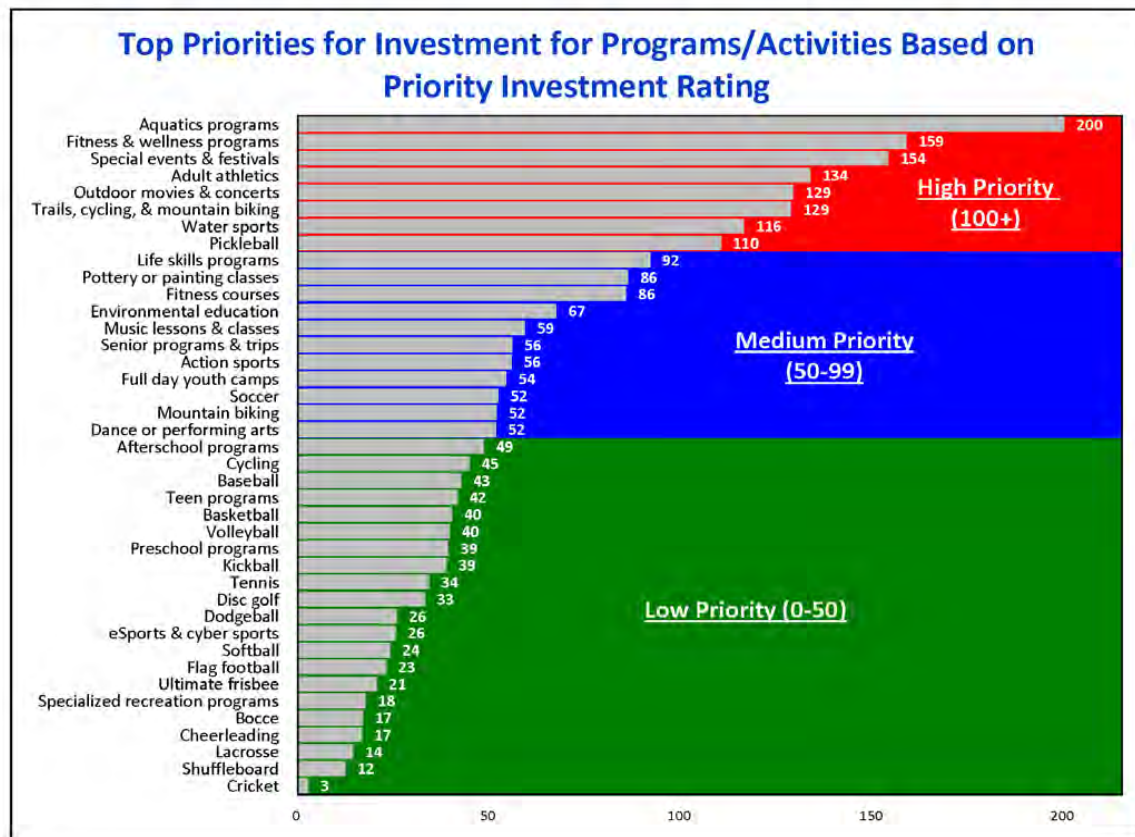


### TOP PRIORITIES FOR INVESTMENT:

Based on the Priority Investment Rating (PIR), the following sports/programs were rated as high priorities for investment:

#### SPORTS/PROGRAMS:

- Aquatics Programs (PIR=200)
- Fitness and Wellness Programs (PIR=159)
- Special Events and Festivals (PIR=154)
- Adult Athletics (PIR=134)
- Outdoor Movies and Concerts (PIR=129)
- Trails, Cycling, and Mountain Biking (PIR=129)
- Water sports (PIR=116)
- Pickleball (PIR=110)



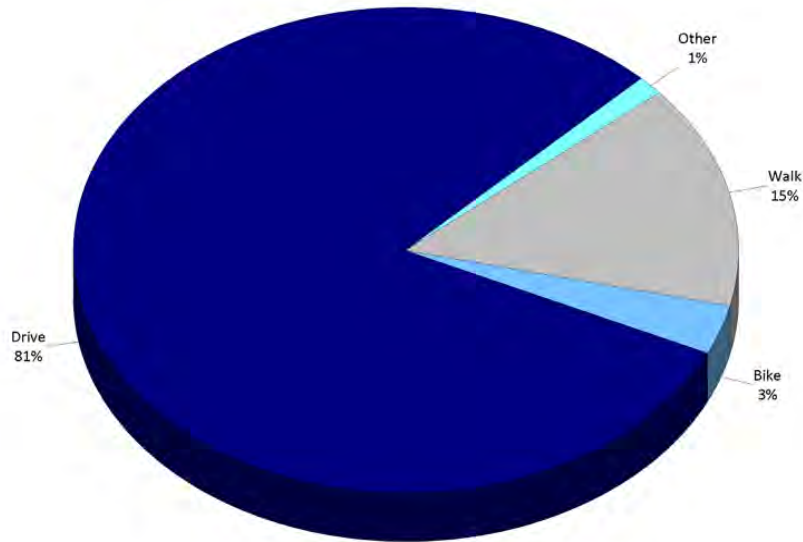


## CONNECTED COMMUNITY

Residents would like to see continued efforts on creating a connected community. Trails and Greenways with trailheads is identified as the highest priority for Clayton households, and yet most residents are currently driving (81%) to Town parks.

### Q3. How do you most often access Clayton parks and facilities?

by percentage of respondents (excluding "not provided")

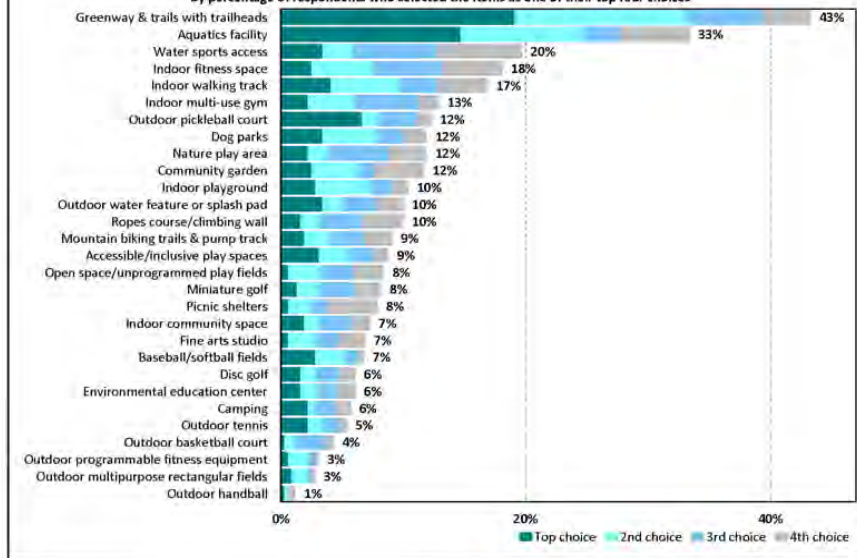


ETC Chart Question 3,  
full report Page 21

The percentage of residents who selected each amenity/facility as one of their top four choices is shown in the chart below.

### Q6. Which FOUR of the facilities or amenities from the list in Question 5 are MOST IMPORTANT to your household?

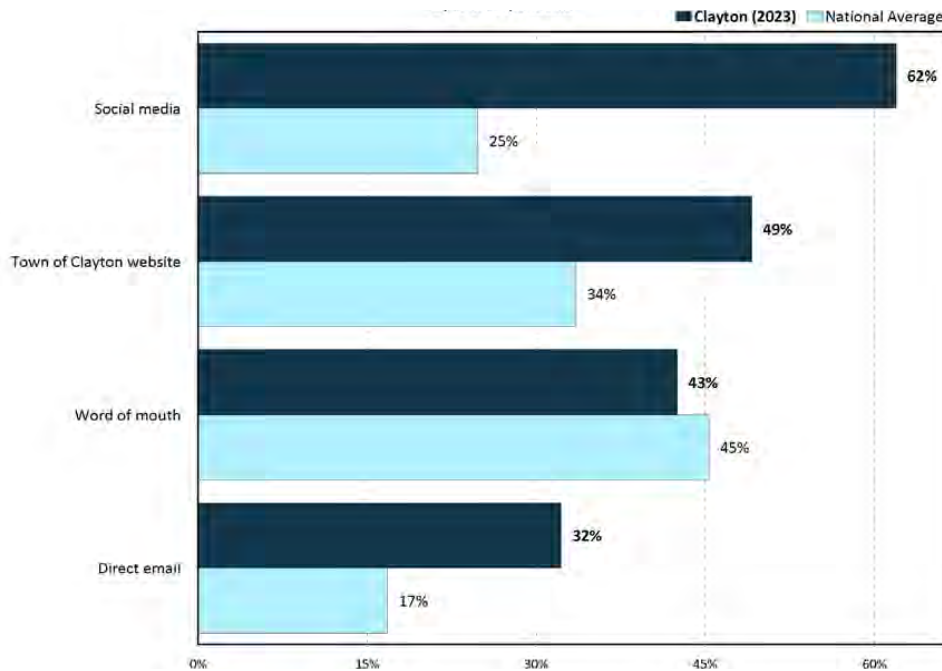
by percentage of respondents who selected the items as one of their top four choices



ETC Chart Question 6,  
full report Page 8

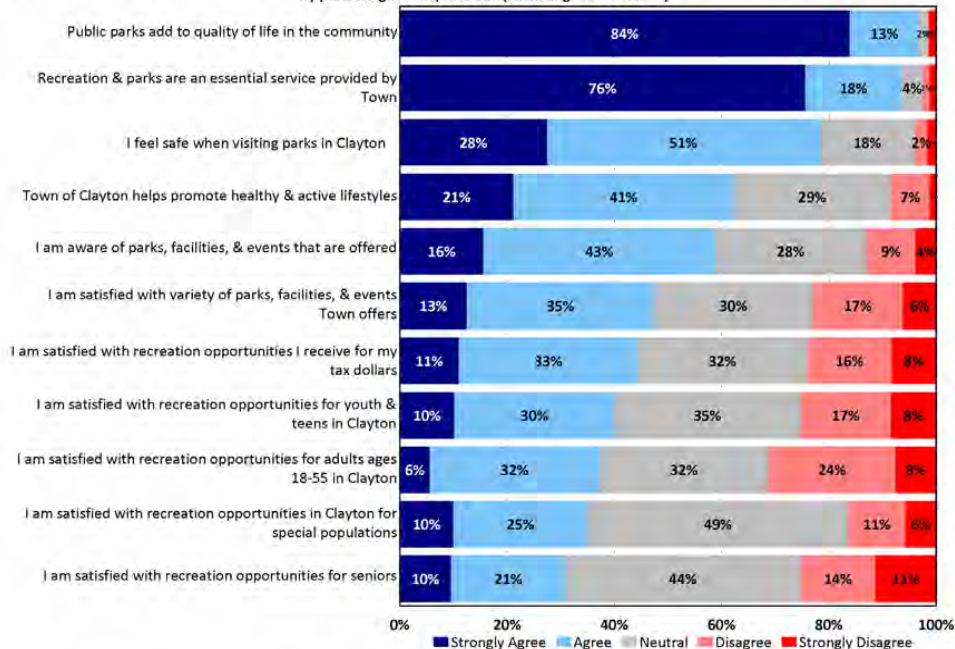
## NATIONAL BENCHMARKS

The Town of Clayton is performing at or above in relationship to many national benchmarks including reaching the community through a variety of social media platforms, perception on park positivity, and that Parks and Open Space contribute to a high quality of life within the community.



ETC National Benchmark, full report Page 64

### Q13. Please indicate your level of agreement with each of the following statements. by percentage of respondents (excluding "don't know")



ETC National Benchmark, full report Page 38

# THE COMMUNITY

## IN PERSON ENGAGEMENT

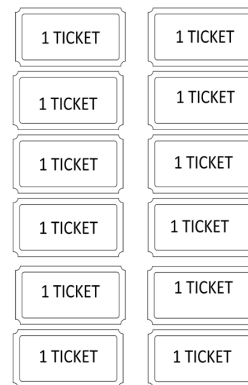
The Town of Clayton conducted a robust in-person engagement process for the planing efforts in order to reach a broad and representative population.

## DEPARTMENTAL AND INTERDEPARTMENTAL ENGAGEMENT

Several input sessions were conducted with staff, stakeholders, administration, elected officials, and the advisory board to understand parks and recreation strengths, opportunities, and weaknesses. Several different input methods were used in each engagement session to really understand common findings amongst the groups. The results were compared to help identify common themes.

## THE LOTTERY TICKET

Participants were asked to identify one improvement they would make to the system, either a program, staff, or facility need. Participants could fill out one "winning lottery ticket" to help determine their main priority.



WHAT WILL YOU SPEND  
YOUR WINNING LOTTERY  
TICKET ON?



## STRENGTHS, OPPORTUNITIES, AND WEAKNESSES

Participants were asked to fill out a sticky note that highlighted what they felt the Parks and Recreation Department was doing successfully, what additional opportunities may exist, and where improvements may occur.



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# THE COMMUNITY

## STAKEHOLDERS, ADMINISTRATION, AND ELECTED OFFICIALS

In person engagement included several opportunities for input to ensure ideas, findings, and themes were identified to help align the plan with townwide goals, partner organization goals and needs, and identified communities' needs.

## COMMON THEMES

Participants were asked to identify what community goals were important to them and/or their organization to ensure recommendations and inventory were evaluated against these common goals.

In addition to helping prioritize community goals, participants helped identify various ways the Town could help meet these goals through Parks and Recreation.



Participants helped prioritize community goals



Ideas to incorporate environmental stewardship



Ideas to incorporate small-town character



Ideas to create economic vitality



Ideas to celebrate arts and culture





The background of the page is a photograph of a park area. In the center, there is a tall, vertical signpost. The signpost has a white top section with a circular logo that reads "SOUTH CAROLINA" and "CLAYTON 1800". Below this, the signpost is divided into two vertical sections. The left section is white with the word "GREENWAY" written vertically in large, grey, sans-serif capital letters. The right section is a reddish-brown color with the words "CLAYTON RIVER WALK" written vertically in white, sans-serif capital letters. The signpost is situated on a grassy area. In the background, there are several large, leafy green trees and a paved path that curves through the park. The sky is clear and blue. The entire image is framed by a dark blue curved shape in the top left corner and a light beige curved shape in the bottom right corner.

# ANALYSIS

DRAFT 091924



# ANALYSIS

**THE PURPOSE OF THIS PLAN IS TO UNDERSTAND COMMUNITY RECREATIONAL NEEDS IN ORDER TO ENSURE THE TOWN OF CLAYTON IS MEETING CURRENT DEMAND AND PLANNING FOR THE FUTURE.**

## ANALYSIS METHODOLOGY

All of the study findings and information presented in this report have contributed to the analysis and will help guide the recommendations. Sources utilized include existing recreation resources, environmental conditions, history, past plans, community and staff involvement, green infrastructure analysis, regional recreation tourism trends and influences, and how these findings compare to local, state, and national trends. This information will help formulate the recommendations. In order to help identify common findings, all information was placed into a recreational resources matrix. Data summary was compiled highlighting past plans and findings and input results were charted to identify common needs throughout the planning process. All of the factors contribute to the analysis of the Town of Clayton recreation system.

These cumulative findings are then compared to the 2023 National Recreation and Park Association (NRPA) Agency Performance Review. According to the Agency Performance Review, the Review summarizes key findings from NRPA Park Metrics — the benchmarking resource that assists park and recreation professionals in the effective management and planning of their operating resources and capital facilities. Taken together, the 2023 NRPA Agency Performance Review and NRPA Park Metrics deliver a comprehensive collection of park and recreation related benchmarks and insights. This is a national database of comparative analytics and allows the Town to benchmark against current best practices and offerings in Parks and Recreation. These comparisons are then evaluated against the Town of Clayton Needs Assessment to determine if a recreation and park program or feature is currently a priority for the Clayton community.

The NRPA Agency Performance Review breaks down their national database findings by population

size, and in many of the results, offers guidance on whether metrics meet the median for a particular finding, fall in the lower quartile, or upper quartile. Again, these are best practices guidance tools to help prioritize deficiencies and identify gaps based upon the cumulative information evaluated.

**THE TOWN OF CLAYTON HAS A POPULATION OF 29,445 AND THIS NUMBER WILL BE USED FOR THE COMPARISON AND ANALYSIS PORTION. IT IS IMPORTANT TO NOTE THE RAPID GROWTH AND THE LARGER SIZE OF THE EXTRATERRITORIAL JURISDICTION (ETJ) THE SYSTEM CURRENTLY SUPPORTS.**

## FACILITY HIGHLIGHTS

The inventory included all of the parks within the Clayton system. Below is the overview of this inventory which highlights some of the in-demand features from the Community Needs Assessment.



## PARK DEMAND

To understand overall park demand, NRPA evaluates access to parks using parks per resident by jurisdiction population and park acreage per 1000 residents. Currently, the Town of Clayton is serving 3271 residents per park; the median number for the population is 2014, meaning Clayton has fewer parks for its residents than the national average for comparable populations.

Clayton is currently providing 4.9 acres of developed parkland per 1000 residents, and with the addition of future recreation acres, Clayton will be providing approximately 9 acres of parkland per 1000 residents. Both of these numbers fall below the median acreage of 11.3 acres per 1000 residents. The upper quartile provides 17.9 acres/1000 residents and the lower quartile provides 5.9 acres/1000 residents. It is also important to note the only new park to be brought on line from the previous two planning efforts is East Clayton Dog Park.

## GREENWAYS AND TRAILS

Demand for greenways, trails, blueways, and connectivity ranked high for Clayton residents during the public engagement process. According to the 2023 NRPA Agency Report, the median miles of trail by jurisdiction population of 20,000 - 49,999 provides 8 miles of trail on average. Clayton currently meets this median by providing approximately 11 miles. Trails and greenways are a high local, regional, statewide, and national trend. Due to demand presented in this planning process, Clayton should continue its long range planning to provide services that fit into the upper quartile by jurisdiction population. As presented in the 2023 Agency Report, this is approximately 20 miles of trail or greater.

It is also important to factor in water-access miles because of the existing Neuse River. Blueways do not currently have a metric in the database. However, Clayton has a very unique opportunity to improve access and support features in and along the Neuse River which could link to nearby communities and serve as a draw to the Clayton community.

**FIGURE 1: RESIDENTS PER PARK  
(BY JURISDICTION POPULATION)**

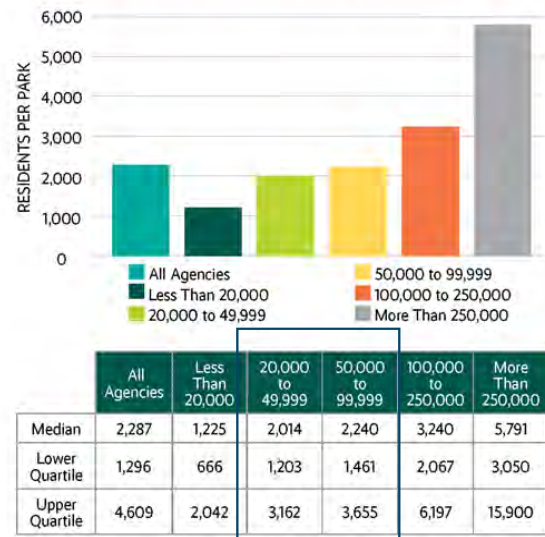


Figure 1. 2023 NRPA Agency Performance Review

**FIGURE 4: MILES OF TRAIL  
(BY JURISDICTION POPULATION)**

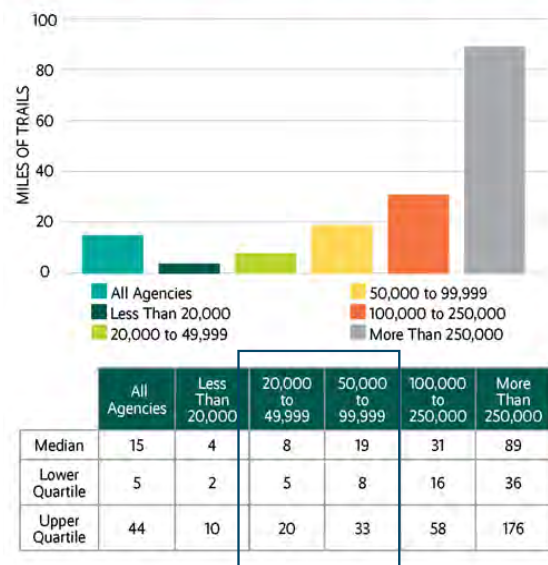


Figure 4. 2023 NRPA Agency Performance Review

## FACILITY LEVEL OF SERVICE COMPARISON

| Types of Facilities                            | Percent of Agencies | Median Number of Residents per Facility |                  |                            |                  |                    |                   |
|------------------------------------------------|---------------------|-----------------------------------------|------------------|----------------------------|------------------|--------------------|-------------------|
|                                                |                     | All Agencies                            | Less Than 20,000 | Population of Jurisdiction |                  |                    |                   |
|                                                |                     |                                         |                  | 20,000 to 49,999           | 50,000 to 99,999 | 100,000 to 250,000 | More Than 250,000 |
| Playgrounds                                    | 95%                 | 3,759                                   | 2,014            | 3,028                      | 3,779            | 5,024              | 10,811            |
| Basketball courts                              | 86                  | 7,404                                   | 3,729            | 7,117                      | 8,790            | 8,792              | 15,214            |
| Diamond fields: baseball field – youth         | 79                  | 6,863                                   | 3,114            | 5,033                      | 7,237            | 14,564             | 26,826            |
| Tennis courts (outdoor)                        | 76                  | 5,860                                   | 2,805            | 5,815                      | 5,577            | 7,797              | 12,033            |
| Rectangular fields: multi-purpose              | 69                  | 9,177                                   | 3,859            | 7,674                      | 13,244           | 14,471             | 23,771            |
| Dog parks                                      | 68                  | 43,532                                  | 11,100           | 28,000                     | 54,119           | 78,526             | 131,943           |
| Diamond fields: softball field – adult         | 63                  | 15,345                                  | 5,800            | 11,802                     | 17,078           | 26,508             | 39,652            |
| Diamond fields: softball field – youth         | 62                  | 11,384                                  | 5,079            | 9,060                      | 12,716           | 26,313             | 44,265            |
| Diamond fields: baseball field – adult         | 55                  | 20,228                                  | 7,627            | 19,556                     | 27,566           | 45,257             | 54,004            |
| Community gardens                              | 52                  | 31,395                                  | 8,178            | 26,741                     | 52,906           | 56,297             | 114,666           |
| Swimming pools (outdoor)                       | 51                  | 38,635                                  | 9,745            | 25,191                     | 43,100           | 67,267             | 108,245           |
| Rectangular fields: soccer field – youth       | 50                  | 7,228                                   | 3,600            | 4,947                      | 7,207            | 12,875             | 47,204            |
| Multiuse courts – basketball, volleyball       | 49                  | 17,475                                  | 5,093            | 14,800                     | 22,960           | 40,667             | 62,018            |
| Totlots                                        | 48                  | 11,649                                  | 5,816            | 11,195                     | 11,641           | 17,703             | 37,441            |
| Rectangular fields: soccer field – adult       | 42                  | 13,692                                  | 6,955            | 10,775                     | 17,741           | 18,215             | 42,136            |
| Skate parks                                    | 41                  | 53,144                                  | 10,726           | 32,000                     | 62,927           | 110,000            | 235,209           |
| Rectangular fields: football field             | 35                  | 26,780                                  | 8,637            | 18,785                     | 29,374           | 50,837             | 73,556            |
| Pickleball (outdoor)                           | 31                  | 13,922                                  | 3,252            | 9,257                      | 11,150           | 29,836             | 46,801            |
| Regulation 18-hole courses                     | 29                  | 94,109                                  | 9,587            | 32,990                     | 69,374           | 114,842            | 239,241           |
| Multiuse courts – tennis, pickleball (outdoor) | 27                  | 15,948                                  | 4,868            | 9,667                      | 16,556           | 36,876             | 45,455            |
| Multipurpose synthetic field                   | 25                  | 36,884                                  | 9,518            | 25,330                     | 34,814           | 57,011             | 144,306           |
| Ice rinks (outdoor)                            | 18                  | 17,741                                  | 8,045            | 13,247                     | 33,214           | 108,000            | 543,242           |
| Rectangular fields: cricket field              | 14                  | 139,248                                 | ISD              | 34,706                     | 62,943           | 118,709            | 362,153           |
| Rectangular fields: lacrosse field             | 11                  | 26,411                                  | 9,786            | 16,584                     | 49,348           | 56,000             | 126,912           |
| Overlay fields                                 | 9                   | 14,763                                  | 8,707            | 9,468                      | 16,398           | 25,452             | 27,737            |
| Rectangular fields: field hockey field         | 4                   | 20,909                                  | 18,000           | 17,292                     | 44,292           | 53,895             | ISD               |

**The 2023 report outlines the median number of residents served per population:**

*It is important to note in Figure 3, the Town of Clayton falls within the 20,000- 49,999 population range and these metrics should serve as a guide to growth. We evaluate quantity, quality, and location, and compare to "All Agency" and "20,000- 49,999" and the demand presented by the Clayton residents in the Needs Assessment Survey.*

*Figure 3. 2023 NRPA Agency Performance Review*

## FACILITIES

In reviewing facilities within the recreation and parks system, several of the high demand features currently fall at or below the median benchmark for populations of 20,000-49,999.

- ▶ Playgrounds - Clayton has 5 (5889/resident), which currently falls below the median of 3028 residents per playground (median = 3779 residents /playground)
- ▶ Dog parks also ranked high; Clayton currently has one and is just under the service level for that serving 29,445 residents per dog park (median = 28,000 residents/dog park)
- ▶ Indoor space is a top priority and Clayton is just under the service level for all types serving 29,445 residents per indoor space. (median = 30,000/resident range for all types)
- ▶ Community Gardens were highlighted as an additional need or expansion, Clayton is slightly below the service level serving 29,445 residents/per community garden area (median = 26,341 residents/garden area)



## INDOOR SPACE

Indoor space ranked as one of the highest priorities for the Town of Clayton. The Town has done a really good job providing varied programs and recreation resources within the one Community Center in the system. Clayton currently serves residents with 1 facility totaling 32,000 square feet. This total falls at or below the median for individual facility types shown for a service population of 20,000 - 49,000.

- › Clayton Community Center

| FIGURE 5: INDOOR PARK AND RECREATION FACILITIES – POPULATION PER FACILITY<br>(BY PREVALENCE AND POPULATION PER FACILITY) |                     |                                         |                  |                  |                  |                    |                   |
|--------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------------------------------|------------------|------------------|------------------|--------------------|-------------------|
| Types of Facilities                                                                                                      |                     | Median Number of Residents per Facility |                  |                  |                  |                    |                   |
|                                                                                                                          |                     | Population of Jurisdiction              |                  |                  |                  |                    |                   |
|                                                                                                                          | Percent of Agencies | All Agencies                            | Less Than 20,000 | 20,000 to 49,999 | 50,000 to 99,999 | 100,000 to 250,000 | More Than 250,000 |
| Recreation centers (including gyms)                                                                                      | 63%                 | 31,215                                  | 9,745            | 24,380           | 38,018           | 54,125             | 65,909            |
| Community centers                                                                                                        | 59                  | 29,494                                  | 8,829            | 26,696           | 53,331           | 54,354             | 109,710           |
| Senior centers                                                                                                           | 41                  | 59,727                                  | 14,000           | 31,199           | 67,139           | 123,882            | 294,394           |
| Performance amphitheaters                                                                                                | 37                  | 67,862                                  | 11,100           | 30,283           | 60,495           | 121,000            | 298,416           |
| Nature centers                                                                                                           | 33                  | 120,000                                 | 10,633           | 32,000           | 71,360           | 129,859            | 358,431           |
| Aquatics centers                                                                                                         | 28                  | 53,950                                  | 11,650           | 31,645           | 60,116           | 108,843            | 273,914           |
| Stadiums                                                                                                                 | 20                  | 79,866                                  | 9,250            | 31,000           | 64,150           | 156,798            | 432,000           |
| Teen centers                                                                                                             | 13                  | 55,494                                  | 14,593           | 31,645           | 58,174           | 127,301            | 426,501           |
| Indoor ice rinks                                                                                                         | 12                  | 53,224                                  | 8,000            | 24,838           | 53,224           | 102,132            | 395,699           |
| Arenas                                                                                                                   | 8                   | 79,828                                  | 5,531            | 24,626           | 68,208           | 104,774            | 578,231           |

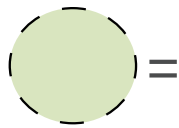
## FACILITIES

The existing Center does not meet the type of demand presented in the survey based upon the Priority Index Rating from the Needs Assessment. With population growth, this gap will continue to increase. The type, quantity, and access to indoor space is in demand and below the median presented.

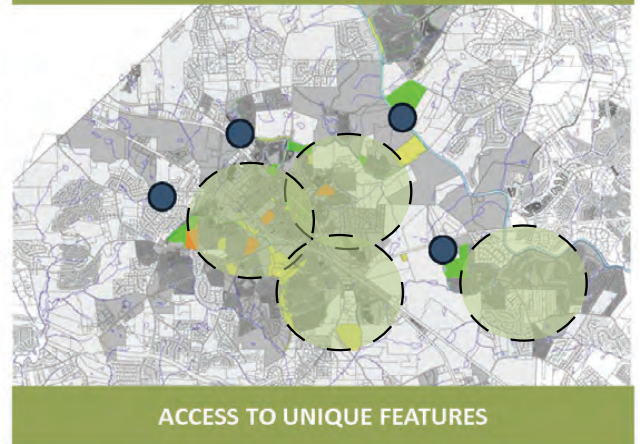
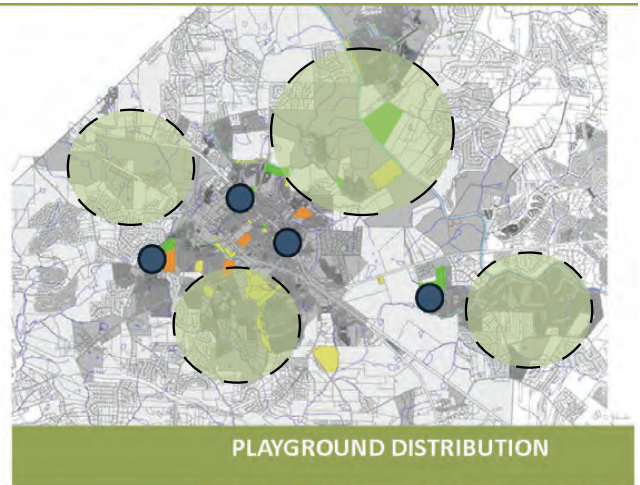
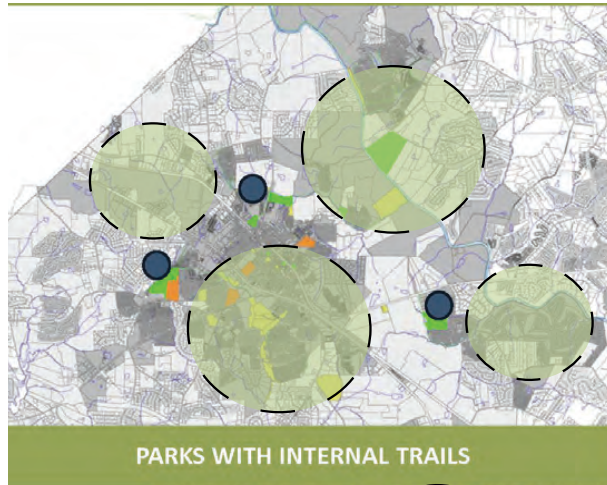
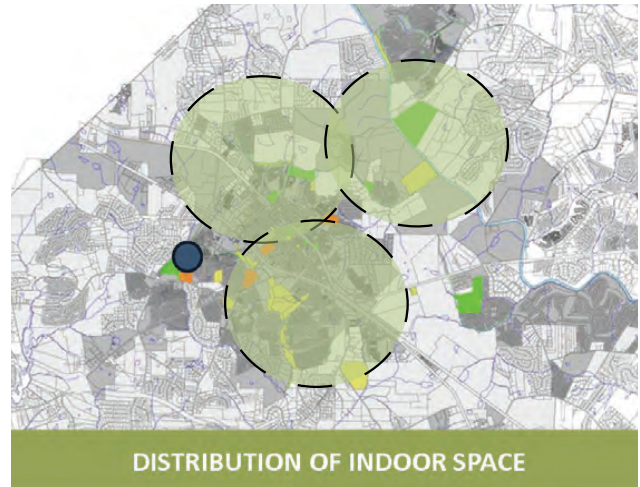
There is overall demand for two types of space: fitness and indoor sports and increased access to classes and expanded programming. Demand for indoor space is not mutually exclusive as outlined above, but the demand for each type of space in the Town of Clayton is high. The demand is reflected across all age groups and highlight the need for additional multi-purpose, intergenerational indoor space.

## DISTRIBUTION HIGHLIGHTS

The facility inventory not only examined each facility and the features within each park space, but also how those parks and features are distributed to provide access to recreation and park resources within Clayton. This helps determine where gaps in access may exist, and where demand may be fulfilled when the gaps identified in the Needs Assessment Summary.



These areas represent a gap in service area. A gap in service area distribution is when a user is greater than a 10 minute walk or bike to a park feature.





## SPECIALTY RECREATION

The Community Input and Needs Assessment revealed there is strong interest in participating in unique recreation opportunities. The ideas and responses were varied and presented a wide range of ideas such as water adventure (kayaking, canoeing, paddling, fishing), indoor activities and walking, climbing, nature-based play, miniature golf, more dog parks, and a focus on intergenerational activities and spaces. These are just a few highlights. Where there are currently unique features, such as the Community Gardens at the Community Center and the Dog Park near East Clayton Park, the spaces are in high use, well recognized, and continue to be in demand. More of these opportunities need to be identified and provided as improvements are made.

Some of the features that are unique to this system are:

- › The Splash Pad and Futsal Court at Municipal Park
- › The inclusive Harmony Playground space and disc golf course at East Clayton Park
- › The Community Gardens at the Community Center
- › The Clayton River Walk on the Neuse



*Opportunity for Futsal*



*Gardens and Educational Features*



*Outdoor Adventure and Rope Climbing*

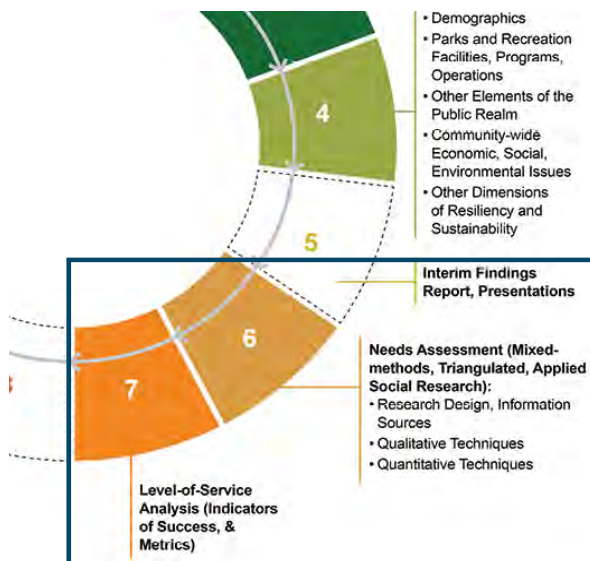


## STAFFING

A key component to facility and program operations and expansion is the inclusion of staff to provide park services. This was identified as a need or is currently in demand. The Town of Clayton parks services offerings are strongly supported by its residents. They are supportive of the park quality and types of services provided. There is a high level of satisfaction with current facilities and strong desire to grow park offerings and programs to meet demand.

Staff Full-Time Equivalents (FTE's) are typically measured by the population they serve. For example, the typical parks and recreation agency with a population of 20,000 to 49,999 has a median of 32.3 FTE's. Currently, Clayton's Parks and Recreation Department has 18 full-time employees (FTE's); 3 serving in Administration, 6 serving Programs, and 9 serving Operations. The FTE's are split between Programming (6), and Operations (9). The cumulative number falls below the national median of comparable systems, and is just meeting the lower quartile of 17.

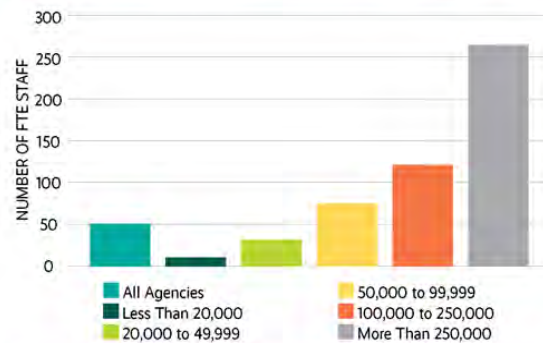
It is important to note, these benchmarks reflect departmental comparisons. Currently, park Operations serves not only the department, but also townwide operations responsibilities, and shared programming responsibilities for special events. This puts Operations staffing well below current operations best practices for communities of similar size.



Graphic Source, NRPA Agency Performance Review process graphic.

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**FIGURE 10: PARK AND RECREATION AGENCY STAFFING: FULL-TIME EQUIVALENTS (FTEs) (BY JURISDICTION POPULATION)**



|                | All Agencies | Less Than 20,000 | 20,000 to 49,999 | 50,000 to 99,999 | 100,000 to 250,000 | More Than 250,000 |
|----------------|--------------|------------------|------------------|------------------|--------------------|-------------------|
| Median         | 51.5         | 11.3             | 32.3             | 75.8             | 121.5              | 264.1             |
| Lower Quartile | 17.3         | 6.0              | 17.0             | 46.0             | 72.8               | 103.9             |
| Upper Quartile | 134.7        | 22.0             | 67.8             | 127.5            | 198.3              | 533.0             |

Figure 10. 2023 NRPA Agency Performance Review

Additionally, the demand for expanded recreation programming services is high, including demand for special events programs, specialty adventure programming, after school, full-day youth camps, adult and senior programs, expanded health and wellness opportunities and specialty services such as nature, adventure, and special needs programs and facilities. Staffing numbers will need to be evaluated in comparison to level of service and the growth of the recreation and park system to fill this gap.

The system is currently operating in the lower quartile for departments of similar size; however, recreation programming and facilities demand is in the upper quartile.

Using the findings in this process to determine the need for services and the gaps in services will help Clayton continue to address staff demand needs.

# ANALYSIS

## RECREATION ECONOMIC TRIPS AND PARK ACCESS ANALYSIS

The Recreation Economic Trips and Park Access Analysis presents a comprehensive overview of Clayton's regional economy and the role of its park system in a wider recreational market within the broader Raleigh region. It attempts to describe Clayton's role in the regional economy and provide an understanding of its park system's importance, emphasizing the relationship between economic centers, access to parks, and ecosystem service benefits provided by the park system.

Downtown Clayton emerges as a significant economic hub with notable job and trip density, comparable to several peer cities in the southeast of the larger metro region. Park accessibility, examined through multi-modal transport lenses, reveals existing infrastructural divides, suggesting a potential for enhanced connections to bolster the local economy via recreational tourism. The regional recreation market analysis underscores Clayton's parks as more than mere amenities, but much of the recreational activity of the region is concentrated around Raleigh. However, these results hint that strategies around differentiation of parks services to more unique offerings could attract regional interest.

### KEY TAKEAWAYS:

Clayton is an economic center within the wider Raleigh region, but it is a smaller tier center with overall less activity relative to other hot spots. It is also more geographically isolated relative to other centers in the region. Additionally, Clayton's orientation to recreational trips throughout the region suggests it is not a major market for regional recreation, though it does have observable local activity that could be better served with better connections. For example, the Sidewalk Adjusted Access Analysis showed substantial differences between realistic access via the sidewalk network vs theoretical access if sidewalks were available on all roads.

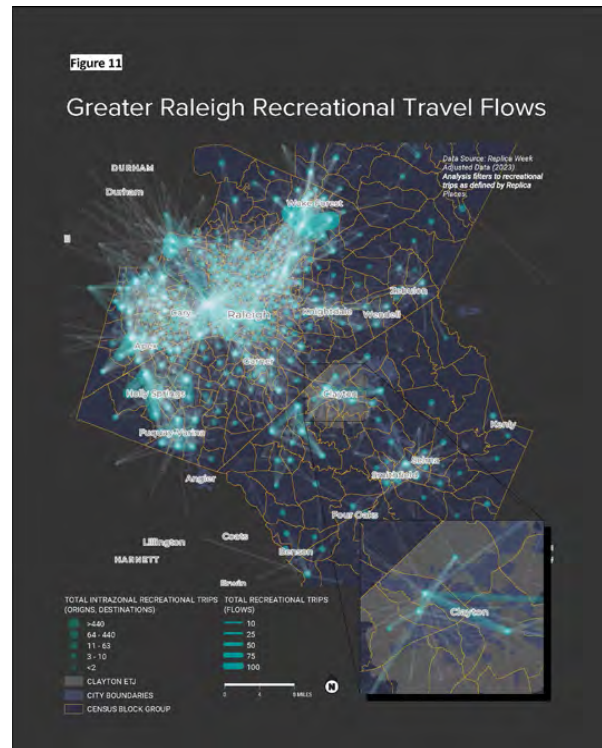
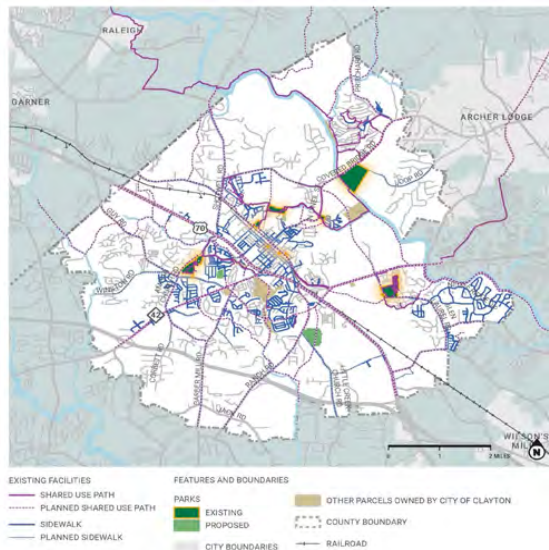


Figure 11 from Recreation Economic Analysis Report

*If Clayton wants to attract more regional trips for recreation, it will need to differentiate its recreational opportunities into something more distinct from what is provided elsewhere in the region.*

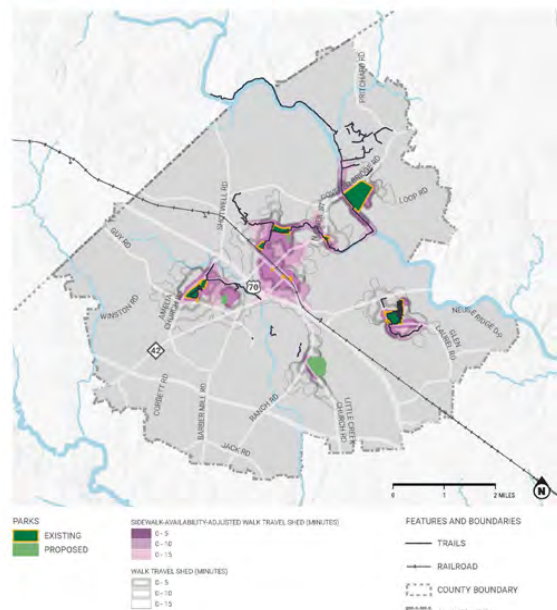
# ANALYSIS

## Access to Parks

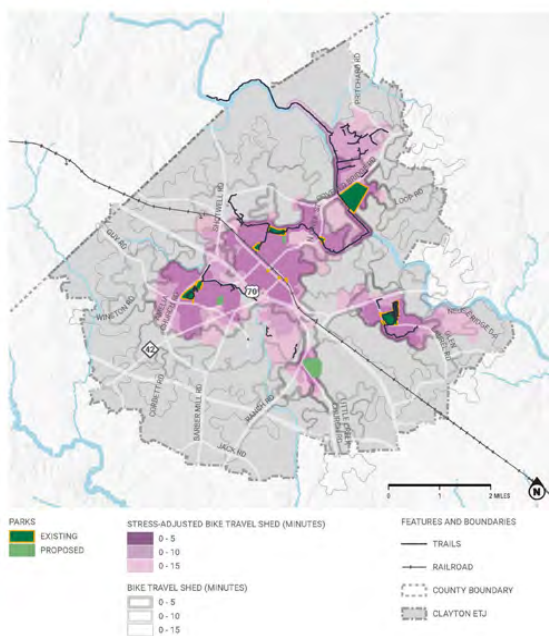


Figures from Recreation Economic Analysis report

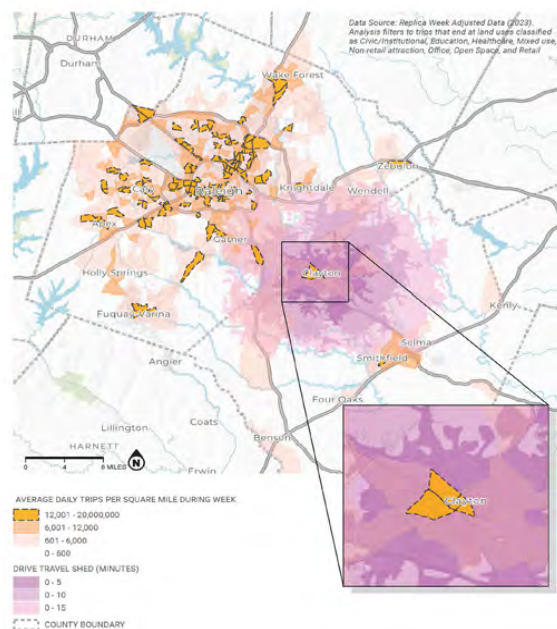
## Access to Parks by Walking



## Access to Parks by Biking



## Drive Access to Parks Relative to Average Daily Trips



**Key Takeaway: Connect local users & fill gaps for increased park accessibility & regional recreation markets**

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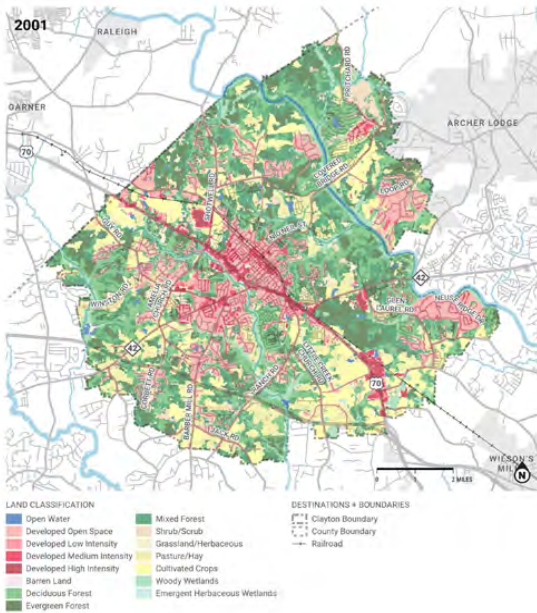
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# ANALYSIS

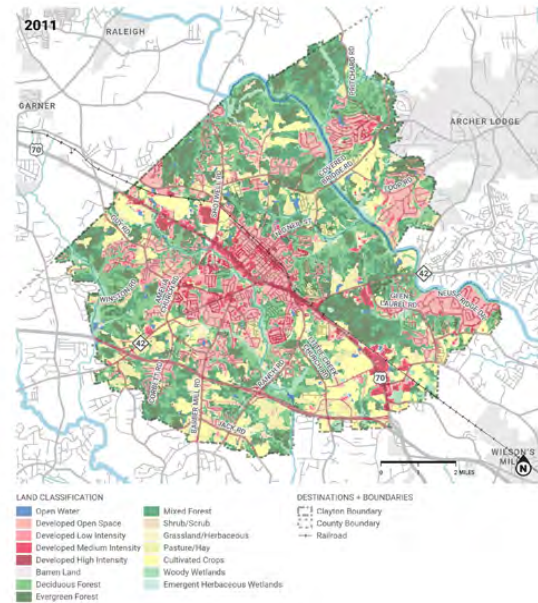
## GREEN INFRASTRUCTURE ANALYSIS

These maps show land cover classifications within Clayton's boundaries using NLCD (National Land Cover Database) imagery from 2001, 2011, 2021

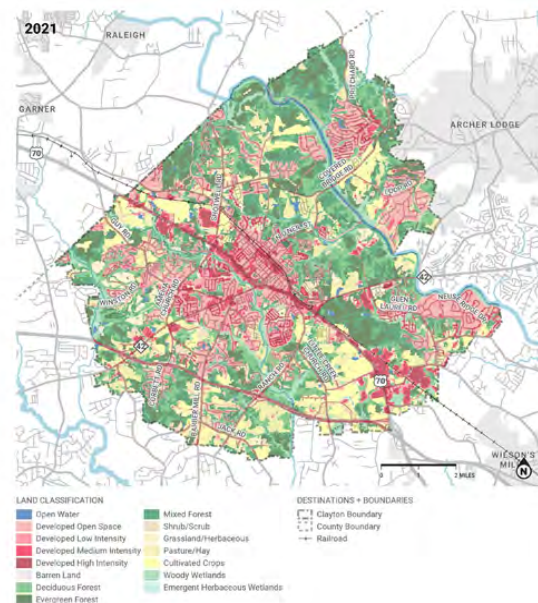


**2001** - The total land cover assessed was 20452.26 acres, with 3076.84 acres (or 15.04%) classed as urban land cover.

**Key Takeaways: Celebrate and educate residents on the best practices in place for land resource protection. Understand the rapid loss of landcover to ensure there is land set aside for future recreation use**



**2011** - Total land cover assessed was 19968.52 acres, with 4141.42 acres, or 20.74% of total area, classed as urban land cover. This urban land cover acreage amounts to a 34.6% increase from 2001.



**2021** - Total land cover assessed was 19486.41 acres, with 5012.32 acres (25.72% of total area) classed as urban land cover. This amounts to a 62.9% increase in urban land cover acreage between 2001 and 2021.



# RECOMMENDATIONS & ACTION

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# RECOMMENDATIONS & ACTION

The Town of Clayton has followed best practices for parks and recreation in planning for and providing services to address recreational needs. As with previous planning efforts, there have been opportunities in this process to give input in person, through surveys, through community input sessions, and as a part of the Comprehensive Recreation Master Plan updates to understand what is working well in the system and where gaps may exist. This input, along with the inventory and analysis findings, has allowed Clayton to identify immediate (0-2 years), Near term (3-5 year), and long term (6-10 year) goals in order to best meet the parks and recreation needs of its community. A critical outcome of this plan is to see action in meeting immediate (0-2 year) demands.

## ALIGNING THE DEPARTMENT WITH COMMUNITY PRIORITIES

Evaluation and recommendations are presented through the lens of community-wide goals. Previous and simultaneous planning efforts helped identify the overarching themes and goals for the plan.

### COMMUNITY GOALS AND PLANNING THEMES:

- › A Connected Community
- › Economic Vitality
- › Environmental Stewardship
- › Celebration of Arts and Culture
- › Health and Wellness

## CONNECTED COMMUNITY

There is strong desire to have a connected community. This means not only physically connected via sidewalks, trails, and greenways, but also through programs, events, and by maintaining the small-town character that Clayton has worked hard to preserve. Clayton residents would like to make sure parks are user friendly, accessible, and that facilities and services provided bring the community together. There is a strong desire to have intergenerational and accessible programs and facilities. This focus on bringing Clayton together will help guide connectivity priorities, program needs, park designs and features, and staffing needs.

## ECONOMIC VITALITY

The Town of Clayton has worked hard to bring businesses to the town that celebrate its small-town character and active living!

Town parks can serve as a support to economic development by providing open space, access, connectivity to each other, and business. As a part of this planning effort the Town conducted a Recreation Economic Analysis to help identify where current users are coming from and what may bring new users to the area.

There is an opportunity to create destination park spaces and features that offer something unique to the area that is not provided in neighboring communities. The study recommends celebrating features that make Clayton different, such as the Neuse River, the small-town character, the agricultural and culture



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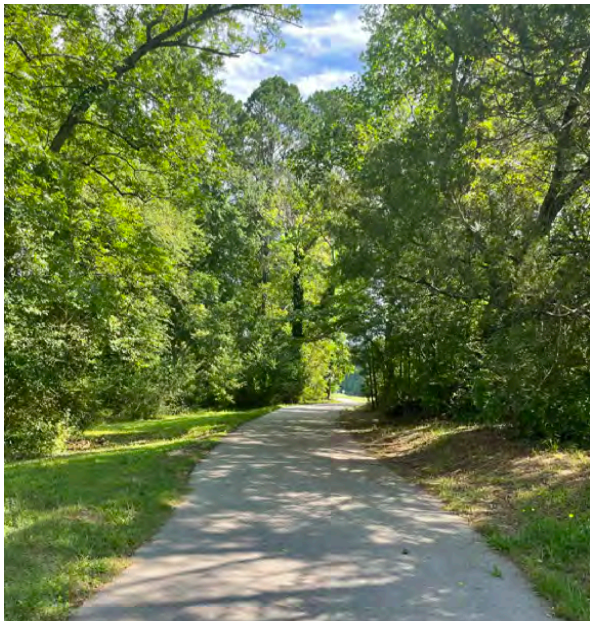
Town of Clayton Parks & Recreation | 61



highlights within the Town, and the unique recreation offerings that already exist, such as mountain biking and special events like hayrides and movies in the park.

#### ENVIRONMENTAL STEWARDSHIP

Clayton has been practicing conservation and resiliency many different ways; one is by placing park services out of flood-prone areas and preserving open space in these areas to buffer residential areas and businesses. This approach should continue, not only to protect recreation infrastructure, but also to serve as a resiliency tool for the Clayton community. Where possible, materials, designs, and new features should always ask, "What is the least impactful solution?" Clayton is already doing many things for environmental stewardship. These need to be celebrated to serve as an educational tool for the community. Features such as the open space and conservation land along the Neuse River, the brownfield land acquisition and transitional land use plan along covered bridge road, referred to as "Loop Road Park", and trail connectivity opportunities to reduce the need for vehicular trips to parks should all be highlighted in the Town's successes.



*Educate and celebrate the environmental practices in place such as how your greenways help provide floodzones and buffers from town infrastructure*

#### CELEBRATION OF ARTS AND CULTURE

There is so much that makes Clayton unique: its population, its downtown charm, the natural resources present such as the Neuse River, and its cultural events and people. All of these things exist and should and can be highlighted in the park system through art, signage, material selection, access, and helping tell the story online and in person. The Town has already started to do this in its Downtown core, and with features in the Harmony Playground. These efforts should continue to link the park system to community arts and history.



*Incorporate the established art programs in Town including the Sculpture Trail and murals into the parks*

#### HEALTH AND WELLNESS

Health and wellness is a key priority to the community. Clayton residents want increased access to health and wellness resources being provided. Improving access through connectivity, increased hours of operation, and expansion of programs will better serve the recreation population. A number of recreation programs are offered within the system to meet this need, but expanding age groups, locations, and hours will help meet demand. Additionally, making all of the parks better connected will improve overall health of all users, and in some cases, encourage users to come to the park. There were several requests to increase access to fitness and wellness programming, life skills programming, and partnership programs for wellness.

## KEY RECOMMENDATIONS

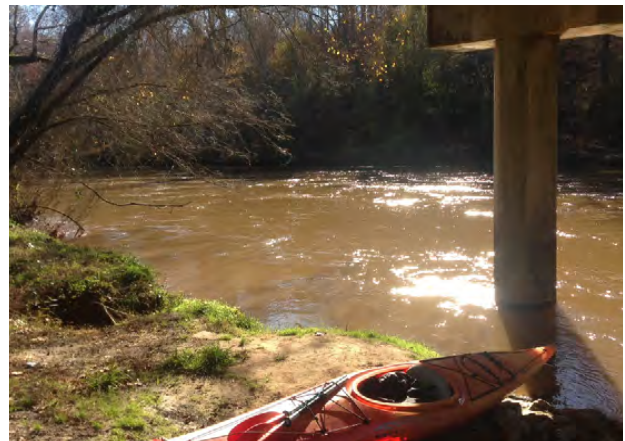
|                                                                                                                                                                                                                                                                                                                                                                                                                 | CONNECTED<br>COMMUNITY | ECONOMIC<br>VITALITY | ENVIRON-<br>MENTAL<br>STEWARD-<br>SHIP | ARTS AND<br>CULTURE | HEALTH &<br>WELLNESS |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|----------------------|----------------------------------------|---------------------|----------------------|
| <b>FACILITIES NEEDS OVERVIEW</b>                                                                                                                                                                                                                                                                                                                                                                                |                        |                      |                                        |                     |                      |
| <b>IMMEDIATE NEEDS (0-2 YEARS)</b>                                                                                                                                                                                                                                                                                                                                                                              |                        |                      |                                        |                     |                      |
| There is demand for and deficit in access to indoor recreation space. Evaluate total spatial needs for athletics, fitness, arts, and wellness classes to meet intergenerational demand                                                                                                                                                                                                                          |                        |                      |                                        |                     |                      |
| Address current gaps in recreation facility demand (playgrounds, dog parks, splash pads, indoor space, community gardens, access to water, rectangular multi-purpose fields, and basketball courts) and address distribution gaps as these resources are added to the system (ie. dog parks, playgrounds, greenway trails, and access to water, etc. should be located in areas with a service area radius gap) |                        |                      |                                        |                     |                      |
| Complete park master planning process for the Loop Road site                                                                                                                                                                                                                                                                                                                                                    |                        |                      |                                        |                     |                      |
| Provide adventure recreation opportunities                                                                                                                                                                                                                                                                                                                                                                      |                        |                      |                                        |                     |                      |
| Conduct planning efforts to offer Unique to Clayton recreation tourism opportunities (ie. rope courses, mountain biking, camping, celebration of agriculture)                                                                                                                                                                                                                                                   |                        |                      |                                        |                     |                      |
| Continue to follow environmental best practices for park planning and design and align these efforts interdepartmentally for education                                                                                                                                                                                                                                                                          |                        |                      |                                        |                     |                      |
| (on-going) Incorporate arts that celebrate Clayton                                                                                                                                                                                                                                                                                                                                                              |                        |                      |                                        |                     |                      |
| Incorporate operational needs in Townwide and park planning design processes                                                                                                                                                                                                                                                                                                                                    |                        |                      |                                        |                     |                      |
| <b>NEAR TERM NEEDS (3-5 YEARS)</b>                                                                                                                                                                                                                                                                                                                                                                              |                        |                      |                                        |                     |                      |
| There is strong desire for increased access to water including: swimming pools, splashpads, and kayaking/fishing/paddling. Where new facilities are considered, incorporate increased access to water                                                                                                                                                                                                           |                        |                      |                                        |                     |                      |
| Provide increased access to nature-based play                                                                                                                                                                                                                                                                                                                                                                   |                        |                      |                                        |                     |                      |
| Conduct design and implementation efforts to offer Unique to Clayton recreation tourism opportunities (ie. rope courses, mountain biking, camping, celebration of agriculture)                                                                                                                                                                                                                                  |                        |                      |                                        |                     |                      |
| <b>LONG TERM NEEDS (6-10 YEARS)</b>                                                                                                                                                                                                                                                                                                                                                                             |                        |                      |                                        |                     |                      |
| Apply Universal Design principals to park design so that parks and recreation facilities are accessible to all users                                                                                                                                                                                                                                                                                            |                        |                      |                                        |                     |                      |
| Incorporate arts that celebrate Clayton                                                                                                                                                                                                                                                                                                                                                                         |                        |                      |                                        |                     |                      |
| Continue to follow environmental best practices for park planning and design and align these efforts interdepartmentally for education                                                                                                                                                                                                                                                                          |                        |                      |                                        |                     |                      |

## KEY RECOMMENDATIONS

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | CONNECTED<br>COMMUNITY | ECONOMIC<br>VITALITY | ENVIRON-<br>MENTAL<br>STEWARD-<br>SHIP | ARTS AND<br>CULTURE | HEALTH &<br>WELLNESS |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|----------------------|----------------------------------------|---------------------|----------------------|
| <b>CONNECTIVITY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                        |                      |                                        |                     |                      |
| <b>IMMEDIATE NEEDS (0-2 YEARS)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                        |                      |                                        |                     |                      |
| Enhance and celebrate the blueway system: provide access to and support services for this system                                                                                                                                                                                                                                                                                                                                                                                                       |                        |                      |                                        |                     |                      |
| Continue planning and design efforts to: <ul style="list-style-type: none"> <li>› Create one updated Town of Clayton greenway and connectivity master plan map using past and related plans</li> <li>› Link Municipal &amp; Donald "Clyde" Sinclair Park to Downtown</li> <li>› Link East Clayton Community Park to the River and Downtown</li> <li>› Further evaluate Glen Laurel Road pedestrian crossing locations to link neighborhoods to East Clayton Park, and East Clayton Dog Park</li> </ul> |                        |                      |                                        |                     |                      |
| <b>NEAR TERM NEEDS (3-5 YEARS)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                        |                      |                                        |                     |                      |
| Continue planning and design efforts to: <ul style="list-style-type: none"> <li>› Link Community Park/Center/School across 70 to Downtown</li> </ul>                                                                                                                                                                                                                                                                                                                                                   |                        |                      |                                        |                     |                      |
| Create internal park loops and convey routes in time and distance                                                                                                                                                                                                                                                                                                                                                                                                                                      |                        |                      |                                        |                     |                      |
| Create park trail heads at parks with connectivity: restrooms, art trail ID, access to drinking water, signage, trail information, & bike repair                                                                                                                                                                                                                                                                                                                                                       |                        |                      |                                        |                     |                      |
| <b>LONG TERM NEEDS (6-10 YEARS)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                        |                      |                                        |                     |                      |
| Provide access to parks through Universal Design                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                        |                      |                                        |                     |                      |
| Link parks and "gap" areas via Greenway                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                        |                      |                                        |                     |                      |



Link East Clayton to nearby neighborhoods and Downtown.  
Photo from: <https://www.johnstonnc.com/parks/pcontent.cfm?id=4>



Improve access to and from the Neuse River

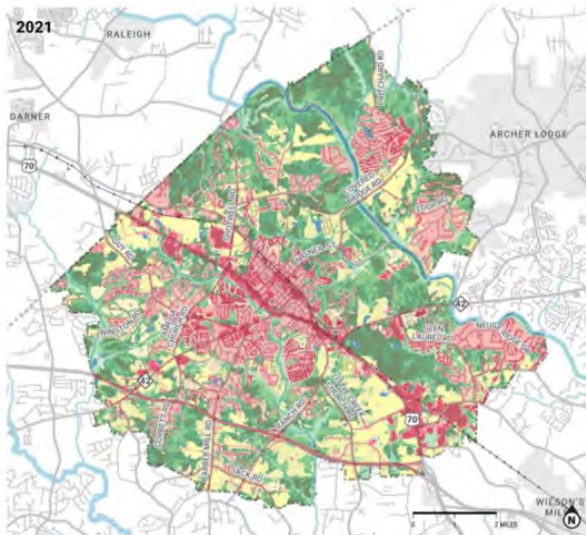


## KEY RECOMMENDATIONS

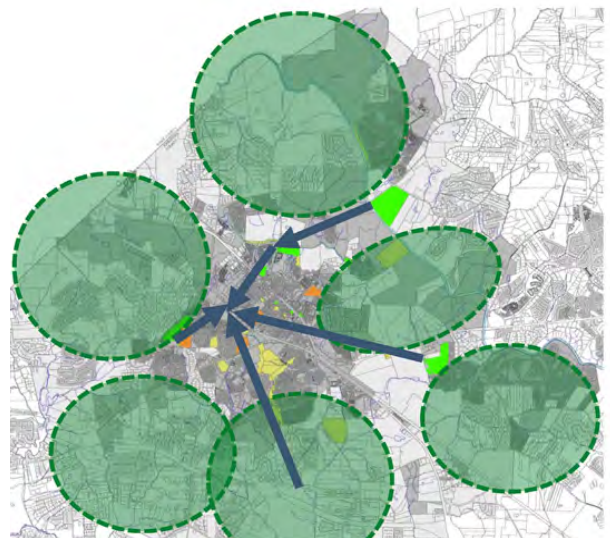
|                                                                                                                                   | CONNECTED<br>COMMUNITY | ECONOMIC<br>VITALITY | ENVIRON-<br>MENTAL<br>STEWARD-<br>SHIP | ARTS AND<br>CULTURE | HEALTH &<br>WELLNESS |
|-----------------------------------------------------------------------------------------------------------------------------------|------------------------|----------------------|----------------------------------------|---------------------|----------------------|
| <b>PROGRAM NEEDS</b>                                                                                                              |                        |                      |                                        |                     |                      |
| <b>IMMEDIATE NEEDS (0-2 YEARS)</b>                                                                                                |                        |                      |                                        |                     |                      |
| Expand special events programming that focuses on family and inter-generational activities (ie, holidays, concerts, and movies)   |                        |                      |                                        |                     |                      |
| In coordination with staff gaps, add in demand programs to the system:                                                            |                        |                      |                                        |                     |                      |
| ‣ More fitness and wellness programs                                                                                              |                        |                      |                                        |                     |                      |
| ‣ Senior travel trips                                                                                                             |                        |                      |                                        |                     |                      |
| ‣ Life skills programs (teen specific)                                                                                            |                        |                      |                                        |                     |                      |
| <b>NEAR TERM NEEDS (3-5 YEARS)</b>                                                                                                |                        |                      |                                        |                     |                      |
| In coordination with staff gaps, add in-demand programs to the system:                                                            |                        |                      |                                        |                     |                      |
| ‣ Continue to add/adjust fitness and wellness programs                                                                            |                        |                      |                                        |                     |                      |
| ‣ Water sports (via blueway, splash pads, and facility availability)                                                              |                        |                      |                                        |                     |                      |
| ‣ Adult programs                                                                                                                  |                        |                      |                                        |                     |                      |
| ‣ Senior travel trips                                                                                                             |                        |                      |                                        |                     |                      |
| <b>LONG TERM NEEDS (6-10 YEARS)</b>                                                                                               |                        |                      |                                        |                     |                      |
| In coordination with staff gaps, add in demand programs to the system as facilities and/or partnership providers are established: |                        |                      |                                        |                     |                      |
| ‣ Trails, cycling, and mountain biking programs                                                                                   |                        |                      |                                        |                     |                      |
| ‣ Arts (performing, music, fine arts)                                                                                             |                        |                      |                                        |                     |                      |
| ‣ Life skills programs (teen specific)                                                                                            |                        |                      |                                        |                     |                      |
| ‣ Youth camps (full day)                                                                                                          |                        |                      |                                        |                     |                      |
| <b>STAFF</b>                                                                                                                      | CONNECTED<br>COMMUNITY | ECONOMIC<br>VITALITY | ENVIRON-<br>MENTAL<br>STEWARD-<br>SHIP | ARTS AND<br>CULTURE | HEALTH &<br>WELLNESS |
| <b>IMMEDIATE NEEDS (0-2 YEARS)</b>                                                                                                |                        |                      |                                        |                     |                      |
| Set Demand Goals to meet program demand                                                                                           |                        |                      |                                        |                     |                      |
| Determine program opportunities with current and future resources                                                                 |                        |                      |                                        |                     |                      |
| Look for program partners to provide specialty recreation opportunities                                                           |                        |                      |                                        |                     |                      |
| Continue and improve departmental and interdepartmental resources communication                                                   |                        |                      |                                        |                     |                      |
| Address operational demand needs & shared staff resource gaps                                                                     |                        |                      |                                        |                     |                      |

## KEY RECOMMENDATIONS

|                                                                                                                                                                                                                    | CONNECTED<br>COMMUNITY | ECONOMIC VI-<br>TALITY | ENVIRONMEN-<br>TAL STEWARD-<br>SHIP | ARTS AND CUL-<br>TURE | HEALTH & WELL-<br>NESS |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|------------------------|-------------------------------------|-----------------------|------------------------|
| <b>LAND ACQUISITION AND PARK DEVELOPMENT</b>                                                                                                                                                                       |                        |                        |                                     |                       |                        |
| <b>IMMEDIATE NEEDS (0-2 YEARS)</b>                                                                                                                                                                                 |                        |                        |                                     |                       |                        |
| Acquire land to meet current and anticipated recreational need gaps (immediate gap demand = 100 acres)                                                                                                             |                        |                        |                                     |                       |                        |
| Acquire land in areas identified with gaps in services access                                                                                                                                                      |                        |                        |                                     |                       |                        |
| Greenway connectivity priorities should be considered as part of access demand (obtain easements, encroachments, and/or acquisition for priority connections from Municipal Park and East Clayton Park)            |                        |                        |                                     |                       |                        |
| <b>NEAR TERM NEEDS (3-5 YEARS)</b>                                                                                                                                                                                 |                        |                        |                                     |                       |                        |
| When land is acquired and new park resources are brought online the Town should address distribution access gaps for future recreational resource implementation (playgrounds, dog parks, indoor recreation, etc.) |                        |                        |                                     |                       |                        |
| <b>LONG TERM NEEDS (6-10 YEARS)</b>                                                                                                                                                                                |                        |                        |                                     |                       |                        |
| Acquire land to meet current and anticipated recreational need gaps (immediate gap demand = 300 acres)                                                                                                             |                        |                        |                                     |                       |                        |
| (on-going) Seek to balance open space and recreation space acquisition to meet Townwide recreation and environmental goals                                                                                         |                        |                        |                                     |                       |                        |



*Protect Open Space and Recreational Resources for the future by acquiring needed acreage now*



*Acquire acreage in areas that will address gaps in service and provide links for the community*

## FACILITIES AND LAND ACQUISITION

The Town of Clayton has followed best practices for parks and recreation planning on each of the needed ten year horizons with plans being completed in 2004, 2013, and now 2024. The Clayton population grew from 11,000 in 2004, to 16,116 in 2013, with planning numbers for this study reflecting a growing population of 29,445 in Clayton. The Department serves an even larger recreation service area with the ETJ. This growth is an approximate 277% increase from 2000 to 2024 and an anticipated growth rate that could double the population to over 50,000 according to Capital Area planners. Each of the previous Parks and Recreation Master Plans identified demand based upon these population numbers and the expressed interests of the Clayton community.

The 2013 plan outlined the need for recreation land acquisition to meet the anticipated needs of the 10 year population growth. This acquisition has not occurred and these gap area locations still remain the same. The Clayton population is projected to double, and the land coverage loss identified as a part of this planning effort continues. It is critical Clayton set aside recreation lands to meet current gaps and plan for the future.

The analysis identified that Clayton is currently providing 4.9 acres of developed parkland per 1000 residents, and with the addition of future recreation acres, Clayton will be providing approximately 9 acres of parkland per 1000 residents. Both of these numbers fall below the median acreage of 11.3 acres per 1000 residents. The upper quartile provides 17.9 acres/1000 residents and the lower quartile provides 5.9 acres/1000 residents.

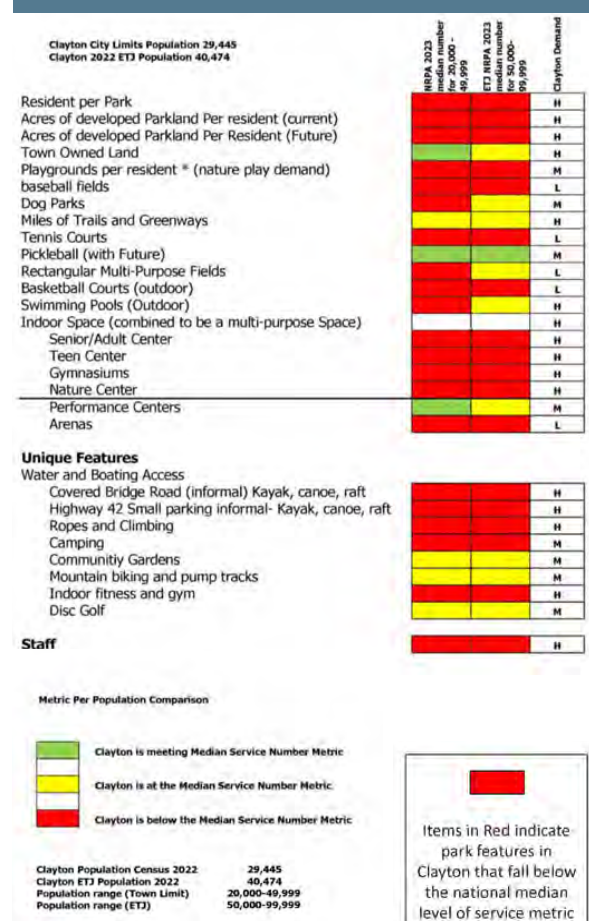
This is less than 1/2 of the acreage to reach the median acreage per resident illustrated as a best practice. In order to meet current demand of 11.3 acres per 1000 residents, an additional **100 acres** of parkland access would be needed, and to plan for the future, an additional **300 acres** would be needed. Land acquisition gap areas are shown on the gaps in resources map (page 66).

## FACILITIES

The Town has recently conducted several improvements to existing park and recreation resources including capital improvements identified in the 2004

and 2013 plan to Municipal Park, Donald Clyde Sinclair Park, and currently to Community Park. These updates are elements identified in the 2013 plan. This plan evaluates demands presented by the public, via survey and in person, how these demands compare to current service offerings, and how these service offerings and resources compare to the National NRPA median metrics that serve as current benchmarks for best practices. All of these elements contribute to understanding if Clayton falls above, at, or below the level of recreation services they are providing. It is important to note the NRPA metrics are population-based and since the last plan was completed, the Town of Clayton population went from a smaller town population (less than 20,000) to one that falls within larger metric comparisons (20,000-49,999). Long range the population will increase to an even larger metric comparisons of (50,000-99,999).

### Evaluation analysis of demand and benchmarks

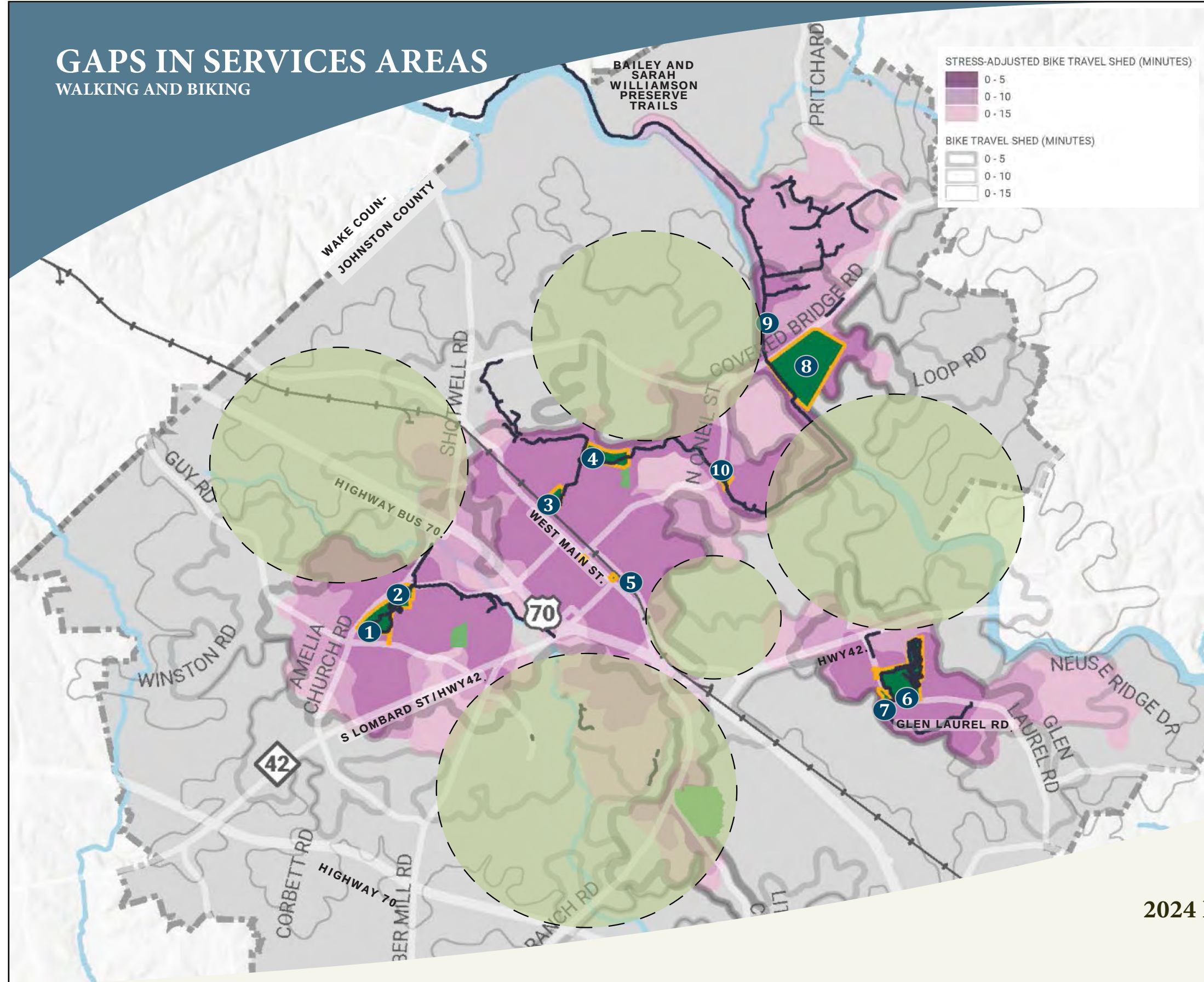


DRAFT 091924



# GAPS IN SERVICES AREAS

## WALKING AND BIKING



### LEGEND

- EXISTING CLAYTON PARKS
- GAP AREAS IN DISTRIBUTION OF SERVICES
- CLAYTON TOWN LIMITS
- CLAYTON ETJ
- CLAYTON GREENWAYS AND TRAILS

### EXISTING PARKS

- 1 CLAYTON COMMUNITY PARK
- 2 CLAYTON COMMUNITY CENTER
- 3 MUNICIPAL PARK
- 4 LEGEND PARK TRAIL HEAD
- 5 DONALD "CLYDE" SINCLAIR PARK
- 6 EAST CLAYTON COMMUNITY PARK
- 7 EAST CLAYTON DOG PARK
- 8 FUTURE LOOP ROAD PARK
- 9 CLAYTON RIVER WALK ON THE NEUSE
- 10 SAM'S BRANCH GREENWAY



SCALE: 1" = 3600'

**CLAYTON**  
PARKS & RECREATION

**2024 PARKS AND RECREATION  
MASTER PLAN**

DRAFT 091924



## FACILITIES

The growth and growing demand for access to parks and recreation resources require continued expansion of resources to maintain the small-town character, meet demand for parks as they provide community value, and to keep Clayton the active community that it is.



CLIMBING AND ROPES



ACCESS TO WATER SPORTS



INTERGENERATIONAL



NATURE PLAY

## Features in Demand

### Indoor Space

### Greenways and Trails

### Access To Water (Pools, river & splashpads)

### Climbing and Ropes Courses

### Open Space

### Camping

### Nature Play

### Miniature Golf (state and national trend)

### Mountain Biking & Pump Tracks

## KEY HIGHLIGHTS FOR FACILITY NEEDS ARE:

In addition to the above identified features in demand, the Town needs to address the on-going demand for several recreation resources falling below the median benchmarks including access to:

- › Intergenerational and multi-purpose Indoor spaces for recreation and gathering
- › Access to aquatics
- › Access to unique features such as ropes courses, camping, disc golf, mountain biking, and kayaking and canoing
- › Dog parks
- › Playgrounds and nature-based play
- › Basketball courts
- › Rectangular fields
- › Universally accessible parks and recreation resources in each park



Continue access to rectangular fields to meet current demand



Address gap and distribution to features such as dog parks for increased recreation access

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Town of Clayton Parks & Recreation | 69

## CONNECTIVITY

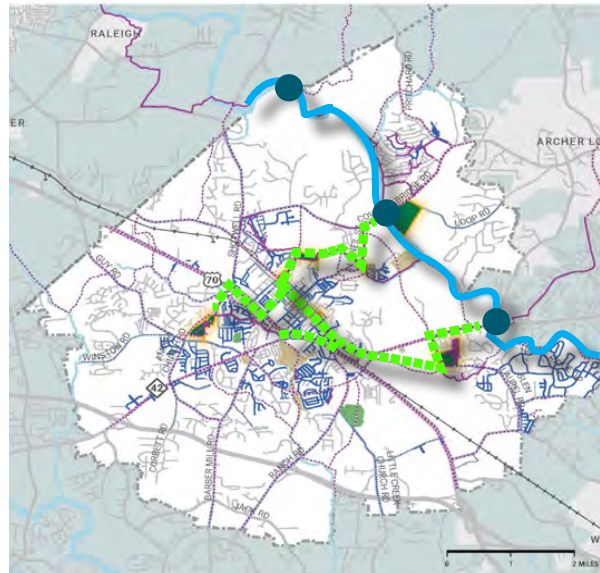
Greenways and Trails ranked the highest priority for facilities provided within the Town, and as one of the highest priorities for new facilities. Residents would like to walk to parks, businesses, and points of interests; however, currently 80% of residents drive to these destinations. The 2022 Comprehensive Pedestrian Plan outlined several key connectivity priorities, and the Recreation Access Study completed as a part of this effort identified the need for improved access and connectivity. Two important connectivity areas were identified:

- Improved connections from several area parks to residential and Clayton Downtown core and
- The need for more formalized and improved access to the Neuse River.

Both of these elements help meet gaps in services in the Town for improved access to water, and increased access to recreation resources within the Town.

The key greenway connection needs identified in this plan were also highlighted in the 2022 plan and include:

- Link Municipal & Donald “Clyde” Sinclair Park to Downtown
- Link East Clayton Community Park to the River and Downtown
- Link Community Park/Center/School across 70 to Downtown and provide more Hwy. 70 pedestrian crossings.
- Further evaluate and plan for Glen Laurel Road pedestrian crossing opportunities.



*Provide key Greenway connections to Clayton Downtown core and formalize access to the Neuse River*

- Connect the Dog Park to the system
- Ensure access and connections follow Universal Design principles

The key blueway connections identified in this plan for more formalized water access for fishing and boating are located at the river:

- Mial Plantation Road
- Covered Bridge Road
- Highway 42

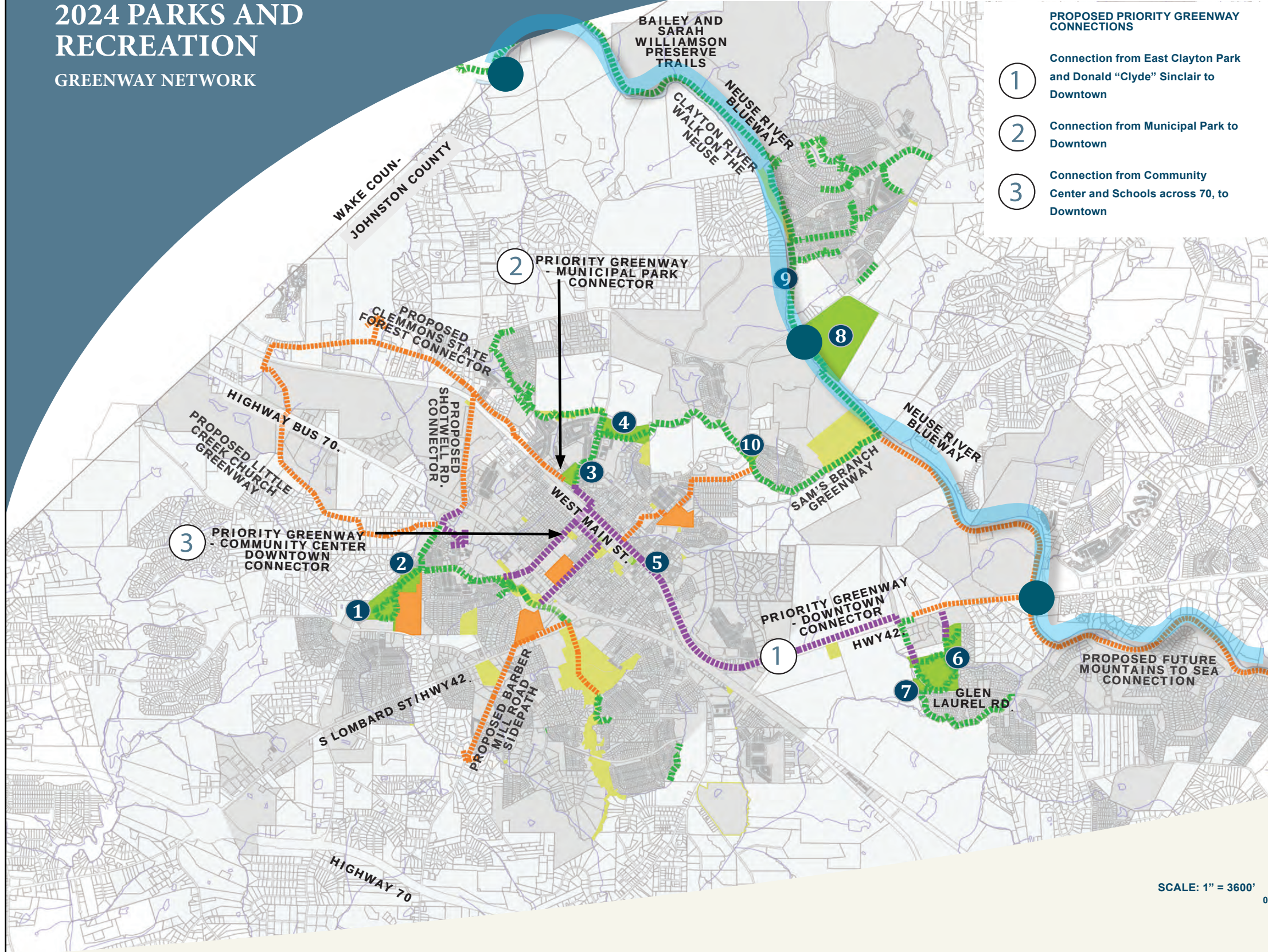
While each of these areas provide informal access, there are no support services, vendor service providers, or information regarding safety or the river itself.



*Connectivity priorities are also identified and align with routes numbered in the 2022 Comprehensive Pedestrian Plan*



# 2024 PARKS AND RECREATION GREENWAY NETWORK



## PROPOSED PRIORITY GREENWAY CONNECTIONS

- 1 Connection from East Clayton Park and Donald "Clyde" Sinclair to Downtown
- 2 Connection from Municipal Park to Downtown
- 3 Connection from Community Center and Schools across 70, to Downtown

## LEGEND

- EXISTING CLAYTON PARKS
- TOWN OWNED LAND
- SCHOOLS
- CLAYTON TOWN LIMITS
- CLAYTON ETJ
- EXISTING GREENWAYS AND TRAILS
- PROPOSED PRIORITY GREENWAY CONNECTIONS
- PROPOSED GREENWAY CONNECTIONS
- NEUSE RIVER BLUEWAY
- PROPOSED NEUSE RIVER BLUEWAY ACCESS
- EXISTING PARKS
  - 1 CLAYTON COMMUNITY PARK
  - 2 CLAYTON COMMUNITY CENTER
  - 3 MUNICIPAL PARK
  - 4 LEGEND PARK TRAIL HEAD
  - 5 DONALD "CLYDE" SINCLAIR PARK
  - 6 EAST CLAYTON COMMUNITY PARK
  - 7 EAST CLAYTON DOG PARK
  - 8 FUTURE LOOP ROAD PARK
  - 9 CLAYTON RIVER WALK ON THE NEUSE
  - 10 SAM'S BRANCH GREENWAY

SCALE: 1" = 3600'



DRAFT 091924



## PROGRAMS

Expanded special events and health and wellness programs are priorities to the community. Clayton residents want increased access to resources being provided. Improving access through connectivity, increased hours of operation, and expansion of programs will better serve the recreation population. A number of recreation programs are offered within the system to meet this need, but expanding age groups, locations, and hours will help meet demand. Additionally, making all of your parks better connected will improve overall health of all users, and in some cases, encourage users to come to the park. There were several requests to increase access to fitness and wellness programming, life skills programming, and partnership programs for wellness. Clayton falls below the national benchmark for access to private fitness facilities per the ETC survey results and also falls below access to these programs per the NRPA metrics.

In Demand Programs include:

- Expanding Special Events Programs that focus on family
- More fitness and wellness
- Water sports
- Adult programs
- Senior travel trips
- Trails, cycling, and mountain biking programs
- Life skills programs
- Youth camps (full day)

### PROGRAMS

Clayton Residents want more Health and Wellness, Special Events, and Adult Athletics and Outdoor Movies and Concerts

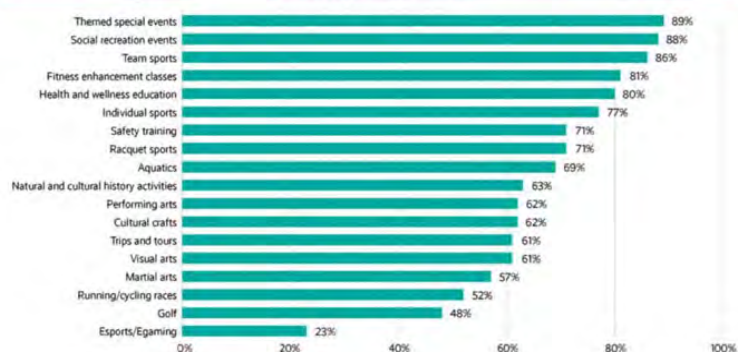
**These Recreational Demands are related to Space and Staff Needs!**

*Benchmark Figures for programming from the 2023 NRPA Agency Performance Review*



*Demand for access to programs for all types is high, specifically those that can be offered indoors and through special events.*

**FIGURE 6: PROGRAMMING OFFERED BY PARK AND RECREATION AGENCIES**  
(PERCENT OF AGENCIES)



**FIGURE 7: TARGETED PROGRAMS FOR CHILDREN, OLDER ADULTS AND PEOPLE WITH DISABILITIES**  
(PERCENT OF AGENCIES BY JURISDICTION POPULATION)

|                                                                  | Percent of Agencies | Less Than 20,000 | 20,000 to 49,999 | 50,000 to 99,999 | 100,000 to 250,000 | More Than 250,000 |
|------------------------------------------------------------------|---------------------|------------------|------------------|------------------|--------------------|-------------------|
| Summer camp                                                      | 82%                 | 60%              | 86%              | 93%              | 86%                | 90%               |
| Specific senior programs                                         | 77                  | 61               | 77               | 87               | 84                 | 77                |
| Specific teen programs                                           | 65                  | 43               | 61               | 77               | 77                 | 78                |
| Programs for people with disabilities                            | 63                  | 34               | 55               | 80               | 78                 | 81                |
| Science, technology, engineering and mathematics (STEM) programs | 58                  | 42               | 49               | 68               | 64                 | 71                |
| After-school programs                                            | 53                  | 45               | 47               | 53               | 57                 | 69                |
| Preschool                                                        | 33                  | 24               | 32               | 44               | 34                 | 33                |
| Before-school programs                                           | 19                  | 16               | 19               | 21               | 17                 | 18                |
| Full daycare                                                     | 7                   | 5                | 6                | 11               | 4                  | 12                |

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Town of Clayton Parks & Recreation | 72

## STAFF

The Town of Clayton currently provides 18 Full-Time Equivalents divided among the department administration, programming, and operations. As mentioned in the analysis section, this currently falls below the median comparison for communities of similar size.

This comparison is important for two reasons. One, the department is currently providing program services beyond the staff capacity, and there are currently in demand for programs which cannot be provided. Secondly, the national benchmarks compare FTE's for operations based upon departmental demand. The Town of Clayton Operations department serves beyond its department so not only do these numbers fall below the national median, they are currently serving more than the department benchmarks reference.

The Town needs to determine what level of service they want to have for programming and operations above, at, or below this median. These staffing numbers will determine the level of service programs can be provided for growth.



*The level of service staff goals will help determine what level of service programs and operations can be run*

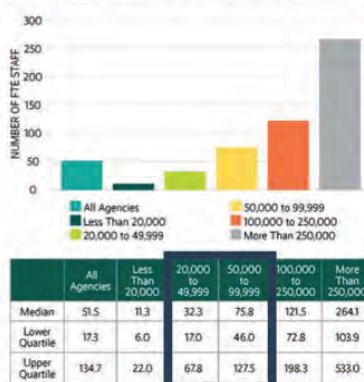
## Lower Quartile

Agencies that fall in the Lower Quartile provide 17 FTE's for the population Range of 20,000- 49,999

**Clayton**  
**18 FTE's**

Clayton Currently has  
18 Full Time Parks &  
Recreation Employees  
3 serving in  
Administration  
6 Serving Programs  
9 Serving Operations

**FIGURE 10: PARK AND RECREATION AGENCY STAFFING: FULL-TIME EQUIVALENTS (FTEs) (BY JURISDICTION POPULATION)**



## PROGRAMS

Clayton Served +5365  
Program participants  
in 2023 (this does not  
account for Special Events  
participants)

There were over **590**  
**waitlisted** participants  
and **80% of these**  
**were for indoor**  
**programs**

*The level of service that can be provided for programming is related to staff availability*



## FUNDING STRATEGY ALTERNATIVES

The Town of Clayton has been providing parks and recreation services to the community using a variety of funding tools since its inception. However, growth demands are increasing level of services demands. Clayton will need to continue evaluating the variety of funding source tools available to help meet community needs.

The following funding tools can be assessed as part of a larger evaluation for new and on-going parks and recreation services.

**BONDS** are a fixed income instrument that represent a loan made by an investor to a borrower (typically corporate or governmental). A bond can be thought of as an I.O.U. between the lender and borrower that includes the details of the loan and its payments. In 2019, the Town of Clayton residents voted “yes” to an 18 million parks bond with over a 74% approval rating. This led to improvements at Municipal Park, Clayton Community Center, Clayton Community Park, and East Clayton Park.

**CROWDFUNDING & “ADOPT A PARK/GREENWAY”** is a way to provide cleanup support and web-based funding. These tools are showing greater use in parks and recreation. Funds are acquired from people who are willing to support a specific project, program, or facility. This tool has been a great resource for greenway development, stream clean-ups, and small projects.

**DEVELOPMENT FEES** can be assessed for the development of residential properties with the proceeds to be used for parks, recreation, and open space acquisitions. This is a typical planning tool used in communities throughout NC, one which Clayton uses through its Unified Development Ordinance (UDO). These tools should be evaluated to determine if there is potential for incentives for developments using best management practice and nature-based strategies.

**FRIENDS OF THE PARK** groups are organized fundraising groups who raise money for specific park projects, areas, or regions. Clayton can partner with a local nonprofit to accept private donations. Fundraising events can provide a means for support in programming and park facility projects.

**GRANTS** are a common funding tool for parks and recreation projects and programs. There are numerous grant opportunities for parks and recreation in NC but the most common sources are:

- › Parks & Recreation Trust Fund (PARTF) – including the Accessible Parks program

- › Land and Water Conservation Fund (LWCF)
- › Recreational Trails Fund (RTP)
- › Complete the Trails (CTP)

Parks and recreation services have become much more of a community-wide service and trends in grant funding have branched out beyond traditional sources. A listing provided by North Carolina State University Recreation Resource Services (NCSU RRS) maintains updated grant resources in the following categories:

- › Places and Spaces
- › Native Plants
- › Health and Wellbeing
- › Travel and Tourism
- › Community Development
- › Athletics

Grant resource link: <https://rrs.cnr.ncsu.edu/grant-resources/>

**SPONSORSHIPS/NAMING** can fund events, facilities, or equipment. Sponsorship agreements should clearly articulate expectations between the Town of Clayton and the sponsor. Many cities and counties are now selling naming rights for new buildings or key facilities in parks for the development cost associated with improvement. This was one of the funding source tools used with Harmony Playground located in East Clayton Park and the performance shelter in Municipal Park .

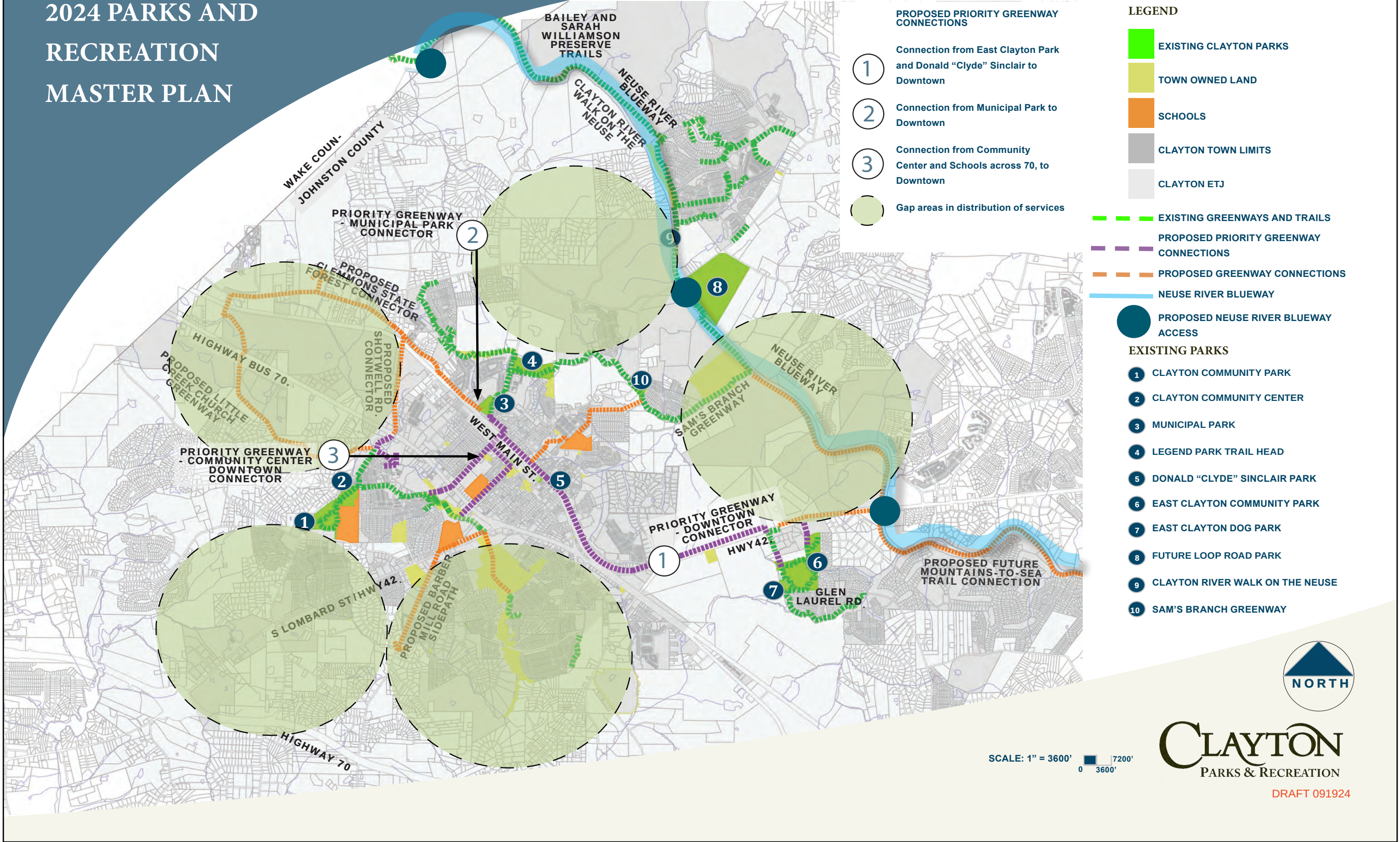
**USER FEES** are used with specialty programs and/or facilities with examples such as sports requiring referees and indoor facility usage.

**UTILITY AGREEMENTS COORDINATION** can be used for more varied infrastructure uses such as greenways, water/sewer, fiber optic, gas, etc. By including greenways in the infrastructure conversation opportunities can increase for connectivity and shared use.

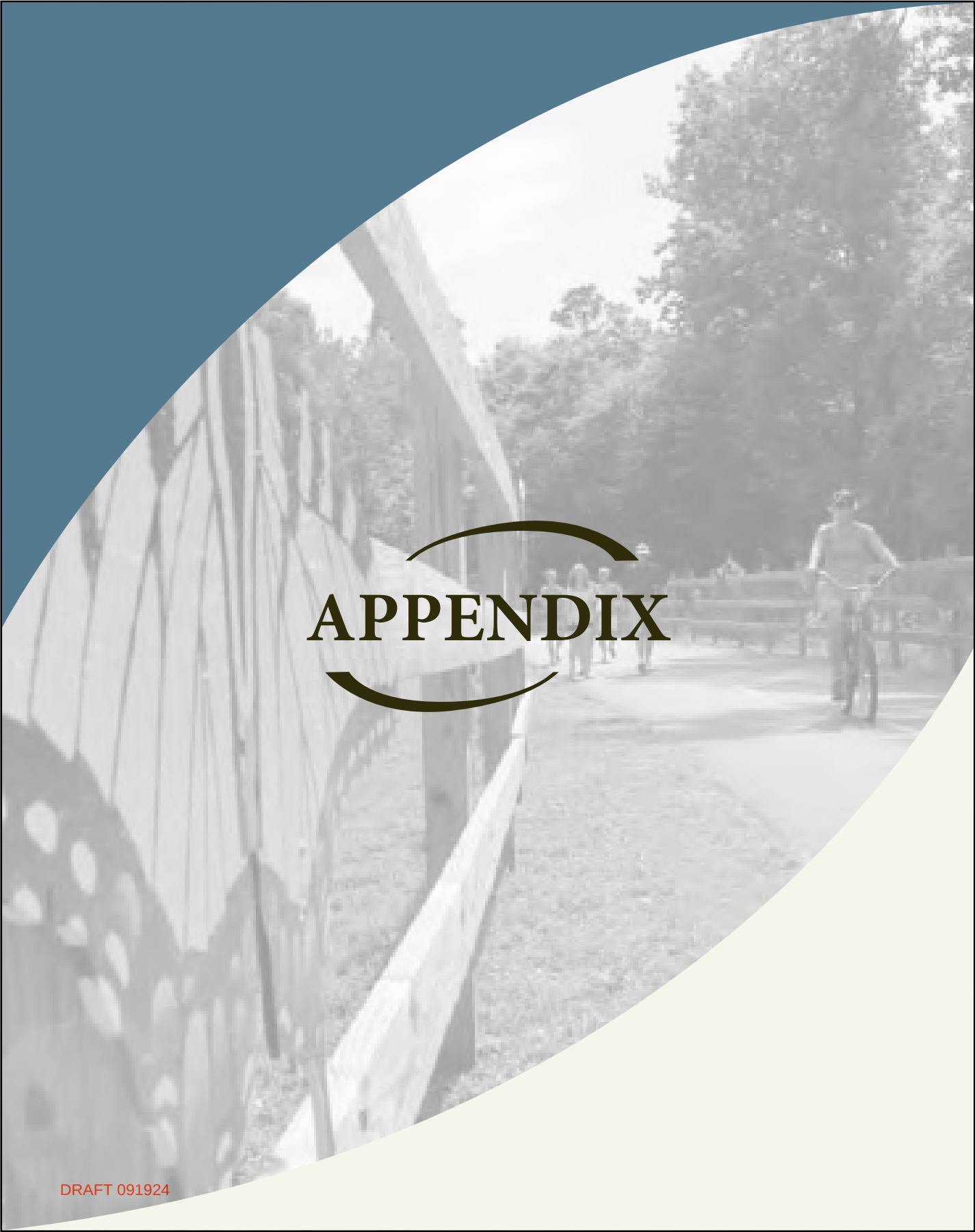
**PUBLIC PRIVATE PARTNERSHIPS-(PPP)** are becoming more of a common tool in parks and recreation. PPP occur when there is a partnership between the government and a private sector company. Many agencies are relying on PPP as a way to reduce operating budgets – turning these responsibilities over to, or sharing them with, private companies.



# 2024 PARKS AND RECREATION MASTER PLAN





The background of the page is a grayscale photograph of a park path. On the left, there is a wooden fence with vertical slats. In the distance, several people are walking along the path, and a person is riding a bicycle on the right side. The path is lined with trees and greenery. The image is framed by a dark blue curved shape in the top-left corner and a light yellow curved shape in the bottom-right corner.

# APPENDIX

DRAFT 091924



**AN ORDINANCE ADOPTING  
TOWN OF CLAYTON PARKS AND RECREATION MASTER PLAN**

**WHEREAS**, the Town of Clayton hired Sage Design to assist with the redevelopment of a Parks and Recreation Master Plan for the Town of Clayton; and

**WHEREAS**, The Parks and Recreation Master Plan serves as a guiding document for the Parks and Recreation staff, Parks and Recreation Advisory Board, Town Administration, and Town Council; and

**WHEREAS**, the Plan quantifies the current offerings, compares those to the offerings of similarly sized communities, and recommends additions and reductions of facilities and programs for the next 5-10 years; and

**WHEREAS**, community outreach included an online survey, a statistically valid survey, three open houses, and pop-up events; and

**WHEREAS**, the Master Plan is vital to planning for the future of the Town of Clayton.

**NOW THEREFORE BE IT ORDAINED THAT:** The Mayor and Clayton Town Council of the Town of Clayton hereby:

Section 1: Adopt the 2024 Parks and Recreation Master Plan (Exhibit 1).

Section 2: Repeal the 2019 Town of Clayton Parks and Recreation Master Plan Update Addendum.

Duly adopted and effective this 4<sup>th</sup> day of November 2024 while in regular session.

\_\_\_\_\_  
Jody L. McLeod  
Mayor

ATTEST:

\_\_\_\_\_  
Heidi L. Holland, CMC, NCCMC  
Town Clerk



## Town Council Regular Meeting Agenda Cover Sheet

### Meeting Date

November 4, 2024

### Agenda Location

NEW BUSINESS

### Item Title

Memorandum of Agreement (MOA) for the Johnston County Long Range Water Supply Program

### Presenter(s)

Joshua Baird, PE -Water Resources Director/Interim Engineering Director

### 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

Since the 1990s, Johnston County and the Town of Clayton have worked closely to ensure high-quality water supply for Clayton residents. This collaboration has aimed to meet current and future water demands by securing reliable water sources. Johnston County's updated Long Range Water Supply Plan, developed from 2019 to 2023, includes forecasts from the Town of Clayton and has identified the Lower Neuse River as the most viable option for a new water supply for the entire County's future needs. This plan includes constructing a water treatment plant on county-owned land, utilizing a quarry for raw water storage, and building necessary infrastructure to connect the system with existing distribution networks. The project is proposed to proceed in phases, with Phase 1 slated to be online by 2030 and produce up to 12 million gallons per day. Due to the significant capital costs and proportion of the capacity attributed to Clayton's future growth, the County has requested that the Town be a partner in the project.

Both the County and Town are dedicated to timely completion, considering various alternative delivery methods to ensure efficiency. The Town seeks to be an active and equal partner in Phase 1 due to the significance of the project and the expected capital investment. Under North Carolina's Interlocal Act, the County and Town can formally collaborate to achieve their shared objectives. This agreement sets the framework for Stage 1 of Phase 1, covering preliminary engineering, evaluations, and project development.

The MOA is solely for the preliminary engineering and project development phase. The MOA does not obligate the Town for any construction or maintenance agreements associated with a joint project. Upon completion of work outlined in the MOA as well as the current ongoing work to evaluate any other water supply alternatives, information will be available to determine next steps towards meeting the Town's future water needs.

Staff request approval of the agreement in its substantial form by resolution 2024-111. The agreement has been reviewed by Town legal counsel and subject to final review by County staff.

## Funding Source

N/A

## Corresponding Documentation

[JoCo MOA with Clayton](#)

[Resolution 2024-111](#)

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**Submitted By:** Joshua Baird, Engineering

**Reviewed By:**

Joshua Baird, Water Resources  
Director

Approved - Oct 30 2024

Rich Cappola, Town Manager  
Heidi Holland, Town Clerk

Approved - Oct 31 2024

Approved - Oct 31 2024



**MEMORANDUM OF AGREEMENT (MOA) FOR THE  
JOHNSTON COUNTY LONG RANGE WATER SUPPLY PROGRAM**

WHEREAS, Johnston County has continuously planned for and implemented water supply projects to ensure a long-term, reliable water supply for the communities served by Johnston County and its partners, including the Town of Clayton; and

WHEREAS, Johnston County (hereinafter referred to as "County") and the Town of Clayton (hereinafter referred to as "Town") (individually and collectively referred to as "Party" or "Parties" hereafter) have continuously, since the 1990's, worked collaboratively to provide high quality water supply for the Town of Clayton water system customers; and

WHEREAS, Johnston County initiated the planning and permitting of a new water supply from the Neuse River, identified as the Lower Neuse Water Supply, in the early 2000's. From 2019 through 2023, the County developed an updated Long Range Water Supply Plan that confirmed the Lower Neuse Water Supply alternative to be the most favorable and reliable new water supply source to meet the County and its service partners' collective current and future water demands.

WHEREAS, the Lower Neuse Water Supply alternative is comprised of a new water treatment plant (WTP), to be sited on property currently owned by the County, use of a County owned stone quarry for raw water storage, a new raw water intake on the Neuse River at Richardson Bridge Road bridge, new raw water transmission pipeline(s) to connect the raw water intake to the WTP and quarry, and finished water transmission pipeline(s) to connect the WTP to the current County water distribution system.

WHEREAS, the Long Range Water Supply Plan identified a three phased construction approach for the development of the Lower Neuse Water Supply, with Phase 1 to be online by 2030 with a WTP capacity of 12 million gallons per day (MGD); and

WHEREAS, traditional design-bid-build or alternative project delivery methods such as design-build (DB), construction manager at risk (CMAR), or a combination thereof may be used to complete the design and construction contracts for Phase 1 of the Lower Neuse Water Supply, Both parties agree and understand that the project delivery method has not been determined as of the date of this MOA. Furthermore, both parties agree that the leading factor in selecting project delivery methods for each proposed contract will be timely Phase 1 completion, with a goal of Phase 1 being completed by the spring of 2029.

WHEREAS, the Town desires to be an active and equal partner in the further development of Phase 1 of the Lower Neuse Water Supply in consideration of the magnitude of the Town's future water demands, the Town's reliance on the Lower Neuse Water Supply to meet those water demands, and the probable significance of the capital investment the Town will need to make in the County's Lower Neuse Water Supply.

WHEREAS, the initial stage of Phase 1 of developing the Lower Neuse Water Supply (hereinafter referred to as Stage 1) includes project development, preliminary engineering, field evaluations and project delivery method evaluation.

WHEREAS, under Article 20 of Chapter 160 A of the North Carolina General Statutes, as amended (the "Interlocal Act"), municipalities and counties are authorized to enter into Interlocal cooperation

undertakings with other local governments for the joint exercise of any power, function, public enterprise, right, privilege, or immunity of local governments in North Carolina:

THEREFORE, BE IT RESOLVED, that the Parties pledge to work together in partnership to achieve the goal of successfully bringing Phase 1 of the Lower Neuse Water Supply online by 2030; and,

BE IT FURTHER RESOLVED, that this MOA is intended to outline the manner in which the Parties will collaborate through Stage 1 of Phase 1.

BE IT FURTHER RESOLVED, that the Parties will be guided by the principles of stewardship of the public interest in this common water supply, collaboration, sustainability, mutual and collective benefit, shared responsibility, equal representation, and financial stability, in support of the performance of this Agreement.

NOW, THEREFORE, for and in consideration of the recitals and the mutual promises and covenants contained in this Agreement, the Parties agree as follows:

- 1) **Management Team.** The activities and management of the Lower Neuse River Water Supply will be guided by a Management Team. The Management Team shall consist of the Manager or Utility Director, or designee, and one additional representative from each Party, for a total of four Management Team members. The Management Team will seek to act by consensus, and after their approval, will advise the Lead Agency on the Projects to be undertaken, including selecting consultants. In the event the Management Team is unable to reach consensus regarding any matter, they shall meet with the Owner's Advisor who shall attempt to mediate a resolution of the matter.
- 2) **Lead Agency.** The Parties agree that The County shall act as the Lead Agency to accomplish the purposes approved by the Management Team; as such, the Lead Agency will be the fiscal and contracting agent, and will enter into necessary contracts in support of the Lower Neuse River Water Supply. The Lead Agency will only enter into contracts after approval of the contract by the Management Team.
- 3) **Projects.** The Parties agree that the following projects presented below will be among those undertaken. The Management Team may advise variations of these anticipated projects or may advise additional projects. The Lead Agency shall proceed with a Project, including requests for qualifications, consultant selection, project scoping, and other pre-construction actions, only after the Management Team has reached consensus and approved the initiation of Project execution. The Parties will mutually work to resolve the source of impediment(s) to consensus and derive a mutually amicable solution.

| Anticipated Projects                                                                                                                                                                                                                                                                                                                                                                                                                                    | Anticipated Budget |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Owner's Advisor Agreement – Stage 1: Project Development <ul style="list-style-type: none"><li>• Project Administration</li><li>• Permitting Management</li><li>• Project Delivery Plan</li><li>• Project Definition and Preliminary Engineering (raw water model, treatability study, and Basis of Design Report</li><li>• Preliminary Stakeholder Communications</li><li>• Analysis of treatment and transmission capacity as it relates to</li></ul> | \$ 600,000         |

|                                                                                                                                                                                                                                                    |                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| ownership, operation, and initial capital                                                                                                                                                                                                          |                     |
| Installation & Maintenance of USGS Gauge at Richardson Bridge Road <ul style="list-style-type: none"> <li>5 Year Contract with USGS Service for installation and maintenance</li> </ul>                                                            | \$ 90,100           |
| Additional Preliminary Engineering, including but not limited to: <ul style="list-style-type: none"> <li>Pipeline Routing Study</li> <li>Hydraulic Evaluations</li> <li></li> </ul>                                                                | \$ 59,900           |
| Field Evaluations (Survey, SUE*, GeoTechnical), Environmental Surveys for: <ul style="list-style-type: none"> <li>Intake/Raw Water Pump Station</li> <li>Water Treatment Facilities</li> <li>Raw and Finished Water Pipelines</li> <li></li> </ul> | \$ 250,000          |
|                                                                                                                                                                                                                                                    |                     |
| <b>Total</b>                                                                                                                                                                                                                                       | <b>\$ 1,000,000</b> |

\* Subsurface Utility Exploration

4) Cost Sharing. The Parties will contribute by payment of their share of the actual costs of each Project in accordance with the cost sharing formula provided in this Paragraph.

a) The cost sharing formula will be based on the Party's capacity allocation for Phase 1 of the Lower Neuse River Water Supply, with actual project costs divided between the Parties based on the cost share presented in the table below.

| Party           | Preliminary Capacity Share | Cost Share     |
|-----------------|----------------------------|----------------|
| Johnston County | 50%                        | 50%            |
| Town of Clayton | 50%                        | 50%            |
| <b>Total</b>    | <b>100.00%</b>             | <b>100.00%</b> |

5) Invoicing. The County will invoice the Town for its share of the costs as the County incurs project costs, and the Town will pay the invoice within 30 days.

6) Duration, Amendment and Termination. The term of this Agreement shall begin upon the approval of the County and Town and shall last until the completion of Stage 1 or a Party withdraws as provided herein, or at such time the Parties approve an Interlocal Agreement to replace this MOA. However, the Interlocal Agreement shall only become binding on each Party after approval and execution of the Agreement by both Parties. The Agreement may be terminated, or extended, upon mutual written agreement of both Parties. This Agreement may be amended with written approval of all Parties.



- 7) Withdrawal from Agreement. Any Party may withdraw from this Agreement without cause upon 45 days written notice to the other parties, provided that any outstanding financial obligations shall survive such withdrawal until satisfied. Except in the event of a breach of this agreement by the other party, any cost associated with the withdrawal, such as facility redesign, will be incurred by the Party that has withdrawn. The Parties agree that in the event a Party gives notice of intent to withdraw, within 20 days of the effective date of the notice the Parties shall meet with a mutually agreed upon mediator and make a good faith effort to resolve any matter(s) causing the withdrawal.
- 8) Future Agreements. The intention of this Agreement is to guide the execution of Projects through of Stage 1 of Phase 1 of the Lower Neuse Water Supply. If neither has withdrawn from this Agreement, both parties agree to negotiate in good faith an Interlocal Agreement to identify financial and other contractual obligations prior to authorization to enter into additional future contracts (design-build, detailed design or construction). Furthermore, future agreements between the Parties related to the operation of the Lower Neuse Water Supply or otherwise, are not obligated to include any terms and conditions of this Agreement that have not been partially performed.
- 9) Miscellaneous Provisions.
- a) A signed copy of this Agreement shall be considered as an original.
  - b) The Parties, and all subcontractors, shall comply with the E-Verify requirements of Article 2, Chapter 64, of the North Carolina General Statutes.
  - c) Service or all notices under this Agreement shall be sufficient, if given personally, by registered or certified mail, return receipt requested, and mailed to the Party involved at the address and to the attention of the person set forth below, or to such other person or address as said party may provide in writing from time to time. Any such notice mailed to such address shall be effective upon the date received as shown by the return receipt or otherwise.

Johnston County  
Public Utilities Director  
P.O. Box 2263  
Smithfield, NC 27577

Town of Clayton  
Town Manager  
P.O. Box 879  
Clayton, NC 27528

IN TESTIMONY WHEREOF, the Parties have caused this instrument to be executed by their respective representatives, their corporate seals to be affixed and attested by their respective Clerks, all by authority of the respective governing boards, ratified by resolution of the governing board of each unit spread upon its minutes, the day and year first above written.

[signatures follow on next page]

**TOWN OF CLAYTON**

(Signature) \_\_\_\_\_  
Richard Cappola, Town Manager  
Town of Clayton

ATTEST: \_\_\_\_\_  
Town Clerk

"This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act."

\_\_\_\_\_  
Town of Clayton Finance Director

**JOHNSTON COUNTY**

(Signature) \_\_\_\_\_  
Rick Hester, County Manager  
Johnston County

ATTEST: \_\_\_\_\_

"This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act."

\_\_\_\_\_

**RESOLUTION TO APPROVE MEMORANDUM OF AGREEMENT  
(MOA) FOR THE JOHNSTON COUNTY LONG RANGE WATER  
SUPPLY PROGRAM**

**WHEREAS**, Johnston County has continuously planned for and implemented water supply projects to ensure a long-term, reliable water supply for the communities served by Johnston County and its partners, including the Town of Clayton; and

**WHEREAS**, Johnston County (hereinafter referred to as “County”) and the Town of Clayton (hereinafter referred to as “Town”) (individually and collectively referred to as “Party” or “Parties” hereafter) have continuously, since the 1990’s, worked collaboratively to provide high quality water supply for the Town of Clayton water system customers; and

**WHEREAS**, Johnston County initiated the planning and permitting of a new water supply from the Neuse River, identified as the Lower Neuse Water Supply, in the early 2000’s. From 2019 through 2023, the County developed an updated Long Range Water Supply Plan that confirmed the Lower Neuse Water Supply alternative to be the most favorable and reliable new water supply source to meet the County and its service partners’ collective current and future water demands.

**WHEREAS**, the Lower Neuse Water Supply alternative is comprised of a new water treatment plant (WTP), to be sited on property currently owned by the County, use of a County owned stone quarry for raw water storage, a new raw water intake on the Neuse River at Richardson Bridge Road bridge, new raw water transmission pipeline(s) to connect the raw water intake to the WTP and quarry, and finished water transmission pipeline(s) to connect the WTP to the current County water distribution system.

**WHEREAS**, the Long Range Water Supply Plan identified a three phased construction approach for the development of the Lower Neuse Water Supply, with Phase 1 to be online by 2030 with a WTP capacity of 12 million gallons per day (MGD); and

**WHEREAS**, traditional design-bid-build or alternative project delivery methods such as design-build (DB), construction manager at risk (CMAR), or a combination thereof may be used to complete the design and construction contracts for Phase 1 of the Lower Neuse Water Supply, Both parties agree and understand that the project delivery method has not been determined as of the date of this MOA. Furthermore, both parties agree that the leading factor in selecting project delivery methods for each proposed contract will be timely Phase 1 completion, with a goal of Phase 1 being completed by the spring of 2029.



**WHEREAS**, the Town desires to be an active and equal partner in the further development of Phase 1 of the Lower Neuse Water Supply in consideration of the magnitude of the Town's future water demands, the Town's reliance on the Lower Neuse Water Supply to meet those water demands, and the probable significance of the capital investment the Town will need to make in the County's Lower Neuse Water Supply.

**WHEREAS**, the initial stage of Phase 1 of developing the Lower Neuse Water Supply (hereinafter referred to as Stage 1) includes project development, preliminary engineering, field evaluations and project delivery method evaluation.

**WHEREAS**, under Article 20 of Chapter 160 A of the North Carolina General Statutes, as amended (the "Interlocal Act"), municipalities and counties are authorized to enter into Interlocal cooperation undertakings with other local governments for the joint exercise of any power, function, public enterprise, right, privilege, or immunity of local governments in North Carolina:

**THEREFORE, BE IT RESOLVED**, Town of Clayton enter into the MOA with Johnston County and authorize the Town Manager or designee to execute the agreement.

Duly adopted this the 4<sup>th</sup> day of November, 2024 while in regular session.

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Jody L. McLeod  
Mayor

ATTEST:

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Heidi L. Holland, CMC, NCCMC  
Town Clerk