Town of Clayton
Regular Town Council Meeting Agenda
Monday, March 18, 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

(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.)

a. Minutes

- March 4, 2024 - Work Session
- March 4, 2024 - Regular Session
- March 4, 2024 - Closed Session (Work Session)
- March 4, 2024 - Closed Session (Regular Session)

Presenter: Heidi Holland, Town Clerk
March 4, 2024 - Work Session
March 4, 2024 - Regular Session

b. Resolution To Accept Public Utilities into The Town of Clayton Public Utility System for Maintenance – Carolina Overlook Phase 1
Resolution To Accept Public Utilities into The Town of Clayton Public Utility System for Maintenance – Carolina Overlook Phase 1

c. Resolution To Accept Public Utilities into The Town of Clayton Public Utility System for Maintenance – Carolina Overlook Phase 1 A-E, I, J
Resolution To Accept Public Utilities into The Town of Clayton Public Utility System for Maintenance – Carolina Overlook Phase 1 A-E, I, J

d. Disposition and Acceptance of Retired Police K-9 "Raven"
Presenter: Chief Tart, Police Chief
K-9 Raven Retirement

e. Cemetery Flower/Decoration Policy Amendment

Presenter: Heather Probst, Sr. Admin Support Specialist
Flower & Decoration Policy Change RED LETTER
Flower Decoration Policy Amendment, PW – 2021 – 01B
Resolution Amending Cemetery Flower Decoration Policy

f. Municipal Records Retention and Disposition
Presenter: Heidi Holland, Town Clerk
Municipal Records Retention and Disposition

g. Adoption of Local Water Supply Plan
Presenter: Joshua Baird, PE - Acting Water Resources Director
Adoption of Local Water Supply Plan

POTENTIAL ACTION: Adopt Consent Agenda as Presented

4. ADMINISTRATIVE ITEMS

a. Downtown Vibrancy Grant Program
Presenter: Lydia Davis, Economic Development Specialist
Downtown Vibrancy Grant Program

b. 2024 Road Rehabilitation Project - Road Selection
Presenter: Tim Robbins - Public Works Director
2024 Road Rehabilitation Project - Road Selection

5. INTRODUCTIONS AND SPECIAL PRESENTATIONS

a. World Water Day Proclamation
Presenter: Council Member Andria Archer to Present to Water Resources
World Water Day Proclamation

b. National Procurement Month Proclamation
Presenter: Council Member Ruth Anderson To Present To Procurement
National Procurement Month Proclamation

6. PUBLIC HEARINGS

a. 2023-201-RZ - Coulon Company, LLC Rezoning
Presenter: Bruce Venable, Planner I
2023-201-RZ - Coulon Company, LLC Rezoning

POTENTIAL ACTION: Adoption of Ordinance #2024-03-01 and Statement of Consistency and Reasonableness

b. Gateway 42 Small Area Plan
Gateway 42 Small Area Plan

POTENTIAL ACTION: Adoption of Ordinance #2024-03-02 and Statement of Consistency and Reasonableness

7. QUASI-JUDICIAL HEARING

a. 2023-143-SUP Pinnacle Indoor Storage Unit Facility

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.

Presenter: Steven Mott, Planner II
2023-143-SUP Pinnacle Indoor Storage Unit Facility

POTENTIAL ACTION: Approval of 2023-143-SUP

8. OLD BUSINESS

a. Public Hearing for the Annexation Petition 2023-100-ANX Poole Farm, LLC
(Continued from the January 16, 2024 Meeting, Public Hearing Was Closed January 16, 2024)
Presenter: Bruce Venable, Planner I
Public Hearing for the Annexation Petition 2023-100-ANX Poole Farm, LLC

POTENTIAL ACTION: Adoption of Ordinance #2024-01-02

b. Public Hearing for the Annexation Petition 2023-101-ANX Rocky Branch Farm, LLC
(Continued from the January 16, 2024 Meeting, Public Hearing Was Closed January 16, 2024)
Presenter: Bruce Venable, Planner I
Public Hearing for the Annexation Petition 2023-101-ANX Rocky Branch Farm, LLC

POTENTIAL ACTION: Adoption of Ordinance #2024-01-03

c. 2022-195-CZM Vinson Road Conditional Rezoning with Master Plan
(Continued from the January 16, 2024 Meeting, Public Hearing Was Closed January 16, 2024)
Presenter: Bruce Venable, CZO, Planner I
2022-195-CZM Vinson Road Conditional Rezoning with Master Plan

POTENTIAL ACTION: Adoption of Ordinance #2024-01-06 and Statement of Consistency and Reasonableness

POTENTIAL ACTION: Adoption of Wastewater Resolution #2024-19

9. NEW BUSINESS

10. STAFF REPORTS

a. Town Manager

b. Town Attorney

c. Town Clerk

d. Other Staff

11. OTHER BUSINESS

a. Informal Discussion & Public Comment

- Individuals have three (3) minutes to address the Town Council.
- Groups will designate a spokesperson. The spokesperson will have five (5) minutes to address the Town Council.

b. Council Comments

12. CLOSED SESSION

13. ADJOURNMENT

a. Adjourn

POTENTIAL ACTION: Motion To Adjourn

Town of Clayton
Town Council Work Session Minutes
Monday, March 4, 2024 at 3:00 PM
Rotary Room, Town Hall
111 E. Second Street

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

Council Absent:
Mayor Jody McLeod

Staff Present:
Rich Cappola, Town Manager
Jim Cauley, Town Attorney
Heidi Holland, Town Clerk
Dolores Gill, Deputy Town Manager
Lee Barbee, Deputy Town Manager
Robert McKie, Finance Director
Nathanael Shelton, Communications Officer
Patrick Pierce, Economic Development Director
Conrad Olmedo, Planning Director
Michelle Snyder, Executive Assist. to Town Manager
Brandon Carroll, Utilities Compliance Supervisor
Ann Game, Revenue & Utility Customer Service Director
John Mack, IT Director

1 CALL TO ORDER

a) Mayor Pro Tem Sims called the meeting to order at 3:01 p.m.

2 ADJUSTMENT OF THE AGENDA

a) Mr. Cappola adjusted the agenda to go into closed session to discuss an Economic Development matter in accordance with NC GS 143-318.11(a)(4).

Approve or Adjust the Agenda

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

3 INTRODUCTIONS AND SPECIAL PRESENTATIONS

a) Employee Introductions (3:00 - 3:15 p.m.)

- Aileen Menjivar, Administrative Assistant (PT)

Presenter: Lee Barbee, Deputy Town Manager

- Allan Henkel, Promoted to Utility Compliance Technician

Presenter: Brandon Carroll, Compliance Supervisor

- Debee Rose, Customer Service Representative

Presenter: Ann Game, Revenue & Utility Customer Service Director

- Scott Brady, IT Support Specialist
- Sruthi Ramesh, Database & Systems Administrator

Presenter: John Mack, Information Systems Director

- Emily Stoll, Communication Specialist (PT)

Presenter: Nathanael Shelton, Communication Director

- Todd Melton, Budget Manager

Presenter: Rich Cappola, Town Manager

Deputy Town Manager Barbee introduced Aileen Menjivar, PT Administrative Assistant. Ms. Menjivar has been here since December and hopes to become full-time before the end of the year.

Brandon Carroll congratulated Allan Henkel on his promotion to Utility Compliance Technician. Mr. Henkel has been with the Town for 7 years.

Ann Game introduced Debee Rose, our new customer service representative. She comes to the Town from Florida and is working part-time in the afternoon.

John Mack introduced Scott Brady and Sruthi Ramesh. Mr. Brady has been here for six months, and Ms. Ramesh has data science background.

Nathanael Shelton introduced Emily Stoll, PT Communication Specialist. He stated she has completed some of the scripting for Clayton videos and some press releases. Ms. Stoll has 15 years of experience.

Rich Cappola introduced Todd Melton, the Town's first ever budget manager. He has worked across the United States from Kentucky to Oregon.

Council welcomed all new employees and congratulated promotions.

4 ITEMS FOR DISCUSSION

a) Clayton Transportation on Public Engagement (3:15 - 3:45 p.m.)
Presenter: Conrad Olmedo, Planning Director; Steven Mott, Planner II; and

Shivang Shelat, WSP

Mr. Olmedo introduced Shivang Shelat and Sara Perkins. Shared was a presentation and overview. Mr. Shivang stated what is being shared today are high level plans and not final designs. He stated this plan would go through a more detailed environmental review and design before final decisions are made.

In August 2023, a few stakeholder meetings began. Public engagements were held, and data was collected on how many people travel; about 200 recommendations were collected. With the data collected, it showed between now and 2050, the population and employment would increase by 3 times. Shared were maps of the projected population and projected employment for 2050.

There was discussion on travel conditions and safety. Car volume verse roadway capacity was discussed along with areas of concern. Shared were maps of frequent crash locations. It was stated a lot of crashes happen along BUS 70. Identified were a few areas of concern such as Front and Church Street, Amelia Church Road and Shotwell Street and Fayetteville Street. It was stated the entire stretch of Fayetteville Street had a lot of accidents.

Sara Perkins spoke about Clayton on the Move. She stated an online survey was held from October - December 2023. This survey asked about transportation priorities and mapping improvements. A popup event was held through the fall and early winter and there was a robust promotional outreach program equipped with an educational video, social media, yard signs and advertisements all under the brand Clayton on the Move.

Promotional Outreach results: 744 website views, 233 new subscribers, 15,000 hits on social media and 150 video views. The online survey results indicated the top priorities are to improve roadways, improve pedestrian infrastructure, invest in public transit, and improve bicycle infrastructure. There was further discussion on these topics. The survey asked citizens to map issues; results included that safety and traffic were the biggest concerns. In the summer of 2024, another survey would be out with another formal public meeting and more promotional outreach.

Mr. Shivang discussed next steps. A technical meeting would be held on March 28, 2024, and the next stakeholder meeting would be the third week of May 2024. There would be a joint Town Council and Planning board meeting in August/September timeframe.

b) Downtown Master Plan (3:45 - 5:00 p.m.)
Presenter: Conrad Olmedo, Planning Director; Steven Mott, Planner II; and Dan Lambert, McAdams

Mr. Olmedo introduced Dan Lambert who has been working with staff to steer this project along. He has completed a lot of analysis and research. Mr. Lambert provided an update on the process.

Shared were findings from the community survey. Asked was which places do you consider to be part of downtown; Town Hall and The Clayton Center, Horne Square, and Deep River were the top three answers. Asked was how often do you visit downtown; 32% stated several times a week. Asked was are there other destinations you would like to see; the top two answers were a food hall and amphitheater. The answer for the least favorite about the Town is difficulty parking and not enough retail/restaurants. Shared were more results from the survey.

A recent development map was shared. There were recommendations for the downtown core to follow Main Street and Second Street down to the western edge. There was discussion on what to do to enforce incentivizing businesses.

Identification of opportunity sites were shared. These sites included the 300 block of West Main Street, Town Square, Horne Square and the 500 block of East Main Street. Mr. Lambert showed a variety of options for these sites.

The types of developments discussed were mixed use, residential, civic + farmers market space, public and private space ideas. Shared were ideas only and long-term possibilities. Ideas for the 300 block of West Main Street were discussion of mixed-use with plenty of parking. Ideas were shared for 2-story buildings.

Horne Square ideas were shared. It was discussed for the possibility of mixed-use and having a sizable surface parking lot. Shared was the possibility of 4-story apartments in that area. This would get more citizens living downtown. Shared were mixed-use options as well as mixed-use + civic and parking options. Town Square ideas were shared as well.

Shared were topics for Council to consider today:

- Expansion of downtown Core to West Main Street
- Comfort With Proposed Development Levels
- Expansion of Public and Shared Use Parking
- Dependence Upon First Street Parking
- Closing of Rail Crossing
- Transfer of Parking from Main Street to Lots and Structures
- Use of Public Land in Redevelopment
- Establishment of Incremental District to Fund

Mr. Olmedo stated this would go to the Downtown Advisory Board then back to Council for a public hearing. He asked if Council would like this to come to a

work session before a regular session? It was consensus of Council to bring back to work session before going to regular session.

5 CLOSED SESSION

a) To discuss an economic development matter in accordance with NC GS 143-318.11(a)(4).

Motion To Go Into Closed Session

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

Motion To Return To Open Session

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

6 ADJOURNMENT

a) With nothing further, the meeting was adjourned at 5:28 p.m.

Motion To Adjourn

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

Duly adopted by the Town Council this the 18th day of March 2024 while in regular session.

_____
Jody L. McLeod
Mayor

ATTEST:

_____
Heidi L. Holland, CMC, NCCMC
Town Clerk

Town of Clayton
Regular Town Council Meeting Minutes
Monday, March 4, 2024 at 6:00 PM
Council Chambers, Town Hall
111 E. Second Street

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

Council Absent:
Mayor Jody McLeod

Staff Present:
Rich Cappola, Town Manager
Jim Cauley, Town Attorney
Heidi Holland, Town Clerk
Dolores Gill, Deputy Town Manager
Lee Barbee, Deputy Town Manager
Robert McKie, Finance Director
Nathanael Shelton, Communications Officer
David Ranes, Fire Chief
Joshua Baird, Engineering Director
Conrad Olmedo, Planning Director
Patrick Pierce, Economic Development Director
Steven Mott, Planner II
Joy Garretson, Library Director

1. CALL TO ORDER

a. Call to Order

Mayor Pro Tem Sims called the meeting to order at 6:00 p.m.

b. Pledge of Allegiance

Mayor Pro Tem Sims led the Pledge of Allegiance.

c. Invocation

Mayor Pro Tem Sims provided the Invocation.

2. ADJUSTMENT OF THE AGENDA

a. **Approve or Adjust the Agenda**

RESULT:	**CARRIED 5-0**
MOVER:	Andria Archer
SECONDER:	Porter Casey
YES:	Porter Casey, Andria Archer, Michael Sims, Gretchen Williams, and Ruth Anderson

NO:	None

3. CONSENT AGENDA

a. Minutes
- February 5, 2024 - Closed Session
- February 19, 2024 - Regular Session
- February 19, 2024 - Closed Session
- February 20, 2024 - Council Retreat
- February 21, 2024 - Council Retreat
- February 22, 2024 - Council Retreat

Presenter: Heidi Holland, Town Clerk

b. Hocutt-Ellington Memorial Library Meeting Room Policy
Presenter: Joy Garretson, Library Director

c. Revisions to First Amendment to Water Tower Option and (PUT) Agreement
Presenter: Joshua Baird, PE, CFM - Engineering Director

d. OSBM Grant
Presenter: Joy Garretson, Library Director

Approve Consent Agenda as Presented

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

4. ADMINISTRATIVE ITEMS

5. INTRODUCTIONS AND SPECIAL PRESENTATIONS

a. Professional Designation of Fire Officer from the Center for Public Safety Excellence
- Captain Chris Carter

Presenter: Chief Ranes, Fire Chief

Chief Ranes asked Capt. Chris Carter to join him at the podium.

Chief Ranes stated he would like to recognize a distinguished member of the Fire Department, Captain Chris Carter. He acknowledged Capt. Carter for receiving the designation as a fire officer from the commission of professional credentialing and entity of the Center for Public Safety Excellence.

Capt. Carter has exemplified the highest standards of professionalism, dedication, and leadership throughout his tenure in the department. The Center for Public Safety Excellence, with its commitment to setting and promoting the highest standards in public safety, has deemed Capt. Carter worthy of this prestigious designation. Their rigorous certification process evaluates technical knowledge and leadership skills and a steadfast commitment to continuous improvements. In his role as fire officer, Capt.

Carter has not only met but exceeded the expectations set by this certification body.

He extended his gratitude to Capt. Carter for his exemplary service, leadership and for bringing honor to the community through this recent achievement. He asked all to join him in congratulating Capt. Carter on this achievement. He stated Capt. Carter is the first member of the department to receive this designation.

b. National Women's History Month
Presenter: Council Member Casey to Present to Library Staff

Council Member Casey read the proclamation into the record and presented this to Joy Garretson, Library Director. Ms. Garretson shared information on an upcoming event; Trailblazing Women of Clayton, a Women's History Celebration. This would be held in the council chambers on March 16, 2024 at 2:00 p.m. More information could be found on the Town's website.

c. 2024-2025 Sculpture Trail Selection
Presenter: Sara Perricone, Public Art Advisory Board Chair

Ms. Perricone shared with Council the chosen selection of the sculptures for the upcoming Sculpture Trail. On Friday March 15 and March 22, 2024, sculptures would be removed, and new ones installed. A sculpture would be installed at the West End, which is a new location. Shared were each of the new sculptures and their proposed locations. Capriole is proposed to go at the entrance to the Medical Park, Exploratory Unit 01 is proposed to go at the round-a-bout, 3 Planets is proposed to go on the West End, Seven Point Star is proposed to go in Town Square on the corner of Main and Fayetteville Street, Rising Spirits is proposed to go on the corner of Main and O'Neil in Town Square, Prismatic Cyclone is proposed to go in Horne Square on the Lombard Street side, 23 & 24 is proposed to go in Town Square along the side of Fayetteville Street, Country Swine is proposed to go at the Library, Remix is proposed to go in Horne Square in the center, Capital Growth is proposed to go at the Community Center, New Dawn is proposed to go in front of Town Hall, and Core V is proposed to go in Horne Square.

Mr. Hithere, who has been in Horne Square, would stay with us for another year at no cost. It would be relocated to the Library. She stated the Public Art Advisory Board would be offering tours for this trail this year. Council Member Casey thanked Ms. Perricone for her leadership. Mayor Pro Tem Sims stated he appreciates her passion for the arts.

6. PUBLIC HEARINGS

a. 2023-185-RZ Southern Wake Property Group Rezoning
Presenter: Steven Mott, Planner II

Mr. Mott presented this item. The request is to rezone this .53 acre property from R-E to I-L (LID as of January 2, 2024). The existing use is a vacant single-family home located at 4008 Powhatan Road, Clayton. Shared was the current zoning map as well as the proposed zoning map. Regarding the Comprehensive Plan 2045, there are goals and policies that line up with this plan.

One thing to consider is the approval of the rezoning would allow any permitted use

within the LID zoning district to be constructed on the site. Staff recommends approval and the planning board voted unanimously to recommend approval. Shared was the consistency statement.

Applicant Donnie Adams from Adams & Hodges was present. He stated the request is to make the property consistent with surrounding areas.

Mayor Pro Tem Sims stated this has been noted as a public hearing and asked if anyone wished to speak. With no one wishing to speak, the public hearing was closed and turned over to Council for their deliberation.

Council Member Archer stated she felt the proposed LID zoning is consistent with surrounding areas.

Adoption of Ordinance #2024-02-04 and Consistency and Reasonableness Statement

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

b. The Station at Old Town Hall - Economic Development Agreement
Presenter: Patrick Pierce - Economic Development Director
Kevin Lee - Secondary Investment, LLC
Christi Thompson - The Station at Old Town Hall
Erin Nenni - The Station at Old Town Hall

Present tonight was the development team which consists of Kevin Lee, Christi Thompson and Erin Nenni. Mr. Pierce spoke on this subject. Shared was a quick overview. The location is 231 E. Second Street and the building is 12,500 square feet on 0.2 acres. There was a previous attempt to redevelop which was unsuccessful. The Town ended up back with the property, issued an RFP for redevelopment partners and has negotiated an EDA with the current development team.

Shared was a proposed project overview. The main floor would be artisan market/grocery, upstairs would be offices with the basement being a food/beverage concept with storage and common areas.

Proposed timeline:

- May 15, 2024 – apply for building permits; closing within 45 days of permit approvals
- Phase 1 – March 30, 2025 – complete building stabilization (roof, windows, exterior, elevator)
- Phase 2 – December 31, 2025 – Main Floor COI, Upstairs conditioned
- Phase 3 – December 31, 2026 – Upstairs COI and occupancy
- Phase 4 – Five years from closing (est. Summer 2029) – COI for all parts of the building and full occupancy

Developer Requirements

- $300,000 purchase price
- $1.75 million minimum investment
- Conform to Historic Property Rehabilitation Standards
- Create a minimum of 20 jobs for 12 months after reaching 80% occupancy

Town Requirements

- Provide an Economic Development Incentive Grant (EDIG)
- Provide an Economic Development Historic Structure Rehabilitation Reimbursement Grant
- Use best efforts to provide necessary easements and assistance for project construction and operations
- Ensure all utilities are provide to the site

Use of Tax Incentives

- A tool to encourage a specific types of growth desired by a local, state or federal government, often industrial or commercial
- Incentive mechanisms vary by state

Economic Development Incentive Grant (EDIG)

- EDIG begins upon completion of Phase 2
- Term – 7 years
- Incentive – Grant for 50% of Town Ad Valorem taxes paid on personal and real property
- Estimated total grant: <$50,000

Historic Structure Rehabilitation Reimbursement Grant

- Grant available as soon as qualifying expenditures are made after closing
- Term - Available for life of agreement until funds have been exhausted
- Incentive – Provides full reimbursement of qualifying expenditures up to the total grant amount
- Estimated total grant - $350,000

Taxpayer Safeguards

- Both EDIG and Historic Rehabilitation Grant are reimbursements of taxes already paid
- Town can cancel the EDIG if developer defaults
- Town can require repayment of grants if job and minimum investment thresholds are not met
- Developer has nine months to commence construction after closing or property reverts to Town
- Town has first-right of refusal upon sale of property

He stated staff recommends approval.

Mr. Lee spoke and shared a presentation. He spoke about the history of this building and discussed the concept for this project.

The exterior would remain the same. An elevator would be installed to comply with ADA standards. This would be part of Phase 1 and would be completed by March 2025. Shared were photos of the current inside. The brick and plaster walls would be preserved. Shared were photos of the old jail cell. This is the upper level of the building and is part of Phase 3 which would be completed by December 2026. The goal is to have all phases developed as soon as possible.

Christi Thompson and Erin Nenni were present. They thanked everyone who has contributed to this project. Shared were their visions. This would include market, food and beverage, retail and office space. They want to keep the integrity of the building. Ms. Nenni stated the bottom level is 3,000 sq. ft and slated to hold an eatery or food and beverage establishment. One tenant could occupy this space. There would be public access points to a common lobby, elevators and restrooms.

The second floor is 4,198 sq. ft. and would offer the most flexibility and potential for multi-tenant lease space. The goal is to have a vast offering of market goods and services available through individual merchants.

The upper space is approximately 1,121 sq. ft. and could be occupied by 1-3 tenants. This space could be a potential office suite, multi-retail tenants or service providers. Shared were renderings of these visions.

Mayor Pro Tem Sims stated this has been noted as a public hearing and asked if anyone wished to speak. With no one wishing to speak, the public hearing was closed and turned over to Council for their deliberation.

Council Member Casey stated this proposal is exactly what the Town has been looking for; what was presented is what the community has asked for. Mayor Pro Tem thanked the team for their overall commitment to this project.

Adoption of Resolution #2024-16

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

7. QUASI-JUDICIAL HEARING

a. 2023-146-SUP Powhatan Self Storage
Presenter: Steven Mott, Planner II

Attorney Cauley provided a quick brief on quasi-judicial. The Town Clerk swore in those wishing to offering testimony.

Mr. Mott spoke on this subject. This request is to allow the expansion of the self-storage use to build a 4,500 sq. ft. addition to the existing structure in addition to a

free-standing 3-story 78,000 sq. ft. climate controlled self-storage building. The property size is 3.38 +/- acres. The location is 3986 & 3936 Powhatan Road. Shared were the approximate locations of the public notice signs.

Shared was the associated site plan. This was reviewed and approved by the TRC in February of 2024. Regarding Comprehensive Growth plan, this is an employment center which is consistent with the future land use designation. Shared was the current zoning map. Shared were staff recommended conditions, which can be found in the staff report located in the agenda.

The applicant, Bart McClain, professional engineer for 27 years and works with William G. Daniel was present. He stated he worked closely with the Town to develop a site plan that is appropriate. He stated they have responded to every comment and suggestion the Town had. This project would reduce the impervious area on the existing site which would in turn improve downstream runoff and runoff from the property. Landscaping would be added.

Council Member Archer asked if he could describe the proposed construction and how it would fit in with the current use. Mr. McClain stated the new and expansion of the one existing would be indoor climate control, no exterior access to the buildings and would provide a different product than what is there currently. This would make it a full storage facility with internal and external storage. Council Member Casey asked the applicant if he had any more clarification on the project. Shared was a proposed rendering.

Adam Gerald, property owner, went through each of the four findings of fact. These are located in the application located in the agenda.

Mayor Pro Tem Sims stated this has been noted as a quasi-judicial public hearing and asked if anyone wished to speak.

Betty Hagan, Clayton Citizen of 200 Neuse Ridge Drive was present. She shared her concern of travel and traffic that citizens would be doing in the area. She stated with the traffic it feels like it's a danger.
Mr. Mott stated what was shown earlier tonight was the first rendering, he stated he has worked with applicant and shared was a second rendering of the building.

With no one further wishing to speak, Mayor Pro Tem Sims closed the public hearing and turned this over to Council for their deliberation.

Council Member Archer stated this project meets all four findings of fact as presented and the proposed expansion meets all four findings as well.

Approval of 2023-146-SUP

RESULT:	**CARRIED 5-0**
MOVER:	Andria Archer
SECONDER:	Gretchen Williams
YES:	Porter Casey, Andria Archer, Michael Sims, Gretchen Williams, and Ruth Anderson

NO:	None

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.

8. OLD BUSINESS

9. NEW BUSINESS

10. STAFF REPORTS

a. Town Manager

Mr. Cappola stated he would like to celebrate the spring retreat that was held on February 20-22, 2024. Shared was a presentation. The purpose and objectives were to engage with Raftelis Consulting to align council priorities and the framework for the Town Strategic Plan and to also allow Council to participate in personal success leadership training. He stated staff and Council had the opportunity to engage with community leaders on-site for downtown revitalization efforts. Council also received training on legal issues.

Each day was recapped. Day 1 focused on strategic planning. Day 2 focused on leadership training, and was the downtown field trip to visit downtown Washington and New Bern to review revitalization and reuse efforts. It was also an opportunity to engage with community leaders to discuss infrastructure implications. Day 3 included legal updates, Council Member training and administrative updates.

Council Member Anderson thanked staff for committing to doing this retreat. She expressed her gratitude and stated it was a great experience. Council Member Williams expressed her gratefulness for this opportunity and the importance to visit the other cities. Council Member Casey stated this Council works well together. He stated spending time like Council did at the retreat makes them the people they are for the community. Council Member Archer stated traveling to these other Towns are a great experience especially when you are boots to the ground and seeing how other municipalities are handling things. Mayor Pro Tem Sims thanked staff for putting this together, he stated it was needed at this time and place. It's important for individuals at these retreats to see other municipalities infrastructure, social district, etc.

b. Town Attorney

c. Town Clerk

d. Other Staff

Grant Opportunities Notification
Presenter: Chief Ranes, Fire Chief

Chief Ranes spoke about two opportunities. One is a grant the fire department would be applying for and the second is a grant they have been awarded.

The fire department is submitting for an Assistance to Firefighter Grant, an AFG grant. AFG is a program administered by FEMA. The purpose of this grant is to enhance the safety of firefighters and to the public by providing direct financial assistance to the department. It supports projects that improve the readiness and capabilities of the fire department and emergency services. This could include funding for the purchase of equipment, training, vehicles as well as investments, facilities, and technology.

This is awarded through a competitive process. Through this grant the fire department is requesting thermal imaging cameras with a total ask of approximately $100,000. The department's cost would be 10% or approximately $10,000.

The fire department has been awarded a $15,000 NC General Assembly Directed Grant. The NC General Assembly appropriated funds to Johnston County for the purpose of grants to volunteer and municipal fire departments for the purpose of acquiring new equipment, gear or material used by the departments. All fire departments in Johnston County have been awarded this grant.

With this funding they intend to replace the high press airbags. The bags currently being used are 19 years old.

Mayor Pro Tem Sims stated he appreciates Chief Ranes hitting the ground running.

11. OTHER BUSINESS

a. Informal Discussion & Public Comment
- Individuals have three (3) minutes to address the Town Council.
- Groups will designate a spokesperson. The spokesperson will have five (5) minutes to address the Town Council.

b. Council Comments

12. CLOSED SESSION

a. *Presenter:* To Discuss Purchasing of Real Property in Accordance with NC GS 143-318.11(a)(5)

Motion To Go Into Closed Session

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

Motion To Return To Open Session

RESULT:	**CARRIED 5-0**

MOVER:	Andria Archer
SECONDER:	Porter Casey
YES:	Porter Casey, Andria Archer, Michael Sims, Gretchen Williams, and Ruth Anderson
NO:	None

13. ADJOURNMENT

a. Adjourn

With nothing further, the meeting was adjourned at 7:59 p.m.

Motion To Adjourn

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

Duly adopted by the Town Council this 18th day of March 2024 while in regular session.

_____
Jody L. McLeod
Mayor

ATTEST:

_____
Heidi L. Holland, CMC, NCCMC
Town Clerk

Regular Town Council Meeting
Agenda Cover Sheet

Meeting Date	Agenda Location
March 18, 2024	CONSENT AGENDA

Item Title

Resolution To Accept Public Utilities into The Town of Clayton Public Utility System for Maintenance – Carolina Overlook Phase 1

Suggested Action

Place on Consent Agenda

Strategic Priorities Alignment

☐ Think Clayton (Administrative)	☐ Think Arts & Culture	☐ Think Downtown	☐ Think Economic Development	☐ Think Land Use & Housing	☐ Think Mobility	☐ Think Parks, Recreation & Natural Resources	☐ Think Public Services & Infrastructure

Public Hearing: No

If Approved, Will Document Require Recordation? No

Does This Item Require a Communication Plan?

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

Summary

Public Utilities (water and sewer), their easements, and applicable apparatuses are required to be designed and built according to the Town of Clayton Manual of Standards, Specifications, and Design. The subject public utilities have been verified through testing and inspections to be installed per the Town's Manual of Standards, Specifications, and Design and have been certified and approved by the appropriate regulatory agencies. Engineering staff recommends acceptance of the subject public utility infrastructure and pump station and entering the one-year warranty period.

Funding Source

N/A

Corresponding Documentation

Carolina Overlook Phase 1_UtilityFinalAcceptanceResolution 2024-14

Submitted By: Michael Worner, Engineering

Reviewed By:

Joshua Baird, Engineering Director	Approved - Mar 11 2024
Heidi Holland, Town Clerk	Approved - Mar 11 2024

RESOLUTION 2024-14

Resolution To Accept Public Utilities into The Town of Clayton Public Utility System for Maintenance – Carolina Overlook Phase 1

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

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

WHEREAS, the public utility segments listed below were monitored and inspected for any construction deficiencies, and

WHEREAS, Town of Clayton Engineering staff has inspected the public utility segments listed below on February 26, 2024 and recommends final acceptance by Town Council for operation and maintenance by the Town and;

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

SUBDIVISION	LOCATION DESCRIPTION	UTILITY TYPE AND SIZE	LENGTH
Carolina Overlook	Covered Bridge Rd.	12” Waterline	1972.00
Carolina Overlook	Carolina Overlook Way	8” Waterline	457.10
Carolina Overlook	Steeplechase Blvd.	8” Waterline	3600.00
Carolina Overlook	Dover Downs Dr.	6” Waterline	676.80
Carolina Overlook	N. Brook Hollow Way	8” Waterline	328.32
		Total:	7034.22 LF

SUBDIVISION	LOCATION DESCRIPTION	UTILITY TYPE AND SIZE	LENGTH
Carolina Overlook	Steeplechase Blvd.	8” Sanitary Sewer	2564.50
Carolina Overlook	Dover Downs Dr.	8” Sanitary Sewer	482.15
Carolina Overlook	N. Brookhollow Way	8” Sanitary Sewer	346.41
Carolina Overlook	Sewer Outfall	8” Sanitary Sewer	474.17
		Total:	3867.23 LF

Duly adopted this on the 18th day of March 2024.

_____
Jody L. McLeod
Mayor

ATTEST:

_____

Heidi L. Holland, CMC, NCCMC
Town Clerk

Regular Town Council Meeting
Agenda Cover Sheet

Meeting Date	Agenda Location
March 18, 2024	CONSENT AGENDA

Item Title

Resolution To Accept Public Utilities into The Town of Clayton Public Utility System for Maintenance – Carolina Overlook Phase 1 A-E, I, J

Suggested Action

Place on Consent Agenda

Strategic Priorities Alignment

☐ Think Clayton (Administrative)	☐ Think Arts & Culture	☐ Think Downtown	☐ Think Economic Development	☐ Think Land Use & Housing	☐ Think Mobility	☐ Think Parks, Recreation & Natural Resources	☐ Think Public Services & Infrastructure

Public Hearing: No

If Approved, Will Document Require Recordation? No

Does This Item Require a Communication Plan?

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

Summary

Public Utilities (water and sewer), their easements, and applicable apparatuses are required to be designed and built according to the Town of Clayton Manual of Standards, Specifications, and Design. The subject public utilities have been verified through testing and inspections to be installed per the Town's Manual of Standards, Specifications, and Design and have been certified and approved by the appropriate regulatory agencies. Engineering staff recommends acceptance of the subject public utility infrastructure and pump station and entering the one-year warranty period.

Funding Source

N/A

Corresponding Documentation

Carolina Overlook Phase 1A-E, I,J_UtilityFinalAcceptanceResolution 2024-13

Submitted By: Michael Worner, Engineering

Reviewed By:

Joshua Baird, Engineering Director	Approved - Mar 13 2024
Heidi Holland, Town Clerk	Approved - Mar 13 2024

RESOLUTION 2024-13

Resolution To Accept Public Utilities into The Town of Clayton Public Utility System for Maintenance – Carolina Overlook Phase 1 A-E, I, J

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

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

WHEREAS, the public utility segments listed below were monitored and inspected for any construction deficiencies, and

WHEREAS, Town of Clayton Engineering staff has inspected the public utility segments listed below on February 26, 2024 and recommends final acceptance by Town Council for operation and maintenance by the Town and;

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

SUBDIVISION	LOCATION DESCRIPTION	UTILITY TYPE AND SIZE	LENGTH
Carolina Overlook	N. Brookhollow Way	8" Waterline	1401.24
Carolina Overlook	Whirlaway St.	8" Waterline	2336.00
Carolina Overlook	Jockey Club Lane	8" Waterline	465.24
Carolina Overlook	Gallant Fox Lane	8" Waterline	416.75
		Total:	4619.23 LF

SUBDIVISION	LOCATION DESCRIPTION	UTILITY TYPE AND SIZE	LENGTH
Carolina Overlook	N. Brookhollow Way	8" Sanitary Sewer	1412.02

Carolina Overlook	Whirlaway St.	8” Sanitary Sewer	1626.00
Carolina Overlook	Jockey Club Lane	8” Sanitary Sewer	531.08
		Total:	3569.10LF

Duly adopted this the 18th day of March 2024.

_____
Jody L. McLeod
Mayor

ATTEST:

_____
Heidi L. Holland, CMC, NCCMC
Town Clerk

State of North Carolina
County of Johnston

Resolution #2024-18

HOLD HARMLESS AGREEMENT
DISPOSITION AND ACCEPTANCE OF RETIRED POLICE K-9 "RAVEN"

North Carolina General Statute 160A-266(d) permits the Clayton Town Council to authorize the disposition of personal property that is without value. Having been retired from service and thus no longer useful for law enforcement purposes or of economic value to the Town of Clayton, the Clayton Town Council authorized the disposition of K-9 "Raven" to the party named below at a regular open session on March 18, 2024.

The party named below will become the owner of K-9 "Raven" upon accepting custody of the dog and agrees to provide proper care and treatment of the dog for the remainder of the life of the animal. The party below agrees that the retired K-9 "Raven" will not be used in any law enforcement capacity, to include any enforcement or demonstrative purposes. By signing below, the named party agrees to assume all liability and responsibility for K-9 "Raven" effective upon the date of signing.

For and in consideration of the future companionship of K-9 "Raven," the receipt and sufficiency is hereby acknowledged, the party named below does hereby release, forever discharge and covenant not to sue the Town of Clayton, the Clayton Police Department, and all past, present and future employees, elected and appointed officials, contractors, agents and representatives of the Town of Clayton from any and all claims, demands, damages, causes of action, liabilities and judgments, whenever arising, from or related in any way to the ownership, possession, use, condition, actions, activities, transfer or sale of K-9 "Raven," and does hereby further agree to defend, indemnify, hold and save the Town of Clayton, the Clayton Police Department, and all past, present and future employees, elected and appointed officials, contractors, agents and representatives of the Town of Clayton free and harmless from any and all claims, demands, damages, causes of action, liabilities and judgments, including attorney's fees and all costs of litigation, whenever arising, from or related in any way to the ownership, possession, use, condition, actions, activities, transfer or sale of the retired police K-9 named "Raven".

Duly adopted this the 18th day of March, 2024 while in regular session.

_____
Jody L. McLeod

ATTEST:

_____
Heidi L. Holland, CMC, NCCMC
Town Clerk

_____
Victoria Lee Rouse

_____
Gregory W. Tart, Chief of Police
Clayton Police Department

The foregoing instrument was acknowledged
Before me this ____ day of _____, 20___,
By _____ and
_____

Notary Public Signature: _____
Notary Public Name: _____
My Commission Expires: _____

TOWN OF CLAYTON PUBLIC WORKS – PROPERTY MAINTENANCE DIVISION - CEMETERY

CEMETERY FLOWER/DECORATION POLICY

The Town of Clayton understands the need for families to show their love and remembrance for those interred in its cemeteries through the placement of floral offerings at the gravesite.

While beautiful, long-lasting artificial floral arrangements impact the Town's ability to perform timely lawn maintenance. It is not possible to first remove flowers, mow the grass, and then replace flowers in their proper place; errors are likely to occur. In addition to on-going lawn maintenance concerns, storm events are likely to displace flower arrangements.

The following guidelines regarding flower placement and removal have been developed to preserve the aesthetic beauty of our cemeteries. In addition, these guidelines will help to ensure the safety of all who visit our cemeteries as well as those who maintain them.

Artificial Flowers
Artificial flowers are permitted on gravesites year-round but are subject to removal by Town staff when in their sole opinion they become soiled, weathered, overgrown or displaced by a storm event.

Fresh Flowers
Fresh cut flowers will be removed by Town staff approximately one week after being placed on a gravesite. No plantings of any kind. (i.e. bushes, plants, etc.) are allowed.

Funeral Flowers
Wreaths, flowers, or other floral decorations (including the containers, stands etc., in which they are contained and/or displayed) left at the gravesite at the time of burial will be removed and disposed of by cemetery maintenance employees after one week following interment. The cemetery is not liable for floral arrangements, baskets, or stands left at the gravesite.

Holiday Decorations
Holiday decorations may be placed at the gravesite 4 weeks prior to a holiday and left in place for up to 4 weeks after. American flags are permitted for the Veterans Day, Memorial Day, and July 4th holidays under this same schedule. Families planning to reuse holiday decorations or flags should plan to remove them before the end of the ~~the 6 week period~~. the 8 week period

Decorating Restrictions
To preserve the dignity of the cemetery, items placed on gravesites must be floral in nature. Commemorative, ornamental, and other artifacts are prohibited. Night lights, votive candles, crosses, windmills, toys, statues, flags, flag poles, globes, bird feeders, flower poles, shells, cans, jugs, bottles, benches, and all other ornamental objects will be removed from graves. No graves shall be altered in any way by adding grass, mulch, edging and/or fences, etc. These items create the potential for injury to patrons and employees. If you feel a grave site needs maintenance, please contact our Operations Center at 919-553-1530.

The Town of Clayton maintenance staff, at their discretion, may remove and/or discard any items considered to be a mowing or safety hazard and/or in violation of the Cemetery Flower/Decoration Policy.

Note: The Town of Clayton **assumes no responsibility** for items left on gravesites. Due to the open nature of the grounds, we cannot prevent theft, vandalism, or the effects of nature. Anyone caught removing items from gravesites not their own will be prosecuted.

_____
Signature – Acknowledgement of Receipt

Revised 07/1/23

Town of Clayton Policy & Procedure Statement

Policy Number	PW – 2021 – 01B
Department	Admin
Subject	Cemetery Flower/Decoration Policy
Approved By	Town Council – Resolution #2022-52, #2023-36, #2024-20
Effective Date	August 1, 2022, June 20, 2023, March 18, 20224
Revision Date(s)	March 18, 2024

Purpose:

The purpose of this policy statement is to develop a preferred process for council to follow for Advisory Board appointments to ensure that all council members operate under the same process. Additionally, this written process will clearly outline for citizens the process the council uses for board appointments. The town council may, by majority vote, decide to waive, vary, or otherwise modify the process outlined in this policy.

Policy:
This policy shall remain in effect until such time as amended by the Town Council.

CEMETERY FLOWER/DECORATION POLICY

The Town of Clayton understands the need for families to show their love and remembrance for those interred in its cemeteries through the placement of floral offerings at the gravesite.

While beautiful, long-lasting artificial floral arrangements impact the Town's ability to perform timely lawn maintenance. It is not possible to first remove flowers, mow the grass, and then replace flowers in their proper place; errors are likely to occur. In addition to on-going lawn maintenance concerns, storm events are likely to displace flower arrangements.

The following guidelines regarding flower placement and removal have been developed to preserve the aesthetic beauty of our cemeteries. In addition, these guidelines will help to ensure the safety of all who visit our cemeteries as well as those who maintain them.

Artificial Flowers
Artificial flowers are permitted on gravesites year-round but are subject to removal by Town staff when in their sole opinion they become soiled, weathered, overgrown or displaced by a storm event.

Fresh Flowers
Fresh cut flowers will be removed by Town staff approximately one week after being placed on a gravesite. No plantings of any kind. (i.e. bushes, plants, etc.) are allowed.

Funeral Flowers
Wreaths, flowers, or other floral decorations (including the containers, stands etc., in which they are contained and/or displayed) left at the gravesite at the time of burial will be removed and disposed of by cemetery maintenance employees after one week following interment. The cemetery is not liable for floral arrangements, baskets, or stands left at the gravesite.

Holiday Decorations
Holiday decorations may be placed at the gravesite 4 weeks prior to a holiday and left in place for up to 4 weeks after. American flags are permitted for the Veterans Day, Memorial Day, and July 4th holidays under this same schedule. Families planning to reuse holiday decorations or flags should plan to remove them before the end of the 8 week period.

Decorating Restrictions
To preserve the dignity of the cemetery, items placed on gravesites must be floral in nature. Commemorative, ornamental, and other artifacts are prohibited. Night lights, votive candles, crosses, windmills, toys, statues, flags, flag poles, globes, bird feeders, flower poles, shells, cans, jugs, bottles, benches, and all other ornamental objects will be removed from graves. No graves shall be altered in any way by adding grass, mulch, edging and/or fences, etc. These items create the potential for injury to patrons and employees. If you feel a grave site needs maintenance, please contact our Operations Center at 919-553-1530.

The Town of Clayton maintenance staff, at their discretion, may remove and/or discard any items considered to be a mowing or safety hazard and/or in violation of the Cemetery Flower/Decoration Policy.

Note: The Town of Clayton **assumes no responsibility** for items left on gravesites. Due to the open nature of the grounds, we cannot prevent theft, vandalism, or the effects of nature. Anyone caught removing items from gravesites not their own will be prosecuted.

Resolution #2024-20

TOWN OF CLAYTON
AMENDING CEMETERY FLOWER/DECORATION POLICY

BE IT RESOLVED by the Clayton Town Council that the Cemetery Flower/Decoration Policy be amended to read as follows:

The Town of Clayton understands the need for families to show their love and remembrance for those interred in its cemeteries through the placement of floral offerings at the gravesite.

While beautiful, long-lasting artificial floral arrangements impact the Town's ability to perform timely lawn maintenance. It is not possible to first remove flowers, mow the grass, and then replace flowers in their proper place; errors are likely to occur. In addition to on-going lawn maintenance concerns, storm events are likely to displace flower arrangements.

The following guidelines regarding flower placement and removal have been developed to preserve the aesthetic beauty of our cemeteries. In addition, these guidelines will help to ensure the safety of all who visit our cemeteries as well as those who maintain them.

Artificial Flowers
Artificial flowers are permitted on gravesites year-round but are subject to removal by Town staff when in their sole opinion they become soiled, weathered, overgrown or displaced by a storm event.

Fresh Flowers
Fresh cut flowers will be removed by Town staff approximately one week after being placed on a gravesite. No plantings of any kind. (i.e. bushes, plants, etc.) are allowed.

Funeral Flowers
Wreaths, flowers, or other floral decorations (including the containers, stands etc., in which they are contained and/or displayed) left at the gravesite at the time of burial will be removed and disposed of by cemetery maintenance employees after one week following interment. The cemetery is not liable for floral arrangements, baskets, or stands left at the gravesite.

Holiday Decorations
Holiday decorations may be placed at the gravesite 4 weeks prior to a holiday and left in place for up to 4 weeks after. American flags are permitted for the Veterans Day, Memorial Day, and July 4th holidays under this same schedule. Families planning to reuse holiday decorations or flags should plan to remove them before the end of the 8 week period.

Decorating Restrictions
To preserve the dignity of the cemetery, items placed on gravesites must be floral in nature. Commemorative, ornamental, and other artifacts are prohibited. Night lights, votive candles, crosses, windmills, toys, statues, flags, flag poles, globes, bird feeders, flower poles, shells, cans, jugs, bottles, benches, and all other ornamental objects will be removed from graves. No graves shall be altered in any way by adding grass, mulch, edging and/or fences, etc. These items create the potential for injury to patrons and employees. If you feel a grave site needs maintenance, please contact our Operations Center at 919-553-1530.

The Town of Clayton maintenance staff, at their discretion, may remove and/or discard any items considered to be a mowing or safety hazard and/or in violation of the Cemetery Flower/Decoration Policy.

Note: The Town of Clayton **assumes no responsibility** for items left on gravesites. Due to the open nature of the grounds, we cannot prevent theft, vandalism, or the effects of nature. Anyone caught removing items from gravesites not their own will be prosecuted.

Duly adopted this the 18th day of March, 2024 while in regular session.

_____
Jody L. McLeod
Mayor

ATTEST:

_____
Heidi L. Holland, CMC, NCCMC
Town Clerk

Regular Town Council Meeting
Agenda Cover Sheet

Meeting Date	Agenda Location
March 18, 2024	CONSENT AGENDA

Item Title

Municipal Records Retention and Disposition

Suggested Action

Adoption of Resolution

Strategic Priorities Alignment

☐ Think Clayton (Administrative)	☐ Think Arts & Culture	☐ Think Downtown	☐ Think Economic Development	☐ Think Land Use & Housing	☐ Think Mobility	☐ Think Parks, Recreation & Natural Resources	☐ Think Public Services & Infrastructure

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

Certain records no longer have further use or value for official business, research or reference purposes within the respective retention periods specified within the Municipal Records Retention and Disposition Schedule. The Clerk has verified the value of the records for official business, research, or referenced purposes within the respective retention periods specified within the Municipal Records Retention and Disposition Schedule. This document serves as record that the below records were disposed of in accordance with the Municipal Records Retention and Disposition Schedule between the months of December 2023 and February 2024:

Funding Source

N/A

Corresponding Documentation

March 2024 Disposition

Submitted By: Heidi Holland, Clerks

Reviewed By:

Rich Cappola, Town Manager	Approved - Mar 14 2024
Heidi Holland, Town Clerk	Approved - Mar 14 2024

Resolution #2024-17

TOWN OF CLAYTON
MUNICIPAL RECORDS RETENTION & DISPOSITION
2024

WHEREAS, on April 4, 2022, the Clayton Town Council duly adopted the Municipal Records Retention and Disposition Scheduled (dated 10/1/2021); and

WHEREAS, certain records no longer have further use or value for official business, research or reference purposes within the respective retention periods specified within the Municipal Records Retention and Disposition Schedule; and

WHEREAS, the Clerk is the custodian of the town records; and

WHEREAS, the Clerk verified the value of the records for official business, research, or referenced purposes within the respective retention periods specified within the Municipal Records Retention and Disposition Schedule.

NOW, THEREFORE, this document serves as record that the below records were disposed of in accordance with the Municipal Records Retention and Disposition Schedule between the months of December 2023 and February 2024:

Agendas
(Retention Schedule, destroy in office after 4 years)
- Clerk's Office Agendas, 2010-2017
- State Legislative Agenda, 2011

Permit Fees
(Retention Schedule, destroy in office after 6 years)
- Permit Fees, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014

Monthly Reports
(Retention Schedule, destroy in office after 6 years)
- Monthly Reports for the years of 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, & 2016

Debt
(Retention Schedule, destroy in office after 10 years)
- Debt Set-Off, 2002
- Records of Debt, 1998

Newsletters
(Retention Schedule, destroy in office when superseded)

- ElectriCities News Release, 2002 *(Retention Schedule, destroy when superseded or obsolete)*
- ElectriCities, 1997 Training Opportunities Catalog
- Public Power Weekly Newsletters, 1998
- CP Rates (Lowes Food Store), 1999, 2000

Statements
(Retention Schedule, destroy in office after 3 years)

- ElectriCities 2004 Statement

Financial Report
(Retention Schedule 3 years)

- ElectriCities Financial Report, 1999, 2000, 2007, 2008, 2009, 2010, 2011

Annual Report
(Retention Schedule, destroy when superseded or obsolete)

- ElectriCities 1997, 1998, 1999 Annual Meeting
- Southeastern Power Administration, 1996 Annual Report

Rate Study
(Retention Schedule, destroy in office after 3 years)

- ElectriCities Proposal Rate Study, 2000, 2001

Feasibility Study
(Retention Schedule, destroy in office 3 years after completion of project)

- Clayton Police Department, 2007

Rates
(Retention Schedule, destroy in Office when superseded)

- ElectriCities Electric Rates, 2002, 2005
- Water/Sewer Rates, 1997, 2005 (updated 2023)
- Water/Sewer Rates, 2005 (updated 2023)

FEMA
(Retention Schedule, destroy in office after 7 years)

- Files from Snow, 2000

Proposals
(Retention Schedule, destroy in office after 3 years)

- Sam's Creek Interceptor Proposal, Feb 2007
- ArtisticScapes, Inc. Proposal, 2008
- Website Proposal, 2013

Powell Bill
(Retention Schedule, destroy in office after 3 years)
- Powell Bill, 1997

Police
- Security System for CLEC, 2011 *(Retention Schedule, destroy in office after 3 years)*

Investigation Records
(Retention Schedule, destroy in office 3 years after completion)
- Site Investigation Report for Permanent Closure or Change-In Service of UST, 2001

Water/Sewer
(Retention Schedule, destroy when superseded or obsolete)
- Water Samples Information, 1998

Notice of Violations
(Retention Schedule, destroy in office after 7 years)
- DWQ Notice of Violation, 2005 (WWTP)

Grants
(Retention Schedule, destroy in office 5 years after report is filed)
- Wellness Ongoing Grant, 2002
- NCDENR Grant, 2002
- NC Dept of Commerce, 1998
- Liberty Lane Project, 1997
- Rural Center Grant, 2005
- Misc. Grant Funding Files, 2005

Census
(Retention Schedule, destroy in office when reference value ends)
- Preliminary 2011 Municipal Population Estimates

Memos
(Retention Schedule, destroy in office after 1 year)
- 1999, 2000, 2003

Tax Forms
(Retention Schedule, destroy in office after 5 years)
- Johnston County Tax Forms, 2005

OSHA
(Retention Schedule, destroy in office after 5 years)
- Log of Work-Related Injuries and Illnesses, 2003

Reports
(Retention Schedule, destroy in office after 3 years)
- Eastern Carolina Regional Housing Authority, 2000
- Water/Sewer Usage Analysis Report, 2007

Right-of-Ways
(Retention Schedule, destroy in office after 3 years)
- Municipal Right-of-Ways, 1998

Disaster Recovery
(Retention Schedule, destroy in office after 3 years)
- Hurricane Fran, 1997
- Hurricane Floyd, 1999

RFP's
(Retention Schedule, destroy when reference value ends)
- Downtown RFP, 2007

Traffic Study
(Retention Schedule, destroy in office after 5 years)
- East Front Street Extension, 2015

Expense Reports
(Retention Schedule, destroy in office after 1 year)
- Principle Expense Reports, 2007, 2008, 2009, 2010, 2011

Reports
(Retention Schedule, destroy in office after 3 years)
- Quarterly Reports 2015-2016
- Council Financial Reports, 2014-2015

Special Events Records
(Retention Schedule, destroy when superseded or obsolete)
- Special Events Requests, 2010
- Economic Crisis Workshop, 2009
- Town Hall Day, 2000 and 2001

Audits
(Retention Schedule, destroy in office after 10 years)
- Energy Audit, 2002, 2003

Contracts
(Retention Schedule, destroy in office 3 years after completion)
- Universal Equipment Company, 2003
- Johnston County Facility Use Contract, 2011

Bank Statements
(Retention Schedule, destroy in office after 3 years)

- Hocutt-Ellington Memorial Library, 2018

Emergency Equipment Records
(Retention Schedule, destroy in office when superseded or obsolete)

- Hydrant Install, 2010

Warranties
(Retention Schedule, destroy in office after 3 years)

- CT Wilson Construction Warranty Repair, 2003
- Coats Lawn Service Automatic Irrigation System Warranty, 2003

Tax Credits
(Retention Schedule, destroy in office 5 years after submitted to IRS)

- Misc. Tax Credits from 2002

Key System

- Key System Inventory from 2001 *(this key system is now electronic only and controlled by the Clerk's Office)*

Proposals
(Retention Schedule, destroy in office after 3 years and destroy in office when reference value ends)

- Council Chambers Proposal (MACTEC Engineering and Consulting, Inc.), 2002
- Fire Department Connections (CT Wilson), 2003
- Cultural Arts Complex (CT Wilson Construction Co., Inc.), 2002
- Cultural Arts Complex (Clearscapes), 2002
- Cultural Arts Complex (Southern Industrial Constructors), 2002
- Cultural Arts Complex (Lysaght & Associates), 2002
- Clayton Auditorium (CTL Engineering, Inc.), 2001
- 2000 ALP Code of Ordinance Proposal *(Retention Schedule, destroy in office after 3 years)*
- 2009 ALP Code of Ordinance Proposal *(Retention Schedule, destroy in office after 3 years)*

Request for Proposal
(Retention Schedule, destroy in office when reference value ends)

- Main Street RFP for Host Community, 2011

Street Resurfacing Proposal
(Retention Schedule, destroy in office after 3 years)

- Street Resurfacing Proposal, 1998

Misc.

- Wellness Program, 2010 *(Retention Schedule, destroy when superseded or obsolete)*
- Clayton Film Festival, 2007 *(Retention Schedule, destroy when superseded or obsolete)*
- Letters of Appreciation, 2001-2014 *(Retention Schedule, destroy when superseded or obsolete)*
- Universal Playground Questions, 2014 *(Retention Schedule, destroy in office when reference value ends)*
- Public Art Advisory Board Sculpture Trail Brochure Information, 2018, 2019 *(Retention Schedule, destroy in office when obsolete or superseded)*
- ElectriCities Logo, 2002 *(This logo has been updated since 2002)*
- School of Government Course Catalog, 2003-2004, 2004-2005, 2006, 2007-2008 *(Retention Schedule, destroy when superseded or obsolete)*
- NCLM Certificates of Membership, 2004-2005, 2007-2008, 2010-2011 and 2011-2012 *(Retention Schedule, destroy when superseded or obsolete)*
- NCLM Orientation of New Mayors *(Retention Schedule, destroy when superseded or obsolete)*
- Johnston County Visitor's Bureau Brochures, 2002
- List of elected officials, 1998

Duly adopted this the 18th of March, 2024 while in regular session.

_____
Jody L. McLeod
Mayor

_____
Heidi L. Holland, CMC, NCCMC
Town Clerk

Regular Town Council Meeting
Agenda Cover Sheet

Meeting Date	Agenda Location
March 18, 2024	CONSENT AGENDA

Item Title

Adoption of Local Water Supply Plan

Presenter(s)

Joshua Baird, PE - Acting Water Resources Director

Suggested Action

Adoption of Resolution

Strategic Priorities Alignment

☐ Think Clayton (Administrative)	☐ Think Arts & Culture	☐ Think Downtown	☐ Think Economic Development	☐ Think Land Use & Housing	☐ Think Mobility	☐ Think Parks, Recreation & Natural Resources	☒ Think Public Services & Infrastructure

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

All local government and community water systems subject to G.S. 143-355(I) are required to submit an annual water supply plan based on their water use and system conditions. For calendar year 2022 the NC DEQ has reviewed and approved the information submitted in the Town of Clayton Local Water Supply Plan. NC DEQ has deemed the information complete and meets the minimum criteria established by North Carolina General Statue 143-355(I) The 2022 Local Water Supply Plan must next be adopted by the Town Council . The 2022 Local Water Supply Plan cannot be considered complaint with the requirements of NCGS 143-355(I) until a signed resolution is received by the Water Supply Section Supervisor. Staff request approval of the attached resolution.

Funding Source

N/A

Corresponding Documentation

LWSP Resolution Letter

Clayton LWSP

LWSP Resolution

Submitted By: Joshua Baird, Engineering

Reviewed By:

Joshua Baird, Engineering Director	Approved - Mar 13 2024
Rich Cappola, Town Manager	Approved - Mar 14 2024
Heidi Holland, Town Clerk	Approved - Mar 14 2024

ROY COOPER
Governor
ELIZABETH S. BISER
Secretary
RICHARD E. ROGERS, JR.
Director

NORTH CAROLINA
Environmental Quality

November 10, 2023

Byron W. Poelman
Water Resources Director
Town of Clayton
P.O. Box 879
Clayton, NC 27528

Subject: LWSP Meet Minimum Criteria
Town of Clayton Water System
PWSID#: 03-51-020
Johnston County

Dear Mr. Poelman,

This letter is to notify you that our staff has reviewed the information contained in the 2022 Local Water Supply Plan (LWSP) update submitted by your office. Since all the required information is complete, the LWSP for the Clayton Water System hereby meets the minimum criteria established in North Carolina General Statute 143-355(l).

Your water system's 2022 LWSP is now viewable online from the LWSP website found at: **https://www.ncwater.org/Water_Supply_Planning/Local_Water_Supply_Plan/search.php**. The plan has been made available after our best efforts to screen any errors. As a final check, please review and report any mistakes or omissions to the review engineer. Unless notified otherwise, the Division of Water Resources considers your 2022 LWSP complete.

The 2022 LWSP must next be adopted by your water system's governing board; a model LWSP resolution is available online on the right side of the page in the Forms and Docs section at: https://www.ncwater.org/Water_Supply_Planning/Local_Water_Supply_Plan/learn.php. A copy of the signed resolution must be submitted to Linwood Peele, Water Supply Planning Section Supervisor, at the address printed at the bottom of this letter. The LWSP cannot be considered compliant with the requirements of NCGS 143-355(l) until an adopted resolution is received.

Thank you very much for your efforts to provide your customers with a safe and reliable supply of drinking water. We look forward to continuing to work with you in these efforts. Please contact Louis Murray at **louis.murray@deq.nc.gov** or (919)707-9017, or Linwood Peele at **linwood.peele@deq.nc.gov** or (919) 707-9024, if we can be of further assistance.

Sincerely,

Karen Higgins, Planning Section Chief
Division of Water Resources, NCDEQ

North Carolina Department of Environmental Quality | Division of Water Resources
512 North Salisbury Street | 1611 Mail Service Center | Raleigh, North Carolina 27699-1611
919.707.9000

Clayton

2022

The Division of Water Resources (DWR) provides the data contained within this Local Water Supply Plan (LWSP) as a courtesy and service to our customers. DWR staff does not field verify data. Neither DWR, nor any other party involved in the preparation of this LWSP attests that the data is completely free of errors and omissions. Furthermore, data users are cautioned that LWSPs labeled **PROVISIONAL** have yet to be reviewed by DWR staff. Subsequent review may result in significant revision. Questions regarding the accuracy or limitations of usage of this data should be directed to the water system and/or DWR.

1. System Information

Contact Information

Complete

Water System Name:	Clayton	PWSID:	03-51-020
Mailing Address:	P.O. Box 879 Clayton, NC 27528	Ownership:	Municipality
Contact Person:	Byron W. Poelman	Title:	Water Resources Director
Phone:	919-359-1266	Cell/Mobile:	919-291-9479
Secondary Contact:	Rich Cappola	Phone:	919-359-1288
Mailing Address:	P.O. Box 879 Clayton, NC 27528	Cell/Mobile:	919-291-9479

Distribution System

Line Type	Size Range (Inches)	Estimated % of lines
Asbestos Cement	6-16	7.78 %
Cast Iron	6-10	4.12 %
Ductile Iron	6-16	12.92 %
Galvanized Iron	3/4-2	1.25 %
Polyvinyl Chloride	6-12	73.93 %

What are the estimated total miles of distribution system lines? **150 Miles**

How many feet of distribution lines were replaced during 2022? **800 Feet**

How many feet of new water mains were added during 2022? **18,913 Feet**

How many meters were replaced in 2022? **55**

How old are the oldest meters in this system? **6 Year(s)**

How many meters for outdoor water use, such as irrigation, are not billed for sewer services? **818**

What is this system's finished water storage capacity? **1.8000 Million Gallons**

Has water pressure been inadequate in any part of the system since last update? *Line breaks that were repaired quickly should not be included.* **No**

The Town has constructed a ground water storage tank that is not currently in operation, we hope to have this tank online by June 30th 2024. A 1,000,000 gallon storage tank is under construction by a private development and will be turned over to the Town when construction is completed. We also have purchased 230,000 gallons of additional storage from Johnston County Utilities.

Programs

Does this system have a program to work or flush hydrants? **Yes, Annually**

Does this system have a valve exercise program? **Yes, As Needed**

Does this system have a cross-connection program? **Yes**

Does this system have a program to replace meters? **Yes**

Does this system have a plumbing retrofit program? **No**

Does this system have an active water conservation public education program? **Yes**

Does this system have a leak detection program? **No**

Valve exercise program is in the fledgling stage and is beginning to gain traction. We hope to have the program running in its entirety within the next calendar year.

Water Conservation

What type of rate structure is used? **Decreasing Block**

How much reclaimed water does this system use? **0.0294 MGD** For how many connections? **1**

Does this system have an interconnection with another system capable of providing water in an emergency? **Yes**

2. Water Use Information

Service Area

Sub-Basin(s)	% of Service Population	County(s)	% of Service Population
Neuse River (10-1)	100 %	Johnston	100 %

What was the year-round population served in 2022? **31,521**

System Map: download

Has this system acquired another system since last report? **No**

Population includes customers in Clayton PWSID 03-51-020 and former Clayton North PWSID 40-51-019

Water Use by Type

Type of Use	Metered Connections	Metered Average Use (MGD)	Non-Metered Connections	Non-Metered Estimated Use (MGD)
Residential	10,552	1.4270	0	0.0000
Commercial	681	0.3370	0	0.0000
Industrial	35	1.4530	0	0.0000
Institutional	146	0.0830	0	0.0000

How much water was used for system processes (backwash, line cleaning, flushing, etc.)? **0.0545 MGD**

Metered Connections in Clayton PWSID 03-51-020 and former Clayton North PWSID 40-51-019 combined together. System Process waters include, Daily flushing in Clayton and Clayton North, line cleaning, and bulk water sales

3. Water Supply Sources

Monthly Withdrawals & Purchases

	Average Daily Use (MGD)	Max Day Use (MGD)		Average Daily Use (MGD)	Max Day Use (MGD)		Average Daily Use (MGD)	Max Day Use (MGD)
Jan	3.3270	3.4680	May	4.1520	4.4380	Sep	4.2880	4.3790
Feb	3.3670	3.4560	Jun	3.7570	4.6760	Oct	4.0050	4.0980
Mar	3.3910	3.5030	Jul	4.2010	4.5600	Nov	3.7380	3.9450
Apr	3.7250	4.0760	Aug	4.1960	4.3100	Dec	3.6320	3.7080

Average daily and Maxim Day numbers are combined between Clayton PWSID 03-51-020 and former Clayton North PWSID 40-51-019

Water Purchases From Other Systems

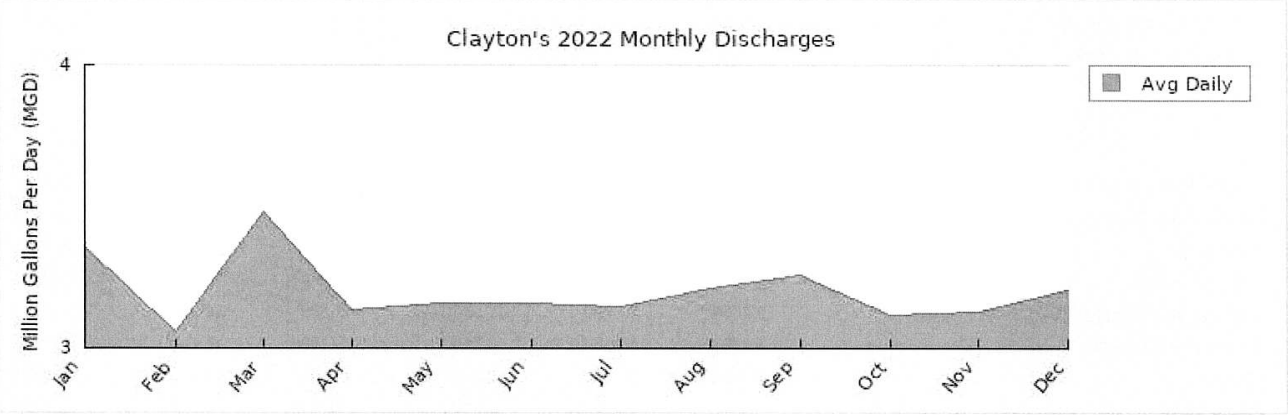
Seller	PWSID	Average Daily Purchased (MGD)	Days Used	Contract			Required to comply with water use restrictions?	Pipe Size(s) (Inches)	Use Type
				MGD	Expiration	Recurring			

Johnston County Utilities	03-51-070	3.8150	365	5.2500	2023	Yes	Yes	16	Regular

4. Wastewater Information

Monthly Discharges

	Average Daily Discharge (MGD)		Average Daily Discharge (MGD)		Average Daily Discharge (MGD)
Jan	3.3570	May	3.1590	Sep	3.2590
Feb	3.0590	Jun	3.1560	Oct	3.1180
Mar	3.4800	Jul	3.1450	Nov	3.1270
Apr	3.1340	Aug	3.2100	Dec	3.2080



How many sewer connections does this system have? 10,519

How many water service connections with septic systems does this system have? 300

Are there plans to build or expand wastewater treatment facilities in the next 10 years? Yes

New waster water treatment plant is currently under construction and has an expected completion date of late 2025.

Wastewater Permits

Permit Number	Type	Permitted Capacity (MGD)	Design Capacity (MGD)	Average Annual Daily Discharge (MGD)	Maximum Day Discharge (MGD)	Receiving Stream	Receiving Basin
NC0025453	WWTP	2.5000	2.5000	1.6180	3.6690	Neuse River	Neuse River (10-1)

Wastewater Interconnections

Water System	PWSID	Type	Average Daily Amount		Contract Maximum (MGD)
			MGD	Days Used	
City of Raleigh	03-92-010	Discharging	0.3755	365	1.0000
Johnston County Utilities	03-51-070	Discharging	1.1480	365	1.4000

5. Planning

Projections

	2022	2030	2040	2050	2060	2070
Year-Round Population	31,521	38,247	51,401	69,078	92,835	124,763
Seasonal Population	0	0	0	0	0	0
Residential	1.4270	1.8660	2.5080	3.3700	4.5290	6.0860
Commercial	0.3370	0.4100	0.5510	0.7400	0.9940	1.3360

Industrial	1.4530	3.4690	4.6620	6.2660	8.4210	11.3170
Institutional	0.0830	0.1210	0.1630	0.2190	0.2950	0.3960
System Process	0.0545	0.0590	0.0790	0.1060	0.1430	0.1920
Unaccounted-for	0.4605	0.5630	0.7560	1.0170	1.3660	1.8360

Currently working with consultant and Johnston County utilities on long range water supply planning and updated projections.

Future Supply Sources

Source Name	PWSID	Source Type	Additional Supply	Year Online	Year Offline	Type
Johnston County Utilities	03-51-070	Purchase	3.3000	2030		Regular
Johnston County Utilities	03-51-070	Purchase	3.0000	2040		Regular
Johnston County Utilities	03-51-070	Purchase	3.5000	2050		Regular
Johnston County Utilities	03-51-070	Purchase	5.0000	2060		Regular
Johnston County Utilities	03-51-070	Purchase	6.7500	2070		Regular

Demand v/s Percent of Supply

	2022	2030	2040	2050	2060	2070
Surface Water Supply	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Ground Water Supply	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Purchases	5.2500	5.2500	5.2500	5.2500	5.2500	5.2500
Future Supplies		3.3000	6.3000	9.8000	14.8000	21.5500
Total Available Supply (MGD)	5.2500	8.5500	11.5500	15.0500	20.0500	26.8000
Service Area Demand	3.8150	6.4880	8.7190	11.7180	15.7480	21.1630
Sales	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Future Sales		0.0000	0.0000	0.0000	0.0000	0.0000
Total Demand (MGD)	3.8150	6.4880	8.7190	11.7180	15.7480	21.1630
Demand as Percent of Supply	73%	76%	75%	78%	79%	79%

The purpose of the above chart is to show a general indication of how the long-term per capita water demand changes over time. The per capita water demand may actually be different than indicated due to seasonal populations and the accuracy of data submitted. Water systems that have calculated long-term per capita water demand based on a methodology that produces different results may submit their information in the notes field.

Your long-term water demand is 45 gallons per capita per day. What demand management practices do you plan to implement to reduce the per capita water demand (i.e. conduct regular water audits, implement a plumbing retrofit program, employ practices such as rainwater harvesting or reclaimed water)? If these practices are covered elsewhere in your plan, indicate where the practices are discussed here. No changes here

Are there other demand management practices you will implement to reduce your future supply needs? Voluntary water conservation measures will remain in affect unless the demand requires mandatory measures

What supplies other than the ones listed in future supplies are being considered to meet your future supply needs? The Town has discussed several options such as entering into a purchase agreement with another source, or study the option of building a water treatment facility to meet our future needs.

How does the water system intend to implement the demand management and supply planning components above? Mandatory conservation efforts will be based on the supply and demand at any given time, funding assistance and permitting will be required if the construction of the plant option is considered.

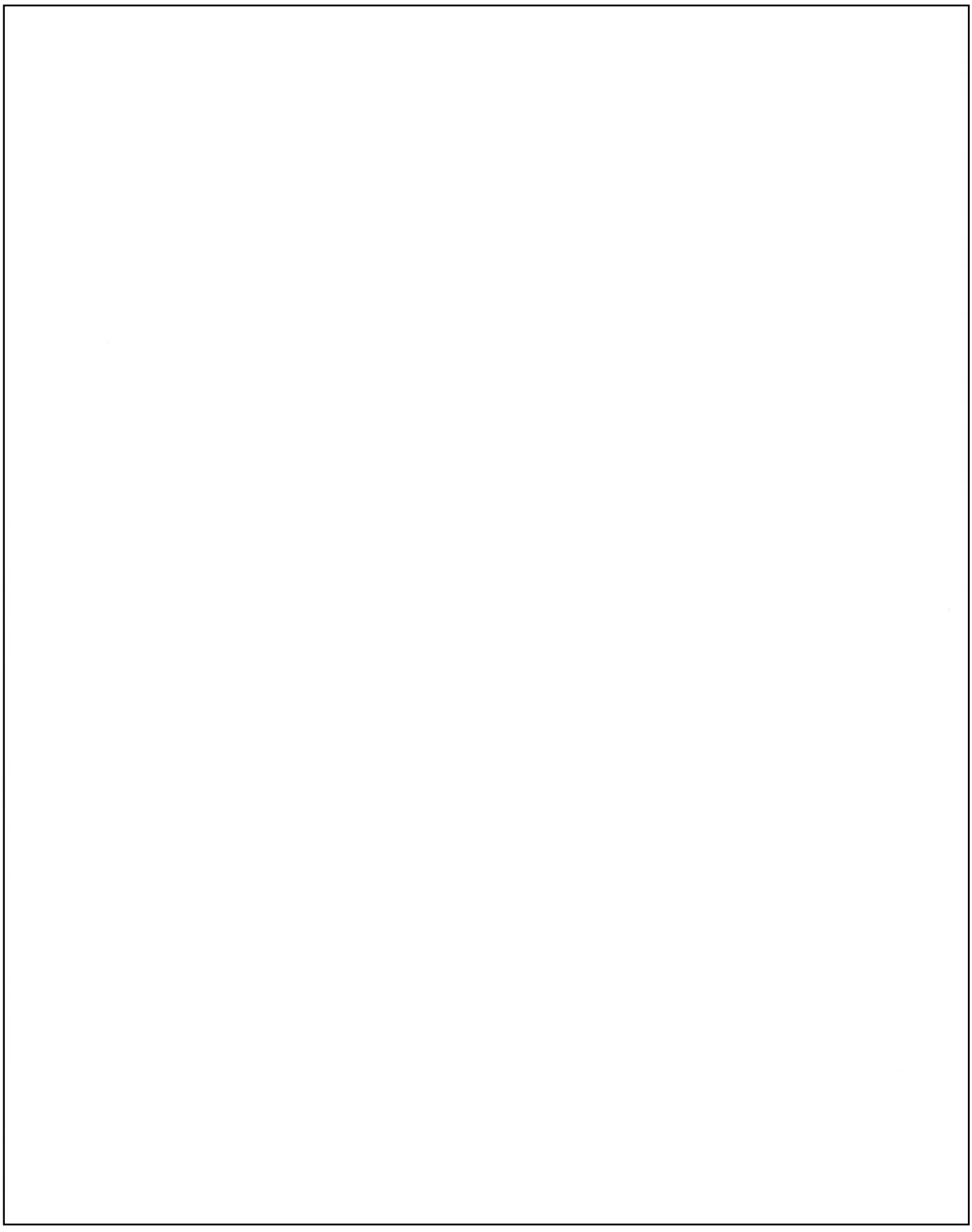
Additional Information

Has this system participated in regional water supply or water use planning? Yes, Currently working with Johnston County Utilities working on a regionalization study to determine the feasibility of creating a regional water district.

What major water supply reports or studies were used for planning? Johnston County water forecasting model done by HDR Engineering Consultant.

Please describe any other needs or issues regarding your water supply sources, any water system deficiencies or needed improvements (storage, treatment, etc.) or your ability to meet present and future water needs. Include both quantity and quality considerations, as well as financial, technical, managerial, permitting, and compliance issues: The Town is working with Johnston County Utilities to develop a water consumption and purchase allocation plan that works with the ever changing landscape for local industrial community as well as the growing residential population.

The Division of Water Resources (DWR) provides the data contained within this Local Water Supply Plan (LWSP) as a courtesy and service to our customers. DWR staff does not field verify data. Neither DWR, nor any other party involved in the preparation of this LWSP attests that the data is completely free of errors and omissions. Furthermore, data users are cautioned that LWSPs labeled **PROVISIONAL** have yet to be reviewed by DWR staff. Subsequent review may result in significant revision. Questions regarding the accuracy or limitations of usage of this data should be directed to the water system and/or DWR.



Resolution Number: 2024-21

RESOLUTION FOR APPROVING LOCAL WATER SUPPLY PLAN

WHEREAS, North Carolina General Statute 143-355 (l) requires that each unit of local government that provides public water service or that plans to provide public water service and each large community water system shall, either individually or together with other units of local government and large community water systems, prepare and submit a Local Water Supply Plan; and

WHEREAS, as required by the statute and in the interests of sound local planning, a Local Water Supply Plan for The Town of Clayton PWSID 03-51-020, has been developed and submitted to the Town Council for approval; and

WHEREAS the NCDEQ Division of Water Resources finds that the Local Water Supply Plan is in accordance with the provisions of North Carolina General Statute 143-355 (l) and that it will provide appropriate guidance for the future management of water supplies for the Town of Clayton, as well as useful information to the Department of Environmental Quality for the development of a state water supply plan as required by statute.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of Town of Clayton that the Local Water Supply Plan entitled, Clayton LWSP dated _____, is hereby approved and shall be submitted to the Department of Environmental Quality, Division of Water Resources; and

BE IT FURTHER RESOLVED that the Town of Clayton intends that this plan shall be revised to reflect changes in relevant data and projections at least once every five years or as otherwise requested by the Department, in accordance with the statute and sound planning practice.

This the_____day of _____, 20_____.

Name: _____

Title: _____

Signature: _____

ATTEST:

Regular Town Council Meeting
Agenda Cover Sheet

Meeting Date	Agenda Location
March 18, 2024	ADMINISTRATIVE ITEMS

Item Title

Downtown Vibrancy Grant Program

Presenter(s)

Lydia Davis, Economic Development Specialist

Suggested Action

Information Only

Strategic Priorities Alignment

☐ Think Clayton (Administrative)	☐ Think Arts & Culture	☒ Think Downtown	☒ Think Economic Development	☐ Think Land Use & Housing	☐ Think Mobility	☐ Think Parks, Recreation & Natural Resources	☐ Think Public Services & Infrastructure

Public Hearing: No

If Approved, Will Document Require Recordation? No

Does This Item Require a Communication Plan?

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

Summary

At the recommendation of the Downtown Development Advisory Board and the recently completed Downtown Strategic Plan, Economic Development staff have outlined a new vibrancy grant program to encourage and support small yet impactful vibrancy projects throughout the downtown core. This is currently budgeted for in the Economic Development Department Budget. The goal is for the program to Launch by end of April.

Funding Source

N/A

Submitted By: Lydia Davis, Economic Development

Reviewed By:

Rich Cappola, Town Manager	Approved - Mar 14 2024
Heidi Holland, Town Clerk	Approved - Mar 14 2024

Regular Town Council Meeting
Agenda Cover Sheet

Meeting Date	Agenda Location
March 18, 2024	ADMINISTRATIVE ITEMS

Item Title

2024 Road Rehabilitation Project - Road Selection

Presenter(s)

Tim Robbins - Public Works Director

Suggested Action

Information Only

Strategic Priorities Alignment

☐ Think Clayton (Administrative)	☐ Think Arts & Culture	☐ Think Downtown	☐ Think Economic Development	☐ Think Land Use & Housing	☐ Think Mobility	☐ Think Parks, Recreation & Natural Resources	☒ Think Public Services & Infrastructure

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 2024 Road Rehabilitation selection was made following a thorough assessment of the town's roadways, utilizing data gathered from recent asphalt assessments. The primary criterion for selection was the Pavement Condition Index (PCI) score, focusing on roads that have demonstrated notably low scores, indicating poor conditions and a higher need for rehabilitation. The roads chosen for this year's rehabilitation project have been carefully selected to ensure an equitable distribution across the entire town. This approach ensures that no area is disproportionately affected by poor road conditions, and we address infrastructure needs Town wide.

Recommendation

I am seeking your approval of the selected roads in order to get it advertised for bid. The rehabilitation project is scheduled to commence in the spring and is expected to be completed by the end of the fiscal year.

Funding Source

N/A

Corresponding Documentation

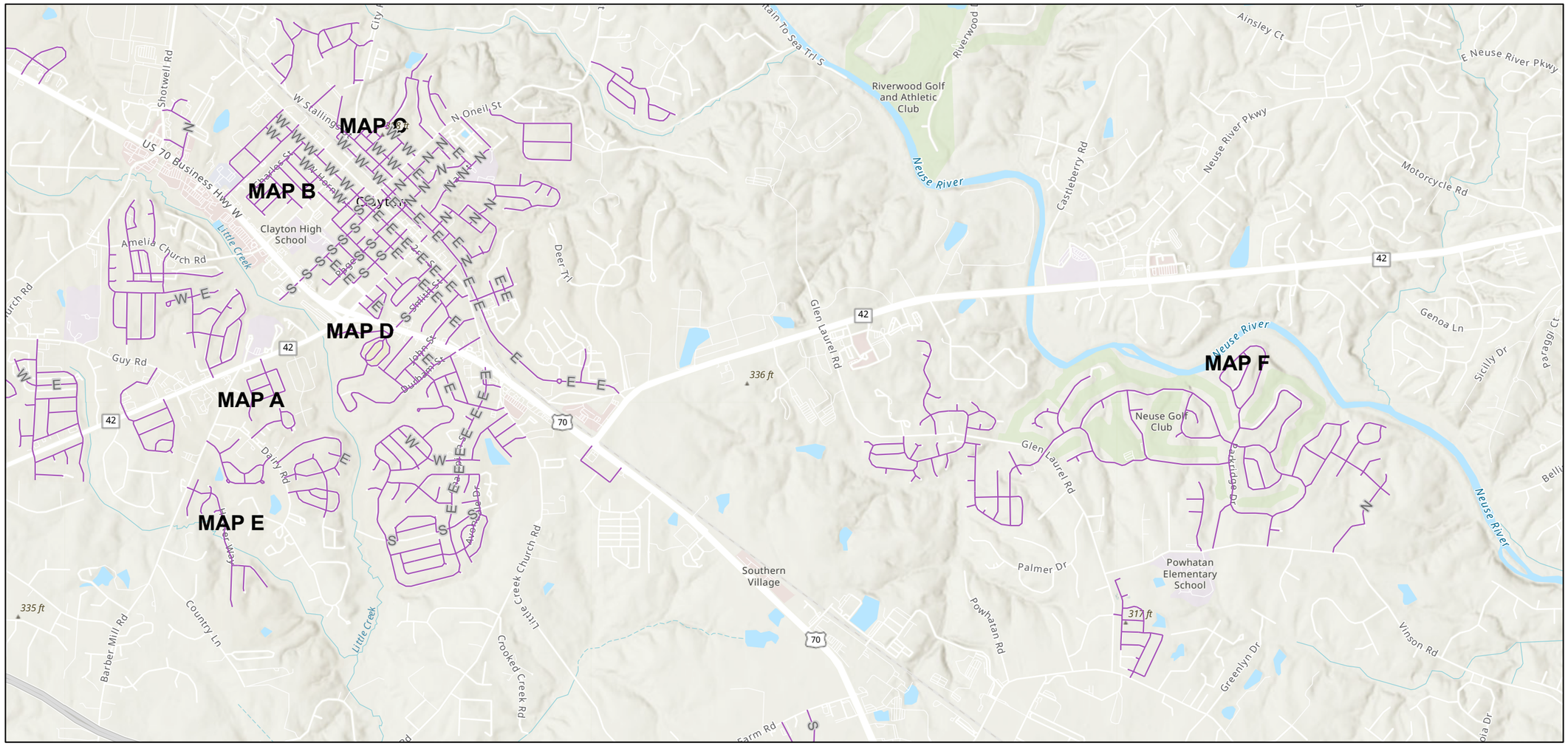
2024 Road Resurfacing Map

Submitted By: Shannon Poole, Public Works/Operations

Reviewed By:

Tim Robbins, Public Works Director	Approved - Mar 13 2024
Rich Cappola, Town Manager	Approved - Mar 14 2024
Heidi Holland, Town Clerk	Approved - Mar 14 2024

Untitled map



3/11/2024

1:35,642

0 0.33 0.65 1.3 mi

0 0.5 1 2 km

Esri, NASA, NGA, USGS, FEMA, Wake County, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

TOWN OF CLAYTON
PROCLAMATION
WORLD WATER DAY PROCLAMATION

WHEREAS, World Water Day is held annually on March 22 as a means of focusing attention on the importance of freshwater and advocating for the sustainable management of freshwater resources; and

WHEREAS, sustainable water management generates a plethora of benefits to individuals and communities, including health, food and energy security, protection from natural disasters, education, improved living standards and employment, economic development, and a variety of ecosystem services; and

WHEREAS, more than 3 billion people worldwide depend on water that crosses national borders; yet, out of 153 countries that share rivers, lakes and aquifers with their neighbors, only 24 countries report having cooperation agreements for all their shared water; and

WHEREAS, on this World Day, the UN Educational, Scientific and Cultural Organization would like to recall the extent to which water, whose cycle is global, is permanently at odds with human boundaries; and

NOW, THEREFORE, on behalf of the Clayton Town Council, we hereby proclaim March 22, 2024 as World Water Day.

Proclaimed this the 18th day of March 2024.

_____

Jody L. McLeod
Mayor

TOWN OF CLAYTON
PROCLAMATION
PROCUREMENT MONTH 2024

WHEREAS, the purchasing, acquisition, procurement, and materials management professions have a significant role in the quality and efficiency of business and government throughout the United States; and

WHEREAS, professionals in the purchasing, acquisitions, procurement, and materials management fields are employed in private and public sectors as well as in profit and non-profit organizations; and

WHEREAS, public procurement is essential function of local government, providing for purchase of goods and services necessary for the safe and effective operations of the town; and

WHEREAS, The Town's procurement professionals engage in or have direct responsibility for purchasing goods and services; executing and implementing contracts; developing forecasts and procurement strategies; supervising and monitoring storage of materials; and developing working relationships with suppliers and departments within the organization; and

WHEREAS, procurement professionals make important contributions to assure the responsible use of taxpayer dollars by providing efficient service while maintaining the highest ethical standards; and

WHEREAS, local, state, and federal procurement professionals are responsible for managing and monitoring billions of dollars of goods and services every year, which directly influence the local economy; and

WHEREAS, the North Carolina Association of Governmental Purchasing, the National Institute of Governmental Purchasing, NC Department of Administration's Division of Purchase and Contract, and other local governments around the world are sponsoring activities and other special events to further educate and inform the public regarding the role of procurement: and

NOW, THEREFORE, on behalf of the Clayton Town Council, we hereby proclaim March 2024 as "Procurement Month" in Clayton, North Carolina, and commend its observance to all people.

Proclaimed this the 18th day of March 2024.

_____

Jody L. McLeod
Mayor

Regular Town Council Meeting
Agenda Cover Sheet

Meeting Date	Agenda Location
March 18, 2024	PUBLIC HEARINGS

Item Title

2023-201-RZ - Coulon Company, LLC Rezoning

Presenter(s)

Bruce Venable, Planner I

Suggested Action

Other - Recommendation to Town Council

Strategic Priorities Alignment

☐ Think Clayton (Administrative)	☐ Think Arts & Culture	☐ Think Downtown	☐ Think Economic Development	☒ Think Land Use & Housing	☐ Think Mobility	☐ Think Parks, Recreation & Natural Resources	☐ Think Public Services & Infrastructure

Public Hearing: Yes - Legislative

If Approved, Will Document Require Recordation? No

Does This Item Require a Communication Plan?

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

Other/Special Instructions: Sign Posted at Subject Property

Summary

The petitioner has requested the rezoning of an approximately 3.88 acres parcel (County Tag # 05I05014A, NC PIN # 167700-59-3446) located within the Town of Clayton ETJ be rezoned from Residential Estate (R-E, Current UDO designation nomenclature RLL or Residential Large Lot) to I-2 (Industrial Heavy, Current UDO designation nomenclature HID or Heavy Industrial).

Background/History

This item was presented at the February 26, 2024 Planning Board meeting and was unanimously recommended for approval.

Recommendation

Staff Recommends Approval.

Funding Source

N/A

Corresponding Documentation

02 Application 2023-201-RZ Coulon Company, LLC

03 Neighborhood Meeting Materials

04 Plat 2023-201-RZ Coulon Company LLC Rezoning

05 Staff Report Map

06 - Consistency Statements Sheet - PB - 2023-201-RZ Coulon Company - CO

Rezoning Ordinance #3733 2024-02-06

Appendix A - Table 3.1.3. - Zoning Districts Established - 11.20.23

Appendix B - Table 4.2.5. - Listing of Common Principal Uses - 11.20.23

Submitted By: Bruce Venable, Planning

Reviewed By:

Conrad Olmedo, Planning Director	Approved - Mar 14 2024
Rich Cappola, Town Manager	Approved - Mar 14 2024
Heidi Holland, Town Clerk	Approved - Mar 14 2024

RECEIVED

DEC 2 1 2023

TOWN OF CLAYTON
ZONING

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

REZONING APPLICATION COVER SHEET

Name of Project: Coulon Company, LLC **Date:** 12-21-23

Applicant Name: Steven S. Sanderson, PE

The following checklist to be completed by applicant:

- [x] Pre-Application Meeting on: December 19, 2023
- [x] Review Fee
- [x] Completed Application
- [x] Owner's Consent Form
- [x] Adjacent Property Owner's List - Include Names, Full Mailing Addresses & Parcel/NC Tag #
- [x] Neighborhood Meeting Notice Letter (1 copy)
- [x] Signed & Sealed Boundary Survey
- [x] One printed copy of all required items must be submitted with application and payment

Reviewed by: _____

July 2023

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

REZONING APPLICATION

■ **Rezoning Fee: $750 + $10 per acre**

Public Noticing Fees (Mailing & Sign) will be confirmed/invoiced by town staff prior to payment.
Mailed Notice: $1.00 per mailed notice
Public Notice Signs: $20.00 per posted sign ($26 Mailing Fee)

SITE INFORMATION

Name of Project: Coulon Company, LLC

Acreage of Property: 3.88 **Zoning District:** R-E

County Tag #: 05I05014A **NC Pin #:** 167700-59-3446

Address/Location: 3733 Powhatan Road Clayton, NC 27527

Existing Zoning District: R-E or LLD **Proposed Zoning District:** I-2 or HID

APPLICANT INFORMATION

Applicant: Sanderson Engineering, Inc.
Mailing Address: PO Box 2016 Wendell, NC 27591
Phone Number: 919-422-8020 **Fax:**
Contact Person: Steven S. Sanderson
Email Address: sandersonengineering@yahoo.com

PROPERTY OWNER INFORAMTION

Name: Coulon Company, LLC
Mailing Address: PO Box 1238 Clayton, NC 27527
Phone Number: 513-545-0680 **Fax:**
Email Address: dave@fluorofusion.com

OFFICE USE ONLY

Date Received: 12/22/2023 Amount Paid: $790 File Number: 2023.201.RZ

July 2023

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

   This rezoning is consistent with the Clayton Comprehensive Grown Plan 2045, the Future Land Use Map, Roadway Systems Map, and the Clayton Parks and Greenway System Map.

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

   The property is not suitable for residential development as currently zoned. The CCGP 2045 shows this property as an employment center. Strategy LU 1.4.2 discourages residential subdivisions in prime industrial locations. The proposed zoning matches the goals of the CCGP 2045 plan. Strategy LU 1.4.1 encourages a mix of non-residential land use.

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

   This proposed change improves the balance of uses by reassigning an under developed residential property to a more suitable industrial property. It mixes better with the existing industrial property in the area. The industrial zoning creates jobs in the employment center area as outlined in the CCGP 2045 plan.

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

   All public facilities are available in the area. By rezoning the property to industrial, schools and recreation facilities will be positively impacted by removing the need from existing schools and recreation facilities, while providing an increased tax base from which to build schools. Roads, wastewater, water and stormwater drainage is available for the proposed use.

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

   The existing conditions or future conditions will not violate any legal purposes of the zoning.

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

   There will be no adverse effect upon adjoining property owners.

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

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

APPLICANT AFFIDAVIT

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

Steven S. Sanderson		12-21-23
Print Name	*Signature of Applicant*	*Date*

RECEIVED
DEC 2 1 2023
TOWN OF CLAYTON
ZONING

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: Coulan Company, LLC **Address or PIN #:** 05I05014A

AGENT/APPLICANT INFORMATION:

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

2485 Wendell Blvd., PO Box 2016
(Address)
Wendell, NC 27591
(City, State, Zip)

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

Rezoning

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:

Dave Couchot
(Name - type, print clearly)

Dave Couchot
(Owner's Signature)

PO Box 1238
(Address)

Clayton, NC 27527
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Kurt C. Thomas, a Notary Public for the above State and County, this the 27th day of November, 2023.

Kurt C. Thomas
Notary Public

SEAL

Kurt C Thomas
NOTARY PUBLIC
Wake County, NC
My Commission Expires December 08, 2027

My Commission Expires: 11/08/27

July 2018

Sanderson Engineering, Inc.

Engineering and Land Planning
License # C-2218

Coulan Company, LLC
Adjacent Property Owners List

RECEIVED
DEC 2 1 2023
TOWN OF CLAYTON
ZONING

Novo Nordisk Pharmaceutical Industries, Inc.
3612 Powhatan Road
Clayton, NC 27527

Aligwen, LLC
6300 Westgate Road, Suite A
Raleigh, NC 27617-4754

Currie Group 4, LLC
39 Rosslyn Way
Garner, NC 27529-9286

Lamm Media Group, Inc.
1270 Keen Road
Four Oaks, NC 27524-5500

Toppy Page, LLC
4441 Six Forks Road Suite 106-162
Raleigh, NC 27609-5729

North Carolina Railroad Company
2809 Highwoods Blvd. Suite 100
Raleigh, NC 27604-1000

POST OFFICE BOX 2016
2485 WENDELL BOULEVARD
WENDELL, NC 27591

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

Sanderson Engineering, Inc.

Engineering and Land Planning
License # C-2218
January 2, 2024

RECEIVED
DEC 2 1 2023
TOWN OF CLAYTON
ZONING

Novo Nordisk Pharmaceutical Industries, Inc.
3612 Powhatan Road
Clayton, NC 27527

Dear Clayton Area Property Owner:

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

Meeting Date: Monday, January 22, 2023

Location: 3915 Powhatan Road Clayton, NC 27527

Time: 6:00 p.m.

Type of Application: Rezoning

General Description: Fractionation Column

If you have any questions prior to or after this meeting, you may contact me at 919-366-2016

Sincerely,

Steven S. Sanderson, P. E.

SSS/

cc: Clayton Planning Dept.

DRAFT

POST OFFICE BOX 2016
2485 WENDELL BOULEVARD
WENDELL, NC 27591

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

Sanderson Engineering, Inc.

Engineering and Land Planning
License # C-2218
January 23, 2024

Mr. Bruce Venable
Planner I
Town of Clayton
P. O. Box 879
Clayton, NC 27528

Subject: Coulon Company, LLC
Neighborhood Meeting Roster

Dear Mr. Venable:

Attached is a copy of the roster from the Neighborhood Meeting held on Monday, January 22, 2024, at 6:00 p.m. in the FluoroFusion conference room at 3950 Powhatan Road in Clayton.

Mr. Dave Couchot and Mr. Peter Bolivar of FluoroFusion and myself were in attendance and available to answer questions concerning the project.

Mr. Jeremy Keltner from Novo Nordisk (919) 410-5333 was the only person to attend the meeting.

Mr. Keltner asked questions concerning the fractionation column and types of chemicals that are processed. Mr. Keltner also discussed Novo's expansion of and future traffic volume from their plant. Mr. Keltner and Mr. Couchot discussed several technical chemical processes for both Novo Nordisk and FluoroFusion and how they could work together for mutual benefit.

I gave Mr. Keltner my business card and told him to contact me if he has any additional questions.

Also, on 1-10-24 David Auge, 919-270-6913 Environmental Director from Grifols called to ask about the project. I told him what a fractionation tower is and what is was being built for.

If I can provide any further information, please advise.

Cordially yours,

Steven S. Sanderson, P. E.

SSS/

Attachment - Meeting Roster

POST OFFICE BOX 2016
2485 WENDELL BOULEVARD
WENDELL, NC 27591

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

ADJACENT PROPERTY OWNERS LIST

Project Name: Coulan Company, 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
05E99010N	Novo Nordisk Pharmaceutical Industries, Inc.	3612 Powhatan Road Clayton NC 27527
05E99010G	Novo Nordisk Pharmaceutical Industries, Inc.	3612 Powhatan Road Clayton NC 27527
05I05019E	Novo Nordisk Pharmaceutical Industries, Inc.	3612 Powhatan Road Clayton NC 27527
05I05019T	Aligwen, LLC	6300 Westgate Rd Ste A Raleigh NC 27617-4754
05I05020T	Currie Group 4, LLC	39 Rosslyn Way Garner NC 27529-9286
05I05019Q	Lamm Media Group, Inc.	1270 Keen Road Four Oaks NC 27524-5500
05I05019P	Toppy Page, LLC	4441 Six Forks Rd Ste 106-162 Raleigh NC 27609-5729
	North Carolina Railroad Company	2809 Highwoods Blvd Ste 100 Raleigh NC 27604-1000

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Coulan Company, LLC

Application: Rezoning

Location/Date: 3950 Powhatan Road 6: 00 pm

	NAME	ADDRESS
1	Steven S. Sanderson	2485 Wendell Blvd. Wendell NC 27591
2	Dave Couchot	3950 Powhatan Road Clayton NC 27527
3	Peter Bolivar	3950 Powhatan Road Clayton NC 27527
4	Jeremy Keltner	3612 Powhatan Road Clayton NC 27527
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Coulan Company, LLC Rezoning

Date of Mailing: 1-2-24

Date of Meeting: 1-22-24 Time of Meeting: 6:00 pm

Location of Meeting: 3950 Powhatan Road

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: Steven S. Sanderson 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.*

1-10-24 David Auge, 919-270-6913 Environmental Director from Grifols called to ask about project. Told him what a fractionation tower is and what is was being built for.

1-22-24Jeremy Keltner from Novo Nordisk (919) 410-5333 was the only person to attend the meeting. Mr. Keltner asked questions concerning the fractionation column and types of chemicals that are processed. Mr. Keltner also discussed Novo's expansion and future traffic volumes. Mr. Keltner and Mr. Couchot discusse several technical chemical process for both Novo and FluoroFusion and how they could work together for mutual benefit.

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

COULAN COMPANY, LLC
PO BOX 1238
CLAYTON, NC 27528-1238

CURRIE GROUP 4, LLC
39 ROSSLYN WAY
GARNER, NC 27529-9286

TOPPY PAGE, LLC
4441 SIX FORKS RD STE 106-162
RALEIGH, NC 27609-5729

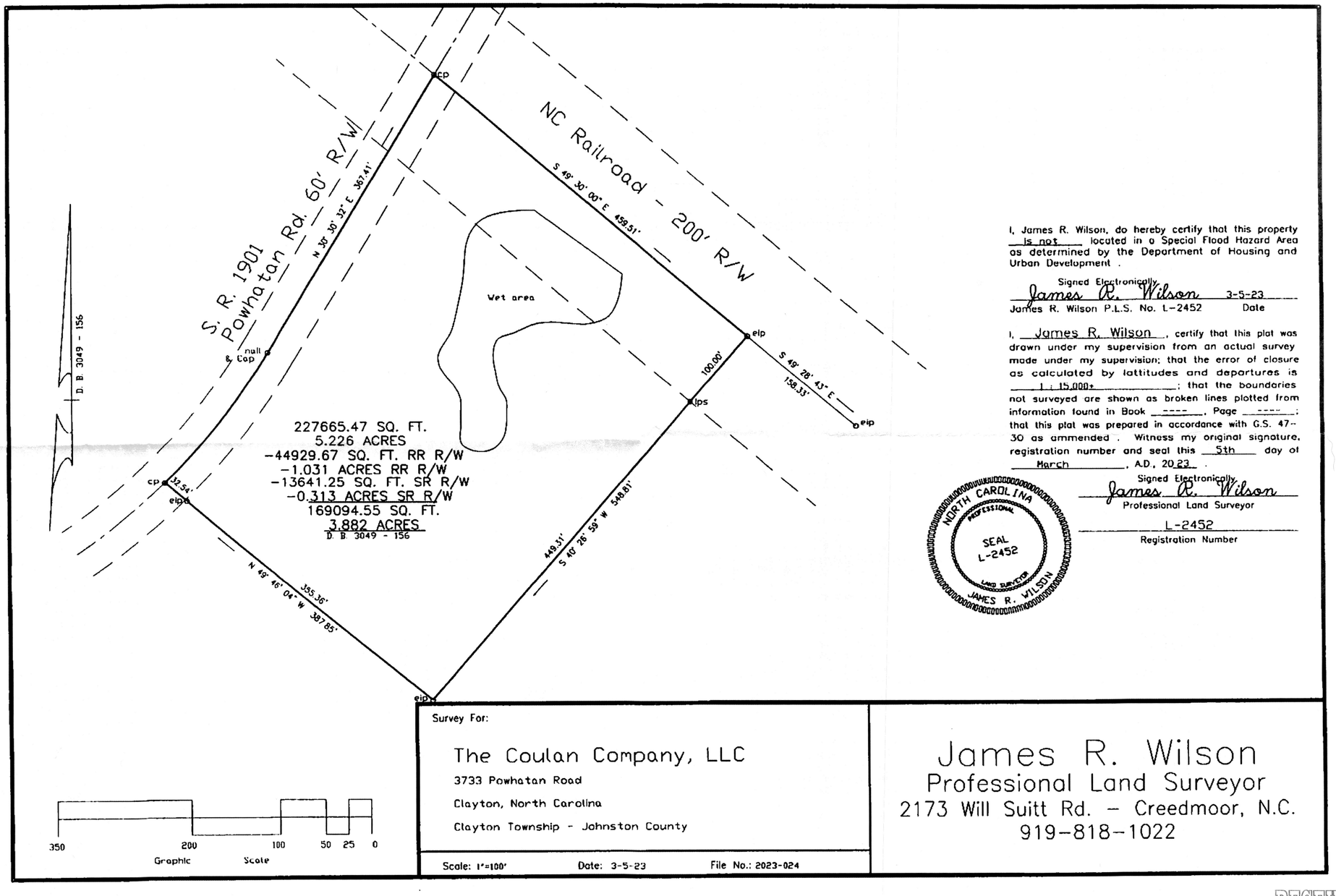
LAMM MEDIA GROUP, INC.
1270 KEEN RD
FOUR OAKS, NC 27524-5500

NOVO NORDISK PHARMACEUTICAL INDUSTRIES, LP
3612 POWHATAN RD
CLAYTON, NC 27527-9217

ALIGWEN, LLC
6300 WESTGATE RD STE A
RALEIGH, NC 27617-4754

NOTE: Turn off 'Fit to Page' in print dialog before printing.

Label Type: AV5160
6 label(s) printed



I, James R. Wilson, do hereby certify that this property is not located in a Special Flood Hazard Area as determined by the Department of Housing and Urban Development .

Signed Electronically
James R. Wilson 3-5-23
James R. Wilson P.L.S. No. L-2452 Date

I, James R. Wilson, certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the error of closure as calculated by lattitudes and departures is 1 : 15,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book ----, Page ----; that this plat was prepared in accordance with G.S. 47-30 as ammended . Witness my original signature, registration number and seal this 5th day of March, A.D., 2023 .

Signed Electronically
James R. Wilson
Professional Land Surveyor

L-2452
Registration Number

NORTH CAROLINA PROFESSIONAL SEAL L-2452 LAND SURVEYOR JAMES R. WILSON

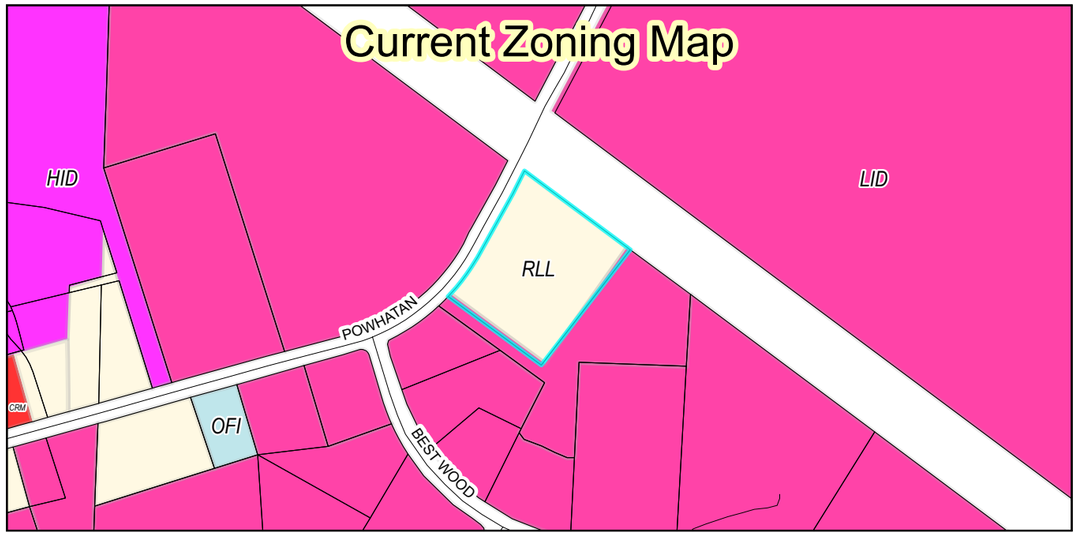
Survey For:

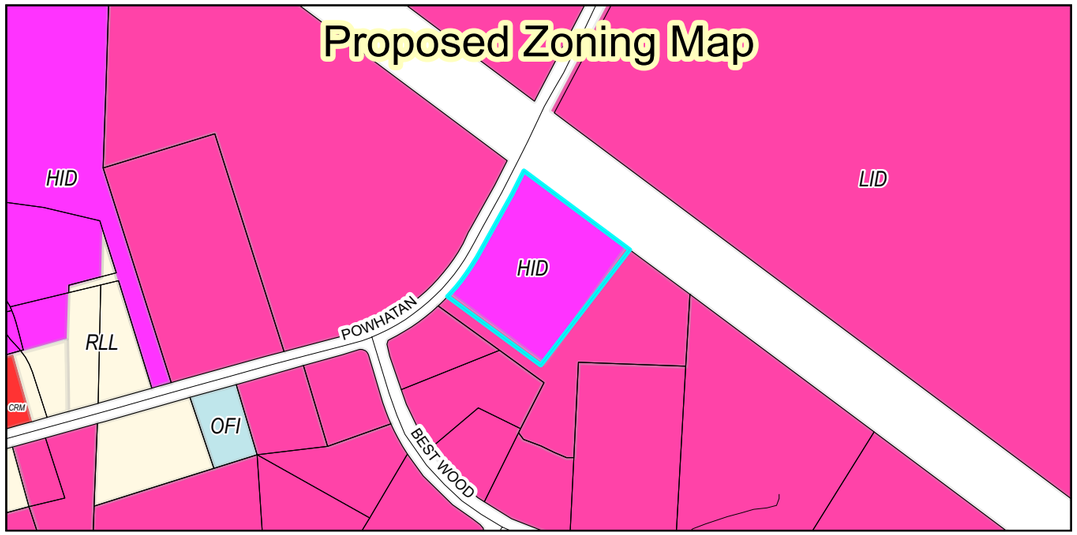
The Coulan Company, LLC
3733 Powhatan Road
Clayton, North Carolina
Clayton Township - Johnston County

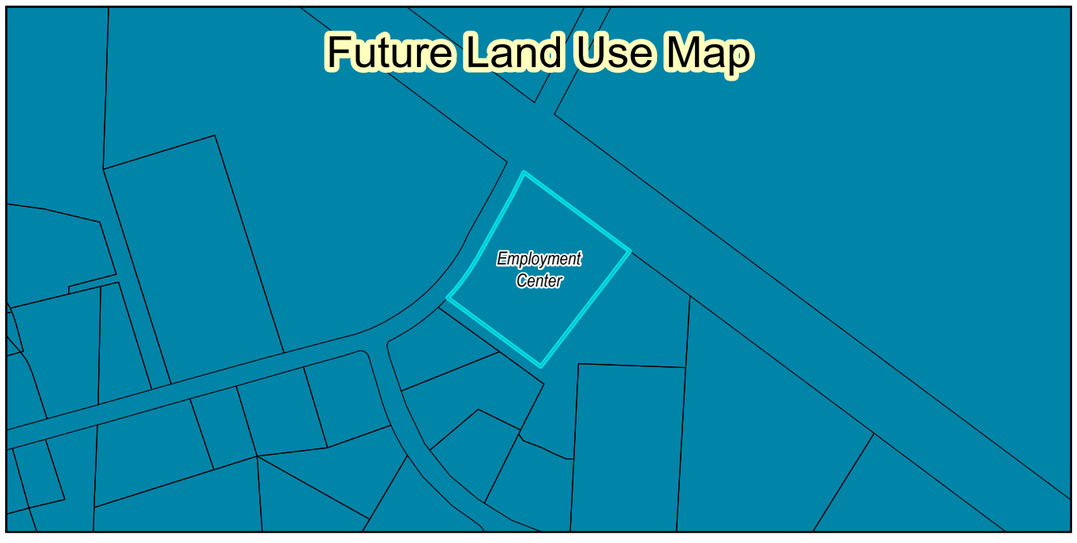
Scale: 1"=100' Date: 3-5-23 File No.: 2023-024

James R. Wilson
Professional Land Surveyor
2173 Will Suitt Rd. - Creedmoor, N.C.
919-818-1022

RECEIVED
DEC 21 2023
TOWN OF CLAYTON
ZONING







Request: Rezone from RLL - HID

Project Name: 3733 Powhatan Rd Rezoning

Project Number: 2023-201-RZ

Applicant: Coulon Company, LLC

Property Owner: COULAN COMPANY, LLC

Tag #: 05I05014A

Site

0 0.2 0.4 Miles

N

Staff Report Map

Prepared by: TOC Planning Department

February 12, 2024

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

Document Path: C:\Users\bvenable\OneDrive - Town of Clayton, NC\Documents\ArcGIS\Packages\StaffReportTemplate-SingleParcel-1_e073a5\p30\StaffReportTemplate-SingleParcel.aprx

Motions for Consistency Statements

The Planning Board may choose from one of the four suggested motions below.

Staff Recommends the Motion in Red Bold Text

Motion 1: Approval – Consistent with the Future Land Use Map

I make a motion to recommend approval of this rezoning request based on consistency with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, in that:

- **The property is designated as Employment Center (EC) in the Future Land Use Map.**
- **Goal LU 1 moves to preserve Clayton's character while allowing for growth and development in appropriate areas.**
- **Policy LU 1.3 seeks to encourage non-residential land uses in areas consistent with the Future Land Use Map.**
- **Policy LU 1.4 seeks to encourage new businesses and non-residential development in Employment Centers designated on the Future Land Use Map.**

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

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

Motion 2: Approval – Inconsistent with the Future Land Use Map

I make a motion to recommend approval of this rezoning request. While the request is inconsistent with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, in that:

- The property is designated as Employment Center (EC) in the Future Land Use Map.
- Goal LU 1 moves to preserve Clayton's character while allowing for growth and development in appropriate areas.
- Policy LU 1.3 seeks to encourage non-residential land uses in areas consistent with the Future Land Use Map.
- Policy LU 1.4 seeks to encourage new businesses and non-residential development in Employment Centers designated on the Future Land Use Map.

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

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

Motion 3: Denial – Consistent with the Future Land Use Map

I make a motion to recommend denial of this rezoning request. While the request is consistent with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, in that:

- The property is designated as Employment Center (EC) in the Future Land Use Map.
- Goal LU 1 moves to preserve Clayton's character while allowing for growth and development in appropriate areas.
- Policy LU 1.3 seeks to encourage non-residential land uses in areas consistent with the Future Land Use Map.
- Policy LU 1.4 seeks to encourage new businesses and non-residential development in Employment Centers designated on the Future Land Use Map.

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

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

Motion 4: Denial – Inconsistent with the Future Land Use Map

I make a motion to recommend denial of this rezoning request based on inconsistency with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, in that:

- The property is designated as Employment Center (EC) in the Future Land Use Map.
- Goal LU 1 moves to preserve Clayton's character while allowing for growth and development in appropriate areas.
- Policy LU 1.3 seeks to encourage non-residential land uses in areas consistent with the Future Land Use Map.
- Policy LU 1.4 seeks to encourage new businesses and non-residential development in Employment Centers designated on the Future Land Use Map.

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

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

AN ORDINANCE AMENDING THE ZONING ORDINANCE

AND ZONING MAP

OF THE TOWN OF CLAYTON, NORTH CAROLINA

WHEREAS a petition has been filed with the Town Council of the Town of Clayton requesting an amendment to the Zoning Ordinance and Zoning Map of the Town of Clayton to include Heavy Industrial (HID) zoning to the properties described below, said properties formerly being zoned Residential Large Lot (RLL); and

WHEREAS said property is owned by Coulon Company, LLC; and

WHEREAS the Planning Board of the Town of Clayton has reviewed the proposed change(s) and made a recommendation thereupon; and

WHEREAS notice of a public hearing to consider the proposed change was published in accordance with law in The Johnstonian, a local newspaper, as required by Section 155.702(D) of the Clayton Unified Development Code and by Section 160D-602 of the North Carolina General Statutes; and

WHEREAS a notice of the proposed zoning classification action was mailed to the owner(s) of the parcel(s) of land involved, as shown on the County Tax Listing, and to the owners of all parcels of land abutting that (those) parcels(s) of land and within 100 feet of the subject parcel(s) of land, as shown on the County Tax Listings, by depositing a copy of the same in the United States Mail, first class postage paid, as required by Section 155.702(D) of the Clayton Unified Development Code and by Section 160D-602 of the North Carolina General Statutes; and

WHEREAS notice of the proposed zoning classification action was posted on the property as required by Section 155.702(D) of the Clayton Unified Development Code and by Section 160D-602 of the North Carolina General Statues; and

WHEREAS the said public hearing was actually conducted at 6:00 p.m. on March 18, 2024, wherein a reasonable opportunity was given to all those in attendance to speak either in favor or against the said change to make relevant comments; and

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

SECTION 1. That the Unified Development Ordinance of the Town of Clayton is hereby amended to include in the Heavy Industrial (HID) zone to of the following described properties:

General Description:

Located within the Town of Clayton's ETJ; 3733 Powhatan Road CLAYTON, NC, 27520

Specific Description:

NC Parcel TAG Number(s): 05I05014A

SECTION 2. That the official Town of Clayton Zoning Map is hereby amended to include the Heavy Industrial zone to the above-described property and will be so marked.

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

SECTION 4. That the Town Council hereby adopts the following Statement of Consistency and Reasonableness for the proposed rezoning:

"Motion 1: Approval – Consistent with the Future Land Use Map

I make a motion to recommend approval of this rezoning request based on consistency with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, in that:

- *Goal LU 1 moves to preserve Clayton's character while allowing for growth and development in appropriate areas.*
- *Policy LU 1.3 seeks to encourage non-residential land uses in areas consistent with the Future Land Use Map.*
- *Policy LU 1.4 seeks to encourage new businesses and non-residential development in Employment Centers designated on the Future Land Use Map.*

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

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

SECTION 5. That this ordinance shall become effective immediately upon its adoption

Duly adopted this 18th day of March 2024, while in regular Session

_____
Jody L. McLeod
Mayor

ATTEST:

_____
Heidi Holland, CMC and NCCMC;
Town Clerk

APPROVED AS TO FORM:

_____
Jim Cauley
Town Attorney

A. All land subject to these standards shall be classified into one of the conventional or conditional zoning districts identified in Table 3.1.3, Zoning Districts Established.

B. Land in any conventional or conditional zoning district may also be classified with one or more overlay zoning district designations.

C. In cases where land is within an overlay zoning district, the standards in the overlay district apply in addition to the standards governing development in the underlying conventional or conditional zoning district.

D. Conflicts between underlying and overlay zoning districts are addressed in accordance with Section 1.3, Conflict.

E. Land in the Town's planning jurisdiction shall be classified or reclassified into a conventional or conditional zoning district only in accordance with the procedures and requirements set forth in Section 2.3.6, Conditional Rezoning, or Section 2.3.8, Conventional Rezoning, as appropriate.

3.1.3 DISTRICTS ESTABLISHED

A. Table 3.1.3, Zoning Districts Established, sets out the conventional and conditional zoning districts established by this ordinance. Conventional zoning districts are organized into Residential, Non-residential, and Special district categories.

B. On January 2, 2024, land zoned with a zoning district classification from the previous Unified Development Code is translated or reclassified to one of the zoning districts set forth in this Ordinance. The table below summarizes this translation. For example, the table shows that all lands classified as R-E, Residential Estate in the previous Unified Development Code under the column named "Former Zoning Districts" are now classified RLL, Residential Large Lot, in this Ordinance as shown under the column titled "Zoning Districts in this Ordinance."

TABLE 3.1.3: ZONING DISTRICTS ESTABLISHED

Former Zoning Districts (from the Prior UDC)		Zoning Districts in This Ordinance	
Conventional Residential Zoning Districts			
N/A		RUR	Rural
R-E	Residential Estate	RLL	Residential Large Lot
R-10	Single-Family Residential 10	RLD	Residential Low Density
R-8	Single-Family Residential 8	RMD	Residential Medium Density
R-6	Single-Family Residential 6	RHD	Residential High Density
N/A		RMF	Residential Multi-Family
Conventional Non-residential Zoning Districts			
O-R	Office Residential	OFI	Office Institutional
O-I	Office Institutional		
B-1	Central Business [1]	DTNC	Downtown Core
N/A		DTNN	Downtown Neighborhood
N/A		DTNT	Downtown Transitional

TABLE 3.1.3: ZONING DISTRICTS ESTABLISHED

Former Zoning Districts (from the Prior UDC)		Zoning Districts in This Ordinance	
B-2	Neighborhood Business	NCM	Neighborhood Commercial
B-3	Highway Business	CRM	Corridor Commercial
I-1	Industrial Light	LID	Light Industrial
I-2	Industrial Heavy	HID	Heavy Industrial
Conventional Special Zoning Districts			
	N/A	CON	Conservation
PF	Public Facilities	PUB	Public Facilities
	N/A	MXD	Mixed-Use [1]
Conditional Zoning Districts [2]			
CZR	Residential Conditional	CZR	Conditional Residential
	N/A	CZM	Conditional Mixed-Use
	N/A	CZC	Conditional Commercial
	N/A	CZD	Conditional Downtown
CZI	Industrial Conditional	CZI	Conditional Industrial
Overlay Zoning Districts			
TOD	Thoroughfare Overlay District		N/A
WPO	Watershed Protection Overlay	WPOD	Watershed Protection Overlay
DOD	Downtown Overlay District		N/A
	N/A	FPOD	Flood Protection Overlay
	N/A	GTOD	Gateway Overlay
	N/A	LHOD	Local Historic Overlay (placeholder)

NOTES:
[1] The following parcels designated as B-1 prior to the effective date of this Ordinance shall be translated to the MXD district instead of the DTNC district: 16I02056D, 16I02009D, 16I02009D, 16I02009J, 16I02008P, 16I02008N, 16I02009E, 16I02049E, 16I02049Z, 16I02049Y,16I02049X, 16I02049W, 16I02049V, 16I02049U, 16I02049T, 16I02049S, 16I02049R, 16I02049Q, 16I02049P, 16I02049O,16I02049N, 16I02049M, 16I02049L, 16I02049K, 16I02049J, 16I02049I, 16I02049H, 16I02049G, 16I02049F, 16I02009H,16I02009F, 16I02009G, 16I02009I.
[2] Conditional zoning districts may be limited use (____CZ_-LU), limited standards (____CZ_-LS), or unlimited (____CZ_-UN).

TABLE 4.2.5: LISTING OF COMMON PRINCIPAL USES

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

Use Type	Conventional Residential Districts						Conventional Non-Residential Districts								Special Districts			Conditional Districts					Use Standards
	RUR	RLL	RLD	RMD	RHD	RMF	OFI	DTNC	DTNT	DTNN	NCM	CRM	LID	HID	CON	MXD	PUB	CZR	CZM	CZC	CZD	CZI	
AGRICULTURAL USE CLASSIFICATION																							
Agricultural Packaging & Processing	·	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	·	·	C	
Agricultural Storage & Distribution	·	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	·	·	C	
Animal Husbandry	P	P	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	·	C	·	·	4.3.6
Animal Processing	·	·	·	·	·	·	·	·	·	·	·	·	·	S	·	·	·	·	·	·	·	C	
Equestrian Facility	P	P	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	·	C	·	·	4.3.43
Farm Equipment Sales and Service	·	·	·	·	·	·	·	·	·	·	·	·	·	P	·	·	·	·	·	C	·	·	
Farm Supply Sales (retail or wholesale)	·	·	·	·	·	·	·	·	·	·	·	·	·	P	·	·	·	·	·	C	·	·	
Horticulture	P	P	·	·	·	·	·	·	·	·	·	·	·	·	P	·	·	·	·	C	·	·	
Nursery (retail or wholesale)	·	P	·	·	·	·	·	·	·	·	P	P	·	·	·	·	P	·	·	·	·	·	
COMMERCIAL USE CLASSIFICATION																							
Animal Boarding Indoor and Outdoor	S	·	·	·	·	·	·	·	·	·	·	S	·	·	·	·	·	C	·	C	·	·	4.3.8
Animal Boarding, Indoor Only	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	·	·	C	·	·	4.3.7
Animal Shelter	·	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	P	·	·	·	·	C	4.3.9
Bank, Credit Union, or Similar Use	·	·	·	·	·	·	P	P	P	·	P	P	·	·	·	P	·	·	·	C	C	·	
Bar, Cocktail Lounge, Private Club	·	·	·	·	·	·	·	P	P	·	·	P	·	·	·	P	·	·	C	C	C	·	4.3.16
Bed & Breakfast	·	S	·	·	S	·	S	S	S	S	·	·	·	·	·	·	·	C	C	C	C	·	4.3.18
Bottle Shop (on-premise consumption)	·	·	·	·	·	·	·	P	P	·	·	P	·	·	·	P	·	·	C	C	C	·	4.3.20
Bulky Item Sales	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	·	C	·	C	4.3.22
Campground	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	·	·	·	·	4.3.25
Catering Establishment	·	·	·	·	·	·	·	P	P	·	P	P	P	·	·	P	·	·	C	C	C	·	

TABLE 4.2.5: LISTING OF COMMON PRINCIPAL USES

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

Use Type	Conventional Residential Districts						Conventional Non-Residential Districts								Special Districts			Conditional Districts					Use Standards
	RUR	RLL	RLD	RMD	RHD	RMF	OFI	DTNC	DTNT	DTNN	NCM	CRM	LID	HID	CON	MXD	PUB	CZR	CZM	CZC	CZD	CZI	
Check Cashing / Pay Day Lending	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	·	·	4.3.28
Coffee Shop or Bakery	·	·	·	·	·	·	·	P	P	P	P	P	P	·	·	P	·	·	C	C	C	C	
Computer Related Services	·	·	·	·	·	·	P	P	P	P	P	P	P	·	·	P	·	·	C	C	C	C	
Convenience Store (with gasoline sales)	·	·	·	·	·	·	·	·	·	·	P	P	P	·	·	·	·	·	·	C	·	C	4.3.38
Co-Working Space	·	·	·	·	·	P	P	P	P	P	P	P	P	·	·	P	·	·	C	C	C	C	4.3.39
Day Spa (medical or non-medical)	·	·	·	·	·	·	·	P	P	·	P	P	·	·	·	P	·	·	C	C	C	·	
Event Venue, Indoor & Outdoor	·	·	·	·	·	·	P	P	P	·	·	P	·	·	·	·	·	C	C	C	C	·	4.3.44
Event Venue, Indoor Only	·	·	·	·	·	·	P	P	P	P	P	P	·	·	·	·	·	C	C	C	C	·	4.3.44
Fitness Center	·	·	·	·	·	P	P	P	P	·	P	P	P	·	·	P	·	·	C	C	C	C	4.3.51
Flea Market	·	·	·	·	·	·	·	·	·	·	·		·	·	·	·	·	·	·	C	·	·	4.3.52
Funeral Related Services	·	·	·	·	·	·	P	·	·	·	·	P	P	·	·	·	·	·	·	·	·	C	4.3.56
Gasoline Sales	·	·	·	·	·	·	·	·	·	·	P	P	P	·	·	·	·	·	·	C	·	C	4.3.57
Grocery Store	·	·	·	·	·	·	·	P	P	·	P	P	·	·	·	P	·	·	C	C	C	·	4.3.60
Grooming	P	·	·	·	·	·	·	P	P	·	P	P	·	·	·	·	·	·	C	C	·	·	
Hair, Nail, and Skin Related Services	·	·	·	·	·	·	·	P	P	P	P	P	·	·	·	P	·	·	C	C	C	·	
Heavy Equipment Sales, Rental, & Repair	·	·	·	·	·	·	·	·	·	·	·	·	P	·	·	·	·	·	·	·	·	·	4.3.65
Hotel or Motel	·	·	·	·	·	·	·	·	·	·	·	P	·	·	·	·	·	·	C	C	C	·	4.3.69
Indoor Commercial Recreation	·	·	·	·	·	·	·	P	P	·	P	P	P	·	·	P	·	·	C	C	C	C	4.3.70
Instructional Services	·	·	·	·	·	·	P	P	P	P	P	P	P	·	·	P	·	·	C	C	C	C	
Laundry and Fabric Cleaning	·	·	·	·	·	·	·	P	P	·	P	P	P	·	·	P	·	·	C	C	C	C	4.3.74
Light Equipment Sales, Rental, & Repair	·	·	·	·	·	·	·	·	·	·	P	P	P	P	·	·	·	·	·	C	·	C	4.3.76
Micro Brewery, Micro Distillery, or Micro Winery	·	·	·	·	·	·	·	P	P	·	P	P	P	P	·	P	·	·	C	C	C	C	4.3.85
Nightclub or Dance Hall	·	·	·	·	·	·	·	·	·	·	·	P	·	·	·	·	·	·	·	·	C	C	4.3.88
Office, High Intensity	·	·	·	·	·	·	P	P	P	·	P	P	P	·	·	P	·	·	C	C	C	C	4.3.90
Office, Low Intensity	·	·	·	·	P	P	P	P	P	·	P	P	P	·	·	P	·	C	C	C	C	C	

TABLE 4.2.5: LISTING OF COMMON PRINCIPAL USES

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

Use Type	Conventional Residential Districts						Conventional Non-Residential Districts								Special Districts			Conditional Districts					Use Standards
	RUR	RLL	RLD	RMD	RHD	RMF	OFI	DTNC	DTNT	DTNN	NCM	CRM	LID	HID	CON	MXD	PUB	CZR	CZM	CZC	CZD	CZI	
Outdoor Commercial Recreation	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	·	C	·	C	4.3.92
Packaging and Shipping	·	·	·	·	·	·	·	P	P	·	P	P	P	·	·	P	·	·	C	C	C	C	
Parking Lot	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	C	·	4.3.97
Parking Structure	·	·	·	·	·	·	·	P	S	S	·	·	·	·	·	·	·	·	·	C	C	·	4.3.98
Pawn Shop	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	·	·	4.3.99
Pharmacy	·	·	·	·	·	·	P	P	P	·	P	P	·	·	·	P	·	·	C	C	C	·	4.3.100
Recreational Vehicle Park	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	·	·	4.3.104
Repair Shop	·	·	·	·	·	·	·	P	P	·	P	P	P	·	·	P	·	·	C	C	C	C	4.3.107
Restaurant Indoor and Outdoor Seating	·	·	·	·	·	·	P	P	P	·	P	P	·	·	·	P	·	·	C	C	C	·	4.3.110
Restaurant Indoor Seating Only	·	·	·	·	·	·	P	P	P	·	P	P	·	·	·	P	·	·	C	C	C	·	
Restaurant Walk-up Service Only	·	·	·	·	·	·	P	P	P	·	P	P	·	·	·	P	·	·	C	C	C	·	
Restaurant with Drive Through	·	·	·	·	·	·	P	·	·	·	P	P	·	·	·	·	·	·	C	C	C	·	4.5.5K
Retail, General	·	·	·	·	·	·	·	P	P	·	P	P	P	·	·	P	·	·	C	C	C	C	4.3.111
Retail, Large Format	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	C	C	·	C	4.3.112
Retail, Micro	·	·	·	·	·	P	·	P	P	P	P	P	·	·	·	P	·	C	C	C	C	C	4.3.113
Sexually-Oriented Business	·	·	·	·	·	·	·	·	·	·	·	·	S	·	·	·	·	·	·	·	·	·	4.3.118
Storage, Indoor and Outdoor	·	·	·	·	·	·	·	·	·	·	·	·	P	·	·	·	·	·	·	·	·	·	4.3.124
Storage, Indoor Only	·	·	·	·	·	·	·	·	·	·	·	·	P	·	·	·	·	·	·	·	·	·	4.3.123
Tanning Salon	·	·	·	·	·	·	·	P	P	·	P	P	·	·	·	P	·	·	C	C	C	·	
Tattoo & Piercing Establishment	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	P	·	·	C	·	C	C	4.3.126
Theatre, Indoors	·	·	·	·	·	·	·	P	P	·	P	P	·	·	·	P	·	·	C	C	C	·	
Theatre, Outdoors	·	·	·	·	·	·	·	·	·	·	·	P	·	·	·	·	·	·	·	C	·	·	4.3.129
Tobacco, CBD, and Vapor Shop	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	·	·	4.3.130
Vehicle Painting/ Bodywork	·	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	·	·	C	4.3.136
Vehicle Parts and Accessory Sales	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	·	·	C	·	·	4.3.137

TABLE 4.2.5: LISTING OF COMMON PRINCIPAL USES

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

Use Type	Conventional Residential Districts						Conventional Non-Residential Districts								Special Districts			Conditional Districts					Use Standards
	RUR	RLL	RLD	RMD	RHD	RMF	OFI	DTNC	DTNT	DTNN	NCM	CRM	LID	HID	CON	MXD	PUB	CZR	CZM	CZC	CZD	CZI	
Vehicle Repair and Service (no painting/ bodywork)	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	·	C	·	C	4.3.138
Vehicle Sales and Rental	·	·	·	·	·	·	·	·	·	·	·		·	·	·	·	·	·	·	C	·	C	4.3.139
Vehicle Towing and Storage	·	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	·	·	C	4.3.140
Vehicle Washing or Detailing	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	·	C	C	C	C	4.3.141
Veterinary Services, Large Animal	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	·	·	·	·	4.3.142
Veterinary Services, Small Animal	·	·	·	·	·	·	P	P	·	·	P	P	·	·	·	·	·	·	C	C	C	C	
INDUSTRIAL USE CLASSIFICATION																							
Asphalt or Concrete Plant	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	4.3.12
Business Incubator	·	·	·	·	·	·	P	P	P	·	P	P	P	·	·	P	·	·	C	C	C	C	4.3.24
Contractor Services Office/Yard	·	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	C	·	C	4.3.37
Cryptomining and Data Processing	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	4.3.40
Electrical, HVAC, or Plumbing Fabrication	·	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	C	·	C	4.3.42
Extractive Industry	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	
Freight Terminal	·	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	C	·	C	4.3.54
Fuel Oil/Bottled Gas Distribution	·	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	·	·	C	4.3.55
Level 2 Solar Energy Conversion	·	·	·	·	·	·	·	·	·	·	·	·	·	P	·	·	P	·	·	·	·	C	4.3.122
Level 3 Solar Energy Conversion	·	·	·	·	·	·	·	·	·	·	·	·	·	P	·	·	P	·	·	·	·	C	4.3.122
Major Utility	·	·	·	·	·	·	S	·	·	·	·	·	P	P	·	·	P	·	·	C	C	C	4.3.135
Maker Space	·	·	·	·	·	·	·	·	·	·	·	P	P	P	·	P	P	·	C	C	C	C	4.3.78
Manufacturing, Heavy	·	·	·	·	·	·	·	·	·	·	·	·	·	P	·	·	·	·	·	·	·	C	4.3.82
Manufacturing, Light	·	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	·	·	C	4.3.83
Manufacturing, Medium	·	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	·	·	C	
Metal Fabrication	·	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	·	·	C	4.3.84
Minor Utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	·	P	P	C	C	C	C	C	

TABLE 4.2.5: LISTING OF COMMON PRINCIPAL USES

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

Use Type	Conventional Residential Districts						Conventional Non-Residential Districts								Special Districts			Conditional Districts					Use Standards
	RUR	RLL	RLD	RMD	RHD	RMF	OFI	DTNC	DTNT	DTNN	NCM	CRM	LID	HID	CON	MXD	PUB	CZR	CZM	CZC	CZD	CZI	
Recycling Center	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	P	·	·	·	·	C	4.3.105
Research and Development	·	·	·	·	·	·	P	·	·	·	·	·	P	P	·	·	P	·	C	C	C	C	
Salvage and Junkyard	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	4.3.114
Transfer Station	S	·	·	·	·	·	·	·	·	·	·	·	·	P	·	·	P	·	·	·	·	C	4.3.131
Warehouse, Distribution or Storage	·	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	C	·	C	4.3.144
Wholesale Sales, Indoor and Outdoor	·	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	C	·	C	4.3.145
Wholesales Sales, Indoor Only	·	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	C	·	C	
Wind Energy Conversion	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	4.3.146
INSTITUTIONAL USE CLASSIFICATION																							
Adult Day Care	·	·	·	·	·	·	P	·	·	·	P	P	P	·	·	P	·	C	C	C	C	C	4.3.3
Antenna Collocation, Major	P	·	·	·	·	·	P	P	P	P	P	P	P	P	·	P	P	·	C	C	C	C	4.3.10
Antenna Collocation, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	·	P	P	C	C	C	C	C	4.3.11
Arboretum or Formal Garden	P	P	P	P	P	P	P	P	P	P	P	P	·	·	P	P	P	C	C	C	C	·	
Athletic Field or Court	P	P	P	P	P	P	P	P	P	·	P	P	P	·	·	P	P	C	C	C	·	·	
Auditorium, Coliseum, Convention Center	·	·	·	·	·	·	P	P	P	·	·	P	·	·	·	·	P	·	C	C	C	·	4.3.14
Broadcasting Studio	·	·	·	·	·	·	P	·	·	·	P	P	P	·	·	·	P	·	·	·	C	·	
Bus Station	·	·	·	·	·	·	P	P	P	P	P	P	·	·	·	P	P	C	C	C	C	C	
Cemetery or Mausoleum	P	P	·	·	·	·	P	·	·	·	·	·	·	·	·	·	P	C	·	C	·	·	4.3.27
Child Day Care	·	·	·	·	·	P	P	P	P	P	P	P	·	·	·	P	·	C	C	C	C	C	4.3.29
College or University	·	·	·	·	·	·	P	·	·	·	·	P	·	·	·	·	P	·	C	C	C	·	
Community Center	·	·	·	·	·	P	P	P	P	P	P	P	·	·	·	P	·	C	C	C	C	·	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	·	·	·	P	P	P	C	C	C	C	·	
Community Recreation Facility (private)	P	P	P	P	P	P	P	·	·	·	·	·	·	·	·	P	·	C	C	C	C	·	
Fire/EMS/ Police Station	P	P	P	P	P	P	P	P	P	P	P	P	P	·	·	P	P	C	C	C	C	C	4.3.50
Fraternal Club or Lodge	·	P	P	P	P	·	P	·	·	·	·	·	·	·	·	P	·	C	C	C	C	C	4.3.53
Golf Course (public or private)	P	P	P	P	·	·	·	·	·	·	·	·	·	P	·	·	P	·	·	C	·	·	

TABLE 4.2.5: LISTING OF COMMON PRINCIPAL USES

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

Use Type	Conventional Residential Districts						Conventional Non-Residential Districts								Special Districts			Conditional Districts					Use Standards
	RUR	RLL	RLD	RMD	RHD	RMF	OFI	DTNC	DTNT	DTNN	NCM	CRM	LID	HID	CON	MXD	PUB	CZR	CZM	CZC	CZD	CZI	
Government Office	·	·	·	·	·	·	P	P	P	P	P	P	·	·	·	P	P	C	C	C	C	C	
Governmental Training Facility	·	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	P	C	C	C	C	C	
Hospital	·	·	·	·	·	·	P	·	·	·	·	P	·	·	·	·	P	·	C	C	C	·	4.3.67
Indoor Recreation, Public	·	P	·	·	·	P	P	P	P	P	P	P	·	·	·	P	P	C	C	C	C	C	
Laboratory	·	·	·	·	·	·	P	·	·	·	P	P	·	·	·	·	P	·	C	C	·	C	4.3.73
Library	·	·	·	·	P	P	P	P	P	P	P	P	·	·	·	P	P	C	C	C	C	·	
Museum	·	·	·	·	·	·	P	P	P	P	P	P	·	·	·	P	P	·	C	C	C	·	
Outdoor Recreation, Public	P	P	P	·	·	P	P	·	·	·	·	·	·	·	·	P	P	C	C	C	C	·	
Outpatient Facility	·	·	·	·	·	·	P	P	P	·	P	P	·	·	·	P	P	·	C	C	C	·	4.3.94
Park and Ride Facility	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	P	C	C	C	C	C	
Park or Playground (public or private)	P	P	P	P	P	P	P	P	P	P	P	P	·	·	P	P	P	C	C	C	C	·	
Post Office	·	·	·	·	·	·	P	P	P	P	P	P	P	·	·	P	P	C	C	C	C	·	
Psychiatric Services	·	·	·	·	·	·	S	·	·	·	·	·	·	·	·	·	S	·	·	·	·	·	4.3.102
Rail Related	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	P	·	·	C	C	C	
Religious Institution	·	P	P	P	P	·	P	·	·	·	·	·	·	·	·	P	·	C	C	C	C	C	4.3.106
Residential Treatment Facility	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	P	C	C	C	C	C	4.3.109
School, Elementary or Middle	·	P	P	P	P	·	P	·	·	·	·	·	·	·	·	P	·	C	C	C	C	C	
School, High	·	S	S	S	S	·	P	·	·	·	·	·	·	·	·	P	·	C	C	C	C	C	4.3.116
School, Vocational	·	·	·	·	·	·	P	·	·	·	·	·	·	P	·	·	P	C	C	C	C	C	4.3.117
Small Wireless Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	·	P	P	·	·	·	·	·	4.3.121
Telecommunications Facility, Major	S	·	·	·	·	·	·	·	·	·	·	·	·	P	·	·	P	·	·	·	·	C	4.3.127
Telecommunications Facility, Minor or Concealed	P	·	·	·	P	P	P	P	P	P	P	P	P	P	·	P	P	C	·	·	·	·	4.3.127
Urgent Care	·	·	·	·	·	·	P	·	·	·	·	P	·	·	·	P	P	·	C	C	C	C	4.3.134
RESIDENTIAL USE CLASSIFICATION																							
Boarding House	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	·	·	·	·	4.3.19
Bungalow Court [1]	·	·	·	·	·	P	·	·	·	·	P	·	·	·	·	P	·	C	C	·	C	·	4.3.23

TABLE 4.2.5: LISTING OF COMMON PRINCIPAL USES

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

Use Type	Conventional Residential Districts						Conventional Non-Residential Districts								Special Districts			Conditional Districts					Use Standards
	RUR	RLL	RLD	RMD	RHD	RMF	OFI	DTNC	DTNT	DTNN	NCM	CRM	LID	HID	CON	MXD	PUB	CZR	CZM	CZC	CZD	CZI	
Congregate Care	·	·	·	·	·	·	P	·	·	·	·	·	·	·	·	·	·	C	·	·	·	·	4.3.34
Conservation Subdivision [1]	·	P	P	P	P	P	·	·	·	·	·	·	·	·	·	P	·	C	C	·	·	·	4.3.35
Continuing Care Retirement Community	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	·	·	·	·	4.3.36
Duplex Dwelling [1]	·	·	·	P	P	P	·	·	·	·	P	·	·	·	·	P	·	C	C	·	C	·	4.3.41
Family Care Home	P	P	P	P	P	P	·	P	P	P	P	·	·	·	·	P	·	C	·	·	·	·	4.3.46
Group Home	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	·	·	·	·	4.3.62
Halfway House	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	·	·	·	·	4.3.64
Homeless Shelter	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	·	·	·	·	4.3.68
Live/Work	·	·	·	·	·	P	P	P	P	P	P	P	P	·	·	P	·	C	C	C	C	C	4.3.77
Manufactured Home (Class A Doublewide)	P	P	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	·	·	·	·	4.3.79
Manufactured Home (Class B Singlewide)	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	·	·	·	·	4.3.80
Manufactured Home Park	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	·	·	·	·	4.3.81
Mobile Home	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	
Mobile Home Park	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	
Multi-Family Dwelling	·	·	·	·	·	P	·	·	·	·	·	·	·	·	·	P	·	C	C	·	C	·	4.3.86
Pocket Neighborhood [1]	·	·	·	P	P	P	·	·	·	·	P	·	·	·	·	P	·	C	C	·	C	·	4.3.101
Single-Family Attached Dwelling [1]	·	·	·	·	P	P	·	·	·	·	·	·	·	·	·	P	·	C	C	C	C	·	4.3.119
Single-Family Detached Dwelling	P	P	P	P	P	P	·	·	P	P	P	·	·	·	·	P	·	C	·	·	C	·	4.3.120
Triplex or Quadplex [1]	·	·	·	·	P	P	·	·	·	·	·	·	·	·	·	P	·	C	C	C	C	·	4.3.132
Upper-Story Dwelling	·	·	·	·	·	P	P	P	P	P	P	P	·	·	·	P	·	C	C	C	C	·	4.3.133

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

Regular Town Council Meeting
Agenda Cover Sheet

Meeting Date	Agenda Location
March 18, 2024	PUBLIC HEARINGS

Item Title

Gateway 42 Small Area Plan

Suggested Action

Adoption of Ordinance - Adoption by Town Council

Strategic Priorities Alignment

☐ Think Clayton (Administrative)	☐ Think Arts & Culture	☐ Think Downtown	☐ Think Economic Development	☒ Think Land Use & Housing	☐ Think Mobility	☐ Think Parks, Recreation & Natural Resources	☐ Think Public Services & Infrastructure

Public Hearing: Yes - Legislative

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

Gateway 42 is a new front door for Clayton. As US-70 is upgraded to Interstate 42, a new critical junction is forming where this nationally-significant corridor meets and intersects with Clayton. I-42's upgraded format invites a heightened condition unlike anything we see today. The interstate stretches beyond our town to connect the Triangle Region— the second-fastest growing metro in the country— with I-95— the most important corridor along the Eastern Seaboard. In the future, I-42 will serve as one of the most important routes by which people reach and enter Clayton, so the area around this crossroads will be a key gateway into town as well as the face of our community for many. This highly-connected thoroughfare will also bring new activity to Clayton, which translates into both new opportunities and new threats.

In the face of these rapidly changing conditions, Gateway 42 is an ambitious effort by the Town of Clayton to safeguard the wellbeing of our community and its surrounds. The project updates and expands Clayton's 2045 Comprehensive Growth Plan by focusing on the areas of the town that will be potentially impacted by I-42. This area represents a fundamental segment of the town that has grown in significance in recent years, partly in response to some of these changes, but strategic planning has not yet occurred in this area. Without a focused plan in place, the Gateway 42 area has experienced unwelcome growing pains, in the form of traffic congestion, development perceived to be unsuitable by some, and a concern about the lack of preservation of the existing land and character that makes this place special.

Background/History

This item was presented at the February 26, 2024 Planning Board meeting and was unanimously recommended for approval.

Recommendation

Staff recommends the Town Council to approve the Gateway 42 Small Area Plan.

Funding Source

N/A

Corresponding Documentation

2024.03.08_Gateway 42_Final Deliverable

TC Staff Report - Gateway 42 Plan - 3.18.24

Consistency Statements Sheet - Town Council - Gateway 42

Submitted By: Conrad Olmedo, Planning

Reviewed By:

Conrad Olmedo, Planning Director	Approved - Mar 13 2024
Rich Cappola, Town Manager	Approved - Mar 14 2024
Heidi Holland, Town Clerk	Approved - Mar 14 2024

Gateway 42

SMALL AREA PLAN

Town of Clayton, NC
March 18, 2024

Mayor:
Jody McLeod

Mayor Pro Tem:
Michael Sims

Town Council:
Ruth Anderson
Andria Archer
Gretchen Williams
Porter Casey

Planning Board:
James Moore
Jeffrey R. Spence
Ronald Williams
Kevin Lee
Derrick Applewhite
James Lipscomb
Jodie Dupree
Daniel Gleason
Mike Surasky
Anita Bland

Town Manager:
Rich Cappola

Deputy Town Managers:
Dolores Gill
Lee Barbee

Planning Department:
Conrad Olmedo
Steven Mott
Bruce Venable

TABLE OF CONTENTS

01. Project Overview
02. Gateway 42 Logic
03. Small Area Land Use Plan
04. Plan Recommendations
05. Implementation Tasks

01

GATEWAY 42, CLAYTON NC

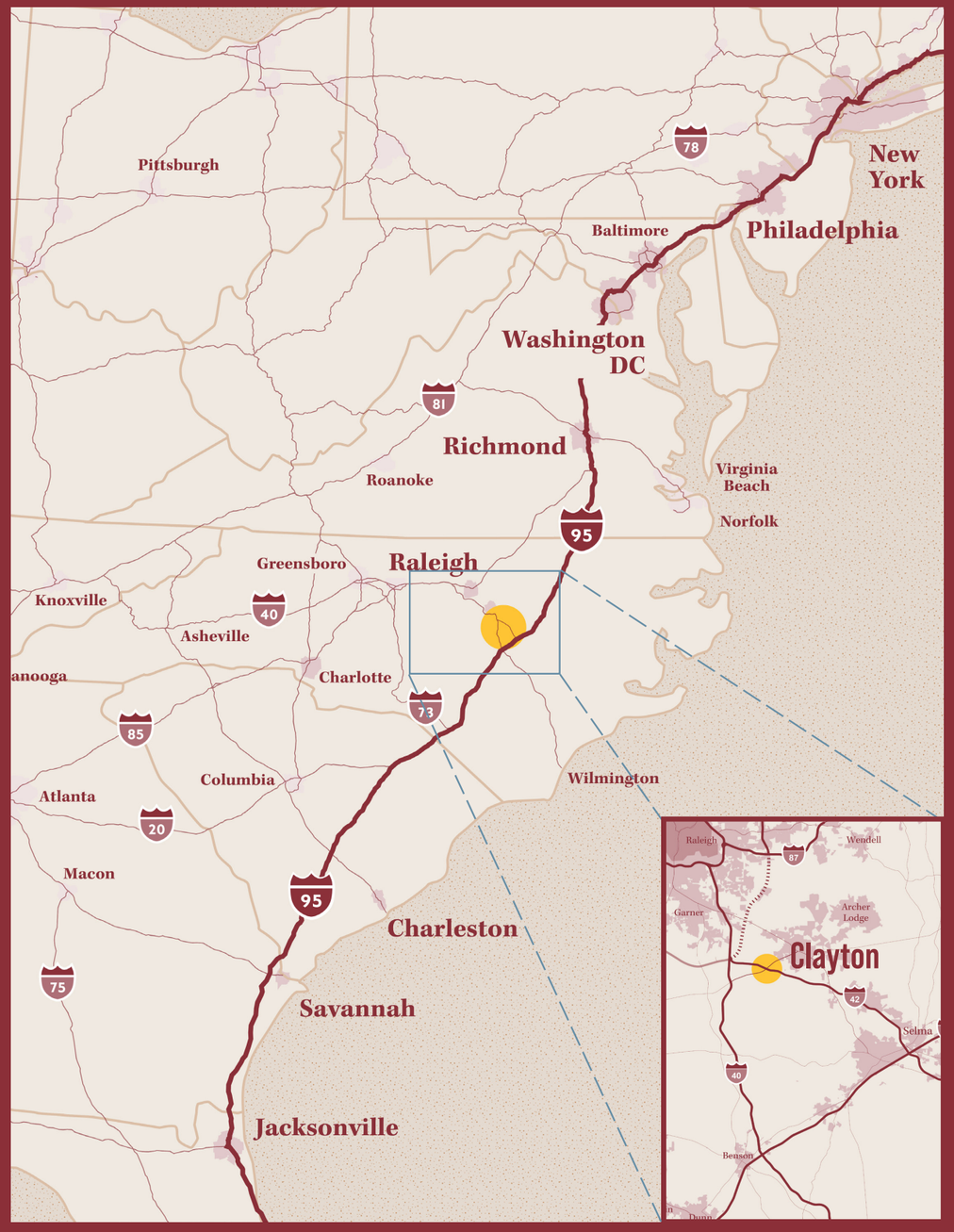
PROJECT OVERVIEW

PROJECT OVERVIEW

GATEWAY 42 IS A NEW FRONT DOOR FOR CLAYTON

As US-70 is upgraded to Interstate 42, a new critical junction is forming where this nationally-significant corridor meets and intersects with Clayton. I-42's upgraded format invites a heightened condition unlike anything we see today. The interstate stretches beyond our town to connect the Triangle Region— the second-fastest growing metro in the country— with I-95— the most important corridor along the Eastern Seaboard. In the future, I-42 will serve as one of the most important routes by which people reach and enter Clayton, so the area around this crossroads will be a key gateway into town as well as the face of our community for many. This highly-connected thoroughfare will also bring new activity to Clayton, which translates into both new opportunities and new threats.

In the face of these rapidly changing conditions, Gateway 42 is an ambitious effort by the Town of Clayton to safeguard the wellbeing of our community



PROJECT OVERVIEW

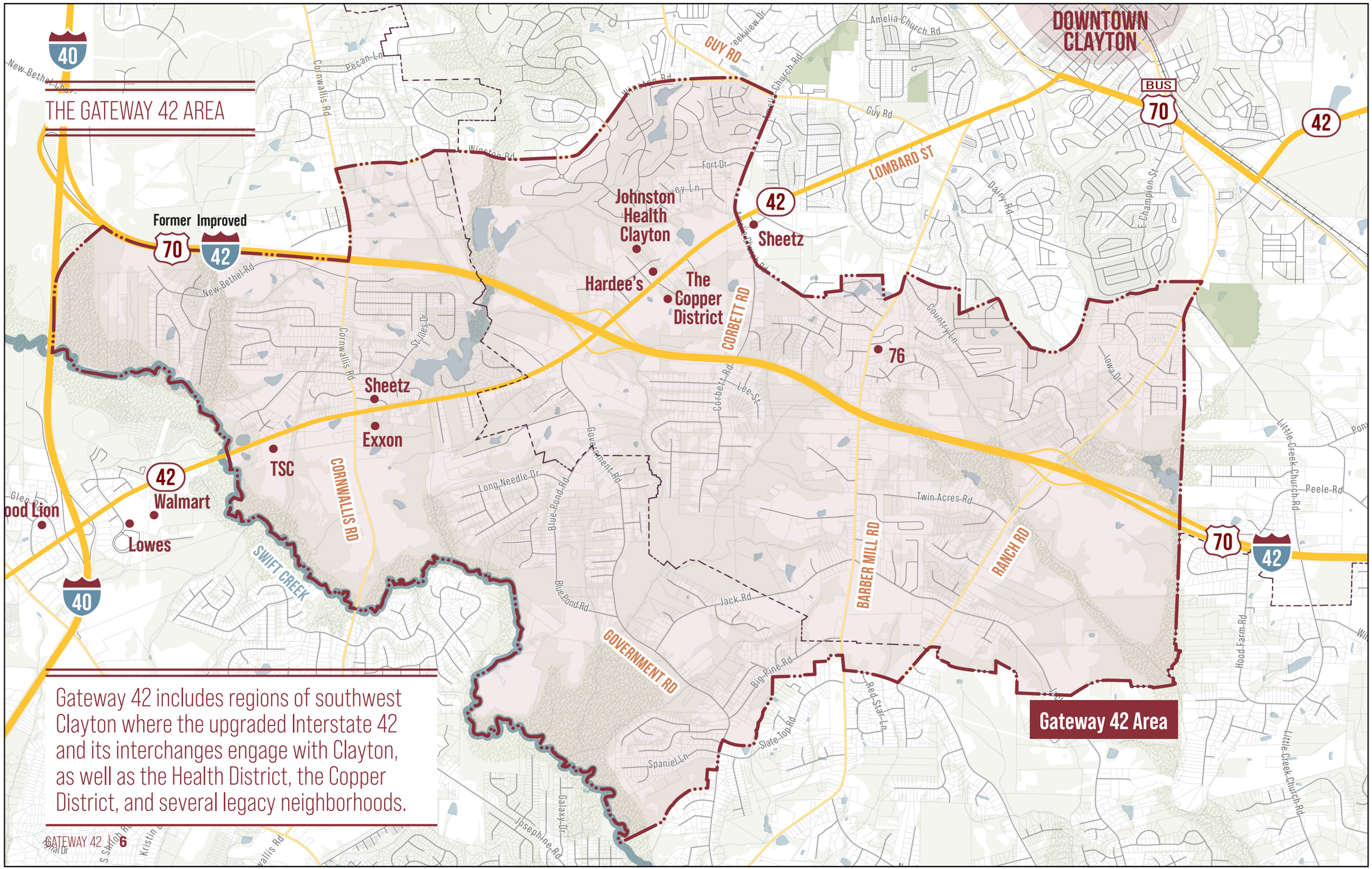
and its surrounds. The project updates and expands Clayton's 2045 Comprehensive Growth Plan by focusing on the areas of the town that will be potentially impacted by I-42. This area represents a fundamental segment of the town that has grown in significance in recent years, partly in response to some of these changes, but strategic planning has not yet occurred in this area. Without a focused plan in place, the Gateway 42 area has experienced unwelcome growing pains, in the form of traffic congestion, development perceived to be unsuitable by some, and a concern about the lack of preservation of the existing land and character that makes this place special.

To these ends, Gateway 42 takes a proactive approach. The plan considers forthcoming changes and gets out ahead of them, empowering the community to shape our environment in accordance with our collective vision. The plan acknowledges that growth can be a positive force, when it is harnessed for good and can in fact help bolster the quality-of-life for the whole community. Clayton residents continue to express the need for a diverse mix of community-supporting amenities, and many of these assets are only delivered with new development. This approach ensures that our community evolves into the kind of place that reflects our shared vision for the future.

In order to define those goals, the Gateway 42 plan was informed by a vibrant community engagement campaign from start-to-finish that sought to address the aspirations and concerns of those live, work, visit, and travel through the area. This inclusive approach ensured that a diversity of voices were heard and contributed to the shaping of the Gateway 42 vision. Through careful and collaborative effort, the plan builds a community that reflects our collective aspirations and serves the concerns of those who live, work, visit, and travel through the area.

A key recurring theme from this input was a need to safeguard our existing assets, including the legacy neighborhoods that serve as the foundation of this landscape. By embracing a proactive approach that anticipates changes and potential challenges, we can effectively preserve and protect what we hold dear, preventing any detrimental impacts on our community's resources and character.

Beyond the legacy neighborhoods, the Gateway 42 area includes the communities, businesses, and corridors around I-42 and its two enhanced interchanges, which cross as NC-42 and Ranch Road. In an effort to consider all areas that could be potentially impacted by the interstate's improvements, the plan considers both areas that are part of Clayton and others beyond the town's current jurisdiction, utilizing the authority granted by extraterritorial jurisdiction.


THE GATEWAY 42 AREA
DOWNTOWN CLAYTON
Former Improved
Johnston Health Clayton
Hardee's
The Copper District
Sheetz
Sheetz
Exxon
TSC
Walmart
Lowes
76
GUY RD
LOMBARD ST
CORBETT RD
CORNWALLIS RD
SWIFT CREEK
GOVERNMENT RD
BARBER MILL RD
RANCH RD
Gateway 42 Area
Gateway 42 includes regions of southwest Clayton where the upgraded Interstate 42 and its interchanges engage with Clayton, as well as the Health District, the Copper District, and several legacy neighborhoods.

PROJECT OVERVIEW

The plan's primary device to create change is the Town of Clayton's land use plan. The Gateway 42 effort considers how the community's desires can be codified through land use. It takes advantage of existing land use designations and proposes a new designation in response to the monumental outcry of the community for settings that express small town charm, in the form of small-scale, integrated civic clusters.

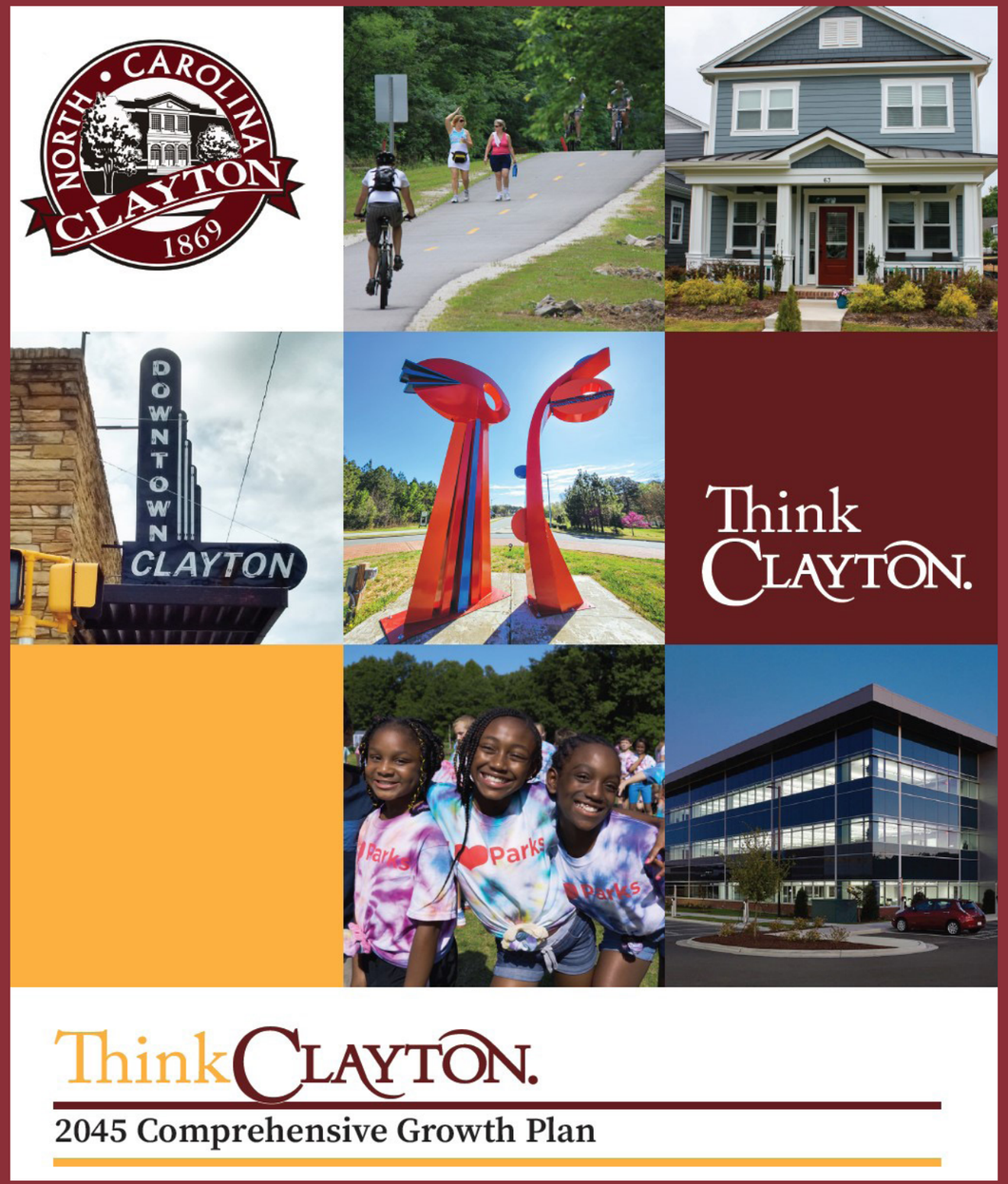
The Gateway 42 plan also considers larger nodes already in progress. Amid the project's study, additional plans have been advanced for both the Health District surrounding UNC Health Johnston and the Copper District. Years in the making, both of these planned developments represent partnerships that the Town has made in the service of delivering much-needed amenities to this region and our residents. The Gateway 42 plan seeks to enable those developments while maximizing their benefits and limiting potential negative impacts.

With all of these goals in mind, the Gateway 42 plan and its approach enable our community to capitalize on advantageous opportunities that will arise as a result of future growth and development, utilizing the momentum that our region is experiencing to unlock and deliver a range of beneficial improvements that we might not otherwise be able to support. In this way, we can further shape a well-rounded and vibrant community that enhances the overall quality of life for all Clayton residents for decades to come.

PROJECT OVERVIEW

CLAYTON'S STRATEGY FOR SMART GROWTH

Clayton is growing and shows no signs of stopping. The town's population increased 277% from 2000 to 2020, while future projections suggest that the town could double in size in the next 30 years. Given this immense influx of residents and development, Clayton has adopted a smart growth strategy that embraces a posture that welcomes the inevitable growth, proactively planning for it in advance so as to seize upon opportunities and subvert negative impacts. Guided by the 2045 Comprehensive Growth Plan, the vision for Clayton "includes a thriving town where growth contributes to the quality of life enjoyed by long-time residents and newcomers alike; easy access but with an atmosphere that feels smaller than it is; a system of parks and greenways that connect people and places; neighborhoods with a variety of quality living options; a town that offers opportunities for people to live, create, shop and eat; a bustling and historic downtown, and businesses that are successful, growing, and investing in the community."



PROJECT OVERVIEW

GATEWAY 42 FURTHERS COUNTLESS TOWN GOALS

The Gateway 42 plan aligns with and reinforces numerous critical objectives outlined in Clayton's 2045 Comprehensive Growth Plan. By strategically integrating its proposed initiatives, the Gateway 42 plan contributes significantly to the realization of key goals that have been established to guide our community's growth and progress.

The Gateway 42 vision serves as a robust extension of our community's long-term aspirations, realizing the opportunity to:

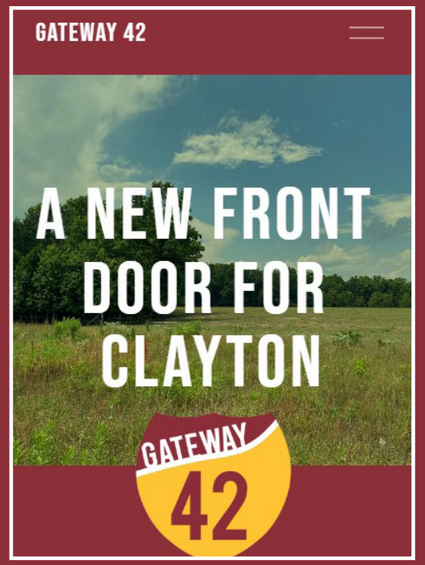
- Preserve Clayton's character while allowing for growth and development in appropriate areas.
- Provide a sense of place and enhance aesthetics along major corridors and in new developments.
- Support system user safety and prioritize bike and pedestrian activity.
- Encourage a range of housing types and lot sizes that will meet the needs of various income levels, family sizes, and ages.
- Support the development of Clayton as a regional destination for recreation and trail-based tourism.
- Develop the Neuse River corridor as a greenway and blueway with multiple access points for hiking, biking and paddling.
- Provide all Clayton residents convenient access to a park within a 10-minute walk of their residence.
- Continue promoting Clayton for new businesses and residents regionally and beyond.
- Expand arts and culture offerings.

PROJECT OVERVIEW

THE COMMUNITY ENGAGEMENT PROCESS

In order to gain the most accurate understanding of what the members of this community need, the Gateway 42 process hosted a robust community engagement effort from September 2022 through June 2023. Several in-person community outreach efforts were organized along with a digital campaign that centered around the Gateway 42 project website. Community input was collected in parallel with the four phases of the project work, such that residents were involved with the full development of the plan.

COMMUNITY ENGAGEMENT



PROJECT WEBSITE

We hosted the Gateway 42 project website and welcomed feedback via an open-ended survey and input forms for more than ten months. We saw an overwhelming amount of engagement through this forum.

HARVEST FEST

With roots dating back to 1951, the Clayton Chamber of Commerce's Harvest Festival is a beloved civic event. We set up a listening station on Main Street and chatted with residents about their goals for Gateway 42.

LISTENING WORKSHOP

We hosted a community listening session in February of 2023. We focused advertising on the Gateway 42 communities to gain an understanding of the area before we made any plans.

DESIGN WORKSHOP

We hosted a Design Workshop in May of 2023. We worked with local residents to shape their initial feedback into Gateway 42 objectives, include defining the character of the area and solutions that would be welcome additions.

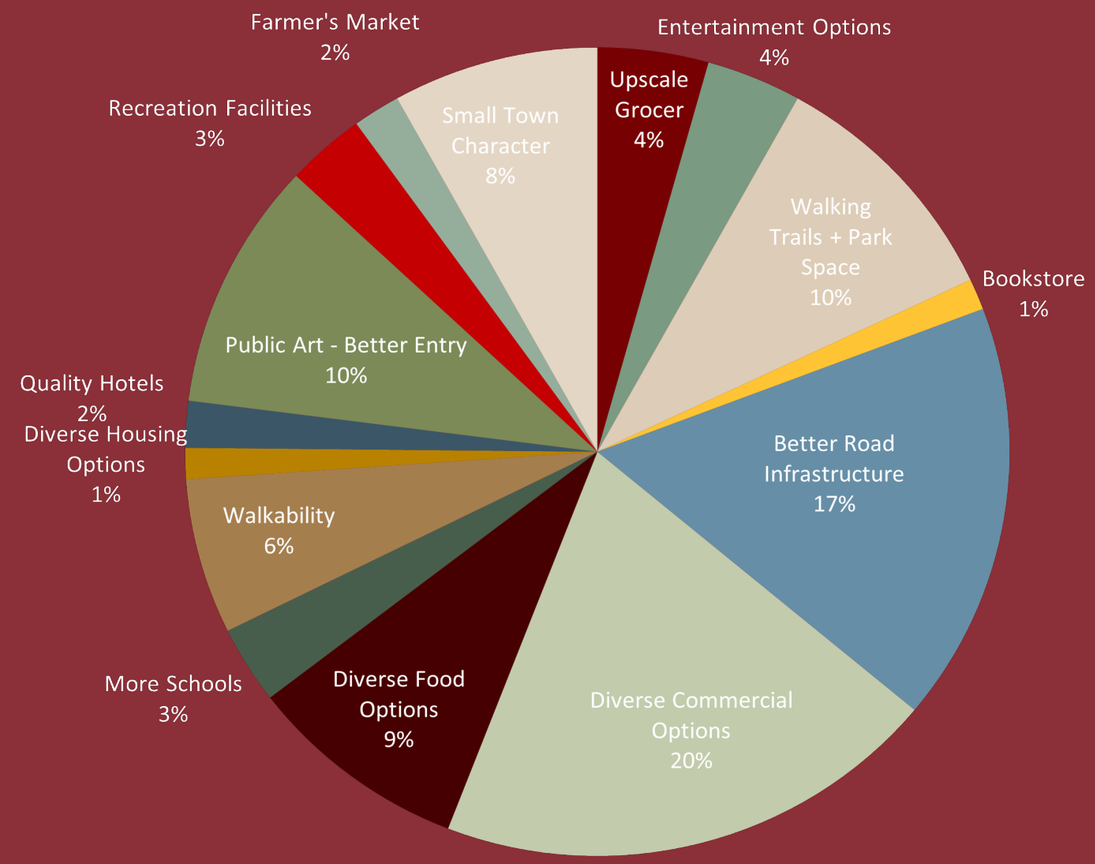
MASTER PLAN WORKSHOP

We hosted a Master Plan Workshop in June of 2023, where we brought preliminary master plan concepts to the community for review and sought feedback as we began moving towards completing a plan for Gateway 42.

COMMUNITY ENGAGEMENT

INTERACTIVE TOOLS FOR INVALUABLE FEEDBACK

At the beginning of the Gateway 42 project, a website was created to get initial feedback from the community to ensure that our needs were accounted for. From this outreach effort we were able to reach 4,131 unique visitors and acquire 1,244 survey response answers, while the project website received 7,161 page views. We were also able to identify a number of recurring themes that served to highlight important needs for the community. This information would become the foundation of the design solutions that populate the final plan. The following chart shows one of the data sets that we reviewed. At the highest level, it showcases those amenities and improvements that community members wanted to see provided within the Gateway 42 area.



RECURRING THEMES

Across all input forums, ten key themes rose the surface as most favored:

- Transform 42 from a busy a thoroughfare into a community road
- Shape a slower pace of life

- Foster walkable communities
- Add dining and food options (grocery, breakfast, restaurants)
- Bring services such as doctors, pharmacies, and the post office closer to where residents live

- Showcase existing small-scale farming and agriculture practices
- Protect our robust natural amenities and features
- Enhance access and proximity to nature

- Express the rich history of Clayton
- Cultivate a close-knit community and town-wide events

We grouped these themes into four critical project imperatives:

01 Improve Mobility Corridors
Enhancing infrastructure to increase access and connection for all.

02 Cultivate Complete Communities
Supporting small-scale, walkable neighborhoods that meet daily needs for all.

03 Provide Green Space Amenities
Establishing recreational open space that connects us to the natural landscape.

04 Foster Small Town Charm
Celebrating the unique elements of Clayton's culture and small-town character.

COMMUNITY ENGAGEMENT

AN IMPERATIVE FOR SMALL TOWN CHARM

Amidst our extensive community engagement campaign, a resounding consensus emerged around one topic that went above and beyond all other imperatives: Gateway 42 residents are longing for the experience of "small town charm." This sentiment emanates from many people who said that they had been attracted to the area and moved here because of the town's character, yet they are now deeply concerned that some of this experience in being lost in wake of rapid growth.

While the notion of "small town charm" may often be elusive and difficult to express, its significance resonates deeply with the collective consciousness. Residents perceive its gradual erosion and fervently called for its preservation, loudly advocating for plans that foster idyllic streets and quaint corners.

The Gateway 42 plan stands as a response to this compelling feedback, harnessing an array of tools at its disposal to curate and safeguard the essence of these beloved spaces with a commitment to restore, nurture, and evoke the essence of small town charm. Through land use regulations, preservation of historic character, and the creation of vibrant communal spaces, the Gateway 42 plan weaves together concepts that can support the timeless allure of small town living while still embracing the evolution necessitated by growth.

02

GATEWAY 42, CLAYTON NC

GATEWAY 42 LOGIC

THE GATEWAY 42 LOGIC

THOUGHTFULLY EMPLOYING LAND USE

At its core, the Gateway 42 plan functions as a comprehensive land use strategy, employing the Town of Clayton's system of land use regulations to steer the trajectory of the Gateway 42 region towards a future that resonates with the collective aspirations of the community. This blueprint does not compel any action on the ground today; instead, it offers a framework that guides future decisions in accordance with the community's vision for the area.

Portions of the Gateway 42 area were considered and planned for under the purview of the Town of Clayton's previous comprehensive plan. However, with the escalating populace, as documented by the 2020 census, the Town of Clayton surpassed a threshold that allowed for the expansion the Town's extraterritorial jurisdiction. This redefined scope of influence demanded a fresh course of action, especially amid the intense pressures on the area, including the new interstate designation as well as the associated interchange upgrades.

Previous planning efforts were built upon the traditions of late 20th century suburban land use patterns that employed a notable separation of uses. Amid our community engagement, the recurring requests for small town charm alluded to different kinds of land use patterns more akin to America's traditional town planning.

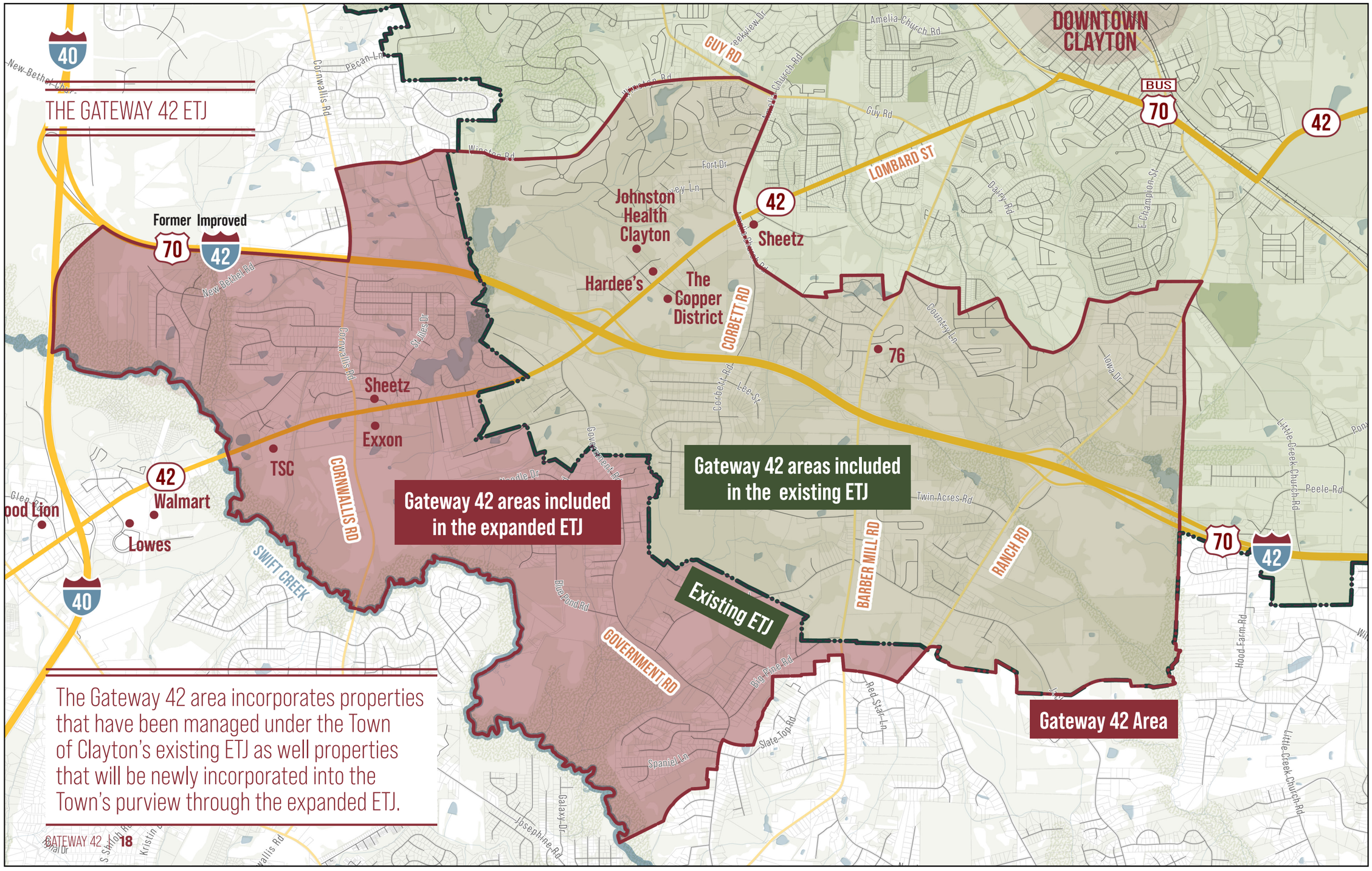
The Gateway 42 plan employs a deliberate and judicious approach to land use regulation, strategically harnessed to guide the trajectory for the area and its communities. By thoughtfully integrating land use regulations, the plan steers the course of development, fostering harmonious interplay between development, infrastructure, character, and the evolving needs of the population.

GATEWAY 42 ENVISIONS AN ETJ EXPANSION

Extra-Territorial Jurisdiction [ETJ] is a municipality's legal right to exercise governance authority beyond its stated boundaries. ETJ authority permits cities and towns to expand regulatory tools, such as land use and zoning, outside the city limits. The goal of ETJ regulations is to combat a notable municipal challenge: the intent of many laws and regulations is lost if vastly different conditions exist just beyond the municipal boundary. In the case of land use and zoning, these tools are intended to guide the character of a place. As a town grows outward, managed areas start to approach unmanaged areas across the municipal boundaries, thus compromising the ability of the municipality to limit non-conforming and/or nuisance uses. A municipality therefore has vested interest in expanding its purview.

North Carolina recognized the need for ETJ authority in 1959 and granted authority to its municipalities accordingly. In our state, ETJ area is determined by population and is triggered by state population thresholds. As part of the 2020 Census, Clayton's population surpassed 25,000, which enabled Clayton's ETJ to extend up to 3 miles from the city limits, an additional mile beyond the previous 2-mile zone.

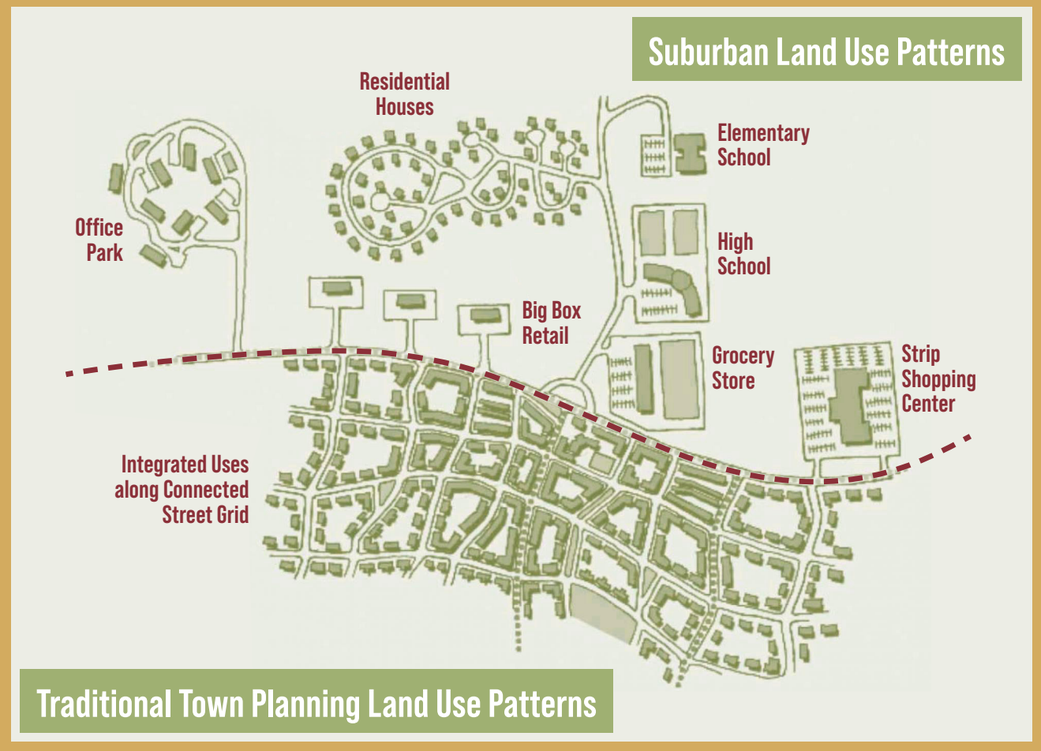
One facet of this plan is addressing portions of the Gateway 42 area that will potentially be included under Clayton's ETJ purview, meaning that these areas were not addressed in previous comprehensive plans. This extension does not equate to annexation or other more significant actions that would require residents to pay taxes or utilize Town utilizes. In fact, it will change very little for the lives of most residents, especially those in legacy neighborhoods. The primary changes will be for those looking to develop or redevelop property into new or different uses, and in some cases, the plan permits more flexibility than previous regulations.



The Gateway 42 area incorporates properties that have been managed under the Town of Clayton's existing ETJ as well properties that will be newly incorporated into the Town's purview through the expanded ETJ.

SMALL TOWN LAND USE PATTERNS

The suburban land use patterns that currently dominate the Gateway 42 area were typical of late 20th century planning, but they are characterized by a stark and rigid separation of land uses, a configuration that stands in stark contrast to the ethos of small town charm. These patterns compartmentalize residential, commercial, and recreational zones, inadvertently diluting the sense of community and creating a disconnect between daily life and civic activity. Conversely, the Gateway 42 plan harnesses the spirit of traditional town planning, reminiscent of an era when more integrated arrangements flourished. By embracing this approach, the plan encourages communities that offer convenience, harmony, and intimacy. Drawing inspiration from a bygone era, these new patterns embody small town charm, offering a landscape where one can seamlessly access their necessities within a human-scale, cohesive setting that is rich in character while fostering genuine connections.



03

GATEWAY 42, CLAYTON NC

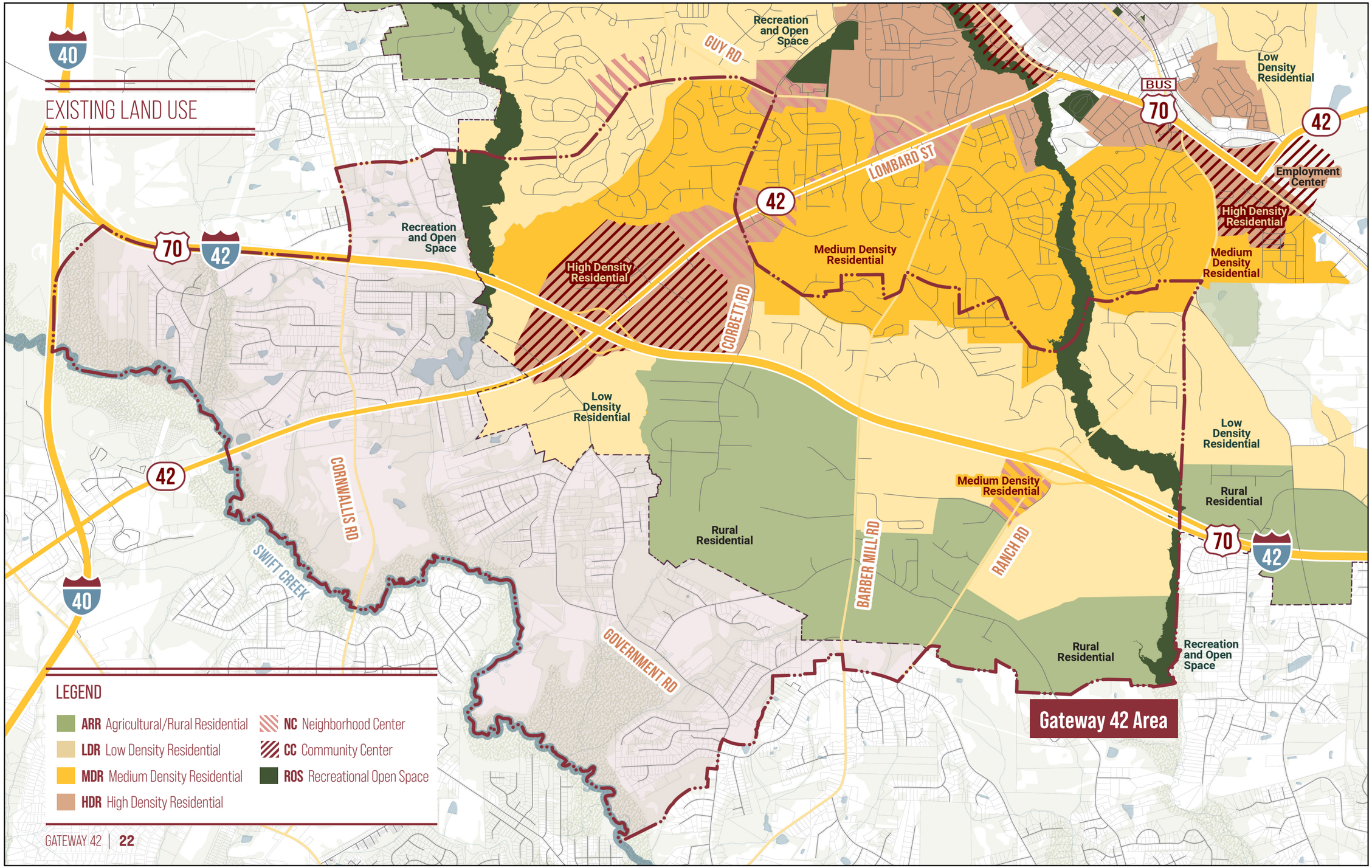
SMALL AREA LAND USE PLAN

REFINING LAND USE INSTRUMENTS

Clayton's existing land use designations have played a noteworthy role in safeguarding the distinct character of the town. These designations encompass a modest range of residential classifications that offer some diversity in housing types as well as the incorporation of multi-use designations that serve to support community, neighborhood, and employment centers. However, despite the utility of these designations, the Gateway 42 planning effort recognize that there was not an existing designation that supported the functions and character typical of small town charm outside of Downtown Clayton and it proximities.

In response to the collective sentiment expressed by the community, the Gateway 42 plan introduces a new land use category known as "Complete Communities." It supports the creation of small-scale activity nodes that include residential, commercial, and communal spaces that coalesce into an integrated whole, akin to traditional town planning models, albeit at more neighborhood scale. The Complete Communities designation aims to cultivate an environment where many of residents' needs and desires are met within a self-contained setting. This innovative approach represents a significant stride towards aligning land use designations with the community's yearning for a distinctive and cohesive living experience that exhibits small town charm.

EXISTING LAND USE



LEGEND

- **ARR** Agricultural/Rural Residential
- **LDR** Low Density Residential
- **MDR** Medium Density Residential
- **HDR** High Density Residential
- **NC** Neighborhood Center
- **CC** Community Center
- **ROS** Recreational Open Space

CURRENT LAND USE TYPES

Clayton's existing land use plan contains the following residential designations:

ARR Agricultural/Rural Residential (ARR)

The predominate existing land uses include low-density residential uses, as well as large tracts of agricultural land. The rural character in these areas can be retained by encouraging only low-intensity uses and context-sensitive rural design. Single family residential at gross densities up to two units per acre are appropriate. Most of these areas rely on septic systems for wastewater treatment, have a limited road network, with some areas within the water supply watershed. These areas are primarily located outside of existing sewer service areas and may or may not have sewer service in the future. Large lots are required if new development is not connected to sewer. Conservation subdivisions, which are subdivisions with smaller lots and more open space, are encouraged if new development is connected to sewer.

- **The Gross Residential Density*:** ≤2 units/acre
- **Unit Type:** Single family detached homes
- **Open Space:** Larger lots if on septic systems, minimum of 30+% open space** if lots are under 20,000 square feet and development is connected to town sewer. Open space should primarily be passive and consist of sensitive natural features such as floodplain, wetlands, riparian areas, steep slopes, mature forests, habitat areas, and viewsheds.

LDR Low Density Residential (LDR)

Areas designated as Low-Density Residential are intended to remain predominantly suburban in character and provide for low-density, single-family residential development on smaller lots than those in Rural Residential areas. However, a mix of residential housing types may occur under a conditional zoning district to support conservation of open space, as long as a gross density of 3 units per acre is not exceeded.

- **Gross Residential Density*:** ≤3 units/acre
- **Unit Type:** Mostly single family detached homes, generally less than 25% attached units
- **Open Space:** Minimum of 25%**. Open space should be a mix of preserved natural features with passive recreation such as greenways and trails and more formal or developed open space such as common greens, playgrounds or sports fields.

MDR Medium Density Residential (MDR)

The Medium Density Residential area is comprised predominantly of neighborhoods with housing units that are more urban in character and in closer proximity to commercial services and centers. This area provides a transition from the more suburban areas of the Town to more developed areas. The density of development in this area will vary based on the presence of utilities, topography and environmental features. This designation is applied to land which is developed, or is to be developed, at a density that is generally between three and five units per acre.

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

HDR High Density Residential (HDR)

The High Density Residential area provides for housing near major transportation corridors, existing commercial areas, and Downtown. These areas have a connected street network, adequate pedestrian and bicycle facilities, and are served by public water and sewer. High Density Residential includes all housing types while providing higher-density development than the other residential categories. In some places, HDR serves as a transition between commercial uses and lower-density residential uses. In other instances, it accompanies neighborhood commercial uses such as a grocery store or services in established or growing areas of Town.

- **Gross Residential Density*:** ≤10 units/acre, with higher densities allowed as part of planned developments that are walkable to commercial areas.
- **Unit Type:** Single family detached homes, townhomes and apartments.
- **Open Space:** Minimum of 10%**. Open space should be a mix of preserved natural features with passive recreation facilities, buffers to existing development and more formal or developed open space such as common greens, plazas, and/or playgrounds.

CURRENT LAND USE TYPES

Clayton's existing land use plan contains the following multi-use designations:

NC Neighborhood Center (NC)

A Neighborhood Center is generally located near concentrations of existing or planned residences, and areas with access to major thoroughfares and utilities. These areas incorporate neighborhood-serving commercial uses including grocery stores, retail establishments, restaurants and services. A limited amount of office, civic and institutional uses are also appropriate. Higher-density residential including small-lot, single-family, townhouses and apartments should be located in close proximity to shopping and service destinations to provide more walking opportunities to internal and external pedestrian facilities and destinations. The scale of the Neighborhood Center varies depending on the market demand, competition, and context, however typical Neighborhood Centers have a service area of one to two miles and less than 70,000 square feet of non-residential.

- **The Gross Residential Density*:** ≤10 units/acre
- **Unit Type:** : High density single family detached homes, townhomes, apartments, mixed use buildings with live/work units. Single family detached homes.
- **Open Space:** : Typically 5-10% including tree save, plazas and amenities.

CC Community Center (CC)

Compared to the Neighborhood Center category, a Community Center typically serves a larger population and includes a typical trade area of three-to-six miles, and is located adjacent to major thoroughfares or situated at a major intersection. A Community Center includes at least one major anchor such as a grocery store or retailer and incorporates community-serving commercial uses and opportunities for office, civic, and institutional uses. Multi-family housing opportunities may be integrated as part of a mix of uses. As with Neighborhood Centers, apartments and townhouses should be located in close proximity to shopping and services. All portions of the development should be accessible by both a convenient road network and a system of sidewalks or greenways.

- **Gross Residential Density*:** ≤12 units/acre
- **Unit Type:** High density single family detached homes, townhomes, apartments, mixed use buildings with live/work units. Mostly single family detached homes, generally less than 25% attached units
- **Open Space:** Typically 5-10% including tree save, plazas and amenities.

ROS Recreational Open Space (ROS)

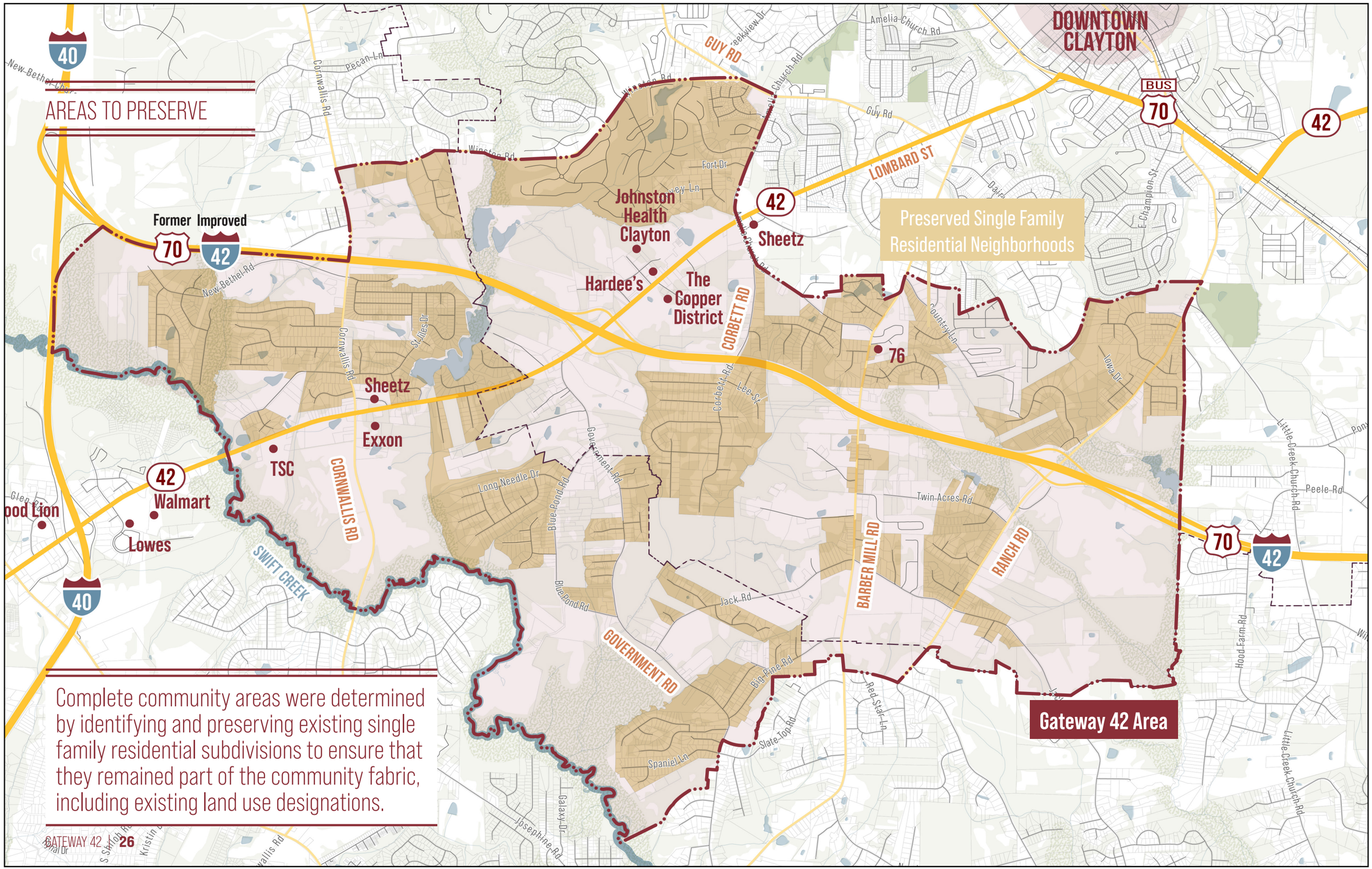
The Recreation and Open Space designation applies to parks, public recreational areas, conservation areas and floodplains. Uses include active and passive recreation (including trails and greenways), wildlife management, environmental restoration/mitigation/preservation, and educational uses. Structures that support or are associated with the intended uses shall be permitted. The primary use of land shown under this designation should be recreation, open space, or conservation

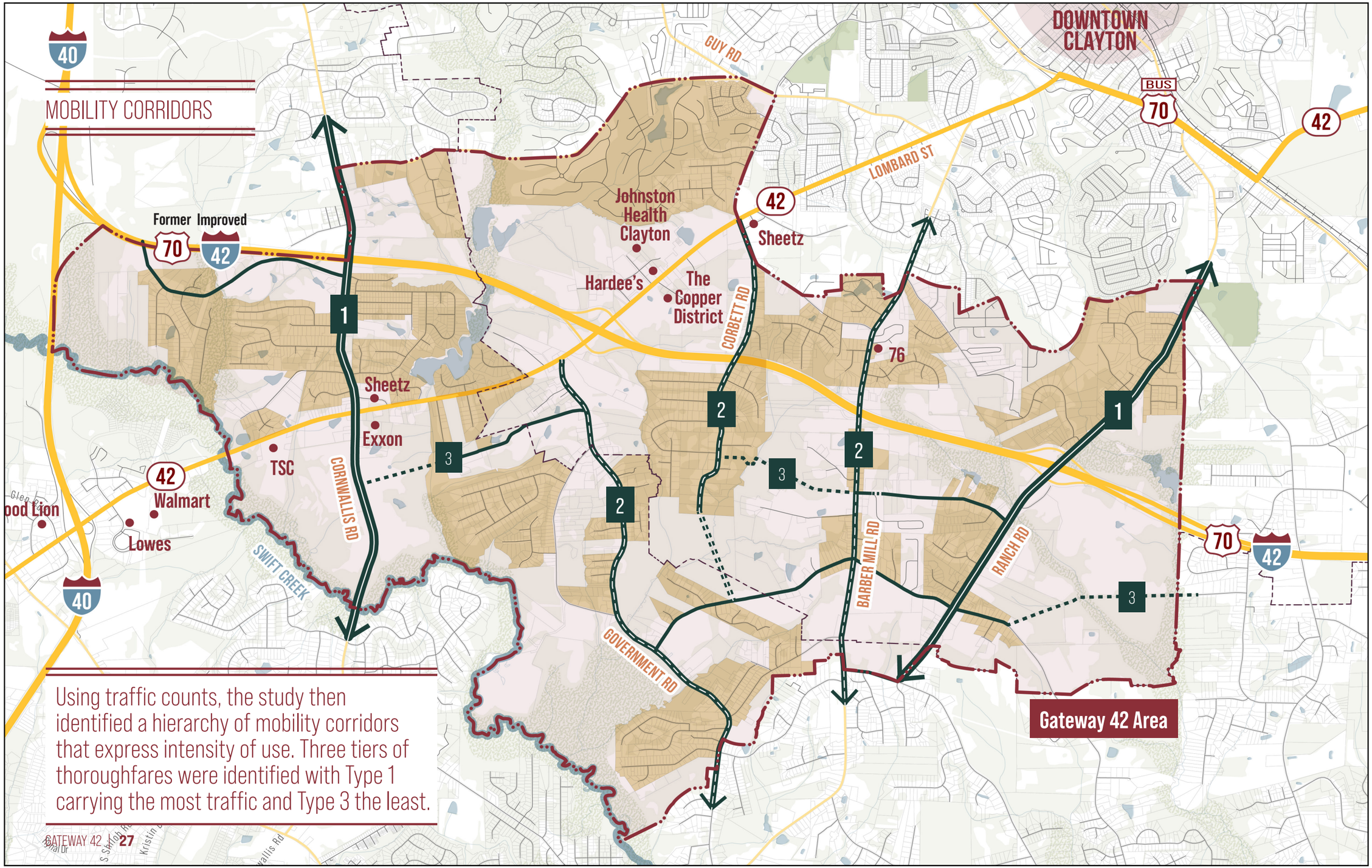
DEFINING COMPLETE COMMUNITIES

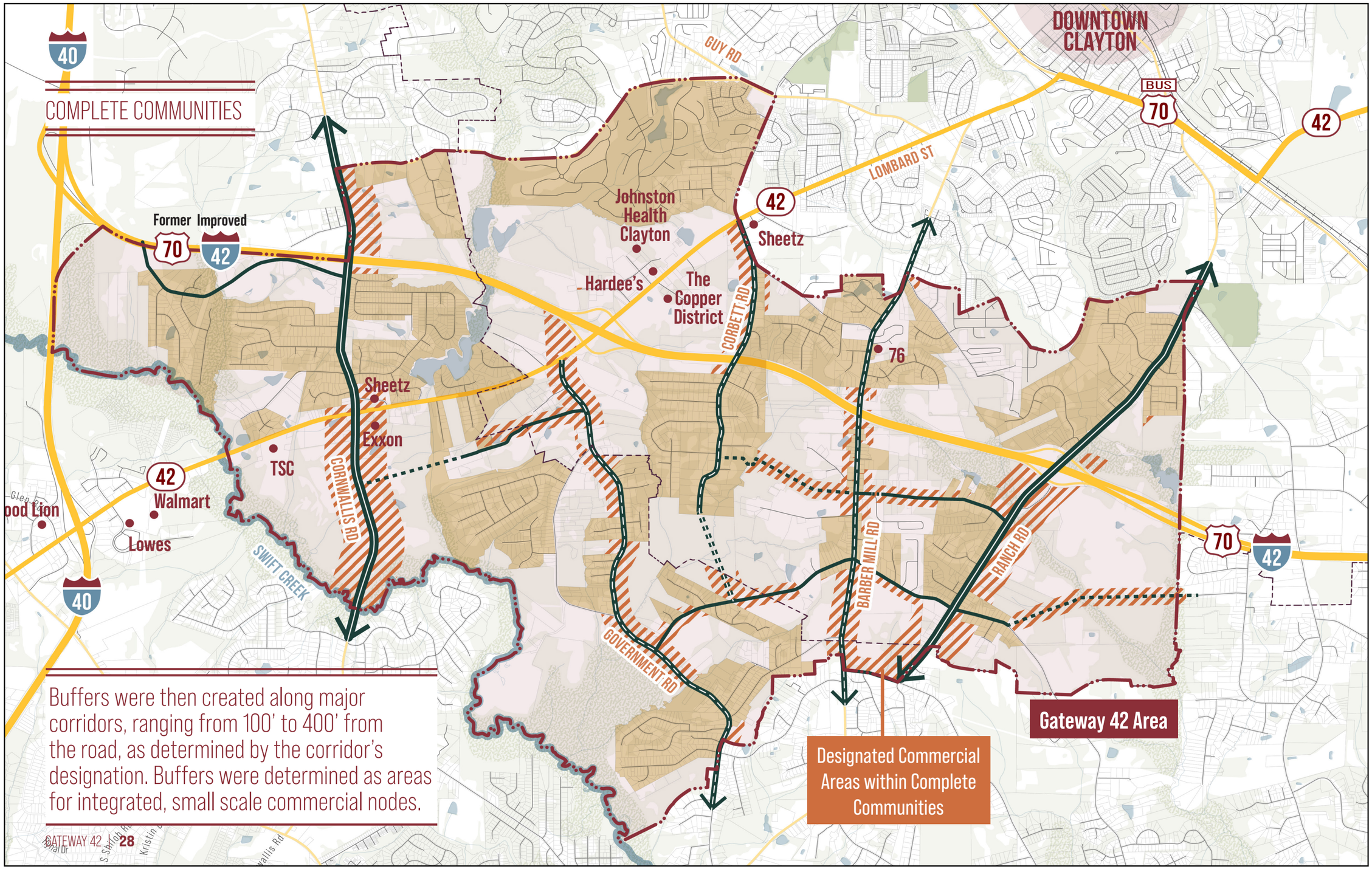
Upon recognizing that the community was seeking small-scale commercial clusters integrated within human-scale neighborhoods and that format was not feasible under existing land use designations, the Complete Communities designation was created. This category promotes future neighborhoods that can accommodate a number of daily activities, including civic and retail amenities, such as post offices, barbershops, parks, small medical clinics, and the like, all of which were notable requests of Gateway 42 residents.

The Complete Community areas were determined by an incremental process that started with the preservation of existing single family residential subdivisions and a subsequent study of malleable areas along the region's high trafficked corridors that could accommodate small-scale commercial. The designation includes provisions that seek to ensure that the development of complete communities incrementally add up to integrated nodes over time.

Precedent imagery of places that inspired Complete Communities


AREAS TO PRESERVE
Former Improved
Johnston Health Clayton
Hardee's
The Copper District
Sheetz
Exxon
TSC
Walmart
Lowes
76
Preserved Single Family Residential Neighborhoods
Complete community areas were determined by identifying and preserving existing single family residential subdivisions to ensure that they remained part of the community fabric, including existing land use designations.
Gateway 42 Area
DOWNTOWN CLAYTON
GUY RD
LOMBARD ST
CORBETT RD
CORNWALLIS RD
SWIFT CREEK
GOVERNMENT RD
BARBER MILL RD
RANCH RD
New Bethel Rd
Cornwallis Rd
Pecan Ln
Winston Rd
Fort Dr
Amelia Church Rd
Guy Rd
Lakeview Dr
Church Rd
Corbett Rd
Lee St
Country Ln
Iowa Dr
E Champion St
Long Needle Dr
Blue Pond Rd
Government Rd
Twin Acres Rd
Jack Rd
Big Pine Rd
Red Star Ln
Slate Top Rd
Spaniel Ln
Galaxy Dr
Josephine Rd
Little Creek Church Rd
Peele Rd
Hood Farm Rd
St Jules Dr
Kristin Dr
Glen Rd
BUS
40
42
70


MOBILITY CORRIDORS
Using traffic counts, the study then identified a hierarchy of mobility corridors that express intensity of use. Three tiers of thoroughfares were identified with Type 1 carrying the most traffic and Type 3 the least.
DOWNTOWN CLAYTON
GUY RD
LOMBARD ST
CORBETT RD
CORNWALLIS RD
SWIFT CREEK
GOVERNMENT RD
BARBER MILL RD
RANCH RD
Former
Improved
Johnston Health Clayton
Hardee's
The Copper District
Sheetz
Exxon
TSC
Walmart
Lowes
76
Gateway 42 Area
40
42
70
BUS
1
2
3

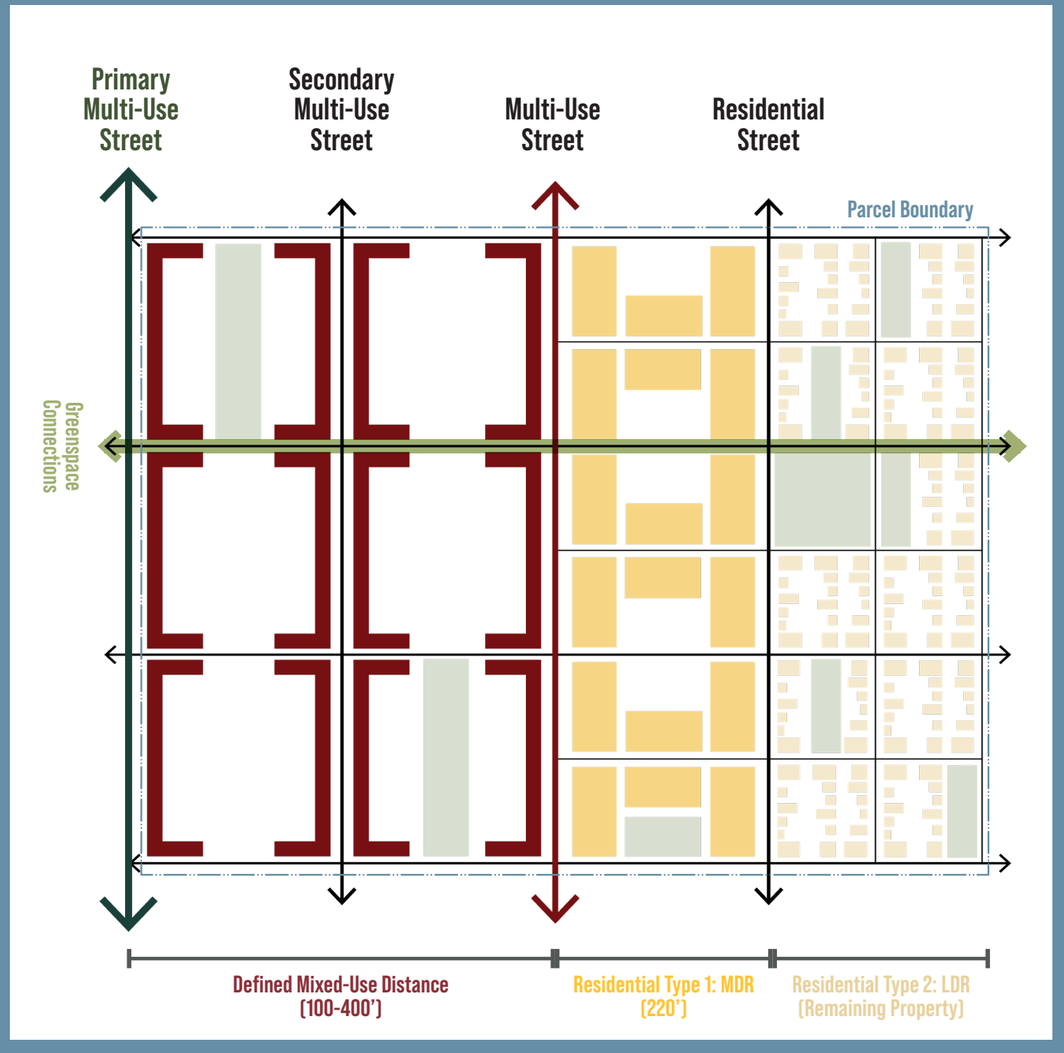

COMPLETE COMMUNITIES
DOWNTOWN CLAYTON
GUY RD
LOMBARD ST
BUS
70
42
40
Former
Improved
Johnston Health Clayton
Sheetz
Hardee's
The Copper District
CORBETT RD
76
Sheetz
Exxon
TSC
Walmart
Lowes
CORNWALLIS RD
SWIFT CREEK
GOVERNMENT RD
BARBER MILL RD
RANCH RD
Gateway 42 Area
Designated Commercial Areas within Complete Communities
Buffers were then created along major corridors, ranging from 100' to 400' from the road, as determined by the corridor's designation. Buffers were determined as areas for integrated, small scale commercial nodes.

ENABLING SMALL SCALE COMMERCIAL

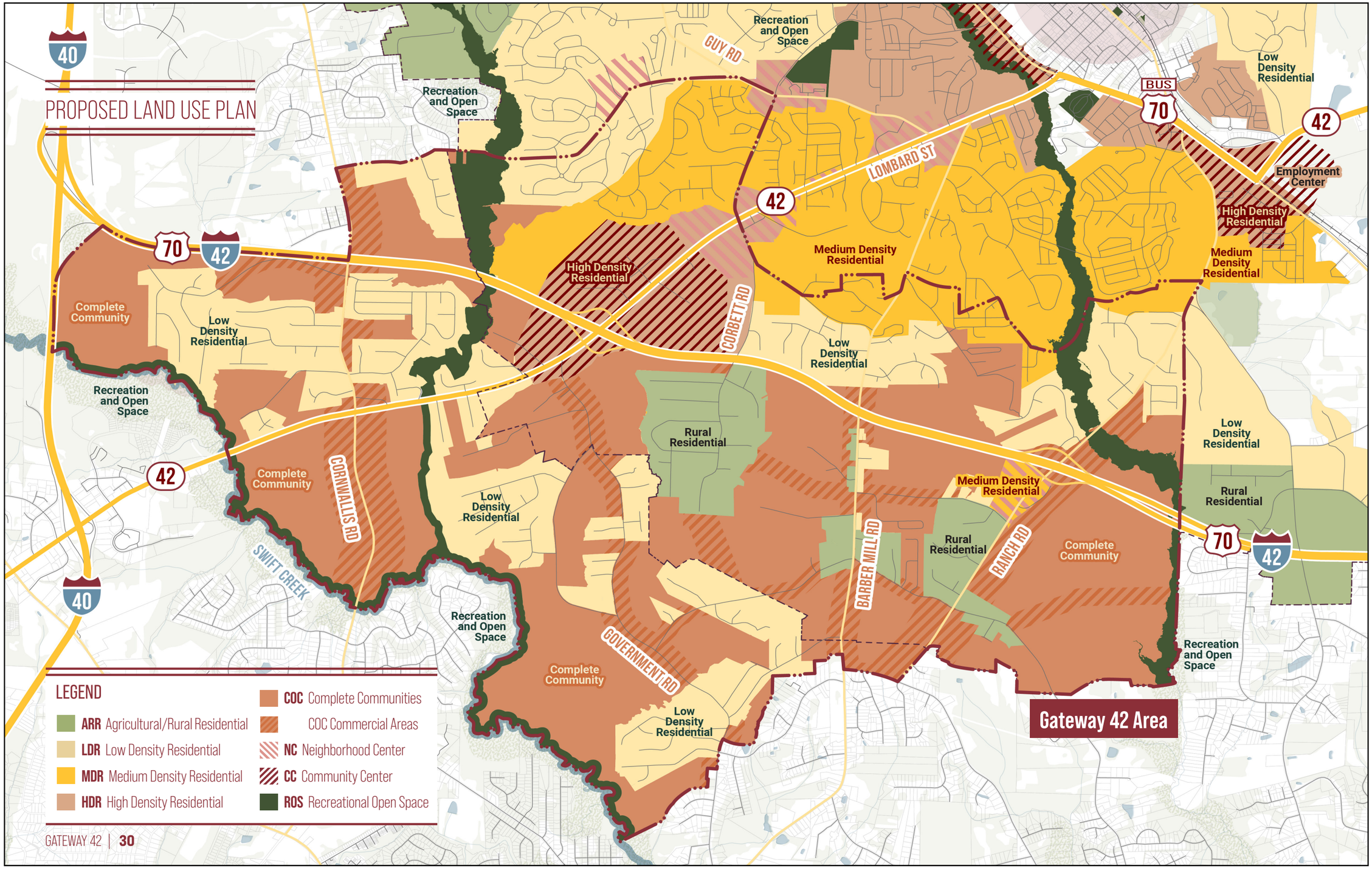
This new land use category provides a regulated format to introduce integrated uses at a small scale. Commercial amenities are permitted within 100'-400' of existing corridors to encourage and foster adjacent activity nodes. Residential uses in this zone are permitted at 12-24 units/acre. Beyond this area, residential densities decline away from the corridor. Connected street grids are recommended over closed or dendritic networks. Greenspace connections are encouraged across properties lines.

Complete Communities provide amenities close to existing neighborhoods, while reducing overall vehicle reliance and providing options for walkability.

Additional recommendations have been made within the document's appendix to establish zoning language where necessary.



PROPOSED LAND USE PLAN



LEGEND

- **ARR** Agricultural/Rural Residential
- **LDR** Low Density Residential
- **MDR** Medium Density Residential
- **HDR** High Density Residential
- **COC** Complete Communities
- COC Commercial Areas
- **NC** Neighborhood Center
- **CC** Community Center
- **ROS** Recreational Open Space

04

GATEWAY 42, CLAYTON NC

PLAN RECOMMENDATIONS

RECOMMENDATIONS FOR SUCCESSFUL IMPLEMENTATION

While the core focus of the Gateway 42 plan centers around land use planning, its scope extends beyond this domain. The plan supports a series of key recommendations that suggest priorities for the Town of Clayton's decision-making processes. These recommendations span various aspects such as mobility, open space, and wayfinding, and likely entail collaborative efforts with additional stakeholders including Johnston County and the North Carolina Department of Transportation (NCDOT). This concerted approach ensures that the Gateway 42 plan casts a broader net of impact, fostering synergy among different sectors and enhancing the cohesiveness of the future development.

Recommendations exist across four categories:

01 Branding & Wayfinding
Shaping an iconic and memorable front door and signposts for Gateway 42.

02 Streetscape Improvements
Enhancing corridors to create more safe, pleasant, and accessible mobility.

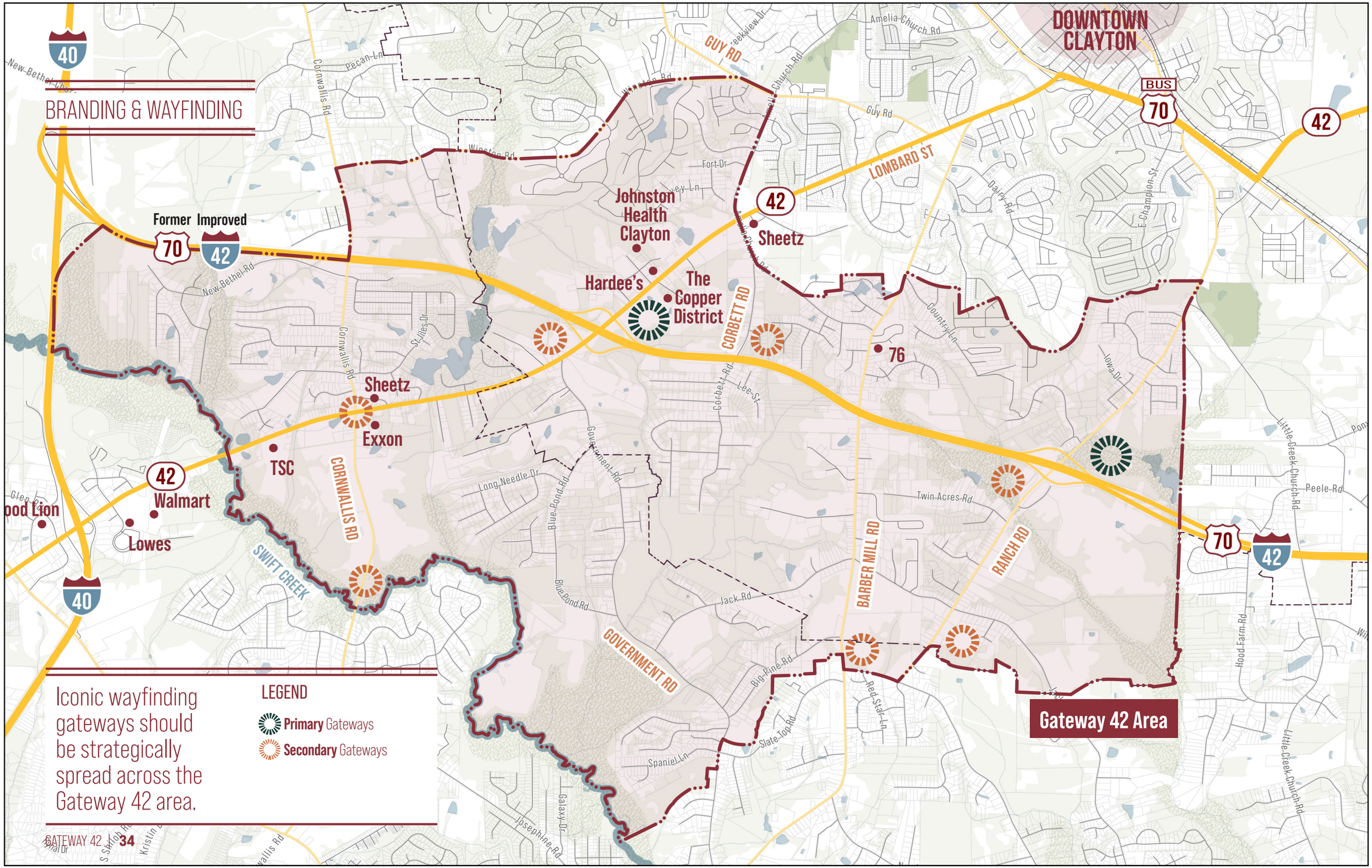
03 Open Space Amenities
Establishing robust parks and recreational landscapes for active and passive use.

04 Multi-Use Trail Systems
Connecting the Gateway 42 area to Clayton and the greater region with a trail network.

RECOMMENDED BRANDING & WAYFINDING STRATEGIES

As the Gateway 42 landscape creates a new front door for Clayton, branding and wayfinding strategies offer a powerful means to create a first impression. Branded gateways along these highly visible corridors can play a vital role in conveying the distinct character, rich culture, and core values of the community. Wayfinding is also an effective way to educate visitors on different amenities and information about the community.
As part of a larger wayfinding strategy, these gateways can become a form of public art, incorporating locally inspired designs and elements, thereby offering both practical navigation and an artistic representation of Clayton's identity, history, ethos. If thoughtfully designed and deployed, a branded wayfinding strategy can offer an immersive experience for both residents and visitors, creating a lasting impression and fostering a sense of pride among residents.

Precedent imagery of wayfinding elements preferred by community members.


BRANDING & WAYFINDING
DOWNTOWN CLAYTON
GUY RD
LOMBARD ST
CORBETT RD
CORNWALLIS RD
SWIFT CREEK
GOVERNMENT RD
BARBER MILL RD
RANCH RD
Former Improved
Johnston Health Clayton
Hardee's
The Copper District
Sheetz
Exxon
TSC
Walmart
Lowes
76
Gateway 42 Area
Iconic wayfinding gateways should be strategically spread across the Gateway 42 area.
LEGEND
Primary Gateways
Secondary Gateways

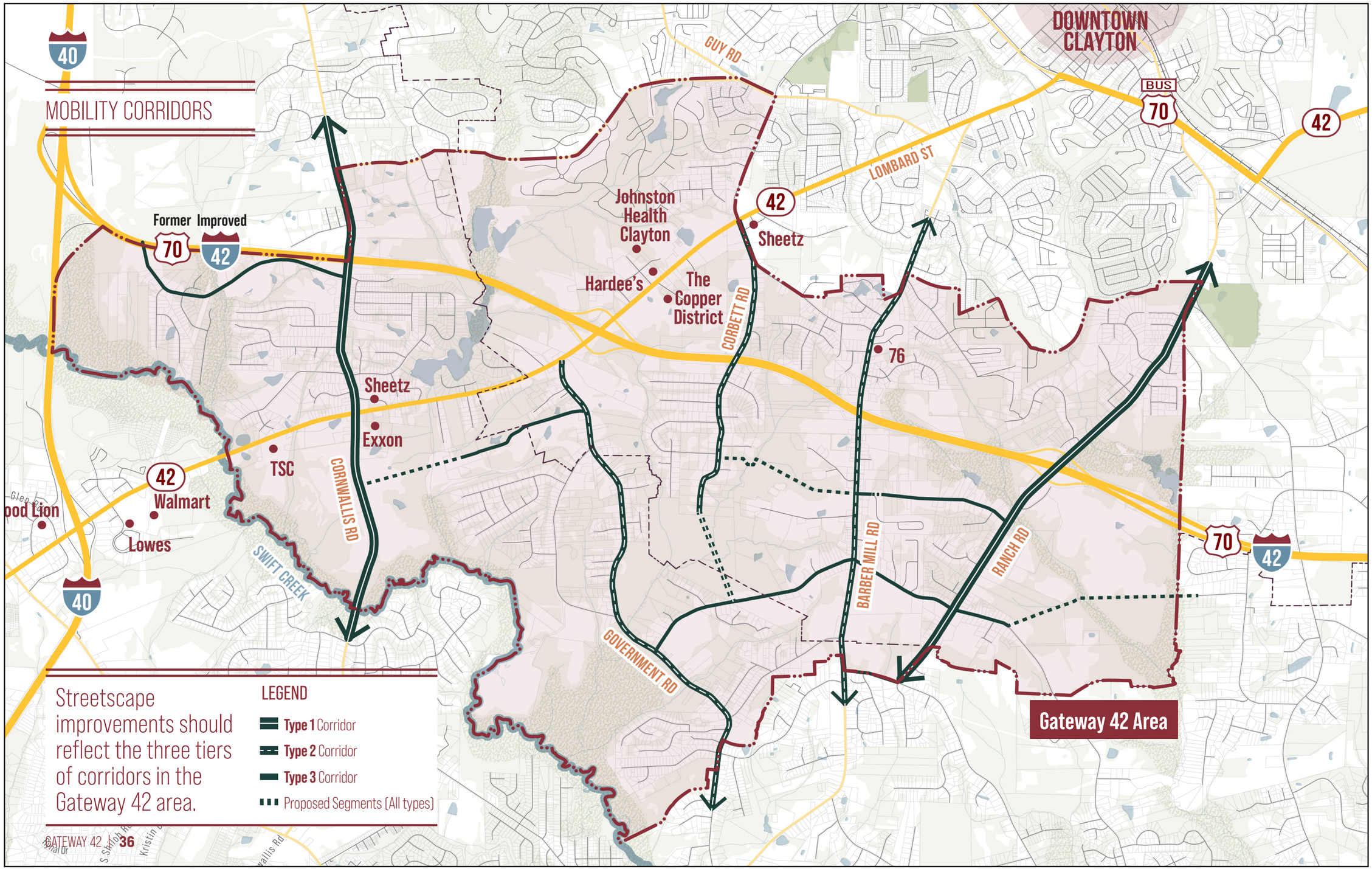
RECOMMENDED STREETSCAPE IMPROVEMENTS

The revitalization of Gateway 42 demands essential streetscape enhancements to strategically reconfigure its corridors into pedestrian-friendly pathways. While the region's primary corridors serve as vital connectors, many also fall under the jurisdiction of NCDOT, imposing limitations on the extent of streetscape modifications. It is recommended that Clayton collaborate with NCDOT in the pursuit of innovative solutions that prioritize safety, accessibility, and aesthetic appeal for uses beyond automobiles, which are essential to creating small town charm. It is recommended that these corridors have some modifications that include:

- The addition of sidewalks
- The addition of plantings or street trees along these corridors
- The addition of street-adjacent multi-use trails

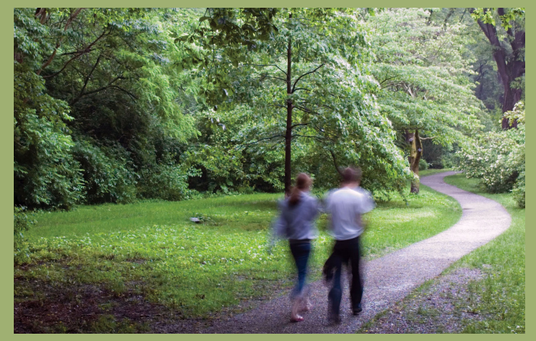
Enhanced Town Corridors

Enhanced Local Corridors

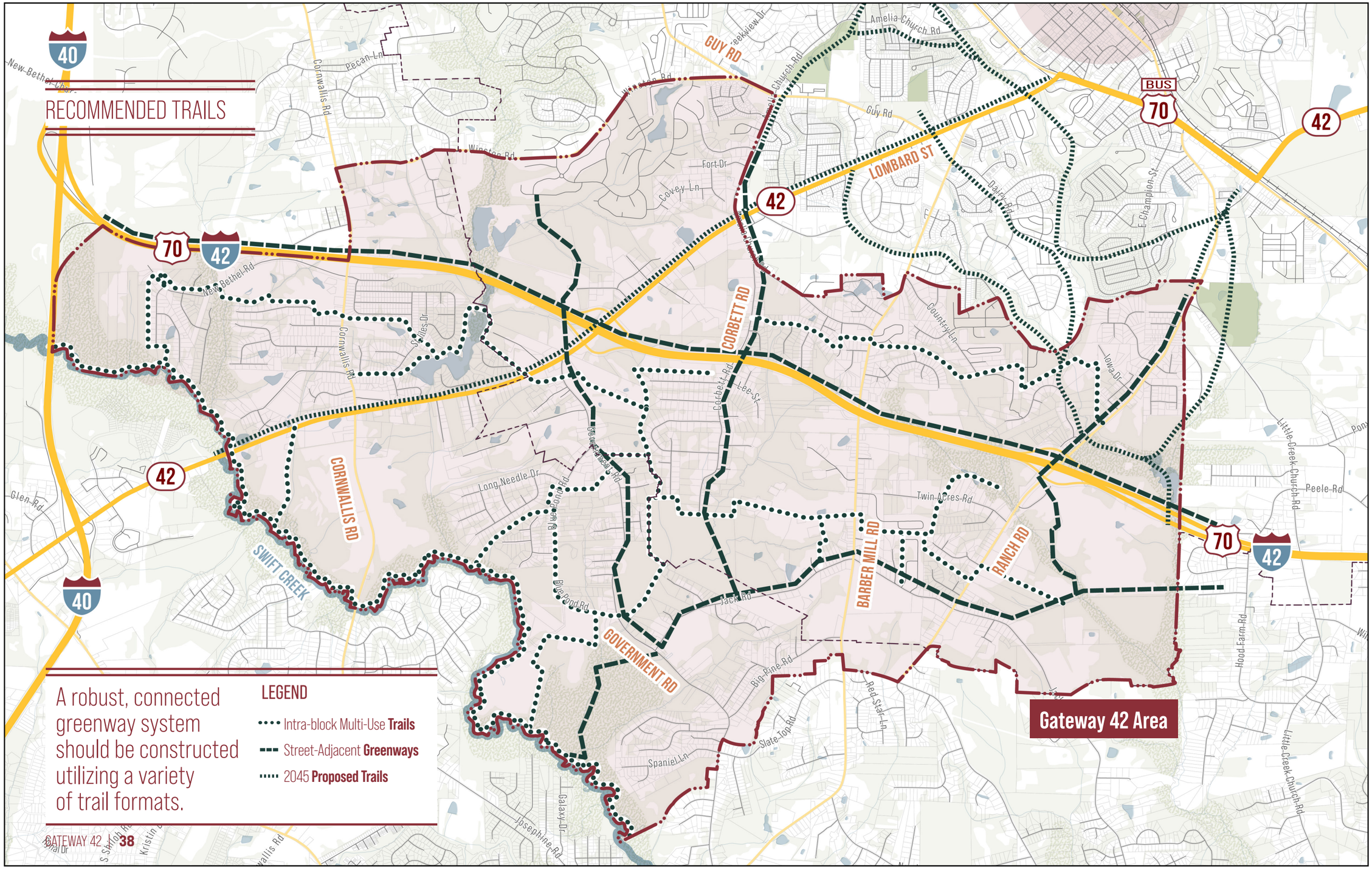

MOBILITY CORRIDORS
40
Former
70
Improved
42
Johnston Health Clayton
Hardee's
The Copper District
Sheetz
GUY RD
CORBETT RD
LOMBARD ST
42
DOWNTOWN CLAYTON
BUS
70
42
76
Sheetz
Exxon
TSC
CORNWALLIS RD
42
Walmart
Lowes
SWIFT CREEK
40
GOVERNMENT RD
BARBER MILL RD
RANCH RD
70
42
Gateway 42 Area
Streetscape improvements should reflect the three tiers of corridors in the Gateway 42 area.
LEGEND
Type 1 Corridor
Type 2 Corridor
Type 3 Corridor
Proposed Segments (All types)

RECOMMENDED MULTI-USE TRAIL SYSTEMS

A multi-use trail network provides a secure and enjoyable alternative for pedestrians and cyclists amidst Clayton's current vehicular-dominant landscape. The same suburban land use patterns that segregate various functions also necessitate extensive car dependency for day-to-day mobility. However, the establishment of well-designed trails offers a transformative shift, enabling residents to conveniently traverse the town without the constant reliance on cars. This initiative not only promotes active and healthy lifestyles but also reduces congestion, emissions, and traffic-related stress. The Gateway 42 Plan recommends not only the deployment of street-adjacent greenways, but also the creation of intra-block multi-use trails that chart routes independent of vehicular streets. By fostering a cohesive network of trails, Clayton cultivates a more sustainable, interconnected, and livable community, ultimately enhancing the quality of life for all residents.



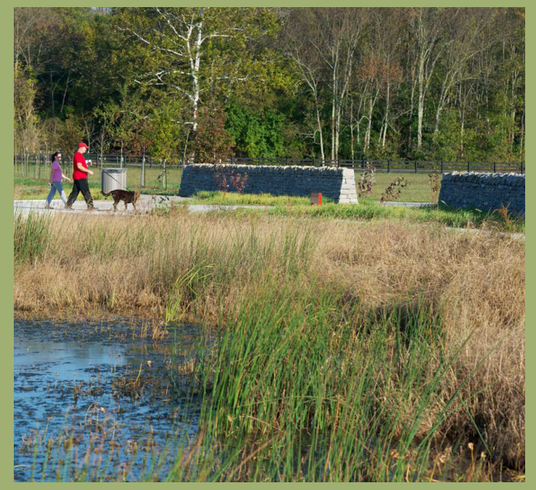
Precedent imagery selected by community members to express preferred trail character.


RECOMMENDED TRAILS
A robust, connected greenway system should be constructed utilizing a variety of trail formats.
LEGEND
Intra-block Multi-Use Trails
Street-Adjacent Greenways
2045 Proposed Trails
Gateway 42 Area
GUY RD
LOMBARD ST
CORBETT RD
CORNWALLIS RD
SWIFT CREEK
GOVERNMENT RD
BARBER MILL RD
RANCH RD
Amelia Church Rd
Guy Rd
Church Rd
Lakeview Dr
Pecan Ln
Cornwallis Rd
Winston Rd
Fort Dr
Covey Ln
Dairy Rd
E Champion St
New Bethel Rd
Country Ln
Iowa Dr
Corbett Rd
Lee St
Long Needle Dr
Big Pond Rd
Twin Acres Rd
Jack Rd
Big Pine Rd
Red Star Ln
Slate Top Rd
Spaniel Ln
Galaxy Dr
Josephine Rd
Little Creek Church Rd
Peele Rd
Hood Farm Rd
Glen Rd
BUS
70
42
40

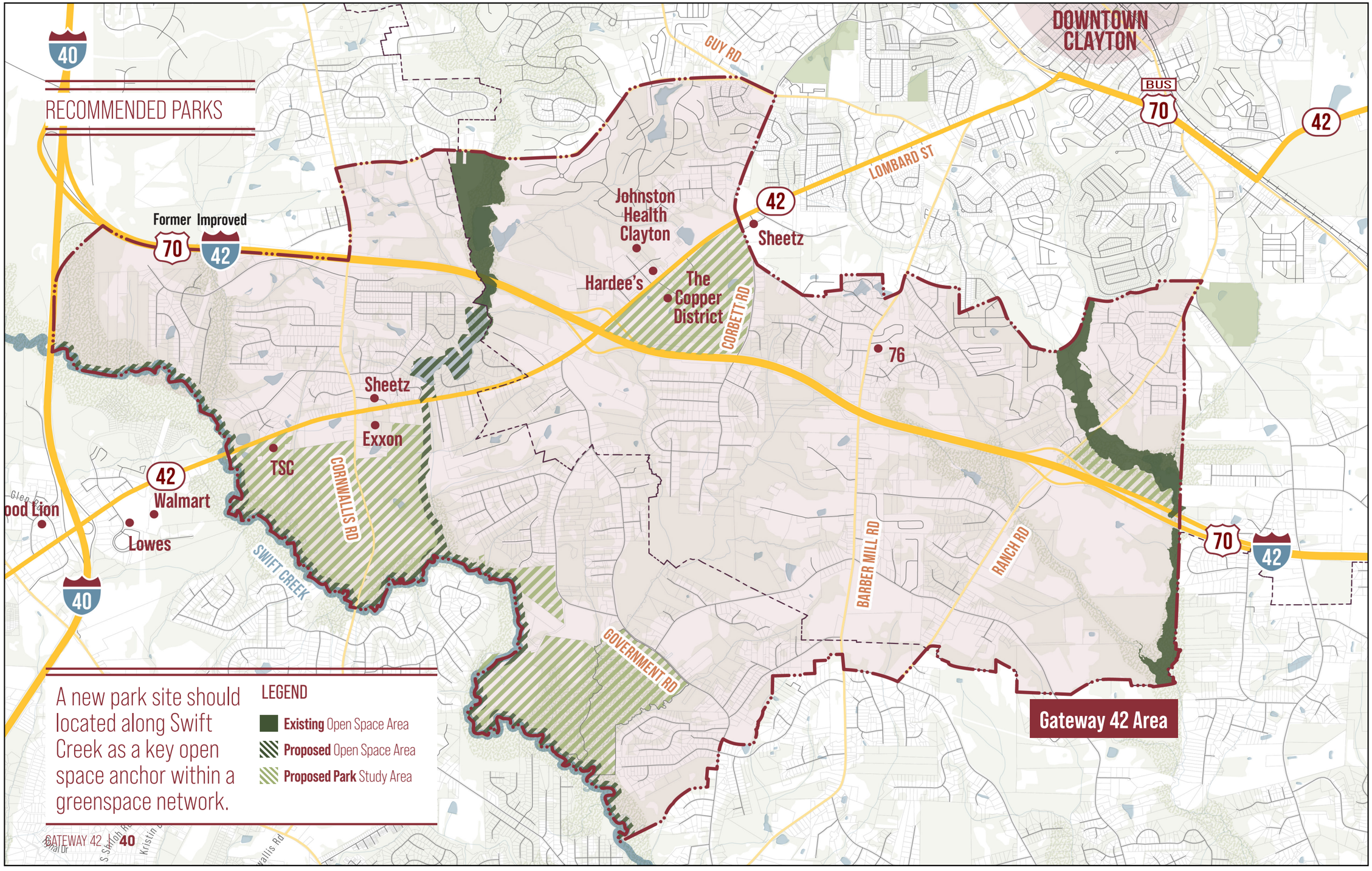
RECOMMENDED OPEN SPACES

Parks, common greens and preserved natural areas can help provide gathering areas for residential and commercial developments. Open space regulations should follow design guidelines from the new Clayton Unified Development Ordinance. With the addition of the Complete Communities land use type, it is recommended that 15-20% of overall land area be used for open space in new development. A park should be located along Swift Creek to allow access to water and anchor a regional trail system. In addition, there are suggested park study areas where other open space typologies can be integrated into larger parcels. These additional open space typologies should include:

- Parks at a variety of scales including pocket parks, neighborhood parks, and regional parks
- Hardscape plazas and squares that support flexible use
- Sports and recreation facilities, including fields and courts
- Playgrounds, playscapes, and splash pads



Precedent imagery of open space amenities preferred by community members.


RECOMMENDED PARKS
40
70
42
Former
Improved
DOWNTOWN CLAYTON
BUS
GUY RD
LOMBARD ST
Johnston Health Clayton
Hardee's
The Copper District
CORBETT RD
Sheetz
76
Exxon
TSC
CORNWALLIS RD
Walmart
Lowes
SWIFT CREEK
GOVERNMENT RD
BARBER MILL RD
RANCH RD
Gateway 42 Area
A new park site should located along Swift Creek as a key open space anchor within a greenspace network.
LEGEND
Existing Open Space Area
Proposed Open Space Area
Proposed Park Study Area

OPEN SPACE AMENITIES

Future open spaces should employ organic elements that celebrate Clayton's landscapes and ecosystems, employing materials and motifs found in nature. Both active and passive recreation facilities should engage the environment.

Precedent imagery of open space amenities preferred by community members.

05

GATEWAY 42, CLAYTON NC

IMPLEMENTATION TASKS

IMPLEMENTATION PROCESS

A FRAMEWORK FOR TAKING ACTION

Included within the framework of the Gateway 42 plan are a series of actionable recommendations strategically delineated across short, mid, and long-term timelines. These recommendations serve as a roadmap for the Town of Clayton to proactively advance those goals articulated within the plan's overarching vision. By structuring these recommendations into broader phases and discrete investments, the plan facilitates a systematic approach that ensures both immediate and enduring efforts are encouraged to propel the community towards a fully realized Gateway 42.

PRIORITY ACTIONS

1. Implement the recommended expansion of the existing ETJ.
2. Commission a branding and wayfinding campaign to define appropriate entry gateways.
3. Explore potential incentive packages that might encourage intra-block multi-use trails.
4. Promote the Copper District's concept of a connected greenspace network.
5. Study the properties along Swift Creek to understand the feasibility of a park.
6. Negotiate and purchase property along Swift Creek and south of Austin Pond.
7. Begin an assessment of open space needs for the Gateway 42 communities.
8. Explore incentive packages that might spur the development of Complete Communities.
9. Workshop Complete Communities with developers to understand feasibility and limitations.
10. Integrate Gateway 42 corridors into the Town of Clayton Comprehensive Transportation Plan.
11. Align Complete Communities land use designation with zoning oversight.

PRIORITY INVESTMENTS

1. No significant investment required
2. Branding and wayfinding contract
3. No significant investment required
4. No significant investment required
5. No significant investment required
6. New open space properties
7. No significant investment required
8. No significant investment required
9. No significant investment required
10. No significant investment required
11. No significant investment required

06

GATEWAY 42, CLAYTON NC

APPENDIX

SUGGESTED COMPLETE COMMUNITIES REGULATIONS

In order to keep the feeling of small town character with new development, the following set of rules are recommended. Many guidelines, with respects to the relationship between existing roadways and new development, are subject to NCDOT regulations. The Town of Clayton should pursue progressive approaches to mobility that seek to encourage multiple modes of mobility, which typically requires de-emphasizing vehicular priorities.

Permitted Uses:

- Multi-family dwellings and single-family dwellings.
- All of the following uses are allowed under 2,000 square feet of floor area: bakeries, dry cleaners, and tailors.
- All of the following uses are allowed under 8,000 square feet of floor area: banks, financial institutions, barbershops, beauty salons, child care centers, theaters, museums, art galleries, libraries, community centers, offices, studios, clinics, professional services establishments, restaurants, bars, coffee shops, and retail establishments.
- Grocery stores shall be permitted up to 15,000 square feet.

Lot Requirements:

- Lot depths may not measure more than 200 ft in depth, as measured from the primary corridor into the property.
- 400 ft commercials zones (Tier 1 corridors) must be divided by at least one new multi-use street that runs parallel to the existing corridor.

Building Orientation and Setbacks:

- All uses must front either the primary corridor or a secondary multi-use street located within the commercial zone. Primary entrances must be located on corridor frontages and visible from the street.

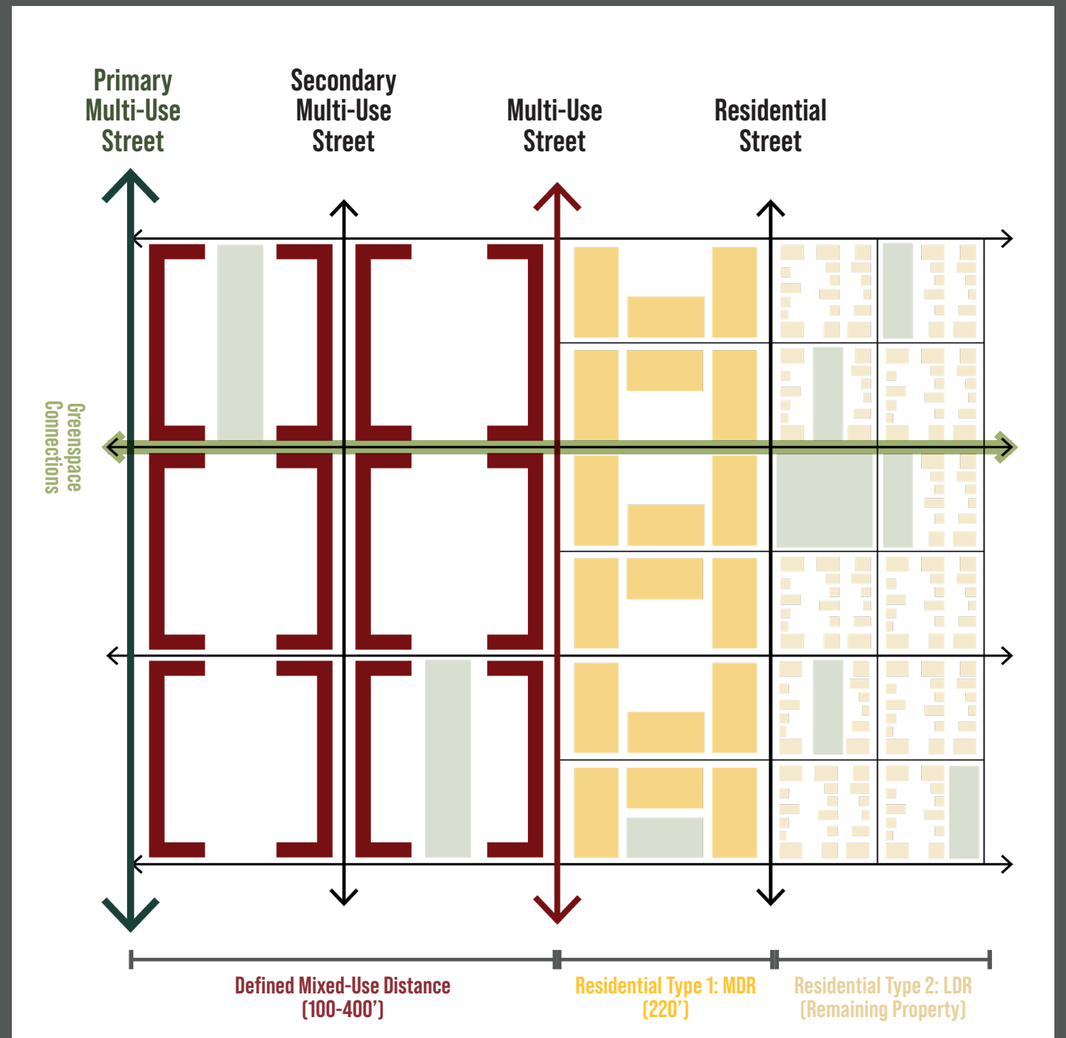
- All commercial uses must employ storefronts with zero setbacks along sidewalks.
- No rear entrances or service access may front the primary corridor.

Parking:

- All parking must be located in the rear of buildings.
- No parking shall be located along the primary corridor. Parking must be buffered from the primary corridor by either buildings or landscaping more than 50 ft in depth from the primary corridor. Landscaping must include vertical elements that serve to screen parking areas, such as hedges or trees.

Density and Height Limitations:

- Residential uses are permitted within 12-24 units/acre.
- No buildings or structures shall exceed 45 ft in height (4 stories) along typical corridor conditions.
- Where two primary corridors intersect, an additional story is permitted in the area where two commercial zones overlap in order to highlight this unique and rare condition. At these intersections, no building shall exceed 45 ft in height.



Sidewalks:

- Sidewalks are required along all streets with commercial zones.
- All sidewalks shall be made of at least two zones:
    1. Amenity Zone: houses planting strips, street trees, and furnishings, such as lampposts, benches, and public art. Amenity zones must be at least 5 ft in depth.
    2. Clear Zone: supports allow for pedestrian access. Clear zones must be 6ft in depth.
- The combined sidewalk width of the amenity zone and clear zone shall not exceed 18 ft in length.
- A third zone is optional:
    3. Supplemental Zone: supports active ground floor uses that spill out on the sidewalk, such as outdoor seating for restaurants and/or retail overflow. Supplemental zones allow additional setbacks of up to 10 ft where active ground floor uses occupy the space between the sidewalk and the building facade.
- The following elements may be located within the supplemental zone: Accessory outdoor dining; Flexible hardscape areas for retail spillout and movable furnishings; Balconies, porches, handicap ramps, and stoops; Landscaping and water features; Lighting.
- Where supplemental zones are employed, the total sidewalk width of all three zones shall not exceed 28 ft in depth.

Pedestrian Street Lights:

- Pedestrian street lights should be encouraged along commercial streets as a more humane and human-scale alternative to larger vehicular street lights.
- Pedestrian street lights, where installed, shall be placed a maximum distance of 40 feet on center, spaced equal distanced between required street trees
- Pedestrian street lights shall be located within the amenity zone.
- Mounts for banners and/or planters on pedestrians street lights are encouraged as a means to foster charm and a sense of place.

Street Trees:

- All sidewalks along within commercial zones must contain street trees.
- Trees shall be planted a maximum of 40 feet on center within the amenity zone.
- Newly planted trees shall be a minimum of four inches in caliper and a

minimum of 12 feet in height.

Street Network:

- No curb cuts are allowed along primary or secondary corridors. All vehicular access from the primary corridor must come through new streets that run perpendicular to the primary corridor.
- Multiple entrances are encouraged along primary corridors, so as to promote options in terms of access points.
- Where two Complete Community parcels are adjacent, new street networks within each parcel should be designed in such a way as to enable connection to adjacent parcels in the future. Key streets should be designed in such a way as to allow connection to an adjacent parcel upon its development.

Mobility:

- The design of new developments should encourages multiple forms of mobility and consider a diversity of uses and users.
- Bike infrastructure should be encouraged in all development, including dedicated bike paths as part of an open space network, bike racks in the Amenity Zone, and bike storage as part of development.
- Beyond on-street bike lanes and street-adjacent greenways, developments should also consider independent multi-use trails that offer routes independent of the street network. Routes of this kind should be encouraged as means of connecting open space amenities such as parks and recreational facilities.
- Developments should encourage these independent trail routes as a safe and pleasant alternative to street-adjacent trails, which can be feel unsafe and intimidating to some users.

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

Town Council: March 18, 2024

STAFF REPORT

Project Name: Gateway 42 Small Area Plan

OVERVIEW:

The Town initiated a comprehensive planning effort for the region surrounding the NC 42/Future I-42 Interchange, recognizing its potential for significant growth. The Town enlisted LS3P to help craft the Gateway 42 Plan, a strategic blueprint aimed at fostering balanced and sustainable progress. This initiative, launched in autumn 2022, sought extensive community involvement to ensure inclusivity and gather diverse perspectives. Through a series of public workshops, engagement events, and a public input survey with a remarkable turnout of over 700 participants, alongside various presentations, including a final update at the September 5, 2023, Town Council Work Session, the Town and LS3P diligently collaborated with stakeholders to shape the plan's trajectory.

Named the Gateway 42 Plan, this blueprint delineates land use recommendations spanning the area from Amelia Church Road to west of Cornwallis Road (Swift Creek), and from Winston Road down to Jack Road/Little Creek, incorporating the Ranch Road interchange with Future I-42. Envisioned to extend the Town's jurisdictional boundaries, the plan extends its scope beyond current borders, offering insights into transportation enhancements, public amenities, and land use recommendations.

CONSIDERATIONS

- The Planning Board shall make a recommendation to the Town Council. The Town Council shall make a final decision regarding the adoption of the Gateway 42 Plan.

STAFF RECOMMENDATION:

Staff is recommending that the Planning Board send a favorable recommendation to the Town Council based on consistency statement option 1 from the Consistency Statement Sheet provided as attached, which reads:

I make a motion to recommend approval of the Gateway 42 Plan based on consistency with the adopted 2045 Comprehensive Growth Plan, in that:

- *Goal LU 1 moves to preserve Clayton's character while allowing for growth and development in appropriate areas.*

- *Goal LU 2 seeks to provide a sense of place and enhance aesthetics along major corridors and in new developments.*

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

- *The Comprehensive Growth Plan encourages small area plans such as this within its implementation steps.*

PLANNING BOARD RECOMMENDATION:

The Planning Board met on 02/26/2024 and heard a presentation on the proposed small area plan after a thoughtful discussion of the intent, purpose, and appropriateness of this small area study. Discussions related to the goal of bringing more businesses within the Town limits and not solely extending the ETJ without direction. Additional discussion took place on the density numbers proposed by the Gateway 42 Small Area Plan, and how those numbers may be too low based on some Board Member's interpretation of what may be possible along the major corridors.

The Board then decided to vote to recommend approval for the Gateway 42 Small Area Plan to the Town Council and provided the following statement of Consistency and Reasonableness:

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

I make a motion to approve the Gateway 42 Plan based on consistency with the adopted 2045 Comprehensive Growth Plan, in that:

- *Goal LU 1 moves to preserve Clayton's character while allowing for growth and development in appropriate areas.*
- *Goal LU 2 seeks to provide a sense of place and enhance aesthetics along major corridors and in new developments.*

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

- *The Comprehensive Growth Plan encourages small area plans such as this within its implementation steps."*

REVISIONS TO PLAN:

Following the February 26, 2024, Planning Board meeting and subsequent Staff discussion with the consultant, the Final draft plan included minor changes that include the following:

- Added the new approval date to the cover page.
- Added the Town Representatives and Staff list to the cover page.
- Updated all maps involving corridors to confirm existing vs. proposed segments.
- Added the density numbers for Complete Communities
- Increased the height limit of Complete Community by 10' and added a clarification note of four stories.

ATTACHMENTS:

1) Consistency Statement Sheet
2) Gateway 42 Plan

Motions for Consistency Statements

The Town Council may choose from one of the four suggested motions below.

Staff Recommends the Motion in Red Bold Text

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

I make a motion to approve the Gateway 42 Small Area Plan based on consistency with the adopted 2045 Comprehensive Growth Plan, in that:

- **Goal LU 1 moves to preserve Clayton's character while allowing for growth and development in appropriate areas.**
- **Goal LU 2 seeks to provide a sense of place and enhance aesthetics along major corridors and in new developments.**

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

- **The Comprehensive Growth Plan encourages small area plans such as this within its implementation steps.**

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

I make a motion to approve the Gateway 42 Small Area Plan. While the request is inconsistent with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, in that:

- Part of the study area is located outside of the Town's planning jurisdiction and is not included in the 2045 Comprehensive Growth Plan or Future Land Use Map.

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

- It is within the Town's best interest to study potential growth areas outside of its jurisdiction for potential ETJ expansion.

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

I make a motion to deny the Gateway 42 Small Area Plan While the request is consistent with the adopted 2045 Comprehensive Growth Plan, in that:

- Goal LU 1 moves to preserve Clayton's character while allowing for growth and development in appropriate areas.
- Goal LU 2 seeks to provide a sense of place and enhance aesthetics along major corridors and in new developments.

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

- Part of the study area is located outside of the Town's planning jurisdiction and is not included in the 2045 Comprehensive Growth Plan or Future Land Use Map.

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

I make a motion to deny the Gateway 42 Small Area Plan based on inconsistency with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, in that:

- Part of the study area is located outside of the Town's planning jurisdiction and is not included in the 2045 Comprehensive Growth Plan or Future Land Use Map.

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

- The current Johnston County jurisdiction of the area is preferable.

Regular Town Council Meeting
Agenda Cover Sheet

Meeting Date	Agenda Location
March 18, 2024	Quasi-Judicial Hearing

Item Title

2023-143-SUP Pinnacle Indoor Storage Unit Facility.

Presenter(s)

Steven Mott, Planner II

Suggested Action

Adoption of Ordinance

Strategic Priorities Alignment

☐ Think Clayton (Administrative)	☐ Think Arts & Culture	☐ Think Downtown	☐ Think Economic Development	☒ Think Land Use & Housing	☐ Think Mobility	☐ Think Parks, Recreation & Natural Resources	☐ Think Public Services & Infrastructure

Public Hearing: Yes - Quasi

If Approved, Will Document Require Recordation? Yes

Does This Item Require a Communication Plan?

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

Other/Special Instructions: Sign Posted to Property

Summary

The applicant is requesting a Special Use Permit to allow for self-storage use to accommodate the development of three self-storage structures and supporting infrastructure. The first proposed structure is a 3-story, 101,208 sq. ft. structure housing office space and 685 storage units. Buildings 2 and 3 are large 1-story structures for indoor storage with 13 units at 10,600 sq. ft. total and 9 units at 6,868 sq. ft. The total proposed building square footage is 118,748.

Funding Source

N/A

Corresponding Documentation

01 Staff Report - 2023-143-SUP Pinnacle Self Storage

02 Application

03 Neighborhood Meeting Materials

04 Pinnacle Storage Clayton Site Plan

05 SIGNED Conditions Document - 2023-143-SUP Pinnacle Storage

06 Staff Report Maps - Pinnacle Storage SUP

07 2023-143-SUP Wastewater Policy Allocation and Request

Submitted By: Bruce Venable, Planning

Reviewed By:

Conrad Olmedo, Planning Director	Approved - Mar 13 2024
Rich Cappola, Town Manager	Approved - Mar 14 2024
Heidi Holland, Town Clerk	Approved - Mar 14 2024

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

STAFF REPORT

Application Number: 2023-143-SUP
Project Name: Pinnacle Storage – Special Use Permit

Tag #:	05026080W
Location:	11756 US Hwy 70 BUS W, Clayton, NC 27527
Applicant:	Robert High Develpment, LLC
Owner:	MOC Clayton II, LLC
Project Planner:	Steven Mott, Planner II

Public Noticing Dates:

- **Neighborhood Meeting:** March 5, 2024
- **Sign Posted:** March 6, 2024
- **Newspaper Ad Published:**
- **Letters Mailed:** March 8, 2024

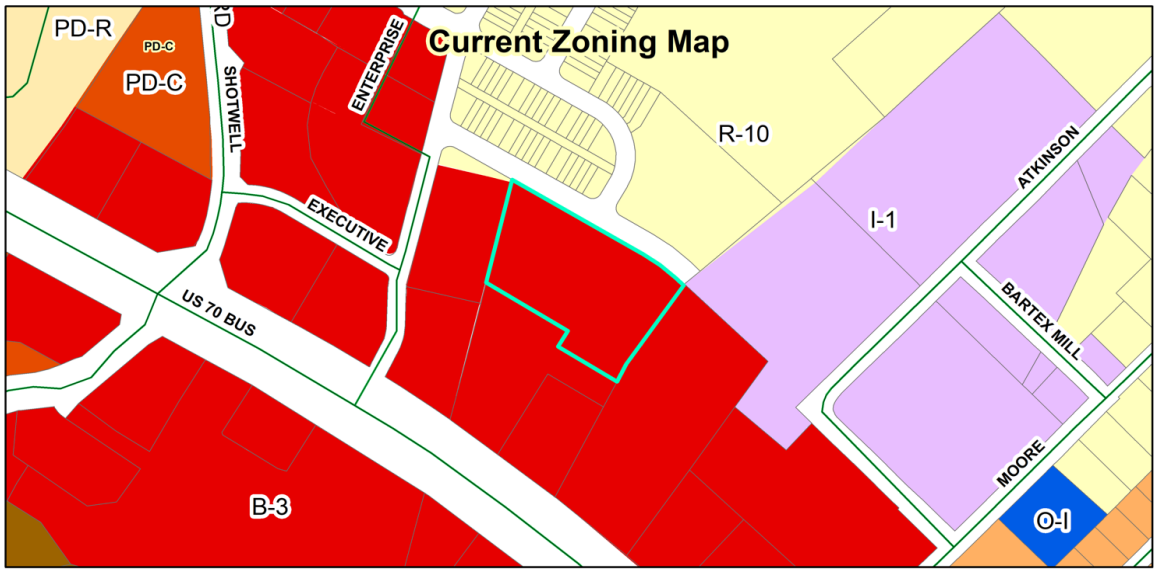
REQUEST: Applicant is requesting a Special Use Permit to build a 4,500 square foot addition to the existing structure along Powhatan Road in addition to a free-standing 78,000 square foot 3-story climate controlled self-storage building along with supporting infrastructure.

SITE DATA:

Acreage:	± 3.49 acres
Zoning:	B-3 (New UDO Zoning: CRM)
Existing Use:	Self-Storage

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	R-10 (New UDO Zoning: HDR)	Residential
South	B-3 (CRM)	Under Development to be Commercial
West	B-3 (CRM)	Hotel
East	B-3 (CRM)	Medical, Commercial



DEVELOPMENT DATA:

Proposed Use: Self Storage Facility

Building Height: Building 1: 3 story, Buildings 2 & 3: 1 story

Impervious Surface: ± 2.143 acres/60.77%

Parking: Proposed: 10 spaces, including 1 ADA space; Required: 7

Access/Streets: The proposed development will be accessed directly from Blakely Street and through access drives through the development to the south connected to US Highway 70 Business West.

STAFF ANALYSIS AND COMMENTARY:

Overview:

The applicant is requesting a Special Use Permit to allow for self-storage use to accommodate the development of three self-storage structures and supporting infrastructure. The first proposed structure is a 3-story, 101,208 sq. ft. structure housing office space and 685 storage units. Buildings 2 and 3 are large 1-story structures for indoor storage with 13 units at 10,600 sq. ft. total and 9 units at 6,868 sq. ft. The total proposed building square footage is 118,748.

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.

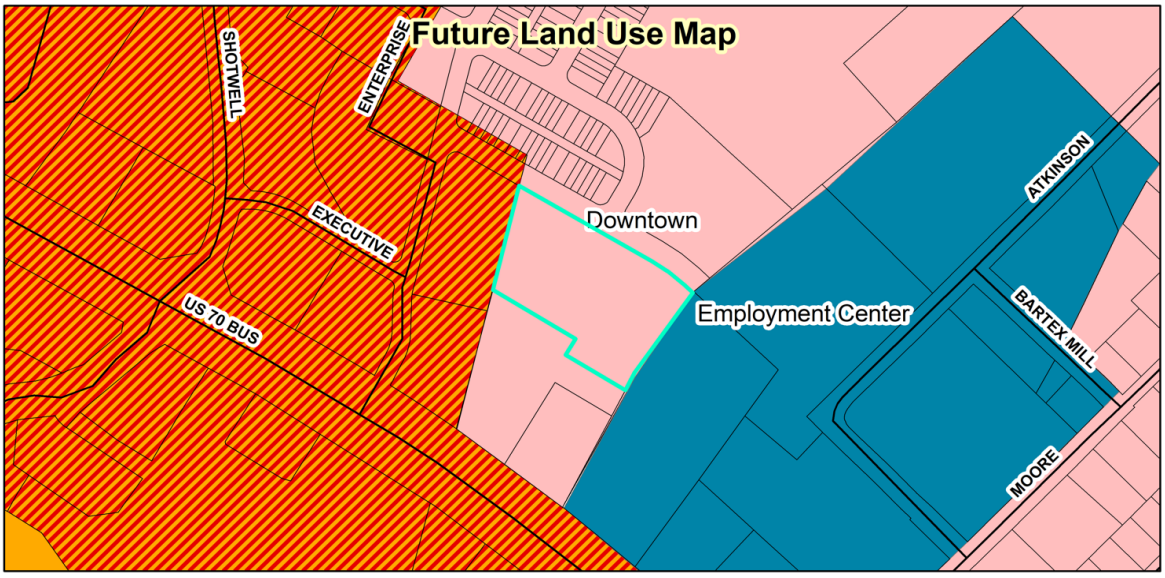
Consistency with Adopted Plans:

- **Comprehensive Growth Plan 2045**
  The Future Land Use Map (below) shows that this area is designated as Downtown Support. This land use area designation exists to provide transition between Downtown Neighborhood or other lower intensity character areas and Downtown Core. The Downtown Support category is designed to allow a variety of medium to higher-density housing types in tandem with smaller-scale retail and office uses that support and foster growth of the Downtown Core.

- **Unified Development Code**
  If the Special Use Permit is approved, the proposed development will meet the code requirements as outlined in the Unified Development Code, including dimensional standards, parking, and landscaping. The proposed expansion of the use of "Self-Storage" requires a Special Use Permit in B-3 zones, which is the purpose of this application.

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:

   The implementation of this plan will in no way materially endanger the public health or safety if developed according to the plans. The proposed plan conforms to the Town's Code of Ordinances and will provide adequate protection and separation from adjoining properties. There will be no hazardous materials stored on the site with this use.

   Staff Commentary:

   Staff believes that this project does not constitute a danger to public health or safety.

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:

   This application meets all Town Code of Ordinances, specifications, and applicable regulations as submitted and approved. The property is zoned B-3 and the existing and proposed use of the property is allowed with a Special Use Permit.

   Staff Commentary:

   As this application was submitted prior to the Unified Development Ordinance coming into effect on January 2nd, 2024, this application is under consideration concerning the requirements under the Unified Development Code which allowed for Special Use Permit applications to be submitted for self-storage use within the B-3 zoning district. The applicant has provided a site plan that meets all requirements in the Town of Clayton Unified Development Code and other guidelines.

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 application will not substantially injure the value of adjoining or abutting property, and will not be detrimental to the use or development of adjacent properties or other neighborhood uses. The plan as submitted and approved is an expansion of an existing use and will meet all Town buffering and zoning conditions.

   Staff Commentary:

   Staff has no comment with respect to whether the site will affect the value of abutting property. With respect to use or development of surrounding properties, staff does not believe the application as proposed will have any effect on adjacent development.

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 application will not adversely affect the adopted plans and policies of the Town, or violate the character of existing standards for development of the adjacent properties. The proposed plan will conform to all Town Ordinances and regulations.

Staff Commentary:

Staff believes that this request is incongruous to the nature and intention of the Downtown Support Future Land Use Designation and would not constitute as a typified, relevant smaller-scale retail or office use that would work to support and foster growth of the Downtown Core.

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 and Rendering (2023-144-SP) as approved by Town staff.
2. Any conditions imposed as part of the Site Plan (2023-144-SP) approval shall remain in effect.

ATTACHMENTS:

1) Special Use Permit Application
2) Site Plan
3) Neighborhood Meeting Materials
4) Staff Report Maps
5) Recommended Conditions of Approval – Signed by Applicant

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: Pinnacle Storage **Date:** 09/11/2023

Applicant Name: Robert High Development, LLC

The following checklist to be completed by applicant:

[✓] Pre-Application Meeting on: 06/21/2023

[✓] Application Review fee

[N/A] Advertisement 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)

[N/A] Wastewater Allocation Request Form (if applicable)

[N/A] Set of stamped, addressed, empty envelopes for adjacent property owner notification

[✓] Associated Site Plan (separate application required for major site plans, must be submitted concurrently)

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

☒ **New Special Use Permit** ☐ **Major Modification to an approved SUP**
Permit Modified: _____

SITE INFORMATION

Name of Project: Pinnacle Storage

Acreage of Property: 3.49 **Zoning District:** B-3

County Tag #: 05026080W **NC Pin #:** 165915-64-0415

Address/Location: 11756 US Hwy 70 Bus West

Existing Use: Vacant **Proposed Use:** Indoor Self Storage

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

Is project within an Overlay District? ☐ **Yes** No **No If yes, which:** _____

APPLICANT INFORMATION

Applicant: Robert High

Mailing Address: 324 Greenville Avenue Wilmington, NC 28403

Phone Number: 910-790-9490 **Fax:** _____

Contact Person: Robert High

Email Address: robert@roberthighdevelopment.com

OFFICE USE ONLY

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

PROPERTY OWNER INFORMATION

Name: MOC Clayton II, LLC - Chris Clayton

Mailing Address: 4030 Wake Forest Road St 349 Raleigh, NC 27609

Phone Number: 919-604-4474 **Fax:**

Email Address: chris@mountoakcapital.com

EXPLANATION OF PROJECT

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

This plan proposes the construction of 3 indoor climate controlled self storage buildings. The main building with office is 3-stories, 101,280 sf and 685 units with buildings 2 & 3 being large 1-story indoor storage 10,600 sf (13 Units) and 6,868 sf (9 Units) and total proposed building sf being 118,748 sf. The site will be accessed on the main level from the proposed drive off US Hwy 70 Bus W between Popeye's and Outback Steakhouse and on the second level from Blakely Street. Along with the buildings will be all supporting infrastructure including, curb & gutter,pavement, storm drainage, utilities (water, sewer, cable, phone, etc). Stormwater peak discharge and nutrient reduction will be taken care of by a wet detention pond approved and constructed as part of the approved construction drawings entitled Outback Steakhouse and Popeyes Louisiana Kitchen by Commercial Site Design with CSD Proj. Number MOC-2114 and TOC Project Number 2022-203-SP_CD dated 04/13/2023

REQUIRED FINDINGS OF FACT

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

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

   The implementation of this plan will in no way materially endanger the public health or safety if developed according to the plans. The proposed plan conforms to the Town's Code of Ordinances and will provide adequate protection and separation from adjoining properties. There will be no hazardous materials stored on the site with this use.

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

This application meets all Town Code of Ordinances, specifications, and applicable regulations, as well as representing sound land use planning. The plan as submitted and approved conforms to all Town Ordinance and 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 application will not substantially injure the value of adjoining or abutting property, and will not be detrimental to the use or development of adjacent properties or other neighborhood uses. The property is zoned Highway Business (B-3) as is the adjacent property to the east and west. Blakely Street to the north and Hwy 70 to the south provide buffers from surrounding properties. The regulations in the Town's Ordinance will provide adequate protection to the surrounding properties.

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 application will not adversely affect the adopted plans and policies of the Town, or violate the character of existing standards for development of the adjacent properties. The proposed plan will conform to all Town Ordinances and regulations.

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.

Robert High		9/11/23
Print Name	*Signature of Applicant*	*Date*

NEIGHBORHOOD MEETING INFORMATION

Purpose:

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

Meeting Date:

The meeting must be held at least ten (10) calendar days prior to the 1st Public Hearing Meeting.

Meeting Time & Location:

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

Meeting Notice Mailing requirements:

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

Information 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 1st Public Hearing Meeting in electronic or hard copy format:

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

ADJACENT PROPERTY OWNERS LIST

Project Name: Pinnacle Storage

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
05G02005T	BV 173 LLC	1414 Yanceville St Suite 300 Greensboro, NC 27405
05G02005W	Saint Hospitality LLC	761 Enterprise Dr Clayton, NC 27520
05026077E	Sa'Metria Jones	87 Blakely St Clayton, NC 27520
05026077K	Edward M. Heiner	109 Hinton Ct Clayton, NC 27527
05026077D	Together Properties LLC	1021 Powhatan Rd Clayton, NC 27527
05026077F	Edward M. Heiner	109 Hinton Ct Clayton, NC 27527
05026080V	MOC Clayton II LLC	500 6th St San Antonio, TX 78215
05027001	Shackleford-Bunn Dev Co LLC	1025 Ridge Road Clayton, NC 27520
05026076A	Cameron Crossing Townhome Assoc., Inc	2221 E Lamar Blvd Suite 790 Arlington, TX 76006
05026077I	Garrett L. Beckley	117 Blakely St Clayton, NC 27520
05026077J	David M. Cohen	254 Beckwith Ave. Clayton, NC 27527
05026077C	Austin Minnicks	73 Blakely St Clayton, NC 27520
05026077H	V R Property Brothers LLC	520 Catalina Grande Dr Cary, NC 27519
05026077G	Tyson Shoemaker	105 Blakely St Clayton, NC 27520
05026095D	WFCLHK Properties LLC	8620 River Rd Wilmington, NC 28412
05026073U	MOC Clayton II LLC	500 6th St San Antonio, TX 78215
05026077A	David M. Cohen	254 Beckwith Ave. Clayton, NC 27527

ADJACENT PROPERTY OWNERS LIST

Project Name: Pinnacle Storage

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
05026076Z	Krishna Chaitanya Vallabhaneni	228 Tilth St Cary, NC 27519
05026076Y	Evan Allen Joint Tenants (WROS)	2 Leighton St Apt 322 Cambridge, MA 02141
05026077B	Joshjin Paul	4131 Pebble Heights Ln Sugar Land, TX 77479

SAMPLE NEIGHBORHOOD MEETING LETTER
(PLACE ON AGENT'S OR OWNER'S LETTERHEAD)

<Date>

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: _____ Meeting Time: _____

Meeting Location: _____

Type of Application: Special Use Permit

Project/proposal property address: 11756 US Hwy 70 Bus W

Description of project/proposal: This plan proposes the construction of 1, 3-story, sprinkled indoor climate controlled Self Storage building and 2, 1-story, large indoor climate controlled Self Storage buildings along with all supporting infrastructure.

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 ***<Insert phone number of applicant>*** . You may also contact the Planning Department at 919-553-5002.

Sincerely,

<Applicant>

Cc: Town of Clayton Planning Department

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: _____

Application: _____

Location/Date: _____

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

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: _____ Date of Mailing: _____

Date of Meeting: _____ Time of Meeting: _____

Location of Meeting: _____

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: _____ 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.*

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

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: Pinnacle Storage **Address or PIN #:** 165915-54-9340

AGENT/APPLICANT INFORMATION:

(Name - type, print clearly)

(Address)

(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)***:

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:

(Name - type, print clearly)

(Address)

(Owner's Signature)

(City, State, Zip)

STATE OF _____
COUNTY OF _____

Sworn and subscribed before me_____, a Notary Public for the above State and County, this the_____ day of _____, 20_____.

SEAL

Notary Public

My Commission Expires: _____

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

SITE PLAN APPLICATION COVERSHEET

Name of Project: Pinnacle Storage **Date:** _____

Applicant Name: Robert High Development, LLC

The following checklist to be completed by applicant:

[✓] Pre-Application Meeting on: 06/21/2023
[✓] Review Fee
[✓] Copy of plan sets in PDF on USB

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

[✓] Completed Application
[✓] Owner's Consent Form
[N/A] Wastewater Allocation Request Form (if applicable)
[N/A] Stormwater Management Statement
[N/A] Signed/Sealed Traffic Impact Analysis (if applicable)

Submit 1 hardcopy and 1 digital copy (via email or USB) of the plan set. All site plan sets should include the following:

[✓] Cover Sheet
[✓] Site Plan
[✓] Signed and Sealed Boundary Survey
[✓] Existing Conditions Sheet
[✓] Lighting Plan Sheet
[✓] Preliminary Grading Plan Sheet
[✓] Preliminary Engineering Plan Set
[✓] Landscaping Plan Sheet
[✓] Architectural Elevations Sheet (if applicable)

Neighborhood Meetings are required for site plans greater than 10,000sq ft. Applicant should submit 1 hardcopy and 1 digital copy (via email or USB) of the following:

[✓] Adjacent Property Owner's List
[✓] Neighborhood Meeting Letter Notice Letter

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

SITE PLAN APPLICATION

Site Plan Application Fee: $500.00 + $15 per acre

Modification to an approved site plan?

Permit Modified: _____

SITE INFORMATION

Name of Project: Pinnacle Storage

Acreage of Property: 3.49 **Zoning District:** B-3

County Tag #: 05026080W **NC Pin #:** 165915-64-0415

Address/Location: 11756 US Hwy 70 Bus West

Existing Use: Vacant **Proposed Use:** Indoor Self Storage

Is project within a Planned Development? ☐ Yes ■ No **If yes, which:** _____

Is project within an Overlay District? ☐ Yes ☐ No **If yes, which:** _____

Is a site plan being concurrently submitted? ■ **Yes** ☐ **No**

APPLICANT INFORMATION

Applicant: Robert High Development, LLC

Mailing Address: 324 Greenville Avenue Wilmington, NC 28403

Phone Number: 910-790-9490 **Fax:** _____

Email Address: robert@roberthighdevelopment.com

OFFICE USE ONLY

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

PROPERTY OWNER INFORAMTION

Applicant: MOC Clayton II, LLC

Mailing Address: 4030 Wake Forest Road St 349 Raleigh, NC 27609

Phone Number: 919-604-4474 **Fax:**

Email Address: chris@mountoakcapital.com

EXPLANATION OF PROJECT

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

This plan proposes the construction of 3 indoor climate controlled self storage buildings. The main building with office is 3-stories, 101,280 sf and 685 units with buildings 2 & 3 being large 1-story indoor storage 10,600 sf (13 Units) and 6,868 sf (9 Units) and total proposed building sf being 118,748 sf. The site will be accessed on the main level from the proposed drive off US Hwy 70 Bus W between Popeye's and Outback Steakhouse and on the second level from Blakely Street. Along with the buildings will be all supporting infrastructure including, curb & gutter,pavement, storm drainage, utilities (water, sewer, cable, phone, etc). Stormwater peak discharge and nutrient reduction will be taken care of by a wet detention pond approved and constructed as part of the approved construction drawings entitled Outback Steakhouse and Popeyes Louisiana Kitchen by Commercial Site Design with CSD Proj. Number MOC-2114 and TOC Project Number 2022-203-SP_CD dated 04/13/2023

SITE PLAN REQUIREMENT CHECKLIST

PLAN FORMAT

These standards are established to provide information pertaining to the graphic and format presentation of plans. The following is required for all types of plans, except where otherwise noted:

- All plans and architectural elevations shall be limited to 24” x 36” in size, and folded to an 8.5” x 11” format.
- Plans are to be drawn at the same engineering scale of 1” = 20’; 30’; 40’; 50’; 60’ (architectural elevations and details are exempt from this requirement) with north oriented in the same direction.
- Plans may be drawn at an engineering scale of 1” = 100’, if approved by the Planning Department or the Technical Review Committee (TRC).

- Architectural plans and elevations shall be drawn at an architectural scale of 1" = 3/32', 3/16', 1/8', 1/4', or 3/8'.
- All drawings, except elevations, isometric drawings, and renderings, shall be in two dimensional plan views.
- All text shall be clear and legible.
- Line weight hierarchy on all plans shall be consistent with common drafting standards.
- Multiple sheets shall be consecutively numbered (e.g. Sheet 1 of 4).
- All numerical references shall be rounded up to a maximum of two decimal points.

PLAN ELEMENTS AND GRAPHIC DATA

The following items include general and project information. This information is required to be present on all plans, except where otherwise noted.

Provided		
Yes	**N/A**	
☒		Consultant Logo Box (name, address, phone number, fax, email, firm and license number)
☒		Project/Application Name
☐		Type of plan
☐		Signature and Professional Seal with date (landscape plans, engineering plans and surveys)
☒		Original/Submittal Date and Revision Date
☒		Sheet Number
☒		Vicinity Map
☒		North Arrow with NC Grid System
☒		Graphic Scale (engineering or architectural graphic and written scale)

SURVEY

Provided		
Yes	**N/A**	
☒		A signed and sealed boundary survey **(not more than a year old unless otherwise approved by the Planning Department)** with the bearings and distances of every property line shown. Distances shall be in feet or meters and decimals thereof. The number of decimal places shall be appropriate to the class of survey required. The survey must include any and all easements of record (referenced by Deed Book and Page) and must be prepared by a surveyor registered in the State of North Carolina.

EXISTING CONDITIONS SHEET

Provided		
Yes	**N/A**	
☒		The existing topographical conditions of the property with a two foot contour interval.
☒		The existing streets and roadway improvements (medians, landscaping, signage, driveways, etc.) within 100 feet of project boundary.
☒		The existing structures located on the subject property.
☒		The existing structures within 100 feet of project boundary.
☒		The existing utilities (including inverts of pipes, rim elevations, wells and septic tanks, etc.) within 100 feet of project site.

SITE PLAN

The items listed below are required to be delineated (in tabular format) on the site plan.

Provided		
Yes	**N/A**	
☒		Site data table
☒		Name of project (AKA names if applicable)
☒		Parcel identification number (and/or Tag number)
☒		Property size (acres and square feet)
☒		Property location (Town limits or ETJ)
☒		Existing zoning district
☐	■	Proposed zoning district (if applicable)
☐	■	Overlay (if applicable)
☒		Existing use
☒		Proposed use
☐	■	Number of seats/students/fueling positions (as applicable).
☐	■	Number of housing units proposed, per housing unit type.
☐	X	Existing density (number of units per acre)
☐	■	Proposed density (number of units per acre)
☒		Existing intensity (gross floor area)
☒	☐	Proposed intensity (gross floor area)
☒		Floor area ratio
☒		Building coverage (as percentage of total site)

Provided		
Yes	**N/A**	
☒		Pervious surface area (square feet and as percentage of total site)
☒	☐	Impervious surface area (square feet and as percentage of total site)
☒	☐	Building height (number of stories and in feet)
☒	☐	Required parking (list requirement i.e. 1 space per 300 SF)
☒	☐	Proposed parking
☒	☐	Required/proposed handicap accessible parking
☒	☐	Required loading space(s)
☒	☐	Provide name of Electric Provider.
☒	☐	Provide name of Water Provider.
☒	☐	Provide name of Sewer Provider.

Other site plan elements:

Provided		
Yes	**N/A**	
☒		Identify adjacent property owners, their parcel ID number, current zoning and present use.
☐	■	Identify the affected area for amendments to previously approved projects.
☒		Identify the location of lots, buildings and structures with finished floor elevations and applicable setbacks.
☒		Identify existing right of ways.
☐	■	Identify Watershed Protection Areas.
☒	☐	Identify existing (public and private) easements.
☒	☐	Identify proposed (public and private) easements.
☐	■	Identify Open Space/Common Areas.
☒		Identify and dimension clear sight triangle at project ingress/egress points.
☒		Identify driveways, curb and gutter, cross section with ROW.
☐	■	Provide boundaries of Resource Conservation Areas (see UDC Section 155.500).
☒		Provide an off-street parking and loading layout (with details, dimensions and access location). Accessible parking requirements are listed in NCSBC Volume 1C, 1999 edition. Show traffic circulation arrows.
☐	■	Provide queuing details for drive-up/drive-thru facilities (if applicable).
☒		Provide the locations and dimensions of existing and proposed sidewalks.
☒		Provide the location and details of refuse collection areas.
☒	☐	Provide the location, size and orientation of freestanding signs.

Provided		
Yes	N/A	
☐	■	Identify the location and nature of all recreational facilities and common areas.
☐	■	Identify alternative modes of transportation including school stops, pedestrian connections, bicycle paths and associated racks.
☐	■	Identify proposed phasing (phasing lines) of construction.
☐	■	Cul-de-sacs must be dimensioned.
☐	■	Identify cluster mailbox unit (CBU) locations and details.

CONCEPTUAL ENGINEERING PLANS

Note: Conceptual engineering plans are deemed preliminary in nature. Review and approval of public infrastructure construction plans is a separate process performed by Public Works Engineering Division.

Provided		
Yes	N/A	
☒	☐	Identify proposed streets and roadways (public and private) with dimensions and cross sections.
☒	☐	Identify the curve radii for all internal and external vehicular use areas.
☒	☐	Identify access to the project.
☒	☐	Identify existing conditions and proposed grading plans.
☐	■	Identify Tree Conservation Areas shown on grading plan.
☒	☐	Show proposed flow of traffic.
☒	☐	Identify proposed traffic control signs and striping.
☒	☐	Identify the proposed water distribution system (including size) with location of fire hydrants and point of connection.
☒	☐	Identify the proposed sanitary sewer collection system (including size) and point of connection. If a municipal sewer connection is not available, please provide documentation from Johnston County Department of Environmental health that the location of septic tank and drain field is acceptable.
☒	☐	Provide preliminary wastewater allocation calculation.
☐	■	Identify proposed grease traps, if applicable.
☒	☐	Identify backflow prevention, if applicable.
☐	■	If a pool is present, show drainage plan. Pumping to storm drain is not allowed.
☒	☐	Identify the Utility Plan.
☒	☐	Identify soil erosion control measures including impoundment structures.
☒	☐	Indicate method of slope stabilization measures for all slopes steeper than 2.5:1.

☒	☐	Identify the proposed storm water management system with location of inlets, piping and positive outfall along with typical section and top surface area of storm water retention/detention pond, including soil types, slope, bottom and top elevations, and finish floor elevations.

Fire Rescue (information to be shown on conceptual engineering plans)

Provided		
Yes	**N/A**	
☒	☐	Identify fire hydrant distribution (distance of hose lay).
☒	☐	Identify the sprinkler connection locations and size, if applicable.
☐	■	Identify fire lane designations and circulation around buildings (stripe fire lanes and show minimum stabilized access around all structures).
☒	☐	Identify the emergency evacuation route (access in and out of the property).
☒	☐	Identify fire apparatus turning radius, including streets and cul-de-sacs.
☐	☐	Verify the location of fire hydrants is not interfering with required landscaping (must be 24" clearance of landscaping from bottom of steam fitting).
☒	☐	Identify the Lock Box/Knox Box locations.
☐	■	Identify placard locations for hazardous materials.

LANDSCAPE PLAN

Provided		
Yes	**N/A**	
☒		Provide a landscape plan identifying the location of all proposed landscaping (must be prepared by a landscape architect registered in North Carolina).
☒		Indicate the location, width and type of all required buffers.
☒		Indicate the location, width and type of landscaping within vehicular use areas.
☒		Indicate the location, width and type of landscaping used to screen drive-thru areas, service areas, loading areas, mechanical equipment and above ground utilities.
☒		Provide a plant list summary table which includes: 1. A planting key identifying the various planting elements 2. The quantity of each type of plant material proposed 3. The size, height, caliper and spacing of plant material proposed 4. The Botanical and common names of plant material proposed
☒		Verify/identify clear sight distances at project ingress/egress points.
☐	X	Provide an irrigation note to read as follows: "All landscaped areas shall be provided with an automatically operated irrigation system that will adequately cover all living plant material, such system shall include a rain sensor." (If irrigation will not be utilized, drought-tolerant species must be used).

Provided		
Yes	N/A	
☒		Provide a landscape maintenance note which states: "All landscaped areas shall be maintained in an attractive and healthy condition. Dead or diseased plantings shall be removed and replaced in a timely fashion".
☒		Identify and list any existing plant material which will be used to satisfy landscape requirements.

LIGHTING PLAN

Provided		
Yes	N/A	
☒	☐	Conceptual Lighting Plan
☒	☐	Identify the light source and provide a detail of the fixture.
☒		Identify the proposed height of fixtures.

ARCHITECTURAL ELEVATIONS AND FLOORPLAN

Provided		
Yes	N/A	
☒		Provide floor plans, elevations, construction materials, finishes and colors, along with type of construction of all buildings per North Carolina Building Code prepared by a professional architect registered in North Carolina.
☒		Indicate the height and number of stories for each structure.
☒		Indicate the location and screening method for all roof mounted structures or equipment.

APPLICANT AFFIDAVIT

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

Robert High
Print Name

Signature of Applicant

9/11/23
Date

NEIGHBORHOOD MEETING INFORMATION

Purpose:

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

Meeting Date:

If applicable, the neighborhood meeting must be held prior to receiving TRC Approval.

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

Information provided to Planning Department:

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

Deliver the following items to the Planning Department at least ten (10) calendar days prior to the 1st 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 once neighborhood meeting has been completed*
- ☐ Neighborhood Meeting Summary Form with minutes (see below) *Submit once neighborhood meeting has been completed*

ADJACENT PROPERTY OWNERS LIST

Project Name: Pinnacle Storage

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
05G02005T	BV 173 LLC	1414 Yanceville St Suite 300 Greensboro, NC 27405
05G02005W	Saint Hospitality LLC	761 Enterprise Dr Clayton, NC 27520
05026077E	Sa'Metria Jones	87 Blakely St Clayton, NC 27520
05026077K	Edward M. Heiner	109 Hinton Ct Clayton, NC 27527
05026077D	Together Properties LLC	1021 Powhatan Rd Clayton, NC 27527
05026077F	Edward M. Heiner	109 Hinton Ct Clayton, NC 27527
05026080V	MOC Clayton II LLC	500 6th St San Antonio, TX 78215
05027001	Shackleford-Bunn Dev Co LLC	1025 Ridge Road Clayton, NC 27520

ADJACENT PROPERTY OWNERS LIST

Project Name: Pinnacle Storage

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
05026077A	David M. Cohen	254 Beckwith Ave. Clayton, NC 27527
05026076Z	Krishna Chaitanya Vallabhaneni	228 Tilth St Cary, NC 27519
05026076Y	Evan Allen Joint Tenants (WROS)	2 Leighton St Apt 322 Cambridge, MA 02141
05026077B	Joshjin Paul	4131 Pebble Heights Ln Sugar Land, TX 77479

SAMPLE NEIGHBORHOOD MEETING LETTER
(PLACE ON AGENT'S OR OWNER'S LETTERHEAD)

<Date>

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: _____ Meeting Time: _____

Meeting Location: _____

Type of Application: Special Use Permit

Project/proposal property address: 11756 US Hwy 70 Bus W

Description of project/proposal: This plan proposes the construction of 1, 3-story, sprinkled indoor climate controlled Self

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

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

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

If you have any questions prior to or after this meeting, you may contact us at ***<Insert phone number of applicant>***. You may also contact the Town of Clayton Planning Department at 919-553-5002.

Sincerely,

<Applicant>

Cc: Town of Clayton Planning Department

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: _____

Application: _____

Location/Date: _____

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

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application:

Date of Mailing:

Date of Meeting: Time of Meeting:

Location of Meeting:

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: 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.*

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: Pinnacle Storage **Address or PIN #:** 165915-54-9340

AGENT/APPLICANT INFORMATION:

Robert High
(Name - type, print clearly)

324 Greenville Avenue
(Address)
Wilmington, NC 28403
(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 Application
Site Plan Application

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

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

OWNER AUTHORIZATION:

Jonathan Coe
(Name - type, print clearly)

(Owner's Signature)

500 6th St
(Address)
San Antonio, TX 78215
(City, State, Zip)

STATE OF Texas
COUNTY OF Bexar

Sworn and subscribed before me Jonathan Coe, a Notary Public for the above State and County, this the 12 day of July, 20 23.

SEAL

KIMBERLY GARCIA
Notary Public, State of Texas
Comm. Expires 09-20-2025
Notary ID 131176378

Notary Public

My Commission Expires: 09-20-2025

July 2018

Wm. G. Daniel & Assoc.

Engineering • Planning • Site Design

February 21, 2024

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 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: March 5, 2024 (Tuesday) Meeting Time: 6:00-8:00pm

Meeting Location: Virtual https://bit.ly/42UzE7O (Address is case sensitive)

Type of Application: Special Use Permit
Project/Proposal property address: Pinnacle Storage / 11756 US Hwy 70 Bus W
Description of project/proposal: The plan proposes 3 buildings, the main building being a 3-story climate-controlled indoor self storage and Buildings 2 & 3 being larger climate-controlled units for indoor boat & R/V storage and associated infrastructure (curb, walks, pavement, utilities, storm, etc.

Upcoming public meetings for this Application (Planning Board And/or Town Council): March 18, 2024 Town Council

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 showing the project and neighboring parcels with roads.
4. Project plans and color rendering showing the proposed development.

A map is enclosed with this letter showing the location of the property that is subject to this application for the development proposal.

If you have any questions prior to or after this meeting, you may contact us at 919-630-4466. You may also contact the Town of Clayton Planning Department at 919-553-5002

Sincerely,

WILLIAM G. DANIEL AND ASSOCIATES

Bart J. McClain

Bart J. McClain, P.E. – Project Engineer

Attachments: As stated
Cc: Town of Clayton Planning Department

Wm. G. Daniel & Assoc.

Engineering • Planning • Site Design

August 31, 2023

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 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: _____ Meeting Time: _____

Meeting Location: _____

Type of Application: Special Use Permit
Project/Proposal property address: Pinnacle Storage / 11756 US Hwy 70 Bus W
Description of project/proposal: The plan proposes 3 buildings, the main building being a 3-story climate-controlled indoor self storage and Buildings 2 & 3 being larger climate-controlled units for indoor boat & R/V storage and associated infrastructure (burb walks, pavement, utilities, storm, etc.

Upcoming public meetings for this
Application (Planning Board
And/or Town Council): _____

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 showing the project and neighboring parcels with roads.
4. Project plans and color rendering showing the proposed development.

A map is enclosed with this letter showing the location of the property that is subject to this application for the development proposal.

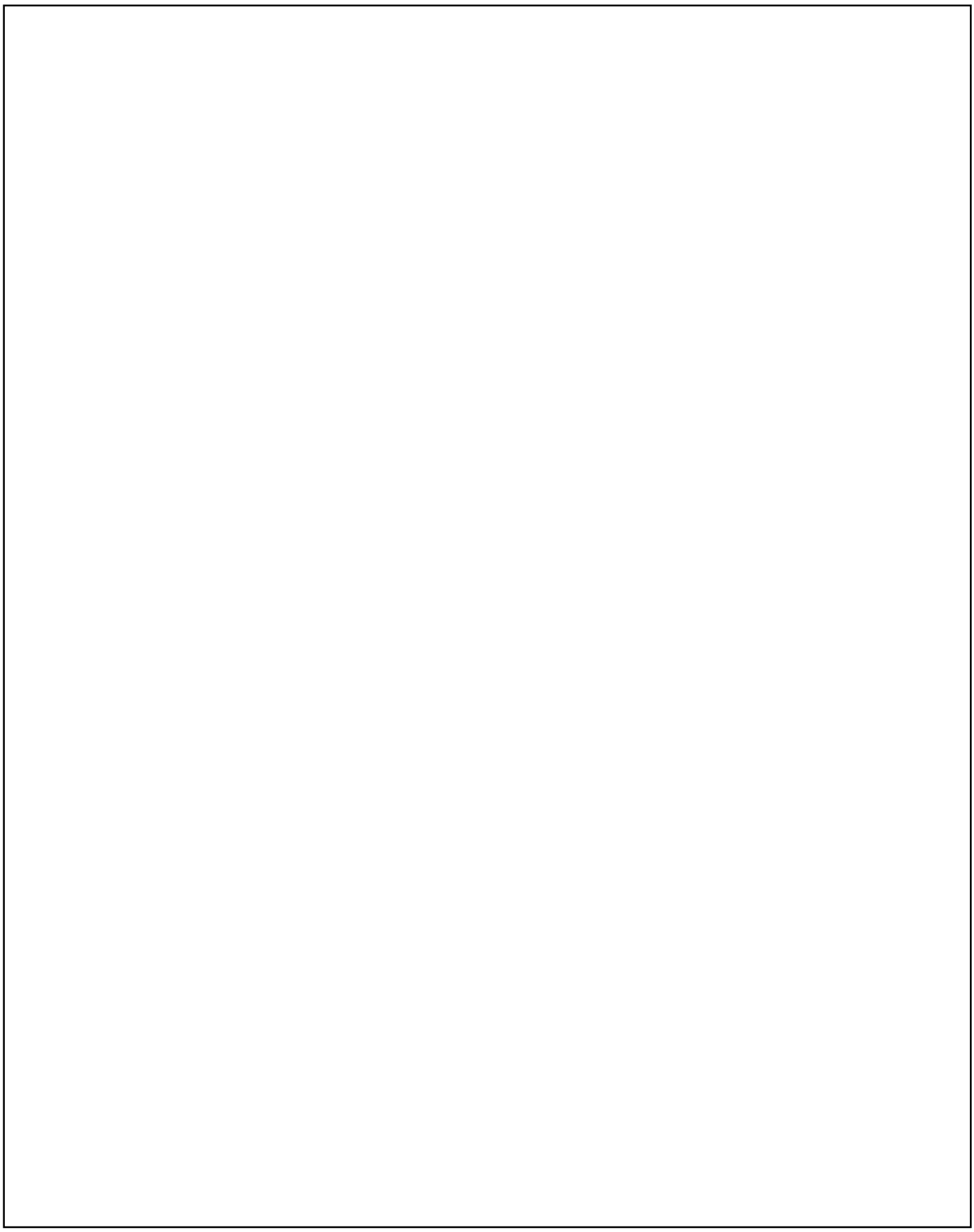
If you have any questions prior to or after this meeting, you may contact us at 919-630-4466. You may also contact the Town of Clayton Planning Department at 919-553-5002

Sincerely,

WILLIAM G. DANIEL AND ASSOCIATES

_____
Bart J. McClain, P.E. – Project Engineer

Attachments: As stated
Cc: Town of Clayton Planning Department



NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: 2023-143-SUP Pinnacle Storage Date of Mailing: 2/21/2024

Date of Meeting: 3/05/2024 Time of Meeting: 6pm - 8pm

Location of Meeting: Teams Meeting (Virtual)

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: Bart J. McClain Signature: Bart J. McClain, PE

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

The meeting was attended by Will Clevenger (representative for Robert High Development the project contractor/ developer/owner) and Bart McClain PE (Project Engineer) for the full two hours. None of the surrounding neighbors that were notified by mail, logged on or called in to attended the meeting.

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Pinnacle Storage

Application: 2023-143-SUP

Location/Date: Teams Meeting on March 5, 2024

	NAME	ADDRESS
1	No one logged on	or called in to the meeting
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

Pinnacle Storage ------ US Hwy 70 Bus W

Site Plan 2023-143-SUP

VICINITY MAP
1" = 600'

ADDRESS
US Hwy 70 Bus. W
Town of Clayton
Johnston County, NC

SOURCE OF TITLE
Deed Book 06385 Page 0918

ACREAGE DATA
6.78 AC±

PROPERTY LOCATION:
LAT: 35.657047
LONG: -78.474875

Financially Responsible Contact:
Robert High
Robert High Development, LLC
910-790-9490

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

NCDOT NOTE:
No NCDOT Driveway Permit required for this project.

Developer

ROBERT HIGH DEVELOPMENT, LLC

Robert High - President
D) 910.790.9490 **C)** 910.443.7327
324 Greenville Avenue Wilmington, NC 28403
E-mail: Robert@RobertHighDevelopment.com
www.roberthighdevelopment.com

Architect

BWARCHITECTURE

Bradley C. Williams
D) 252-355-1300 **C)** 252-714-9822
100 A Oakmont Drive Greenville, NC 27858
E-mail: brad@bwarchitecture.info
www.bwarchitecture.info

Landscape Architect

TMTLA Associates
5011 Southpark Drive, Suite 200
Durham, NC 27713
T (919-484-8880)
www.tmtla.com

*Disclaimer: As is standard, we are providing these files with the understanding that the sealed originals are the only approved plans to be relied upon for construction, and that if these electronic copies are used they must first be verified be the original plans. TMTLA Associates assumes no liability for these electronic versions or for their use.

– UTILITY WARNING –

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

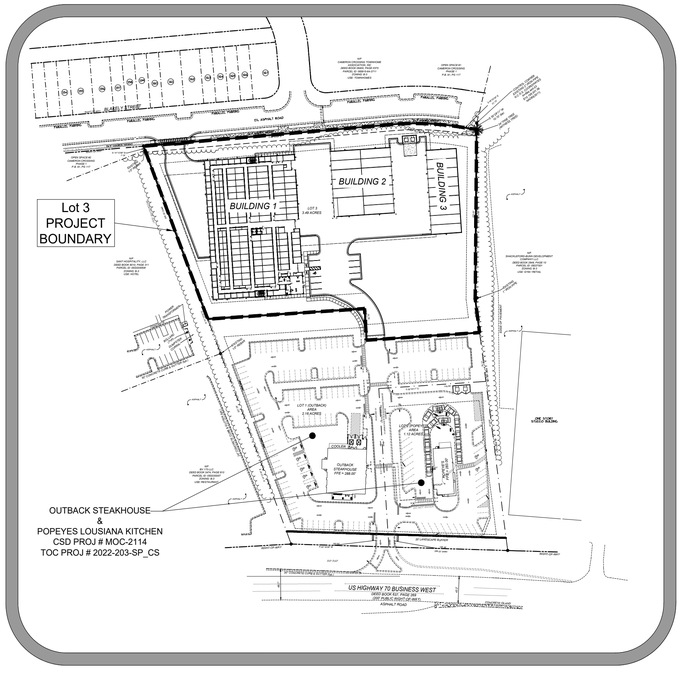
IMPERVIOUS DATA

EX. IMPERVIOUS AREA = SEE NOTE BELOW
LOT 3 IMPERVIOUS ALLOCATION OF 2.443 AC. (70%) FROM APPROVED PLANS 2022-203-SP_CD

PROP. IMPERVIOUS AREA = 2.143 AC.
VUA = 39,435 SF = 0.905 Ac.
BLDG = 50,928 SF = 1.169 Ac.
MISC. = 3,021 SF = 0.069 Ac.

GRAPHIC SCALE
0 150' 200' 300'
(IN FEET)
1 INCH = 100 FT

NAD 83 / 2011



UNIT MIX CALCULATIONS -- BUILDING 1

	Unit Size	1st Flr	2nd Flr	3rd Flr	TOTAL	HC units	Comments
Interior	4x5	6	4	6	16	2	ADA compliant hardware
	4x10	12	13	25	50	4	ADA compliant hardware
	5x9	1			1		
	5x10	7	1		8		
	5x14	1			1		
	5x20		1		1		
	7x10	37	36	72	145	4	ADA compliant hardware
	8x10	30			30	1	ADA compliant hardware
	8x13	1			1		
	8x19	1			1		
	9x9	3	4	4	11		
	9x10	3	85	120	208	4	ADA compliant hardware
	9x14	1			1		
	9x15		1		1		
	9x19		1		1		
	9x20	1	1		2		
	10x10	2		1	3		
	10x14	10			10		
	10x15	53	37	34	124	2	ADA compliant hardware
	10x19		8		8		
	10x20	26	17		43	1	ADA compliant hardware
Exterior	5x14		1		1		
	5x19		1		1		
	9x20	1			1		
	10x19		8		8		
	10x20	8			8	2	ADA compliant hardware
	TOTAL	204	219	262	685	20	ADA compliant hardware
						19.7	(= 10x2% units over 200

UNIT MIX CALCULATIONS -- BUILDING 2

	Unit Size	1st Flr	HC units	Comments
RV Bldg	15x50	12		
	30x50	1	1	Electronically operated door
	TOTAL	13	1	Electronically operated door
			.65	= 5% of total # of units under 200

UNIT MIX CALCULATIONS -- BUILDING 3

	Unit Size	1st Flr	HC units	Comments
RV Bldg	15x50	9		
	TOTAL	9		
				SEE NOTE 1

NOTE 1:
ACCESSIBLE SPACES ARE PERMITTED TO BE DISPERSED IN A SINGLE BUILDING OF A MULTI-BUILDING FACILITY PER 1108.3.1 OF THE 2018 IBC. ACCESSIBLE SPACES ARE LOCATED IN BUILDING "2" LOCATED NEXT TO THIS BUILDING.

Pinnacle Storage
Stormwater Impact Statement
US Hwy 70 Bus W, Clayton, NC

The site is located on Lot 3 and consists of approximately 3.49 acres, as shown on approved construction drawings entitled Outback Steakhouse and Popeyes Louisiana Kitchen by Commercial Site Design with CSD Proj. Number MOC-2114 and TOC Project Number 2022-203-SP_CD dated 04/13/2023. As shown on the approved construction plans, a wet detention pond (SCM) has been designed and approved allocating 70% impervious area (2.443 Ac.) to Lot 3.

The proposed plan, Pinnacle Storage, has only 2.143 Ac. impervious area (60.77%), well below the allocated 70%, therefore, no stormwater or nutrient reduction required for this project.

The proposed plan is for the development of a self-storage facility with a 3-story indoor climate controlled storage (Building 1 - 118,748 sf) and 2 climate controlled self-storage boat/RV (Buildings 2 & 3 - 17,118 sf) units along with supporting infrastructure. This project will access through the proposed and approved access off US Hwy 70 Bus W as shown on the Outback Steakhouse / Popeyes Louisiana Kitch construction plans and off Blakely Street as shown on these plans

SITE NOTES:
1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH TOWN OF CLAYTON STANDARD SPECIFICATIONS AND DETAILS.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING UTILITIES.
3. ALL DISTANCES ARE TO BACK OF CURB UNLESS OTHERWISE SPECIFIED.
4. NO FEMA MAPPED FLOOD HAZARD AREAS LOCATED ON THIS SITE.
5. DIGITAL INFORMATION AND A STAKING PLAN WILL BE PROVIDED TO THE CONTRACTOR UPON THEIR REQUEST.
6. ASBUILT AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY AND PROPOSED DATA PROVIDED BY PROPERTY OWNERS MOC CLAYTON II .
7. THIS PROJECT WILL MEET ALL OF THE REQUIREMENTS RELATIVE TO BEST MANAGEMENT PRACTICES AND ENGINEERED STORMWATER CONTROL STRUCTURES AS OUTLINED IN THE TOWN OF CLAYTON STORMWATER ORDINANCE.
8. ALL DIMENSIONS ARE TO BACK OF CURB OR BUILDING FACE.

North Carolina 811 — Contact the North Carolina One Call Center prior to doing any digging. (1-800-632-4949)

SITE DATA

OWNER:	MOC Clayton II, LLC 500 6th Street San Antonio, TX 78215
PIN #:	165915-64-0415
COUNTRY TAG #:	05026080W
LOT #:	3
EX. ACREAGE:	3.49 AC
SITE ADDRESS:	11756 US Hwy 70 Bus W
ZONING:	B-3
OVERLAY DISTRICT:	None
DEED BOOK AND PAGE	06510 - 0070
PLAT BOOK AND PAGE	98 & 483
WATERSHED:	Swift Creek
RIVER BASIN:	Neuse
EXISTING USE (Lot 3):	Vacant
PROPOSED USE (Lot 3):	Self Storage
BUILDING SETBACKS	
FRONT:	25 Ft
SIDE:	15 Ft
REAR:	30 Ft
CONSTRUCTION TYPE:	IIB
STORAGE UNITS:	707 Units Total
BUILDING #1:	685 Units
BUILDING #2:	13 Units
BUILDING #3:	9 Units
# OF PARKING SPACES	
REQUIRED:	7
PROPOSED:	10 (9 Reg, 1 HC)
# OF HC PARKING SPACES	
REQUIRED:	1
PROPOSED:	1 - Van Accessible
PARKING CALCULATIONS BASED ON 1 SPACE PER 100 UNITS	
# BICYCLE SPACES	
REQUIRED:	N/A
PROPOSED:	0
BUILDING AREA (SF)	
EXISTING:	0,000 sf (0.00% of Site)
PROPOSED (GROSS):	118,748 Sf (Total)
BUILDING 1:	101,280 SF (3-Story)
BUILDING 2:	10,250 SF (1-Story)
BUILDING 3:	6,868 SF (1-Story)
PROPOSED (FOOTPRINT):	51,228 Sf (Total)
BUILDING 1:	33,760 SF (3-Story)
BUILDING 2:	10,250 SF (1-Story)
BUILDING 3:	6,868 SF (1-Story)
FAR (FLOOR AREA RATIO) %:	78.11% (Lot 3)
BUILDING LOT COVERAGE %:	22.21% (Lot 3)
BUILDING HEIGHT (Max)	
BLDG 1:	33'-0" (3 Story)
BLDG 2:	16'-0" (1 Story)
BLDG 3:	16'-0" (1 Story)
ALLOCATED IMPERVIOUS AREA:	2.443 Ac. (70.00%)
PROPOSED IMPERVIOUS AREA:	2.143 Ac. (60.77%)
TOTAL DENUDED AREA:	3.54 Ac.
PROPOSED WATER SERVICES:	1 - 1" Dom. Service
PROPOSED FIRE LINE:	282 LF 6" DIP Private
NUMBER OF PROPOSED WATER TAPS:	1 (1" Domestic)
NUMBER OF CUT IN TEES W/ VALVES	2 (6" Fire Line)
NUMBER OF PROPOSED SEWER TAPS:	1 (4" Domestic)
PROPOSED SEWER FLOW (PERMANENT) = 685 GPD (TOTAL) (1 GPD PER UNIT x 685 UNITS)	
OPEN SPACE	N/A
WATER:	Town of Clayton Utilities
SEWER:	Town of Clayton Utilities
ENERGY:	Duke Energy Progress or Town of Clayton. Customers choice.

SHEET NO.	DESCRIPTION
CS-1	COVER
CS-2	PLAT
CS-3	EXISTING CONDITIONS PLAN
CS-4	SITE PLAN
CS-5	UTILITY PLAN
CS-6	GRADING/DRAINAGE PLAN
CS-7	EROSION CONTROL PLAN - PHASE 1
CS-7A	EROSION CONTROL PLAN - PHASE 2
CS-8	NPDES PLAN
CS-8A	NPDES DETAILS
CS-9	SITE DETAILS
CS-10	UTILITY DETAILS
CS-11	STORM & EROSION DETAILS
CS-12	CHARTS & TABLES
L-1	LANDSCAPE PLAN
L-2	WET DETENTION PLANTING PLAN
ES101	LIGHTING PLAN
ES102	LIGHTING FIXTURE CUTSHEETS
A-101	ARCH BUILDING 1 FIRST FLOOR PLAN
A-201	ARCH BUILDING 1 SECOND FLOOR PLAN
A-301	ARCH BUILDING 1 THIRD FLOOR PLAN
A-401	ARCH BUILDING 1 ELEVATION VIEWS
A-402	ARCH BUILDING 1 ELEVATION VIEWS
A-101	ARCH BUILDING 2 FLOOR PLAN
A-201	ARCH BUILDING 2 ELEVATION VIEWS
A-101	ARCH BUILDING 3 FLOOR PLAN
A-201	ARCH BUILDING 3 ELEVATION VIEWS

Wm. G. Daniel & Assoc.
Engineering Planning Site Design
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-9708
C-0329

NORTH CAROLINA PROFESSIONAL SEAL 21117 ENGINEER Barton J. McClain SCOTT J. MCCLAIN 01/26/2024

Revisions

10/24/2023 Per Town of Clayton 1st Site Plan review comments.

11/27/2023 Per Town of Clayton 2nd Site Plan review comments.

01/26/2024 Per Town of Clayton 3rd Site Plan review comments.

OWNER:
MOC Clayton II, LLC
500 6th Street
San Antonio, TX 78215
919-604-4474

DEVELOPER:
Robert High Development, LLC
324 Greenville Avenue
Wilmington, NC 28403
910-790-9490

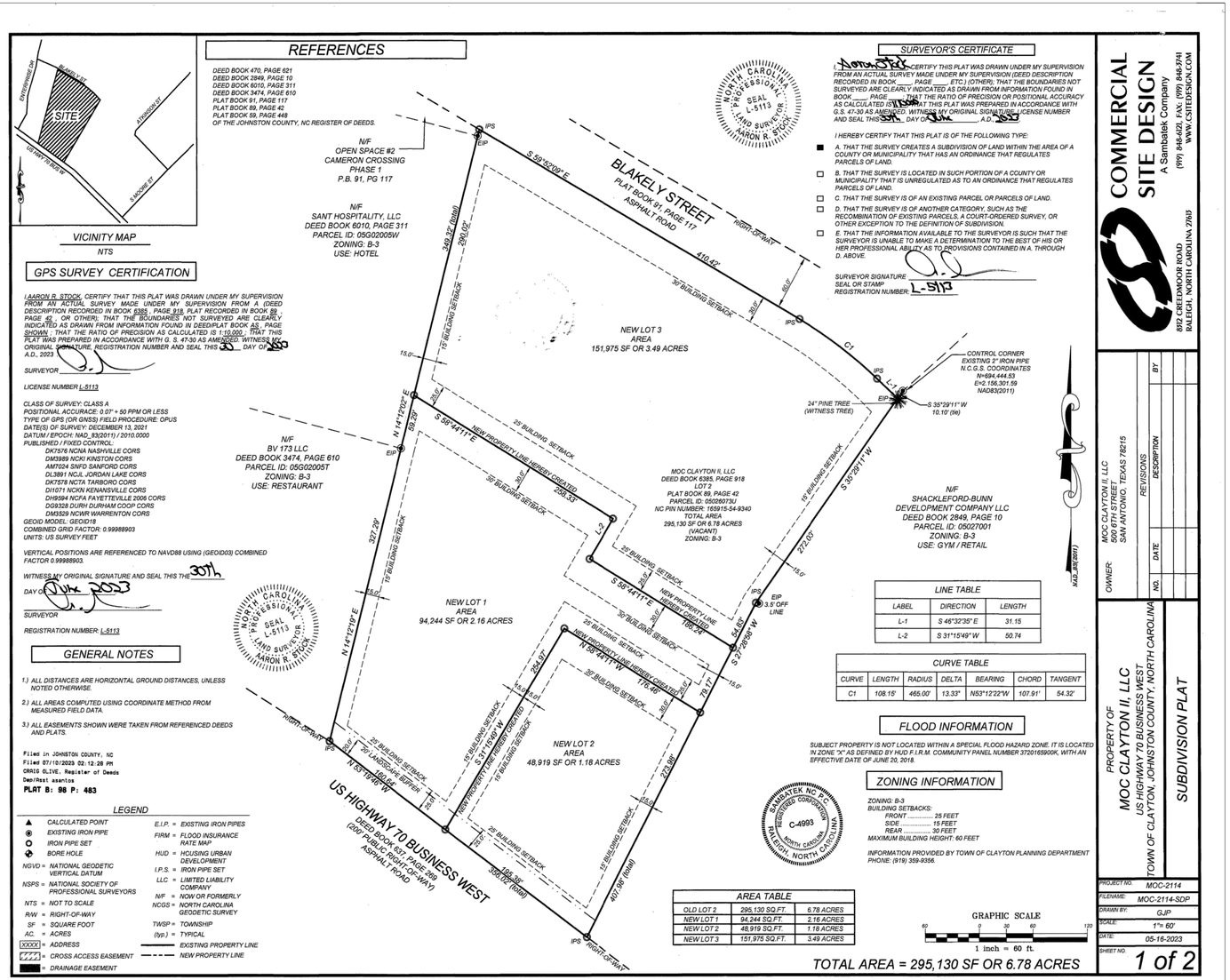
Project
Pinnacle Storage
US Hwy 70 Business West

Cover

Date
August 30, 2023

Scale
1" = 100'

Sheet
CS - 1



Wm. G. Daniel & Assoc.
Engineering Planning Site Design
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-9708
C-0329

NORTH CAROLINA PROFESSIONAL SEAL 21117 ENGINEER Barry J. McClain 01/26/2024

Revisions

10/24/2023 Per Town of Clayton 1st Site Plan review comments.

11/27/2023 Per Town of Clayton 2nd Site Plan review comments.

01/26/2024 Per Town of Clayton 3rd Site Plan review comments.

OWNER:
MOC Clayton II, LLC
500 6th Street
San Antonio, TX 78215
919-604-4474

DEVELOPER:
Robert High Development, LLC
324 Greenville Avenue
Wilmington, NC 28403
910-790-9490

Project

Pinnacle Storage
US Hwy 70 Business West

Plat

Date

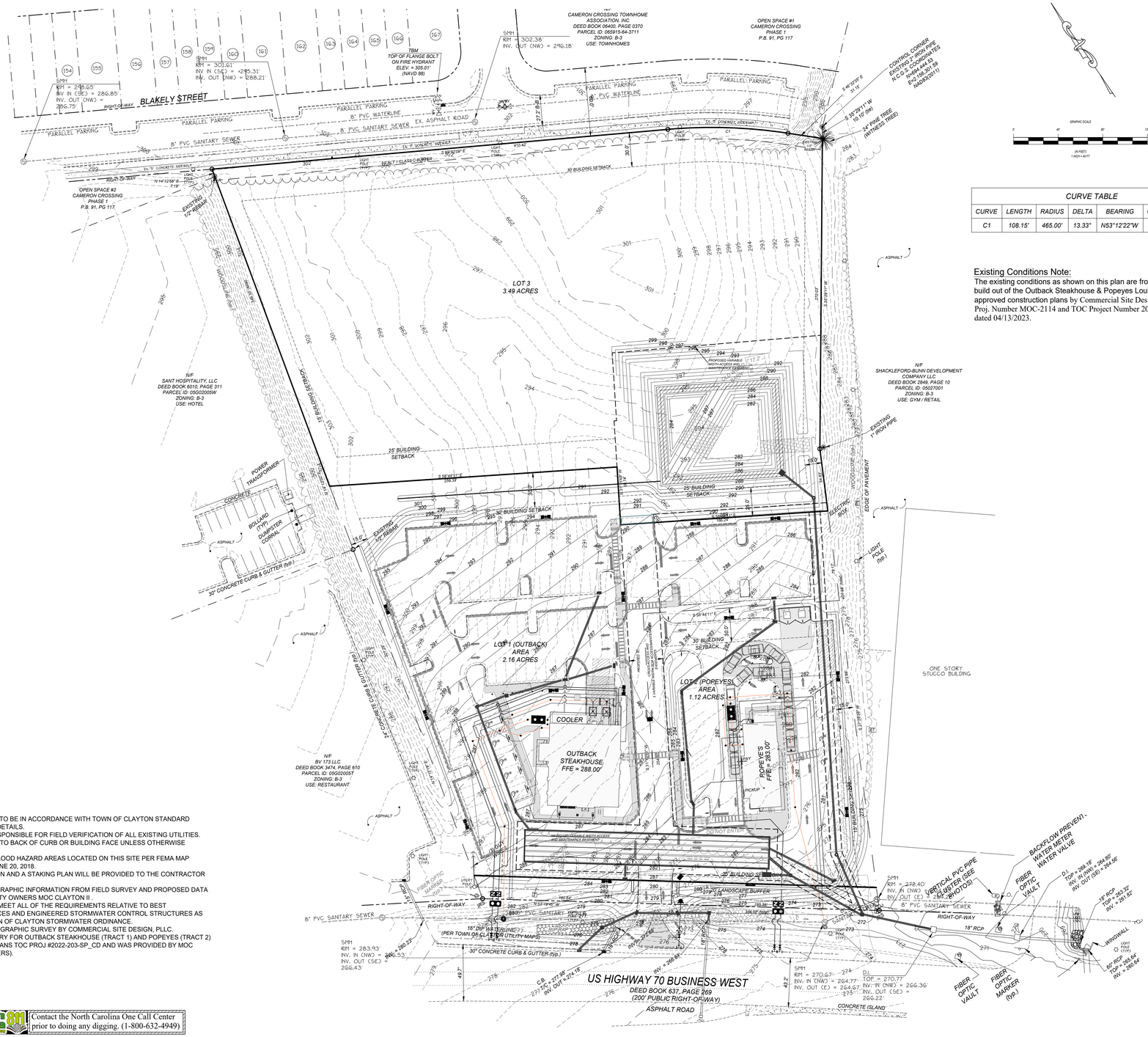
August 30, 2023

Scale

As Shown

Sheet

CS - 2



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	TANGENT
C1	108.15'	465.00'	13.33°	N53°12'22"W	107.91'	54.32'

Existing Conditions Note:
The existing conditions as shown on this plan are from the proposed build out of the Outback Steakhouse & Popeyes Louisiana Kichen approved construction plans by Commercial Site Design with CSD Proj. Number MOC-2114 and TOC Project Number 2022-203-SP_CD dated 04/13/2023.

SITE NOTES:
1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH TOWN OF CLAYTON STANDARD SPECIFICATIONS AND DETAILS.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING UTILITIES.
3. ALL DISTANCES ARE TO BACK OF CURB OR BUILDING FACE UNLESS OTHERWISE SPECIFIED.
4. NO FEMA MAPPED FLOOD HAZARD AREAS LOCATED ON THIS SITE PER FEMA MAP 3720165900K DATED JUNE 20, 2018.
5. DIGITAL INFORMATION AND A STAKING PLAN WILL BE PROVIDED TO THE CONTRACTOR UPON THEIR REQUEST.
6. ASBUILT AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY AND PROPOSED DATA PROVIDED BY PROPERTY OWNERS MOC CLAYTON II .
7. THIS PROJECT WILL MEET ALL OF THE REQUIREMENTS RELATIVE TO BEST MANAGEMENT PRACTICES AND ENGINEERED STORMWATER CONTROL STRUCTURES AS OUTLINED IN THE TOWN OF CLAYTON STORMWATER ORDINANCE.
8. SURVEY FROM TOPOGRAPHIC SURVEY BY COMMERCIAL SITE DESIGN, PLLC.
9. PROPOSED GEOMETRY FOR OUTBACK STEAKHOUSE (TRACT 1) AND POPEYES (TRACT 2) IS FROM APPROVED PLANS TOC PROJ #2022-203-SP_CD AND WAS PROVIDED BY MOC CLAYTON II, LLC (OWNERS).

North Carolina 811 — Contact the North Carolina One Call Center prior to doing any digging. (1-800-632-4949)

Wm. G. Daniel & Assoc.
Engineering Planning Site Design
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-9708
C-0329

NORTH CAROLINA PROFESSIONAL SEAL 21117 ENGINEER Barry J. McClain
BARRY J. MCCLAIN
01/26/2024

Revisions

10/24/2023 - Per Town of Clayton 1st Site Plan review comments.

11/27/2023 - Per Town of Clayton 2nd Site Plan review comments.

01/26/2024 - Per Town of Clayton 3rd Site Plan review comments.

OWNER:
MOC Clayton II, LLC
500 6th Street
San Antonio, TX 78215
919-604-4474

DEVELOPER:
Robert High Development, LLC
324 Greenville Avenue
Wilmington, NC 28403
910-790-9490

Project

Pinnacle Storage
US Hwy 70 Business West

Existing Conditions Plan

Date

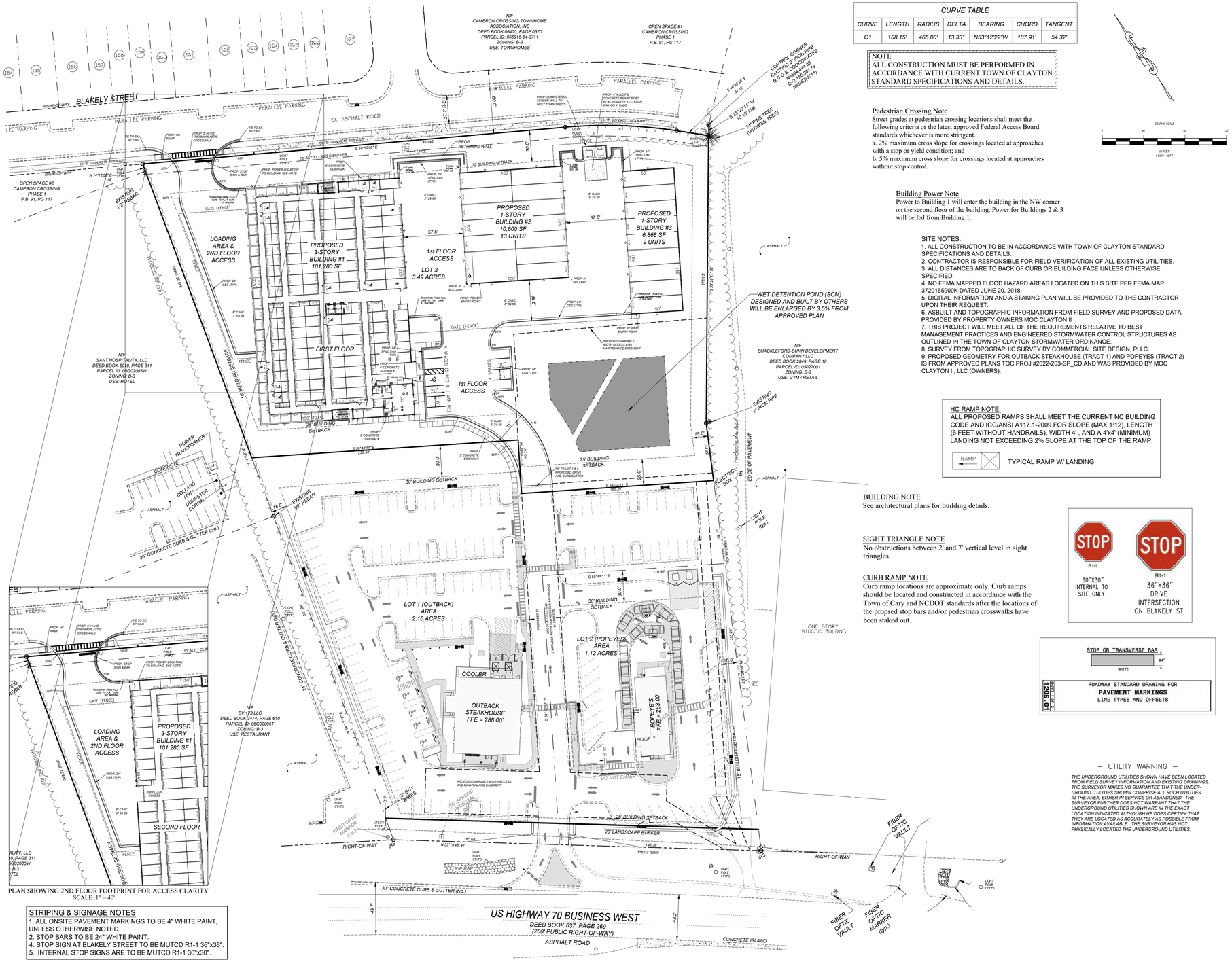
August 30, 2023

Scale

1" = 40'

Sheet

CS - 3



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	TANGENT
C1	108.15'	465.00'	13.33°	N53°12'22"W	107.91'	54.32'

NOTE
ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT TOWN OF CLAYTON STANDARD SPECIFICATIONS AND DETAILS.

Pedestrian Crossing Note
Street grades at pedestrian crossing locations shall meet the following criteria or the latest approved Federal Access Board standards whichever is more stringent.
a. 2% maximum cross slope for crossings located at approaches with a stop or yield condition; and
b. 5% maximum cross slope for crossings located at approaches without stop control.

Building Power Note
Power to Building 1 will enter the building in the NW corner on the second floor of the building. Power for Buildings 2 & 3 will be fed from Building 1.

SITE NOTES:
1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH TOWN OF CLAYTON STANDARD SPECIFICATIONS AND DETAILS.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING UTILITIES.
3. ALL DISTANCES ARE TO BACK OF CURB OR BUILDING FACE UNLESS OTHERWISE SPECIFIED.
4. NO FEMA MAPPED FLOOD HAZARD AREAS LOCATED ON THIS SITE PER FEMA MAP 3720165900K DATED JUNE 20, 2018.
5. DIGITAL INFORMATION AND A STAKING PLAN WILL BE PROVIDED TO THE CONTRACTOR UPON THEIR REQUEST.
6. ASBUILT AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY AND PROPOSED DATA PROVIDED BY PROPERTY OWNERS MOC CLAYTON II.
7. THIS PROJECT WILL MEET ALL OF THE REQUIREMENTS RELATIVE TO BEST MANAGEMENT PRACTICES AND ENGINEERED STORMWATER CONTROL STRUCTURES AS OUTLINED IN THE TOWN OF CLAYTON STORMWATER ORDINANCE.
8. SURVEY FROM TOPOGRAPHIC SURVEY BY COMMERCIAL SITE DESIGN, PLLC.
9. PROPOSED GEOMETRY FOR OUTBACK STEAKHOUSE (TRACT 1) AND POPEYES (TRACT 2) IS FROM APPROVED PLANS TOC PROJ #2022-203-SP_CD AND WAS PROVIDED BY MOC CLAYTON II, LLC (OWNERS).

HC RAMP NOTE:
ALL PROPOSED RAMPS SHALL MEET THE CURRENT NC BUILDING CODE AND ICC/ANSI A117.1-2009 FOR SLOPE (MAX 1:12), LENGTH (6 FEET WITHOUT HANDRAILS), WIDTH 4' , AND A 4'x4' (MINIMUM) LANDING NOT EXCEEDING 2% SLOPE AT THE TOP OF THE RAMP.

RAMP — TYPICAL RAMP W/ LANDING

BUILDING NOTE
See architectural plans for building details.

SIGHT TRIANGLE NOTE
No obstructions between 2' and 7' vertical level in sight triangles.

CURB RAMP NOTE
Curb ramp locations are approximate only. Curb ramps should be located and constructed in accordance with the Town of Cary and NCDOT standards after the locations of the propsed stop bars and/or pedestrian crosswalks have been staked out.

PLAN SHOWING 2ND FLOOR FOOTPRINT FOR ACCESS CLARITY
SCALE: 1" = 40'

STRIPING & SIGNAGE NOTES
1. ALL ONSITE PAVEMENT MARKINGS TO BE 4" WHITE PAINT, UNLESS OTHERWISE NOTED.
2. STOP BARS TO BE 24" WHITE PAINT.
4. STOP SIGN AT BLAKELY STREET TO BE MUTCD R1-1 36"x36".
5. INTERNAL STOP SIGNS ARE TO BE MUTCD R1-1 30"x30".

North Carolina 811 — Contact the North Carolina One Call Center prior to doing any digging. (1-800-632-4949)

— UTILITY WARNING —
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Wm. G. Daniel & Assoc.
Engineering Planning Site Design
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-9708
C-0329

NORTH CAROLINA PROFESSIONAL SEAL 21117 ENGINEER Barry J. McClain SURVEYOR Barry J. McClain 01/26/2024

Revisions
10/24/2023 Per Town of Clayton 1st Site Plan review comments.
11/27/2023 Per Town of Clayton 2nd Site Plan review comments.
01/26/2024 Per Town of Clayton 3rd Site Plan review comments.

OWNER:
MOC Clayton II, LLC
500 6th Street
San Antonio, TX 78215
919-604-4474

DEVELOPER:
Robert High Development, LLC
324 Greenville Avenue
Wilmington, NC 28403
910-790-9490

Project
Pinnacle Storage
US Hwy 70 Business West

Site Plan

Date
August 30, 2023

Scale
1" = 40'

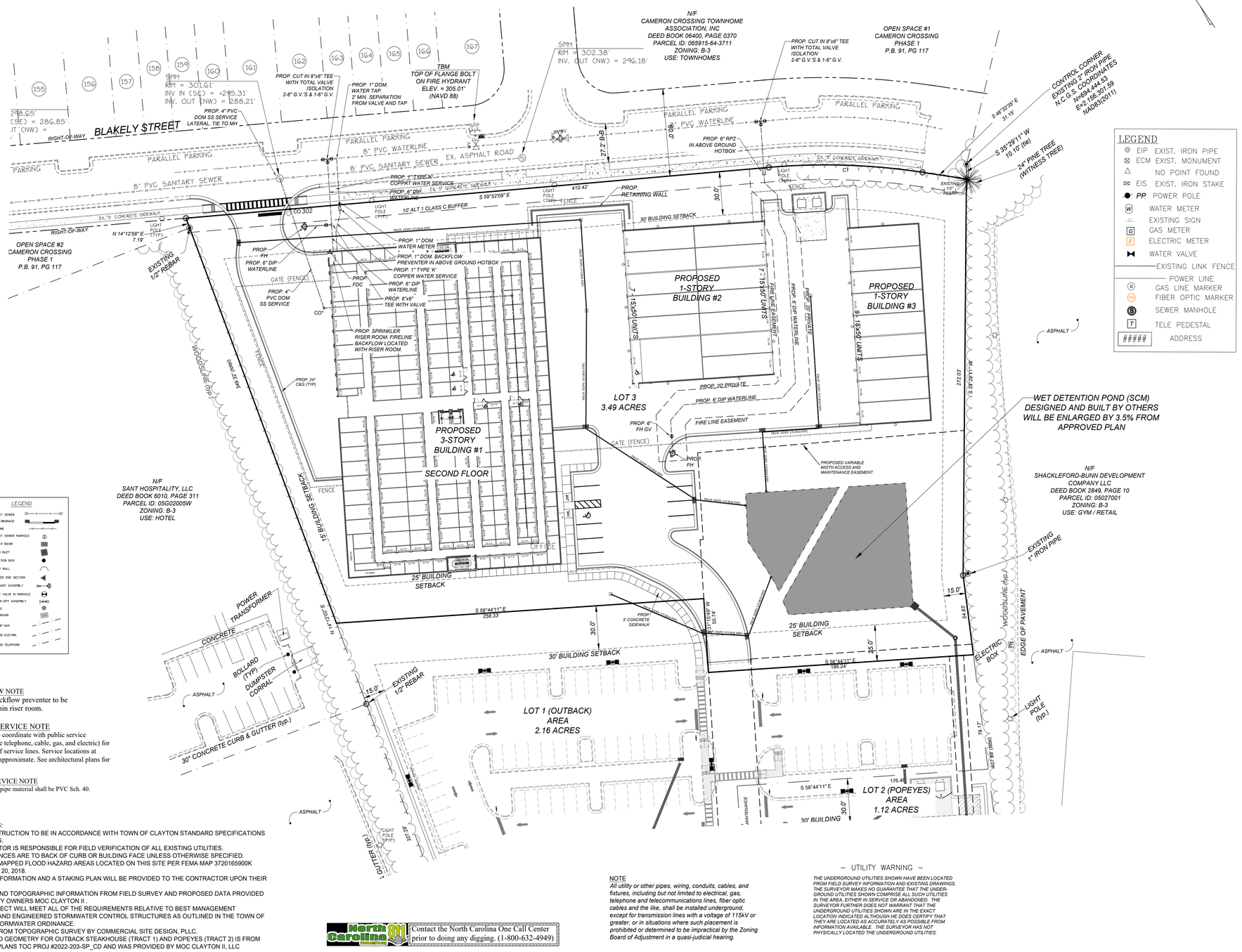
Sheet
CS - 4

NOTE
ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT TOWN OF CLAYTON STANDARD SPECIFICATIONS AND DETAILS.

NUMBER OF PROPOSED WATER TAPS:	1 (1" Domestic)
NUMBER OF CUT IN TEES W/ VALVES	2 (6" Fire Line)
NUMBER OF PROPOSED SEWER TAPS:	1 (4" Domestic)
PROPOSED SEWER FLOW (PERMANENT) = 685 GPD (TOTAL) (1 GPD PER UNIT)	

PROP CO: NON TRAFFIC RATED
PROP CO*: TRAFFIC RATED

GRAPHIC SCALE
0' 30' 60' 90'
(IN FEET)
1 INCH = 30 FT



BACKFLOW NOTE
Fire line backflow preventer to be located within riser room.

UTILITY SERVICE NOTE
Contractor to coordinate with public service companies (ie telephone, cable, gas, and electric) for installation of service lines. Service locations at building are approximate. See architectural plans for details.

SEWER SERVICE NOTE
Sewer service pipe material shall be PVC Sch. 40.

SITE NOTES:
1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH TOWN OF CLAYTON STANDARD SPECIFICATIONS AND DETAILS.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING UTILITIES.
3. ALL DISTANCES ARE TO BACK OF CURB OR BUILDING FACE UNLESS OTHERWISE SPECIFIED.
4. NO FEMA MAPPED FLOOD HAZARD AREAS LOCATED ON THIS SITE PER FEMA MAP 3720165900K DATED JUNE 20, 2018.
5. DIGITAL INFORMATION AND A STAKING PLAN WILL BE PROVIDED TO THE CONTRACTOR UPON THEIR REQUEST.
6. ASBUILT AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY AND PROPOSED DATA PROVIDED BY PROPERTY OWNERS MOC CLAYTON II .
7. THIS PROJECT WILL MEET ALL OF THE REQUIREMENTS RELATIVE TO BEST MANAGEMENT PRACTICES AND ENGINEERED STORMWATER CONTROL STRUCTURES AS OUTLINED IN THE TOWN OF CLAYTON STORMWATER ORDINANCE.
8. SURVEY FROM TOPOGRAPHIC SURVEY BY COMMERCIAL SITE DESIGN, PLLC.
9. PROPOSED GEOMETRY FOR OUTBACK STEAKHOUSE (TRACT 1) AND POPEYES (TRACT 2) IS FROM APPROVED PLANS TOC PROJ #2022-203-SP_CD AND WAS PROVIDED BY MOC CLAYTON II, LLC (OWNERS).

North Carolina 811 — Contact the North Carolina One Call Center prior to doing any digging. (1-800-632-4949)

NOTE
All utility or other pipes, wiring, conduits, cables, and fixtures, including but not limited to electrical, gas, telephone and telecommunications lines, fiber optic cables and the like, shall be installed underground, except for transmission lines with a voltage of 115kV or greater, or in situations where such placement is prohibited or determined to be impractical by the Zoning Board of Adjustment in a quasi-judicial hearing.

– UTILITY WARNING –
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Wm. G. Daniel & Assoc.
Engineering Planning Site Design
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-9708
C-0329

NORTH CAROLINA PROFESSIONAL SEAL 21117 ENGINEER Barry J. McClain 01/26/2024

Revisions

10/24/2023 Per Town of Clayton 1st Site Plan review comments.

11/27/2023 Per Town of Clayton 2nd Site Plan review comments.

01/26/2024 Per Town of Clayton 3rd Site Plan review comments.

OWNER:
MOC Clayton II, LLC
500 6th Street
San Antonio, TX 78215
919-604-4474

DEVELOPER:
Robert High Development, LLC
324 Greenville Avenue
Wilmington, NC 28403
910-790-9490

Project
Pinnacle Storage
US Hwy 70 Business West

Utility Plan

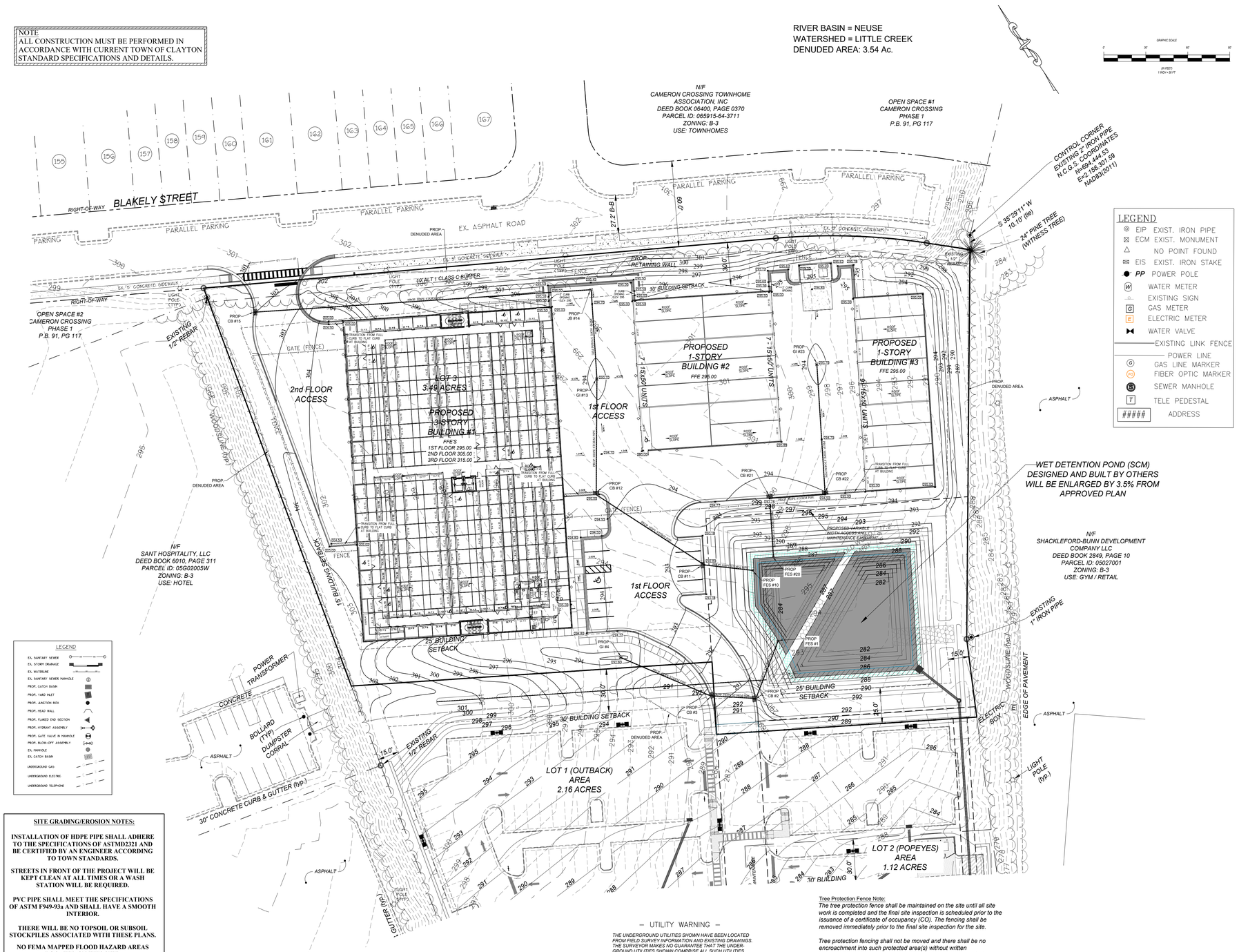
Date
August 30, 2023

Scale
1" = 30'

Sheet
CS - 5

NOTE
ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT TOWN OF CLAYTON STANDARD SPECIFICATIONS AND DETAILS.

RIVER BASIN = NEUSE
WATERSHED = LITTLE CREEK
DENUDED AREA: 3.54 Ac.



LEGEND

EIP	EXIST. IRON PIPE
ECM	EXIST. MONUMENT
△	NO POINT FOUND
EIS	EXIST. IRON STAKE
PP	POWER POLE
W	WATER METER
	EXISTING SIGN
G	GAS METER
E	ELECTRIC METER
	WATER VALVE
	EXISTING LINK FENCE
	POWER LINE
G	GAS LINE MARKER
FO	FIBER OPTIC MARKER
S	SEWER MANHOLE
T	TELE PEDESTAL
#####	ADDRESS

LEGEND

EX. SANITARY SEWER	
EX. STORM DRAINAGE	
EX. WATERLINE	
EX. SANITARY SEWER MANHOLE	
PROP. CATCH BASIN	
PROP. YARD INLET	
PROP. JUNCTION BOX	
PROP. HEAD WALL	
PROP. FLARED END SECTION	
PROP. HYDRANT ASSEMBLY	
PROP. GATE VALVE IN MANHOLE	
PROP. BLOW-OFF ASSEMBLY	
EX. MANHOLE	
EX. CATCH BASIN	
UNDERGROUND GAS	
UNDERGROUND ELECTRIC	
UNDERGROUND TELEPHONE	

SITE GRADING/EROSION NOTES:

INSTALLATION OF HDPE PIPE SHALL ADHERE TO THE SPECIFICATIONS OF ASTMD2321 AND BE CERTIFIED BY AN ENGINEER ACCORDING TO TOWN STANDARDS.

STREETS IN FRONT OF THE PROJECT WILL BE KEPT CLEAN AT ALL TIMES OR A WASH STATION WILL BE REQUIRED.

PVC PIPE SHALL MEET THE SPECIFICATIONS OF ASTM F949-93a AND SHALL HAVE A SMOOTH INTERIOR.

THERE WILL BE NO TOPSOIL OR SUBSOIL STOCKPILES ASSOCIATED WITH THESE PLANS.

NO FEMA MAPPED FLOOD HAZARD AREAS LOCATED ON THIS SITE.

NO WETLANDS LOCATED ON THIS SITE.

SEPARATE BUILDING PERMITS ARE REQUIRED FOR RETAINING WALLS AND DUMPSTER/COMPACTER ENCLOSURES.

North Carolina 811 — Contact the North Carolina One Call Center prior to doing any digging. (1-800-632-4949)

— UTILITY WARNING —

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Wm. G. Daniel & Assoc.
Engineering Planning
Site Design
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-9708
C-0329

NORTH CAROLINA PROFESSIONAL SEAL 21117 ENGINEER Barry J. McClain
01/26/2024

Revisions

10/24/2023 Per Town of Clayton 1st Site Plan review comments.

11/27/2023 Per Town of Clayton 2nd Site Plan review comments.

01/26/2024 Per Town of Clayton 3rd Site Plan review comments.

OWNER:
MOC Clayton II, LLC
500 6th Street
San Antonio, TX 78215
919-604-4474

DEVELOPER:
Robert High Development, LLC
324 Greenville Avenue
Wilmington, NC 28403
910-790-9490

Project
Pinnacle Storage
US Hwy 70 Business West

Grading / Drainage Plan

Date
August 30, 2023

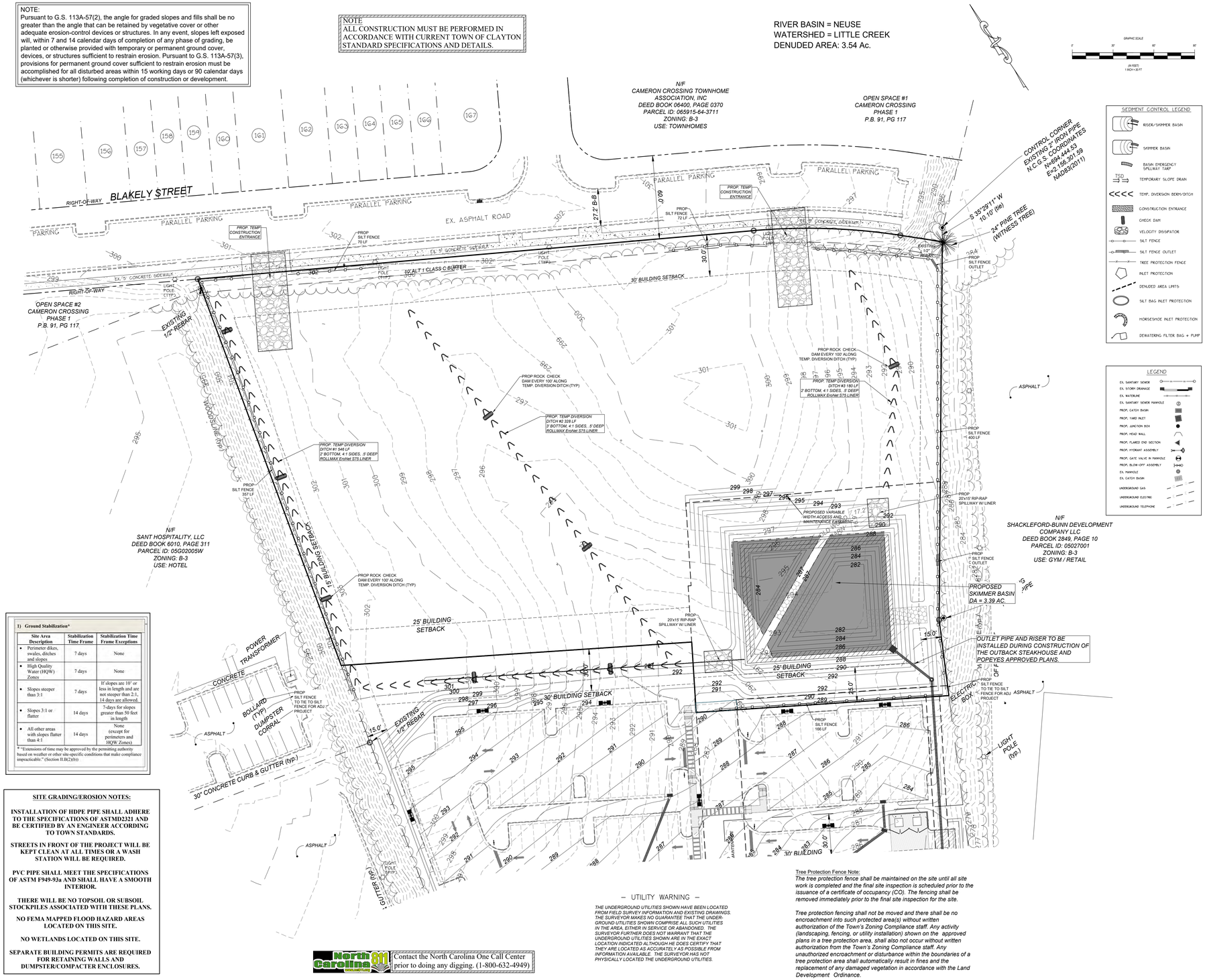
Scale
1" = 30'

Sheet
CS - 6

NOTE:
Pursuant to G.S. 113A-57(2), the angle for graded slopes and fills shall be no greater than the angle that can be retained by vegetative cover or other adequate erosion-control devices or structures. In any event, slopes left exposed will, within 7 and 14 calendar days of completion of any phase of grading, be planted or otherwise provided with temporary or permanent ground cover, devices, or structures sufficient to restrain erosion. Pursuant to G.S. 113A-57(3), provisions for permanent ground cover sufficient to restrain erosion must be accomplished for all disturbed areas within 15 working days or 90 calendar days (whichever is shorter) following completion of construction or development.

NOTE
ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT TOWN OF CLAYTON STANDARD SPECIFICATIONS AND DETAILS.

RIVER BASIN = NEUSE
WATERSHED = LITTLE CREEK
DENUDED AREA: 3.54 Ac.



SEDIMENT CONTROL LEGEND

- RISER/SKIMMER BASIN
- SKIMMER BASIN
- BASIN EMERGENCY SPILLWAY TARP
- TSD TEMPORARY SLOPE DRAIN
- TEMP. DIVERSION BERM/DITCH
- CONSTRUCTION ENTRANCE
- CHECK DAM
- VELOCITY DISSIPATOR
- SILT FENCE
- SILT FENCE OUTLET
- TREE PROTECTION FENCE
- INLET PROTECTION
- DENUDED AREA LIMITS
- SILT BAG INLET PROTECTION
- HORSESHOE INLET PROTECTION
- DEWATERING FILTER BAG + PUMP

LEGEND

- EX. SANITARY SEWER
- EX. STORM DRAINAGE
- EX. WATERLINE
- EX. SANITARY SEWER MANHOLE
- PROP. CATCH BASIN
- PROP. YARD INLET
- PROP. JUNCTION BOX
- PROP. HEAD WALL
- PROP. FLARED END SECTION
- PROP. HYDRANT ASSEMBLY
- PROP. GATE VALVE IN MANHOLE
- PROP. BLOW-OFF ASSEMBLY
- EX. MANHOLE
- EX. CATCH BASIN
- UNDERGROUND GAS
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE

1) Ground Stabilization*

Site Area Description	Stabilization Time Frame	Stabilization Time Frame Exceptions
• Perimeter dikes, swales, ditches and slopes	7 days	None
• High Quality Water (HQW) Zones	7 days	None
• Slopes steeper than 3:1	7 days	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed.
• Slopes 3:1 or flatter	14 days	7-days for slopes greater than 50 feet in length
• All other areas with slopes flatter than 4:1	14 days	None (except for perimeters and HQW Zones)

* "Extensions of time may be approved by the permitting authority based on weather or other site-specific conditions that make compliance impracticable." (Section II.B(2)(b))

SITE GRADING/EROSION NOTES:

INSTALLATION OF HDPE PIPE SHALL ADHERE TO THE SPECIFICATIONS OF ASTMD2321 AND BE CERTIFIED BY AN ENGINEER ACCORDING TO TOWN STANDARDS.

STREETS IN FRONT OF THE PROJECT WILL BE KEPT CLEAN AT ALL TIMES OR A WASH STATION WILL BE REQUIRED.

PVC PIPE SHALL MEET THE SPECIFICATIONS OF ASTM F949-93a AND SHALL HAVE A SMOOTH INTERIOR.

THERE WILL BE NO TOPSOIL OR SUBSOIL STOCKPILES ASSOCIATED WITH THESE PLANS.

NO FEMA MAPPED FLOOD HAZARD AREAS LOCATED ON THIS SITE.

NO WETLANDS LOCATED ON THIS SITE.

SEPARATE BUILDING PERMITS ARE REQUIRED FOR RETAINING WALLS AND DUMPSTER/COMPACTER ENCLOSURES.

North Carolina 811 — Contact the North Carolina One Call Center prior to doing any digging. (1-800-632-4949)

— UTILITY WARNING —

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Tree Protection Fence Note:
The tree protection fence shall be maintained on the site until all site work is completed and the final site inspection is scheduled prior to the issuance of a certificate of occupancy (CO). The fencing shall be removed immediately prior to the final site inspection for the site.

Tree protection fencing shall not be moved and there shall be no encroachment into such protected area(s) without written authorization of the Town's Zoning Compliance staff. Any activity (landscaping, fencing, or utility installation) shown on the approved plans in a tree protection area, shall also not occur without written authorization from the Town's Zoning Compliance staff. Any unauthorized encroachment or disturbance within the boundaries of a tree protection area shall automatically result in fines and the replacement of any damaged vegetation in accordance with the Land Development Ordinance.

Wm. G. Daniel & Assoc.
Engineering Planning Site Design
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-9708
C-0329

NORTH CAROLINA PROFESSIONAL SEAL 21117 ENGINEER Barry J. McClain 01/26/2024

Revisions

10/24/2023 Per Town of Clayton 1st Site Plan review comments.

11/27/2023 Per Town of Clayton 2nd Site Plan review comments.

01/26/2024 Per Town of Clayton 3rd Site Plan review comments.

OWNER:
MOC Clayton II, LLC
500 6th Street
San Antonio, TX 78215
919-604-4474

DEVELOPER:
Robert High Development, LLC
324 Greenville Avenue
Wilmington, NC 28403
910-790-9490

Project
Pinnacle Storage
US Hwy 70 Business West

Erosion Control Plan
Phase 1

Date
August 30, 2023

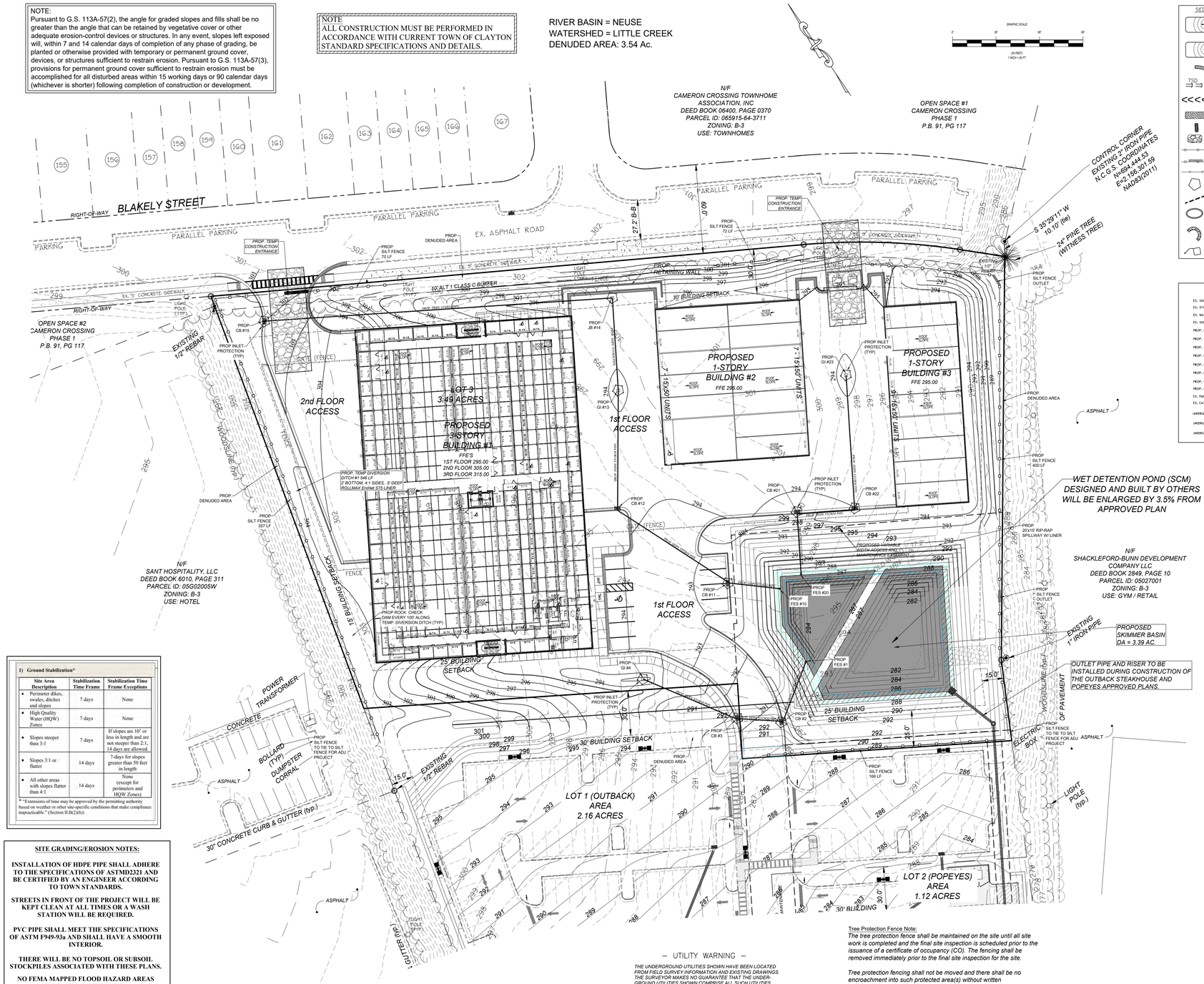
Scale
1" = 30'

Sheet
CS - 7

NOTE:
Pursuant to G.S. 113A-57(2), the angle for graded slopes and fills shall be no greater than the angle that can be retained by vegetative cover or other adequate erosion-control devices or structures. In any event, slopes left exposed will, within 7 and 14 calendar days of completion of any phase of grading, be planted or otherwise provided with temporary or permanent ground cover, devices, or structures sufficient to restrain erosion. Pursuant to G.S. 113A-57(3), provisions for permanent ground cover sufficient to restrain erosion must be accomplished for all disturbed areas within 15 working days or 90 calendar days (whichever is shorter) following completion of construction or development.

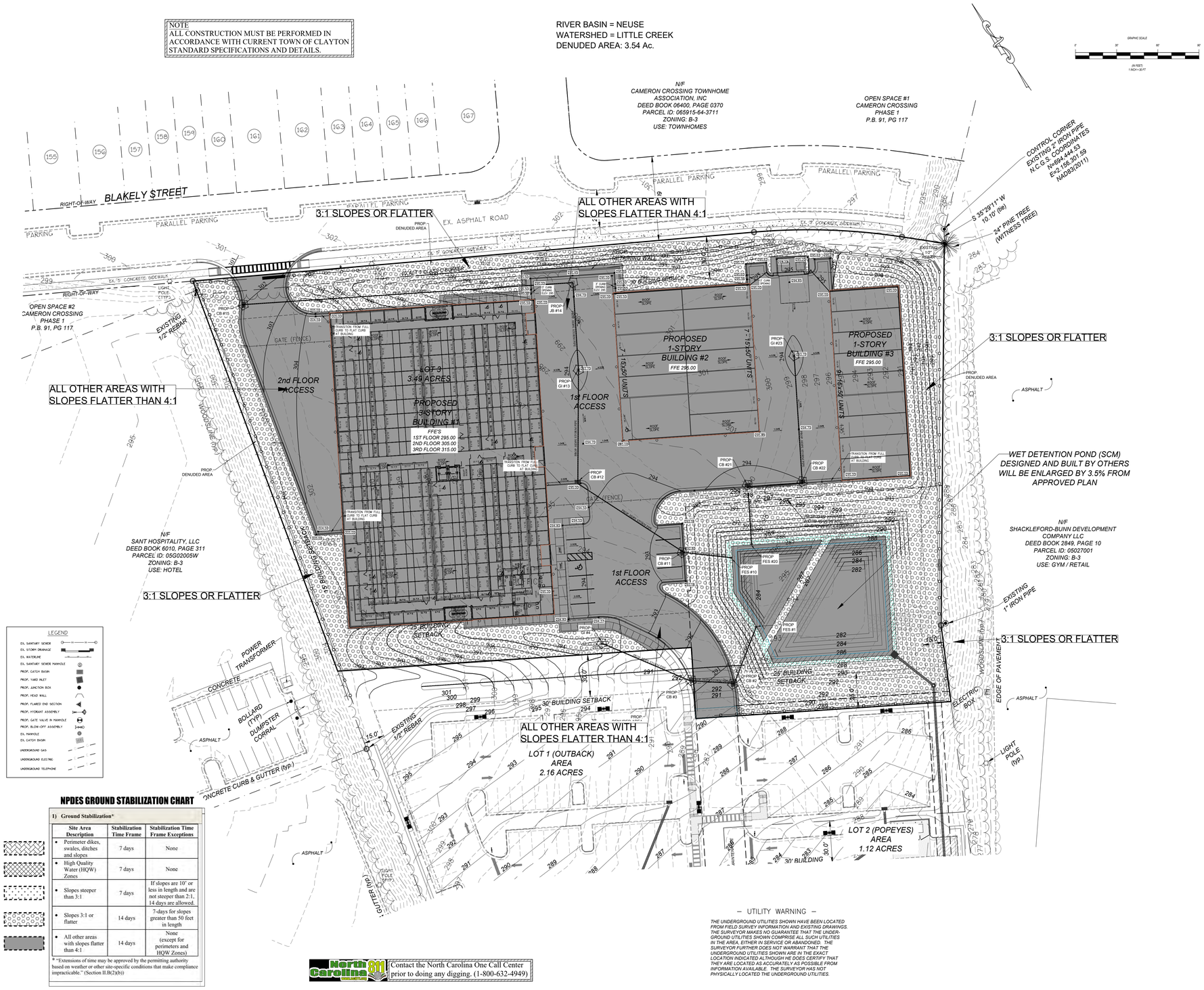
NOTE
ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT TOWN OF CLAYTON STANDARD SPECIFICATIONS AND DETAILS.

RIVER BASIN = NEUSE
WATERSHED = LITTLE CREEK
DENUDED AREA: 3.54 Ac.


N/F
CAMERON CROSSING TOWNHOME ASSOCIATION, INC
DEED BOOK 06400, PAGE 0370
PARCEL ID: 065915-64-3711
ZONING: B-3
USE: TOWNHOMES
OPEN SPACE #1
CAMERON CROSSING
PHASE 1
P.B. 91, PG 117
GRAPHIC SCALE
0' 30' 60' 90'
(IN FEET)
1 INCH = 30 FT
RIGHT-OF-WAY
BLAKELY STREET
PARALLEL PARKING
EX. ASPHALT ROAD
EX. 5' CONCRETE SIDEWALK
PROP. TEMP CONSTRUCTION ENTRANCE
PROP SILT FENCE 70 LF
PROP DENUDED AREA
PROP SILT FENCE 72 LF
PROP. RETAINING WALL
10' ALT 1 CLASS C BUFFER
30' BUILDING SETBACK
LIGHT POLE (TYP.)
EXISTING 1/2" REBAR
CONTROL CORNER
EXISTING 2" IRON PIPE
N.C.G.S. COORDINATES
N=694,444.53
E=2,156,301.59
NAD83(2011)
S 35°29'11" W
10.10' (tie)
24" PINE TREE
(WITNESS TREE)
OPEN SPACE #2
CAMERON CROSSING
PHASE 1
P.B. 91, PG 117
EXISTING 1/2" REBAR
PROP INLET PROTECTION (TYP)
PROP CB #15
PROP JB #14
PROP GI #13
PROP GI #23
PROP CB #21
PROP CB #22
PROP CB #12
PROP CB #11
PROP CB #3
PROP GI #4
PROP GI #24
PROPOSED 1-STORY BUILDING #2
FFE 295.00
PROPOSED 1-STORY BUILDING #3
FFE 295.00
7-1-1950 UNITS
LOT 3
3.49 ACRES
PROPOSED 3-STORY BUILDING #3
FFE'S
1ST FLOOR 295.00
2ND FLOOR 305.00
3RD FLOOR 315.00
2nd FLOOR ACCESS
1st FLOOR ACCESS
1st FLOOR ACCESS
PROP. TEMP DIVERSION DITCH #1 546 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP ROCK CHECK DAM EVERY 100' ALONG TEMP. DIVERSION DITCH (TYP)
PROP TEMP DIVERSION DITCH #2 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #3 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #4 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #5 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #6 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #7 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #8 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #9 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #10 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #11 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #12 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #13 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #14 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #15 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #16 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #17 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #18 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #19 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #20 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #21 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #22 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #23 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #24 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #25 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #26 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #27 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #28 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #29 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #30 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #31 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #32 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #33 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #34 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #35 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #36 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #37 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #38 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #39 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #40 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #41 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #42 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #43 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #44 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #45 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #46 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #47 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #48 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #49 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #50 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #51 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #52 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #53 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #54 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #55 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #56 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #57 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #58 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #59 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #60 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #61 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #62 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #63 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #64 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #65 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #66 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #67 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #68 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #69 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #70 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #71 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #72 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #73 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #74 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #75 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #76 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #77 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #78 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #79 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #80 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #81 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #82 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #83 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #84 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #85 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #86 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #87 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #88 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #89 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #90 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #91 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #92 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #93 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #94 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #95 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #96 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #97 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #98 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #99 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #100 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #101 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #102 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #103 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #104 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #105 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #106 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #107 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #108 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #109 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #110 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #111 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #112 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #113 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #114 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #115 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #116 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #117 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #118 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #119 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #120 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #121 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #122 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #123 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #124 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #125 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #126 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #127 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #128 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #129 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #130 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #131 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #132 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #133 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #134 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #135 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #136 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #137 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #138 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #139 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #140 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #141 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #142 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #143 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #144 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #145 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #146 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #147 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #148 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #149 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #150 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #151 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #152 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #153 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #154 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #155 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #156 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #157 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #158 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #159 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #160 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #161 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #162 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #163 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #164 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #165 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #166 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #167 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #168 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #169 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #170 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #171 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #172 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #173 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #174 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #175 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #176 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #177 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #178 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #179 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #180 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #181 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #182 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #183 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #184 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #185 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #186 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #187 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #188 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #189 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #190 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #191 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #192 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #193 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #194 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #195 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #196 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #197 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #198 1,119 LF
2' BOTTOM, 4:1 SIDES, .5' DEEP
ROLLMAX Ero4w ST5 LINER
PROP TEMP DIVERSION DITCH #199 1,119 L

NOTE
ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT TOWN OF CLAYTON STANDARD SPECIFICATIONS AND DETAILS.

RIVER BASIN = NEUSE
WATERSHED = LITTLE CREEK
DENUDED AREA: 3.54 Ac.



LEGEND

- EX. SANITARY SEWER
- EX. STORM DRAINAGE
- EX. WATERLINE
- EX. SANITARY SEWER MANHOLE
- PROP. CATCH BASIN
- PROP. YARD INLET
- PROP. JUNCTION BOX
- PROP. YEAD WALL
- PROP. FLARED END SECTION
- PROP. HYDRANT ASSEMBLY
- PROP. GATE VALVE IN MANHOLE
- PROP. BLOW-OFF ASSEMBLY
- EX. MANHOLE
- EX. CATCH BASIN
- UNDERGROUND GAS
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE

NPDES GROUND STABILIZATION CHART

1) Ground Stabilization*

Site Area Description	Stabilization Time Frame	Stabilization Time Frame Exceptions
• Perimeter dikes, swales, ditches and slopes	7 days	None
• High Quality Water (HQW) Zones	7 days	None
• Slopes steeper than 3:1	7 days	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed.
• Slopes 3:1 or flatter	14 days	7-days for slopes greater than 50 feet in length
• All other areas with slopes flatter than 4:1	14 days	None (except for perimeters and HQW Zones)

* "Extensions of time may be approved by the permitting authority based on weather or other site-specific conditions that make compliance impracticable." (Section II.B(2)(b))

North Carolina 811 — Contact the North Carolina One Call Center prior to doing any digging. (1-800-632-4949)

– UTILITY WARNING –

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDER-GROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Wm. G. Daniel & Assoc.
Engineering Planning Site Design
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-9708
C-0329

NORTH CAROLINA PROFESSIONAL SEAL 21117 ENGINEER Barry J. McClain 01/26/2024

Revisions

10/24/2023 Per Town of Clayton 1st Site Plan review comments.

11/27/2023 Per Town of Clayton 2nd Site Plan review comments.

01/26/2024 Per Town of Clayton 3rd Site Plan review comments.

OWNER:
MOC Clayton II, LLC
500 6th Street
San Antonio, TX 78215
919-604-4474

DEVELOPER:
Robert High Development, LLC
324 Greenville Avenue
Wilmington, NC 28403
910-790-9490

Project
Pinnacle Storage
US Hwy 70 Business West

NPDES Plan

Date
August 30, 2023

Scale
1" = 30'

Sheet
CS - 8

NCG-01 GROUND COVER & MATERIALS HANDLING

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

Required Ground Stabilization Timeframes		
Site Area Description	**Stabilize within this many calendar days after ceasing land disturbance**	**Timeframe variations**
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	*If slopes are 10 feet or less in length and are not steeper than 2:1, 14 days are allowed*
(d) Slopes 3:1 to 4:1	14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
• Temporary grass seed covered with straw or other mulches and tackifiers. • Hydroseeding • Rolled erosion control products with or without temporary grass seed • Appropriately applied straw or other mulch • Plastic sheeting	• Permanent grass seed covered with straw or other mulches and tackifiers • Geotextile fabrics such as permanent soil reinforcement matting • Hydroseeding • Shrubs or other permanent plantings covered with mulch • Uniform and evenly distributed ground cover sufficient to restrain erosion • Structural methods such as concrete, asphalt or retaining walls • Rolled erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

1. Select flocculants that are appropriate for the soils being exposed during construction, selecting from the *NC DWR List of Approved PAMS/Flocculants.*
2. Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
3. Apply flocculants at the concentrations specified in the *NC DWR List of Approved PAMS/Flocculants* and in accordance with the manufacturer's instructions.
4. Provide ponding area for containment of treated Stormwater before discharging offsite.
5. Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

1. Maintain vehicles and equipment to prevent discharge of fluids.
2. Provide drip pans under any stored equipment.
3. Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
4. Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
5. Remove leaking vehicles and construction equipment from service until the problem has been corrected.
6. Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

1. Never bury or burn waste. Place litter and debris in approved waste containers.
2. Provide a sufficient number and size of waste containers (e.g dumpster, trash receptacle) on site to contain construction and domestic wastes.
3. Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
4. Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
5. Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
6. Anchor all lightweight items in waste containers during times of high winds.
7. Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
8. Dispose waste off-site at an approved disposal facility.
9. On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

1. Do not dump paint and other liquid waste into storm drains, streams or wetlands.
2. Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
3. Contain liquid wastes in a controlled area.
4. Containment must be labeled, sized and placed appropriately for the needs of site.
5. Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

PORTABLE TOILETS

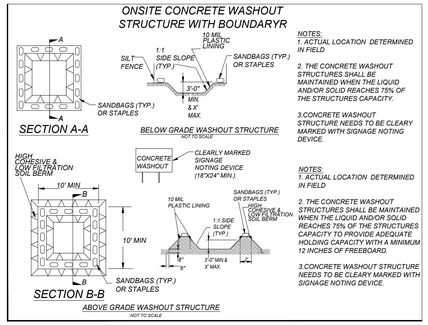
1. Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
2. Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
3. Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT

1. Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
2. Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
3. Provide stable stone access point when feasible.
4. Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.

HAZARDOUS AND TOXIC WASTE

1. Create designated hazardous waste collection areas on-site.
2. Place hazardous waste containers under cover or in secondary containment.
3. Do not store hazardous chemicals, drums or bagged materials directly on the ground.



CONCRETE WASHOUTS

1. Do not discharge concrete or cement slurry from the site.
2. Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
3. Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
4. Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
5. Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
6. Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
7. Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
8. Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
9. Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
10. At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

HERBICIDES, PESTICIDES AND RODENTICIDES

1. Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
2. Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
3. Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
4. Do not stockpile these materials onsite.

NCG01- SELF INSPECTION

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING
SECTION A: SELF-INSPECTION

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Inspect	Frequency (during normal business hours)	Inspection records must include:
(1) Rain gauge maintained in good working order	Daily	*Daily rainfall amounts.* *If no daily rain gauge observations are made during weekend on holiday periods, and no individual-day rainfall information is available, record the cumulative rain measurement for those unattended days (this will determine if a site inspection is needed). Days on which no rainfall occurred shall be recorded as "Zero." The permittee may use another rain-monitoring device approved by the Division.*
(2) E&SC Measures	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours.	1. Identification of the measures inspected 2. Date and Time of the inspection 3. Name of the person performing the inspection 4. Indication of whether the measures were operating properly 5. Description of maintenance needs for the measure 6. Description, Evidence, and date of corrective actions taken
(3) Stormwater discharge outfalls(SDOs)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours.	*1. Identification of the discharge outfalls inspected* *2. Date and Time of the inspection* *3. Name of the person performing the inspection* *4. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration* *5. Indication of visible sediment leaving the site* *6. Description, Evidence, and date corrective actions taken*
(4) Perimeter of Site	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours.	*If visible Sedimentation is found outside site limits, then record of the following shall be made:* *1) Actions taken to clean up or stabilize sediment that has left the site limits* *2) Description, Evidence and date of corrective actions taken* *3) An explanation as to the actions taken to control future releases*
(5) Streams or wetlands onsite or offsite (where accessible)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours.	*If the stream or wetland has increased visible sedimentation or has visible increased turbidity from the construction activity, then a record of the following shall be made:* *1) Description, Evidence and date of corrective actions taken* *2)Records of required reports to the appropriate Division Regional Office per Part III, Section C, Item(2)(a) of this permit*
(6) Ground Stabilization Measures	After each phase of grading.	*1. The phase of grading (installation of perimeter E&SC measures, clearing and grubbing, installation of storm drainage facilities, completion of all land-disturbing activity, construction or redevelopment, permanent ground cover).* *2. Documentation that the required ground stabilization measures have been provided within the required timeframe or assurance that they will be provided as soon as possible.*

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING
SECTION B: RECORDKEEPING

1. E&SC Plan Documentation

The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be kept on site and available for inspection at all times during normal business hours.

Item to Document	Document Requirements
(a) Each E&SC measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&SC plan.	Initial and date each E&SC measure on a copy of the approved E&SC plan or complete, date and sign an inspection report that lists each E&SC measure shown on the approved E&SC plan. This documentation is required upon the initial installation of the E&SC measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&SC plan.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&SC measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&SC measures.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

2. Additional Documentation to be Kept on Site

In addition to the E&SC plan documents above, the following items shall be kept on the site and available for inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

(a) This General Permit as well as the Certificate of Coverage, after it is received.

(b) Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if [illegible] to the hard-copy records.

3. Documentation to be Retained for Three Years

All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

PART II, SECTION G, ITEM (4)
DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

(a) The E&SC plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&SC plan authority has approved these items,

(b) The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item (2)(c) and (d) of this permit,

(c) Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, weir tanks, and filtration systems,

(d) Vegetated, upland areas of the sites or a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in Item (c) above,

(e) Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and

(f) Sediment removed from the dewatering treatment devices described in Item (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States.

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING
SECTION C: REPORTING

1. Occurrences that Must be Reported

Permittees shall report the following occurrences:

(a) Visible sediment deposition in a stream or wetland.

(b) Oil spills if:
- They are 25 gallons or more,
- They are less than 25 gallons but cannot be cleaned up within 24 hours,
- They cause sheen on surface waters (regardless of volume), or
- They are within 100 feet of surface waters (regardless of volume).

(c) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.

(d) Anticipated bypasses and unanticipated bypasses.

(e) Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements

After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental Emergency Center personnel at (800) 858-0368.

Occurrence	Reporting Timeframe (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	• Within 24 hours, an oral or electronic notification. • Within 7 Calendar Days, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. • If the stream is named on the NC 303(d) list as impaired for sediment-related caused, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired-waters conditions.
(b) Oil spills and release of hazardous substances per item 1(b)-(c) above	• Within 24 Hours, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.
(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	• *A report at least ten days before the date of the bypass, if possible.* The report shall include an evaluation of the anticipated quality and effect of the bypass.
(d) Unanticipated bypasses [40 CFR 122.41(m)(3)]	• Within 24 Hours, an oral or electronic notification • Within 7 calendar days, a report that includes an evaluation of the quality and effect of the bypass.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment [40 CFR 122.41(l)(7)]	• Within 24 Hours, an oral or electronic notification • Within 7 calendar days, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate and prevent reoccurrence of the noncompliance. [40 CFR 122.41(l)(6). • Division staff may waive the requirement for a written report on a case-by-case basis.

Wm. G. Daniel & Assoc.
Engineering Planning Site Design
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-9708
C-0329

NORTH CAROLINA PROFESSIONAL SEAL 21117 ENGINEER Barry J. McClain
01/26/2024

Revisions

MOC Clayton II, LLC
500 6th Street
San Antonio, TX 78215
919-604-4474

DEVELOPER:
Robert High Development, LLC
324 Greenville Avenue
Wilmington, NC 28403
910-790-9490

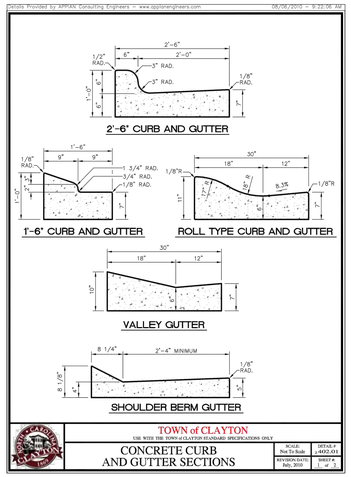
Project
Pinnacle Storage
US Hwy 70 Business West

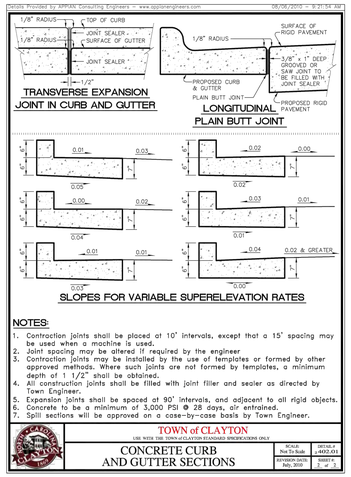
NPDES Details

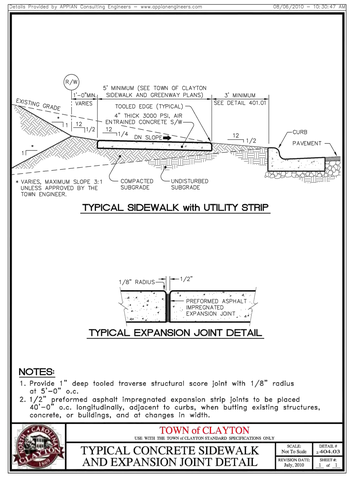
Date
August 30, 2023

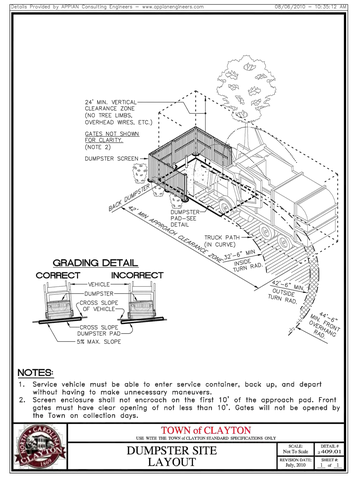
Scale
As Shown

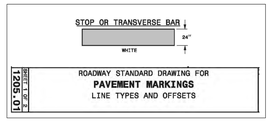
Sheet
CS - 8A

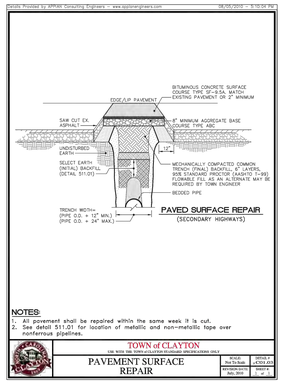


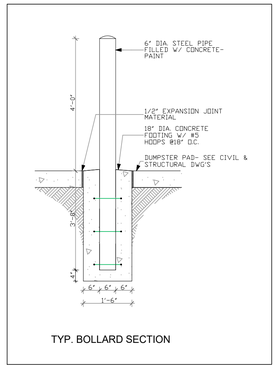


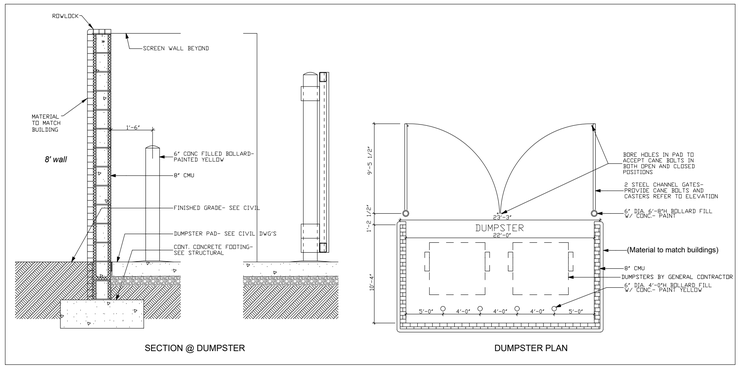


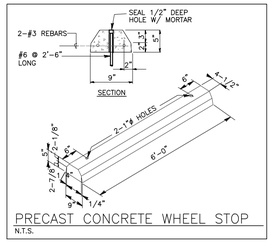


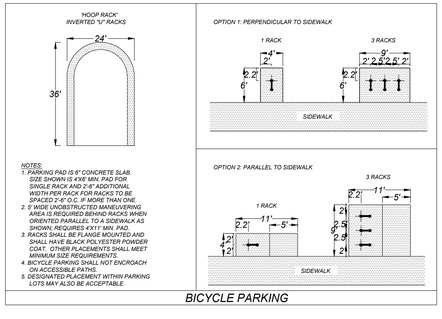


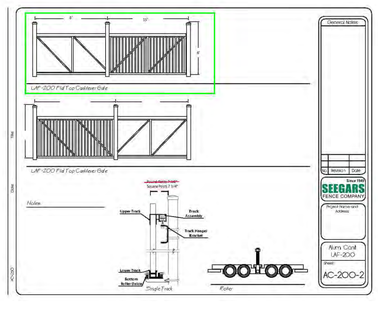


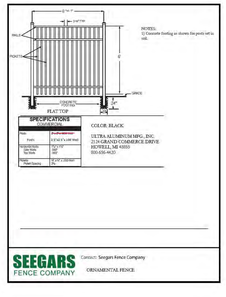


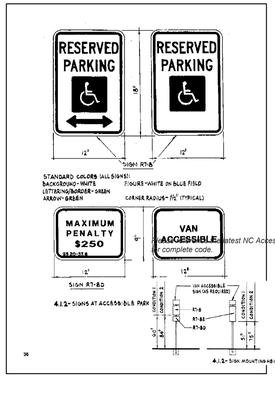


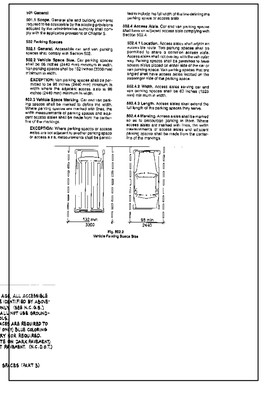












Wm. G. Daniel & Assoc.
Engineering Planning Site Design
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-9708
C-0329

NORTH CAROLINA PROFESSIONAL SEAL 29117 ENGINEER Barry J. McClain 01/26/2024

Revisions

10/24/2023 Per Town of Clayton 1st Site Plan review comments.

11/27/2023 Per Town of Clayton 2nd Site Plan review comments.

01/26/2024 Per Town of Clayton 3rd Site Plan review comments.

OWNER:
MOC Clayton II, LLC
500 6th Street
San Antonio, TX 78215
919-604-4474

DEVELOPER:
Robert High Development, LLC
324 Greenville Avenue
Wilmington, NC 28403
910-790-9490

Project

Pinnacle Storage
US Hwy 70 Business West

Site Details

Date

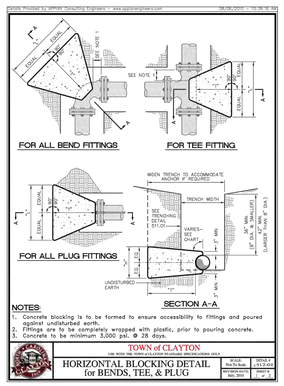
August 30, 2023

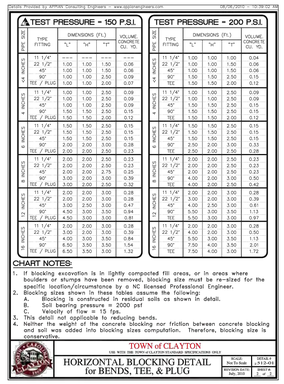
Scale

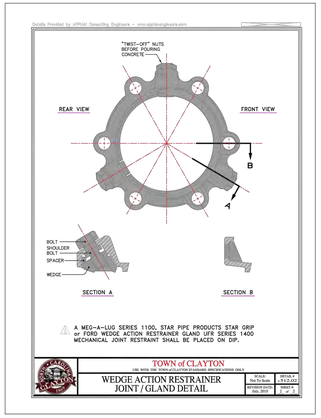
As Shown

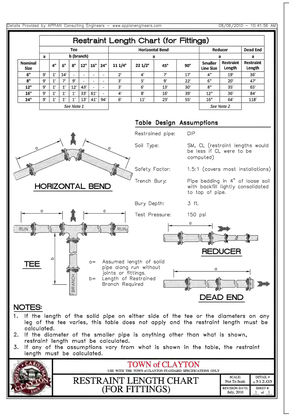
Sheet

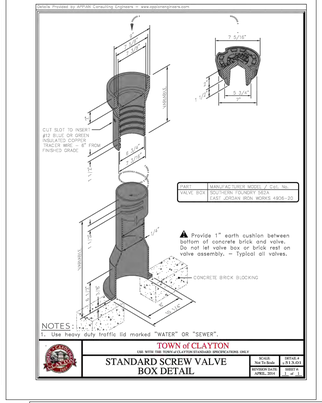
CS - 9

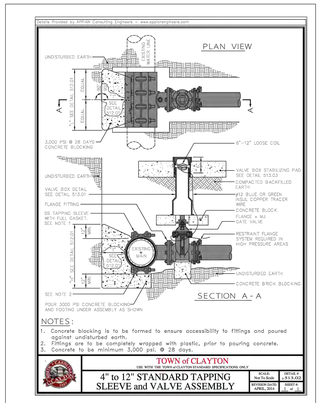


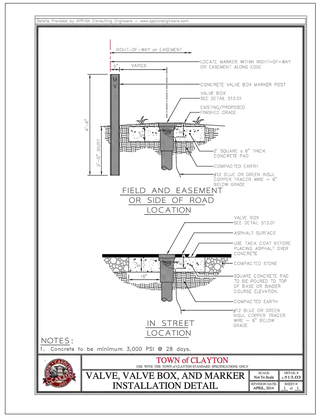


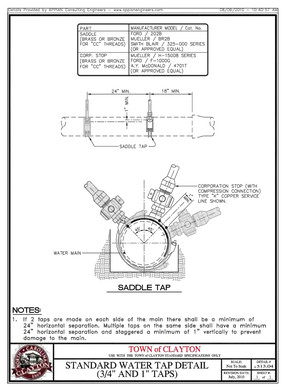


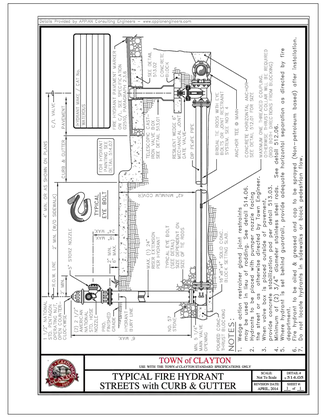


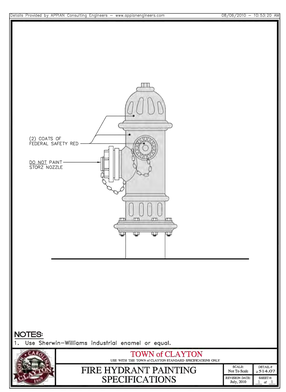


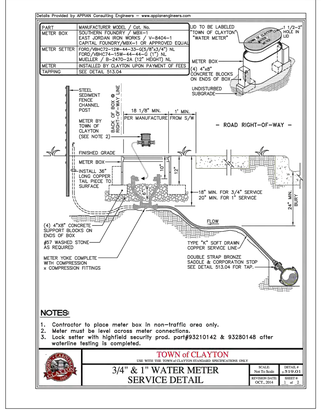


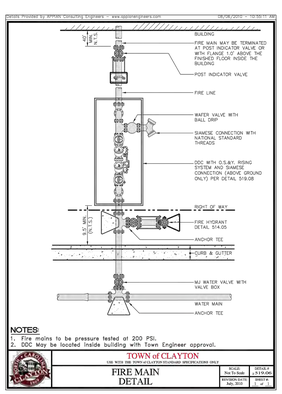


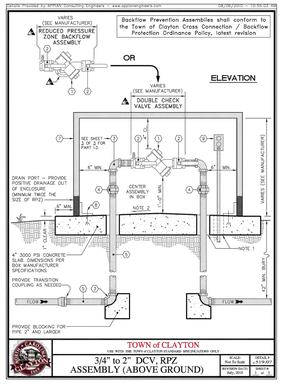


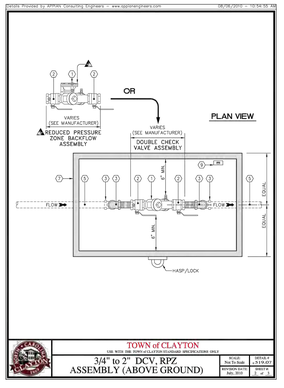


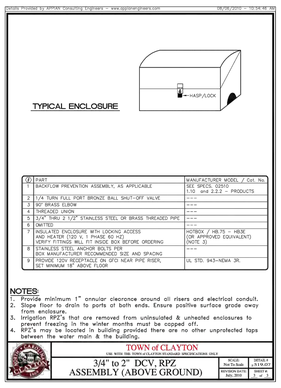


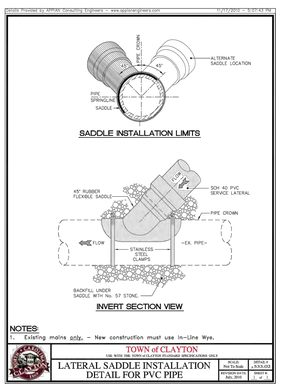


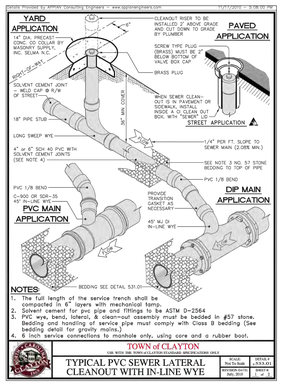


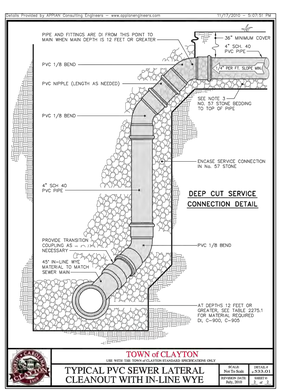












Wm. G. Daniel & Assoc.
Engineering Planning Site Design
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-9708
C-0329

NORTH CAROLINA PROFESSIONAL SEAL 21117 ENGINEER Barry J. McClain 01/26/2024

Revisions

10/24/2023 Per Town of Clayton 1st Site Plan review comments.

11/27/2023 Per Town of Clayton 2nd Site Plan review comments.

01/26/2024 Per Town of Clayton 3rd Site Plan review comments.

OWNER:
MOC Clayton II, LLC
500 6th Street
San Antonio, TX 78215
919-604-4474

DEVELOPER:
Robert High Development, LLC
324 Greenville Avenue
Wilmington, NC 28403
910-790-9490

Project

Pinnacle Storage
US Hwy 70 Business West

Utility Details

Date

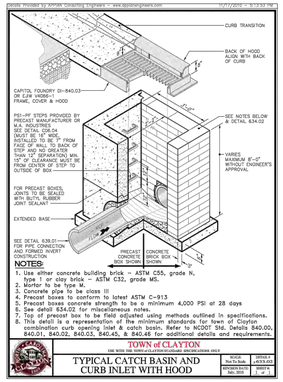
August 30, 2023

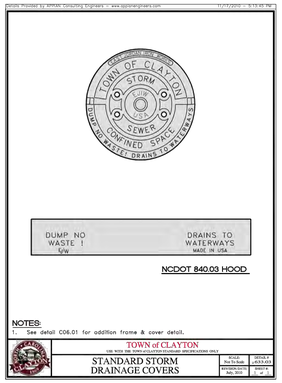
Scale

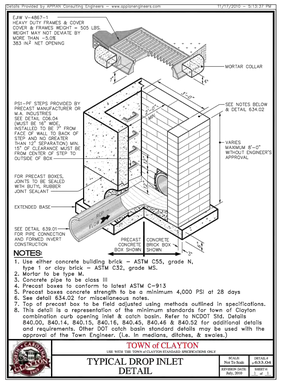
As Shown

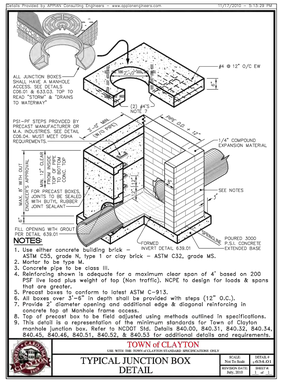
Sheet

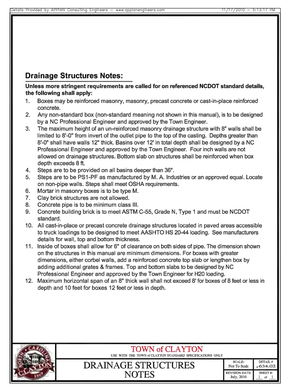
CS - 10

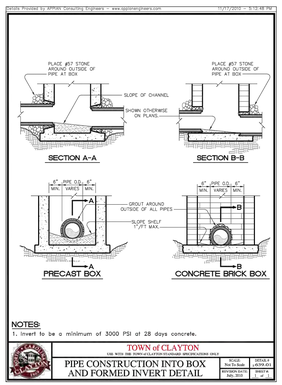


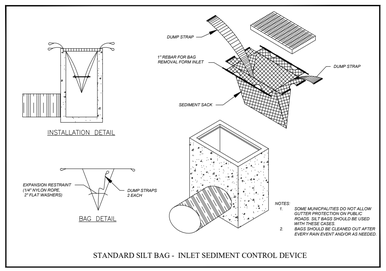




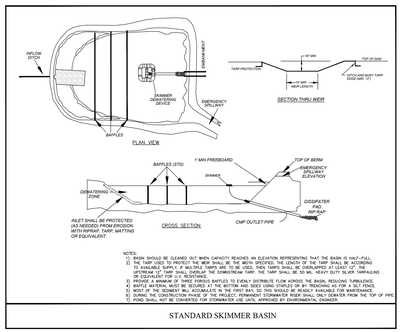




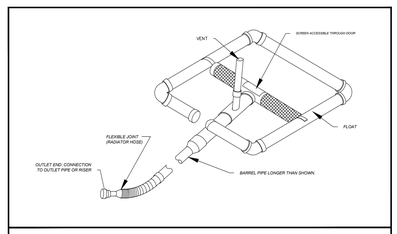




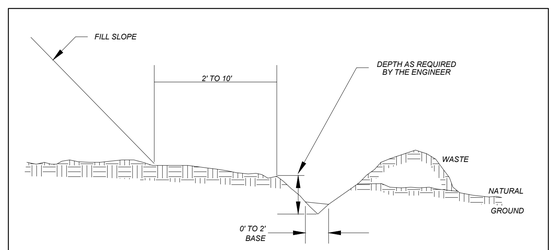
STANDARD SILT BAG - INLET SEDIMENT CONTROL DEVICE



STANDARD SKIMMER BASIN

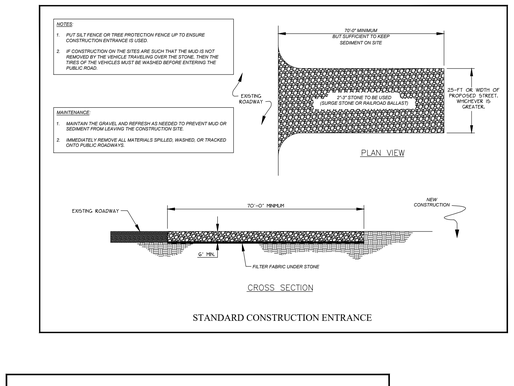


STANDARD SKIMMER DETAIL

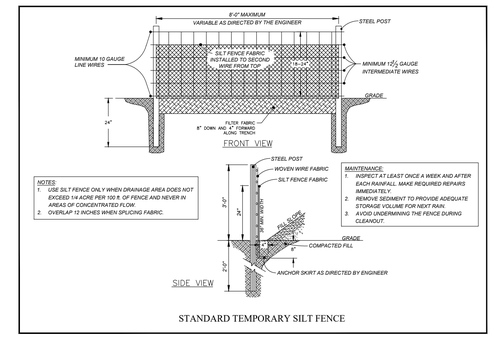


STANDARD TEMPORARY SILT DITCH

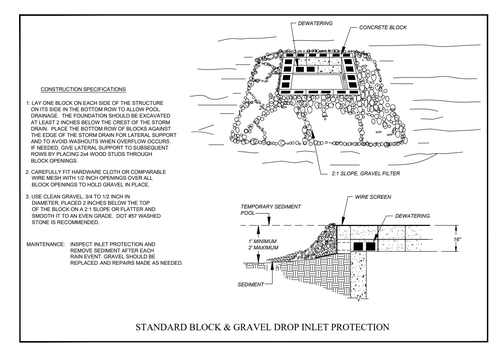
NOT TO SCALE



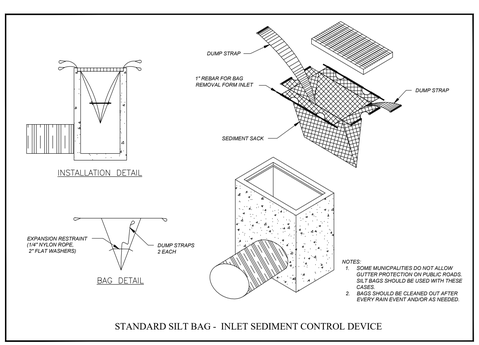
STANDARD CONSTRUCTION ENTRANCE



STANDARD TEMPORARY SILT FENCE



STANDARD BLOCK & GRAVEL DROP INLET PROTECTION



STANDARD SILT BAG - INLET SEDIMENT CONTROL DEVICE

Wm. G. Daniel & Assoc.
Engineering Planning Site Design
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-9708
C-0329

NORTH CAROLINA PROFESSIONAL SEAL 21117 ENGINEER Barry J. McClain 01/26/2024

Revisions

10/24/2023 Per Town of Clayton 1st Site Plan review comments.

11/27/2023 Per Town of Clayton 2nd Site Plan review comments.

01/26/2024 Per Town of Clayton 3rd Site Plan review comments.

OWNER:
MOC Clayton II, LLC
500 6th Street
San Antonio, TX 78215
919-604-4474

DEVELOPER:
Robert High Development, LLC
324 Greenville Avenue
Wilmington, NC 28403
910-790-9490

Project
Pinnacle Storage
US Hwy 70 Business West

Storm & Erosion Control Details

Date
August 30, 2023

Scale
As Shown

Sheet
CS - 11

MAINTENANCE SPECIFICATIONS FOR EROSION CONTROL DEVICES

Gravel Inlet Protection
Inspect the barrier at least weekly and after each significant (1/2 inch or greater) rainfall and make repairs as needed.

Remove sediment as necessary to provide adequate storage volume for subsequent rains.

When the contributing drainage area has been adequately stabilized, remove all materials and any unstable soil, and either salvage or dispose of it properly. Bring the disturbed area to proper grade, then smooth and compact it. Appropriately stabilize all bare areas around the inlet.

Silt Fence
Inspect sediment fences at least once a week and after each rainfall. Make any required repairs immediately.

Should the fabric of a sediment fence collapse, tear, decompose or become ineffective, replace it promptly.

Remove sediment deposits as necessary to provide adequate storage volume for the next rain and to reduce pressure on the fence. Take care to avoid undermining the fence during cleanout.

Remove all fencing materials and unstable sediment deposits and bring the area to grade and stabilize it after the contributing drainage area has been properly stabilized.

Construction Entrance
Maintain the gravel pad in a condition to prevent mud or sediment from leaving the construction site. This may require periodic topdressing with 2-inch stone. After each rainfall, inspect any structure used to trap sediment and clean it out as necessary. Immediately remove all objectionable materials spilled, washed, or tracked onto public roadways.

Skimmer Basin
Inspect skimmer sediment basins at least weekly and after each significant (one-half inch or greater) rainfall event and repair immediately. Remove sediment and restore the basin to its original dimensions when sediment accumulates to one-half the height of the first baffle. Pull the skimmer to one side so that the sediment underneath it can be excavated. Excavate the sediment from the entire basin, not just around the skimmer or the first cell. Make sure vegetation growing in the bottom of the basin does not hold down the skimmer.

Repair the baffles if they are damaged. Re-anchor the baffles if water is flowing underneath or around them.

If the skimmer is clogged with trash and there is water in the basin, usually jerking on the rope will make the skimmer bob up and down and dislodge the debris and restore flow. If this does not work, pull the skimmer over to the side of the basin and remove the debris. Also check the orifice inside the skimmer to see if it is clogged; if so remove the debris.

If the skimmer arm or barrel pipe is clogged, the orifice can be removed and the obstruction cleared with a plumber's snake or by flushing with water. Be sure and replace the orifice before repositioning the skimmer.

Check the fabric BOUNDARY4 spillway for damage and make any required repairs with fabric that spans the full width of the spillway. Check the embankment, spillways, and outlet for erosion damage, and inspect the embankment for piping and settlement. Make all necessary repairs immediately. Remove all trash and other debris from the skimmer and pool areas.

Freezing weather can result in ice forming in the basin. Some special precautions should be taken in gthe winter to prevent the skimmer from plugging with ice.

Porous Baffles
Inspect baffles at least once a week and after each rainfall. Make any required repairs immediately.

Be sure to maintain access to the baffles. Should the fabric of a baffle collapse, tear, decompose, or become ineffective, replace it promptly.

Remove sediment deposits when it reaches half full to provide adequate storage volume for the next rain and to reduce pressure on the baffles. Take care to avoid damaging the baffles during cleanout. Sediment depth should never exceed half the designed storage depth.

After the contributing drainage area has been properly stabilized, remove all baffle materials and unstable sediment deposits, bring the area to grade, and stabilize it.

Diversion Ditch
Inspect temporary diversions once a week and after every rainfall. Immediately remove sediment from the flow area and repair the diversion ridge. Carefully check outlets and make timely repairs as needed. When the area protected is permanently stabilized, remove the ridge and the channel to blend with the natural ground level and appropriately stabilize it.

Skimmer Basin

Construction Specifications

1. Clear, grub, and strip the area under the embankment of all vegetation and root mat. Remove all surface soil containing high amounts of organic matter and muck/silt or dispose of it properly. Haul all objectionable material to the designated disposal area. Place temporary sediment control measures below basin as needed

2. Ensure that fill material for the embankment in free of roots, woody vegetation, organic matter, and other objectionable material. Place the fill in lifts not to exceed 9 inches, and machine compact it. Over-fill the embankment 6 inches to allow for settlement.

3. Shape the basin to the specified dimensions. Prevent the skimming device from settling into the mud by excavating a shallow pit under the skimmer or providing a low support under the skimmer of stone or timber.

4. Place the barrel (typically 4-inch Schedule 40 PVC pipe) on a firm, smooth foundation of impervious soil. Do not use pervious material such as sand, gravel, or crushed stone as backfill around the pipe. Place the fill material around the pipe spillway in 4-inch layers and compact it under and around the pipe to at least the same density as the adjacent embankment. Care must be taken not to raise the pipe from the firm contact with its foundation when compacting under the pipe haunches.

Place a minimum depth of 2 feet of compacted backfill over the pipe spillway before crossing it with construction equipment. In no case should the pipe conduit be installed by cutting a trench through the dam after the embankment is complete.

5. Assemble the skimmer following the manufacturers instructions, or as designed.

6. Lay the assembled skimmer on the bottom of the basin with the flexible joint at the inlet of the barrel pipe. Attach the flexible joint to the barrel pipe and position the skimmer over the excavated pit or support. Be sure to attach a rope to the skimmer and anchor it to the side of the basin. This will be used to pull the skimmer to the side for maintenance.

7. Earthen spillways - Install the spillway in undisturbed soil to the greatest extent possible. The achievement of planned elevations, grade, design width, and entrance and exit channel slopes are critical to the successful operation of the spillway. The spillway should be lined with laminated plastic or impermeable geotextile fabric. The fabric must be wide and long enough to cover the bottom and sides and extend onto the top of the dam for anchoring in a trench. The edges may be secured with 8-inch staples or pins. The fabric must be long enough to extend down the slope and exit onto stable ground. The widths of the fabric must be one piece, not spliced, unless otherwise water can get under the fabric. If the length of the fabric is insufficient for the entire length of the spillway, multiple sections, spanning the complete width, may be used. The upper section(s) should overlap the lower section(s) so water flows on top of, not under the fabric. Secure the upper end of each piece of the fabric in a trench with staples or pins. (Adapted from "A Manual for Designing, Installing and Maintaining Skimmer Sediment Basins." February, 1989. J. W. Faircloth & Son.).

8. Inlets –Discharge water into the basin in a manner to prevent erosion. Use temporary slope drains or diversion with outlet protection to direct sediment laden water to the upper end of the pool area to improve basin trap efficiency (References: *Runoff Control Measures and Outlet Protection*).

9. Erosion control--Construct the structure so that the disturbed area is minimized. Divert surface water away from bare areas. Complete the embankment before the area is cleared. Stabilize the emergency spillway embankment and all other disturbed areas above the crest of the principal spillway immediately after construction (References: *Surface Stabilization*).

10. Install porous baffles as specified in Practice 6.85, *Porous Baffles*.

11. After all the sediment-producing areas have been permanently stabilized, remove the structure and all the unstable sediment. Smooth the area to blend with the adjoining areas and stabilize properly (References: *Surface Stabilization*).

Porous Baffle Construction Specification

Construction Specifications

1. Grade the basin so that the bottom is level front to back and side to side.

2. Install posts or saw horses across the width of the sediment trap (Practice 6.62, *Sediment Fence*).

3. Steel posts should be driven to a depth of 24 inches, spaced a maximum of 4 feet apart, and installed up the sides of the basin as well. The top of the fabric should be 6 inches higher than the invert of the spillway. Tops of baffles should be 2 inches lower than the top of the berms.

4. Install at least three rows of baffles between the inlet and outlet discharge point. Basins less than 20 feet in length may use 2 baffles.

5. When using posts, add a support wire or rope across the top of the measure to prevent sagging.

6. Wrap porous material, like jute backed by coir material, over a sawhorse or the top wire. Hessian rebar into the sawhorse legs for anchoring. The fabric should have 5cm to ten percent openings in the weave. Attach fabric to a rope and a support structure with zip ties, wire, or staples.

7. The bottom and sides of the fabric should be anchored in a trench or pinned with 8-inch erosion control matting staples.

8. Do not splice the fabric, but use a continuous piece across the basin.

Source: Wisconsin DNR Construction Site Best Management Practice Handbook, Standard 1061 — www.dnr.wi.gov/runoff/stormwater/ — 08/04/2004 — 3.23.00 PM

Fall Permanent Seeding	August 15 – November 1
Lime	2 tons/ac
5–10–10 Fertilizer	1000 lbs/ac
0–20–0	500 lbs/ac
Unscarified Service Lespedeza	60 lbs/ac
Ky–31 Fescue	30 lbs/ac
Rye Grain	25 lbs/ac
★Straw Mulch	2 tons/ac
Fall Permanent Seeding – Centipede	September 1 – February 28
Lime	2 tons/ac
Fertilizer (low nitrogen approved for Centipede)	(Appropriate fertilizer approved for centipede application)
Rye Grain	100 lbs/ac
Centipede Seed	15 lbs/ac (overseeded in spring)
★Straw Mulch	2 tons/ac
Winter Temporary Cover	November 1 – February 28
Lime	2 tons/ac
10–10–10 Fertilizer	700 lbs/ac
Oats	50 lbs/ac
Rye Grain	20 lbs/ac
★Straw Mulch	2 tons/ac
Spring Permanent Seeding	March 1 – April 30
Lime	2 tons/ac
5–10–10 Fertilizer	1000 lbs/ac
0–20–0	500 lbs/ac
Scarified Serioea Lespedeza	50 lbs/ac
Ky–31 Fescue	30 lbs/ac
Browntop Millet	20 lbs/ac
★Straw Mulch	2 tons/ac
Spring Permanent Seeding – Centipede	April 1 – July 15
Lime	2 tons/ac
Fertilizer (low nitrogen approved for Centipede)	(Appropriate fertilizer approved for centipede application)
Centipede Seed	90 lbs/ac
★Straw Mulch	2 tons/ac
Late Spring Permanent Seeding	March 15 – June 30
Lime	2 tons/ac
10–10–10 Fertilizer	1000 lbs/ac
Millet	50 lbs/ac
Scarified Serioea Lespedeza	40 lbs/ac
Common Bermuda Grass (hulled)	8 lbs/ac
★Straw Mulch	2 tons/ac
Summer Temporary Cover	June 30 – August 3
Lime	2 tons/ac
10–10–10 Fertilizer	700 lbs/ac
Browntop Millet	40 lbs/ac
★Straw Mulch	2 tons/ac

NOTES:
1. ★ Mulch will be doubled if crimping is the method used.

TOWN of CLAYTON
USE WITH THE TOWN CLAYTON STANDARD SPECIFICATIONS

SEEDING SPECIFICATIONS

SCALE: Not To Scale
DETAIL #: 1.105(A)(1)
Revised to 1 Adv. 2011
SHEET #: 1

CONSTRUCTION SEQUENCE

1. **Schedule a pre-construction conference with Environmental Consultant at least 1 week prior to starting land disturbing activities.**
2. **Following the pre-construction conference and with the concurrence of the Environmental Consultant, proceed as follows: Limiting the area of land disturbance to only that required for installation, install construction entrances, tree protection fencing, and silt fencing, Skimmer Basins and diversion ditches as shown on plan.**
3. **Call Environmental Consultant for an on-site inspection to obtain a Certificate of Compliance.**
4. **Upon receipt of Certificate of Compliance, begin clearing and grading.**
5. **Maintain and adjust all erosion control measures as necessary during construction to ensure proper operation and function--ensuring continuous operation and function until the contributory areas to such measures are fully stabilized. Elimination of temporary diversion measures shall occur only upon stabilization of the area contributory to such measures and receipt of concurrence for elimination of these measures from the Environmental Consultant.**
6. **Stabilize site as areas are brought to finish grade with vegetation, placement of stone base, installation of curbs/concrete flatwork, ditch linings, etc.**
7. **When the entire area contributory to the basin has been stabilized with permanent measures, call the Environmental Consultant for an inspection to obtain concurrence for elimination of the Basins and diversion ditch's.**
8. **When all non-paved areas of disturbed site have been stabilized by establishment of viable vegetative cover, call the Environmental Consultant for a final inspection to obtain a Certificate of Completion.**

NOTE:

A. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, AUGMENTING, AND MODIFYING (IF NECESSARY) THE MEASURES SHOWN ON THE EROSION CONTROL PLAN AND REFERENCED IN THIS SEQUENCE OF CONSTRUCTION ACTIVITIES SUCH THAT THE CONTROL OF SEDIMENT TRANSPORT FROM THIS SITE IS MAINTAINED WITHIN THE LIMITS ESTABLISHED BY THE NCDEQ AND/OR OTHER APPLICABLE JURISDICTIONAL AUTHORITY.

B. STREETS ABUTTING THIS PROJECT WILL BE KEPT CLEAN AT ALL TIMES OR A WASH STATION WILL BE REQUIRED. SUCH WASH STATION, IF REQUIRED BY THE TOWN, WILL BE PROVIDED BY THE CONTRACTOR.

Pinnacle Storage - US Hwy 70 Bus W Date: 08/10/2023

Clayton, North Carolina Revised:

Storm Chart (10 Year Event)

DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	TOP ELEV UPSTREAM STRUCTURE	PIPE SEGMENT DATA DIA (in)	LTH (ft)	PIPE TYPE	S%	AREA (ac) TOTAL	UPSTREAM AREA (ac) IND	C	I (IN/HR)	Q(TOT) (CFS)	Q(IND) (CFS)	INVERT DOWNSTRM STRUCTURE	INVERT UPSTRM STRUCTURE
FES 1	CB 2	291.00	15	43.59	HDPE	1.15	0.36	0.15	0.80	7.37	1.56	0.88	287.00	287.50
CB 2	CB 3	291.70	15	32.69	HDPE	1.22	0.21	0.04	0.80	7.37	0.67	0.24	287.70	288.10
CB 3	GI 4	292.80	15	69.34	HDPE	1.01	0.17	0.17	0.35	7.37	0.44	0.44	288.30	289.00
FES 10	CB 11	292.80	18	35.40	HDPE	1.13	1.58	0.51	0.85	7.37	9.92	3.19	287.00	287.40
CB 11	CB 12	295.00	18	91.56	HDPE	0.98	1.07	0.07	0.90	7.37	6.73	0.46	287.60	288.50
CB 12	GI 13	293.70	15	80.81	HDPE	1.11	1.00	0.82	0.85	7.37	6.26	5.14	288.70	289.60
GI 13	JB 14	294.81	15	62.50	HDPE	0.96	0.18	0.00	0.85	7.37	1.13	0.00	289.80	290.40
JB 14	CB 15	302.40	15	241.83	HDPE	2.23	0.18	0.18	0.85	7.37	1.13	1.13	290.60	296.00
FES 20	CB 21	293.94	15	41.36	HDPE	1.93	0.61	0.11	0.90	7.37	3.86	0.73	287.00	287.80
CB 21	CB 22	294.50	15	39.73	HDPE	2.01	0.50	0.04	0.85	7.37	3.13	0.25	288.00	288.80
CB 22	GI 23	293.70	15	91.11	HDPE	1.65	0.46	0.46	0.85	7.37	2.88	2.88	289.00	290.50

CB IS CATCH BASIN; FES IS FLARED END SECTION - NCDOT STD. 310.01;
HW IS HEADWALL - NCDOT STD. 838.11; DIP IS DUCTILE IRON PIPE; ID IS INLINE DRAIN NYLOPLAST OR EQUAL
HDPE TO BE SMOOTH INTERIOR ADS N-12 OR EQUAL; GI IS YARD INLET W GRATE; YI IS YARD INLET W WEIR/SLAB
ELEVATION GIVEN IS FOR INVERT OF HW AND FES, TOP OF SLAB FOR YI, TOP OF CURB FOR CB.
* = DOUBLE CATCH BASIN

Notes:

Pinnacle Storage

Temp. Diversion Ditch Calculations		7.37	= 10 Yr Intensity (in/hr)
Clayton, NC		0.3	= Run-off coefficient
August 30, 2023		4	= Side slope ditch

Stormwater Run-off Calculations for Swales

Temp Div. Ditch	Max. Contrib. Area (Ac.)	Slope ft/ft	Manning's n	Q_5 (cfs)	Depth (ft)	Velocity (fps)
#1	0.17	0.010	0.035	0.38	0.1439	1.01
#2	1.98	0.010	0.035	4.38	0.4533	2.01
#3	0.57	0.010	0.035	1.26	0.277	1.46
Zreq	= Qn/1.49(s)^.5 =	0.0883	1			
Zreq	= Qn/1.49(s)^.5 =	1.0283	2			
Zreq	= Qn/1.49(s)^.5 =	0.2960	3			

B	Y	A	P	R	Zav	Section
2	0.14	0.3706288	3.19	0.12	0.0882	1
3	0.45	2.182	6.74	0.32	1.0284	2
2	0.28	0.861	4.28	0.20	0.2952	3

Note: All ditch calculations are based upon maximum drainage area just upstream from proposed discharge point into erosion device.

Note: Formula and coefficients are from "Elements of Urban Stormwater Design" by H. Rooney Malcolm, PE.

Ditch #1
62.4 = Unit Weight of Water (lbs/ft3)
Ditch 1 0.09 = Shear Stress (psf) 0.14 = Maximum Depth (ft)
Ditch 2 0.28 = Shear Stress (psf) 0.010 = Channel Slope (ft/ft)
Ditch 3 0.17 = Shear Stress (psf)

Ditch #2
62.4 = Unit Weight of Water (lbs/ft3)
0.45 = Maximum Depth (ft)
0.35 = Acceptable Shear Stress Temp Seeding 0.010 = Channel Slope (ft/ft)
Need liner

Ditch 3
62.4 = Unit Weight of Water (lbs/ft3)
0.28 = Maximum Depth (ft)
0.010 = Channel Slope (ft/ft)

Note:
All ditches to have ROLLMAX EroNet S75 Erosion Control Blanket or equal

Ph 1 Skimmer Basin

Okay

3.39	Disturbed Area (Acres)	
12.49	Peak Flow from 25-year Storm (cfs)	
6102	Required Volume ft³	
4059	Required Surface Area ft²	
45.0	Suggested Width ft	
90.1	Suggested Length ft	
100	Trial Top Width at Spillway Invert ft	
130	Trial Top Length at Spillway Invert ft	
2	Trial Side Slope Ratio Z:1	
2	Trial Depth ft	
92	Bottom Width ft	
122	Bottom Length ft	
11224	Bottom Area ft²	
24203	Actual Volume ft³	Okay
13000	Actual Surface Area ft²	Okay
12	Trial Weir Length ft	
0.5	Trial Depth of Flow ft	
12.7	Spillway Capacity cfs	Okay
1.5	Skimmer Size (inches)	
0.125	Head on Skimmer (feet)	
1.5	Orifice Size (1/4 inch increments)	
3.32	Dewatering Time (days)	
	Suggest about 3 days	

Skimmer Size (inches)
1.5
2
2.5
3
4
5
6
8

Wm. G. Daniel & Assoc.
Engineering Planning Site Design
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-9708
C-0329

NORTH CAROLINA PROFESSIONAL SEAL 21117 ENGINEER Barry J. McClain 01/26/2024

Revisions

10/24/2023 Per Town of Clayton 1st Site Plan review comments.

11/27/2023 Per Town of Clayton 2nd Site Plan review comments.

01/26/2024 Per Town of Clayton 3rd Site Plan review comments.

OWNER:
MOC Clayton II, LLC
500 6th Street
San Antonio, TX 78215
919-604-4474

DEVELOPER:
Robert High Development, LLC
324 Greenville Avenue
Wilmington, NC 28403
910-790-9490

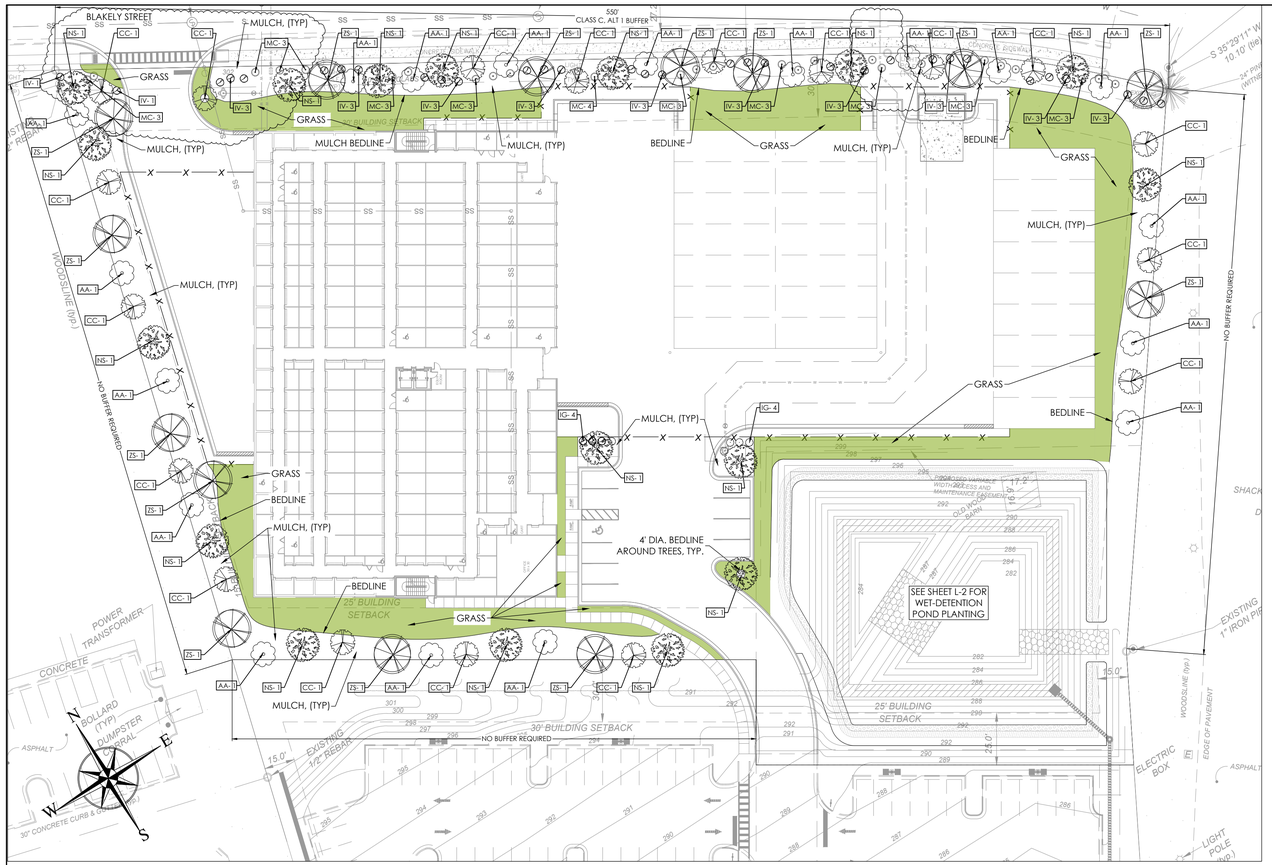
Project
Pinnacle Storage
US Hwy 70 Business West

Charts and Tables

Date
August 30, 2023

Scale
As Shown

Sheet
CS - 12

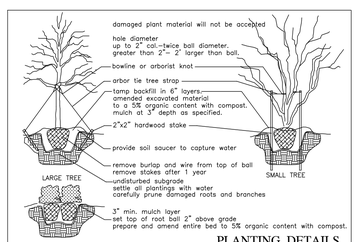


1 L-1 LANDSCAPE PLAN

SCALE: 1"=30'

30' 15' 0 30' 60'

SCALE: 1" = 30'



PLANTING DETAILS

GENERAL PLANTING NOTES

1. INSTALLATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANTING PLAN SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR.
2. ALL TREES, SHRUBS, AND BEDDING PLANTS SHALL CONFORM TO THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. ALL PLANTINGS AND SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING INSTALLATION.
4. SET TOP OF TREE ROOT BALL 3" ABOVE GRADE, SHRUBS 2" ABOVE GRADE.
5. THE SIZE OF ALL ROOT BALLS SHALL CONFORM TO AAN STANDARDS.
6. FERTILIZE ALL PLANTS WITH AGRIFORM FERTILIZER TABLETS OR EQUAL APPLIED AT MANUFACTURERS RECOMMENDED RATE PER SOIL TEST REPORT.
7. GUYING AND STAKING, IF NECESSARY, SHALL BE REMOVED AFTER ONE GROWING SEASON.
8. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
9. ALL TREES HAVE BEEN LOCATED WITH RESPECT TO PROPOSED OR EXISTING FACILITIES AND STRUCTURES, VERIFY ANY FIELD ADJUST WITH OWNER OR AGENT.
10. REPORT ANY DESCREPANCIES TO THE PROJECT OWNER OR AGENT.
11. SUBSTITUTIONS OR ALTERATIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN NOTIFICATION BY THE OWNER OR GOVERNORING AUTHORITY.
12. IF ADVERSE PLANTING CONDITION EXIST, REPORT ISSUES TO PROJECT OWNER OR AGENT.
13. ALL NEWLY INSTALLED TREES, SHRUBS AND BEDDING PLANTS SHALL BE GUARANTEED FOR ONE YEAR.

2 L-1 TREE AND SHRUB PLANTING DETAIL

NTS

LANDSCAPE CALCULATIONS

TOWN OF CLAYTON CODE OF ORDINANCES
SEC. 155.402 PART 1. D.1 - INTERIOR LANDSCAPING

TOTAL LOT AREA: 151,974 SF / 3.49 ACRES

REQ.	LANDSCAPE AREA:
20% OF TOTAL LOT AREA:	151,974 x .20 = 30,400 SF
PROVIDED:	30,950 SF

REQ.	PLANTS PER 1,000 SF:
1 Canopy Tree	31 - PROVIDED: 31
1 Understory Tree	31 - PROVIDED: 36
2 Shrubs	62 - PROVIDED: 63

NOTE: MANY OF THESE ARE PLANTED AROUND THE PERIMETER OF THE PROJECT.

SITE PLANTING:
(A) PERIMETER SCREENING:
NORTH: CLASS C, ALT 1 10' BUFFER -SEE BUFFER PLANT CALCS BELOW
SOUTH: N/A
EAST: N/A
WEST: N/A
(B) LANDSCAPING ISLANDS:
EACH ISLAND CONTAINS A MIN. 150 SF OF LANDSCAPED AREA WITH MIN. 8' INSIDE CURBS AND (1) 2.5" CAL. SHADE TREE.
VUA:
PARKING FOR STORAGE FACILITY IS NOT VISIBLE FROM PUBLIC RIGHT-OF-WAY

TOWN OF CLAYTON CODE OF ORDINANCES SEC. 155.402 - BUFFER TYPE STANDARDS

BUFFER-N1 (550 LF) 10' CLASS C LANDSCAPE BUFFER
550 LF - 32 DRIVEWAY = 518 LF PLANTABLE BUFFER AREA
CANOPY TREES: 2 PER 100 LINEAR FEET - 518 LF / 100 = 5.2 X 2 = 10.4 (ROUNDS TO 11 SHADE TREES REQUIRED/**13 PROVIDED**)
UNDERSTORY TREES: 3 PER 100 LINEAR FEET - 518 LF / 100 = 5.2 X 3 = 15.6 (ROUNDS TO 16 UNDERSTORY TREES REQUIRED/ **16 PROVIDED**)
SHRUBS: 12 PER 100 LINEAR FEET - 518 LF / 100 = 5.2 X 12 = 62.4 (ROUNDS TO 63 SHRUBS REQUIRED/**63 PROVIDED**)

EAST, SOUTH AND WEST BUFFERS NOT REQUIRED IN THIS CASE.

UDC SEC. 1555.402 PART 3. - STREET YARD TREES
(F) STREET YARD TREES
1. STREET YARD TREES SHALL BE REQUIRED ALONG ALL RIGHTS OF WAY AT THE RATE OF ONE CANOPY TREE PER LOT OR ONE CANOPY TREE FOR EVERY 40 LINEAR FEET (SPACED A MAXIMUM OF 50 FEET APART).

BLAKELEY ROAD - 518 LF (PROJECT AREA FRONTAGE)
518 LF / 40 = 12.95 (13) CANOPY TREES REQUIRED/PROVIDED

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

LANDSCAPE SCOPE OF WORK LANDSCAPE PLAN NOTES

1. FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED OR INDICATED BY THE DRAWINGS AND SPECIFICATIONS TO COMPLETE THE WORK INCLUDING INSTALLATION OF ALL TREES, SHRUBS, GROUNDCOVER, ANNUALS, SEED, SOD AND MULCH.
2. MATERIALS AND WORK:
THE SELECTION OF ALL MATERIALS AND THE EXECUTION OF ALL WORK REQUIRED UNDER THE CONTRACT SHALL BE SUBJECT TO APPROVAL BY THE OWNER. THE OWNER SHALL HAVE THE RIGHT TO REJECT ANY AND ALL MATERIALS AND ANY AND ALL WORK, WHICH IN HIS OPINION, DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT.
3. PLANT MATERIALS:
ALL PLANT MATERIALS SHALL BE NURSERY GROWN, FRESHLY DUG IN THE FIELD, NATURALLY SHAPED, WELL BRANCHED, FULLY FOLIATED WHEN IN LEAF WITH FULLY DEVELOPED ROOT SYSTEMS. TREES MUST BE SELF-SUPPORTING, WITH STRAIGHT TRUNKS AND LEADERS INTACT. ALL PLANTS MUST BE FREE OF DISEASE, INSECT INFESTATION OR THEIR EGGS AND SHALL HAVE BEEN GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
4. PLANT SIZE:
SPECIFIED SIZES INDICATES THE MINIMUM ALLOWABLE SIZE AT PLANTING. WHERE CONTAINER AND HEIGHT/SPREADS ARE INDICATED FOR A SINGLE SPECIES, BOTH SIZE REQUIREMENTS SHALL BE MET WHEN ONLY PLANT HEIGHT OR SPREAD ARE INDICATED, CONTAINER SIZE SHALL BE BASED ON "AMERICAN STANDARDS FOR NURSERY STOCK" STANDARDS.
5. ORGANIC MATTER:
AGED MANURE, COMPOST OR PINE BARK FINES, AT THE OPTION OF THE CONTRACTOR, MATERIAL SHALL BE AIR DRIED, FINELY SHREDDED AND SUITABLE FOR HORTICULTURAL PURPOSES AND SHALL CONTAIN NO MORE THAN 35% MOISTURE CONTENT BY WEIGHT.
6. PINE BARK MULCH:
ALL PINE BARK MULCH SHALL BE CLEAN, DOUBLE GROUND, FINE TEXTURED NUGGET MULCH WITH MINIMAL AMOUNTS OF SAPWOOD CONTENT.
7. TURF AREAS:
PRIOR TO ANY SEEDING OR SOD APPLICATION, VERIFY THAT ALL TRENCHING AND LAND DISTURBING ACTIVITIES HAVE BEEN COMPLETED. ENSURE ALL AREAS ARE FREE OF STONES, LARGE SOIL CLODS AND ANY OTHER CONSTRUCTION DEBRIS.

1. ALL PLANT MATERIAL ON THIS SITE MUST MEET MINIMUM TOWN OF CLAYTON COG REQUIREMENTS FOR SIZE, HEIGHT, AND SPACING. PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND IN CONFORMANCE WITH THE GENERAL PLANTING NOTES AND DETAILS WITHIN THIS PLAN SET.
2. PLANTING STOCK SHALL MEET ALL STANDARDS WITHIN THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK." ALL PLANTS SHALL BE VIGOROUS, HEALTHY MATERIAL FREE FROM PESTS AND DISEASE.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE PROJECT SITE AND FAMILIARIZE WITH ACTUAL FIELD CONDITIONS PRIOR TO BIDDING AND COMMENCING WORK. THE CONTRACTOR SHALL ACCEPT ACTUAL CONDITIONS AT THE SITE AND PERFORM THE WORK SPECIFIED INCLUDING THE FINE GRADING AND INCORPORATION OF TOPSOIL INTO PLANTING AREAS, WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATIONS FROM GRADES AND CONDITIONS SHOWN WEATHER SURFACE OR SUBSURFACE. IF FIELD CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER IMMEDIATELY AND PRIOR TO ORDERING MATERIALS.
4. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS TO PERFORM THE WORK.
5. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR ACTIVITIES. CONTRACTOR SHALL NOTIFY NORTH CAROLINA ONE CALL (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF NORTH CAROLINA ONE CALL. THE CONTRACTOR MAY ALSO NEED TO ENGAGE A PRIVATE UTILITY LOCATING FIRM AT THEIR OWN COST TO EFFICIENTLY HAVE ALL UTILITIES LOCATED.
6. ANY DAMAGE TO EXISTING IMPROVEMENTS OUTSIDE OF THE PROJECT LIMITS, INCLUDING CURB AND GUTTER, SIDEWALKS, PAVED OR TURF AREAS SHALL BE REPAIRED TO ORIGINAL CONDITIONS BY THE CONTRACTOR WITHOUT ADDITIONAL COST TO THE DEVELOPER.
7. PLANT QUANTITIES TO BE VERIFIED BY LANDSCAPE CONTRACTOR. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE PLANS AS COMPARED TO THE PLANT LIST THE CONTRACTOR SHALL PROVIDE THE QUANTITY SHOWN ON THE PLANS.
8. CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT FOR ANY PLANT SUBSTITUTIONS OR MODIFICATIONS TO THE LANDSCAPE PLANS. THIS MAY REQUIRE A MODIFICATION TO THE APPROVED PLANS. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES ON THE PLANS.
9. ALL ABOVE GROUND MECHANICAL EQUIPMENT, ELECTRICAL TRANSFORMERS, DUMPSTERS, BACKFLOW PREVENTERS, AND VALVE BOXES SHALL BE SCREENED FROM VIEW OF ADJACENT PROPERTIES AND RIGHT-OF-WAY WHILE MAINTAINING REQUIRED ACCESS TO LOCAL CODE STANDARDS AND REQUIREMENTS.
10. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTIONS BETWEEN TWO FEET AND EIGHT FEET IN HEIGHT ABOVE THE NEAREST VEHICLE SURFACE OR ADJACENT CURB LINE SHALL BE ALLOWED.
11. ALL UNPAVED AREAS SHALL BE TOPSOILED AND SEEDED / SODDED OR MULCHED TO THE LIMITS OF CONSTRUCTION BASED ON ACTUAL FIELD CONDITIONS BEYOND THE APPROVED PLANS.
12. ALL SOD TO BE REBEL FESCUE IV, TURF GEM, LESCO OR EQUAL. ALL SEED TO BE REBEL FESCUE IV, TURF GEM, LESCO OR EQUAL @ 6 LBS. PER 1000 S.F. IN LAWN AREAS 3" TOPSOIL SHALL BE TILLED INTO THE TOP 6" OF GROUND PRIOR TO SEEDING.
13. SLOPES GREATER THAN 3:1 SHALL REQUIRE HYDRO-SEEDING. SLOPES GREATER THAN 2:1 SHALL BE SODDED WITH CENTIPEDE GRASS. ADDITIONAL STABILIZATION MEASURES MAY BE REQUIRED FOR SLOPES GREATER THAN 3:1 TO ENSURE SOIL STABILIZATION AND ESTABLISHMENT OF PERMANENT GROUND COVER.
14. INTERIOR MULCH SHALL BE DOUBLE GROUND PINE BARK TO A DEPTH OF 4". PERIMETER LANDSCAPE BUFFERS SHALL BE MULCHED WITH 4" PINE STRAW TO BED LINES SHOWN OR BUFFER LIMITS. BED LINES SHALL CONFORM TO CONFIGURATION SHOWN ON THE PLANS.
15. PINE STRAW SHALL NOT BE USED AS MULCH OR GROUNDCOVER WITHIN TEN FEET OF ANY STRUCTURES CONSISTING OF EXTERIOR COMBUSTIBLE CONSTRUCTION.
16. CONTRACTOR SHALL LEVEL AND SMOOTH ALL DISTURBED AREAS AND REMOVE ALL ROCKS AND CONSTRUCTION DEBRIS PRIOR TO SEEDING, SOD OR PLANT INSTALLATION.
17. NOTE THAT WITHIN LANDSCAPED AREAS SURROUNDING BUILDING, THE GRADES SHOWN ON THE GRADING SHEET ARE "TOP OF MULCH" OR "TOP OF TOPSOIL." CONTRACTOR SHALL ENSURE POSITIVE FINISHED DRAINAGE (MIN. 2%) AWAY FROM ALL BUILDINGS AND COORDINATE WITH THE LANDSCAPE PLAN TO LEAVE SUBGRADE LOW ENOUGH TO MAINTAIN THESE SPOTS AS FINISHED GRADE.
18. OWNER SHALL MAINTAIN ALL PLANT BEDS AND PLANT MATERIAL IN GOOD HEALTH, AND ANY DEAD, UNHEALTHY OR MISSING PLANTS SHALL BE REPLACED WITH THE SAME PLANT MATERIAL ORIGINALLY SPECIFIED ON THIS PLAN.
19. TREE PLANTING AND SITE LIGHTING SHALL BE SEPARATED BY AT LEAST 10 FEET.

PLANT LEGEND

CANOPY/SHADE TREES
- ZS - ZELKOVA SERRATA (JAPANESE ZELKOVA)
- NS - NYSSA SYLVATICA (BLACK GUM)

UNDERSTORY TREES
- CC - CERCIS CANADENSIS (EASTERN REDBUD)
- AA - AMELANCHIER ARBOREA (SHADBLOW)

SHRUBS
- IV - ILEX VOMITORIA (YAUPON HOLLY)
- MC - MYRICA CERIFERA (BAYBERRY)
- IG - ILEX GLABRA (INKBERRY)

PLANT SCHEDULE

PINNACLE STORAGE-CLAYTON - PLANT LIST

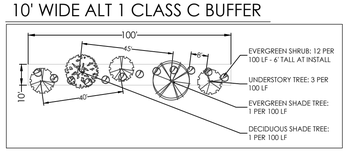
Key	Qty.	BOTANICAL NAME	COMMON NAME	SIZE	Ht At Install	ROOT	COMMENTS
ZS	14	Zelkova serrata	Japanese Zelkova	2.5" cal	14' min.	B&B	Shade Decid. tree
NS	17	Nyssa sylvatica	Black Gum	2.5" cal	14' min.	B&B	Shade Decid. tree
AA	18	Amerlanchier arborea	Downy Serviceberry	2" cal	8' min.	B&B	Understory tree
CC	18	Cercis canadensis	Eastern Redbud	2" cal	12' min.	B&B	Understory tree
IV	40	Ilex vomitoria	Yaupon Holly	10' Ht.	6' Ht.	Cont.	Buffer Evergreen Shrub
MC	31	Myrica cerifera	Bayberry	10' Ht.	6' Ht.	Cont.	Buffer Evergreen Shrub
IG	8	Ilex glabra	Inkberry	5' Ht.	24" Ht.	Cont.	Parking screening

10' WIDE ALT 1 CLASS C BUFFER

CLASS C BUFFER
Alternative 1 - 10 feet

- 2 canopy trees,
- 3 understory trees
- 12 shrubs

Class C buffer shall include a wall, opaque fence, evergreen hedge, berm or combination thereof with a minimum height of six feet at installation



TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

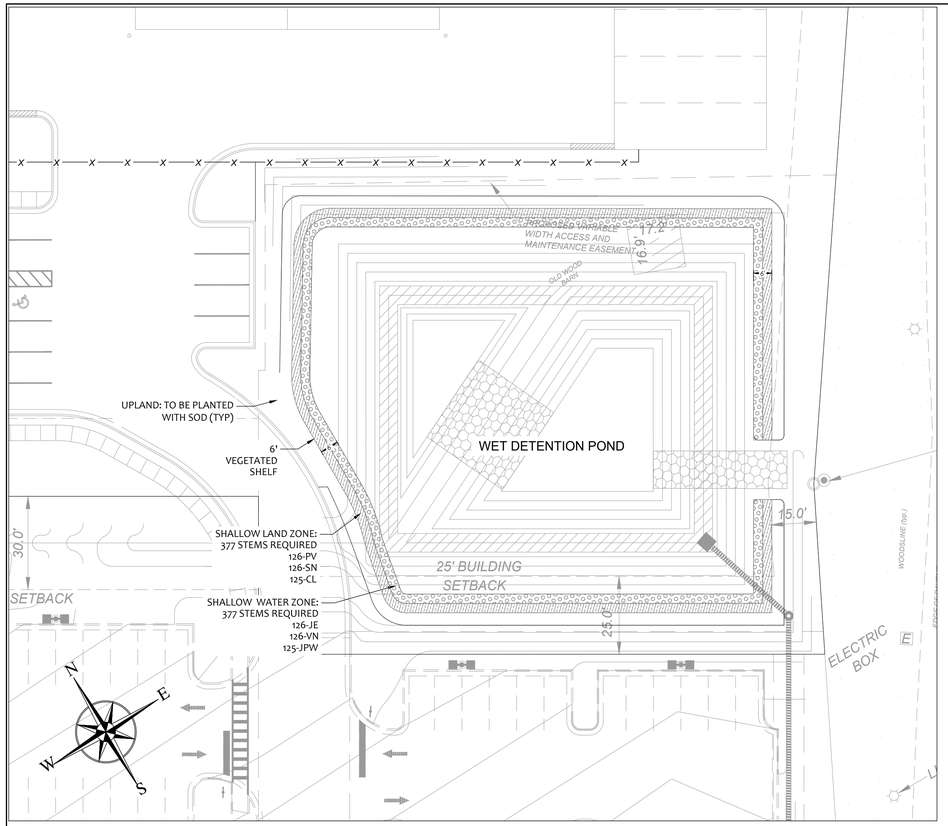
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL CORPORATION No. C-551
DBA TMTLA ASSOCIATES

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2023-08-29 1706 PAMELA M. PORTER

REVISIONS:
2023-10-26 REV. BUFFER SHRUBS
2023-11-27 REV. PER COMMENTS

LANDSCAPE PLAN
PINNACLE STORAGE
US HWY 70 BUS. WEST, CLAYTON, NC
ROBERT HIGH DEVELOPMENT, LLC, WILMINGTON, NC

SCALE: AS NOTED
DRAWN BY: RLM / AJP
PROJECT # 23133
DATE: 08-29-2023
SHEET L-1
OF



1 / L-5 WET DETENTION POND LANDSCAPE PLAN
SCALE: 1"=20'

20' 10' 0 20' 40'
SCALE: 1" = 20'

PLANT LIST FOR WET POND						
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	SPACING
Wet Pond						
PV	*Panicum virgatum*	Switch Grass	4" pot	Cont.	126	24" o.c.
SN	*Sorghastrum nutans*	Indian Grass	SP1	Cont.	126	24" o.c.
CL	*Chasmanthium latifolium*	River Oats	SP1	Cont.	125	24" o.c.
JE	*Juncus effusus*	Common Rush	SP1	Cont.	126	24" o.c.
VN	*Vernonia noveboracensis*	Ironweed	SP1	Cont.	126	24" o.c.
JPW	*Eupatoriadelphus fistulosus*	Joe Pye Weed	SP1	Cont.	125	24" o.c.

PLANT SOURCES: ALL PLANT MATERIAL SHALL COME FROM LOCAL NURSERY STOCK. IF A SOURCE FOR A SPECIFIED PLANT CAN NOT BE LOCATED, LANDSCAPE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR A SUITABLE SUBSTITUTION.

Shallow Land:

PV Panicum virgatum — Switchgrass
SN Sorghastrum nutans — Indiangrass
CH Chasmanthium latifolium — River Oats

Shallow Water:

JE Juncus effusus — Common Rush
VN Vernonia noveboracensis — Ironweed
JPW Eupatoriadelphus fistulosus — Joe Pye Weed

WET DETENTION PLANT CALCULATIONS

POND (1):

VEGETATED SHELF = 3,016 S.F.

(3,016 / 200) * 50 = 754

377 STEMS REQUIRED
377 STEMS REQUIRED

REQUIREMENTS TAKEN FROM NCDENR BMP MANUAL

SEE LANDSCAPE PLAN NOTES ON SHEET L-1, LANDSCAPE PLAN

SEE TREE & SHRUB PLANTING DETAIL ON SHEET L-1, LANDSCAPE PLAN

NOTES:

1. NO TREES OR SHRUBS SHALL BE PLACED WITHIN 10 FEET OF INLET OR OUTLET PIPES, OR MANMADE DRAINAGE STRUCTURES SUCH AS SPILLWAYS OR FLOW SPREADERS.
2. PLANTINGS SHALL NOT BE PLACED ON BERMS.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
4. PROTECT AGAINST EROSION BEFORE WATER IS ALLOWED TO ENTER THE STORMWATER BMP FACILITY.
5. ALL NEWLY PLANTED PLANT MATERIAL SHALL BE PROTECTED FROM INVASIVE WEEDS AND ANIMAL DAMAGE (STAKING, NETTING, ETC.) TO ENSURE PLANT SURVIVAL.
6. ANY STAKING SHALL BE REMOVED WITHIN 12 MONTHS TO PREVENT GIRDLING.
7. ALL PLANTS SHALL HAVE A 2-YEAR WARRANTY. AT THE END OF THE 1ST YEAR AND AGAIN AT THE END OF THE 2-YEAR WARRANTY PERIOD, ALL PLANTS THAT DO NOT SURVIVE SHALL BE REPLACED.
8. ANY SOIL AMENDMENTS SHOULD BE ADDED AT THE END OF THE SITE CONSTRUCTION PROCESS. THE BMP SHALL BE PLANTED AND MULCHED IMMEDIATELY AFTER AMENDING THE SOIL TO STABILZE THE SITE AS SOON AS POSSIBLE.
9. SHALLOW WATER PLANTS ARE BEST PLANTED BETWEEN APRIL 1 AND JULY 15. AVOID WINTER PLANTINGS.
10. UPLAND EMBANKMENT SHALL BE VEGETATED WITH SOD OF MATCHING TYPE TO PERMANENT SEEDING.

(a) The maximum depth for the wet pond shall be 6 feet to ensure that the stormwater is in contact with the roots of the wetland plants.

(b) Wetland mat material shall float, be durable, non-toxic, and capable of supporting plant life, allowing root growth freely through the bottom into the water column.

(c) Floating mats shall be spaced evenly from bank to bank perpendicular to the flow. Floating mats shall be at least 10 feet away from the outlet structure to prevent clogging.

(d) Vegetation shall be obligate wetland plants that are capable of developing thick root masses that hang two to three feet in the water column for optimal water interception.

(e) Plants shall be installed at a density of one plant per 2 square feet. There shall be a minimum of 85% aerial coverage of plants on the mats.

(f) Anchor cable shall be as long as the maximum depth of the pond. Stainless steel or durable plastic cables are recommended for connecting the FTW to a weighted anchor such as cinderblocks at the bottom of the pond). The anchor cable should be inspected annually.

(g) Prior to installing FWIs, the wet pond should be inspected for invasive aquatic weeds so they can be removed. Planting material should be peat moss or potting soil (per manufacturer's recommendations) installed in pre-drilled holes in the floating mat material.

(h) Fencing should be should be initially be installed over the island to prevent geese & wildlife intrusion while plants are being established. Twine or deer fencing is recommended.

Maintenance

Important operation and maintenance procedures:

1. Immediately after the wet pond is established, the plants on the vegetated shelf and perimeter of the basin will be watered twice weekly if needed, until the plants become established (commonly six weeks).
2. No portion of the wet pond will be fertilized after the first initial fertilization that is required to establish the plants on the vegetated shelf.
3. Stable groundcover will be maintained in the drainage area to reduce the sediment load to the wet pond.
4. If the pond must be drained for an emergency or to perform maintenance, the flushing of sediment through the emergency drain will be minimized as much as possible.
5. Once a year, a dam safety expert should inspect the embankment.
6. The measuring device used to determine the sediment elevation shall be such that it will give an accurate depth reading and not readily penetrate into accumulated sediments.

After the wet pond is established, it should be inspected **quarterly and within 24 hours after every storm event greater than 1.0 inches (or 1.5 inches if in a Coastal County).** Records of operation and maintenance will be kept in a known set location and shall be available upon request.

Inspection activities shall be performed as follows. Any problems that are found shall be repaired immediately.

Table 4: Sample Operation and Maintenance Provisions for Wet Ponds

SCM element:	Potential problems:	How to remediate the problem:
The entire SCM	Trash/debris is present.	Remove the trash/debris.
The perimeter of the wet pond	Areas of bare soil and/or erosive gullies have formed.	Regrade the soil if necessary to remove the gully, plant ground cover and water until it is established. Provide lime and a one-time fertilizer application.
The inlet device	The inlet pipe is clogged (if applicable).	Unclog the pipe. Dispose of the sediment in a location where it will not cause impacts to streams or the SCM.
	The inlet pipe is cracked or otherwise damaged (if applicable).	Repair or replace the pipe.
	Erosion is occurring in the swale (if applicable).	Regrade the swale if necessary and provide erosion control devices such as reinforced turf matting or riprap to avoid future erosion problems.
The forebay	Sediment has accumulated to a depth greater than the original design depth for sediment storage.	Search for the source of the sediment and remedy the problem if possible. Remove the sediment and dispose of it in a location where it will not cause impacts to streams or the SCM.
	Erosion has occurred.	Provide additional erosion protection such as reinforced turf matting or riprap if needed to prevent future erosion problems.

	Weeds are present.	Remove the weeds, preferably by hand. If pesticide is used, wipe it on the plants rather than spraying.
The vegetated shelf	Best professional practices show that pruning is needed to maintain optimal plant health.	Prune according to best professional practices.
	Plants are dead, diseased or dying.	Determine the source of the problem: soils, hydrology, disease, etc. Remedy the problem and replace plants. Provide a one-time fertilizer application to establish the ground cover if a soil test indicates it is necessary.
	Weeds are present.	Remove the weeds, preferably by hand. If pesticide is used, wipe it on the plants rather than spraying.
The main treatment area	Sediment has accumulated to a depth greater than the original design sediment storage depth.	Search for the source of the sediment and remedy the problem if possible. Remove the sediment and dispose of it in a location where it will not cause impacts to streams or the SCM.
	Algal growth covers over 50% of the area.	Consult a professional to remove and control the algal growth.
	Cattails, phragmites or other invasive plants cover 50% of the basin surface.	Remove the plants by wiping them with pesticide (do not spray).
The embankment	Shrubs have started to grow on the embankment.	Remove shrubs immediately.
	Evidence of muskrat or beaver activity is present.	Consult a professional to remove muskrats or beavers and repair any holes or erosion.
	A tree has started to grow on the embankment.	Consult a dam safety specialist to remove the tree.

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. C-551 PORTLAND DESIGN, PLLC
DBA TMTLA ASSOCIATES

NORTH CAROLINA LANDSCAPE ARCHITECT 2023-08-29 1706 PAMELA M. PORTELL

REVISIONS:
2023-10-26 REV. BUFFER SHRUBS

WET DETENTION PLANTING PLAN
PINNACLE STORAGE
US HWY 70 BUS, WEST, CLAYTON, NC
ROBERT HIGH DEVELOPMENT, LLC, WILMINGTON, NC

SCALE: AS NOTED
DRAWN BY: RLM / AJP
PROJECT # 23133
DATE: 08-29-2023
SHEET L-2
OF

LIGHTING FIXTURE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER/SERIES	TEMP(ºK)	LAMPS	VOLTS	DELIVERED LUMENS	WATTS	COLOR	MOUNTING HEIGHT	BALLAST/ DRIVER
F	WALL MOUNTED EXTERIOR LED FIXTURE FULL CUTOFF	HUBBELL SG SERIES OR APPROVED EQUAL	4000	LEDs	120	5548	51	DARK BRONZE	REFER TO PLANS	LED DRIVER
F1	WALL MOUNTED EXTERIOR LED	HUBBELL SG SERIES	4000	LEDs	120	2263	21	DARK BRONZE	REFER TO PLANS	LED DRIVER
G1	WALL MOUNTED EXTERIOR LED FIXTURE WITH EMERGENCY 90 MINUTE BATTERY	HUBBELL COMPASS CUSO OR APPROVED EQUAL	4000	LEDs	120	1600 AC 600 EM	17	DARK BRONZE	REFER TO PLANS	LED DRIVER

STATISTICS

DESCRIPTION	AVG.	MAX.	MIN.	AVG/MIN.
PROPERTY LINE	0.0 FC	0.2 FC	0.0FC	N/A
MAIN DRIVEWAY	1.4 FC	12.6 FC	0.0 FC	N/A
SIDE DRIVEWAY	0.9 FC	10.1 FC	0.0 FC	N/A

A3 **PHOTOMETRIC PLAN**
1" = 30'-0"
0 30' 60'

PLAN NORTH

Owner acknowledges and agrees that Bisbort High Development, LLC (BHD) and CBHF Engineers, PLLC (CBHF) retains all rights, title and interest in and to all ideas, designs, concepts, drawings (including but not limited to all renderings, plans and specifications) relating to the Project (including without limitation mechanical, electrical, plumbing and fire alarm engineering ideas, designs, concepts, drawings, plans and specifications) whether created or developed by BHD or CBHF or on behalf of BHD or CBHF in connection with the construction, ownership, operation and management of the Project by Owner; this Agreement shall not grant Owner any rights in or to such ideas, designs, concepts, drawings, plans or specifications except for the limited non-exclusive right to use the same solely in connection with the Project, and all intellectual property rights in and to such items shall remain the property of BHD or CBHF, as applicable, including, without limitation, all trade names, copyrights, licenses, trademark or other proprietary rights of BHD or any such rights granted by third parties or other rights related thereto. Owner shall not sell, assign, lease or otherwise transfer its interest or rights in or to the Project to any third party, and Owner shall keep the Project and all ideas, designs, concepts, drawings, plans and specifications confidential and shall not disclose the same to any third party without the express written consent of CBHF and BHD.

Revision No.	Description	Date
	ISSUED FOR REVIEW	08.24.2023

REVISIONS

CBHF Engineers, PLLC
2246 Yaupon Drive
Wilmington, NC 28401
Phone: 910.791.4000
Fax: 910.791.5266
www.cbhfengineers.com
NC# P-0506

© Copyright 2023 CBHF Engineers, PLLC

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 35230 JOSEPH P. FAMIGLIETTI 08/24/2023

CLAYTON SELF STORAGE
BEAUFORT TOWNSHIP
CARTERET COUNTY, NORTH CAROLINA

ELECTRICAL PHOTOMETRIC PLAN AND SCHEDULE

JOB NO: CBHF.23205 RHD.23-9035
DRAWN: RRD
DESIGNED: RRD
CHECKED: JPF

DRAWING NO:
ES101

REVISION:
0

HUBBELL Outdoor Lighting

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

SLING Series

SLENDER WALLPACK

tradeSELECT

FEATURES

- Two sizes for a variety of applications
- Ranges from 21W to 80W with up to 8000 lumens
- SG1 Series replaces from 100W-150W HID; SG2 Series replaces from 150W-250W HID
- Comfort lens available as an option or accessory provides glare control and enhanced uniformity
- Knuckle and trunnion accessory mounting kits available for flood applications
- IP65 and certified to UL 1598 for use in wet locations up to 40ºC ambient
- DLC *DesignLights Consortium* Qualified - see www.designlights.org

RELATED PRODUCTS

LNC Litepak | LNC2 Litepak | LNC3 Litepak | LNC4 Litepak | GeoPak | GeoPak2

SPECIFICATIONS

HOUSING
- Rugged die-cast aluminum housing with corrosion resistant powder coat finish
- Heating dissipating fins provide superior thermal performance extending the life of the electronic components
- Impact resistant tempered glass offers zero uplight
- Comfort lens available as an option or accessory to reduce glare (7-10% lumen reduction) and provide better uniformity

OPTICS
- 3000K, 4000K and 5000K CCT nominal with 70 CRI
- Smaller SG1 housing has 2 LEDs, larger SG2 housing has 3 LEDs

INSTALLATION
- Side hinge allows for easy installation and wiring
- Side movement avoids damage to the lens and helps prevent injury common in drop down hinge designs
- Mounts to 4" junction box and includes a gasket to help seal electrical connections
- Four 1/2" threaded conduits hubs for surface conduit provided

ELECTRICAL
- 120-277V, 50/60-Hz electronic drivers
- 347V and 480V available in large SG2 housing
- 10KA surge protection included

OPTIONS/CONTROLS
- Button photocontrol for dusk to dawn energy savings. Stock versions include 120V-277V PC with a cover which provides a choice to engage photocontrol or not. PC is installed in top hub
- Occupancy sensor available for on/off and dimming control in larger SG2 housing
- SiteSync™ wireless lighting control delivers flexible control strategies for reducing power consumption and minimizing maintenance costs while delivering the right light levels with a simple and affordable wireless solution. See ordering information or visit www.hubbelllighting.com/sitesync for more details
- Battery backup options available in larger SG2 housing rated for either 0° C or -30° C. Performance exceeds NEC requirement providing 1 hr minimum over 10'x10' at 11' mounting height

CERTIFICATIONS
- *DesignLights Consortium*® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 for use in wet location, tested for -40ºC to 40ºC applications
- IDA approved with zero uplight for 3000K and warmer CCTs
- IP65

WARRANTY
- 5 year limited warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	2263-8079
Wattage Range	21-80
Efficacy Range (LPW)	101-113
Fixture Projected Life (Hours)	L70>50K
Weights lbs. (kg)	4.3-11 (2.0-5.0)

© 2020 Hubbell Outdoor Lighting, a division of Hubbell Lighting, Inc. Specifications subject to change without notice. 701 Millennium Blvd • Greenville, SC 29607 / Tel: 864.678.1000 / Website: www.hubbelloutdoor.com

HUBBELL Outdoor Lighting

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

SLING SERIES

SLENDER WALLPACK

ORDERING GUIDE

Example: SG1-20-3K7-FT-UNV-DBT-PCU-CS

CATALOG #

ORDERING INFORMATION

Housing	CCT/CRI	Distribution	Voltage	Color/Finish	Control Options	Options
SG1-10 Size 1, 10W	**3K7** 3000K, 70 CRI	**FT** Fwd Throw	**UNV** 120-277V	**BLT** Black Matte Textured	**PCU** Universal Button Photocontrol (120-277V)	**CS** Comfort Lens
SG1-20 Size 1, 20W	**4K7** 4000K, 70 CRI		**120** 120V	**BLS** Black Gloss Smooth	**SCP**[2,3] Occupancy Sensor Programmable (Dim)	**E**[1] Battery (PC
SG1-30 Size 1, 30W	**5K7** 5000K, 70 CRI		**277** 277V	**DBT** Dark Bronze Matte Textured	**SWP**[2,3] SiteSync Pre-commission	**EH**[1] Battery w/ heater -20°
SG1-40 Size 1, 40W			**UHV** 347V-480V	**DBS** Dark Bronze Gloss Smooth	**SWPW**[2,3] SiteSync Pre-commission w/ Sensor	
SG2-50 Size 2, 50W				**GTT** Graphite Matte Textured	**Specify M1S HT for SCO/SCP & SWPM**	
SG2-80 Size 2, 80W				**LGS** Light Grey Gloss Smooth	**8F** Up to 8'	
				PSS Platinum Silver Smooth	**20F** Up to 20'	
				WHT White Matte Textured		
				WHS White Gloss Smooth		
				VGT Verde Green Textured		
				Color Option		
				CC Custom Color		

Notes:
1. Available in SG2 only, UHV available in SG2-50 only
2. Sensor controls & battery backup can not be used with fixed accessory or kit or for invertedup mounting. 120-277V only for SCO/SCP, 120 or 277 only for SWP, SWPW, E & EH
3. Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only

STOCK ORDERING INFORMATION

Catalog Number	CCT/CRI	Wattage	Mounting Height	Color	Color	Delivered Lumens	LPW	Weight lbs. (kg)
SG1-10-PCU	5000K/70	11W	8–12ft	120–277V	Dark Bronze	1349	122	4.3 (2.0)
SG1-10-4K-PCU	4000K/70	11W	8–12ft	120–277V	Dark Bronze	1424	129	4.3 (2.0)
SG1-20-PCU	5000K/70	21W	8–12ft	120–277V	Dark Bronze	2263	108	4.3 (2.0)
SG1-20-4K-PCU	4000K/70	21W	8–12ft	120–277V	Dark Bronze	2310	110	4.3 (2.0)
SG1-30-PCU	5000K/70	29W	10–15ft	120–277V	Dark Bronze	3270	113	4.3 (2.0)
SG1-30-4K-PCU	4000K/70	29W	10–15ft	120–277V	Dark Bronze	3060	105	4.3 (2.0)
SG1-40-PCU	5000K/70	38W	10–15ft	120–277V	Dark Bronze	4008	105	4.3 (2.0)
SG1-40-4K-PCU	4000K/70	38W	10–15ft	120–277V	Dark Bronze	4070	106	4.3 (2.0)
SG2-50-PCU	5000K/70	51W	12–18ft	120–277V	Dark Bronze	5548	110	11 (5.0)
SG2-50-4K-PCU	4000K/70	51W	12–18ft	120–277V	Dark Bronze	5526	109	11 (5.0)
SG2-80-PCU	5000K/70	80W	15–25ft	120–277V	Dark Bronze	8061	101	11 (5.0)
SG2-80-4K-PCU	4000K/70	80W	15–25ft	120–277V	Dark Bronze	8079	101	11 (5.0)

© 2020 Hubbell Outdoor Lighting, a division of Hubbell Lighting, Inc. Specifications subject to change without notice. 701 Millennium Blvd • Greenville, SC 29607 / Tel: 864.678.1000 / Website: www.hubbelloutdoor.com

C1 **FIXTURE TYPE F1**

NOT TO SCALE

HUBBELL Outdoor Lighting

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

SLING Series

SLENDER WALLPACK

tradeSELECT

FEATURES

- Two sizes for a variety of applications
- Ranges from 21W to 80W with up to 8000 lumens
- SG1 Series replaces from 100W-150W HID; SG2 Series replaces from 150W-250W HID
- Comfort lens available as an option or accessory provides glare control and enhanced uniformity
- Knuckle and trunnion accessory mounting kits available for flood applications
- IP65 and certified to UL 1598 for use in wet locations up to 40ºC ambient
- DLC *DesignLights Consortium* Qualified - see www.designlights.org

RELATED PRODUCTS

LNC Litepak | LNC2 Litepak | LNC3 Litepak | LNC4 Litepak | GeoPak | GeoPak2

SPECIFICATIONS

HOUSING
- Rugged die-cast aluminum housing with corrosion resistant powder coat finish
- Heating dissipating fins provide superior thermal performance extending the life of the electronic components
- Impact resistant tempered glass offers zero uplight
- Comfort lens available as an option or accessory to reduce glare (7-10% lumen reduction) and provide better uniformity

OPTICS
- 3000K, 4000K and 5000K CCT nominal with 70 CRI
- Smaller SG1 housing has 2 LEDs, larger SG2 housing has 3 LEDs

INSTALLATION
- Side hinge allows for easy installation and wiring
- Side movement avoids damage to the lens and helps prevent injury common in drop down hinge designs
- Mounts to 4" junction box and includes a gasket to help seal electrical connections
- Four 1/2" threaded conduits hubs for surface conduit provided

ELECTRICAL
- 120-277V, 50/60-Hz electronic drivers
- 347V and 480V available in large SG2 housing
- 10KA surge protection included

OPTIONS/CONTROLS
- Button photocontrol for dusk to dawn energy savings. Stock versions include 120V-277V PC with a cover which provides a choice to engage photocontrol or not. PC is installed in top hub
- Occupancy sensor available for on/off and dimming control in larger SG2 housing
- SiteSync™ wireless lighting control delivers flexible control strategies for reducing power consumption and minimizing maintenance costs while delivering the right light levels with a simple and affordable wireless solution. See ordering information or visit www.hubbelllighting.com/sitesync for more details
- Battery backup options available in larger SG2 housing rated for either 0° C or -30° C. Performance exceeds NEC requirement providing 1 hr minimum over 10'x10' at 11' mounting height

CERTIFICATIONS
- *DesignLights Consortium*® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 for use in wet location, tested for -40ºC to 40ºC applications
- IDA approved with zero uplight for 3000K and warmer CCTs
- IP65

WARRANTY
- 5 year limited warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	2263-8079
Wattage Range	21-80
Efficacy Range (LPW)	101-113
Fixture Projected Life (Hours)	L70>50K
Weights lbs. (kg)	4.3-11 (2.0-5.0)

© 2020 Hubbell Outdoor Lighting, a division of Hubbell Lighting, Inc. Specifications subject to change without notice. 701 Millennium Blvd • Greenville, SC 29607 / Tel: 864.678.1000 / Website: www.hubbelloutdoor.com

C3 **FIXTURE TYPE F1**

NOT TO SCALE

HUBBELL Outdoor Lighting

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

SLING SERIES

SLENDER WALLPACK

ORDERING GUIDE

Example: SG1-20-3K7-FT-UNV-DBT-PCU-CS

CATALOG #

ORDERING INFORMATION

Housing	CCT/CRI	Distribution	Voltage	Color/Finish	Control Options	Options
SG1-10 Size 1, 10W	**3K7** 3000K, 70 CRI	**FT** Fwd Throw	**UNV** 120-277V	**BLT** Black Matte Textured	**PCU** Universal Button Photocontrol (120-277V)	**CS** Comfort Lens
SG1-20 Size 1, 20W	**4K7** 4000K, 70 CRI		**120** 120V	**BLS** Black Gloss Smooth	**SCP**[2,3] Occupancy Sensor Programmable (Dim)	**E**[1] Battery (PC
SG1-30 Size 1, 30W	**5K7** 5000K, 70 CRI		**277** 277V	**DBT** Dark Bronze Matte Textured	**SWP**[2,3] SiteSync Pre-commission	**EH**[1] Battery w/ heater -20°
SG1-40 Size 1, 40W			**UHV** 347V-480V	**DBS** Dark Bronze Gloss Smooth	**SWPW**[2,3] SiteSync Pre-commission w/ Sensor	
SG2-50 Size 2, 50W				**GTT** Graphite Matte Textured	**Specify M1S HT for SCO/SCP & SWPM**	
SG2-80 Size 2, 80W				**LGS** Light Grey Gloss Smooth	**8F** Up to 8'	
				PSS Platinum Silver Smooth	**20F** Up to 20'	
				WHT White Matte Textured		
				WHS White Gloss Smooth		
				VGT Verde Green Textured		
				Color Option		
				CC Custom Color		

Notes:
1. Available in SG2 only, UHV available in SG2-50 only
2. Sensor controls & battery backup can not be used with fixed accessory or kit or for invertedup mounting. 120-277V only for SCO/SCP, 120 or 277 only for SWP, SWPW, E & EH
3. Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only

STOCK ORDERING INFORMATION

Catalog Number	CCT/CRI	Wattage	Mounting Height	Color	Color	Delivered Lumens	LPW	Weight lbs. (kg)
SG1-10-PCU	5000K/70	11W	8–12ft	120–277V	Dark Bronze	1349	122	4.3 (2.0)
SG1-10-4K-PCU	4000K/70	11W	8–12ft	120–277V	Dark Bronze	1424	129	4.3 (2.0)
SG1-20-PCU	5000K/70	21W	8–12ft	120–277V	Dark Bronze	2263	108	4.3 (2.0)
SG1-20-4K-PCU	4000K/70	21W	8–12ft	120–277V	Dark Bronze	2310	110	4.3 (2.0)
SG1-30-PCU	5000K/70	29W	10–15ft	120–277V	Dark Bronze	3270	113	4.3 (2.0)
SG1-30-4K-PCU	4000K/70	29W	10–15ft	120–277V	Dark Bronze	3060	105	4.3 (2.0)
SG1-40-PCU	5000K/70	38W	10–15ft	120–277V	Dark Bronze	4008	105	4.3 (2.0)
SG1-40-4K-PCU	4000K/70	38W	10–15ft	120–277V	Dark Bronze	4070	106	4.3 (2.0)
SG2-50-PCU	5000K/70	51W	12–18ft	120–277V	Dark Bronze	5548	110	11 (5.0)
SG2-50-4K-PCU	4000K/70	51W	12–18ft	120–277V	Dark Bronze	5526	109	11 (5.0)
SG2-80-PCU	5000K/70	80W	15–25ft	120–277V	Dark Bronze	8061	101	11 (5.0)
SG2-80-4K-PCU	4000K/70	80W	15–25ft	120–277V	Dark Bronze	8079	101	11 (5.0)

© 2020 Hubbell Outdoor Lighting, a division of Hubbell Lighting, Inc. Specifications subject to change without notice. 701 Millennium Blvd • Greenville, SC 29607 / Tel: 864.678.1000 / Website: www.hubbelloutdoor.com

COMPASS®

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

CUSO

SLIM LED AC/EMERGENCY OUTDOOR LIGHT

tradeSELECT

FEATURES

- Includes self-diagnostic/self-test feature to monitor proper operation
- Quick installation
- Universal 120-277VAC input, 60Hz.
- Includes long-life 7.2V Nickel Cadmium battery for UL recognized 90 minute operation
- Full re-charge within 24 hours
- Provided with water-proof test switch and AC-On indicator
- 0ºC to 50ºC Standard Model, -25ºC to 50ºC with optional heater
- UL924 and Wet Location Listed

RELATED PRODUCTS

Exit & Message Signs | Emergency Lighting Units | Battery Packs | Remote Heads & Fixtures

SPECIFICATIONS

DESCRIPTION
- The CUSO Series is an architectural, low-profile outdoor light, offering "normally On" AC and emergency lighting with powerful LED illumination
- The housing is fully sealed and gasketed, and has an IP65 rating
- Designed for wall mounting with universal K/O pattern in back-plate for easy installation to most standard size junction boxes
- Includes a single ½" NPT conduit entry in the top, center of the housing
- Illumination provided by 8 high power LEDs, which achieve 1,600 lumens in AC and 600 lumens in emergency
- Available in 3000K or 4000K color temperature
- Models at 3000K include a photo-sensor and PIR(passive infra-red) motion detector which cannot be altered
- The unit will only turn on in AC mode when motion is detected. Models at 4000K include a photo-sensor and do not include motion detector
- The unit can be controlled by a switch, timer or the photo-cell

APPLICATION
- The CUSO Series can be applied in areas that are susceptible to rain and severe moisture like parking decks, and outdoor commercial applications to meet all Path of Egress requirements

COMPLIANCES
- UL924 Listed for Wet Location
- NFPA 101
- NFPA 70
- OSHA

WARRANTY
- 5 year full unit warranty
- See HLI Standard Warranty for additional information

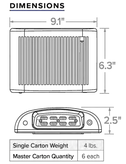
ENERGY CONSUMPTION

	Max.	Max. with heater
120VAC, 60Hz	3.59W	3.40W
277VAC, 60Hz	3.59W	3.40W

ORDERING GUIDE

Catalog Number	Description
CUSO DB	Outdoor AC/EM, 3000K, Photo-sensor and PIR Motion Detect, Self-Diag., Dark Bronze
CUSO DB-H	Outdoor AC/EM, 3000K, Photo-sensor and PIR Motion Detect, Self-Diag., Dark Bronze, Heater
CUSO BK	Outdoor AC/EM, 3000K, Photo-sensor and PIR Motion Detect, Self-Diag., Black
CUSO BK-H	Outdoor AC/EM, 3000K, Photo-sensor and PIR Motion Detect, Self-Diag., Black, Heater
CUSO WH	Outdoor AC/EM, 3000K, Photo-sensor and PIR Motion Detect, Self-Diag., White
CUSO WH-H	Outdoor AC/EM, 3000K, Photo-sensor and PIR Motion Detect, Self-Diag., White, Heater
CUSO40B-ND	Outdoor AC/EM, 4000K, Photo-sensor, Self-Diag., Dark Bronze
CUSO40B-H-ND	Outdoor AC/EM, 4000K, Photo-sensor, Self-Diag., Dark Bronze, Heater
CUSO40BK-ND	Outdoor AC/EM, 4000K, Photo-sensor, Self-Diag., Black
CUSO40BK-H-ND	Outdoor AC/EM, 4000K, Photo-sensor, Self-Diag., Black, Heater
CUSO40WH-ND	Outdoor AC/EM, 4000K, Photo-sensor, Self-Diag., White
CUSO40WH-H-ND	Outdoor AC/EM, 4000K, Photo-sensor, Self-Diag., White, Heater

DIMENSIONS



Single Carton Weight	4 lbs.
Master Carton Quantity	6 each

© 2020 Compass, a division of Hubbell Lighting, Inc. Specifications subject to change without notice. 701 Millennium Blvd • Greenville, SC 29607 / Tel: (864) 678-1000 / Website: www.compasslightingproducts.com

A4 **FIXTURE TYPE G1**

NOT TO SCALE

Owner acknowledges and agrees that Robert Hijo Development, LLC (RHD) and CBHF Engineers, PLLC (CBHF) retains all rights, including but not limited to, rights in common law copyright and other property rights in the Project (including without limitation architectural, electrical, plumbing and fire alarm engineering plans and specifications) relating to the Project prepared by RHD and CBHF. Owner agrees that neither Owner nor anyone working for or with Owner will reproduce, publish or use any such plans or specifications, or any other RHD or CBHF work product, for any purpose relating to the Project except for the construction, ownership, operation and management of the Project by Owner, this Agreement shall not grant Owner any rights to use such plans or specifications or any other RHD or CBHF work product in the event that Owner does not pay RHD or CBHF in accordance with this Agreement. Owner agrees that neither Owner nor anyone working for or with Owner will delete or modify any boilerplate, boilerplate notices, boilerplate trade names, copyrights, licenses, boilerplate or other proprietary rights of RHD or any such rights granted by third parties or other boilerplate notices contained in RHD's plans and specifications. Owner agrees that in the event that Owner uses any of the plans and specifications for any purpose not related to the Project, Owner agrees to indemnify, defend and hold harmless RHD and CBHF from any and all claims, damages, losses, and expenses, including attorneys' fees arising out of or resulting therefrom. Owner further

Sizes listed for individual storage units are nominal and center to center of partition walls. There may be adjustments to any such unit to allow for site constraints, structural tolerances, mechanical systems, vertical transportation and other issues encountered both during design and in the field.

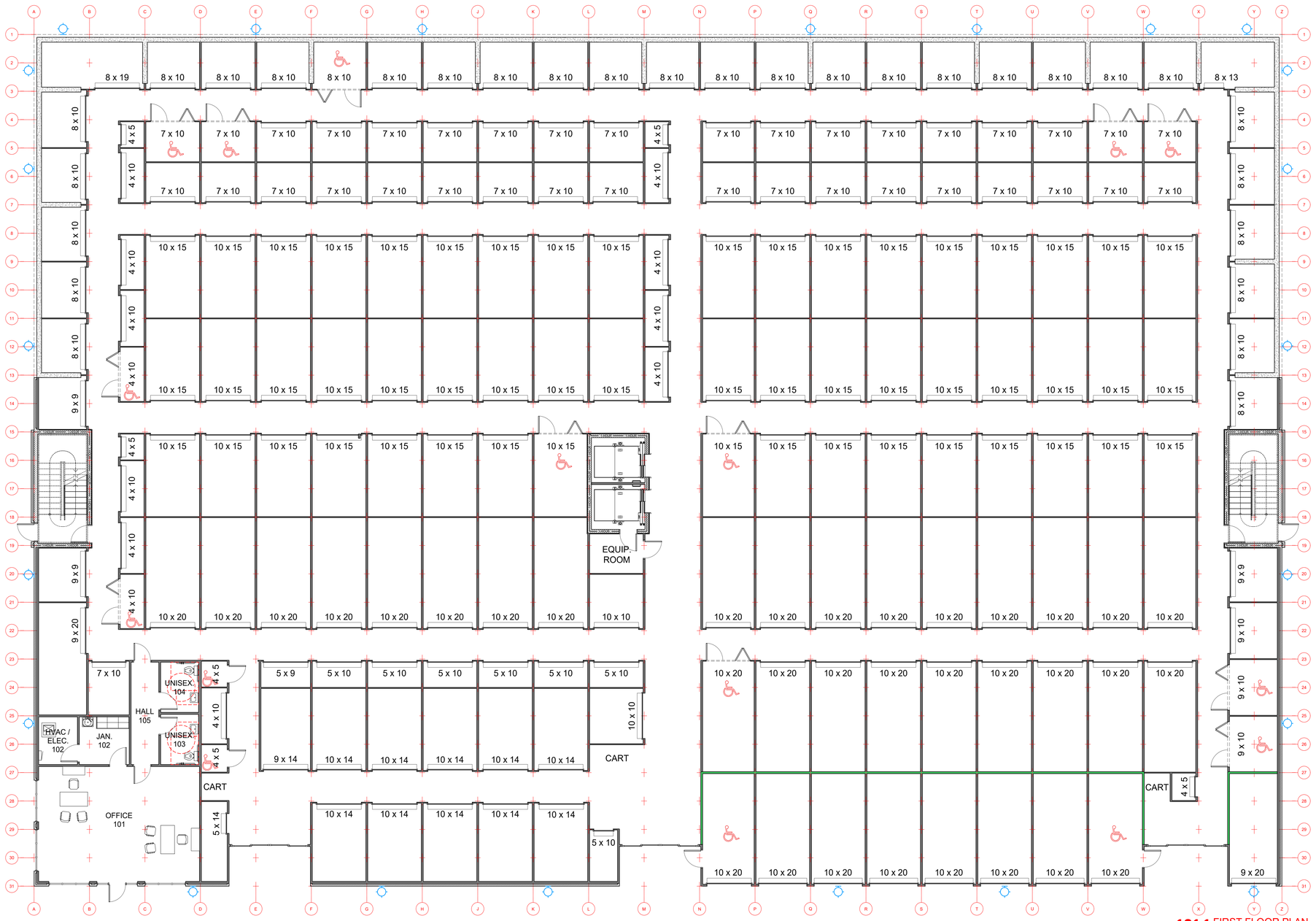
5ft wide handicapped units are equipped with 3'-0" wide swing doors with ADA compliant lever hardware, typical. 10ft wide handicapped units are equipped with electronically opperated roll-up doors and 3'-0" wide swing doors with ADA compliant lever hardware, typical. In all handicapped unit locations where a swing door cannot be provided, the roll-up door must be opperable with a battery backup in case of power failure.

Owner acknowledges and agrees that Robert High Development, LLC (RHD) [and its architect BW Architecture] have retained all ownership and other rights, title and interests in and to all conceptual, working and final drawings, plans and specifications (collectively, Plans and Specifications) relating to the Project (including without limitation architectural and engineering drawings, plans and specifications), and any and all of its proprietary rights embodied therein or related thereto. Except in connection with the construction, ownership, operation and management of the Project by Owner, this Agreement shall not grant Owner any vested right, title or interest in or to any of the Plans and Specifications or any patents (issued or pending), trademarks, service marks, trade names, copyrights, licenses, licensed or other proprietary rights of RHD or any such rights granted by third parties or other professionals to RHD.

The Plans and Specifications and any contents of any documents or information embodied therein or relating thereto shall not to be used, reproduced or copied, in whole or in part, without the prior, written permission of Cothran Harris Architecture and RHD.

WALL LEGEND

- 2" METAL STUD WALL
- 4" METAL STUD WALL
- 4" METAL STUD WALL WITH BATT INSULATION
- 4" METAL STUD WALL WITH 4" BRICK / CMU
- 6" METAL STUD WALL
- 10 1/4" SUPERIOR WALL
- 8" CMU WALL
- 1-HR FIRE RATED 8" CMU WALL



101.1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'

BW ARCHITECTURE
FORGING THE BUILT ENVIRONMENT
BW ARCHITECTURE, PLLC
www.bwarchitecture.info
100 A OAKMONT DR.
GREENVILLE, NC 27858
252.355.1300

Documents are the exclusive property of BW Architecture, PLLC and may not be reproduced or published in any manner without permission.
Copyright BW Architecture, PLLC©

NOT FOR CONSTRUCTION
BW ARCHITECTURE PLLC
100 A OAKMONT DR.
GREENVILLE, NC 27858
NORTH CAROLINA
SEAL
DOCUMENT

PROPOSED NEW CONSTRUCTION FOR:

PINNACLE STORAGE BUILDING 1

US HWY 70 BUSINESS WEST
JOHNSTON COUNTY, NORTH CAROLINA

Revisions
No: Date:

Project No: -----

Date: ??/??/23

A101

Sizes listed for individual storage units are nominal and center to center of partition walls. There may be adjustments to any such unit to allow for site constraints, structural tolerances, mechanical systems, vertical transportation and other issues encountered both during design and in the field.

5ft wide handicapped units are equipped with 3'-0" wide swing doors with ADA compliant lever hardware, typical. 10ft wide handicapped units are equipped with electronically opperated roll-up doors and 3'-0" wide swing doors with ADA compliant lever hardware, typical. In all handicapped unit locations where a swing door cannot be provided, the roll-up door must be opperable with a battery backup in case of power failure.

Owner acknowledges and agrees that Robert High Development, LLC (RHD) [and its architect BW Architecture] have retained all ownership and other rights, title and interests in and to all conceptual, working and final drawings, plans and specifications (collectively, Plans and Specifications) relating to the Project (including without limitation architectural and engineering drawings, plans and specifications), and any and all of its proprietary rights embodied therein or related thereto. Except in connection with the construction, ownership, operation and management of the Project by Owner, this Agreement shall not grant Owner any vested right, title or interest in or to any of the Plans and Specifications or any patents (issued or pending), trademarks, service marks, trade names, copyrights, licenses, licensed or otherwise proprietary rights of RHD or any such rights granted by third parties or other professionals to RHD.

The Plans and Specifications and any contents of any documents or information embodied therein or relating thereto shall not to be used, reproduced or copied, in whole or in part, without the prior, written permission of Cothran Harris Architecture and RHD.

WALL LEGEND

- 2" METAL STUD WALL
- 4" METAL STUD WALL
- 4" METAL STUD WALL WITH BATT INSULATION
- 4" METAL STUD WALL WITH 4" BRICK / CMU
- 8" METAL STUD WALL
- 10 1/4" SUPERIOR WALL
- 8" CMU WALL
- 1-HR FIRE RATED 8" CMU WALL

201.1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'

BW ARCHITECTURE
FORGING THE BUILT ENVIRONMENT
BW ARCHITECTURE, PLLC

www.bwarchitecture.info
100 A OAKMONT DR.
GREENVILLE, NC 27858
252.355-1300

Documents are the exclusive property of BW Architecture, PLLC and may not be reproduced or used in any manner without express permission.
Copyright BW Architecture, PLLC©

NOT FOR CONSTRUCTION
BW ARCHITECTURE PLLC
GREENVILLE, NC
SHEILA W. SMITH
REGISTERED ARCHITECT
NORTH CAROLINA

PROPOSED NEW CONSTRUCTION FOR:

PINNACLE STORAGE BUILDING 1

US HWY 70 BUSINESS WEST
JOHNSTON COUNTY, NORTH CAROLINA

Revisions
No: Date:

Project No: -----

Date: ??/??/23

A201

Sizes listed for individual storage units are nominal and center to center of partition walls. There may be adjustments to any such unit to allow for site constraints, structural tolerances, mechanical systems, vertical transportation and other issues encountered both during design and in the field.

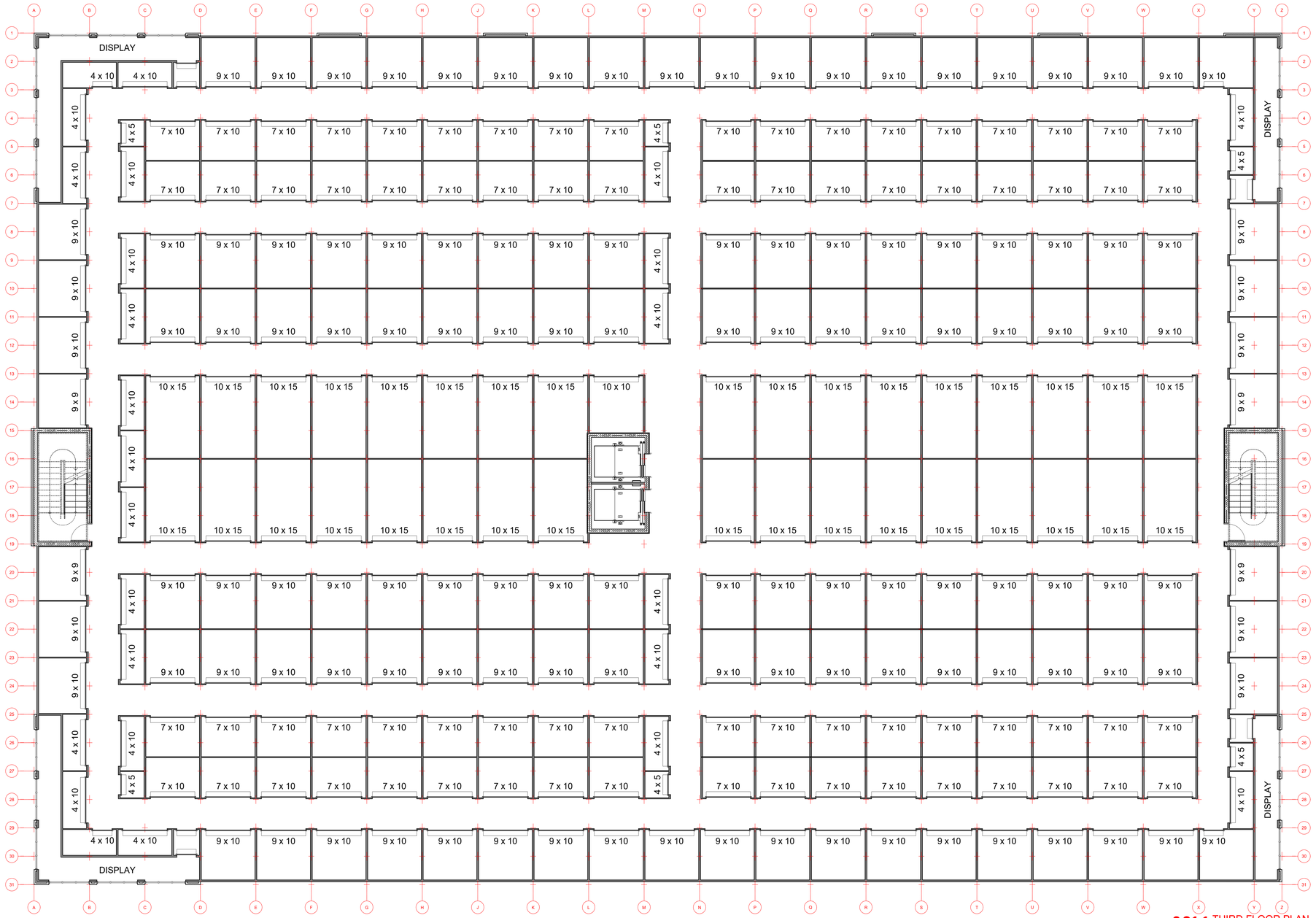
5ft wide handicapped units are equipped with 3'-0" wide swing doors with ADA compliant lever hardware, typical. 10ft wide handicapped units are equipped with electronically opperated roll-up doors and 3'-0" wide swing doors with ADA compliant lever hardware, typical. In all handicapped unit locations where a swing door cannot be provided, the roll-up door must be opperable with a battery backup in case of power failure.

Owner acknowledges and agrees that Robert High Development, LLC (RHD) [and its architect BW Architecture] have retained all ownership and other rights, title and interests in and to all conceptual, working and final drawings, plans and specifications (collectively, Plans and Specifications) relating to the Project (including without limitation architectural and engineering drawings, plans and specifications, models, renderings, and all intellectual property rights related thereto). Except in connection with the construction, ownership, operation and management of the Project by Owner, this Agreement shall not grant Owner any vested right, title or interest in or to any of the Plans and Specifications or any patents (issued or pending), trademarks, service marks, trade names, copyrights, licenses, licensed or other proprietary rights of RHD or any such rights granted by third parties or other professionals to RHD.

The Plans and Specifications and any contents of any documents or information embodied therein or relating thereto shall not to be used, reproduced or copied, in whole or in part, without the prior, written permission of Cothran Harris Architecture and RHD.

WALL LEGEND

- 2" METAL STUD WALL
- 4" METAL STUD WALL
- 4" METAL STUD WALL WITH BATT INSULATION
- 4" METAL STUD WALL WITH 4" BRICK / CMU
- 6" METAL STUD WALL
- 10 1/4" SUPERIOR WALL
- 8" CMU WALL
- 1-HR FIRE RATED 8" CMU WALL



301.1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'

BWARCHITECTURE
FORGING THE BUILT ENVIRONMENT
BW ARCHITECTURE, PLLC
www.bwarchitecture.info
100 A OAKMONT DR.
GREENVILLE, NC 27858
252.355.1300

Documents are the exclusive property of BW Architecture, PLLC and may not be reproduced or published in any manner without permission.
Copyright BW Architecture, PLLC©

NOT FOR CONSTRUCTION
BW ARCHITECTURE GREENVILLE NORTH CAROLINA

PROPOSED NEW CONSTRUCTION FOR:

PINNACLE STORAGE BUILDING 1

US HWY 70 BUSINESS WEST
JOHNSTON COUNTY, NORTH CAROLINA

Revisions
No: Date:

Project No: -----
Date: ??/??/23

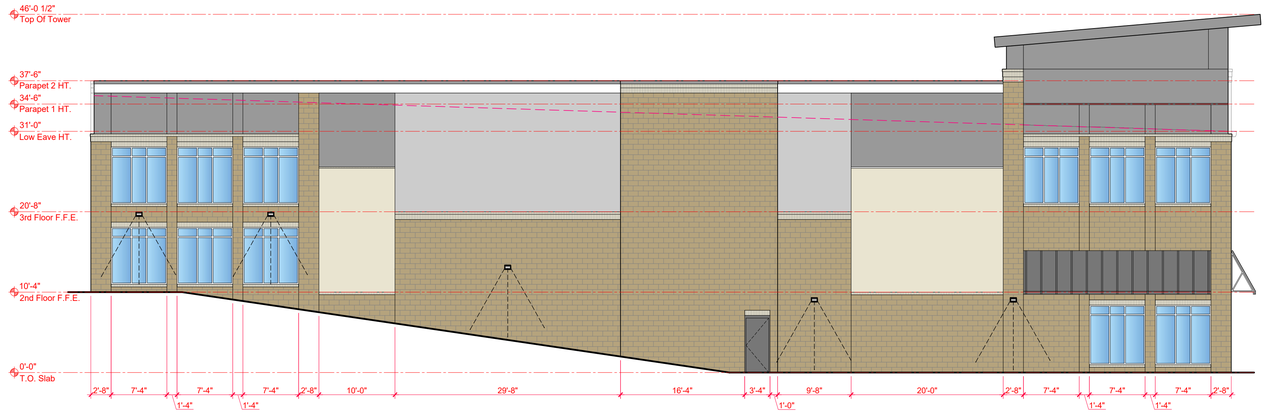
A301

Owner acknowledges and agrees that Robert High Development, LLC (RHD) [and its architect BW Architecture, PLLC] have retained all ownership and other rights, title and interests in and to all conceptual, working and final drawings, plans and specifications (collectively, Plans and Specifications) relating to the Project (including without limitation any and all CAD drawings, BIM models, 3D specifications), and any and all of its proprietary rights embodied therein or related thereto. Except in connection with the construction, ownership, operation and management of the Project by Owner, this Agreement shall not grant Owner any vested right, title or interest in or to any of the Plans and Specifications or any patents (issued or pending), trademarks, service marks, trade names, copyrights, licenses, licensed or other proprietary rights of RHD or any such rights granted by third parties or other professionals to RHD.

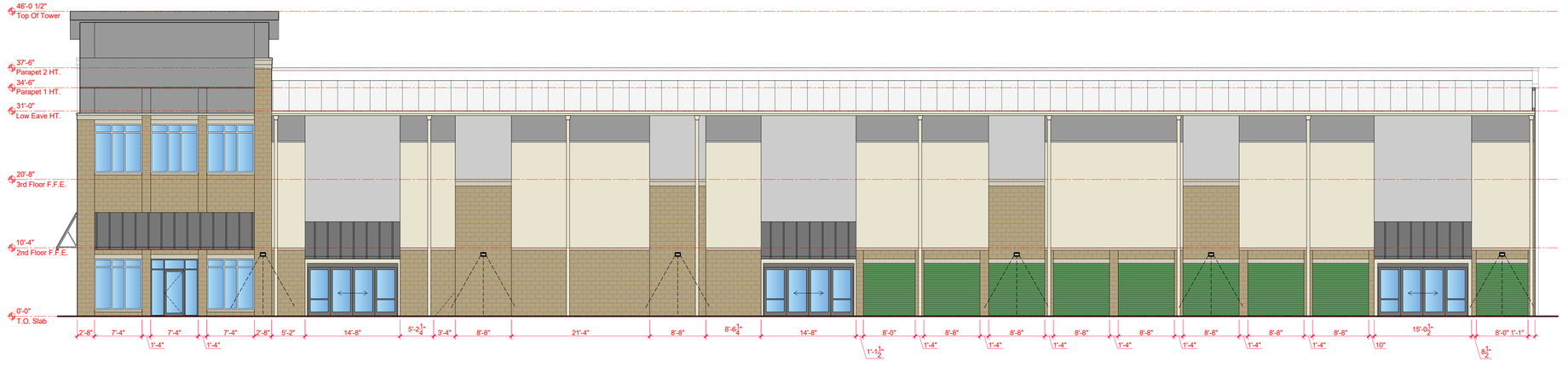
The Plans and Specifications and any contents of any documents or information embodied therein or relating thereto shall not to be used, reproduced or copied, in whole or in part, without the prior, written permission of BW Architecture and RHD.

Material Legend

- Metal coping, gutters, downspouts - "Light Stone"
- EIFS 1 - Color to match Sherwin Williams SW 6098 Pacer White
- EIFS 2 - Color to match Sherwin Williams SW 6120 Believable Buff
- EIFS 3 - Color to match Sherwin Williams SW 7658 Gray Clouds
- EIFS 4 - Color to match Sherwin Williams SW 7622 Homburg Gray
- Exterior roll-up doors - "Fern Green"
- Standing seam metal awnings- "Charcoal Gray"
- Split-faced CMU, Fay Block #5101
- Soldier course Palmetto Brick, ".75 Greystone"



401.2 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'



401.1 FRONT ELEVATION
SCALE: 1/8" = 1'

BW ARCHITECTURE
FORGING THE BUILT ENVIRONMENT
BW ARCHITECTURE, PLLC

www.bwarchitecture.info
100 A OAKMONT DR.
GREENVILLE, NC 27858
252.355.1300

Documents are the exclusive property of BW Architecture, PLLC and may not be reproduced or changed in any way without written permission.
Copyright BW Architecture, PLLC

NOT FOR CONSTRUCTION
BW ARCHITECTURE 100 A OAKMONT DR. GREENVILLE, NC 27858 252.355.1300 SHEET NUMBER: A401 PROJECT NUMBER: ----- DATE: ??/??/23 PROJECT NAME: PINNACLE STORAGE BUILDING 1 US HWY 70 BUSINESS WEST JOHNSTON COUNTY, NORTH CAROLINA

PROPOSED NEW CONSTRUCTION FOR:

PINNACLE STORAGE BUILDING 1

US HWY 70 BUSINESS WEST
JOHNSTON COUNTY, NORTH CAROLINA

Revisions

No:	Date:

Project No: -----

Date: ??/??/23

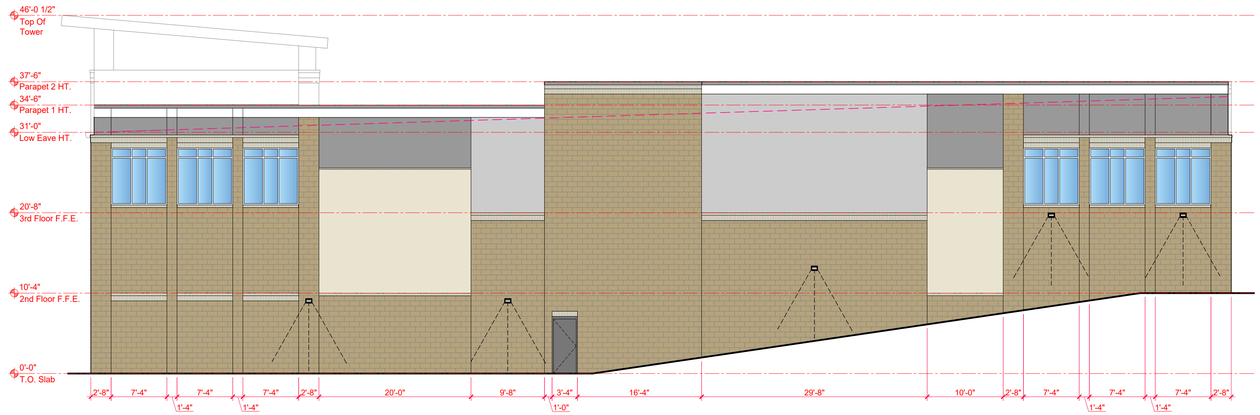
A401

Owner acknowledges and agrees that Robert High Development, LLC (RHD) [and its architect BW Architecture, PLLC] have retained all ownership and other rights, title and interests in and to all conceptual, working and final drawings, plans and specifications (collectively, Plans and Specifications) relating to the Project (whether prepared or supervised by RHD or BW Architecture and RHD, specifically), and any and all of its proprietary rights embodied therein or related thereto. Except in connection with the construction, ownership, operation and management of the Project by Owner, this Agreement shall not grant Owner any vested right, title or interest in or to any of the Plans and Specifications or any patents (issued or pending), trademarks, service marks, trade names, copyrights, licenses, licensed or other proprietary rights of RHD or any such rights granted by third parties or other professionals to RHD.

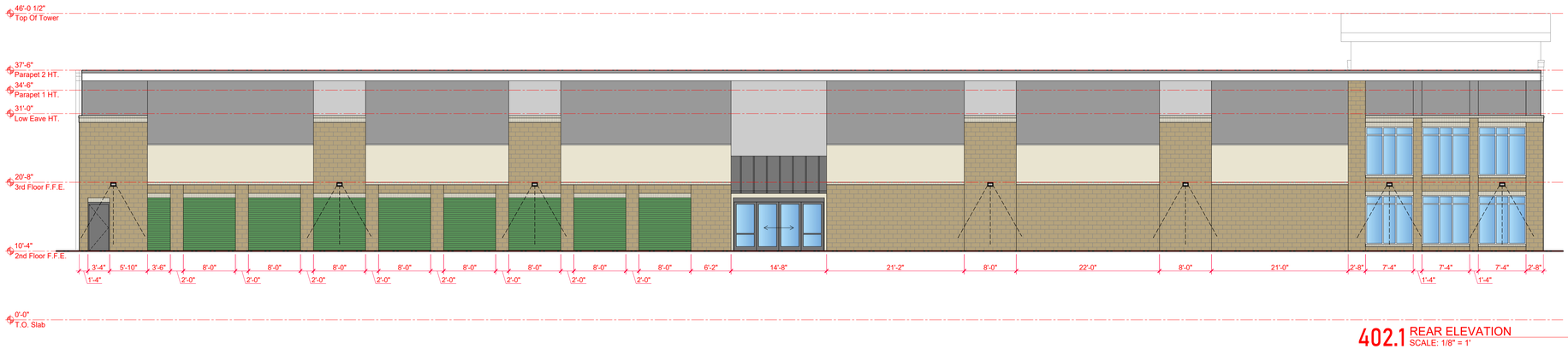
The Plans and Specifications and any contents of any documents or information embodied therein or relating thereto shall not to be used, reproduced or copied, in whole or in part, without the prior, written permission of BW Architecture and RHD.

Material Legend

- Metal coping, gutters, downspouts - "Light Stone"
- EIFS 1 - Color to match Sherwin Williams SW 6098 Pacer White
- EIFS 2 - Color to match Sherwin Williams SW 6120 Believable Buff
- EIFS 3 - Color to match Sherwin Williams SW 7658 Gray Clouds
- EIFS 4 - Color to match Sherwin Williams SW 7622 Homburg Gray
- Exterior roll-up doors - "Fern Green"
- Standing seam metal awnings- "Charcoal Gray"
- Split-faced CMU, Fay Block #5101
- Soldier course Palmetto Brick, ".75 Greystone"



402.2 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'



402.1 REAR ELEVATION
SCALE: 1/8" = 1'

BW ARCHITECTURE
FORGING THE BUILT ENVIRONMENT
BW ARCHITECTURE, PLLC
www.bwarchitecture.info
100 A OAKMONT DR.
GREENVILLE, NC 27858
252.355.1300

Documents are the exclusive property of BW Architecture, PLLC and may not be reproduced or published in any manner without permission.
Copyright BW Architecture, PLLC

NOT FOR CONSTRUCTION
BW ARCHITECTURE PLLC
GREENVILLE, NORTH CAROLINA

PROPOSED NEW CONSTRUCTION FOR:

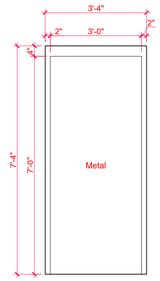
PINNACLE STORAGE BUILDING 1

US HWY 70 BUSINESS WEST
JOHNSTON COUNTY, NORTH CAROLINA

Revisions
No: Date:

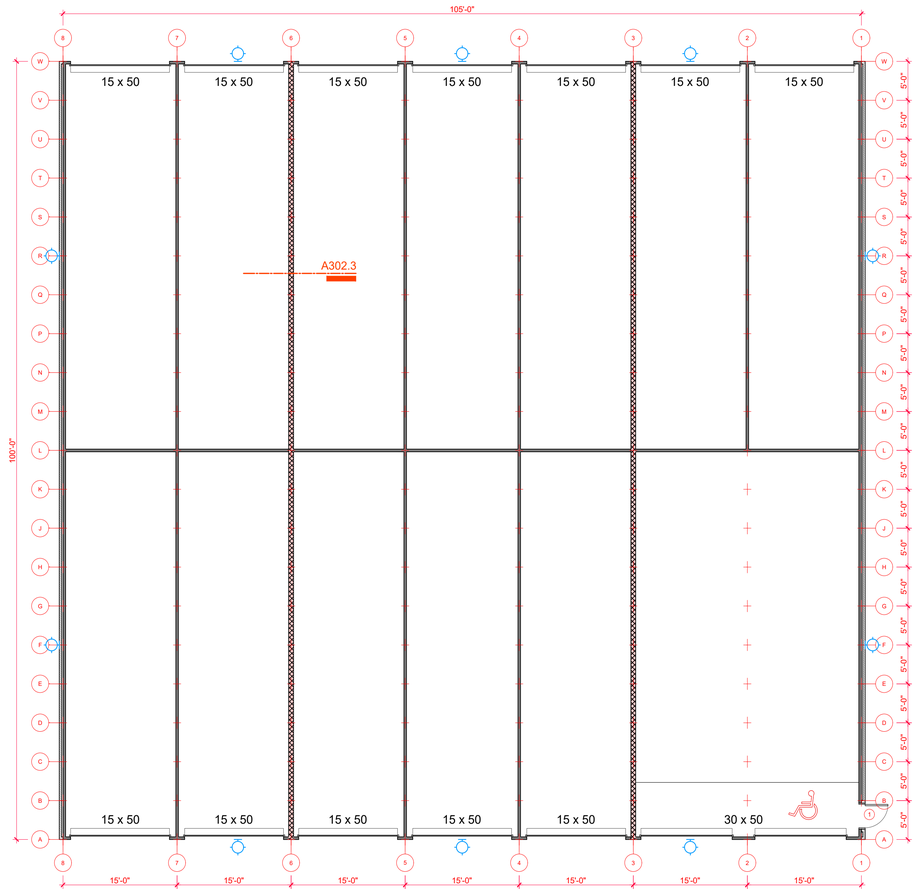
Project No: -----
Date: ??/??/23

A402



1

DOOR SCHEDULE									
Door					Frame		Hardware		Remarks
No.	Size	Elevation	Material	Rating	Elevation	Material	Type	Rating	
1	3'-0" x 7'-0"	1	H.M.		1	H.M.	Verify with contractor		@ HC doors



101.1 FLOOR PLAN
SCALE: 1/8" = 1'

Owner acknowledges and agrees that Robert High Development, LLC (RHD) [and its architect BW Architecture, PLLC] have retained all ownership and other rights, title and interests in and to all conceptual, working and final drawings, plans and specifications (collectively, Plans and Specifications) relating to the Project (including without limitation architectural and engineering drawings, plans and specifications prepared by RHD or its architect and all modifications and revised thereto. Except in connection with the construction, ownership, operation and management of the Project by Owner, this Agreement shall not grant Owner any vested right, title or interest in or to any of the Plans and Specifications or any patents (issued or pending), trademarks, service marks, trade names, copyrights, licenses, licensed or other proprietary rights of RHD or any such rights granted by third parties or other professionals to RHD.

The Plans and Specifications and any contents of any documents or information embodied therein or relating thereto shall not to be used, reproduced or copied, in whole or in part, without the prior, written permission of BW Architecture and RHD.

WALL LEGEND	
	4" METAL STUD WALL
	3-HR FIRE RATED CMU WALL

UNIT MIX CALCULATIONS				
	Unit Size	1st Flr	HC units	Comments
RV Bldg	15x50	12		
	30x50	1	1	Electronically operated door
	TOTAL	13	1	Electronically operated door
			65	5% of total # of units under 200

NOTE 1: ACCESSIBLE SPACES ARE PERMITTED TO BE DISPERSED IN A SINGLE BUILDING OF A MULTI-BUILDING FACILITY PER 1108.3.1 OF THE 2018 IBC. ACCESSIBLE SPACES FOR BUILDING "3" ARE LOCATED IN THIS BUILDING.

Sizes listed for individual storage units are nominal and center to center of partition walls. There may be adjustments to any such unit to allow for site constraints, structural tolerances, mechanical systems, vertical transportation and other issues encountered both during design and in the field.

30'-0" wide, handicapped, RV units are equipped with electronically operated, 12'-0" wide roll-up doors. (Typical doors are 10'-0" wide).

In all handicapped unit locations where a swing door cannot be provided, the roll-up door must be opperable with a battery backup in case of power failure.

BW ARCHITECTURE
FORGING THE BUILT ENVIRONMENT
BW ARCHITECTURE, PLLC
www.bwarchitecture.info
100 A OAKMONT DR.
GREENVILLE, NC 27858
252.355.1300

Documents are the exclusive property of BW Architecture, PLLC and may not be reproduced or copied in any form without permission.
Copyright BW Architecture, PLLC©

NOT FOR CONSTRUCTION

PROPOSED NEW CONSTRUCTION FOR:

PINNACLE STORAGE BUILDING 2

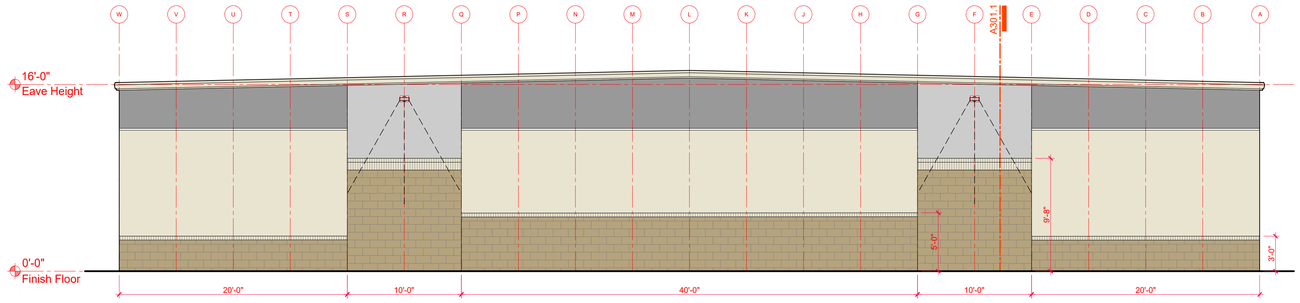
US HWY 70 BUSINESS WEST
JOHNSTON COUNTY, NORTH CAROLINA

Revisions
No: Date:

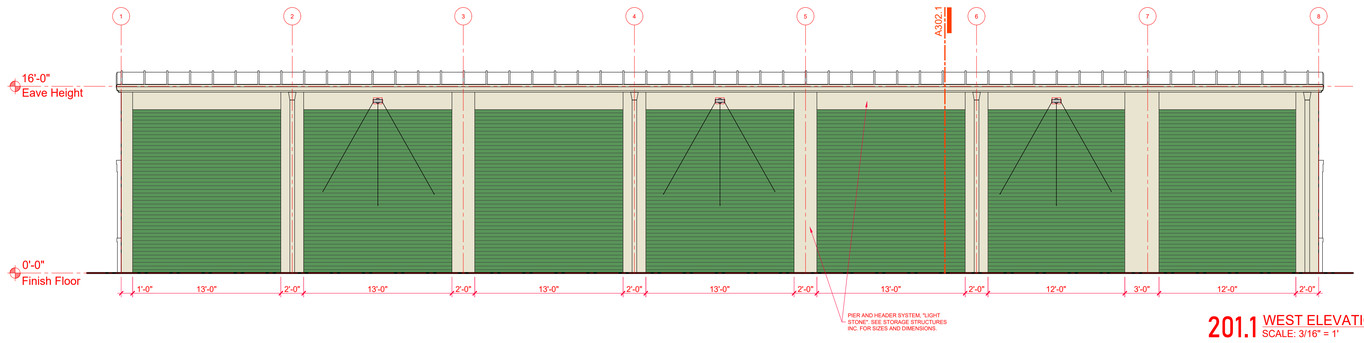
Project No: -----

Date: ??/??/23

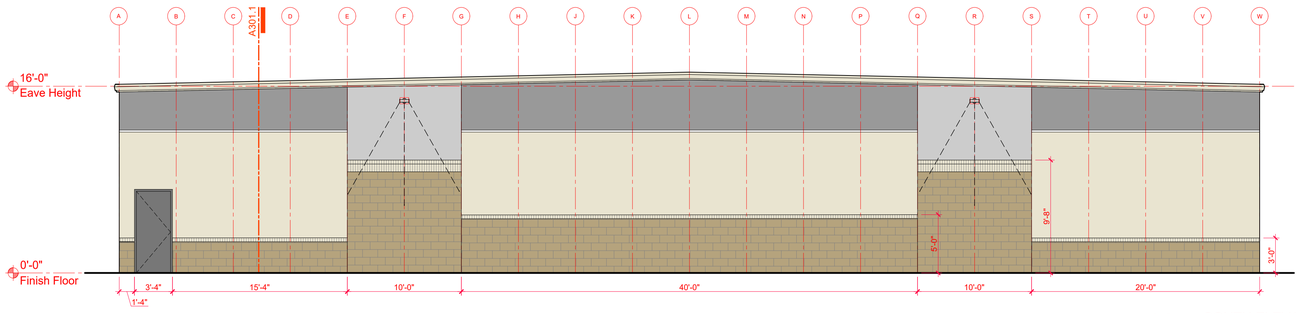
A101



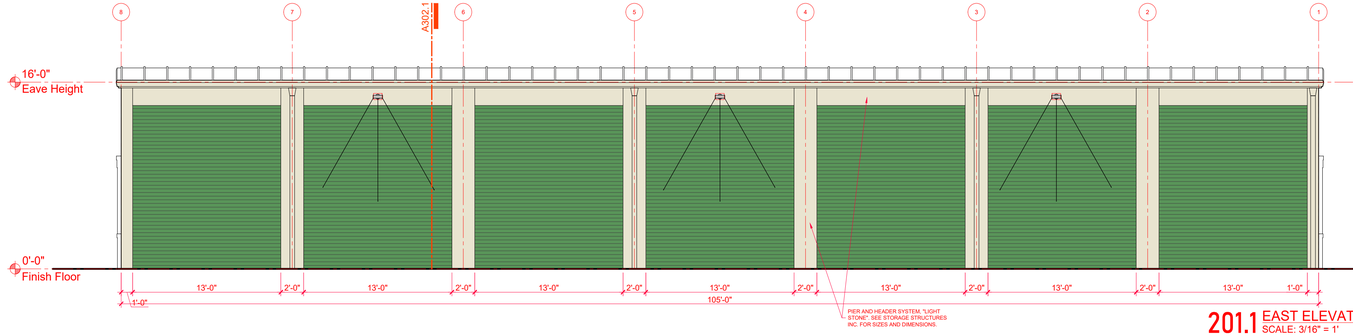
201.1 NORTH ELEVATION
SCALE: 3/16" = 1'



201.1 WEST ELEVATION
SCALE: 3/16" = 1'



201.1 SOUTH ELEVATION
SCALE: 3/16" = 1'



201.1 EAST ELEVATION
SCALE: 3/16" = 1'

Material Legend

- Metal coping, gutters, downspouts - "Light Stone"
- EIFS 2 - Color to match Sherwin Williams SW 6120 Believable Buff
- EIFS 3 - Color to match Sherwin Williams SW 7658 Gray Clouds
- EIFS 4 - Color to match Sherwin Williams SW 7622 Homburg Gray
- Exterior roll-up doors - "Fern Green"
- Split-faced CMU, Fay Block #5101
- Soldier course Palmetto Brick, ".75 Greystone"

Owner acknowledges and agrees that Robert High Development, LLC (RHD) [and its architect BW Architecture, PLLC] have retained all ownership and other rights, title and interests in and to all conceptual, working and final drawings, plans and specifications (collectively, Plans and Specifications) relating to the Project (including without limitation architecture and engineering drawings, plans and specifications), and any and all of its proprietary rights embodied therein or related thereto. Except as expressly provided for in connection with the construction management of the Project by Owner, this Agreement shall not grant Owner any vested right, title or interest in or to any of the Plans and Specifications or any patents (issued or pending), trademarks, service marks, trade names, copyrights, licenses, licensed or other proprietary rights of RHD or any such rights granted by third parties or other professionals to RHD.

The Plans and Specifications and any contents of any documents or information embodied therein or relating thereto shall not to be used, reproduced or copied, in whole or in part, without the prior, written permission of BW Architecture and RHD.

BW ARCHITECTURE
FORGING THE BUILT ENVIRONMENT
BW ARCHITECTURE, PLLC
www.bwarchitecture.info
100 A OAKMONT DR.
GREENVILLE, NC 27858
252.355-1300

Documents are the exclusive property of BW Architecture, PLLC and may not be reproduced or published in any manner without permission.
Copyright BW Architecture, PLLC©

BW ARCHITECTURE GREENVILLE, NORTH CAROLINA SEAL 036 SARAH E. SMITH
NOT FOR CONSTRUCTION

PROPOSED NEW CONSTRUCTION FOR:

PINNACLE STORAGE BUILDING 2

US HWY 70 BUSINESS WEST
JOHNSTON COUNTY, NORTH CAROLINA

Revisions

No:	Date:

Project No: -----

Date: ??/??/23

A201

Owner acknowledges and agrees that Robert High Development, LLC (RHD) [and its architect BW Architecture, PLLC] have retained all ownership and other rights, title and interests in and to all conceptual, working and final drawings, plans and specifications (collectively, Plans and Specifications) relating to the Project (including without limitation architectural and engineering drawings, plans and specifications prepared by BW Architecture, PLLC and any derivatives prepared thereto). Except in connection with the construction, ownership, operation and management of the Project by Owner, this Agreement shall not grant Owner any vested right, title or interest in or to any of the Plans and Specifications or any patents (issued or pending), trademarks, service marks, trade names, copyrights, licenses, licensed or other proprietary rights of RHD or any such rights granted by third parties or other professionals to RHD.

The Plans and Specifications and any contents of any documents or information embodied therein or relating thereto shall not to be used, reproduced or copied, in whole or in part, without the prior, written permission of BW Architecture and RHD.

WALL LEGEND

- 4" METAL STUD WALL
- 3-HR FIRE RATED CMU WALL

UNIT MIX CALCULATIONS

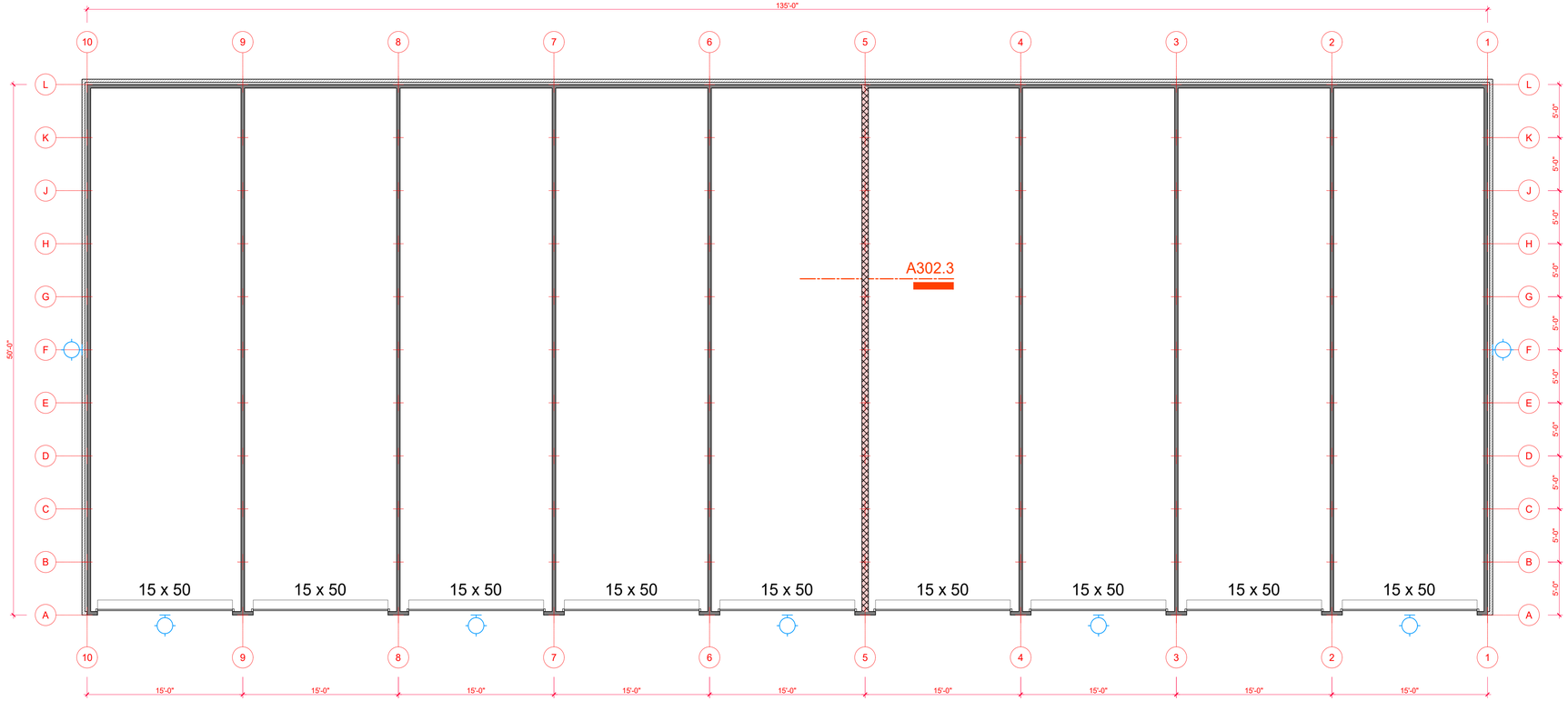
	Unit Size	1st Flr	HC units	Comments
RV Bldg	15x50	9		
	TOTAL	9		
				SEE NOTE 1

NOTE 1: ACCESSIBLE SPACES ARE PERMITTED TO BE DISPERSED IN A SINGLE BUILDING OF A MULTI-BUILDING FACILITY PER 1108.3.1 OF THE 2018 IBC. ACCESSIBLE SPACES ARE LOCATED IN BUILDING "2" LOCATED NEXT TO THIS BUILDING.

Sizes listed for individual storage units are nominal and center to center of partition walls. There may be slight changes to any unit sizes to allow for site constraints, structural tolerances, mechanical systems, vertical transportation and other issues encountered both during design and in the field.

30'-0" wide, handicapped, RV units are equipped with electronically operated, 12'-0" wide roll-up doors. (Typical doors are 13'-0" wide).

In all handicapped unit locations where a swing door cannot be provided, the roll-up door must be opperable with a battery backup in case of power failure.



101.1 GROUND FLOOR PLAN
SCALE: 3/16" = 1'

BW ARCHITECTURE
FORGING THE BUILT ENVIRONMENT
BW ARCHITECTURE, PLLC
www.bwarchitecture.info
100 A OAKMONT DR.
GREENVILLE, NC 27858
252.355.1300

Documents are the exclusive property of BW Architecture, PLLC and may not be reproduced or changed in any form without permission.
Copyright BW Architecture, PLLC©

NOT FOR CONSTRUCTION
BW ARCHITECTURE PLLC
100 A OAKMONT DR.
GREENVILLE, NC
NORTH CAROLINA
SEAL

PROPOSED NEW CONSTRUCTION FOR:

PINNACLE STORAGE BUILDING 3

US HWY 70 BUSINESS WEST
JOHNSTON COUNTY, NORTH CAROLINA

Revisions

No:	Date:

Project No: -----

Date: ??/??/23

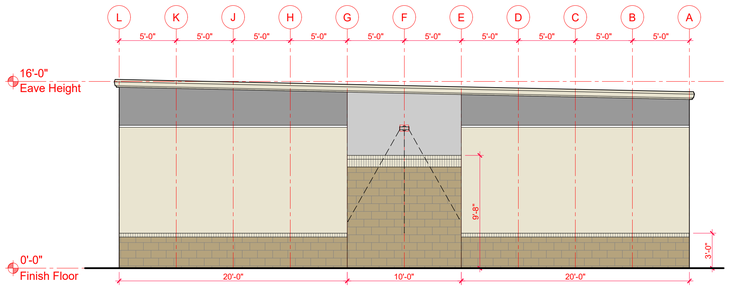
A101

Material Legend

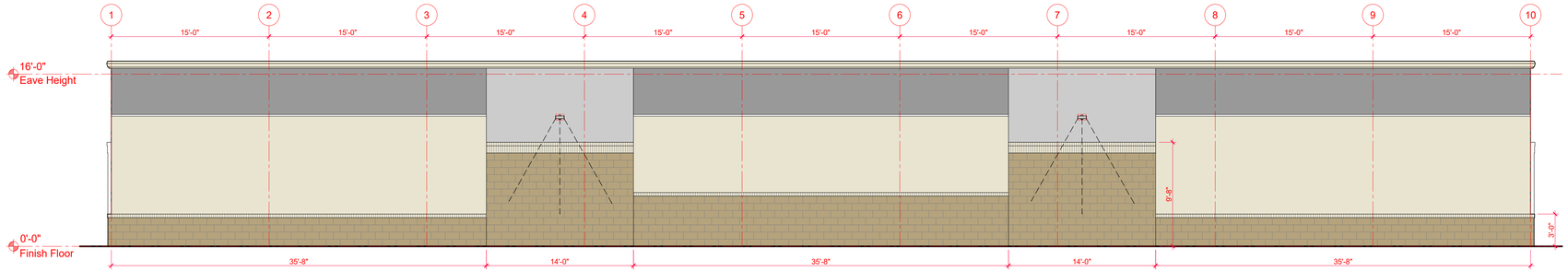
- Metal coping, gutters, downspouts - "Light Stone"
- EIFS 2 - Color to match Sherwin Williams SW 6120 Believable Buff
- EIFS 3 - Color to match Sherwin Williams SW 7658 Gray Clouds
- EIFS 4 - Color to match Sherwin Williams SW 7622 Homburg Gray
- Exterior roll-up doors - "Fern Green"
- Split-faced CMU, Fay Block #5101
- Soldier course Palmetto Brick, *.75 Greystone"

Owner acknowledges and agrees that Robert High Development, LLC (RHD) [and its architect BW Architecture, PLLC] have retained all ownership, and other rights, title and interests in and to all conceptual, working and final drawings, plans and specifications (collectively, Plans and Specifications) relating to the Project (including without limitation architectural and engineering drawings, plans and specifications), and any and all of its proprietary rights embodied therein or related thereto. Without limiting the foregoing, in connection with the design and management of the Project by Owner, this Agreement shall not grant Owner any vested right, title or interest in or to any of the Plans and Specifications or any patents (issued or pending), trademarks, service marks, trade names, copyrights, licenses, licensed or other proprietary rights of RHD or any such rights granted by third parties or other professionals to RHD.

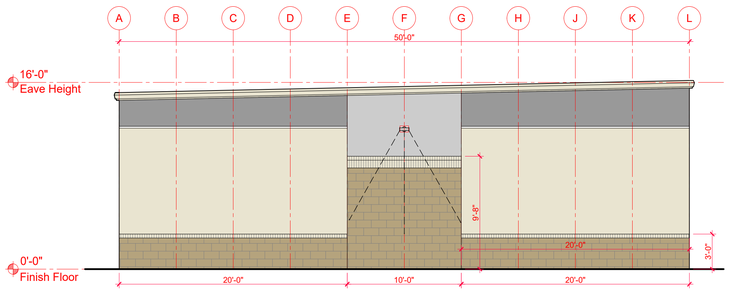
The Plans and Specifications and any contents of any documents or information embodied therein or relating thereto shall not to be used, reproduced or copied, in whole or in part, without the prior, written permission of BW Architecture and RHD.



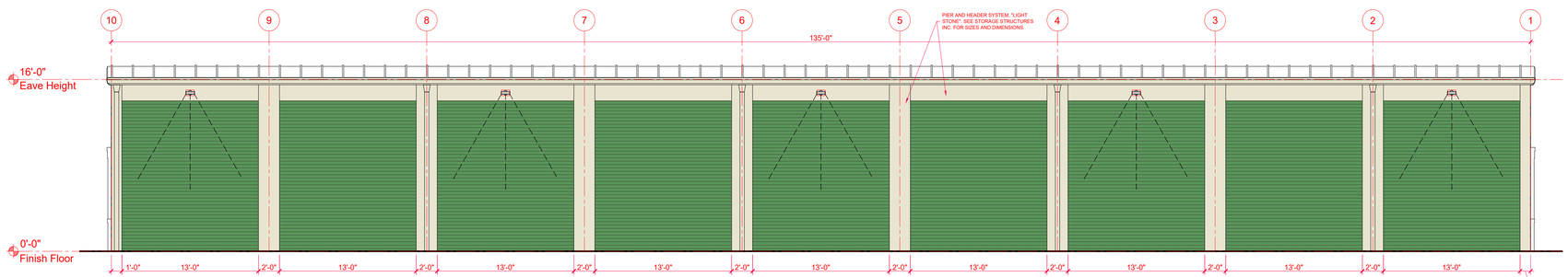
201.4 NORTH ELEVATION
SCALE: 3/16" = 1'



201.3 EAST ELEVATION
SCALE: 3/16" = 1'



201.2 SOUTH ELEVATION
SCALE: 3/16" = 1'



201.1 WEST ELEVATION
SCALE: 3/16" = 1'

BW ARCHITECTURE
FORGING THE BUILT ENVIRONMENT
BW ARCHITECTURE, PLLC
www.bwarchitecture.info
100 A OAKMONT DR.
GREENVILLE, NC 27858
252.355.1300

Documents are the exclusive property of BW Architecture, PLLC and may not be reproduced or published without permission.
Copyright BW Architecture, PLLC©

NOT FOR CONSTRUCTION

PROPOSED NEW CONSTRUCTION FOR:

PINNACLE STORAGE BUILDING 3

US HWY 70 BUSINESS WEST
JOHNSTON COUNTY, NORTH CAROLINA

Revisions

No:	Date:

Project No: -----

Date: ??/??/23

A201

DocuSign Envelope ID: 0EC86C21-F240-419A-8969-8F9A6CBF6063

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

March 12, 2024

Re: 2024-143-SUP Pinnacle Storage

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, March 18, 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,

Steven S. Mott
Planner II

DocuSign Envelope ID: 0EC86C21-F240-419A-8969-8F9A6CBF6063

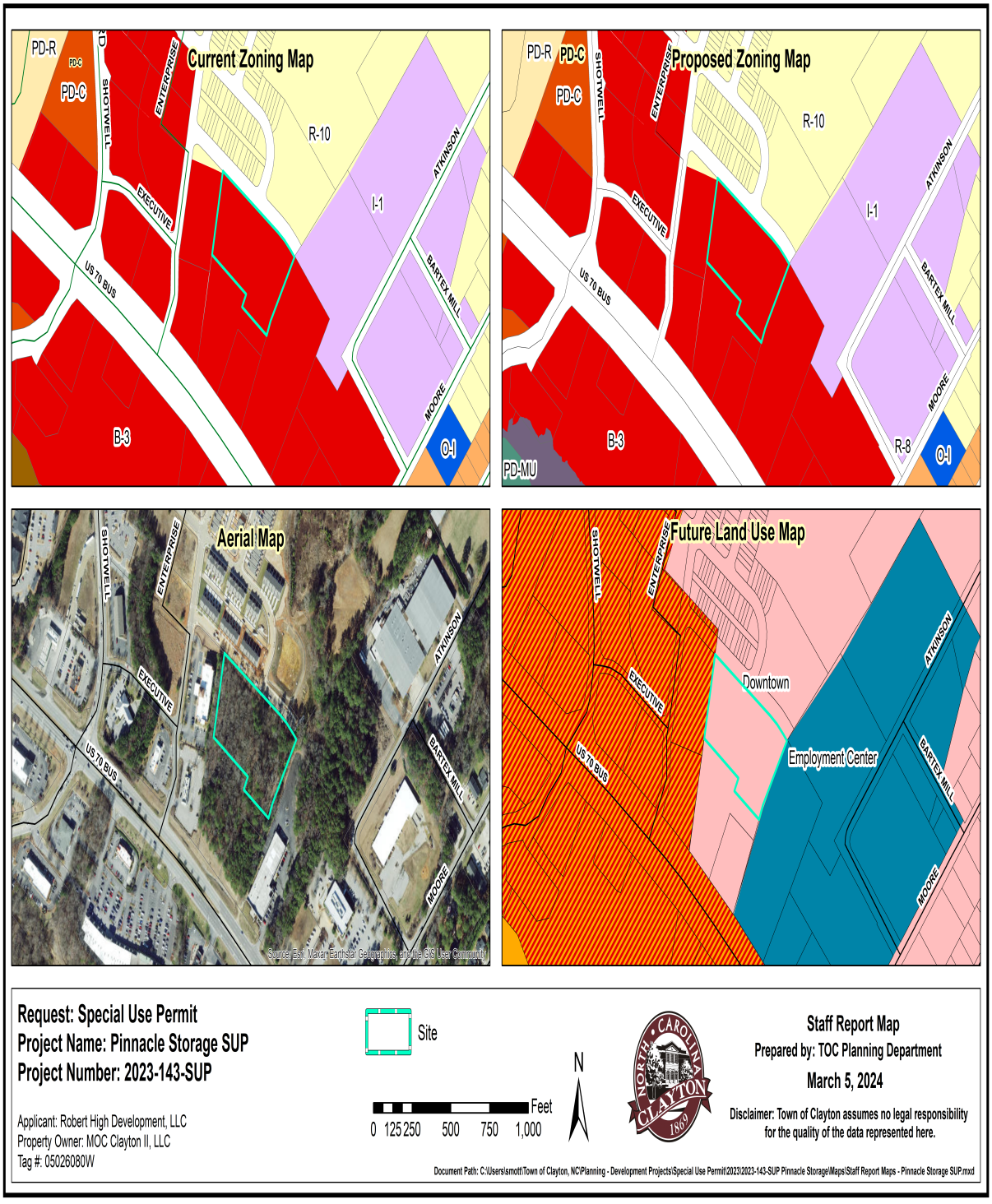
Recommended Conditions of Approval (2024-143-SUP Pinnacle Storage):

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 (2023-144-SP) as approved by Town staff.
2. Any conditions imposed as part of the Site Plan (2023-144-SP) approval shall remain in effect.

APPLICANT AFFIDAVIT

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

Robert High	DocuSigned by: Robert High	3/12/2024
Print Name	*Signature of Applicant*	*Date*


Current Zoning Map
PD-R
PD-C
PD-3
SHOTWELL
ENTERPRISE
EXECUTIVE
US 70 BUS
R-10
I-1
ATKINSON
BARTEX MILL
MOORE
B-3
O-I
Proposed Zoning Map
PD-R
PD-C
SHOTWELL
ENTERPRISE
EXECUTIVE
US 70 BUS
R-10
I-1
ATKINSON
BARTEX MILL
MOORE
B-3
PD-MU
R-8
O-I
Aerial Map
SHOTWELL
ENTERPRISE
EXECUTIVE
US 70 BUS
ATKINSON
BARTEX MILL
MOORE
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
Future Land Use Map
SHOTWELL
ENTERPRISE
EXECUTIVE
US 70 BUS
Downtown
Employment Center
ATKINSON
BARTEX MILL
MOORE
Request: Special Use Permit
Project Name: Pinnacle Storage SUP
Project Number: 2023-143-SUP
Applicant: Robert High Development, LLC
Property Owner: MOC Clayton II, LLC
Tag #: 05026080W
Site
0 125 250 500 750 1,000
Feet
N
NORTH CAROLINA CLAYTON 1869
Staff Report Map
Prepared by: TOC Planning Department
March 5, 2024
Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.
Document Path: C:\Users\smott\Town of Clayton, NC\Planning - Development Projects\Special Use Permit\2023\2023-143-SUP Pinnacle Storage\Maps\Staff Report Maps - Pinnacle Storage SUP.mxd

TOWN OF CLAYTON POLICY

Department: Public Services	**Effective:** January 21, 2020
Policy Title: Water & Wastewater Allocation Policy Version #02 (V.02)	**Supersedes:** TC Action 2010-026 **Prepared By:** Richard D. Cappola Jr., PE Public Services Director **Approved By:** Town Council **Date: January 21,2020**

I. Purpose

The Town of Clayton has invested substantial capital in the infrastructure necessary to support a growing, prosperous, and healthy community. Water supply and wastewater treatment capacities are among the most important elements of this infrastructure. The intent of this policy is to provide for the judicious allocation of these resources in conformity with adopted goals and priorities in an effort to shape the community consistent with the articulated vision to become the "Premier Community for Active Families." This policy is intended to manage the remaining capacity available until additional capacity is developed through construction of a new Water Reclamation Facility, and should be reviewed periodically to ensure it is achieving the intended purpose.

II. Scope

The Town Council for the Town of Clayton has adopted the Comprehensive Plan 2040 which is a useful tool to successfully evaluate applications for allocation of public resources so that the character of the community shall be consistent with its vision, values, and plans. In accordance with the "Town of Clayton Strategic Growth Plan", utility allocation reservations should support and maximize the concept of increasing the Town's property tax based revenues by the expansion and improvement of higher valued land use development, emphasizing a balance of Residential, commercial, and industrial uses.

III. Policy

The Town of Clayton seeks to grant utility allocations such that the existing character of the Town's utility customer base does not become more residential than is practical to achieve the intent of the Strategic Growth Plan, and seeks to increase the diversity of the customer base by increasing the percentage of resources devoted to industrial, commercial, and mixed use development.

The total amount of available capacity and each incremental increase in capacity should generally be allocated based on the following parameters:

- No more than fifty percent (50%) of the total available capacity may be allocated to projects that include solely residential development.
- At least thirty percent (30%) of the total available capacity shall be reserved for allocation to commercial/industrial projects.
- Projects encompassing mixed use (residential and commercial) elements may be considered for allocation even if such an allocation will exceed the limit established above for residential use. Note: These percentages may be reviewed and adjusted by the Town Council at their discretion.

Due to weather related factors, the regulatory environment, and the dynamic nature of wastewater flow and treatment, accounting of available utility capacity is, by its very nature, inexact. The Town of Clayton shall track allocation reservations granted and the amount of capacity available. Such reports do not constitute a policy statement, commitment or guarantee on the amount of capacity available for allocation.

The following hierarchy shall apply to evaluation of utility allocation requests:

- Commercial properties with quality development projects
- Development projects with a mixed-use element
- Industrial projects and other major employer entities
- Additional phases attached to residential projects with a proven record of quality product and economic success
- Residential projects that include tangible, high quality community amenities
- Residential projects that include diverse products and opportunities
- Residential projects not otherwise described above

Evaluation of projects will be based on the scoring rubric attached hereto as Exhibit A, which is incorporated in this Agreement by reference. A project must meet or exceed 50 points to receive an allocation. Proposed projects can gain BONUS POINTS by the applicant offering to provide items listed on the rubric as part of their development proposal. Examples of these items may include such things as additional amenities (fire pits, community gardens, etc.) or offering to provide "Minimum of 25% of building façades will be made of masonry materials."

The Town of Clayton may allocate utility service capacity to competing projects based on a demonstrated intent and ability of the applicant to meet adopted Town goals and plans for character and quality of development. The Town of Clayton reserves the right to deny a utility allocation request if the applicant fails to adequately demonstrate that the project meets adopted Town goals or plans, or in the case that the project is deemed to be less supportive of Town goals or plans of a competing project.

IV. Procedure

The owner or developer of any project requiring water or wastewater utility service from the Town of Clayton shall submit a written application, in the application form provided by Town Staff, for an allocation reservation. The application shall include detailed information on the amount of capacity necessary to serve the project, the nature of the project, project schedule in relation to demand of utility capacity, and other supporting information demonstrating how the project serves the needs and interests of the Town of Clayton. In the case of Industrial flows, additional information associated with the constituents shall be required and may be subject to other ordinances or policies of the Town.

- The Town Council shall review for approval all allocations which require or may require a daily flow allocation of ten thousand gallons or more (> 10,000 GPD)
    - The Town Council shall incorporate the evaluation of utility allocation requests into the decision-making process associated with Subdivisions, Mixed-use Planned Developments, and Special Use Permits. The criteria contained herein for evaluation of utility allocation requests shall be included as elements within the review processes for the accompanying land use application with regard to conformity with Town of Clayton policies and ordinances, planning practices, and consistency with adopted long-range and strategic plans.
    - For allocations requiring Town Council approval, but which do not require other land use regulatory reviews or approvals, the applicant shall provide a full description of how their project supports the goals and priorities established within this and related policies and plans in their application for allocation reservation.

- The Town Manager or their designee shall review for approval all applications for utility capacity which require a daily flow allocation of less than ten thousand gallons (< 10,000 GPD).
    - In addition to the scoring rubric, the Town Manager or their designee shall consider the goals articulated by this and related Town policies when reviewing applications for utility allocations. If an application is denied, the Town Manager or their designee shall state in writing the reasons for denial of the request.

V. General Conditions

- This policy shall replace any previous policies on water and wastewater allocations adopted by the Town Council.
- An allocation will expire if a project has not progressed in construction plan approval, building permit approval, or on-site construction within 12 months of award of the allocation.
- Upon request by the applicant and at the discretion of the Town Engineer, an allocation may be extended for one twelve (12) month period.
- If a project is unsuccessful in obtaining any required Federal, State, or local government permit or approval the reservation shall be retracted. The Town of Clayton shall bear no liability for any costs incurred by the applicant, nor bare further responsibility in the matter.
- Granting of a utility allocation does not imply or confer approval of any other applications or reviews as may be required by Town Ordinance or policy and does not imply or create any vested right.
- Public water may be utilized for irrigation purposes so long as the Primary Use associated with the site has previously gained a water allocation through the Town.
- This policy shall be reviewed annually and, when appropriate, readjusted by the Town Council. The Town's overall progress on policy goals will be considered and the multipliers and/or point thresholds readjusted accordingly.

V. Appeals Process

- Appeal of any provision of this policy shall be made to the Town Council.
- Appeal of any decision on a utility allocation by the Town Manager or their designee shall be made to the Town Council for final decision. Any such appeal shall be placed on the agenda of a regularly scheduled Town Council meeting.

WATER & WASTEWATER ALLOCATION CRITERIA

TOTAL POINTS = 0 *MINIMUM 50 POINTS REQUIRED*

	Category	Points	Calc.	Notes
DEVELOPMENT TYPE[1] (Choose 1 from this category)	Government/Public Admin./Public Safety	50		
	Non-residential (Commercial) - Retail & Restaurant	30		
	Non-residential (Commercial) - Office	20		
	Non-residential (Commercial) - Warehouse	15	15	Indoor climate controlled Self-Storage
	Non-residential (Commercial) - Medical	25		
	Non-residential (Commercial) - Hotel/Motel	35		
	Industrial/Manufacturing	30		
	Institutional	15		
	Residential Existing Lot- Single Family Detached	40		Individual Existing Lot construction
	Residential Subdivision - Single Family Detached (> 0.25 Acre Lots)	20		Single Family Homes on Individual Lots greater than 0.25 acres
	Residential Subdivision - Single Family Detached (< 0.25 Acre Lots)	15		Single Family Homes on Individual Lots less than 0.25 Acres
	Residential Subd.- Single Family Attached (> 1,500 SF Heated Space)	10		Townhomes with heated square-footage greater than 1,500 SF
	Residential Subd.- Single Family Attached (< 1,500 SF Heated Space)	5		Townhomes with heated square-footage less than 1,500 SF
	Residential - Multifamily (Apartments)	10		
	Mixed-Residential	25		Mix of various lot sizes of Single-family, Townhomes, and Apartments
	Mixed-Use Commercial & Residential	30		Mix of Residential and Non-residential (Commercial) uses
	Downtown Redevelopment	30		
	Infill Development	25		Utilities already exist within 300 Feet of property
FUTURE TAX STATUS (Choose 1 from this category)	Exempt	0		
	Residential	5		
	Non-residential	10	10	
	Industrial	10		
COMMUNITY BENEFIT BONUS POINTS (Choose All that apply from this category)	Cultural Arts/Entertainment for Public	10		
	Sports/Recreation for Public	10		
	Town Electric Customer	20		
	Expansion of existing non-residential use	10		
	Re-development of an existing property	5		Must result in increased property value
	Residential Subdivision - Additional amenities included	5 - 15		Pool, Clubhouse, sports courts, etc. - 5 pts per, max 15 pts
	Job Creation - 10 to 25 new jobs	5		
	Job Creation - 26 to 100 new jobs	10		
	Job Creation - 100+ new jobs	15		
	Job creation - Jobs created will have salaries at or above median income	5	5	Must be greater than 50% of jobs added with documentation to confirm
	Residential - Multiple-Car Garages provided	5		(See letter from RHD)
	Residential - Overflow Parking provided	5		Subject to Planning and Engineering support
	Masonry Elements included in Building Construction	10	10	(Approx. ??% Masonry used on building
	Sustainable/High Efficiency Products and appliances used	5 - 15	15	5 pts per, max 15 pts See accompanying list from RHD (Owner)
	Private trail connection to Public Greenway	10		
COMMUNITY IMPACT DEDUCT POINTS (Choose All that apply from this category)	Pump Station Improvements required[2]	-10		Subject to Town policy and standards
	New Pump Station Required[2]	-20		Subject to Town policy and standards
	Out-of Town Status (After construction)	-10		
	Outside Fire District	-5		
	Inconsistent with Comp Plan	-5		

CLARIFICATIONS

1 Any Development Type Category not listed is subject to Town Council discretion with staff recommendation.

2 The Town Engineer may waive these deductions if the improvments are consistent with Future utility service plans, replace/offline an aging station, or are in the best interest of the Town.

TOWN OF CLAYTON
Engineering & Inspections Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

WASTEWATER ALLOCATION REQUEST

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

Wastewater Allocation Request Review Fee: $500

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

SITE INFORMATION

Name of Project: Pinnacle Storage **Acreage of Property:** 3.49

County Tag Number: 05026080W **NC PIN:** 165915-64-0415

Address/Location: 11756 US Hwy 70 Bus W

Zoning District: B-3

Town Limits / ETJ: ☒ Town Limits ☐ ETJ (Extra-Territorial Jurisdiction)

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

Applicant: Bart J. McClain, PE - William G. Daniel & Associates, PA

Mailing Address: 1150 SE Maynard Road Suite 260 Cary, NC 27511

Phone Number: 919-467-9708 **Fax:** n/a

Contact Person: Bart J. McClain

Email Address: bmcclain@wmgda.com

PROPERTY OWNER INFORMATION

Name: MOC Clayton II, LLC -- Chris Clayton

Mailing Address: 4030 Wake Forest Road St 349 Raleigh, NC 27609

Phone Number: 919-604-4474 **Fax:** _____

Email Address: chris@mountoakcapital.com

FOR OFFICE USE ONLY

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

PROJECT INFORMATION

Use: ☒ **New** ☐ **Expanded** ☐ **Change** **Use Type:** ☐ **Residential** ☐ **Non-Residential**

Proposed Use(s): Indoor climate controlled self-storage **Existing Use(s):** n/a

Invoice shall be mailed to the following:

Developer Name: Robert High Development, LLC

Mailing Address: 324 Greenville Avenue Wilmington, NC 28403

Phone Number: 910-790-9490 **Fax Number:** n/a

Email Address: robert@roberthighdevelopment.com

ALLOCATION REQUEST

The following is required:

- **For non-residential construction, submit a floor plan of proposed building.**
- **Use additional sheets if necessary.**
- **Provide any documentation supporting/justifying the request as an attachment (using a comparable use is recommended).**
- **If a phasing / take-down schedule is proposed, include as an attachment.**

Residential:

Gross Acreage: _____

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

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

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

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

Gross Acreage: _____

Use	Measurement Unit	# of Units	GPD per Unit	Total Requested GPD
Warehouse - Self Storage	Each	685	1	685
Total			-----	

TOTAL REQUESTED GALLONS PER DAY: 685

NOTE TO APPLICANT:

Invoicing:
Invoices are generated on the following schedule:

Non-Residential:
Generated with the application for a Zoning Compliance Permit.

Residential:
Multi-Family / Apartments:
Generated with the application for a Zoning Compliance Permit.

Subdivision / Subdivided Lots:
Generated at Final Plat submittal.

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

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

APPLICANT AFFIDAVIT

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

Bart J. McClain	Bart J. McClain	03/06/2024
Print Name	*Signature of Applicant*	*Date*

Engineer Seal:

TOWN OF CLAYTON OFFICE USE ONLY:

Approved by: ☐ Town Manager

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

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

gallons per day for project # _____.

Date of Approval: _____

Signed:

_____
Town Manager

If approved by Town Council:
Attach a copy of the resolution and any associated documentation.

APPENDIX A: DESIGN FLOW RATES

The following table from the North Carolina Administrative Code 02T.0114 shall be used to determine the minimum allowable design daily flow of wastewater facilities. Alternatively, the Town in its sole and absolute discretion may calculate the customer's initial average daily wastewater flow based on data from the customer's operations (or from similarly situated customers) with a comparable sanitary sewer system, where such data are available and reasonably current.

Establishment Type	Daily Flow Rate
Barber and Beauty Shops	
Barber Shops	50 gal/chair
Beauty Shops	125 gal/booth or bowl
Businesses, Offices and Factories	
General business and office facilities	25 gal/employee/shift
Factories, excluding industrial waste	25 gal/employee/shift
Factories or businesses with showers or food preparation	35 gal/employee/shift
Warehouse	100 gal/loading bay
Warehouse – self storage (not including caretaker residence)	1 gal/unit
Churches	
Churches without kitchens, day care or camps	3 gal/seat
Churches with kitchen	5 gal/seat
Churches providing day care or camps	25 gal/person (child & employee)
Fire, Rescue and Emergency Response	
Fire or rescue stations without on-site staff	25 gal/person
Fire or rescue stations with on-site staff	50 gal/person/shift
Food and Drink Facilities	
Banquet, dining hall	30 gal/seat
Bars, cocktail lounges	20 gal/seat
Caterers	50 gal/100 sq. ft. floor space
Restaurant, full Service	40 gal/seat
Restaurant, single service articles	20 gal/seat
Restaurant, drive-in	50 gal/car space
Restaurant, carry out only	50 gal/100 sq. ft. floor space
Institutions, dining halls	5 gal/meal
Deli	40 gal/100 sq. ft. floor space
Bakery	10 gal/100 sq. ft. floor space
Meat department, butcher shop or fish market	75 gal/100 sq. ft. floor space
Specialty food stand or kiosk	50 gal/100 sq. ft. floor space
Hotels and Motels	
Hotels, motels and bed & breakfast facilities, without in-room cooking facilities	120 gal/room
Hotels and motels, with in-room cooking facilities	175 gal/room
Resort hotels	200 gal/room
Cottages, cabins	200 gal/unit
Self-service laundry facilities	500 gal/machine
Medical, Dental and Veterinary Facilities	
Medical or dental offices	250 gal/practitioner/shift
Veterinary offices (not including boarding)	250 gal/practitioner/shift
Veterinary hospitals, kennels, animal boarding facilities	20 gal/pen, cage, kennel or stall
Hospitals, medical	300 gal/bed
Hospitals, mental	150 gal/bed
Convalescent, nursing, rest homes without laundry facilities	60 gal/bed
Convalescent, nursing, rest homes with laundry facilities	120 gal/bed
Residential care facilities	60 gal/person
Parks, Recreation, Camp Grounds, R-V Parks and other Outdoor Activity Facilities	
Campgrounds with comfort station, without water or sewer hookups	75 gal/campsite

Establishment Type	Daily Flow Rate
Campgrounds with water and sewer hookups	100 gal/campsite
Campground dump station facility	50 gal/space
Construction, hunting or work camps with flush toilets	60 gal/person
Construction, hunting or work camps with chemical or portable toilets	40 gal/person
Parks with restroom facilities	250 gal/plumbing fixture
Summer camps without food preparation or laundry facilities	30 gal/person
Summer camps with food preparation and laundry facilities	60 gal/person
Swimming pools, bathhouses and spas	10 gal/person
Public access restrooms	325 gal/plumbing fixture
Schools, Pre-school and Day Care	
Day care and preschool facilities	25 gal/person (child & employee)
Schools with cafeteria, gym and showers	15 gal/student
Schools with cafeteria	12 gal/student
Schools without cafeteria, gym or showers	10 gal/student
Boarding schools	60 gal/person (student & employee)
Service Stations and Car Wash Facilities	
Service stations, gas stations	250 gal/plumbing fixture
Car wash facilities	1200 gal/bay
Sports Centers	
Bowling center	50 gal/lane
Fitness, exercise, karate or dance center	50 gal/100 sq. ft.
Tennis, racquet ball	50 gal/court
Gymnasium	50 gal/100 sq. ft.
Golf course with only minimal food service	250 gal/plumbing fixture
Country clubs	60 gal/member or patron
Mini golf, putt-putt	250 gal/plumbing fixture
Go-kart, motocross	250 gal/plumbing fixture
Batting cages, driving ranges	250 gal/plumbing fixture
Marinas without bathhouse	10 gal/slip
Marinas with bathhouse	30 gal/slip
Video game arcades, pool halls	250 gal/plumbing fixture
Stadiums, auditoriums, theaters, community centers	5 gal/seat
Stores, Shopping Centers, Malls and Flea Markets	
Auto, boat, recreational vehicle dealerships/showrooms with restrooms	125 gal/plumbing fixture
Convenience stores, with food preparation	60 gal/100 sq. ft.
Convenience stores, without food preparation	250 gal/plumbing fixture
Flea markets	30 gal/stall
Shopping centers and malls with food service	130 gal/1000 sq. ft.
Stores and shopping centers without food service	100 gal/1000 sq. ft.
Transportation Terminals	
Air, bus, train, ferry, port and dock	5 gal/passenger

Source: North Carolina Administrative Code 02T.0114, January 1, 2007

Regular Town Council Meeting
Agenda Cover Sheet

Meeting Date	Agenda Location
March 18, 2024	OLD BUSINESS

Item Title

Public Hearing for the annexation petition 2023-100-ANX Poole Farm, LLC

Presenter(s)

Bruce Venable, Planner I

Suggested Action

Adoption of Ordinance

Strategic Priorities Alignment

☐ Think Clayton (Administrative)	☐ Think Arts & Culture	☐ Think Downtown	☐ Think Economic Development	☒ Think Land Use & Housing	☐ Think Mobility	☐ Think Parks, Recreation & Natural Resources	☐ Think Public Services & Infrastructure

Public Hearing: Yes - Legislative

If Approved, Will Document Require Recordation? Yes

Does This Item Require a Communication Plan?

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

Other/Special Instructions: Posted Sign

Updates Since Previous Presentation

No updates to this proposal. The applicant is requesting the Town Council not vote until they have decided on the Vinson Road Conditional Rezoning. Applicant does not wish to annex if they Conditional zoning will not be approved.

Summary

2023-100-ANX Poole Farm, LLC. The applicant is petitioning the Town to annex 73.920 acres of real property into the Town's corporate limits. This is a non-contiguous annexation that is outside of the Town's ETJ and currently resides within Johnston County's jurisdiction.

Background/History

This petition is associated with the Vinson Road Conditional Zoning W/ Master Plan Project 2022-195-CZM which has not been presented before the Town Council at this time.

Recommendation

Town Staff recommends approval of the ordinance.

Funding Source

N/A

Corresponding Documentation

1 2023-100-ANX Staff Report Poole farm, LLC

2 Executed Petition 2023-100-ANX Poole Farm

3 2023-100-ANX Legal Description

4 2023-100-ANX Poole Farm, LLC PLAT

2023-100-ANX Resolution Directing Clerk To Investigate Non-Contiguous

5 Ordinance 2023-100-ANX Poole Farm, LLC Non-Contiguous

Submitted By: Bruce Venable, Planning

Reviewed By:

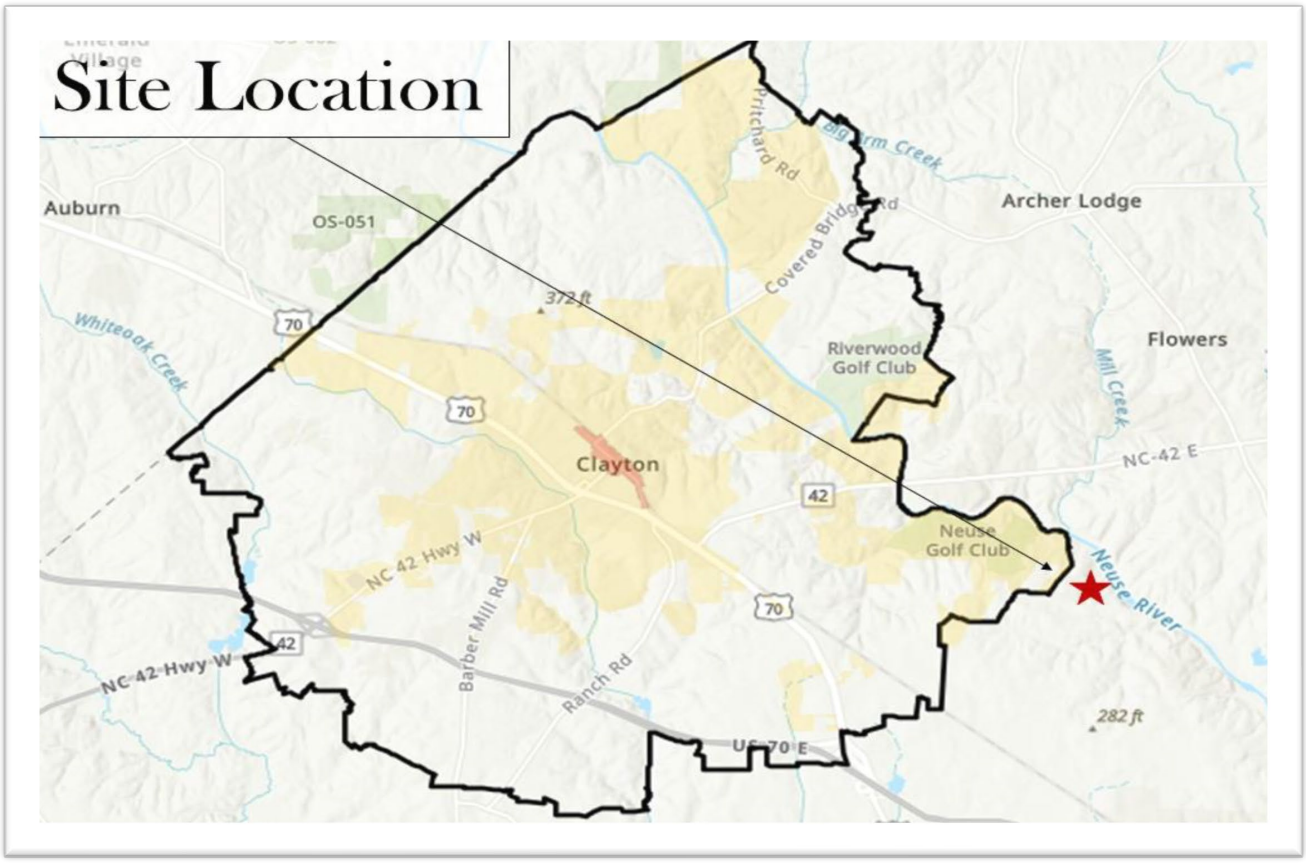
Conrad Olmedo, Planning Director	Approved - Mar 13 2024
Rich Cappola, Town Manager	Approved - Mar 14 2024
Heidi Holland, Town Clerk	Approved - Mar 14 2024

PLANNING DEPARTMENT

TOWN COUNCIL STAFF REPORT
JANUARY 16, 2024

POOLE FARM, LLC ANNEXATION

Project #:	2023-100-ANX	**Location:**	The parcel is located along Vinson Road across from the Green Windsor Subdivision within Johnston County.
Applicant:	POOLE FARM, LLC	**Project Type:**	ANNEXATION
Property Owner:	POOLE FARM, LLC	**Proposed Use:**	RESIDENTIAL
Staff Planner:	STEVEN MOTT, PLANNER II	**TAG #(s):**	05J05011V



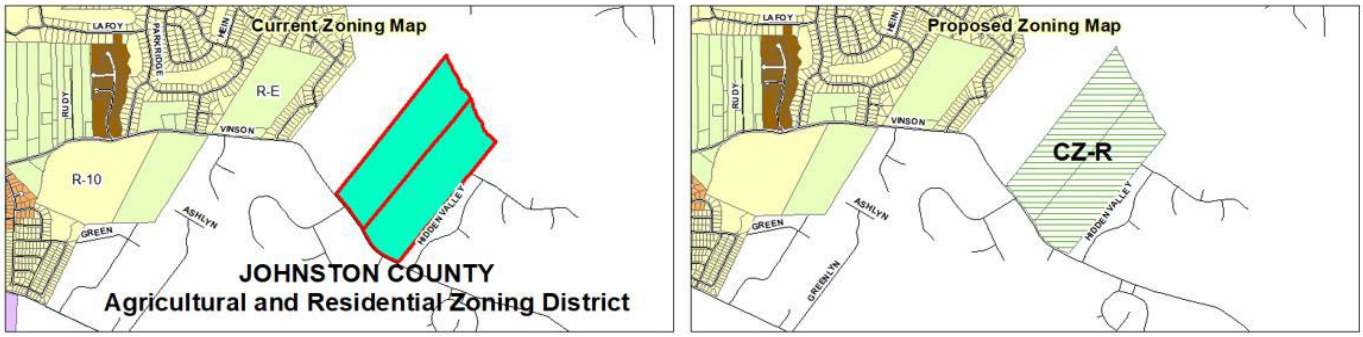
PROJECT SUMMARY

The site is located off Vinson Road and near the Windsor Green Subdivision. The applicant has petitioned the Town to be annexed into the corporate limits of the Town of Clayton to obtain Town services. This project is attached to the Vinson Road Conditional Zoning Master Plan that has been submitted concurrently with this petition for annexation. This parcel is **NOT** within Clayton's ETJ and would be considered a satellite annexation.

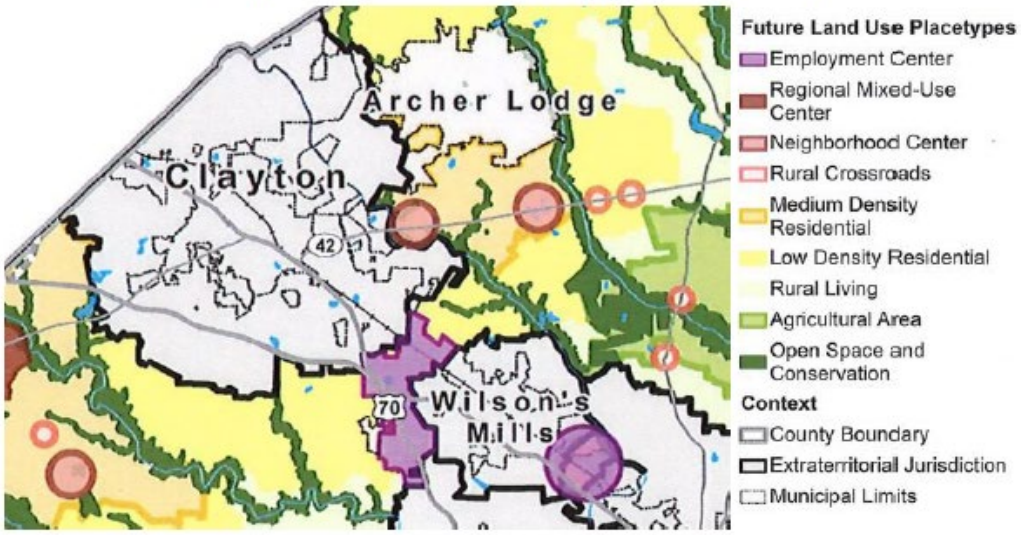
Fire District: The property is located within the Wilson Mills Fire District. The Applicant has fulfilled all requirements found in G.S 160A-58.58: Assumption of Debt.

SITE DATA:
Acreage: +/- 73.909 acres
Existing Use: Vacant

FUTURE LAND USE MAP



Envision Johnston Future Land Use Map (Johnston County)



AERIAL MAP

ATTACHMENTS:

1) Staff Report
2) Petition for Annexation
3) Legal Description of Metes and Bounds
4) Annexation Plat
5) Annexation Ordinance

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

PETITION FOR VOLUNTARY ANNEXATION

VOLUNTARY ANNEXATION: Upon receipt of a valid petition signed by all the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1.

Applications are accepted on a rolling basis and can be submitted to the Town of Clayton Planning Department.

Review Fee:
Application Review Fee: $200
Advertisement Fee: $200
Please note that fees are subject to change annually

PROCESS:

Review by Staff: The Planning, Engineering and Public Works Departments review the annexation submission. Comments will be sent to the applicant.

Annexation Plat Submission: After the map and legal description are deemed sufficient by the Town, the applicant is required to submit two (2) Mylar annexation plats to the Planning Department.

Town Council Meeting: The Town Council will pass a resolution directing the Town Clerk to investigate the annexation petition. The Town Clerk will present to the Town Council a Certificate of Sufficiency indicating that the annexation petition is complete. A resolution setting the date of the public hearing is then approved.

Legal Advertisement: A legal advertisement will be published no more than 25 days and no less than 10 days prior to the date of the public hearing.

Public Hearing/Town Council Meeting: The Town Council will either adopt or deny an ordinance to extend the corporate limits of the Town of Clayton.

Recordation: If the annexation is approved by the Town Council, the Annexation Plats shall be recorded at the appropriate county Register of Deeds.

Petition for Voluntary Annexation Application

1. **Application Type:** ☐ Individual ☐ Corporation ☒ LLC ☐ Partnership

2. **The proposed annexation will be:** ☐ Contiguous Annexation ☒ Non-Contiguous Annexation

3. **Does the proposed annexed parcel(s) need to be rezoned?** ☒ Yes ☐ No

If 3 acres or more please submit a rezoning application to be run concurrently.

Property Information

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

1. I/We the undersigned owner(s)* of real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Clayton, North Carolina.

   *If the owner of real property is a corporation or religious entity, attach a copy of the articles of incorporation describing who is/are authorized to sign with the petition.

2. The area to be annexed is ☐ contiguous, ☒ non-contiguous to the Town of Clayton, North Carolina and the boundaries of such territory are as provided in the boundary plat attached hereto.

3. If contiguous, this annexation will include all intervening rights-of-way for streets, railroads, and other areas as stated in G.S. 160A-31(f), unless otherwise stated in the annexation amendment.

4. Attached is a statement of the schedule for full development of the property to be annexed, which includes the type, number, and estimated value of planned improvements, if applicable.

   Total Acreage to be annexed: 73.923 Existing Housing Units: 0

   Population of acreage to be annexed: 0 Fire District: Wilson's Mills

   Existing Zoning District*: AR Proposed Town Zoning District*: CZ-R

   County Recorded Plat Book and Page #: Tract #13 PB 22, Page 197

   Reason for petitioner to annex: X Receive Town Services ____Other (please specify): _____

5. **I/We** acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. I/We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate on the following page, and attach proof.)

FOR OFFICE USE ONLY		
Date Received:	Amount Paid:	Petition Number:

This page must be notarized prior to submitting to the Town for review

Complete ONLY if applying for an individual annexation and if property is owned by individual (s):

_____ Please Print

_____ Signature

_____ Please Print

_____ Signature

Complete ONLY if applying for a Corporation Annexation:

In witness whereof, said corporation has caused this instrument to be executed by its President and attested by its Secretary by order of its Board of Directors, this ____ day of _____, 20____.

Corporate Name: _____

SEAL

By: _____ (Signature)

Attest: _____ Secretary (Signature)

Complete ONLY if applying for a Limited Liability Company Annexation:

In witness whereof, Poole Farm, LLC a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this 15 day of June, 2023.

Name of Limited Liability Company: Poole Farm, LLC

By: David R. Hoell, MGR Signature of Member/Manager

Complete ONLY if applying for a Partnership Annexation:

In witness whereof, _____ a partnership, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this ____ day of _____, 20____.

Name of Partnership: _____

By: _____ Signature of General Partner

By: _____

By: _____ Signature of General Partner

By: _____

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

Sworn and subscribed before me, Daniel Gray, a Notary Public for the above State and County, this 15th day of, June, 2023.

_____ Notary Public

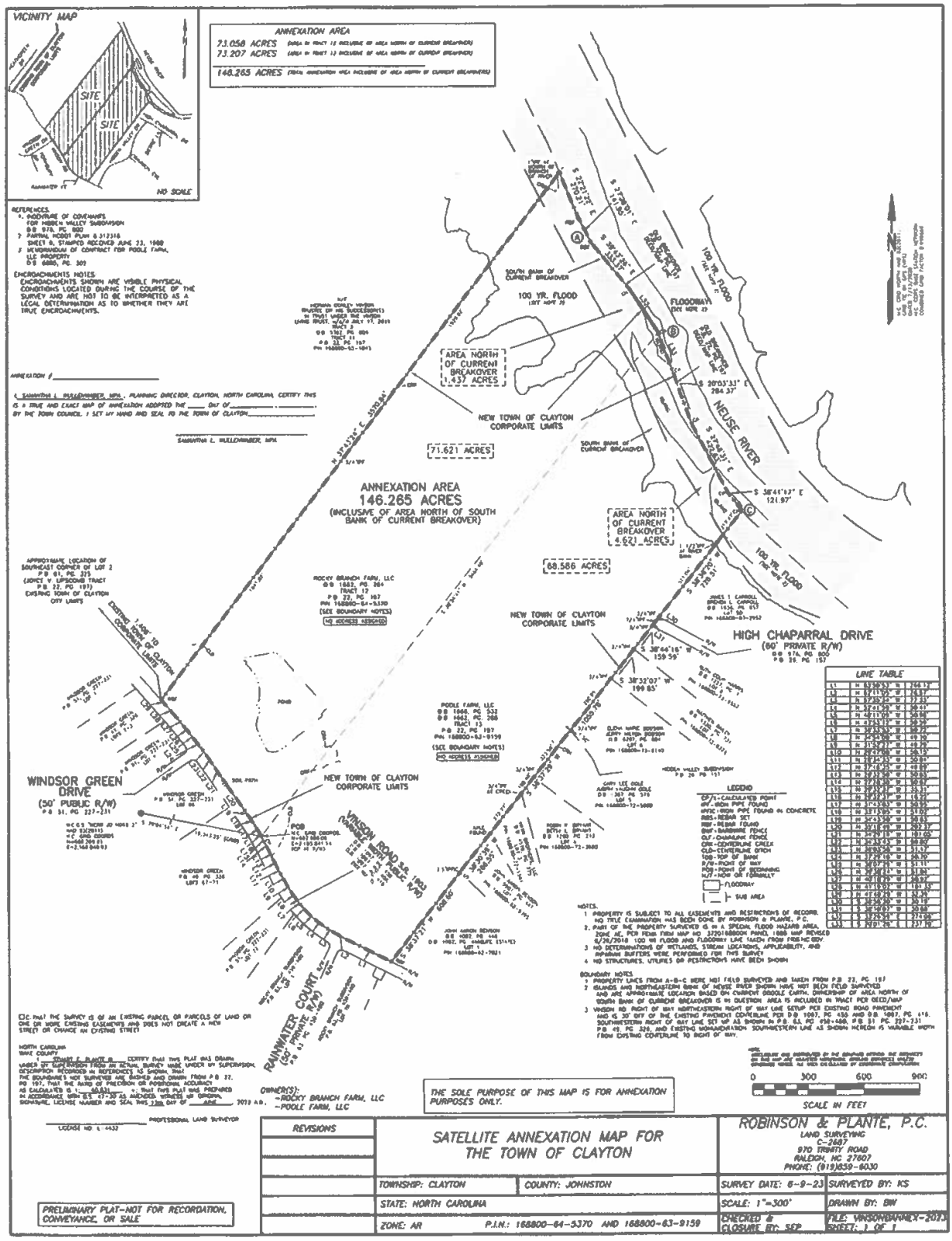
SEAL

Daniel Gray
Notary Public
Johnston County, NC

My Commission Expires: 04/13/26

Voluntary Annexation Plat Checklist

#	Required Plat Items
1.	Fully dimensioned by metes and bounds, and the location of intersecting boundary lines of the existing town limits, labeled and distinctly marked. Include full right-of-way if the area on both sides is or will be in the corporate limits.
2.	Any utility easements with metes and bounds.
3.	Accurate locations and descriptions of all monuments, markers and control points.
4.	Ultimate right-of-way widths on all streets.
5.	Entitle "ANNEXATION MAP FOR THE TOWN OF CLAYTON" OR "SATELLITE ANNEXATION MAP FOR THE TOWN OF CLAYTON," as appropriate.
6.	Name of property owner(s).
7.	Name, seal, and registration of Professionally Licensed Surveyor (PLS).
8.	Date of the survey and map preparation; a north arrow indicating whether the index is true magnetic North Carolina grid (NAD 83 of NAD 27) or deed; graphic scale; and declination.
9.	Names of the township, county, and state.
10.	A detailed vicinity map.
11.	Include address of property if assigned.
12.	Show all contiguous or non-contiguous town limits.
13.	Leave 2-inch by 2-inch space for the county Register of Deeds stamp on the plat. All final plats must be stamped and signed before they can be accepted by the Town.


VICINITY MAP
SITE
SITE
NO SCALE
ANNEXATION AREA
73.058 ACRES
73.207 ACRES
146.265 ACRES
REFERENCES
ENCROACHMENTS NOTES
ENCROACHMENTS SHOWN ARE VISIBLE PHYSICAL CONDITIONS LOCATED DURING THE COURSE OF THE SURVEY AND ARE NOT TO BE INTERPRETED AS A LEGAL DETERMINATION AS TO WHETHER THEY ARE TRUE ENCROACHMENTS.
ANNEXATION #
I, SAMANTHA L. BULLENKAMMER, AICP, PLANNING DIRECTOR, CLAYTON, NORTH CAROLINA, CERTIFY THIS IS A TRUE AND EXACT MAP OF ANNEXATION ADOPTED THE ____ DAY OF _____, _____, BY THE TOWN COUNCIL. I SET MY HAND AND SEAL TO THE TOWN OF CLAYTON.
SAMANTHA L. BULLENKAMMER, AICP
AREA NORTH OF CURRENT BREAKOVER 1.437 ACRES
NEW TOWN OF CLAYTON CORPORATE LIMITS
71.621 ACRES
ANNEXATION AREA
146.265 ACRES
(INCLUSIVE OF AREA NORTH OF SOUTH BANK OF CURRENT BREAKOVER)
AREA NORTH OF CURRENT BREAKOVER 4.621 ACRES
68.586 ACRES
SOUTH BANK OF CURRENT BREAKOVER
100 YR. FLOOD
FLOODWAY
NEUSE RIVER
HIGH CHAPARRAL DRIVE
(60' PRIVATE R/W)
D.B. 9764, PG. 805
P.B. 39, PG. 157
WINDSOR GREEN DRIVE
(50' PUBLIC R/W)
D.B. 51, PG. 227-231
VINSON ROAD
(SR 1002)
RAINWATER COURT
(50' PRIVATE R/W)
POB
ROCKY BRANCH FARM, LLC
D.B. 1683, PG. 364
TRACT 12
P.B. 22, PG. 197
PIN 168800-64-5370
(SEE BOUNDARY NOTES)
NO ADDRESS ASSIGNED
POOLE FARM, LLC
D.B. 1866, PG. 532
D.B. 1662, PG. 288
TRACT 13
P.B. 22, PG. 197
PIN 168800-63-9159
(SEE BOUNDARY NOTES)
NO ADDRESS ASSIGNED
JAMES T. CARROLL
BRENDA L. CARROLL
D.B. 1436, PG. 613
LOT 30
PIN 168800-83-7952
LINE TABLE
LEGEND
NOTES
1 PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
2 PART OF THE PROPERTY SURVEYED IS IN A SPECIAL FLOOD HAZARD AREA, ZONE AE, PER FEMA FIRM MAP NO. 3720168800K PANEL 1688 MAP REVISED 5/16/2018. 100 YR FLOOD AND FLOODWAY LINE TAKEN FROM FEMA MC GIS.
3 NO DETERMINATIONS OF WETLANDS, STREAM LOCATIONS, APPLICABILITY, AND RIPARIAN BUFFERS WERE PERFORMED FOR THIS SURVEY.
4 NO STRUCTURES, UTILITIES OR RESTRICTIONS HAVE BEEN SHOWN.
BOUNDARY NOTES
1 PROPERTY LINES FROM A-B-C WERE NOT FIELD SURVEYED AND TAKEN FROM P.B. 22, PG. 197
2 ISLANDS AND NORTHEASTERN BANK OF NEUSE RIVER SHOWN HAVE NOT BEEN FIELD SURVEYED AND ARE APPROXIMATE LOCATION BASED ON CURRENT GOOGLE EARTH. OWNERSHIP OF AREA NORTH OF SOUTH BANK OF CURRENT BREAKOVER IS IN QUESTION. AREA IS INCLUDED IN TRACT PER DEED/MAP
3 VINSON RD RIGHT OF WAY NORTHEASTERN RIGHT OF WAY LINE SETUP PER EXISTING ROAD PAVEMENT AND IS 30' OFF OF THE EXISTING PAVEMENT CENTERLINE PER D.B. 1097, PG. 455 AND D.B. 1662, PG. 414. SOUTHWESTERN RIGHT OF WAY LINE SET 40' AS SHOWN IN P.B. 63, PG. 458-460, P.B. 51, PG. 227-231, P.B. 49, PG. 326, AND EXISTING MONUMENTATION. SOUTHWESTERN LINE AS SHOWN HEREON IS VARIABLE WIDTH FROM EXISTING CENTERLINE TO RIGHT OF WAY.
I, ____, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DESCRIPTION RECORDED IN REFERENCES AS SHOWN. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AND DRAWN FROM P.B. 22, PG. 197. THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:_____. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 13th DAY OF April 2023 A.D.
PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-4432
I HEREBY CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
NORTH CAROLINA
WAKE COUNTY
OWNER(S):
~ROCKY BRANCH FARM, LLC
~POOLE FARM, LLC
THE SOLE PURPOSE OF THIS MAP IS FOR ANNEXATION PURPOSES ONLY.
0 300 600 900
SCALE IN FEET
PRELIMINARY PLAT-NOT FOR RECORDATION, CONVEYANCE, OR SALE
REVISIONS
SATELLITE ANNEXATION MAP FOR THE TOWN OF CLAYTON
ROBINSON & PLANTE, P.C.
LAND SURVEYING
C-2687
970 TRINITY ROAD
RALEIGH, NC 27607
PHONE: (919)859-6030
TOWNSHIP: CLAYTON
COUNTY: JOHNSTON
SURVEY DATE: 6-9-23
SURVEYED BY: KS
STATE: NORTH CAROLINA
SCALE: 1"=300'
DRAWN BY: BW
ZONE: AR
P.I.N.: 168800-64-5370 AND 168800-63-9159
CHECKED & CLOSURE BY: SEP
FILE: VINSONRAINEX-2023
SHEET: 1 OF 1

ANNEXATION MAP FOR THE TOWN OF CLAYTON

Beginning at a calculated point, said point being the Southeast corner of Tract 12, Rocky Branch Farm, LLC and on the Northeastern Right of Way line of Vinson Road, (S.R. 1903)(Variable width Public Right of Way). Said point having N.C. Grid Coordinates (NAD83/2011) of N=682,606.06, E=2,185,841.14, thence from said beginning point along the Northeastern Right of Way line of Vinson Road, North 29°32'37" West 16.22' to a calculated point, thence North 31°43'03" West 50.95' to a calculated point, thence North 33°13'05" West 51.02' to a calculated point, thence North 34°43'50" West 50.63' to a calculated point, thence North 35°18'49" West 202.37' to a calculated point, thence North 34°29'19" West 101.05' to a calculated point, thence North 34°33'43" West 50.80' to a calculated point, thence North 36°03'56" West 51.17' to a calculated point, thence North 37°29'16" West 50.70' to a calculated point, thence North 38°07'29" West 51.11' to a calculated point, thence North 39°38'24" West 51.04' to a calculated point, thence North 40°18'29" West 50.92' to a calculated point, thence North 41°19'02" West 101.33' to a calculated point, thence North 41°48'29" West 32.39' to an existing rebar at the Southwestern corner of Tact 12, thence leaving said Right of Way line of Vinson Road along the Northern Property line of Tract 12 Rocky Branch Farm, LLC, North 37°43'24" East 3,570.84' to an existing 1" iron pipe at mouth of branch at the Neuse River, thence along the old Neuse River Breakover as described on Plat Book 22, page 197, Johnston County Registry, South 22°21'22" East 270.21' to an existing rebar, thence South 27°28'01" East 141.95' to an existing rebar, thence South 39°43'26" East 333.37' to a calculated point, thence South 33°26'59" East 274.06' to a calculated point, said point being the common corner between Tract 12, Rocky Branch Farm, LLC and Tract 13, Poole Farm, LLC, Thence continuing with the old Neuse River Breakover as described on Plat Book 22, Page 197, Johnston County Registry, South 20°01'28" East 237.70' to a calculated point, thence South 20°03'33" East 284.37' to a calculated point, thence South 27°46'31" East 422.63' to a calculated point, thence South 38°41'17" East 121.97' to a calculated point, thence leaving said old Neuse River Breakover, South 38°36'20" West 728.51' to an existing 3/4" iron pipe, said point being at the Northwestern Right of Way line of High Chaparral Drive (60' Private Right of Way), thence along High Chaparral Drive right of way South 38°58'30" West 30.19' to an existing 3/4" iron pipe, thence South 38°10'07" West 30.88' to an existing 3/4" iron pipe at the Southwestern Right of Way line of High Chaparral Drive, thence leaving said Right of Way South 38°44'16"West 159.59' to an existing 3/4" iron pipe, thence South 38°32'07" West 199.85' to an existing 3/4" iron pipe, thence South 38°37'29" West 1,055.78' to an existing axle, thence South 38°30'39" West 266.55' to an existing iron pipe found in concrete, thence South 38°37'21" West 608.60' to an existing rebar, said point being on the Northwestern Right of Way line of Vinson Road (SR 1903)(Variable Width Public Right of Way), thence along said right of way line, North 63°50'53" West 266.12' to a calculated point, thence North 62°11'05" West 76.57' to a calculated point, thence North 57°35'34" West 77.33' to a calculated point, thence North 52°41'59" West 50.41' to a calculated point, thence North 48°11'09" West 50.98' to a calculated point, thence North 43°53'12" West 50.59' to a calculated point, thence North 38°33'53"

West 50.72' to a calculated point, thence North 34°54'08" West 49.10' to a calculated point, thence North 31°52'27" West 49.79' to a calculated point, thence North 29°47'08" West 50.15' to a calculated point, thence North 28°34'33" West 50.01' to a calculated point, thence North 27°16'35" West 49.89' to a calculated point, thence North 26°32'50" West 50.85' to a calculated point, thence North 27°28'38" West 50.67' to a calculated point, thence North 29°32'37" West 35.31' to the point and place of Beginning, containing 146.265 Acres more or less.

FILED
10:13am
DEC 23 1997
EFFECTIVE
ELAINE F MARSHALL
SECRETARY OF STATE
NORTH CAROLINA

97 357 9038

State of North Carolina
Department of the Secretary of State

LIMITED LIABILITY COMPANY ARTICLES OF ORGANIZATION

Pursuant to §57C-2-20 of the General Statutes of North Carolina, the undersigned does hereby submit these Articles of Organization for the purpose of forming a limited liability company.

1. The name of the limited liability company is: Poole Farm, LLC

2. The latest date on which the limited liability company is to dissolve is: December 31, 2050

3. The name and address of each organizer executing these Articles of Organization is as follows (at least one person must execute this document; attach additional pages if necessary):

   Turner Vinson
   2705 Powhatan Road
   Clayton, NC 27520

4. The street address and county of the initial registered office of the limited liability company is:

   Number and Street 2705 Powhatan Road

   City, State, Zip Code Clayton, North Carolina 27520 County Johnston

5. The mailing address if different from the street address of the initial registered office is: n/a

6. The name of the initial registered agent is: Turner Vinson

7. Check one of the following:

   ____ (i) Member-managed LLC: all of the members by virtue of their status as members shall be managers of this limited liability company.

   _X_ (ii) Manager-managed LLC: except as provided by N.C.G.S. §57C-3-20(a), the members of this limited liability company shall not be managers by virtue of their status as members.

Any other provisions which the limited liability company elects to include are attached.

These Articles will be effective upon filing, unless a date and/or time is specified: n/a

This the _____ day of _____, 1997.

_____
Signature

_____
Type or Print Name and Title

Turner Vinson
Signature

Turner Vinson, Organizer
Type or Print Name and Title

NOTES:
Filing fee is $125. This document and one exact or conformed copy of these Articles must be filed with the Secretary of State.
CORPORATIONS DIVISION 300 N. SALISBURY STREET RALEIGH, NC 27603-5909

Poole Farm, LLC Property – Tract 13
Satellite Annexation For The Town Of Clayton

BEGINNING at a calculated point, said point being the northwest corner of Tract 13, Poole Farm, LLC, Deed Book 1666, Page 532 Johnston County Registry and in the Right of Way of Vinson Rd, (S.R. 1903)(Variable Width Public Right of Way) said point having N.C. Grid Coordinates (NAD83/2011) of N=682,579.45, E=2,185,819.66, thence from said BEGINNING point, crossing the Northeastern Right of Way line of Vinson Road (S.R.1903),North 38°54'41" East 3,498.60' to a calculated point on the Old Neuse River Breakover as described on Plat Book 22, Page 197, Johnston County Registry, thence along said Old Neuse River Breakover as described on Plat Book 22, Page 197, Johnston County Registry, South 20°01'28" East 237.70' to a calculated point, thence South 20°03'33" East 284.37' to a calculated point, thence South 27°46'31" East 422.63' to a calculated point, thence South 38°41'17" East 121.97' to a point, thence leaving said Old Neuse River Breakover South 38°36'20" West 728.51’ to a ¾” iron pipe found, said iron pipe being at the Northwestern Right of Way line of High Chaparral Drive (60’ Private Right of Way), thence along said right of way South 38°58'30" West 30.19' to a ¾” iron pipe found, thence South 38°10'07" West 30.88' to a ¾” iron pipe found at the Southwestern right of way line of High Chaparral Drive, thence leaving said right of way South 38°44'16" West 159.59' to a ¾” iron pipe found, thence South 38°32'07" West 199.85' to a ¾” iron pipe found, thence South 38°37'29" West 1,055.78' to an existing axle, thence South 38°30'39" West 266.55' to a 2 ½” iron pipe found in concrete, thence South 38°37'21" West 608.60' to a rebar found, said rebar being on the Northwestern Right of Way line of Vinson Road (S.R. 1903)(Variable Width Public Right of Way),thence leaving said right of way line South 38°37'21" West 32.88' to a point in Vinson Road (S.R. 1903) Right of Way, thence running in said Right of Way North 63°51'11" West 120.75' to a point, thence North 62°17'45" West 269.39' to a calculated point, thence North 48°57'21" West 191.11' to a calculated point, thence North 35°00'31" West 178.79' to a calculated point, thence North 27°23'17" West 247.01' to the point and place of BEGINNING containing 73.909 Acres more or less (Inclusive of Area North of South Bank of current Breakover and area in Right of Way).

VICINITY MAP

NO SCALE

ANNEXATION AREA

73.753 ACRES	(AREA IN TRACT 12 INCLUSIVE OF AREA NORTH OF CURRENT BREAKOVER AND AREA IN RIGHT-OF-WAY)
73.909 ACRES	(AREA IN TRACT 13 INCLUSIVE OF AREA NORTH OF CURRENT BREAKOVER) AND AREA IN RIGHT-OF-WAY)
147.662 ACRES	(TOTAL ANNEXATION AREA)

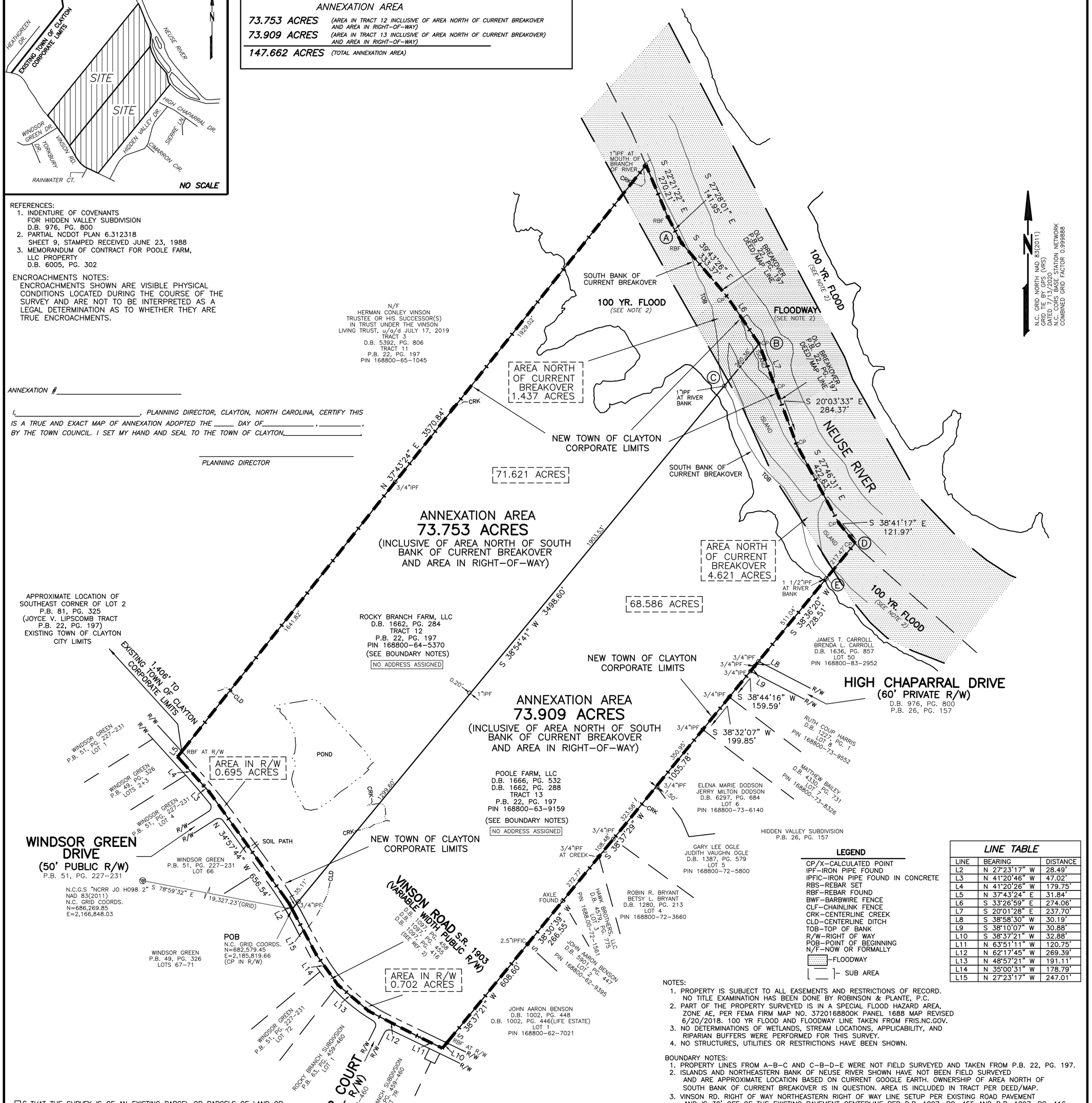
REFERENCES:
1. INDENTURE OF COVENANTS FOR HIDDEN VALLEY SUBDIVISION D.B. 976, PG. 800
2. PARTIAL NCDOT PLAN 6.312318 SHEET 9, STAMPED RECEIVED JUNE 23, 1988
3. MEMORANDUM OF CONTRACT FOR POOLE FARM, LLC PROPERTY D.B. 6005, PG. 302

ENCROACHMENTS NOTES:
ENCROACHMENTS SHOWN ARE VISIBLE PHYSICAL CONDITIONS LOCATED DURING THE COURSE OF THE SURVEY AND ARE NOT TO BE INTERPRETED AS A LEGAL DETERMINATION AS TO WHETHER THEY ARE TRUE ENCROACHMENTS.

ANNEXATION #_____

I,_____, PLANNING DIRECTOR, CLAYTON, NORTH CAROLINA, CERTIFY THIS IS A TRUE AND EXACT MAP OF ANNEXATION ADOPTED THE _____ DAY OF_____, _____, BY THE TOWN COUNCIL. I SET MY HAND AND SEAL TO THE TOWN OF CLAYTON,_____.

_____
PLANNING DIRECTOR



LEGEND

- CP/X-CALCULATED POINT
- IPF-IRON PIPE FOUND
- IPFIC-IRON PIPE FOUND IN CONCRETE
- RBS-REBAR SET
- RBF-REBAR FOUND
- BWF-BARBWIRE FENCE
- CLF-CHAINLINK FENCE
- CRK-CENTERLINE CREEK
- CLD-CENTERLINE DITCH
- TOB-TOP OF BANK
- R/W-RIGHT OF WAY
- POB-POINT OF BEGINNING
- N/F-NOW OR FORMALLY
- FLOODWAY
- SUB AREA

LINE TABLE

LINE	BEARING	DISTANCE
L2	N 27°23'17" W	28.49'
L3	N 41°20'46" W	47.02'
L4	N 41°20'26" W	179.75'
L5	N 37°43'24" E	31.84'
L6	S 33°26'59" E	274.06'
L7	S 20°01'28" E	237.70'
L8	S 38°58'30" W	30.19'
L9	S 38°10'07" W	30.88'
L10	S 38°37'21" W	32.88'
L11	N 63°51'11" W	120.75'
L12	N 62°17'45" W	269.39'
L13	N 48°57'21" W	191.11'
L14	N 35°00'31" W	178.79'
L15	N 27°23'17" W	247.01'

NOTES:
1. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
2. PART OF THE PROPERTY SURVEYED IS IN A SPECIAL FLOOD HAZARD AREA, ZONE AE, PER FEMA FIRM MAP NO. 3720168800K PANEL 1688 MAP REVISED 6/20/2018. 100 YR FLOOD AND FLOODWAY LINE TAKEN FROM FRIS.NC.GOV.
3. NO DETERMINATIONS OF WETLANDS, STREAM LOCATIONS, APPLICABILITY, AND RIPARIAN BUFFERS WERE PERFORMED FOR THIS SURVEY.
4. NO STRUCTURES, UTILITIES OR RESTRICTIONS HAVE BEEN SHOWN.

BOUNDARY NOTES:
1. PROPERTY LINES FROM A-B-C AND C-B-D-E WERE NOT FIELD SURVEYED AND TAKEN FROM P.B. 22, PG. 197.
2. ISLANDS AND NORTHEASTERN BANK OF NEUSE RIVER SHOWN HAVE NOT BEEN FIELD SURVEYED AND ARE APPROXIMATE LOCATION BASED ON CURRENT GOOGLE EARTH. OWNERSHIP OF AREA NORTH OF SOUTH BANK OF CURRENT BREAKOVER IS IN QUESTION. AREA IS INCLUDED IN TRACT PER DEED/MAP.
3. VINSON RD. RIGHT OF WAY NORTHEASTERN RIGHT OF WAY LINE SETUP PER EXISTING ROAD PAVEMENT AND IS 30' OFF OF THE EXISTING PAVEMENT CENTERLINE PER D.B. 1097, PG. 455 AND D.B. 1097, PG. 416. SOUTHWESTERN RIGHT OF WAY LINE SET UP AS SHOWN IN P.B. 63, PG. 459-460, P.B. 51, PG. 227-231, P.B. 49, PG. 326, AND EXISTING MONUMENTATION. SOUTHWESTERN LINE AS SHOWN HEREON IS VARIABLE WIDTH FROM EXISTING CENTERLINE TO RIGHT OF WAY.

NOTE:
MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.

0 300 600 900

SCALE IN FEET

☐ C. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

NORTH CAROLINA
WAKE COUNTY
I STUART E. PLANTE III CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DESCRIPTION RECORDED IN REFERENCES AS SHOWN, THAT THE BOUNDARIES NOT SURVEYED ARE DASHED AND DRAWN FROM P.B. 22, PG. 197; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1: 40,631 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 5th DAY OF OCTOBER, 2023 A.D.,

_____ PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-4432

OWNER(S):
-ROCKY BRANCH FARM, LLC
-POOLE FARM, LLC

THE SOLE PURPOSE OF THIS MAP IS FOR ANNEXATION PURPOSES ONLY.

PRELIMINARY PLAT-NOT FOR RECORDATION, CONVEYANCE, OR SALE

REVISIONS	SATELLITE ANNEXATION MAP FOR THE TOWN OF CLAYTON		ROBINSON & PLANTE, P.C. LAND SURVEYING C-2687 970 TRINITY ROAD RALEIGH, NC 27607 PHONE: (919)859-6030	
	TOWNSHIP: CLAYTON	COUNTY: JOHNSTON	SURVEY DATE: 6-9-23	SURVEYED BY: KS
	STATE: NORTH CAROLINA		SCALE: 1"=300'	DRAWN BY: BW
	ZONE: AR	P.I.N.: 168800-64-5370 AND 168800-63-9159	CHECKED & CLOSURE BY: SEP	FILE: VINSONBANNEX2-2023 SHEET: 1 OF 1

RESOLUTION 2024-06 DIRECTING THE CLERK TO INVESTIGATE A PETITION RECEIVED UNDER NC G.S. 160A-58.1 AND SETTING THE DATE OF A PUBLIC HEARING ON THE QUESTION OF ANNEXATION, 2023-100-ANX POOLE FARM

WHEREAS, a petition requesting annexation of an area described in said petition was received by the Town of Clayton; and

WHEREAS, NC G.S. 160A-58.2 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Town Council of the Town of Clayton deems it advisable to proceed in response to this request for annexation, subject to the Clerk's satisfactory investigation of the sufficiency of the petition; and

WHEREAS, the area proposed for annexation is described as follows:

BEGINNING at a calculated point, said point being the northwest corner of Tract 13, Poole Farm, LLC, Deed Book 1666, Page 532 Johnston County Registry and in the Right of Way of Vinson Rd, (S.R. 1903)(Variable Width Public Right of Way) said point having N.C. Grid Coordinates (NAD83/2011) of N=682,579.45, E=2,185,819.66, thence from said BEGINNING point, crossing the Northeastern Right of Way line of Vinson Road (S.R.1903),North 38°54'41" East 3,498.60' to a calculated point on the Old Neuse River Breakover as described on Plat Book 22, Page 197, Johnston County Registry, thence along said Old Neuse River Breakover as described on Plat Book 22, Page 197, Johnston County Registry, South 20°01'28" East 237.70' to a calculated point, thence South 20°03'33" East 284.37' to a calculated point, thence South 27°46'31" East 422.63' to a calculated point, thence South 38°41'17" East 121.97' to a point, thence leaving said Old Neuse River Breakover South 38°36'20" West 728.51' to a ¾" iron pipe found, said iron pipe being at the Northwestern Right of Way line of High Chaparral Drive (60' Private Right of Way), thence along said right of way South 38°58'30" West 30.19' to a ¾" iron pipe found, thence South 38°10'07" West 30.88' to a ¾" iron pipe found at the Southwestern right of way line of High Chaparral Drive, thence leaving said right of way South 38°44'16" West 159.59' to a ¾" iron pipe found, thence South 38°32'07" West 199.85' to a ¾" iron pipe found, thence South 38°37'29" West 1,055.78' to an existing axle, thence South 38°30'39" West 266.55' to a 2 ½" iron pipe found in concrete, thence South 38°37'21" West 608.60' to a rebar found, said rebar being on the Northwestern Right of Way line of Vinson Road (S.R. 1903)(Variable Width Public Right of Way),thence leaving said right of way line South 38°37'21" West 32.88' to a point in Vinson Road (S.R. 1903) Right of Way, thence running in said Right of Way North 63°51'11" West 120.75' to a point, thence North 62°17'45" West 269.39' to a calculated point, thence North 48°57'21" West 191.11' to a calculated point, thence North 35°00'31" West 178.79' to a calculated point, thence North 27°23'17" West 247.01' to the point and place of BEGINNING containing 73.909 Acres more or less (Inclusive of Area North of South Bank of current Breakover and area in Right of Way).

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

Section 1. The Town Clerk is hereby directed to investigate the sufficiency of the below described petition and to certify as soon as possible to the Town of Clayton Town Council the result of her investigation.

Section 2. Subject to the Town Clerk's satisfactory result of her investigation, a public hearing on the question of annexation of the area described herein will be held at the Town Hall Council Chambers, located at 111 E. Second Street, at 6:00PM (or as soon thereafter as is practical) on Tuesday, January 16, 2023.

Section 3. Notice of the public hearing shall be published in the Johnstonian News newspapers, having general circulation in the Town of Clayton, at least ten (10) days prior to the public hearing.

Duly adopted this 2nd day of January, 2024, while in regular session.

_____
Jody L. McLeod
Mayor

ATTEST:

_____
Heidi Holland, CMC, NCCMC
Town Clerk

DESCRPTION/ADDRESS:
Pin #: 168800-63-9159
Non-Contiguous; 73.207 acres

Ordinance #2024-01-02

Annexation Petition 2023-100-ANX
POOLE FARM, LLC
Location: 05J05011V
Contiguous; 73.909 acres

TOWN OF CLAYTON
ORDINANCE TO EXTEND THE CORPORATE LIMITS

1. WHEREAS, the Clayton Town Council has been petitioned under NC GS 160A-58.1

to annex the area described below; and

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

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at Clayton Town Hall, 111 E Second Street at 6 p.m. on January 2, 2024, where the Town Council meeting occurring on January 16, 2024 and was continued until March 18, 2024, after due notice by publication in the Johnstonian on January 3, 2024; and

WHEREAS, the Clayton Town Council finds that the petition meets the requirements of NC GS 160A-58.1;

NOW THEREFORE, BE IT ORDAINED by the Clayton Town Council of the Town of Clayton, North Carolina that:

1. **SECTION 1** By virtue of the authority granted by NC GS 160A-58.1, the following described territory is hereby annexed and made part of the Town of Clayton as of March 18, 2024:

   BEGINNING at a calculated point, said point being the northwest corner of Tract 13, Poole Farm, LLC, Deed Book 1666, Page 532 Johnston County Registry and in the Right of Way of Vinson Rd, (S.R. 1903)(Variable Width Public Right of Way) said point having N.C. Grid Coordinates (NAD83/2011) of N=682,579.45,

E=2,185,819.66, thence from said BEGINNING point, crossing the Northeastern Right of Way line of Vinson Road (S.R.1903),North 38°54'41" East 3,498.60' to a calculated point on the Old Neuse River Breakover as described on Plat Book 22, Page 197, Johnston County Registry, thence along said Old Neuse River Breakover as described on Plat Book 22, Page 197, Johnston County Registry, South 20°01'28" East 237.70' to a calculated point, thence South 20°03'33" East 284.37' to a calculated point, thence South 27°46'31" East 422.63' to a calculated point, thence South 38°41'17" East 121.97' to a point, thence leaving said Old Neuse River Breakover South 38°36'20" West 728.51' to a ¾" iron pipe found, said iron pipe being at the Northwestern Right of Way line of High Chaparral Drive (60' Private Right of Way), thence along said right of way South 38°58'30" West 30.19' to a ¾" iron pipe found, thence South 38°10'07" West 30.88' to a ¾" iron pipe found at the Southwestern right of way line of High Chaparral Drive, thence leaving said right of way South 38°44'16" West 159.59' to a ¾" iron pipe found, thence South 38°32'07" West 199.85' to a ¾" iron pipe found, thence South 38°37'29" West 1,055.78' to an existing axle, thence South 38°30'39" West 266.55' to a 2 ½" iron pipe found in concrete, thence South 38°37'21" West 608.60' to a rebar found, said rebar being on the Northwestern Right of Way line of Vinson Road (S.R. 1903)(Variable Width Public Right of Way),thence leaving said right of way line South 38°37'21" West 32.88' to a point in Vinson Road (S.R. 1903) Right of Way, thence running in said Right of Way North 63°51'11" West 120.75' to a point, thence North 62°17'45" West 269.39' to a calculated point, thence North 48°57'21" West 191.11' to a calculated point, thence North 35°00'31" West 178.79' to a calculated point, thence North 27°23'17" West 247.01' to the point and place of BEGINNING containing 73.909 Acres more or less (Inclusive of Area North of South Bank of current Breakover and area in Right of Way).

SECTION 2 Upon and after March 18, 2024, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Clayton and shall be entitled to the same privileges and benefits as other parts of the Town of Clayton. Said territory shall be subject to municipal taxes in according to NC GS 160A-58.10.

SECTION 3 The Mayor of the Town of Clayton shall cause to be recorded in the office of the Register of Deeds of (COUNTY), and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in SECTION 1 above, together with a duly certified copy of the ordinance. Such a map shall also be delivered to the County Board of Elections, as required by NC GS 163-288.1.

ADOPTED this 18th day of March 2024.

_____
Jody L. McLeod
Mayor

ATTEST:

_____
Heidi Holland, CMC, NCCMC
Town Clerk

APPROVED AS TO FORM:

_____
Jim Cauley
Town Attorney

NORTH CAROLINA
JOHNSTON COUNTY

This the _____ day of _____, 2024, personally appeared before me Heidi Holland, Clerk of the Town of Clayton, who, being duly sworn by me, says that she knows the common seal of the Town of Clayton and is acquainted with Jody L. McLeod, who is the Mayor and presiding member of said municipal corporation; and that she saw the said Mayor sign the foregoing instrument and saw the said common seal of said municipal corporation affixed to said instrument by said Mayor, and that she, the said Heidi Holland, signed her name in attestation of said instrument in the presence of said Mayor.

Witness my hand and notarial seal, this the day and year first above written.

_____
Notary Public - Signature

_____
Notary Public – Printed Name

Commission Expires: _____

County of Commission: _____

Regular Town Council Meeting
Agenda Cover Sheet

Meeting Date	Agenda Location
March 18, 2024	OLD BUSINESS

Item Title

Public Hearing for the annexation petition 2023-101-ANX Rocky Branch Farm, LLC

Presenter(s)

Bruce Venable, Planner I

Suggested Action

Adoption of Ordinance

Strategic Priorities Alignment

☐ Think Clayton (Administrative)	☐ Think Arts & Culture	☐ Think Downtown	☐ Think Economic Development	☒ Think Land Use & Housing	☐ Think Mobility	☐ Think Parks, Recreation & Natural Resources	☐ Think Public Services & Infrastructure

Public Hearing: Yes - Legislative

If Approved, Will Document Require Recordation? Yes

Does This Item Require a Communication Plan?

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

Other/Special Instructions: Posted Sign

Updates Since Previous Presentation

No updates to this proposal. The applicant is requesting the Town Council not vote until they have decided on the Vinson Road Conditional Rezoning. Applicant does not wish to annex if they Conditional zoning will not be approved.

Summary

2023-101-ANX Rocky Branch Farm, LLC. The applicant is petitioning the Town to annex +/- 73.753 acres of real property into the Town's corporate limits. This is a non-contiguous annexation that is outside of the Town's ETJ, and currently resides within Johnston County's jurisdiction.

Background/History

This petition is associated with the Vinson Road Conditional Zoning W/ Master Plan Project 2022-195-CZM which has not been presented before the Town Council at this time.

Recommendation

Town Staff recommends approval of the ordinance.

Funding Source

N/A

Corresponding Documentation

1 2023-101-ANX Staff Report Rocky Branch, LLC

2 Excuted Petition 2023-101-ANX Rocky Branch Farm, LLC

3 2023-101-ANX Legal Description

4 2023-101-ANX PLAT

2023-101-ANX Resolution Directing Clerk To Investigate Non-Contiguous

6 Ordinance 2023-101-ANX Rocky Branch, LLC Non-Contiguous

Submitted By: Bruce Venable, Planning

Reviewed By:

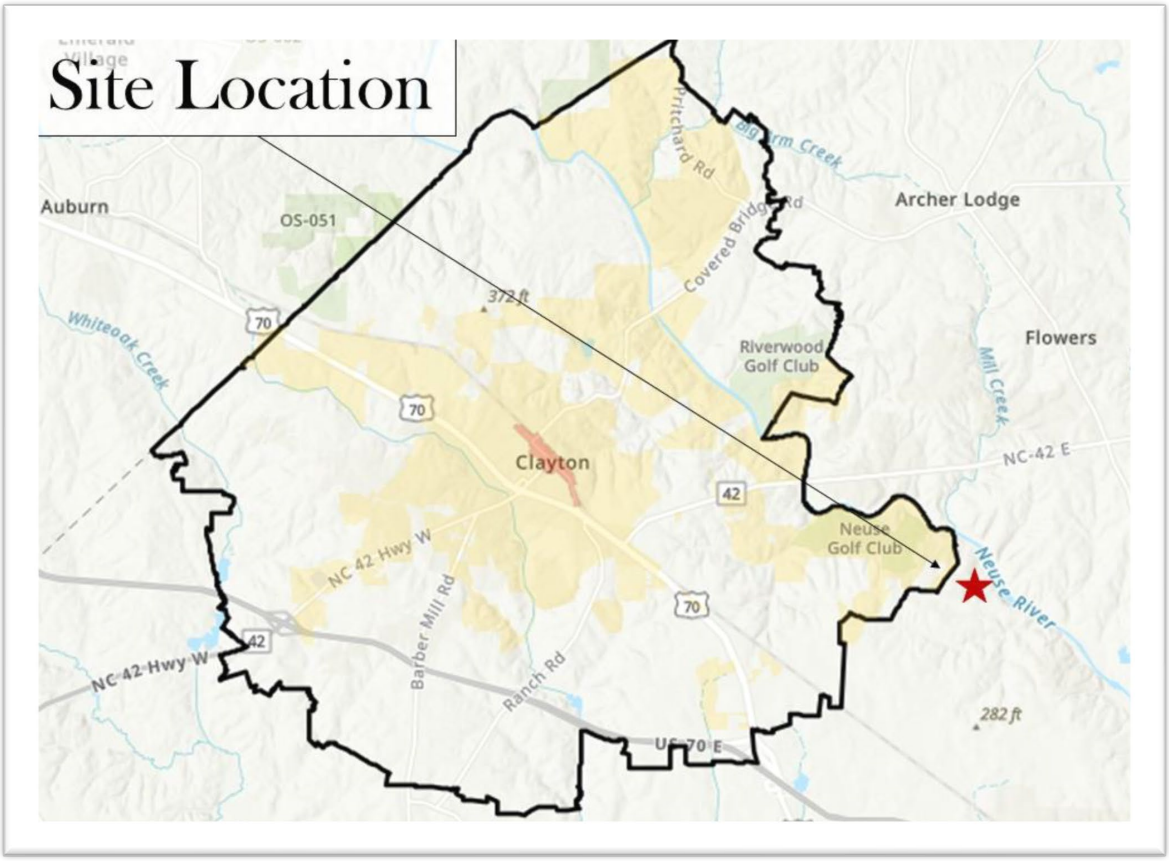
Conrad Olmedo, Planning Director	Approved - Mar 13 2024
Rich Cappola, Town Manager	Approved - Mar 14 2024
Heidi Holland, Town Clerk	Approved - Mar 14 2024

PLANNING DEPARTMENT

TOWN COUNCIL STAFF REPORT
JANUARY 16, 2024

ROCKY BRANCH FARM, LLC ANNEXATION

Project #:	2023-101-ANX	**Location:**	The parcel is located along Vinson Road across from the Green Windsor Subdivision within Johnston County.
Applicant:	ROCKY BRANCH FARM, LLC	**Project Type:**	ANNEXATION
Property Owner:	ROCKY BRANCH FARM, LLC	**Proposed Use:**	RESIDENTIAL
Staff Planner:	STEVEN MOTT, PLANNER II	**TAG #(s):**	05J05030F



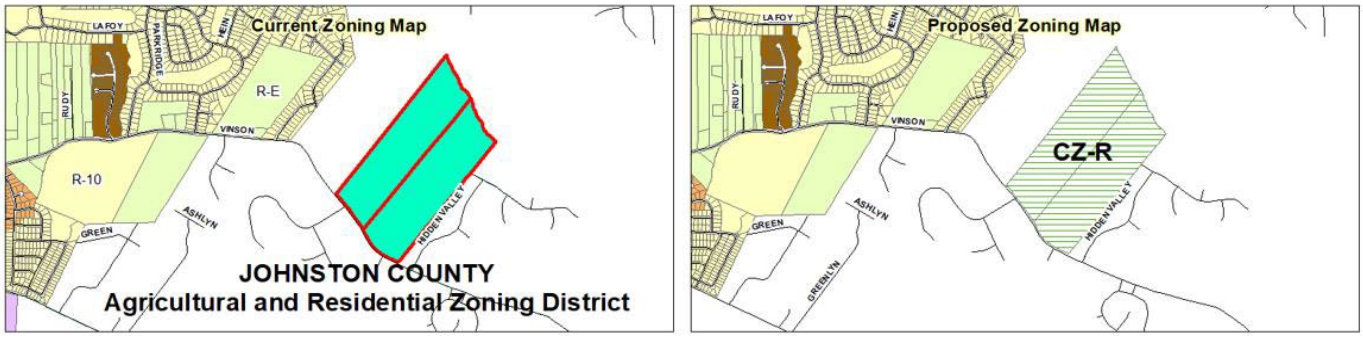
PROJECT SUMMARY

The site is located off Vinson Road and near the Windsor Green Subdivision. The applicant has petitioned the Town to be annexed into the corporate limits of the Town of Clayton to obtain Town services. This project is attached to the Vinson Road Conditional Zoning Master Plan that has been submitted concurrently with this petition for annexation. This parcel is **NOT** within Clayton's ETJ and would be considered a satellite annexation.

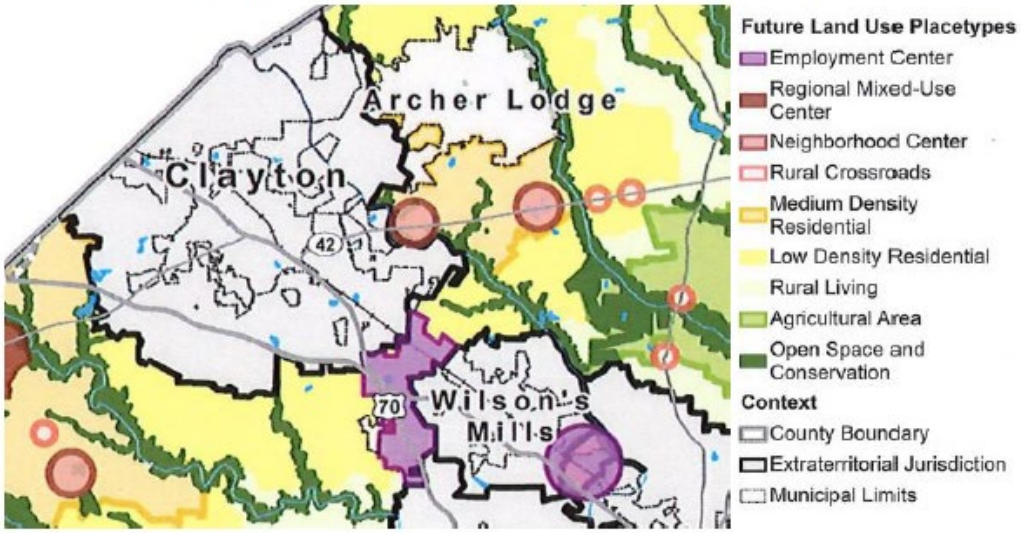
Fire District: The property is located within the Wilson Mills Fire District. The Applicant has fulfilled all requirements found in G.S 160A-58.58: Assumption of Debt.

SITE DATA:
Acreage: +/- 73.753 acres
Existing Use: Vacant

FUTURE LAND USE MAP



Envision Johnston Future Land Use Map (Johnston County)



AERIAL MAP

ATTACHMENTS:

1) Staff Report
2) Petition for Annexation
3) Legal Description of Metes and Bounds
4) Annexation Plat
5) Annexation Ordinance

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

PETITION FOR VOLUNTARY ANNEXATION

VOLUNTARY ANNEXATION: Upon receipt of a valid petition signed by all the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1.

Applications are accepted on a rolling basis and can be submitted to the Town of Clayton Planning Department.

Review Fee:
Application Review Fee: $200
Advertisement Fee: $200
Please note that fees are subject to change annually

PROCESS:

Review by Staff: The Planning, Engineering and Public Works Departments review the annexation submission. Comments will be sent to the applicant.

Annexation Plat Submission: After the map and legal description are deemed sufficient by the Town, the applicant is required to submit two (2) Mylar annexation plats to the Planning Department.

Town Council Meeting: The Town Council will pass a resolution directing the Town Clerk to investigate the annexation petition. The Town Clerk will present to the Town Council a Certificate of Sufficiency indicating that the annexation petition is complete. A resolution setting the date of the public hearing is then approved.

Legal Advertisement: A legal advertisement will be published no more than 25 days and no less than 10 days prior to the date of the public hearing.

Public Hearing/Town Council Meeting: The Town Council will either adopt or deny an ordinance to extend the corporate limits of the Town of Clayton.

Recordation: If the annexation is approved by the Town Council, the Annexation Plats shall be recorded at the appropriate county Register of Deeds.

Petition for Voluntary Annexation Application

1. **Application Type:** ☐ Individual ☐ Corporation ■ LLC ☐ Partnership

2. **The proposed annexation will be:** ☐ Contiguous Annexation ■ Non-Contiguous Annexation

3. **Does the proposed annexed parcel(s) need to be rezoned?** ■ Yes ☐ No

If 3 acres or more please submit a rezoning application to be run concurrently.

Property Information

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

1. I/We the undersigned owner(s)* of real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Clayton, North Carolina.

   *If the owner of real property is a corporation or religious entity, attach a copy of the articles of incorporation describing who is/are authorized to sign with the petition.

2. The area to be annexed is ☐ contiguous, ■ non-contiguous to the Town of Clayton, North Carolina and the boundaries of such territory are as provided in the boundary plat attached hereto.

3. If contiguous, this annexation will include all intervening rights-of-way for streets, railroads, and other areas as stated in G.S. 160A-31(f), unless otherwise stated in the annexation amendment.

4. Attached is a statement of the schedule for full development of the property to be annexed, which includes the type, number, and estimated value of planned improvements, if applicable.

   Total Acreage to be annexed: 73.923 Existing Housing Units: 0

   Population of acreage to be annexed: 0 Fire District: Wilson's Mills

   Existing Zoning District*: AR Proposed Town Zoning District*: CZ-R

   County Recorded Plat Book and Page #: Tract #12 Plat Book 22, Page 197

   Reason for petitioner to annex: X Receive Town Services ____Other (please specify): _____

5. **I/We** acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. I/We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate on the following page, and attach proof.)

FOR OFFICE USE ONLY		
Date Received: _____	Amount Paid: _____	Petition Number: _____

This page must be notarized prior to submitting to the Town for review

Complete ONLY if applying for an individual annexation and if property is owned by individual (s):

_____ Please Print

_____ Signature

_____ Please Print

_____ Signature

Complete ONLY if applying for a Corporation Annexation:

In witness whereof, said corporation has caused this instrument to be executed by its President and attested by its Secretary by order of its Board of Directors, this ____ day of _____, 20____.

Corporate Name: _____

SEAL

By: _____ (Signature)

Attest: _____ Secretary (Signature)

Complete ONLY if applying for a Limited Liability Company Annexation:

In witness whereof, Rocky Branch Farm, LLC a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this _____ day of _____, 20 23.

Name of Limited Liability Company: Rocky Branch Farm, LLC

By Steve C Wood, Manager
Signature of Member/Manager

Complete ONLY if applying for a Partnership Annexation:

In witness whereof, _____ a partnership, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this ____ day of _____, 20____.

Name of Partnership: _____

By: _____ Signature of General Partner

By: _____

By: _____ Signature of General Partner

By: _____

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

Sworn and subscribed before me, Erika Hinnant, a Notary Public for the above State and County, this 16th day of, June, 20 23.

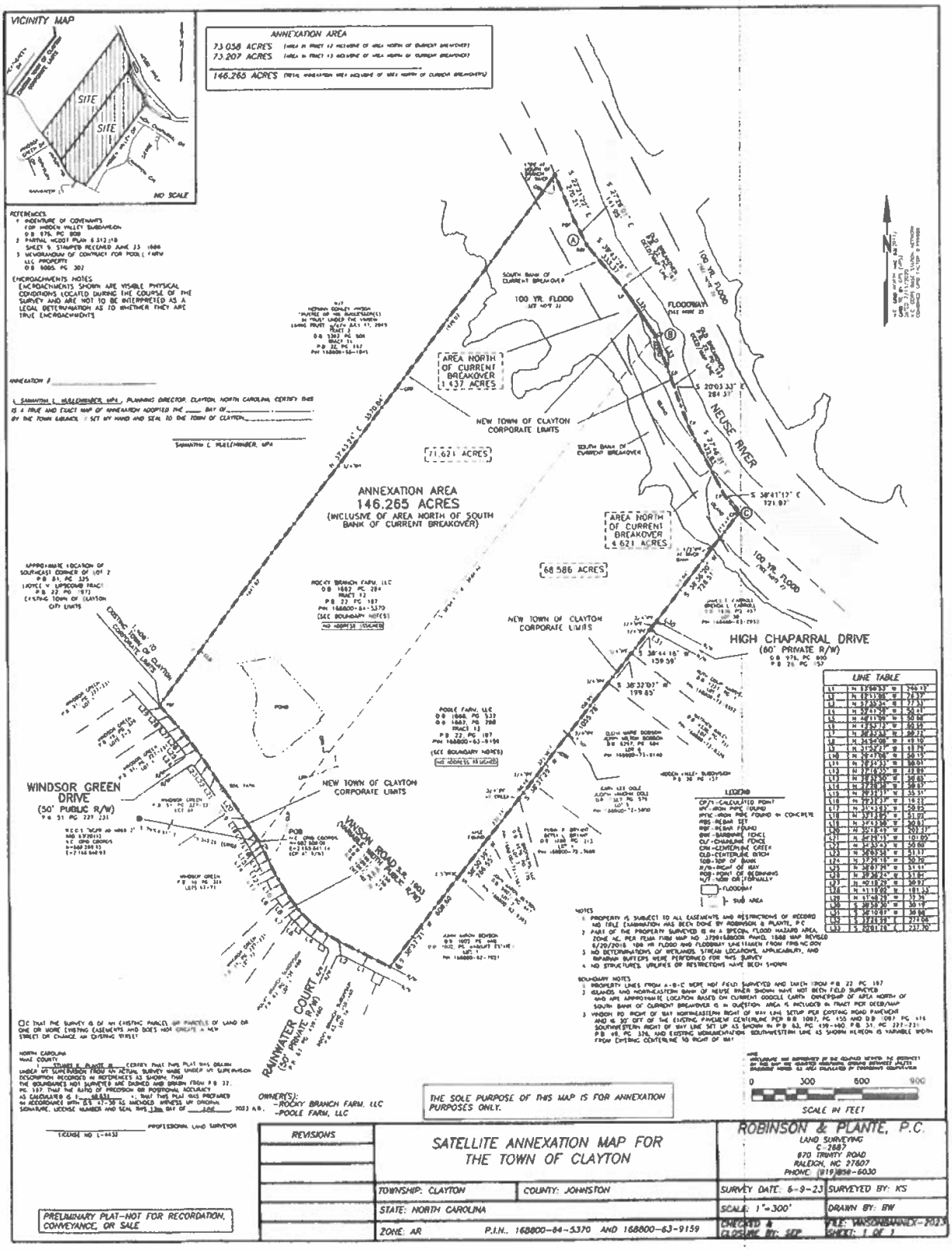
Erika Hinnant
Notary Public

ERIKA HINNANT NOTARY PUBLIC JOHNSTON COUNTY, NC

My Commission Expires: 12/19/2023

Voluntary Annexation Plat Checklist

#	Required Plat Items
1.	Fully dimensioned by metes and bounds, and the location of intersecting boundary lines of the existing town limits, labeled and distinctly marked. Include full right-of-way if the area on both sides is or will be in the corporate limits.
2.	Any utility easements with metes and bounds.
3.	Accurate locations and descriptions of all monuments, markers and control points.
4.	Ultimate right-of-way widths on all streets.
5.	Entitle "ANNEXATION MAP FOR THE TOWN OF CLAYTON" OR "SATELLITE ANNEXATION MAP FOR THE TOWN OF CLAYTON," as appropriate.
6.	Name of property owner(s).
7.	Name, seal, and registration of Professionally Licensed Surveyor (PLS).
8.	Date of the survey and map preparation; a north arrow indicating whether the index is true magnetic North Carolina grid (NAD 83 of NAD 27) or deed; graphic scale; and declination.
9.	Names of the township, county, and state.
10.	A detailed vicinity map.
11.	Include address of property if assigned.
12.	Show all contiguous or non-contiguous town limits.
13.	Leave 2-inch by 2-inch space for the county Register of Deeds stamp on the plat. All final plats must be stamped and signed before they can be accepted by the Town.


VICINITY MAP
SITE
NO SCALE
ANNEXATION AREA
73.058 ACRES
73.207 ACRES
146.265 ACRES
REFERENCES
ENCROACHMENTS NOTES
ENCROACHMENTS SHOWN ARE VISIBLE PHYSICAL CONDITIONS LOCATED DURING THE COURSE OF THE SURVEY AND ARE NOT TO BE INTERPRETED AS A LEGAL DETERMINATION AS TO WHETHER THEY ARE TRUE ENCROACHMENTS
ANNEXATION #
71.621 ACRES
ANNEXATION AREA
146.265 ACRES
(INCLUSIVE OF AREA NORTH OF SOUTH BANK OF CURRENT BREAKOVER)
AREA NORTH OF CURRENT BREAKOVER 1.437 ACRES
AREA NORTH OF CURRENT BREAKOVER 4.621 ACRES
68.586 ACRES
NEUSE RIVER
100 YR. FLOOD
FLOODWAY
NEW TOWN OF CLAYTON CORPORATE LIMITS
EXISTING TOWN OF CLAYTON CORPORATE LIMITS
HIGH CHAPARRAL DRIVE
(60' PRIVATE R/W)
WINDSOR GREEN DRIVE
(50' PUBLIC R/W)
VANSON CHANNEL ROAD
(SR 1002)
RAINWATER COURT
(50' PRIVATE R/W)
POB
POINT OF BEGINNING
ROCKY BRANCH FARM, LLC
POOLE FARM, LLC
LINE TABLE
LEGEND
NOTES
BOUNDARY NOTES
OWNER(S):
-ROCKY BRANCH FARM, LLC
-POOLE FARM, LLC
THE SOLE PURPOSE OF THIS MAP IS FOR ANNEXATION PURPOSES ONLY.
0 300 600 900
SCALE IN FEET
REVISIONS
SATELLITE ANNEXATION MAP FOR THE TOWN OF CLAYTON
ROBINSON & PLANTE, P.C.
LAND SURVEYING
C-2687
870 TRINITY ROAD
RALEIGH, NC 27607
PHONE: (919)858-6030
TOWNSHIP: CLAYTON
COUNTY: JOHNSTON
SURVEY DATE: 6-9-23
SURVEYED BY: KS
STATE: NORTH CAROLINA
SCALE: 1"=300'
DRAWN BY: BW
ZONE: AR
P.I.N.: 168800-84-5370 AND 168800-63-9159
CHECKED & CLOSURE BY: SEP
FILE: ANSONANNEX-2023
SHEET: 1 OF 1
PRELIMINARY PLAT-NOT FOR RECORDATION, CONVEYANCE, OR SALE

ANNEXATION MAP FOR THE TOWN OF CLAYTON

Beginning at a calculated point, said point being the Southeast corner of Tract 12, Rocky Branch Farm, LLC and on the Northeastern Right of Way line of Vinson Road, (S.R. 1903)(Variable width Public Right of Way). Said point having N.C. Grid Coordinates (NAD83/2011) of N=682,606.06, E=2,185,841.14, thence from said beginning point along the Northeastern Right of Way line of Vinson Road, North 29°32'37" West 16.22' to a calculated point, thence North 31°43'03" West 50.95' to a calculated point, thence North 33°13'05" West 51.02' to a calculated point, thence North 34°43'50" West 50.63' to a calculated point, thence North 35°18'49" West 202.37' to a calculated point, thence North 34°29'19" West 101.05' to a calculated point, thence North 34°33'43" West 50.80' to a calculated point, thence North 36°03'56" West 51.17' to a calculated point, thence North 37°29'16" West 50.70' to a calculated point, thence North 38°07'29" West 51.11' to a calculated point, thence North 39°38'24" West 51.04' to a calculated point, thence North 40°18'29" West 50.92' to a calculated point, thence North 41°19'02" West 101.33' to a calculated point, thence North 41°48'29" West 32.39' to an existing rebar at the Southwestern corner of Tact 12, thence leaving said Right of Way line of Vinson Road along the Northern Property line of Tract 12 Rocky Branch Farm, LLC, North 37°43'24" East 3,570.84' to an existing 1" iron pipe at mouth of branch at the Neuse River, thence along the old Neuse River Breakover as described on Plat Book 22, page 197, Johnston County Registry, South 22°21'22" East 270.21' to an existing rebar, thence South 27°28'01" East 141.95' to an existing rebar, thence South 39°43'26" East 333.37' to a calculated point, thence South 33°26'59" East 274.06' to a calculated point, said point being the common corner between Tract 12, Rocky Branch Farm, LLC and Tract 13, Poole Farm, LLC, Thence continuing with the old Neuse River Breakover as described on Plat Book 22, Page 197, Johnston County Registry, South 20°01'28" East 237.70' to a calculated point, thence South 20°03'33" East 284.37' to a calculated point, thence South 27°46'31" East 422.63' to a calculated point, thence South 38°41'17" East 121.97' to a calculated point, thence leaving said old Neuse River Breakover, South 38°36'20" West 728.51' to an existing 3/4" iron pipe, said point being at the Northwestern Right of Way line of High Chaparral Drive (60' Private Right of Way), thence along High Chaparral Drive right of way South 38°58'30" West 30.19' to an existing 3/4" iron pipe, thence South 38°10'07" West 30.88' to an existing 3/4" iron pipe at the Southwestern Right of Way line of High Chaparral Drive, thence leaving said Right of Way South 38°44'16"West 159.59' to an existing 3/4" iron pipe, thence South 38°32'07" West 199.85' to an existing 3/4" iron pipe, thence South 38°37'29" West 1,055.78' to an existing axle, thence South 38°30'39" West 266.55' to an existing iron pipe found in concrete, thence South 38°37'21" West 608.60' to an existing rebar, said point being on the Northwestern Right of Way line of Vinson Road (SR 1903)(Variable Width Public Right of Way), thence along said right of way line, North 63°50'53" West 266.12' to a calculated point, thence North 62°11'05" West 76.57' to a calculated point, thence North 57°35'34" West 77.33' to a calculated point, thence North 52°41'59" West 50.41' to a calculated point, thence North 48°11'09" West 50.98' to a calculated point, thence North 43°53'12" West 50.59' to a calculated point, thence North 38°33'53"

West 50.72' to a calculated point, thence North 34°54'08" West 49.10' to a calculated point, thence North 31°52'27" West 49.79' to a calculated point, thence North 29°47'08" West 50.15' to a calculated point, thence North 28°34'33" West 50.01' to a calculated point, thence North 27°16'35" West 49.89' to a calculated point, thence North 26°32'50" West 50.85' to a calculated point, thence North 27°28'38" West 50.67' to a calculated point, thence North 29°32'37" West 35.31' to the point and place of Beginning, containing 146.265 Acres more or less.

0-0445826

FILED
9:00 A M
DEC 23 1997
EFFECTIVE
ELAINE F MARSHALL
SECRETARY OF STATE
NORTH CAROLINA

97357 9041

State of North Carolina
Department of the Secretary of State

LIMITED LIABILITY COMPANY ARTICLES OF ORGANIZATION

Pursuant to §57C-2-20 of the General Statutes of North Carolina, the undersigned does hereby submit these Articles of Organization for the purpose of forming a limited liability company.

1. The name of the limited liability company is: Rocky Branch Farm, LLC

2. The latest date on which the limited liability company is to dissolve is: December 31, 2050

3. The name and address of each organizer executing these Articles of Organization is as follows (at least one person must execute this document; attach additional pages if necessary):

   Turner Vinson
   2705 Powhatan Road
   Clayton, NC 27520

4. The street address and county of the initial registered office of the limited liability company is:

   Number and Street 2705 Powhatan Road

   City, State, Zip Code Clayton, North Carolina 27520 County Johnston

5. The mailing address if different from the street address of the initial registered office is: n/a

6. The name of the initial registered agent is: Turner Vinson

7. Check one of the following:

   ____ (i) Member-managed LLC: all of the members by virtue of their status as members shall be managers of this limited liability company.

   _X_ (ii) Manager-managed LLC: except as provided by N.C.G.S. §57C-3-20(a), the members of this limited liability company shall not be managers by virtue of their status as members.

   Any other provisions which the limited liability company elects to include are attached.

   These Articles will be effective upon filing, unless a date and/or time is specified: n/a

   This the _____ day of _____, 1997.

_____ Signature

_____ Type or Print Name and Title

Turner Vinson Signature

Turner Vinson, Organizer
Type or Print Name and Title

NOTES:
Filing fee is $125. This document and one exact or conformed copy of these Articles must be filed with the Secretary of State.
CORPORATIONS DIVISION 300 N. SALISBURY STREET RALEIGH, NC 27603-5909

Rocky Branch Farm, LLC Property – Tract 12
Satellite Annexation For the Town of Clayton

BEGINNING at a calculated point, said point being the southeast corner of Tract 12, Rocky Branch Farm, LLC, Deed Book 1662, Page 284 Johnston County Registry and in the Right of Way of Vinson Rd, (S.R. 1903) (Variable Width Public Right of Way)said point having N.C. Grid Coordinates (NAD83/2011) of N=682,579.45, E=2,185,819.66, thence from said BEGINNING point, running in said right of way North 27°23'17" West 28.49' to a calculated point, thence North 34°57'44" West 656.54' to a calculated point, thence North 41°20'46" West 47.02' to a calculated point, thence North 41°20'26" West 179.75' to a calculated point, thence North 37°43'24" East 31.84' to a rebar found on the Northwestern Right of Way of Vinson Road, thence leaving said right of way North 37°43'24" East 3,570.84' to an existing 1” iron pipe found at mouth of branch at the Neuse River, thence along the Old Neuse River Breakover as described on Plat Book 22, page 197, Johnston County Registry South 22°21'22" East 270.21' to a rebar found, thence South 27°28'01" East 141.95' to a rebar found, thence South 39°43'26" East 333.37' to a calculated point, thence South 33°26'59" East 274.06' to a calculated point, said point being the common corner between Tract 12, Rocky Branch Farm, LLC and Tract 13, Poole Farm, LLC, thence leaving said Old Neuse River Breakover and crossing the Northeastern Right of Way line of Vinson Road (S.R. 1903) (Variable Width Public Right of Way) South 38°54'41" West 3,498.60' to the point and place of BEGINNING containing 73.753 Acres more or less(Inclusive of area north of south bank of current breakover and area in right of way).

VICINITY MAP

NO SCALE

ANNEXATION AREA

73.753 ACRES	(AREA IN TRACT 12 INCLUSIVE OF AREA NORTH OF CURRENT BREAKOVER AND AREA IN RIGHT-OF-WAY)
73.909 ACRES	(AREA IN TRACT 13 INCLUSIVE OF AREA NORTH OF CURRENT BREAKOVER) AND AREA IN RIGHT-OF-WAY)
147.662 ACRES	(TOTAL ANNEXATION AREA)

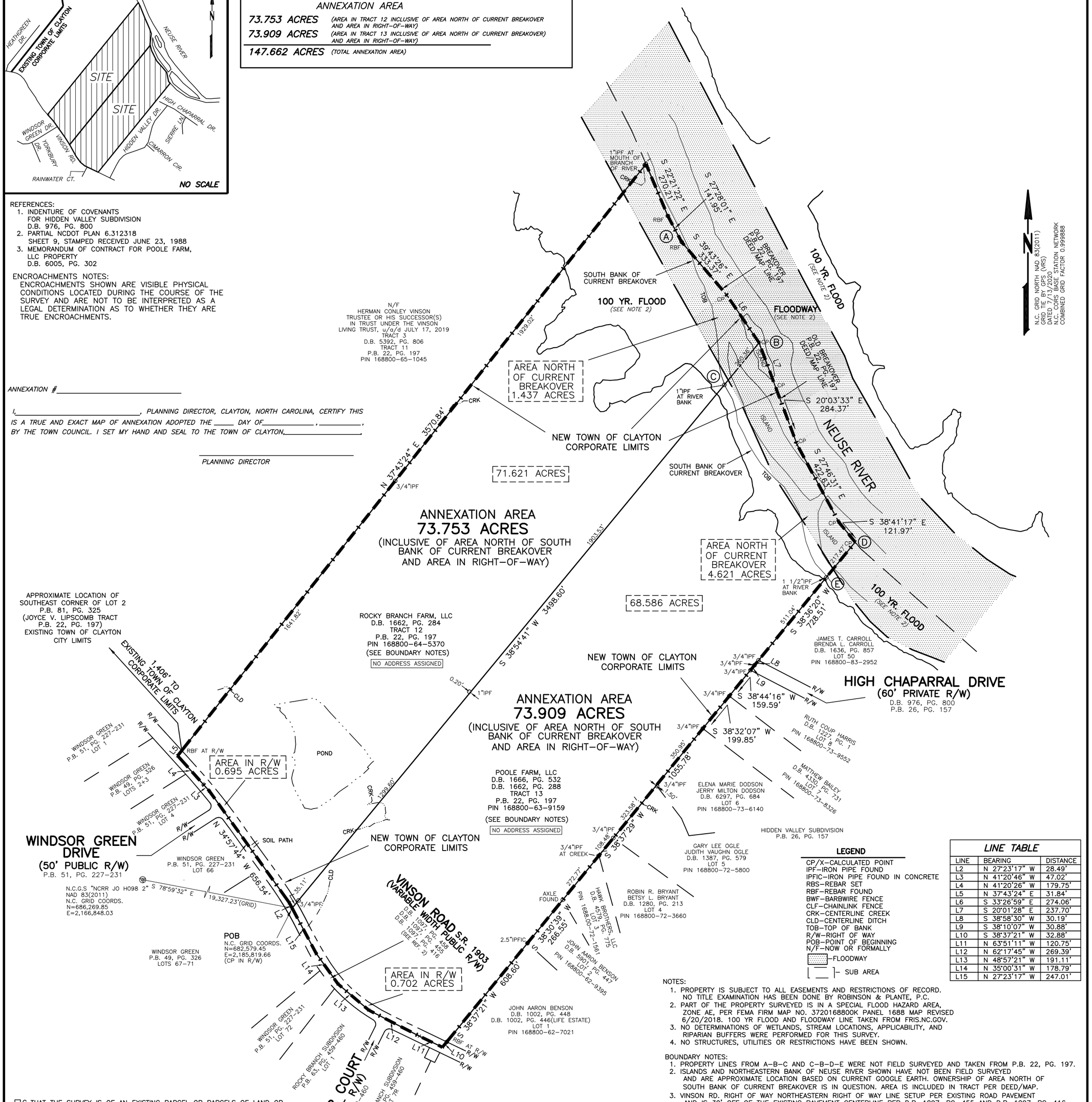
REFERENCES:
1. INDENTURE OF COVENANTS FOR HIDDEN VALLEY SUBDIVISION D.B. 976, PG. 800
2. PARTIAL NCDOT PLAN 6.312318 SHEET 9, STAMPED RECEIVED JUNE 23, 1988
3. MEMORANDUM OF CONTRACT FOR POOLE FARM, LLC PROPERTY D.B. 6005, PG. 302

ENCROACHMENTS NOTES:
ENCROACHMENTS SHOWN ARE VISIBLE PHYSICAL CONDITIONS LOCATED DURING THE COURSE OF THE SURVEY AND ARE NOT TO BE INTERPRETED AS A LEGAL DETERMINATION AS TO WHETHER THEY ARE TRUE ENCROACHMENTS.

ANNEXATION #_____

I,_____, PLANNING DIRECTOR, CLAYTON, NORTH CAROLINA, CERTIFY THIS IS A TRUE AND EXACT MAP OF ANNEXATION ADOPTED THE _____ DAY OF_____, _____, BY THE TOWN COUNCIL. I SET MY HAND AND SEAL TO THE TOWN OF CLAYTON,_____.

_____
PLANNING DIRECTOR



LEGEND

CP/X	CALCULATED POINT
IPF	IRON PIPE FOUND
IPFIC	IRON PIPE FOUND IN CONCRETE
RBS	REBAR SET
RBF	REBAR FOUND
BWF	BARBWIRE FENCE
CLF	CHAINLINK FENCE
CRK	CENTERLINE CREEK
CLD	CENTERLINE DITCH
TOB	TOP OF BANK
R/W	RIGHT OF WAY
POB	POINT OF BEGINNING
N/F	NOW OR FORMALLY
	FLOODWAY
	SUB AREA

LINE TABLE

LINE	BEARING	DISTANCE
L2	N 27°23'17" W	28.49'
L3	N 41°20'46" W	47.02'
L4	N 41°20'26" W	179.75'
L5	N 37°43'24" E	31.84'
L6	S 33°26'59" E	274.06'
L7	S 20°01'28" E	237.70'
L8	S 38°58'30" W	30.19'
L9	S 38°10'07" W	30.88'
L10	S 38°37'21" W	32.88'
L11	N 63°51'11" W	120.75'
L12	N 62°17'45" W	269.39'
L13	N 48°57'21" W	191.11'
L14	N 35°00'31" W	178.79'
L15	N 27°23'17" W	247.01'

NOTES:
1. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
2. PART OF THE PROPERTY SURVEYED IS IN A SPECIAL FLOOD HAZARD AREA, ZONE AE, PER FEMA FIRM MAP NO. 3720168800K PANEL 1688 MAP REVISED 6/20/2018. 100 YR FLOOD AND FLOODWAY LINE TAKEN FROM FRIS.NC.GOV.
3. NO DETERMINATIONS OF WETLANDS, STREAM LOCATIONS, APPLICABILITY, AND RIPARIAN BUFFERS WERE PERFORMED FOR THIS SURVEY.
4. NO STRUCTURES, UTILITIES OR RESTRICTIONS HAVE BEEN SHOWN.

BOUNDARY NOTES:
1. PROPERTY LINES FROM A-B-C AND C-B-D-E WERE NOT FIELD SURVEYED AND TAKEN FROM P.B. 22, PG. 197.
2. ISLANDS AND NORTHEASTERN BANK OF NEUSE RIVER SHOWN HAVE NOT BEEN FIELD SURVEYED AND ARE APPROXIMATE LOCATION BASED ON CURRENT GOOGLE EARTH. OWNERSHIP OF AREA NORTH OF SOUTH BANK OF CURRENT BREAKOVER IS IN QUESTION. AREA IS INCLUDED IN TRACT PER DEED/MAP.
3. VINSON RD. RIGHT OF WAY NORTHEASTERN RIGHT OF WAY LINE SETUP PER EXISTING ROAD PAVEMENT AND IS 30' OFF OF THE EXISTING PAVEMENT CENTERLINE PER D.B. 1097, PG. 455 AND D.B. 1097, PG. 416. SOUTHWESTERN RIGHT OF WAY LINE SET UP AS SHOWN IN P.B. 63, PG. 459-460, P.B. 51, PG. 227-231, P.B. 49, PG. 326, AND EXISTING MONUMENTATION. SOUTHWESTERN LINE AS SHOWN HEREON IS VARIABLE WIDTH FROM EXISTING CENTERLINE TO RIGHT OF WAY.

NOTE:
MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.

0 300 600 900

SCALE IN FEET

☐C. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

NORTH CAROLINA
WAKE COUNTY
I STUART E. PLANTE III CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DESCRIPTION RECORDED IN REFERENCES AS SHOWN, THAT THE BOUNDARIES NOT SURVEYED ARE DASHED AND DRAWN FROM P.B. 22, PG. 197; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1: 40,631 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 5th DAY OF OCTOBER, 2023 A.D.,

_____ PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-4432

OWNER(S):
-ROCKY BRANCH FARM, LLC
-POOLE FARM, LLC

PRELIMINARY PLAT-NOT FOR RECORDATION, CONVEYANCE, OR SALE

THE SOLE PURPOSE OF THIS MAP IS FOR ANNEXATION PURPOSES ONLY.

REVISIONS	SATELLITE ANNEXATION MAP FOR THE TOWN OF CLAYTON		ROBINSON & PLANTE, P.C. LAND SURVEYING C-2687 970 TRINITY ROAD RALEIGH, NC 27607 PHONE: (919)859-6030	
	TOWNSHIP: CLAYTON	COUNTY: JOHNSTON	SURVEY DATE: 6-9-23	SURVEYED BY: KS
	STATE: NORTH CAROLINA		SCALE: 1"=300'	DRAWN BY: BW
	ZONE: AR	P.I.N.: 168800-64-5370 AND 168800-63-9159	CHECKED & CLOSURE BY: SEP	FILE: VINSONBANNEX2-2023 SHEET: 1 OF 1

RESOLUTION 2024-05 DIRECTING THE CLERK TO INVESTIGATE A PETITION RECEIVED UNDER NC G.S. 160A-58.1 AND SETTING THE DATE OF A PUBLIC HEARING ON THE QUESTION OF ANNEXATION, 2023-101-ANX ROCKY BRANCH FARM

WHEREAS, a petition requesting annexation of an area described in said petition was received by the Town of Clayton; and

WHEREAS, NC G.S. 160A-58.2 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Town Council of the Town of Clayton deems it advisable to proceed in response to this request for annexation, subject to the Clerk's satisfactory investigation of the sufficiency of the petition; and

WHEREAS, the area proposed for annexation is described as follows:

BEGINNING at a calculated point, said point being the southeast corner of Tract 12, Rocky Branch Farm, LLC, Deed Book 1662, Page 284 Johnston County Registry and in the Right of Way of Vinson Rd, (S.R. 1903) (Variable Width Public Right of Way)said point having N.C. Grid Coordinates (NAD83/2011) of N=682,579.45, E=2,185,819.66, thence from said BEGINNING point, running in said right of way North 27°23'17" West 28.49' to a calculated point, thence North 34°57'44" West 656.54' to a calculated point, thence North 41°20'46" West 47.02' to a calculated point, thence North 41°20'26" West 179.75' to a calculated point, thence North 37°43'24" East 31.84' to a rebar found on the Northwestern Right of Way of Vinson Road, thence leaving said right of way North 37°43'24" East 3,570.84' to an existing 1" iron pipe found at mouth of branch at the Neuse River, thence along the Old Neuse River Breakover as described on Plat Book 22, page 197, Johnston County Registry South 22°21'22" East 270.21' to a rebar found, thence South 27°28'01" East 141.95' to a rebar found, thence South 39°43'26" East 333.37' to a calculated point, thence South 33°26'59" East 274.06' to a calculated point, said point being the common corner between Tract 12, Rocky Branch Farm, LLC and Tract 13, Poole Farm, LLC, thence leaving said Old Neuse River Breakover and crossing the Northeastern Right of Way line of Vinson Road (S.R. 1903) (Variable Width Public Right of Way) South 38°54'41" West 3,498.60' to the point and place of BEGINNING containing 73.753 Acres more or less(Inclusive of area north of south bank of current breakover and area in right of way).

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

Section 1. The Town Clerk is hereby directed to investigate the sufficiency of the below described petition and to certify as soon as possible to the Town of Clayton Town Council the result of her investigation.

Section 2. Subject to the Town Clerk's satisfactory result of her investigation, a public hearing on the question of annexation of the area described herein will be held at the Town Hall Council Chambers, located at 111 E. Second Street, at 6:00PM (or as soon thereafter as is practical) on Monday, January 16, 2024.

Section 3. Notice of the public hearing shall be published in the Johnstonian News newspapers, having general circulation in the Town of Clayton, at least ten (10) days prior to the public hearing.

Duly adopted this 2nd day of January 2024, while in regular session.

_____
Jody L. McLeod
Mayor

ATTEST:

_____
Heidi Holland, CMC, NCCMC
Town Clerk

DESCRPTION/ADDRESS:
Pin #: 168800-64-5370
Non-Contiguous; 73.058 acres

Ordinance # 2024-01-03

Annexation Petition 2023-101-ANX
Rocky Branch Farm, LLC
Location: 05J05030F
Contiguous; 73.753 acres

TOWN OF CLAYTON
ORDINANCE TO EXTEND THE CORPORATE LIMITS

1. WHEREAS, the Clayton Town Council has been petitioned under NC GS 160A-58.1

to annex the area described below; and

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

WHEREAS, the Town Clerk has certified the sufficiency of the petition and set a public hearing on the question of this annexation was held at Clayton Town Hall, 111 E Second Street at 6 p.m. on January 2, 2024, and where the Town Council meeting occurring on January 16, 2024 and continued until March 18, 22024, after due notice by publication in the Johnstonian on January 3, 2024; and

WHEREAS, the Clayton Town Council finds that the petition meets the requirements of NC GS 160A-58.1;

NOW THEREFORE, BE IT ORDAINED by the Clayton Town Council of the Town of Clayton, North Carolina that:

1. **SECTION 1** By virtue of the authority granted by NC GS 160A-58.1, the following described territory is hereby annexed and made part of the Town of Clayton as of January 16, 2024:

   BEGINNING at a calculated point, said point being the southeast corner of Tract 12, Rocky Branch Farm, LLC, Deed Book 1662, Page 284 Johnston County Registry and in the Right of Way of Vinson Rd, (S.R. 1903) (Variable Width Public

Right of Way)said point having N.C. Grid Coordinates (NAD83/2011) of N=682,579.45, E=2,185,819.66, thence from said BEGINNING point, running in said right of way North 27°23'17" West 28.49' to a calculated point, thence North 34°57'44" West 656.54' to a calculated point, thence North 41°20'46" West 47.02' to a calculated point, thence North 41°20'26" West 179.75' to a calculated point, thence North 37°43'24" East 31.84' to a rebar found on the Northwestern Right of Way of Vinson Road, thence leaving said right of way North 37°43'24" East 3,570.84' to an existing 1" iron pipe found at mouth of branch at the Neuse River, thence along the Old Neuse River Breakover as described on Plat Book 22, page 197, Johnston County Registry South 22°21'22" East 270.21' to a rebar found, thence South 27°28'01" East 141.95' to a rebar found, thence South 39°43'26" East 333.37' to a calculated point, thence South 33°26'59" East 274.06' to a calculated point, said point being the common corner between Tract 12, Rocky Branch Farm, LLC and Tract 13, Poole Farm, LLC, thence leaving said Old Neuse River Breakover and crossing the Northeastern Right of Way line of Vinson Road (S.R. 1903) (Variable Width Public Right of Way) South 38°54'41" West 3,498.60' to the point and place of BEGINNING containing 73.753 Acres more or less(Inclusive of area north of south bank of current breakover and area in right of way).

SECTION 2 Upon and after March 18, 2024, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Clayton and shall be entitled to the same privileges and benefits as other parts of the Town of Clayton. Said territory shall be subject to municipal taxes in according to NC GS 160A-58.10.

SECTION 3 The Mayor of the Town of Clayton shall cause to be recorded in the office of the Register of Deeds of (COUNTY), and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in SECTION 1 above, together with a duly certified copy of the ordinance. Such a map shall also be delivered to the County Board of Elections, as required by NC GS 163-288.1.

ADOPTED this 18th day of March 2024.

_____
Jody L. McLeod
Mayor

ATTEST:

_____
Heidi Holland, CMC, NCCMC
Town Clerk

APPROVED AS TO FORM:

_____
Jim Cauley
Town Attorney

NORTH CAROLINA
JOHNSTON COUNTY

This the _____ day of _____, 2024, personally appeared before me Heidi Holland, Clerk of the Town of Clayton, who, being duly sworn by me, says that she knows the common seal of the Town of Clayton and is acquainted with Jody L. McLeod, who is the Mayor and presiding member of said municipal corporation; and that she saw the said Mayor sign the foregoing instrument and saw the said common seal of said municipal corporation affixed to said instrument by said Mayor, and that she, the said Heidi Holland, signed her name in attestation of said instrument in the presence of said Mayor.

Witness my hand and notarial seal, this the day and year first above written.

_____
Notary Public - Signature

_____
Notary Public – Printed Name

Commission Expires: _____

County of Commission: _____

Regular Town Council Meeting
Agenda Cover Sheet

Meeting Date	Agenda Location
March 18, 2024	OLD BUSINESS

Item Title

2022-195-CZM Vinson Road Conditional Rezoning with Master Plan

Presenter(s)

Bruce Venable, CZO, Planner I

Suggested Action

Adoption of Ordinance

Strategic Priorities Alignment

☐ Think Clayton (Administrative)	☐ Think Arts & Culture	☐ Think Downtown	☐ Think Economic Development	☒ Think Land Use & Housing	☐ Think Mobility	☐ Think Parks, Recreation & Natural Resources	☐ Think Public Services & Infrastructure

Public Hearing: Yes - Legislative

If Approved, Will Document Require Recordation? Yes

Does This Item Require a Communication Plan?

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

Other/Special Instructions: Public Notice Sign posted at site.

Updates Since Previous Presentation

Applicant was given 60 days to rework their proposal to address the Town Council's concerns related to the Townhome product and overall lot sizes.

Updated items:

1. Master Plan: Townhomes have been removed from the Master Plan
2. Narrative: Townhomes as a permitted use has been removed, and a reduction in units (373 to 335 units Single-Family-Homes) and overall density (from 2.55 to 2.29 units per acre)
3. Conditions of Approval: Conditions related to the Townhomes have been removed. Conditions related to traffic improvements. See Conditions 17 & 18.

The staff has not provided an updated recommendation at this time.

Summary

The site is located off Vinson Road outside the Town's ETJ. The applicant has also petition for annexation into the Town has requested to rezone the above referenced parcel from Johnston County's Agricultural Residential (AR) to Conditional Zoning-Residential Zoning District (CZ-R), which is approximately +/- 146.26 acres in size. The Conditional Zoning District would allow for up to 373 units, or a density of 2.55 units per acre. This site is located within the Watershed Protection Overlay District.

Background/History

The Planning Board voted to recommend this project for approval to the Town Council on November 27th. The applicant has provided a revised copy of their Master Plan and Narrative. A copy of the newest plan and narrative are located at the end of this packet. The proposed changes include a reduction in the number of proposed townhomes from 207 units to now 91 units. Single-family units have changed from 250 to 282 units. Additionally, the applicant is now proposing changes to the lot dimensions:

Min. 6,000 s.f. for the 52' wide single-family detached (SFD) lots
Min. 7,000 s.f. for the 62' wide SFD lots
Min. 8,000 s.f. for the 72' wide SFD lots
Min. 21' wide lots for townhomes

A minimum of 15% of the single-family detached homes shall be a minimum of 3,000 square feet ("executive housing").

The new proposed density for the project shall not exceed 2.55 units per acre.

Recommendation

Staff recommends denial for the reasons outlined in the attached Staff Report within this packet.

Funding Source

N/A

Corresponding Documentation

01 Application 2022-195-CZM Vinson Road
02 Conditional Zoning Master Plan Narrative REVISED 3.1.2024
03 Updated - Plan Set - Vinson Road - Conditional Zoning Master Plan
04.01 Neighborhood Meeting Letter & Meeting Summary
04.02 Adjacent Property Owner List 2022-195-CZM
05 TIA - Vinson Road - 2022
06 Vinson Road TIA Review
07 Appendix - Vinson Road Development
8.1 Update Conditions Document_Vinson Road Conditional Zoning District_03-13-24 signed
8.2 Old Conditions Document_Vinson Road Conditional Zoning District_01-08-24
2022-195-CZM Vinson Rd Conditional Zoning TC UPDATE 3-18-24
2022-195-CZM Conditional Zoning Petition NEIGHBORING PROPERTY OWNERS
10 Staff Report Maps - 2022-195-CZM Vinson Rd
11 Updated Wastewater Allocation Policy and Request Form_Vinson Road
12 Consistency Statements Sheet - Town Council
13 Updated Ordinance # 2024-01-06
OLD Vinson Road Conditional Zoning Narrative 01.04.2024
Wastewater Resolution Vinson Rd

Submitted By: Bruce Venable, Planning

Reviewed By:

Conrad Olmedo, Planning Director	Approved - Mar 14 2024
Rich Cappola, Town Manager	Approved - Mar 14 2024
Heidi Holland, Town Clerk	Approved - Mar 14 2024

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

Conditional Zoning w/Master Plan Application

Conditional Rezoning w/Associated Site Plan Fee: $1000 + $5.00 per acre
Advertising Fee: $200.00

SITE INFORMATION

Name of Project: Vinson Road

Acreage of Property: 146.26 **Zoning District:** AR (County)

County Tag #: 05J05011V & 05J05030F **NC Pin #:** 168800-63-9159 & 168800-64-5370

Address/Location: Vinson Road across from Windsor Green Estates

Existing Zoning District: AR (County) **Proposed Zoning District:** CZ-R (Town)

APPLICANT INFORMATION

Applicant: TMTLA Associates

Mailing Address: 5011 Southpark Drive, Ste. 200 Durham, NC 27713

Phone Number: 919-484-8880 **Fax:** n/a

Contact Person: Pamela Porter

Email Address: pam@tmtla.com

PROPERTY OWNER INFORAMTION

Name: (1) Poole Farm LLC / (2) Rocky Branch Farm LLC

Mailing Address: (1) 16 Oakmont Court, Clayton NC / (2) 230 Summit Street, Clayton NC

Phone Number: (1) Pool Farm: 919-320-4900
(2) Rocky Branch: 919-291-5817 **Fax:** n/a

Email Address: (1) artfrankie@embarqmail.com / (2) heidiwoodphotography@gmail.com

RECEIVED

OFFICE USE ONLY

Date Received: NOV 30 2022 Amount Paid: $1935.00 PAID File Number: 2022-195-CZM

January 2021

TOWN OF CLAYTON
PLANNING DEPARTMENT

EXPLANATION OF PROJECT

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

Our request is to rezone the two parcels from AR (Johnston County) zoning to CZ-R (Town of Clayton zoning) to allow for the development of single family homes and townhomes, An annexation to bring these two parcels into the Town limits will be required in addition to the rezoning.

APPROVAL CRITERIA – REZONING

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

1. Consistency with the adopted plans of the Town.

   We are consistent with the adopted plans of the Town, which indicated the desire for a mix of quality housing while at the same time protecting environmentally sensitive areas, providing applicable sections or trail/greenway along the Neuse River, and providing park and open space area for the Town. We will be providing these items.

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

   This is currently zoned AR (County) only permits a density of 1.45 dwelling units per acre. Our proposed rezoning (and annexation into the Town limits) will allow for us to double the density while clustering development around the environmentally sensitive areas on our development. Will will also have access to utilities that will serve our need.

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

   As has been prevalent over the last 1-2 years there is a shortage of available housing stock in the Triangle area and beyond. Our proposed development will bring a mix of quality housing (which help increase housing availability and affordability) in a location surrounded by existing density while also protecting environmentally sensitive areas.

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

   The existing public facilities are adequate fur our proposal.

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

   No zoning violations are present.

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

   There will be no adverse effects to any of the surrounding properties, which are either vacant or already developed as residential.

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

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

APPROVAL CRITERIA- MASTER PLAN

All associated Master Plans must address the following Approval Criteria:

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

We will be compliant with code section 155.203(L) and all other applicable requirements of this chapter.

2. Consistency with the Clayton General Design guidelines.

We will be consistent with the Clayton General Design Guidelines.

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

Our proposal is for residential development and we are requesting a zoning district that allows residential development.

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

The development proposed is compatible with the character of surrounding land uses and maintains and enhances the value of surrounding properties.

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

The homes in the proposed development will be high quality and, coupled with open space and amenities, will create a unified, cohesive environment at full build-out.

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

Each component of the development will be compatible. We are only planning on including residential uses and uses that are complementary to residential, such as open space and amenities.

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

Each phase will be able to stand on it's own.

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

We are completing a sanitary sewer capacity study on the existing lift stations and related gravity sewer system downstream from our site. Upgrades will be made, as required, to ensure the impacts from the proposed infrastructure improvements will not overtax the existing public infrastructure.

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

We estimate that to be in the neighborhood of 175,000,000 (465 units X $375,000 {average tax value per unit}).

Private funding will be utilized for the required improvements.

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

Our development will provide the a portion of the Clayton Riverwalk greenway along the our frontage on the Neuse River, which is also part of the Mountains to Sea trail. This will help to link residents to Downtown Clayton and beyond.

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

Our development contains various stream buffers and wetlands that we are developing - less a handful of needed stream crossings. Our development will preserve over 40% as open space with much of that being untouched environmentally sensitive areas.

APPLICANT AFFIDAVIT

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

Pamela Porter	Pamela Porter	11/8/2022
Print Name	***Signature of Applicant***	***Date***

Conditional Zoning Master Plan Narrative
Vinson Road

Clayton, North Carolina

Date: November 1, 2022
Revised: February 15, 2023
Revised: May 15, 2023
Revised: August 8, 2023
Revised: September 12, 2023
Revised: October 30, 2023
Revised: January 4, 2024
Revised: February 4, 2024
Revised: March 1, 2024

Applicant/Lead Consultant:
TMTLA Associates
5011 Southpark Drive, Ste. 200
Durham, NC 27713
(919) 484-8880

Civil Engineering:
Timmons Group
5410 Trinity Road, Ste. 102
Raleigh, NC 27607
(919) 866-4951

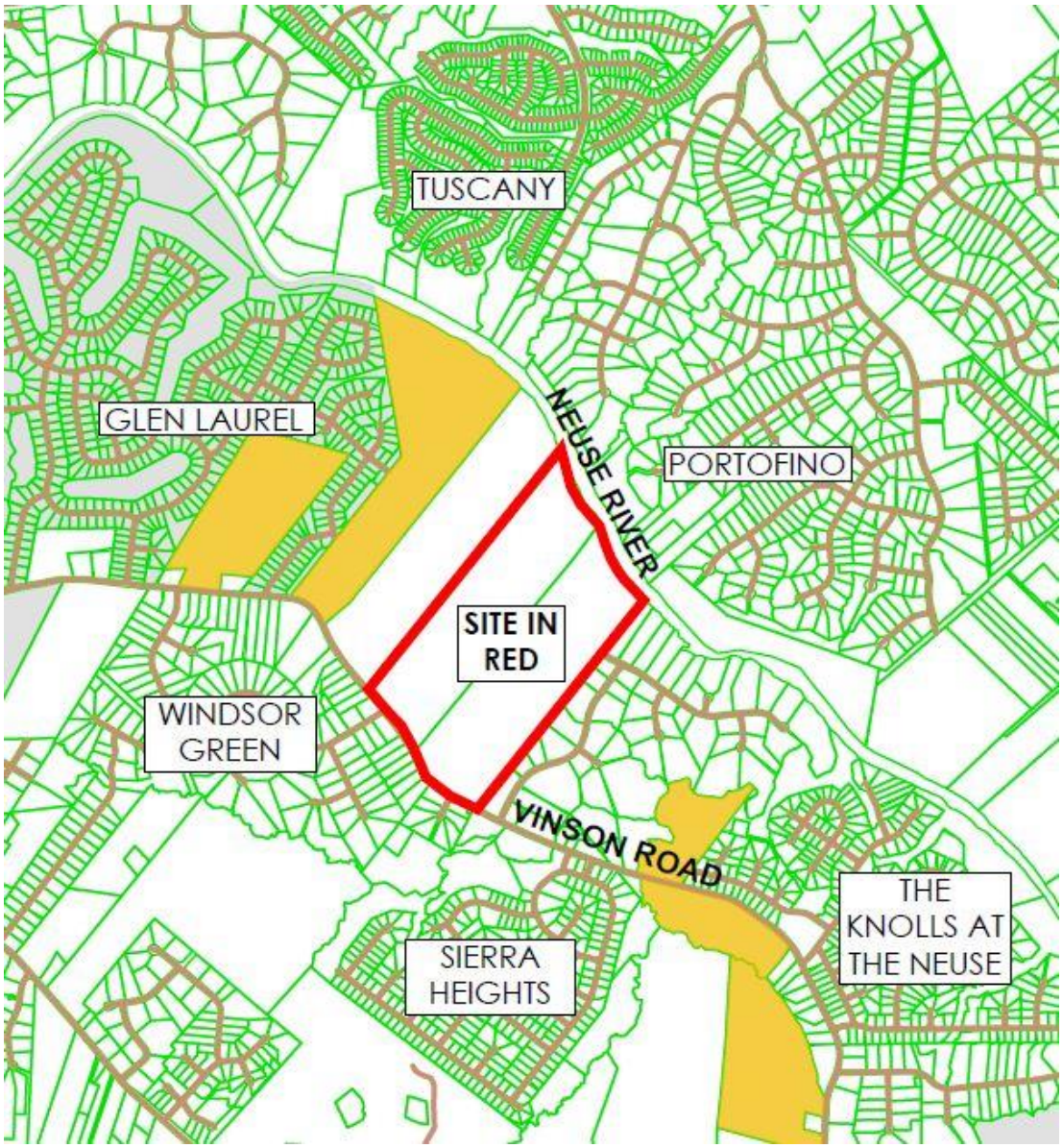
Traffic Engineer:
DRMP
5808 Faringdon Place
Raleigh, NC 27609
(919) 987-1281

Developer:
Hopper Communities
2403 Medway Drive
Raleigh, NC 27608
(919) 618-9929

Table of Contents

Section 1: Vicinity Map
Section 2: Purpose and Intent Statement
Section 3: Project Data
Section 4: Permitted Uses
Section 5: Land Use Intensity and Design Controls
Section 5: Design Controls
Section 6: Architectural Standards
Section 7: Parking and Loading
Section 8: Signs
Section 9: Public Facilities
Section 10: Natural Resource and Environmental Data
Section 11: Stormwater Management
Section 12: Consistency with Comprehensive Plan and Land Use Map
Section 13: Compliance with the UDO
Section 14: Zoning Conditions

Section 1: Vicinity Map



Section 2: Purpose and Intent Statement

The Vinson Road development is a proposed community that will be comprised of single family detached homes. The project is bounded to the north by the Neuse River and to the south by Vinson Road. The Hidden Valley neighborhood is located to the east and two vacant parcels, followed by Glen Laurel and the Neuse River Golf Club, to the west. Our proposed development is currently located in Johnston County, so part of our request includes annexation into the Town of Clayton. The Town's future land use map does not currently include our development, but it has been indicated to us by the Planning Department that the map would show our development as low density residential. The proposed zoning designation sought is CZ-R. This will be an open space development.

The purpose of the proposed Vinson Road Planned Development is to provide high-quality housing arranged around the environmentally sensitive areas within the boundaries of our development while also providing opportunities for gathering and recreation. The commitment to preservation of open space and providing a variety of amenities is to reconnect people within the community to nature as well as each other.

Transportation patterns are proposed to provide a network of streets and sidewalks with limited use of dead-end streets, connections to adjacent neighborhoods and provisions for future development. The promotion of active lifestyles is a key component of the Vinson Road Development.

The Vinson Road development will be sensitive to and compatible with surrounding uses and proposed development character. The development will enhance the value of surrounding property values.

This development is proposed to be developed in 2-3 phases. Please see master plan for phasing plan.

The Vinson Road Conditional Zoning meets the required approval criteria:

(1) Consistency with the adopted plans and policies of the town.
The Vinson Road conditional zoning request is consistent with all adopted plans and policies of the Town. Our proposal is asking for a maximum of 2.29 dwelling units per acre, which is within the Low-Density Residential threshold of a maximum of 3.0 dwelling units per acre. Our development includes roughly 40% open space. Vinson Road strives to balance the need for both quantity and a mix of lot sizes with preservation of open space. See Sec. 12 and 13 of this narrative for more information.

(2) Suitability of the subject property for uses permitted by the current versus the proposed conditional district.
The subject property is suitable for the proposed uses. This proposed development is in an area where other existing residential development are located to the north, south, east, and west of our proposal. Policy LU 3.1 encourage a range of housing types – we are filling that need with the inclusion of single family detached lots in three different lot sizes. The two lots that are part of our proposal are both currently zoned RA and are located in the County. In addition to our proposed rezoning request, we are also requesting annexation into the Town limits. Although the county zoning would allow for less density overall, bringing these two lots into the Town of Clayton town limits will allow for development to occur that is similar to other existing developments in the area. This development will also bring a much needed pump station update that will not only benefit this development but other developments, as well. Development under the current zoning may not include that benefit.

(3) Whether the proposed change tends to improve the balance of uses or meets a specific demand in the town.
Policy LU 3.1 encourage a range of housing types – we are filling that need by providing single family detached units in three different lot sizes. We are filling a need the Town has noted in the Town of Clayton 2045 Growth Plan.

(4) The capacity of adequate public facilities and services including schools, roads, recreation facilities wastewater treatment and water supply facilities and stormwater drainage facilities for the proposed conditional district.
Adequate facilities are either existing or will be improved to meet the demands of our proposal.

Schools: ***Our development is expected to feed into the Johnston County School System. According to the Johnston County Public Schools website, our project would be district for the following schools: Powhatan Elementary, Riverwood Middle School, and Clayton High School. Riverwood Elementary and Clayton High School are both on the 2023-2024***

Capped Schools list for Johnston County. Powhatan Elementary was removed from the 2023-2024 Capped Schools list.

<u>Roads</u>: The road network internal to our development will be public and all roads will be designed to the Town of Clayton specifications for roadway design. We have an alternate road section for our stream crossing, which will allow for residents at the back of the development to exit the development should one of the lanes be blocked. Our development provides a stub to the vacant property to the west for connection upon development, as well as a stub to the existing neighborhood to the east (should that neighborhood want to connect to our development in the future).

<u>Recreational Facilities:</u> Our request will meet or exceed the requirement for recreational facilities for our development. Our proposal commits to including a cabana/pool amenity area, as well as a minimum of two of the following amenities: dog park, tot lot/playground, multi-use field, picnic gazebo, disc golf, pickle ball court, tennis court, mini park, plaza, square, green, private greenway or trails, or community garden.

With regard to open space as a whole, our development will have over 40% open space. This is due to the protection of various environmental features on this development, such as stream buffers and floodplain.

With regard to the public recreation open space requirement, this development shall utilize the Fee-In-Lieu. Fee in lieu amount shall be as noted in the Unified Development Code (UDC) at time of first plat.

<u>Wastewater Treatment and Water Supply Facilities</u>: This development has access to water via the 8" Johnston County water line that exists in Vinson Road. As part of our zoning request, we are adding the following condition to address wastewater treatment:

> ***Prior to the approval of construction drawings, the developer shall validate the adequate capacity in the downstream wastewater infrastructure, pump stations and forcemain, to accommodate the proposed flow for the project. If adequate downstream capacity is not available, the applicant will complete any pump station or forcemain improvements in coordination with Town staff to accommodate the proposed flow.***

<u>Stormwater Drainage Facilities:</u> The Vinson Road development will meet all applicable requirements and standards as described in the Town of Clayton Stormwater Design Manual and Town of Clayton Stormwater Ordinance, as well as meet all State regulations for stormwater management.

(5) It has been determined that the legal purposes for which zoning exists are not contravened.
The legal purposes for which zoning exists are not being contravened as a result of our rezoning request.

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

(7) It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.
No group will benefit materially to the detriment of the general public from this Rezoning request nor development of the Property.

Section 3: Project Data

PROJECT DATA	
COUNTY TAG:	05J05011V & 05J05030F
DEVELOPMENT NAME:	VINSON ROAD
PROPERTY OWNERS:	POOLE FARM LLC & ROCKY BRANCH FARM LLC
EXISTING LAND USE:	VACANT
TOTAL SITE ACREAGE:	146.26 AC
PROPOSED LAND USE:	RESIDENTIAL; SINGLE FAMILY AND TOWNHOMES
PROPOSED ZONING:	CZ-R

Section 4: Permitted Uses

Permitted uses shall be as follows:

1) Single Family Detached and permitted accessory uses
2) Amenities associated with neighborhood development, including but not limited to community pool and cabana, dog park, and tot lot.

Dwelling units may be front or rear loaded.

Section 5: Design Controls

Residential:	146.26 acres
Units:	335 dwelling units max.- all single family detached
Density:	2.29 dwelling units per acre (overall)
Building Height:	35’ for single family
Building Setbacks:	see below
Single Family:	Front: Min. 20’ Garage setback: 25’ Min. Rear: 15’ Min. Side: 6’ Min. Side Street: 10’ Min.
Lot Dimensions:	Min. 6,000 s.f. for the 52’ wide single family detached (SFD) lots Min. 7,000 s.f. for the 62’ wide SFD lots Min. 8,000 s.f. for the 72’ wide SFD lots
Buffers:	Min. 15’ wide Class “C” buffer around entire development with opaque screening

Note: All streetscape and perimeter buffers shall be in accordance with the Town of Clayton Development Code

Section 6: Architectural Standards

Standard Rezoning Conditions

The style of buildings will be any variety of the following: Craftsman, Traditional, Colonial, Neoclassical. The intent is to foster multiple styles to create a community that is not monotonous.

Predominant exterior building materials shall be high quality materials, including brick, wood, stone, fiber cement, and/or wood composite. The front façade of all units shall have a minimum of 25% masonry (brick or stone). Vinyl siding shall be prohibited but vinyl accents, such as windows, shall be permitted.

Foundations for single family detached shall be crawl space, stem wall or elevated foundation.

A varied color palette shall be utilized on homes throughout the subdivision and shall include siding, trim, shutter, and accent colors complementing the siding colors.

Single Family Detached: No two consecutive single-family homes shall contain the exact same front elevation with regard to materials or color palette. Single family homes directly across the street from each other shall not have identical façades with regard to materials or color palette.

Cabana (or clubhouse) shall contain a minimum of 15% masonry on the front façade.

A mail kiosk for the single-family detached units shall be located adjacent to the pool and cabana pending USPS approval.

Section 7: Parking and Loading

All parking and loading areas shall comply with all applicable requirements of the Town of Clayton Development Code.

Section 8: Signs

All signage shall comply with applicable standards and requirements of the Town of Clayton Development Code.

Section 9: Public Facilities

All lots shall be served with public water and sewer and shall conform to the Town of Clayton Public Works and Utilities Department requirements. This site is currently outside of the existing Town of Clayton water system service area so project will need to be annexed before connection to the Town water system will be permitted.

This development will utilize the Johnston County 8” public water line along Vinson Road. With regard to sewer access, this development will access sewer via the Summerlyn Pump Station. There is a new pump station

planned (which will either be sized for this basin or a regional station for the Town) which will allow for future expansion of the sewer basin.

All streets and roadways shall be in conformance with Town of Clayton Standards and Specifications.

This development shall utilize the Fee-In-Lieu option for the public recreation open space requirement. Fee in lieu amount shall be as noted in the Unified Development Code (UDC) at time of first plat.

Section 10: Natural Resource and Environmental Data

Watershed:	This site is located in the Neuse River watershed and is also located in the Town of Clayton Watershed Protection Overlay
FEMA Floodplain:	This site contains floodplain per FIRM map 3720168800K, effective 6/20/2018
Stream Buffers:	This site contains stream buffers
Wetlands:	This site contains wetlands

This development is designed to have minimal impacts on the environmentally sensitive areas on our site. The site is designed in a manner that clusters development around existing stream buffers, wetlands, and floodplain. At least 40% of our site will remain as open space, and of that approximately half of that will be untouched environmentally sensitive areas. The remaining open space shall count towards the recreation open space requirement.

Section 11: Stormwater Management

The Vinson Road development will meet all applicable requirements and standards as described in the Town of Clayton Stormwater Design Manual and Town of Clayton Stormwater Ordinance, as well as meet all State regulations for stormwater management. This project will meet all stormwater reduction requirements including limiting the post-development stormwater flows to not exceed the pre-development stormwater runoff.

The Vinson Road development will use approved devices to control the stormwater and sediment runoff. These devices may include detention ponds, retention ponds, bio-retention areas, or any other approved SCM stormwater control.

Section 12: Consistency with Town of Clayton 2045 Growth Plan and Land Use Map

Town of Clayton 2045 Growth Plan:
The Vinson Road development is consistent with the Town of Clayton 2045 Growth Plan. Below are specific items that this development is aligned with.

Growth Plan Policy	Development Conformance
Policy LU 1.1 Manage future growth and encourage quality development through the implementation of the Comprehensive Plan, the Unified Development Code (UDC), and other plans and regulations adopted by the Town Council.	We are supporting residential development by adding varying densities (via our lot widths) (*Strategy LU 1.1.2*) and we are asking for annexation into the Town limits which will expand the ETJ (*Strategy LU 1.1.4*). Our proposed density is within the allowed noted in the Comprehensive Plan.
Policy LU 1.2 Encourage developments which incorporate high quality design and enhance the quality of life for existing and future residents of the Town.	This development will include high quality design and materials and will preserve a significant amount of open space. (*Strategy LU 1.2.2*)
Policy LU 1.6 Promote location and intensity of development that mitigates impacts to the transportation network and leads to reduced vehicle trips and/or shorter trip lengths, enhanced circulation, and increased public safety.	Our development is proposing to have two entrances along Vinson Road as well as a stub to the vacant property to the west for future connection. (*Strategy LU 1.6.2*)
Policy LU 3.1 Encourage a range of housing types based on the availability of infrastructure, proximity to services and amenities, and compatibility with existing development as described in the Future Land Use map.	We are including a mix of lot sizes within the development. (*Strategy LU 3.1.4*)
Policy PR 3.1 Develop and enhance active and passive recreation facilities that serve local neighborhoods and attract regional users.	This development saves a significant amount of open space – with some of this open space being reserved for both active and passive recreation. (*Strategy PR 3.1.4*)
Policy PR 3.3 Increase the amount of integrated, usable, high-quality, and connected open space in new developments.	This development saves a significant amount of open space – with some of this open space being reserved for both active and passive recreation. (*Strategy PR 3.1.4*)
Policy NR 1.1 Preserve key natural areas while accommodating new development.	Our site contains riparian buffers, floodplain, and wetlands. This development, less the two necessary stream crossings, works around the environmentally sensitive areas of this site. (*Strategy NR 1.1.1*)
Policy NR 2.1 Protect water quality and quantity in the Neuse River and major	Given the development's proximity to the Neuse River, best practices in sedimentation control and

tributaries.	design/construction of stormwater will be implemented. (*Strategy NR 2.1.1*)
Policy M 1.2 Plan for the construction of priority road improvements, sidewalks, greenways, bike facilities, and transit facilities.	This development will include sidewalks throughout as well as a sidewalk along Vinson Road (Strategy M 1.2.2)

Town of Clayton Land Use Map:
The Vinson Road development is located outside of the Town of Clayton ETJ but annexation will be permitted per discussions with Town Staff. The Glen Laurel neighborhood sits to the west of the Vinson Road development and has a future land use designation of Low Density Residential, which allows for a maximum of 3 dwelling units per acre. Our proposal is asking for a maximum of 2.29 dwelling units per acre, which is within the Low-Density Residential threshold. Vinson Road strives to balance the need for both quantity and a mix of housing types with preservation of open space.

Annexation into the Town of Clayton town limits will be required prior to approval of this conditional zoning.

Section 13: Compliance with the UDC

The Project will comply with all other relevant portions of the Town of Clayton Unified Development Code (UDC)

Section 14: Zoning Conditions

Note: Italicized items are items that are tied to points on the Wastewater Allocation form.

1. Uses shall be limited to single family detached and permitted accessory uses. *This will be a residential project with a mix of lot sizes.*
2. Maximum density shall not exceed 2.29 dwelling units per acre.
3. Modified setback per Section 5 of this document.
4. Minimum heated square feet for the single-family detached homes shall be 2,000 square feet.
5. A minimum of 15% of the single-family detached homes shall be a minimum of 3,000 square feet ("executive housing").
6. The minimum lot sizes shall be as follows: 6,000 s.f. for a 52' wide single family detached lot, 7,000 s.f. for a 62' single family

detached lot, and 8,000 s.f. for a 72’ wide single family detached lot.

7. *Each single family detached home shall have a minimum 2 car garage.*
8. *Development shall include a cabana/pool amenity area.* In addition to the cabana/pool amenity area, a minimum of two of the following amenities shall be provided: dog park, tot lot/playground, multi-use field, picnic gazebo, disc golf, pickle ball court, tennis court, mini park, plaza, square, green, private greenway or trails, or community garden.
9. Predominant exterior building materials shall include brick, wood, stone, fiber cement, and/or wood composite. The front façade of all units shall have a minimum of 25% masonry (brick or stone). Vinyl siding shall be prohibited but vinyl accents, such as windows, shall be permitted. *All residential units shall have a minimum of 25% masonry on the front façade.*
10. *Development shall include sustainable/high efficiency products and appliances, including: low E/insulated windows, Energy Star dishwasher, low VOC paint, and fiber cement siding.*
11. Single family detached homes shall have either a crawl space foundation, stem wall foundation, or elevated foundation.
12. A heavily landscaped berm, in addition to any required Town of Clayton landscape requirement, shall be installed along the frontage of Vinson Road.
13. Vinson Road shall be a minimum 3-lane cross section with bicycle lanes, curb & gutter, and sidewalk.
14. Third site access: A gated entrance only to be used for emergencies shall be provided on Vinson Road. This access shall be coordinated with the appropriate municipalities and respective departments. Access shall be gated at all times unless being used by emergency vehicles.
15. Prior to approval of the Construction Drawings, the developer shall validate the adequate capacity in the downstream wastewater infrastructure, pump stations and forcemain, to accommodate the proposed flow for the project. If adequate downstream capacity is not available, the applicant will complete any pump station or forcemain improvements in coordination with Town staff to accommodate the proposed flow.
16. A modified street section for stream crossing noted on the plan sheet L-2 shall be provided.

17. Pending NCDOT approval, install a rapid flashing beacon at the existing crosswalk across Vinson Road adjacent to Powhatan Elementary.
18. Developer will assist in petitioning NCDOT for lowering the speed limit from 45 MPH to 35 MPH along the development frontage and along the section of Vinson Road from the development west to the Vinson Road/Glen Laurel Road intersection.
19. Road Improvements from TIA prepared by Ramey Kemp Associates (with NCDOT approval) to be constructed prior to the recordation of first final plat:

<u>NC 42 and Glen Laurel Road</u>
• Coordinate with NCDOT to develop a signal modification plan to allow for an eastbound right-turn lane overlap phase.

<u>Glen Laurel Road and Vinson Road</u>
• Provide an exclusive southbound left-turn lane with at least 500 feet of full width storage with appropriate deceleration and taper if right-of-way is available.
• Provide an exclusive northbound left-turn lane with at least 275 feet of full width storage with appropriate deceleration and taper if right-of-way is available.

<u>Vinson Road and Windsor Green Drive / Site Drive 1</u>
• Construct Site Drive 1 with one ingress and one egress lane striped as a shared left-/through/right-turn lane.
• Provide an exclusive eastbound left-turn lane with at least 100 feet of full width storage with appropriate deceleration and taper.
• Provide stop control for the southbound approach (Site Drive 1).

<u>Vinson Road and Rainwater Court / Site Drive 2</u>
• Construct Site Drive 2 with one ingress and one egress lane striped as a shared left-/through/right-turn lane.
• Provide an exclusive eastbound left-turn lane with at least 100 feet of full width storage with appropriate deceleration and taper.
• Provide stop control for the southbound approach (Site Drive 2).

VINSON ROAD

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA
CONDITIONAL REZONING APPLICATION

SUBMITTALS	
First Submittal	11/28/2022
Second Submittal	2/15/2023
Third Submittal	5/15/2023
Fourth Submittal	8/8/2023
Fifth Submittal	10/20/2023
Sixth Submittal	01/05/2024
Seventh Submittal	02/05/2024

SHEET INDEX	
Cover	COVER
Boundary Survey	L-1.1
Boundary Survey	L-1.2
Master Plan	L-2
Phasing Plan	L-3

CONTACT INFORMATION

LANDSCAPE ARCHITECT/APPLICANT:
TMTLA Associates (Contact: Pam Porter)
5011 Southpark Drive, Ste. 200
Durham, NC 27713
(919) 484-8880

CIVIL ENGINEERS/SURVEYOR:
Timmons Group (Contact: Patrick Barbeau)
5410 Trinity Road, Ste. 102
Raleigh, NC 27607
(919) 866-4512

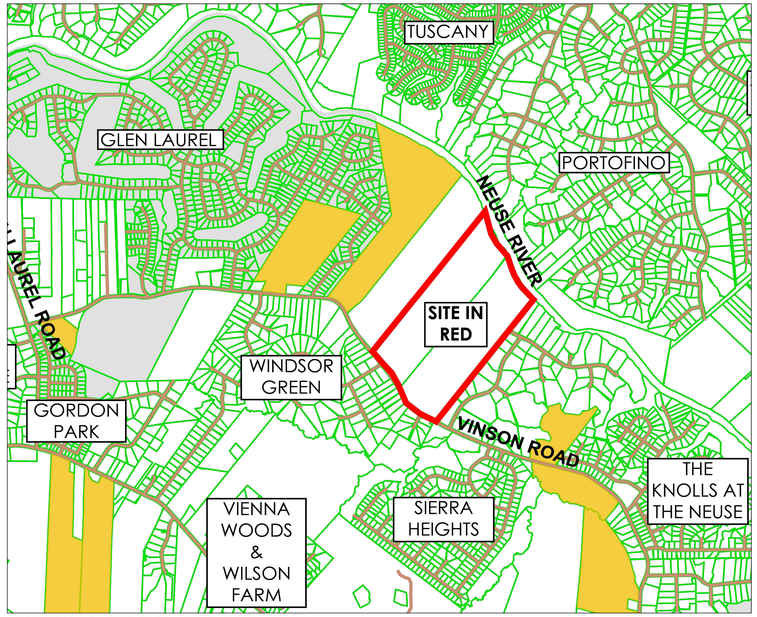
TRAFFIC ENGINEER:
DRMP (Contact: Caroline Cheeves)
5808 Faringdon Place
Raleigh, NC 27609
(919) 987-1281

OWNER:
Poole Farm, LLC
16 Oakmont Court
Clayton, NC 27520
(919) 320-4900

OWNER:
Rocky Branch Farm LLC
230 Summit Street
Clayton, NC 27520
(919) 291-5817

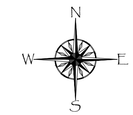
DEVELOPER:
Hopper Communities (Contact: Bill Harrell)
2403 Medway Drive
Raleigh, NC 27608
(919) 618-9929

PLANNING DEPARTMENT:
Town of Clayton Planning Department
E. Second Street
Clayton, NC 27520
(919) 553-5002



VICINITY MAP (SITE OUTLINED IN RED) 1" = 1,200'

PROJECT DATA	
COUNTY TAG:	05J05011V & 05J05030F
DEVELOPMENT NAME:	VINSON ROAD
PROPERTY OWNERS:	POOLE FARM LLC & ROCKY BRANCH FARM LLC
EXISTING LAND USE:	VACANT
TOTAL SITE ACREAGE:	146.26 AC
PROPOSED LAND USE:	RESIDENTIAL; SINGLE FAMILY AND TOWNHOMES
PROPOSED ZONING:	CZ-R



TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL CORPORATION No. C-551 DBA TMTLA ASSOCIATES

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1706 PAMELA M. PORTER 02/05/2024

REVISIONS:

COVER VINSON ROAD CLAYTON, NC

SCALE: AS NOTED
DRAWN BY: PMP
PROJECT # 22126
DATE: 9/13/2022

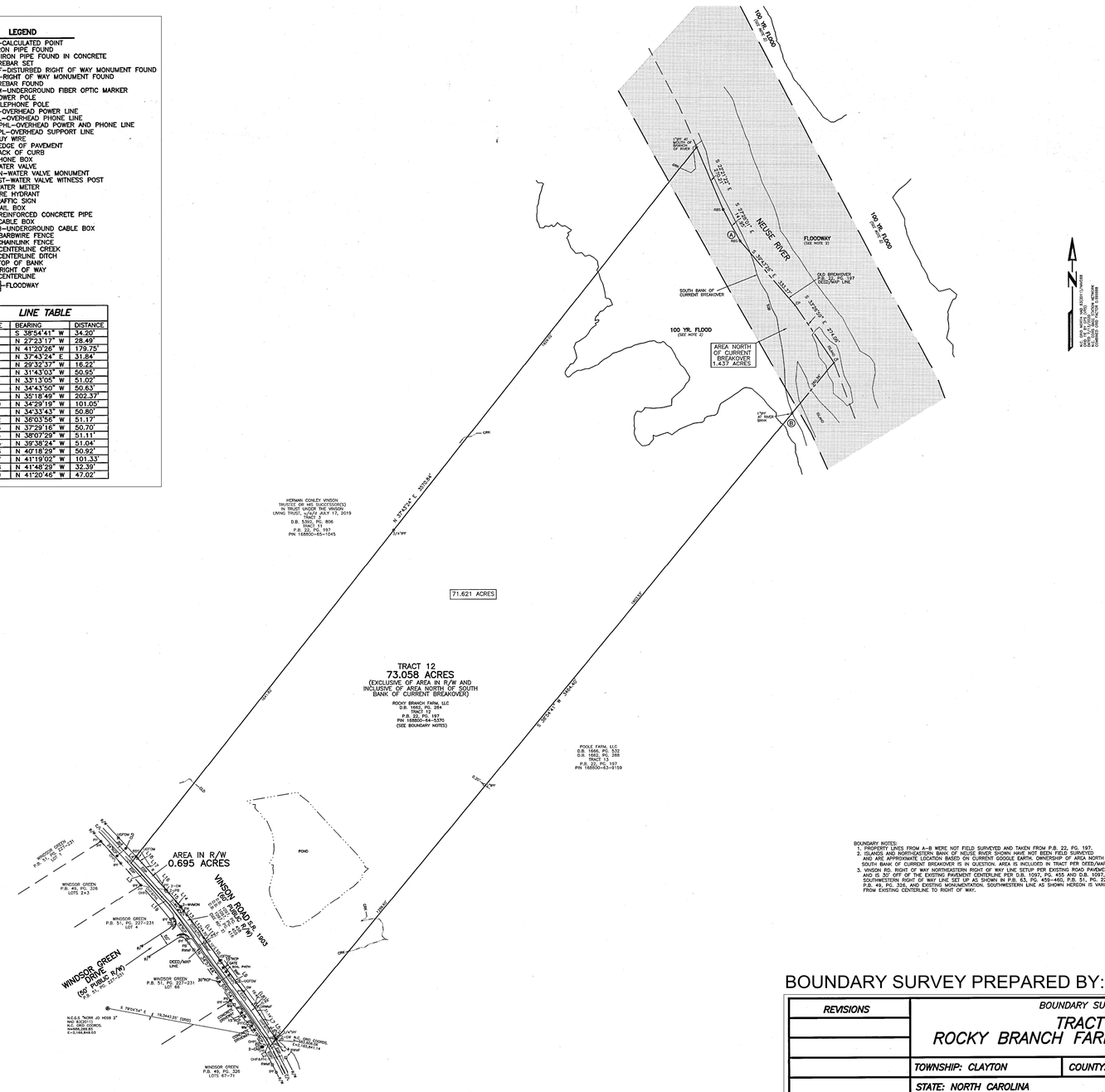
SHEET
COVER
OF

LEGEND

CP/X–CALCULATED POINT
IPF–IRON PIPE FOUND
IPFC–IRON PIPE FOUND IN CONCRETE
RBS–REBAR SET
DRWMF–DISTURBED RIGHT OF WAY MONUMENT FOUND
RWMF–RIGHT OF WAY MONUMENT FOUND
RBF–REBAR FOUND
UGFOM–UNDERGROUND FIBER OPTIC MARKER
PP–POWER POLE
TP–TELEPHONE POLE
OHPL–OVERHEAD POWER LINE
OHPHL–OVERHEAD PHONE LINE
OHP&PHL–OVERHEAD POWER AND PHONE LINE
OHSUPL–OVERHEAD SUPPORT LINE
GW–GUY WIRE
EOP–EDGE OF PAVEMENT
BC–BACK OF CURB
PB–PHONE BOX
WV–WATER VALVE
WVMON–WATER VALVE MONUMENT
WVWPST–WATER VALVE WITNESS POST
WM–WATER METER
FH–FIRE HYDRANT
TS–TRAFFIC SIGN
MB–MAIL BOX
RCP–REINFORCED CONCRETE PIPE
CAB–CABLE BOX
UGCAB–UNDERGROUND CABLE BOX
BWF–BARBWIRE FENCE
CLF–CHAINLINK FENCE
CRK–CENTERLINE CREEK
CLD–CENTERLINE DITCH
TOB–TOP OF BANK
R/W–RIGHT OF WAY
C/L–CENTERLINE
FLOODWAY

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 38°54'41" W	34.20'
L2	N 27°23'17" W	28.49'
L3	N 41°20'26" W	179.75'
L4	N 37°43'24" E	31.84'
L5	N 29°32'37" W	16.22'
L6	N 31°43'03" W	50.95'
L7	N 33°13'05" W	51.02'
L8	N 34°43'50" W	50.63'
L9	N 35°18'49" W	202.37'
L10	N 34°29'19" W	101.05'
L11	N 34°33'43" W	50.80'
L12	N 36°03'56" W	51.17'
L13	N 37°29'16" W	50.70'
L14	N 38°07'29" W	51.11'
L15	N 39°38'24" W	51.04'
L16	N 40°18'29" W	50.92'
L17	N 41°19'02" W	101.33'
L18	N 41°48'29" W	32.39'
L19	N 41°20'46" W	47.02'



BOUNDARY NOTES:
1. PROPERTY LINES FROM A–B WERE NOT FIELD SURVEYED AND TAKEN FROM P.B. 22, PG. 197.
2. ISLANDS AND NORTHEASTERN BANK OF NEUSE RIVER SHOWN HAVE NOT BEEN FIELD SURVEYED AND ARE APPROXIMATE LOCATION BASED ON CURRENT GOOGLE EARTH. OWNERSHIP OF AREA NORTH OF SOUTH BANK OF CURRENT BREAKOVER IS IN QUESTION. AREA IS INCLUDED IN TRACT PER DEED/MAP.
3. VINSON RD. RIGHT OF WAY NORTHEASTERN RIGHT OF WAY LINE SETUP PER EXISTING ROAD PAVEMENT AND IS 30' OFF OF THE EXISTING PAVEMENT CENTERLINE PER D.B. 1097, PG. 455 AND D.B. 1097, PG. 416. SOUTHWESTERN RIGHT OF WAY LINE SET UP AS SHOWN IN P.B. 63, PG. 459–460, P.B. 51, PG. 227–231, P.B. 49, PG. 330, AND EXISTING MONUMENTATION. SOUTHWESTERN LINE AS SHOWN HEREON IS VARIABLE WIDTH FROM EXISTING CENTERLINE TO RIGHT OF WAY.

BOUNDARY SURVEY PREPARED BY:

REVISIONS	BOUNDARY SURVEY OF TRACT 12 ROCKY BRANCH FARM, LLC PROPERTY		ROBINSON & PLANTE, P.C. LAND SURVEYING C-2687 970 TRINITY ROAD RALEIGH, NC 27607 PHONE: (919)859-6030 FAX: (919)859-6032	
	TOWNSHIP: CLAYTON	COUNTY: JOHNSTON	SURVEY DATE: 6-20-2020	SURVEYED BY: KS
	STATE: NORTH CAROLINA		[redacted]	DRAWN BY: HS
	ZONE: AR	P.I.N.: 168800-64-5370	CHECKED & CLOSURE BY: SEP	FILE: VINSONRDB2

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

FOR REVIEW ONLY

REVISIONS:

SURVEY
VINSON ROAD
CLAYTON, NC

SCALE: 1" = 200'
DRAWN BY: PMP
PROJECT # 22126
DATE: 9/13/2022

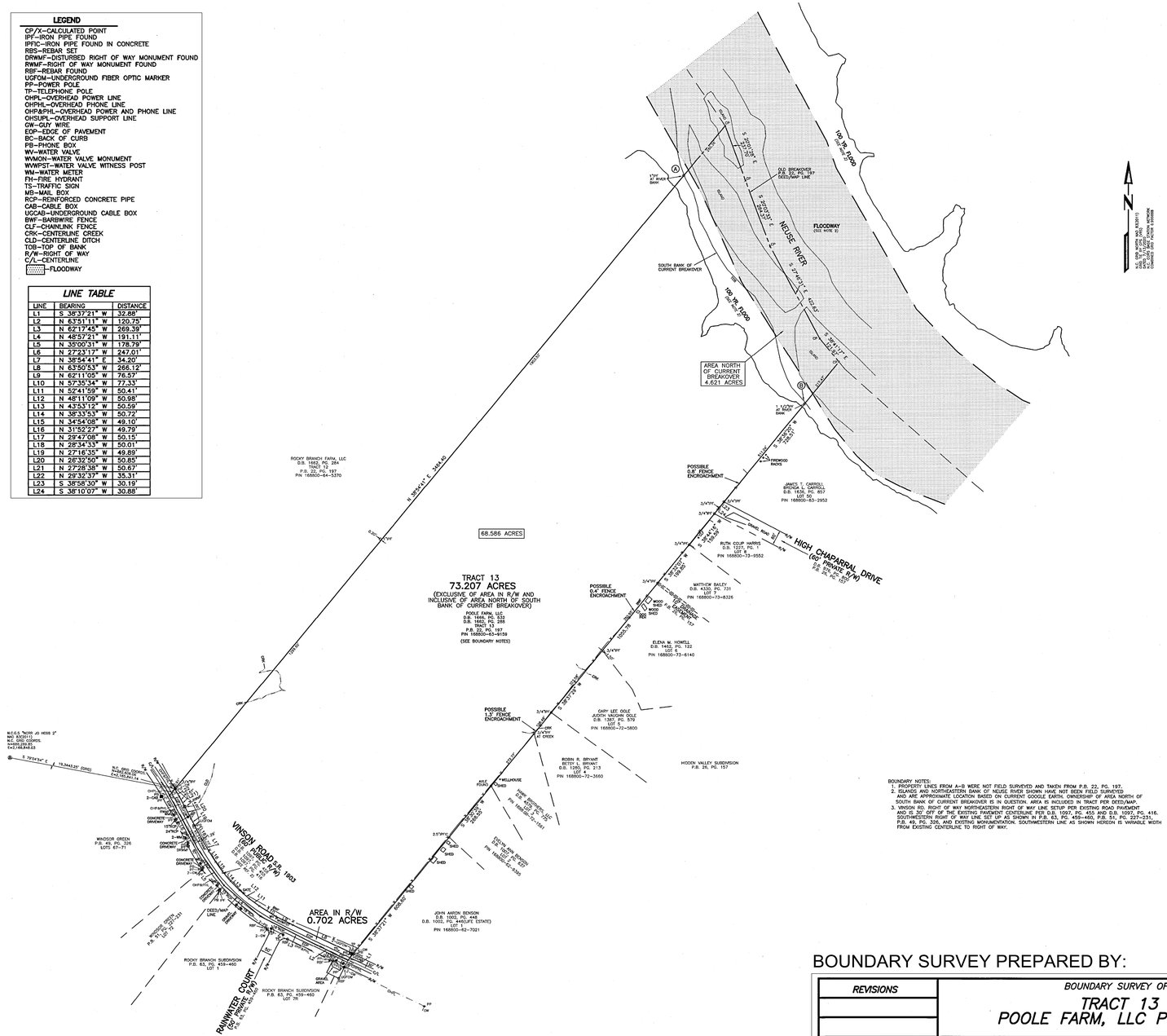
SHEET
L-1.1
OF

LEGEND

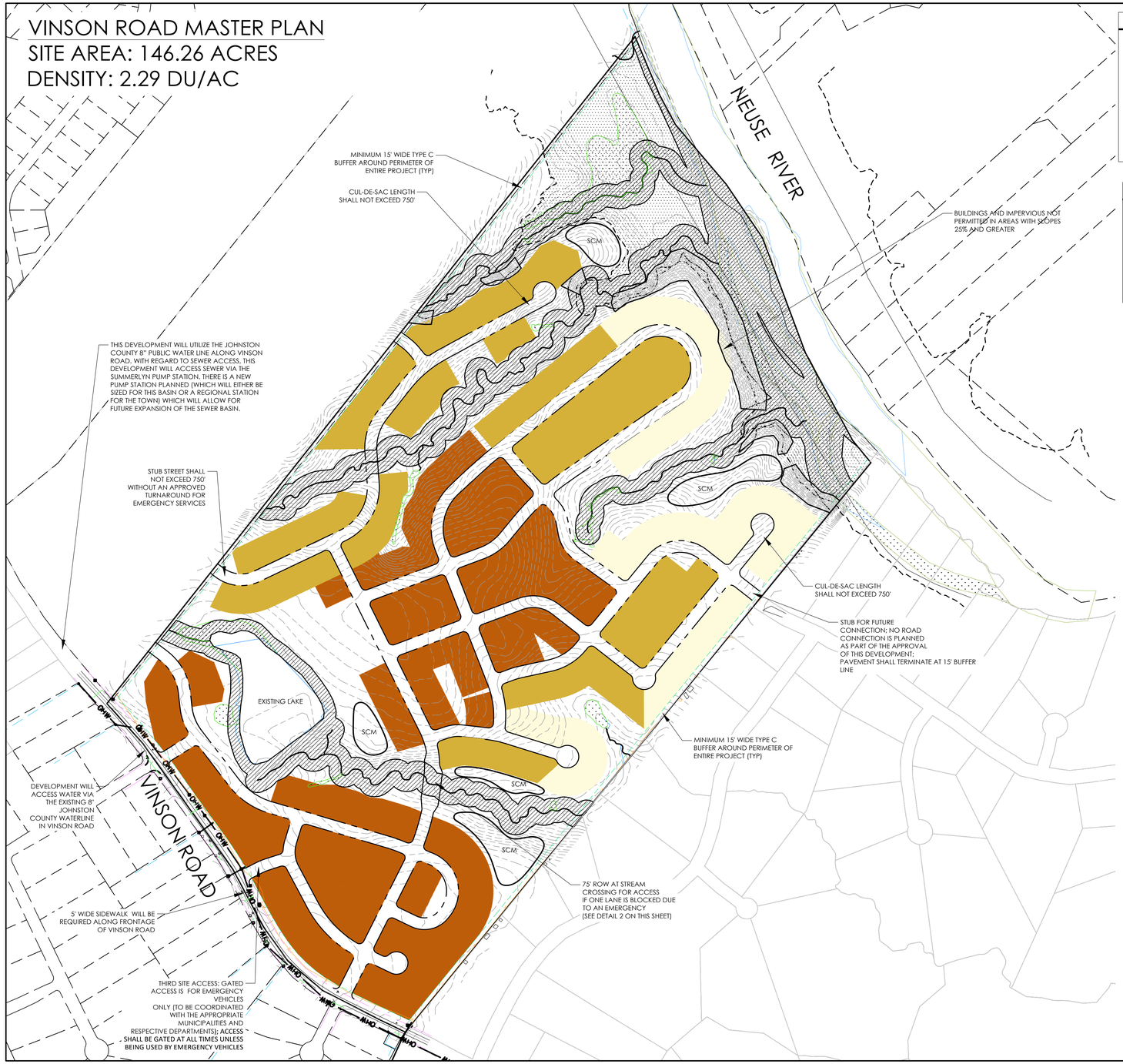
CP/X–CALCULATED POINT
IPF–IRON PIPE FOUND
IPFIC–IRON PIPE FOUND IN CONCRETE
RBS–REBAR SET
DRWMF–DISTURBED RIGHT OF WAY MONUMENT FOUND
RWMF–RIGHT OF WAY MONUMENT FOUND
RBF–REBAR FOUND
UGFOM–UNDERGROUND FIBER OPTIC MARKER
PP–POWER POLE
TP–TELEPHONE POLE
OHPL–OVERHEAD POWER LINE
OHPHL–OVERHEAD PHONE LINE
OHP&PHL–OVERHEAD POWER AND PHONE LINE
OHSUPL–OVERHEAD SUPPORT LINE
GW–GUY WIRE
EOP–EDGE OF PAVEMENT
BC–BACK OF CURB
PB–PHONE BOX
WV–WATER VALVE
WVMON–WATER VALVE MONUMENT
WVWPST–WATER VALVE WITNESS POST
WM–WATER METER
FH–FIRE HYDRANT
TS–TRAFFIC SIGN
MB–MAIL BOX
RCP–REINFORCED CONCRETE PIPE
CAB–CABLE BOX
UGCAB–UNDERGROUND CABLE BOX
BWF–BARBWIRE FENCE
CLF–CHAINLINK FENCE
CRK–CENTERLINE CREEK
CLD–CENTERLINE DITCH
TOB–TOP OF BANK
R/W–RIGHT OF WAY
C/L–CENTERLINE
FLOODWAY

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 38°37'21" W	32.68'
L2	N 62°51'11" W	120.75'
L3	N 62°17'45" W	269.39'
L4	N 48°57'21" W	191.11'
L5	N 39°00'31" W	178.79'
L6	N 27°23'17" W	247.01'
L7	N 38°54'41" E	34.20'
L8	N 63°50'53" W	266.12'
L9	N 62°11'05" W	76.57'
L10	N 57°35'34" W	77.33'
L11	N 52°41'59" W	50.41'
L12	N 48°11'09" W	50.98'
L13	N 43°53'12" W	50.59'
L14	N 38°33'53" W	50.72'
L15	N 34°54'08" W	49.10'
L16	N 31°52'27" W	49.79'
L17	N 29°47'08" W	50.15'
L18	N 28°34'33" W	50.01'
L19	N 27°16'35" W	49.89'
L20	N 26°32'50" W	50.85'
L21	N 27°28'38" W	50.67'
L22	N 29°32'37" W	35.31'
L23	S 38°58'30" W	30.19'
L24	S 38°10'07" W	30.88'


68.586 ACRES
TRACT 13
73.207 ACRES
(EXCLUSIVE OF AREA IN R/W AND INCLUSIVE OF AREA NORTH OF SOUTH BANK OF CURRENT BREAKOVER)
POOLE FARM, LLC
D.B. 1662, PG. 288
TRACT 13
P.B. 22, PG. 197
PIN 168800-63-9159
(SEE BOUNDARY NOTES)
AREA IN R/W
0.702 ACRES
AREA NORTH OF CURRENT BREAKOVER
4.621 ACRES
NEUSE RIVER
FLOODWAY
(SEE NOTE 2)
100 YR. FLOOD
(SEE NOTE 2)
SOUTH BANK OF CURRENT BREAKOVER
OLD BREAKOVER P.B. 22, PG. 197 DEED/MAP LINE
VINSON ROAD (S.R. 1903)
(66' PUBLIC R/W)
HIGH CHAPARRAL DRIVE
(60' PRIVATE R/W)
P.B. 63, PG. 459
RAINWATER COURT
(50' PUBLIC R/W)
P.B. 63, PG. 459
ROCKY BRANCH FARM, LLC
D.B. 1662, PG. 284
TRACT 1
P.B. 22, PG. 197
PIN 168800-64-5370
ROCKY BRANCH SUBDIVISION
P.B. 63, PG. 459-460
LOT 1
ROCKY BRANCH SUBDIVISION
P.B. 63, PG. 459-460
LOT 7R
WINDSOR GREEN
P.B. 45, PG. 326
LOTS 67-71
JAMES T. CARROLL
BRENDA L. CARROLL
D.B. 1838, PG. 857
LOT 52
PIN 168800-83-2952
RUTH COUP HARRIS
D.B. 1227, PG. 1
LOT 6
PIN 168800-73-9552
MATTHEW BAILEY
D.B. 4335, PG. 731
LOT 5
PIN 168800-73-8326
ELENA M. HOWELL
D.B. 1462, PG. 122
LOT 4
PIN 168800-73-6140
GARY LEE OGLE
JUDITH VAUGHN OGLE
D.B. 1397, PG. 579
LOT 3
PIN 168800-72-5800
ROBIN R. BRYANT
BETSY L. BRYANT
D.B. 1350, PG. 213
LOT 2
PIN 168800-72-3660
HIDDEN VALLEY SUBDIVISION
P.B. 26, PG. 157
JOHN AARON BENSON
D.B. 1002, PG. 448
D.B. 1002, PG. 448 (LIFE ESTATE)
LOT 1
PIN 168800-62-7021
KEITH ANN BYRDSONG
D.B. 1488, PG. 1
PIN 168800-62-9369
THREE BROOKS, LLC
D.B. 4335, PG. 731
PIN 168800-72-7051
POSSIBLE 0.4' FENCE ENCROACHMENT
POSSIBLE 1.3' FENCE ENCROACHMENT
POSSIBLE 0.8' FENCE ENCROACHMENT
N.C.G.S. "NORR JG HOSS 2" NAD 83(2011) N.C. GRID COORDS. Y=674,888.33 X=2,148,648.33
N.C. GRID COORDS. Y=674,888.14 X=2,147,974.74
N 38°54'41" E 3468.40'
S 38°37'21" W 698.60'
N 27°23'17" W 247.01'
S 27°23'17" E 247.01'
S 62°17'45" E 269.39'
S 48°57'21" E 191.11'
S 39°00'31" E 178.79'
S 63°50'53" E 266.12'
N 62°11'05" W 76.57'
S 38°54'41" W 34.20'
S 62°51'11" E 120.75'
S 38°37'21" W 32.68'
1" IPF
1/2" RBF
1/2" RBS
CP/X
3/4" IPF
1" IPF
1/2" RBF
1" IPF
1/2" RBS
1" IPF
1/2" RBF
1/2" RBS
1/2" RBF
1/2" RBS
1/2" RBF
1/2" RBS

VINSON ROAD MASTER PLAN
SITE AREA: 146.26 ACRES
DENSITY: 2.29 DU/AC



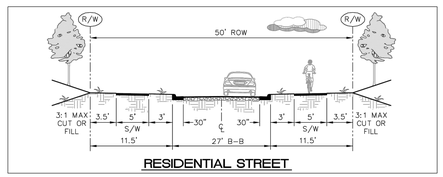
PROJECT DATA	
COUNTY TAG:	05J05011V & 05J05030F
DEVELOPMENT NAME:	VINSON ROAD
PROPERTY OWNERS:	POOLE FARM LLC & ROCKY BRANCH FARM LLC
EXISTING LAND USE:	VACANT
TOTAL SITE ACREAGE:	146.26 AC
PROPOSED LAND USE:	RESIDENTIAL; SINGLE FAMILY DETACHED
PROPOSED ZONING:	CZ-R
PROPOSED SETBACKS:	SEE NARRATIVE
PROPOSED BUFFERYARDS:	CLASS "C" BUFFER AROUND ENTIRE PROJECT
PARKING REQUIREMENTS:	SEE NARRATIVE
BUILDING HEIGHT RESTRICTION:	35' MAX.
MAXIMUM DENSITY:	2.29 DU/AC
MAXIMUM NUMBER OF UNITS:	335

LOT KEY

- PROPOSED 72' WIDE LOTS
- PROPOSED 62' WIDE LOTS
- PROPOSED 52' WIDE LOTS

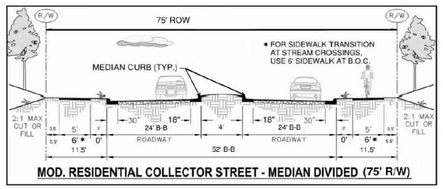
LEGEND

- STREAM BUFFER
- WETLANDS
- 100 YEAR FLOODPLAIN
- GIS TOPO; 2' CONTOURS
- AREAS WITH SLOPES GREATER THEN 25%



RESIDENTIAL STREET

(1) TYPICAL STREET SECTION FOR ALL INTERNAL STREETS EXCEPT IF OTHERWISE NOTES



MOD. RESIDENTIAL COLLECTOR STREET - MEDIAN DIVIDED (75' R/W)

(2) TYPICAL STREET SECTION FOR STREAM CROSSING ONLY

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURE No. C-551 PLANNING DBA TMTLA ASSOCIATES

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1706 02/05/2024 PAMELA M. PORTER

N W E S

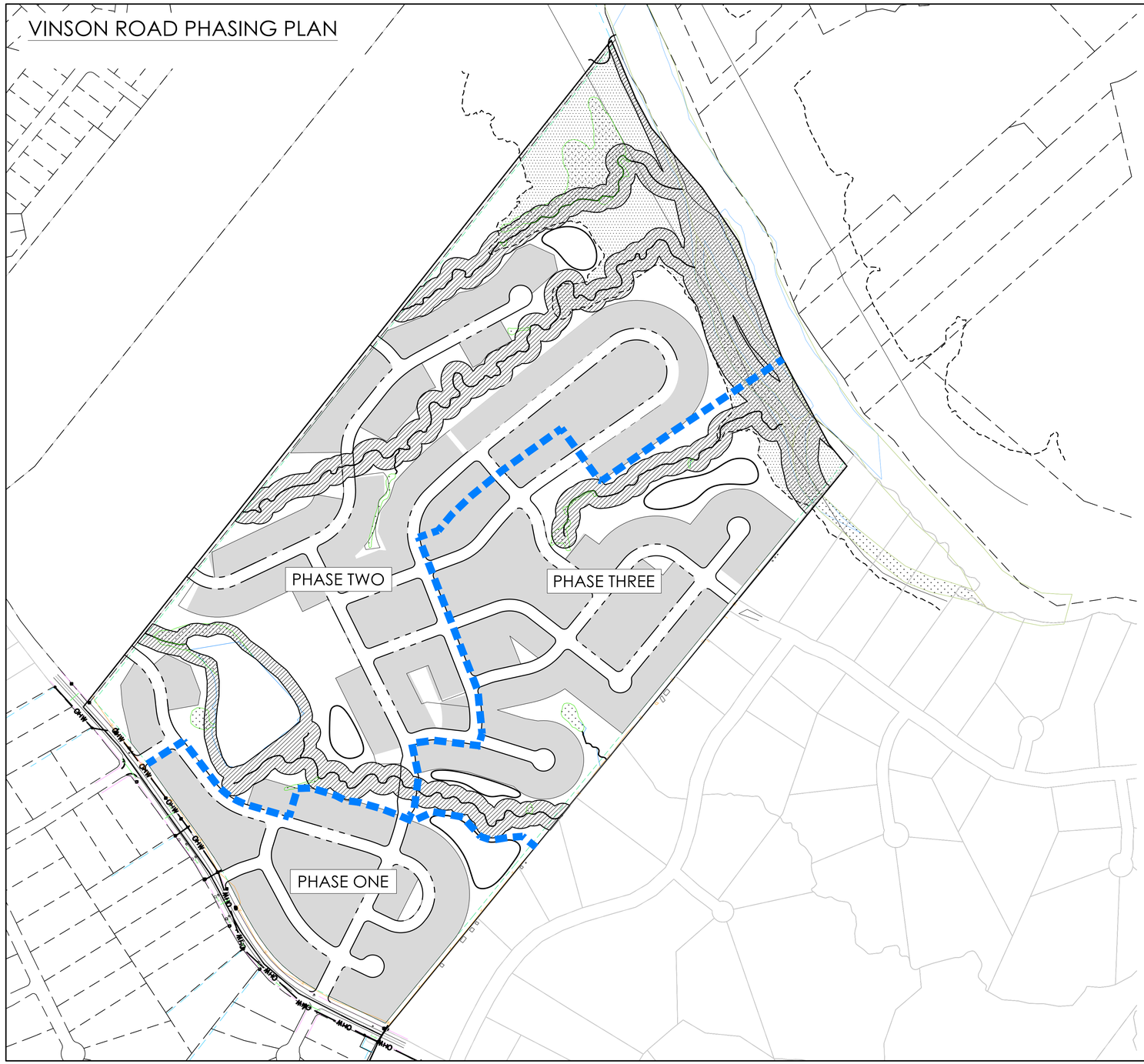
REVISIONS:

MASTER PLAN
VINSON ROAD
CLAYTON, NC

SCALE:	1" = 200'
DRAWN BY:	PMP
PROJECT #	22126
DATE:	9/13/2022

SHEET L-2 OF

VINSON ROAD PHASING PLAN



LEGEND

- STREAM BUFFER
- WETLANDS
- 100 YEAR FLOODPLAIN
- PHASE LINE
- PROPOSED LOTS

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL CORPORATION No. C-551 POWERLAND DESIGN, PLLC DBA TMTLA ASSOCIATES

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1706 02/05/2024 PAMELA M. PORTER

N W E S

REVISIONS:

PHASING PLAN
VINSON ROAD
CLAYTON, NC

SCALE: 1" = 200'
DRAWN BY: PMP
PROJECT # 22126
DATE: 9/13/2022

SHEET L-2 OF

September 6, 2022

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 and 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 must be held to provide information to area residents about the proposal. Due to current social distancing resulting from COVID-19, the Town of Clayton has authorized temporary use of Virtual Neighborhood Meetings. This letter includes instructions on how to access the virtual neighborhood meeting for this application. A representative of the applicant will coordinate this meeting and explain the application, answer questions, and solicit comments.

Meeting Date & Time: **September 21st 2022, 6-8pm**
Meeting Location: **virtual Zoom Meeting** (see link and information below to register)
Type of Application: **Conditional Rezoning**
Project/proposal property address: **Vinson Rd** (see attached map)
Description of project/proposal: **Proposed rezoning to allow for the development of a new neighborhood consisting of single-family homes and townhomes**.

Upcoming public meeting schedules that may be applicable for this application:
Planning Board: November 28th, 2022, Town Council: December 19th, 2022
Planning Board: December 20th, 2022, Town Council: January 16th, 2023

The following will be available for your review virtually 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.

If you have any questions prior to or after this meeting, you may contact us at (919) 484-8880 or email me at pam@tmtla.com.

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

Thank you,
Pamela Porter, PLA, LEED AP
President
TMTLA Associates
P: (919) 484-8880
E: pam@tmtla.com

Cc: Town of Clayton Planning Department

How to Register for and Participate in the September 21st 2022 Neighborhood Meeting:

To Participate by PC, Mac, iPad, iPhone, or Android Device:
NOTE: This meeting will require registration prior to attending if participating by video.

- Go to the following website to attend the meeting: https://zoom.us/
- Click on the "Join A Meeting" link at the top of the website.
- Enter the following information where prompted:
  - Meeting ID: **820 4660 7957**
- Once you enter the Meeting ID and click "Join" you will be prompted to register for the meeting. Fill out the required information. After you register for the meeting, you will receive an email with a link to join the meeting.

To Participate by Phone:

- Dial the following number: **(929) 205-6099**
- Enter the following information when prompted:
  - Meeting ID: **820 4660 7957**
- After you enter the Meeting ID please press # to enter the meeting. There is no passcode for this meeting.
- If you are participating by phone all graphics to be discussed during the meeting can be mailed to you.

Once the meeting has started and attendance has been taken, all participants will be muted to allow for presentation by the meeting host. Please note that participants' video will be off by default, as well, so meeting host can display the below maps during the meeting. **Please note this meeting will be recorded.**

During the call attendees are asked to use the raise hand function to ask questions. This can be done by using the Raise Hand function if joining by video or by dialing *9 if joining by telephone.

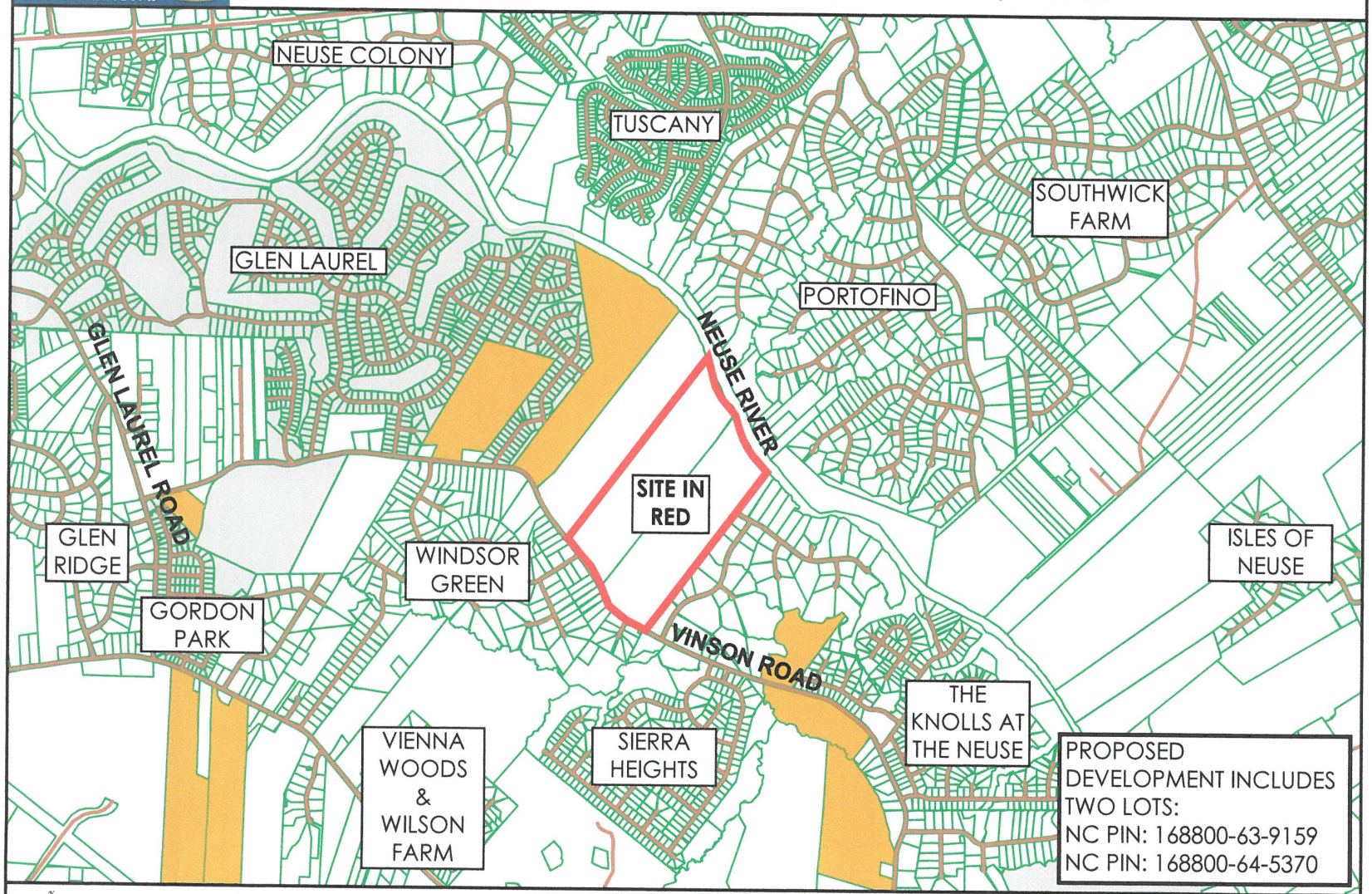
We look forward to discussing our proposal with you.

TMTLA Associates
5011 Southpark Drive Suite 200 - Durham, NC 27713
p: (919) 484-8880 - e: info@tmtla.com

JOHNSTON COUNTY
NORTH CAROLINA

*** DISCLAIMER ***

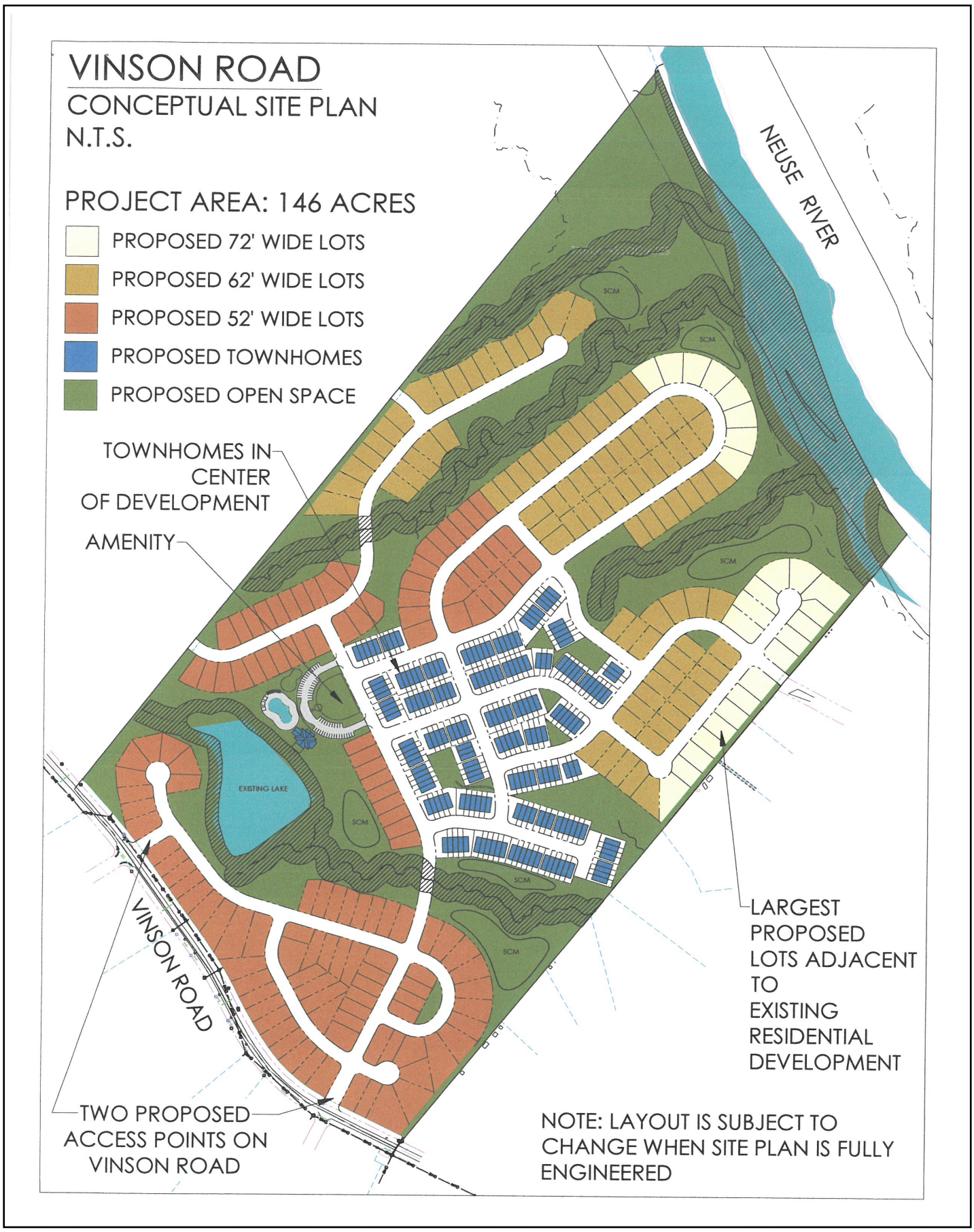
Johnston County assumes no legal responsibility for the information represented here.



Scale: 1:26136 - 1 in. = 2178.03 feet

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

Johnston County GIS
September 6, 2022


VINSON ROAD
CONCEPTUAL SITE PLAN
N.T.S.
PROJECT AREA: 146 ACRES
PROPOSED 72' WIDE LOTS
PROPOSED 62' WIDE LOTS
PROPOSED 52' WIDE LOTS
PROPOSED TOWNHOMES
PROPOSED OPEN SPACE
TOWNHOMES IN CENTER OF DEVELOPMENT
AMENITY
NEUSE RIVER
EXISTING LAKE
SCM
VINSON ROAD
LARGEST PROPOSED LOTS ADJACENT TO EXISTING RESIDENTIAL DEVELOPMENT
TWO PROPOSED ACCESS POINTS ON VINSON ROAD
NOTE: LAYOUT IS SUBJECT TO CHANGE WHEN SITE PLAN IS FULLY ENGINEERED

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Vinson Road

Application: Conditional Use Rezoning

Location/Date: Virtual - 9/21/2022 @ 6:00 pm

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

January 2021

Neighborhood Meeting Attendance Roster

Name	Address	Email	Phone
Patrick Murray	22 Rainwater Court, Clayton	pxm2214@gmail.com	9197404363
Aretha Williams	55 Rainwater Ct, Clayton	arethawilliams45@gmail.com	9194803995
Lorie Murray	22 Rainwater Ct, Clayton	mizmrs@gmail.com	9197407082
Art Holder	16 Oakmont Court, Clayton	artfrankie@embarqmail.com	9193204900
Barbara Wolfgang	1635 vinson road, Clayton	wolfy5510@yahoo.com	9195507556
Gary Ogle	2101 Hidden Valley Drive, Clayton	garyl14@yahoo.com	9198855468
Kayla & Taylor Poulos	101 Windsor Green Drive, Clayton	kpoulos2@gmail.com	9193980063
Jerry Dodson	2105 Hidden Valley Drive, Clayton	jerrydodson52@gmail.com	9195538210
Basil Tsiaousopoulos	238 Hawkesburg Drive, Clayton NC	Btsiaous@gmail.com	9842444498

Development Team

Pam Porter - TMTLA Associates

Pat Barbeau - Timmons Group

Bill Harrell - Hopper Communities

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Conditional Zoning with Master Plan

Date of Mailing: 9/7/2022

Date of Meeting: 9/21/2022 Time of Meeting: 6pm-8pm

Location of Meeting: virtual (see letter)

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: Pamela Porter Signature: Pamela Porter

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

Please see attached meeting minutes for list of concerns brought up by neighbors and our responses.

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

January 2021

TMTLA ASSOCIATES

LANDSCAPE ARCHITECTURE & LAND PLANNING

Vinson Road Neighborhood Meeting Minutes – Concerns and Responses

Location of Entrances: Question about where entrances are going to be located. It was noted that we are showing two entrances to Vinson Road across with existing roads across the street, we have one stub to the west property that is vacant, and we are showing a connection to the stub on the east side of the site. A neighbor noted the existing stub on the east is a private road so there was question on if we would be making that connection. Same neighbor noted that the neighbors in that adjacent neighborhood pay to maintain their roads and do not want added traffic from our development going through their neighborhood.

Annexation: A neighbor asked if any properties, other than the two that are part of the proposed development, would be included in the annexation request. It was noted that the only lots being annexed as part of our request are the two lots that are part of the rezoning.

Fencing: Concern with too many fence types throughout the development. It was noted by the Developer that the HOA will regulate fence types and there will likely be a couple of options for homeowners to choose from that are acceptable which will have a more uniform look.

Traffic/Road Improvements: Neighbors were concerned about this development, adding traffic to Vinson Road, which is already a busy road. At the time of the neighborhood meeting the TIA was not complete so we were not able to give definitive answers about roadway improvements but it was noted that turn lanes with tapers would likely be a requirement. We did note during the call that we waited to get the TIA complete until after school was back in session to get a more realistic idea of traffic counts.

Site Distance: A neighbor was concerned about sight distance as our entrances are on a curved part of Vinson Road and asked if we would be realigning Vinson Road to improve this. We responded that there are no plans to realign Vinson Road as this is an NCDOT maintained road, and this is likely not a priority for them. We did note again that the TIA, once received, will shed light on the road improvements that will be required along this development's frontage but realigning Vinson Road would most likely not be on that list of improvements.

Home Price: Someone asked about home prices. It was noted that it's hard to predict the cost of the homes with the cost of land, infrastructure, and building materials. The goal is for the townhomes to be in the $300K and single family detached in the upper $400K, if not higher. It was mentioned again since construction won't start for at least 1.5-2 years that these prices are not set in stone and subject to change.

TMTLA Associates
5011 Southpark Drive Suite 200 - Durham, NC 27713
p: (919) 484-8880 - e: info@tmtla.com

TMTLA ASSOCIATES

LANDSCAPE ARCHITECTURE & LAND PLANNING

Flooding: A neighbor who lives in the neighborhood to the east noted there were areas in their neighborhood close to the shared property line that experienced standing water during storm events. Neighbors were concerned with our development dumping water onto adjacent properties to make flooding situation worse. We did note that as part of our plan we have to capture and treat the stormwater for our project – meaning we can't exacerbate an existing flooding issue. We made a note of this location on our call to see what, during site plan (which this gets fully engineered), we can do to assist with this on our side of the development.

Neighborhood Lighting and Impact on Adjacent Properties: A neighbor was concerned that our development was going to add light pollution to this rural area. It was noted that we will be required to provide streetlights with this development but based on light pole spacing, and location of lights within the neighborhood, the light levels should still be relatively low.

Removal of Existing Trees on Site: A neighbor asked about tree removal on site during construction. It was noted that trees would need to be removed to accommodate the new homes but there was no plan to remove vegetation in the stream buffers or wetlands less the two stream crossings we are showing. The intent is to preserve the tree canopy in those environmentally sensitive areas. It was also noted that the proposal sets aside roughly half of the development in open space.

Sewer for Our Proposed Development: A neighbor was asking about where lift station would be located and if there would be capacity to service this development. It was noted that it would be located on the low spot of the site, which is at the rear of the site adjacent to the Neuse River. It was also noted that upgrades to existing off-site pump stations may be required to help with capacity.

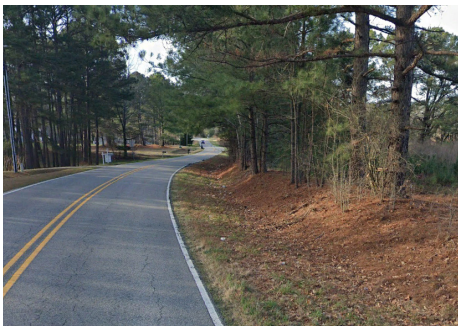
Impact on Existing Wells: A neighbor asked about if our development would impact existing wells on adjacent properties. The neighbor noted adjacent wells are roughly 75' – 100' deep. It was noted that the depth of those existing wells are deep enough where there shouldn't be an impacts to those wells.

TMTLA Associates
5011 Southpark Drive Suite 200 - Durham, NC 27713
p: (919) 484-8880 - e: info@tmtla.com

S.NO	PARCEL ID	NAME 1	NAME2	ADDRESS1	CITY	STATE	ZIP
1	05J05012V	WOLFGANG, JAMES E	WOLFGANG, BARBARA L	1635 VINSON ROAD	CLAYTON	NC	27527-0000
2	05J05015A	WISE, KAYLA MARIE	POULOS, TAYLOR SHEA	101 WINDSOR GREEN DR	CLAYTON	NC	27527-5012
3	05J05012T	LACCABUE, IDA E	LACCABUE, STEVEN E	1785 VINSON RD	CLAYTON	NC	27527-6096
4	05J05030C	VINSON LIVING TRUST	COX, CAROLINE TRUSTEE	1004 LOCH LOMOND DR	CLAYTON	NC	27520-5946
5	05J05012W	FLORES, YVONNE	MONTANO, MANUEL	1615 VINSON RD	CLAYTON	NC	27527-0000
6	05J05013	KEHRER, ROBERT	KEHRER, JENNIFER	100 WINDSOR GREEN DRIVE	CLAYTON	NC	27527
7	05J05011V	POOLE FARM, LLC		16 OAKMONT CT	CLAYTON	NC	27527-6602
8	05J05012X	KOEMPEL, CYNTHIA A.		1595 VINSON RD	CLAYTON	NC	27527-7568
9	05J05012U	COOPER, MARK E COOPER	HOLLY A	1765 VINSON RD	CLAYTON	NC	27527-0000
10	05J05200G	CARROLL, JAMES T	CARROLL, BRENDA L	1925 HIGH CHAPPARAL DRIVE	CLAYTON	NC	27527-0000
11	05J05012Y	CRUZ, FREDDY JR		1575 VINSON RD	CLAYTON	NC	27527-7568
12	05J05012Z	COLEY, SETH MICHAEL JOINT TENANTS (WROS)	FRUDENRICH, SHARA JOINT TENANTS (WROS)	1555 VINSON RD	CLAYTON	NC	27527-7568
13	05J05032S	TURNER, MICHAEL		21 RAINWATER CT	CLAYTON	NC	27527-5085
14	05J05200A	BENSON, JOHN AARON		P O BOX 325	WILSONS MILLS	NC	27593-0000
15	05J05032J	MURRAY, PATRICK JOSEPH	MURRAY, LORAINE	22 RAINWATER CT	CLAYTON	NC	27527-5085
16	05J05032U	CALTON, KENNETH WAYNE		71 RAINWATER CT	CLAYTON	NC	27527-5085
17	05J05015B	GENSEL, JUANITA C	GENSEL, LARRY D	1545 VINSON ROAD	CLAYTON	NC	27527-0000
18	05J05200H	BENSON, JOHN AARON		PO BOX 325	WILSONS MILLS	NC	27593-0325
19	05J05011I	BAILEY, MATTHEW		2350 BAKERS CHAPEL RD	SMITHFIELD	NC	27577-8654
20	05J05030F	ROCKY BRANCH FARM LLC		230 SUMMIT ST	CLAYTON	NC	27520-1643
21	05J05011F	BRYANT, ROBIN R	BRYANT, BETSY L	2015 HIDDEN VALLEY DR	CLAYTON	NC	27527-0000
22	05J05012X	KOEMPEL, CYNTHIA A.		1595 VINSON RD	CLAYTON	NC	27527-7568
23	05J05198F	DODSON, ELENA MARIE	DODSON, JERRY MILTON	2105 HIDDEN VALLEY DR	CLAYTON	NC	27527-9251
24	05J05200	OGLE, GARY LEE	OGLE, JUDITH VAUGHAN	2101 HIDDEN VALLEY DR	CLAYTON	NC	27527-0000
25	05J05200K	HARRIS, RUTH COUP		1924 HIGH CHAPARRAL DR	CLAYTON	NC	27527-0000
26	05J05200U	HAWK BROTHERS LLC		4196 ZACKS MILL RD	ANGIER	NC	27501-9340
27	05G04052F	HATCH, JOSEPH K	HATCH, CHRISTY J	P O BOX 1662	CLAYTON	NC	27528-1650

RAMEY KEMP ASSOCIATES

TOGETHER WE ARE LIMITLESS



Vinson Road Development

Traffic Impact Analysis

Clayton, North Carolina

RKA rameykemp.com

TRAFFIC IMPACT ANALYSIS

FOR

VINSON ROAD DEVELOPMENT

LOCATED

IN

CLAYTON, NC

Prepared For:
HOPPER COMMUNITIES
2403 Medway Drive
Raleigh, NC

Prepared By:
Infrastructure Consulting Services, Inc.
dba
Ramey Kemp Associates
5808 Faringdon Place
Raleigh, NC 27609
License #F-1489

11/10/2022

Caroline Cheeves

NOVEMBER 2022

RKA Project No. 22388

Prepared By: VT

Reviewed By: CC

TRAFFIC IMPACT ANALYSIS
VINSON ROAD DEVELOPMENT
CLAYTON, NORTH CAROLINA

EXECUTIVE SUMMARY

1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed Vinson Road development in accordance with the Clayton (Town) Unified Development Code (UDC) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed development is to be located west of Hidden Valley Drive and north of Vinson Road in Clayton, North Carolina. The proposed development is expected to consist of 255 single-family homes and 210 townhomes. The residential development is estimated to be built out in 2030. Site access is proposed via two (2) full movement driveways along Vinson Road. The full movement driveways along Vinson Road are expected to align with Windsor Green Drive and Rainwater Court. It should be noted that interconnectivity is expected to the development to the south via High Chaparral Drive; however, this interconnectivity was not considered as part of this TIA and is expected to provide conservative results at the main access points.

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

- 2022 Existing Traffic Conditions
- 2030 No-Build Traffic Conditions
- 2030 Build Traffic Conditions
- 2030 Build with Improvements Traffic Conditions

2. Existing Traffic Conditions

The study area for the TIA was determined through coordination with the Town and NCDOT and consists of the following intersections:

- NC 42 and Glen Laurel Road
- Glen Laurel Road and Vinson Road
- Glen Laurel Road and Powhatan Road

- Vinson Road and Windsor Green Drive / Site Drive 1
- Vinson Road and Rainwater Court / Site Drive 2

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersection listed below, in September of 2022 during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods:

- NC 42 and Glen Laurel Road
- Glen Laurel Road and Vinson Road
- Glen Laurel Road and Powhatan Road
- Vinson Road and Windsor Green Drive
- Vinson Road and Rainwater Court

Traffic volumes were balanced between study intersections, where appropriate.

3. Site Trip Generation

The proposed development is assumed to consist of 255 single-family homes and 210 townhomes. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE Trip Generation Manual, 11th Edition. Table E-1 provides a summary of the trip generation potential for the site.

Table E-1: Site Trip Generation

LAND USE (ITE Code)	INTENSITY	DAILY TRIPS (VPD)	WEEKDAY AM PEAK HOUR (VPH)		WEEKDAY PM PEAK HOUR (VPH)	
			Enter	Exit	Enter	Exit
Single Family Detached Housing (210)	255 units	2,387	42	130	151	89
Single Family Attached Housing (215)	210 units	1,150	32	72	70	52
Total Trips		**3,937**	**77**	**202**	**221**	**141**

4. Future Traffic Conditions

Through coordination with the Town and NCDOT, it was determined that an annual growth rate of 2% would be used to generate 2030 projected weekday AM and PM peak hour traffic volumes. Based on coordination with the Town and NCDOT, it was determined that there were no adjacent developments to consider with this study.

5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for 2022 existing, 2030 no-build, and 2030 build conditions. Refer to Section 7 of the TIA for the capacity analysis summary performed at each study intersection.

6. Recommendations

Based on the findings of this study, specific geometric and traffic control improvements have been identified at study intersections. The improvements are summarized below and are illustrated in Figure E-1.

Improvements by NCDOT

Glen Laurel Road and Vinson Road

- Install a signal.

Recommended Improvements by the Vinson Road Development

NC 42 and Glen Laurel Road

- Coordinate with NCDOT to develop a signal modification plan to allow for an eastbound right-turn lane overlap phase.

Glen Laurel Road and Vinson Road

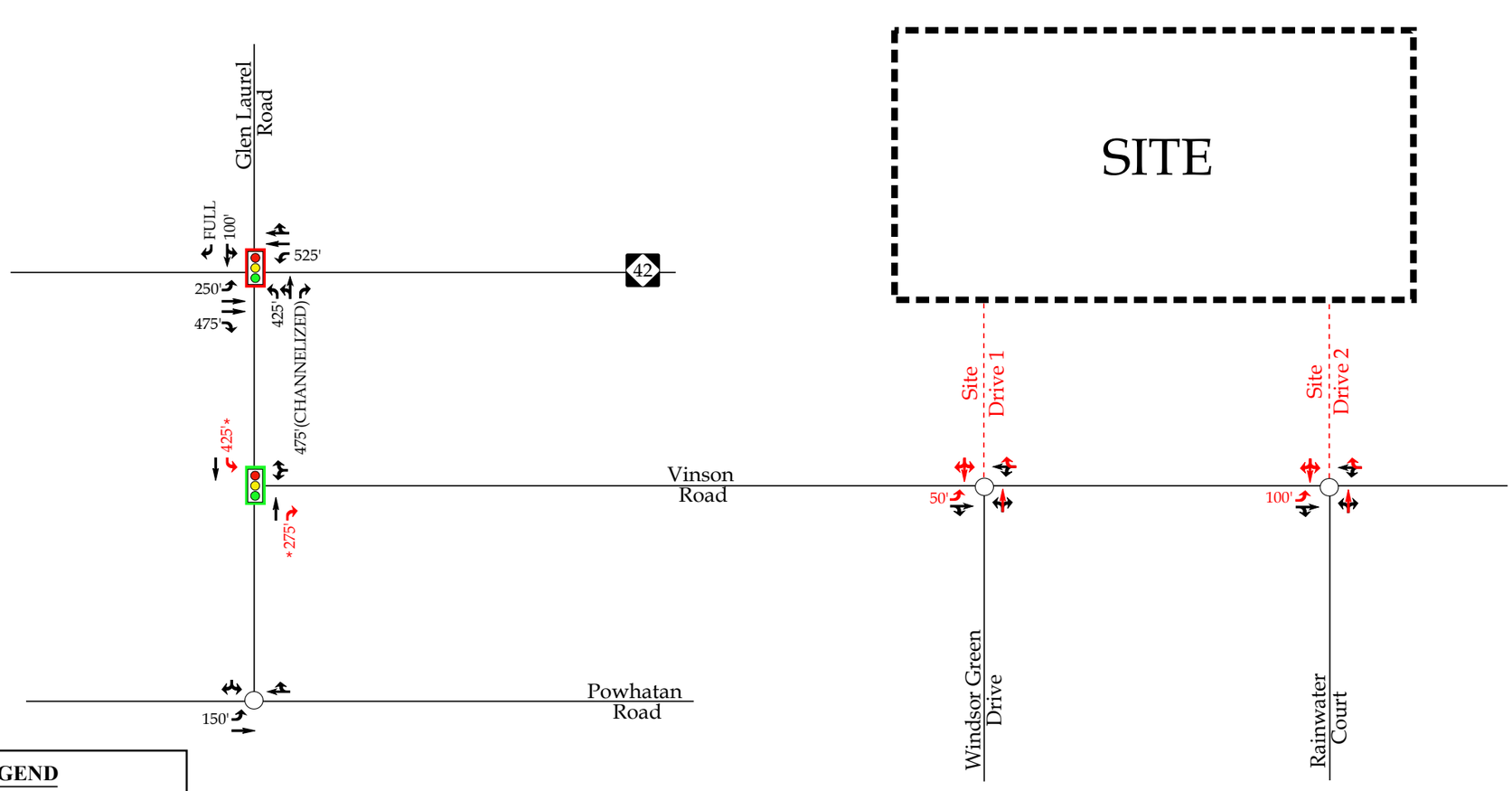
- Provide an exclusive southbound left-turn lane with at least 425 feet of full width storage with appropriate deceleration and taper if right-of-way is available.
- Provide an exclusive northbound left-turn lane with at least 275 feet of full width storage with appropriate deceleration and taper if right-of-way is available.

Vinson Road and Windsor Green Drive / Site Drive 1

- Construct Site Drive 1 with one ingress and one egress lane striped as a shared left-/through/right-turn lane.
- Provide an exclusive eastbound left-turn lane with at least 50 feet of full width storage with appropriate deceleration and taper.
- Provide stop control for the southbound approach (Site Drive 1).

Vinson Road and Rainwater Court / Site Drive 2

- Construct Site Drive 2 with one ingress and one egress lane striped as a shared left-/through/right-turn lane.
- Provide an exclusive eastbound left-turn lane with at least 100 feet of full width storage with appropriate deceleration and taper.
- Provide stop control for the southbound approach (Site Drive 2).



LEGEND

- Unsignalized Intersection
- Signalized Intersection
- Existing Lane
- Signal Installation by NCDOT
- Signal Phasing and Timing Modifications by Developer
- Improvement by Developer
- X' Storage (In Feet)

* If right-of-way is available.

RAMEY KEMP ASSOCIATES

Vinson Road Development
Johnston County, NC

Recommended Lane Configurations

Scale: Not to Scale | Figure E-1

TABLE OF CONTENTS

1. INTRODUCTION 1

1.1. Site Location and Study Area 1

1.2. Proposed Land Use and Site Access 2

1.3. Adjacent Land Uses 2

1.4. Existing Roadways 2

2. 2022 EXISTING PEAK HOUR CONDITIONS 7

2.1. 2022 Existing Peak Hour Traffic Volumes 7

2.2. Analysis of 2022 Existing Peak Hour Traffic Conditions 7

3. 2030 NO-BUILD PEAK HOUR CONDITIONS 9

3.1. Ambient Traffic Growth 9

3.2. Adjacent Development Traffic 9

3.3. Future Roadway Improvements 9

3.4. 2030 No-Build Peak Hour Traffic Volumes 9

3.5. Analysis of 2030 No-Build Peak Hour Traffic Conditions 9

4. SITE TRIP GENERATION AND DISTRIBUTION 11

4.1. Trip Generation 11

4.2. Site Trip Distribution and Assignment 11

5. 2030 BUILD TRAFFIC CONDITIONS 15

5.1. 2030 Build Peak Hour Traffic Volumes 15

5.2. Analysis of 2030 Build Peak Hour Traffic Conditions 15

6. TRAFFIC ANALYSIS PROCEDURE 17

6.1. Adjustments to Analysis Guidelines 17

7. CAPACITY ANALYSIS 18

7.1. NC 42 and Glen Laurel Road 18

7.2. Glen Laurel Road and Vinson Road 20

7.3. Glen Laurel Road and Powhatan Road 22

7.4. Vinson Road and Windsor Green Drive / Site Drive 1 23

7.5. Vinson Road and Rainwater Court / Site Drive 2 24

8. CONCLUSIONS 25

9. RECOMMENDATIONS 28

LIST OF FIGURES

Figure 1 – Site Location Map 4
Figure 2 – Preliminary Site Plan 5
Figure 3 – Existing Lane Configurations 6
Figure 4 – 2022 Existing Peak Hour Traffic 8
Figure 5 – 2030 No-Build Peak Hour Traffic 10
Figure 6 –Site Trip Distribution 13
Figure 7 –Site Trip Assignment 14
Figure 8 – 2030 Build Peak Hour Traffic 16
Figure 9 – Recommended Lane Configurations 30

LIST OF TABLES

Table 1: Existing Roadway Inventory 3
Table 2: Trip Generation Summary 11
Table 3: Highway Capacity Manual – Levels-of-Service and Delay 17
Table 4: Analysis Summary of NC 42 and Glen Laurel Road 18
Table 5: Analysis Summary of Glen Laurel Road and Vinson Road 20
Table 6: Analysis Summary of Glen Laurel Road and Powhatan Road 22
Table 7: Analysis Summary of Vinson Road and Windsor Green Drive / Site Drive 1 23
Table 8: Analysis Summary of Vinson Road and Rainwater Court / Site Drive 2 24

TECHNICAL APPENDIX

Appendix A:	Scoping Documentation
Appendix B:	Traffic Counts
Appendix C:	Capacity Calculations – NC 42 and Glen Laurel Road
Appendix D:	Capacity Calculations – Glen Laurel Road and Vinson Road
Appendix E:	Capacity Calculations – Glen Laurel Road and Powhatan Road
Appendix F:	Capacity Calculations – Vinson Road and Windsor Green Drive / Site Drive 1
Appendix G:	Capacity Calculations – Vinson Road and Rainwater Court / Site Drive 2
Appendix H:	SimTraffic Queuing Reports
Appendix I:	Turn Lane Warrants

TRAFFIC IMPACT ANALYSIS
VINSON ROAD DEVELOPMENT
CLAYTON, NORTH CAROLINA

1. INTRODUCTION

The contents of this report present the findings of the Traffic Impact Analysis (TIA) conducted for the proposed Vinson Road development to be located west of Hidden Valley Drive and north of Vinson Road in Clayton, North Carolina. The purpose of this study is to determine the potential impacts to the surrounding transportation system created by traffic generated by the proposed development, as well as recommend improvements to mitigate the impacts.

The proposed development, anticipated to be completed in 2030, is assumed to consist of the 255 single family homes and 210 townhomes.

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

- 2022 Existing Traffic Conditions
- 2030 No-Build Traffic Conditions
- 2030 Build Traffic Conditions

1.1. Site Location and Study Area

The development is proposed to be located west of Hidden Valley Drive and north of Vinson Road in Clayton, North Carolina. Refer to Figure 1 for the site location map. The study area for the TIA was determined through coordination with the North Carolina Department of Transportation (NCDOT) and the Town of Clayton (Town) and consists of the following intersections:

- NC 42 and Glen Laurel Road
- Glen Laurel Road and Vinson Road
- Glen Laurel Road and Powhatan Road
- Vinson Road and Windsor Green Drive / Site Drive 1
- Vinson Road and Rainwater Court / Site Drive 2

Refer to Appendix A for the approved scoping documentation.

1.2. Proposed Land Use and Site Access

The site is expected to be located west of Hidden Valley Drive and north of Vinson Road. The proposed development, anticipated to be completed in 2030, is assumed to consist of 255 single family homes and 210 townhomes.

Site access is proposed via two (2) full movement driveways along Vinson Road. The full movement driveways along Vinson Road are expected to align with Windsor Green Drive and Rainwater Court. It should be noted that interconnectivity is expected to the development to the south via High Chaparral Drive; however, this interconnectivity was not considered as part of this TIA and is expected to provide conservative results at the main access points. Refer to Figure 2 for a copy of the preliminary site plan.

1.3. Adjacent Land Uses

The proposed development is located in an area consisting primarily of residential development and office development.

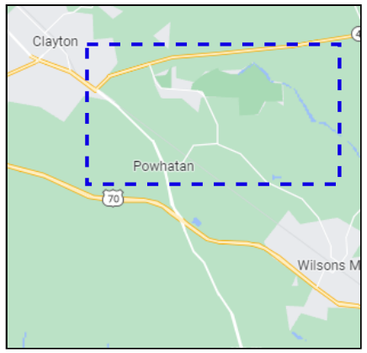
1.4. Existing Roadways

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

Table 1: Existing Roadway Inventory

Road Name	Route Number	Typical Cross Section	Speed Limit	2019 AADT (vpd)
NC 42		4-lane divided	55 mph	24,500
Glen Laurel Road	SR 1902	2-lane undivided	45 mph	4,400
Vinson Road	SR 1903	2-lane undivided	45 mph	6,080*
Powhatan Road	SR 1901	2-lane undivided	45 mph	11,000
Windsor Green Drive	SR 2049	2-lane undivided	25 mph	350*
Rainwater Court	N/A	2-lane undivided	Not Posted	90*

*ADT based on the traffic counts from 2022 and assuming the weekday PM peak hour volume is 10% of the average daily traffic.



LEGEND

- Study Intersection
- Proposed Site Access
- Study Area

N

RAMEY KEMP ASSOCIATES

Vinson Road Development
Johnston County, NC

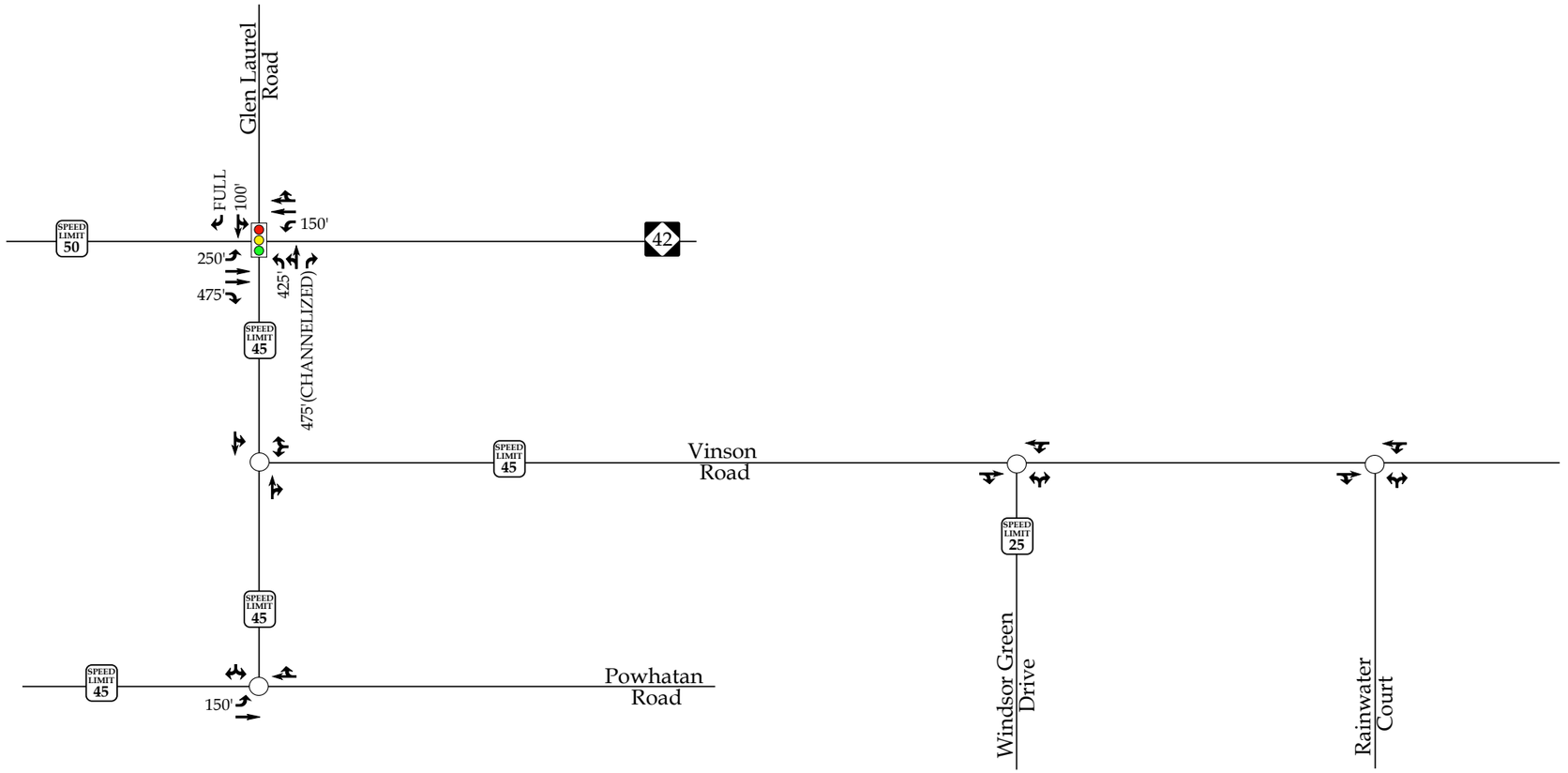
Site Location Map

Scale: Not to Scale | Figure 1

VINSON ROAD
CONCEPTUAL SITE PLAN

VINSON ROAD CONCEPTUAL SITE PLAN "A"
6/28/2022 1" =100'
SITE AREA: 146.26 ACRES
DENSITY: 3.18 DU/AC

PROPOSED 72' X 120' LOTS	26 LOTS (6%)
PROPOSED 62' X 120' LOTS	94 LOTS (20%)
PROPOSED 52' X 120' LOTS	135 LOTS (29%)
PROPOSED 20' WIDE TOWNHOMES	210 LOTS (45%)
PROPOSED OPEN SPACE	64 ACRES
TOTAL LOTS	465 LOTS



LEGEND

- Unsignalized Intersection
- Signalized Intersection
- Existing Lane
- X' Storage (In Feet)
- SPEED LIMIT XX Posted Speed Limit

RAMEY KEMP ASSOCIATES

Vinson Road Development
Johnston County, NC

2022 Existing
Lane Configurations

Scale: Not to Scale | Figure 3

2. 2022 EXISTING PEAK HOUR CONDITIONS

2.1. 2022 Existing Peak Hour Traffic Volumes

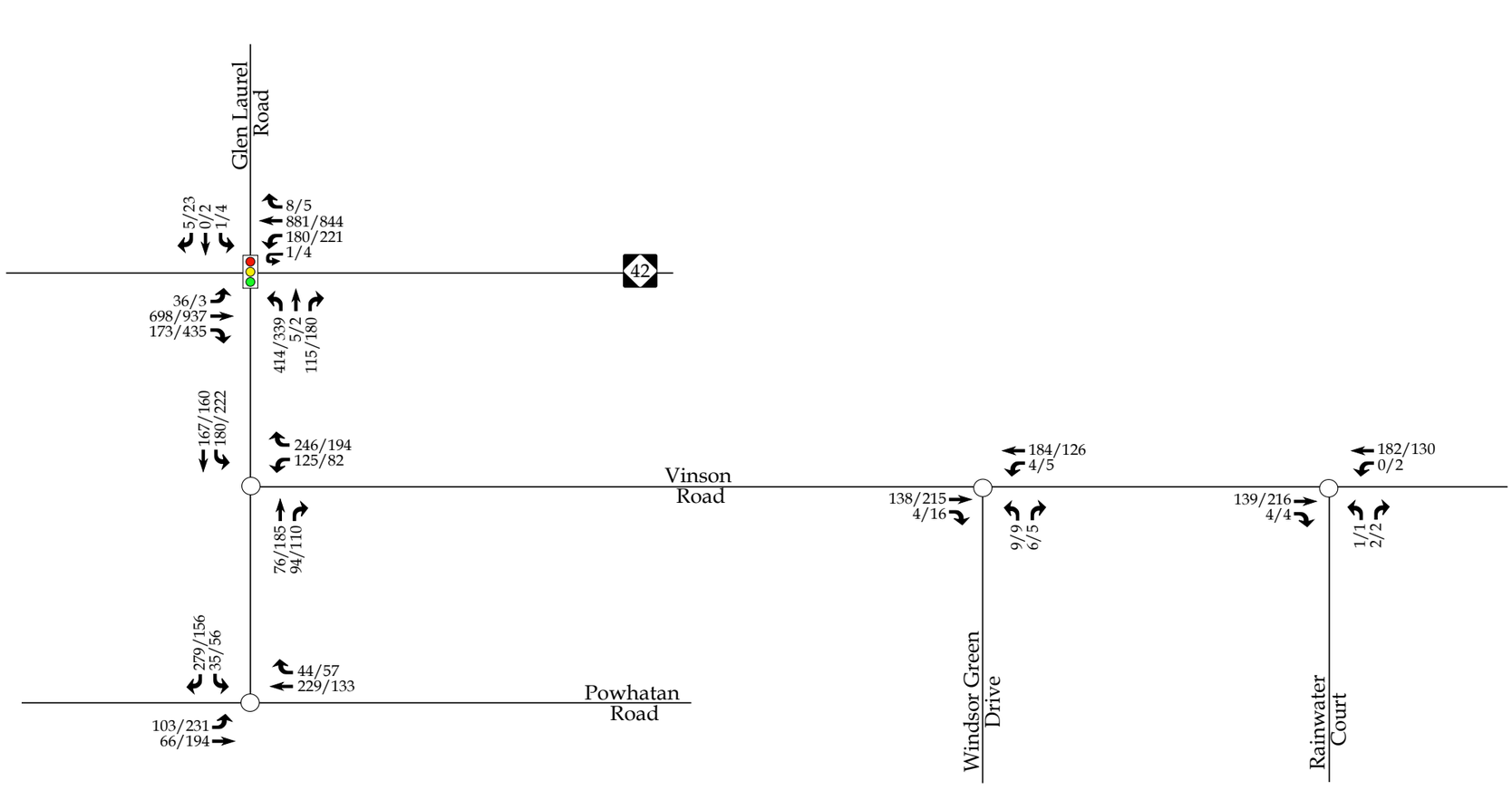
Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed below, in September 2022 during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods:

- NC 42 and Glen Laurel Road
- Glen Laurel Road and Vinson Road
- Glen Laurel Road and Powhatan Road
- Vinson Road and Windsor Green Drive
- Vinson Road and Rainwater Court

Weekday AM and PM traffic volumes were balanced between study intersections, where appropriate. Refer to Figure 4 for 2022 existing weekday AM and PM peak hour traffic volumes. A copy of the count data is located in Appendix B of this report.

2.2. Analysis of 2022 Existing Peak Hour Traffic Conditions

The 2022 existing weekday AM and PM peak hour traffic volumes were analyzed to determine the current levels of service at the study intersections under existing roadway conditions. Signal information was obtained from NCDOT and is included in Appendix C. The results of the analysis are presented in Section 7 of this report.



LEGEND

- ○ Unsignalized Intersection
- Signalized Intersection
- X / Y → Weekday AM / PM Peak Hour Traffic

Note: Based on NCDOT Congestion Management guidelines, a volume of 4 vehicles per hour (vph) was analyzed for any movement with less than 4 vph.

RKA
RAMEY KEMP ASSOCIATES

Vinson Road Development
Johnston County, NC

2022 Existing
Peak Hour Traffic

Scale: Not to Scale | Figure 4

3. 2030 NO-BUILD PEAK HOUR CONDITIONS

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

3.1. Ambient Traffic Growth

Through coordination with the Town and NCDOT, it was determined that an annual growth rate of 2% would be used to generate 2030 projected weekday AM and PM peak hour traffic volumes.

3.2. Adjacent Development Traffic

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

3.3. Future Roadway Improvements

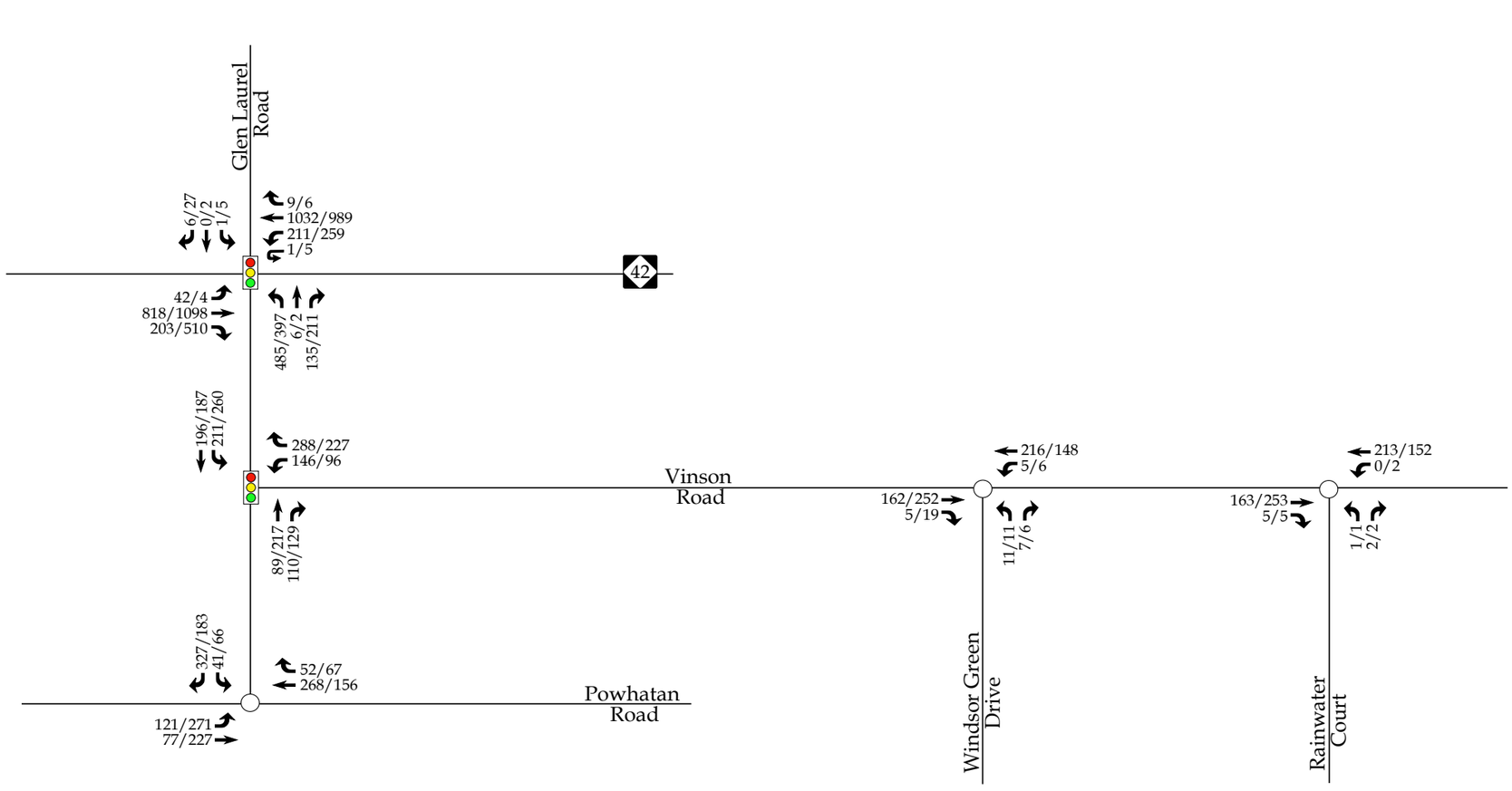
Based on coordination with the NCDOT and the Town, it was determined there were no future roadway improvements to consider with this study.

3.4. 2030 No-Build Peak Hour Traffic Volumes

The 2030 no-build traffic volumes were determined by projecting the 2022 existing peak hour traffic to the year 2030. Refer to Figure 5 for an illustration of the 2030 no-build peak hour traffic volumes at the study intersections.

3.5. Analysis of 2030 No-Build Peak Hour Traffic Conditions

The 2030 no-build AM and PM peak hour traffic volumes at the study intersections were analyzed with future geometric roadway conditions and traffic control. The analysis results are presented in Section 7 of this report.



LEGEND

- ○ Unsignalized Intersection
- Signalized Intersection
- X / Y → Weekday AM / PM Peak Hour Traffic

Note: Based on NCDOT Congestion Management guidelines, a volume of 4 vehicles per hour (vph) was analyzed for any movement with less than 4 vph.

RKA
RAMEY KEMP ASSOCIATES

Vinson Road Development
Johnston County, NC

2030 No-Build
Peak Hour Traffic

Scale: Not to Scale | Figure 5

4. SITE TRIP GENERATION AND DISTRIBUTION

4.1. Trip Generation

The proposed development is assumed to consist of 255 single-family homes and 210 townhomes. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 11th Edition. Table 2 provides a summary of the trip generation potential for the site.

Table 2: Trip Generation Summary

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single Family Detached Housing (210)	255 units	2,387	42	130	151	89
Single Family Attached Housing (215)	210 units	1,150	32	72	70	52
Total Trips		**3,937**	**77**	**202**	**221**	**141**

It is estimated that the proposed development will generate approximately 3,937 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 279 trips (77 entering and 202 exiting) will occur during the weekday AM peak hour and 362 trips (221 entering and 141 exiting) will occur during the weekday PM peak hour.

4.2. Site Trip Distribution and Assignment

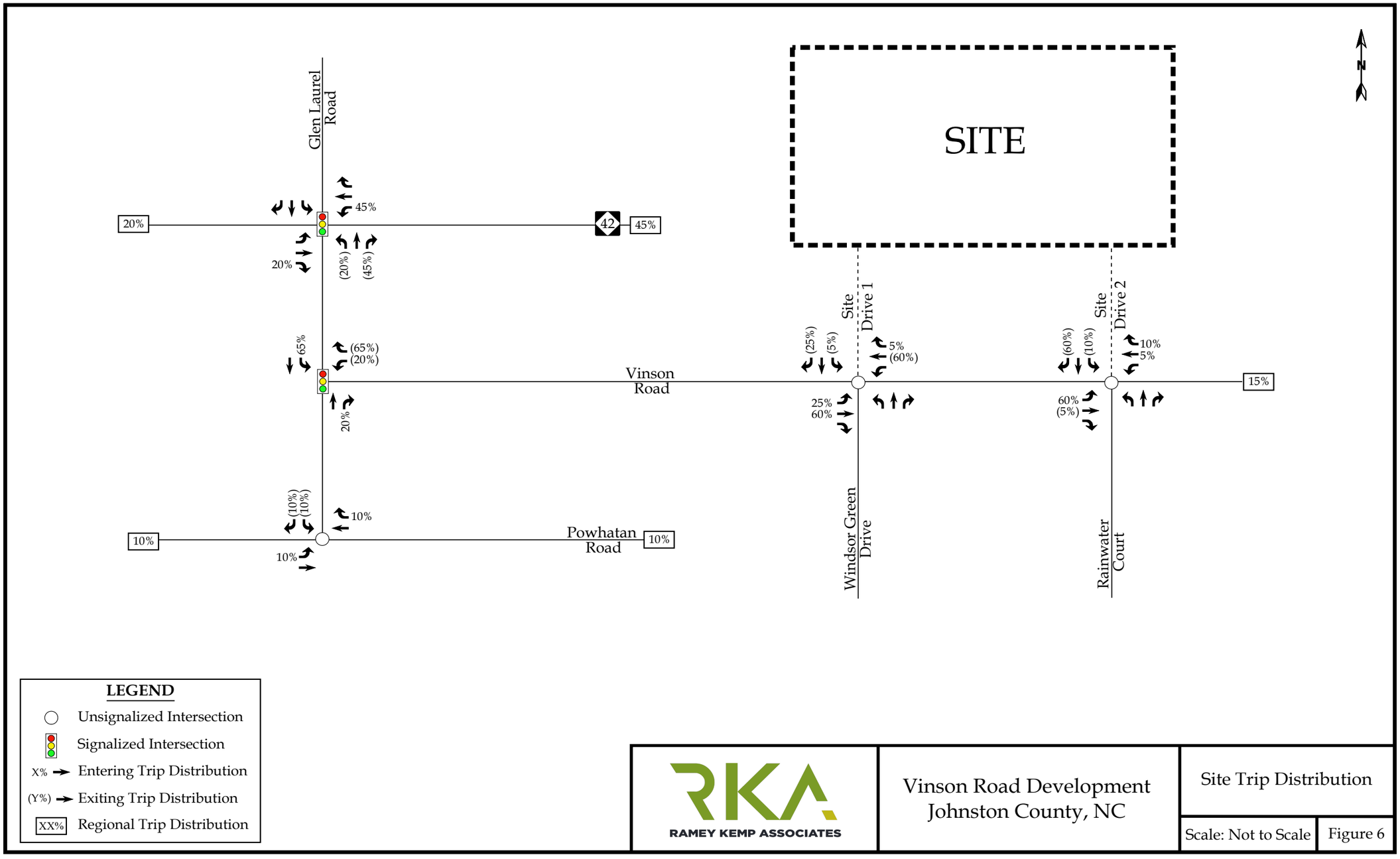
Trip distribution percentages used in assigning site traffic for this development were estimated based on a combination of existing traffic patterns, population centers adjacent to the study area, and engineering judgment.

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

- 45% to/from the east via NC 42
- 20% to/from the west via NC 42

- 15% to/from the east via Vinson Road
- 10% to/from the east via Powhatan Road
- 10% to/from the west via Powhatan Road

The site trip distribution is shown in Figure 6 and the site trip assignment is shown in Figure 7.

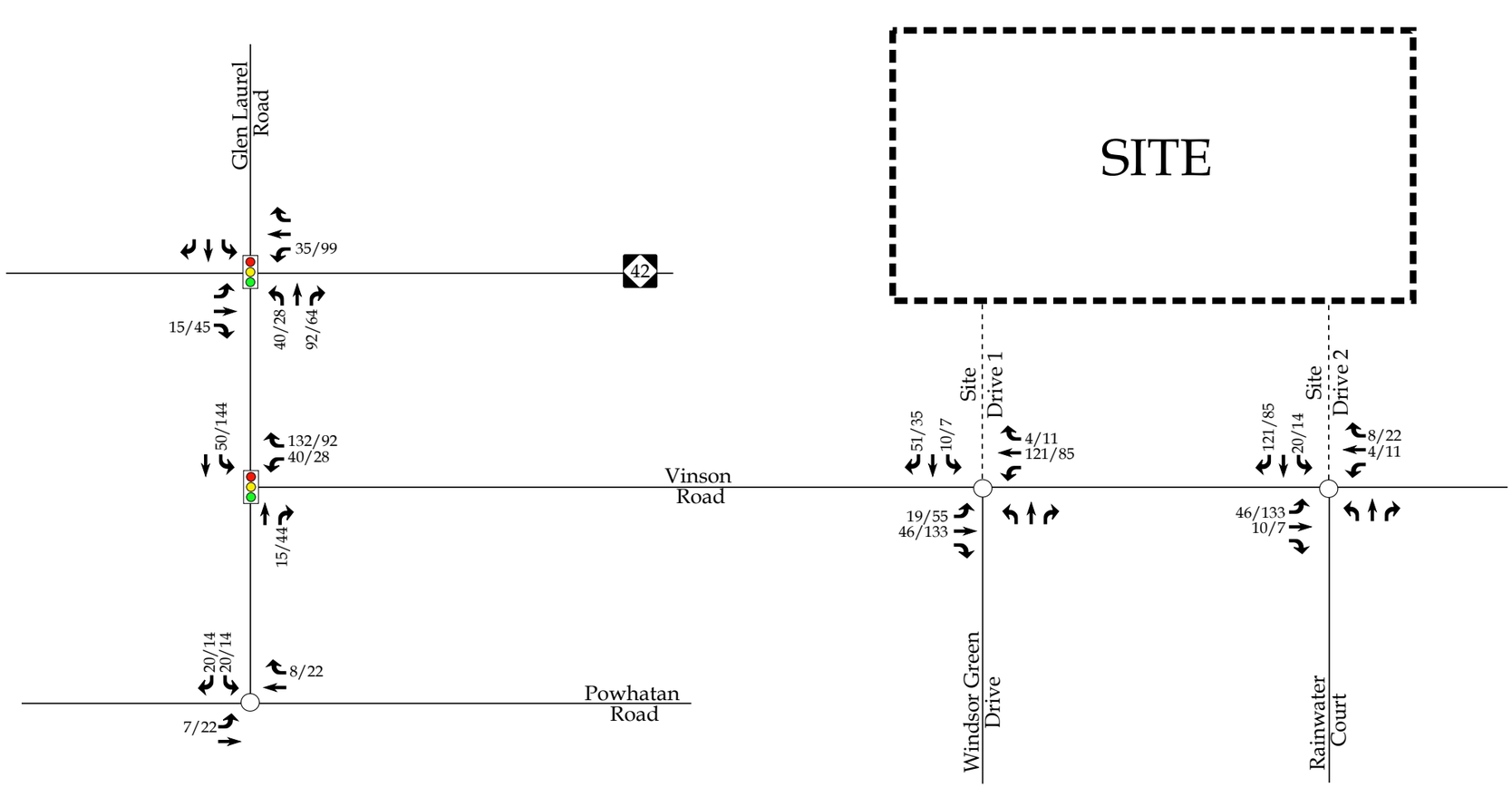


RAMEY KEMP ASSOCIATES

Vinson Road Development
Johnston County, NC

Site Trip Distribution

Scale: Not to Scale | Figure 6



LEGEND

- ○ Unsignalized Intersection
- Signalized Intersection
- X / Y → Weekday AM / PM Peak Hour Site Trips

RAMEY KEMP ASSOCIATES

Vinson Road Development
Johnston County, NC

Site Trip Assignment

Scale: Not to Scale | Figure 7

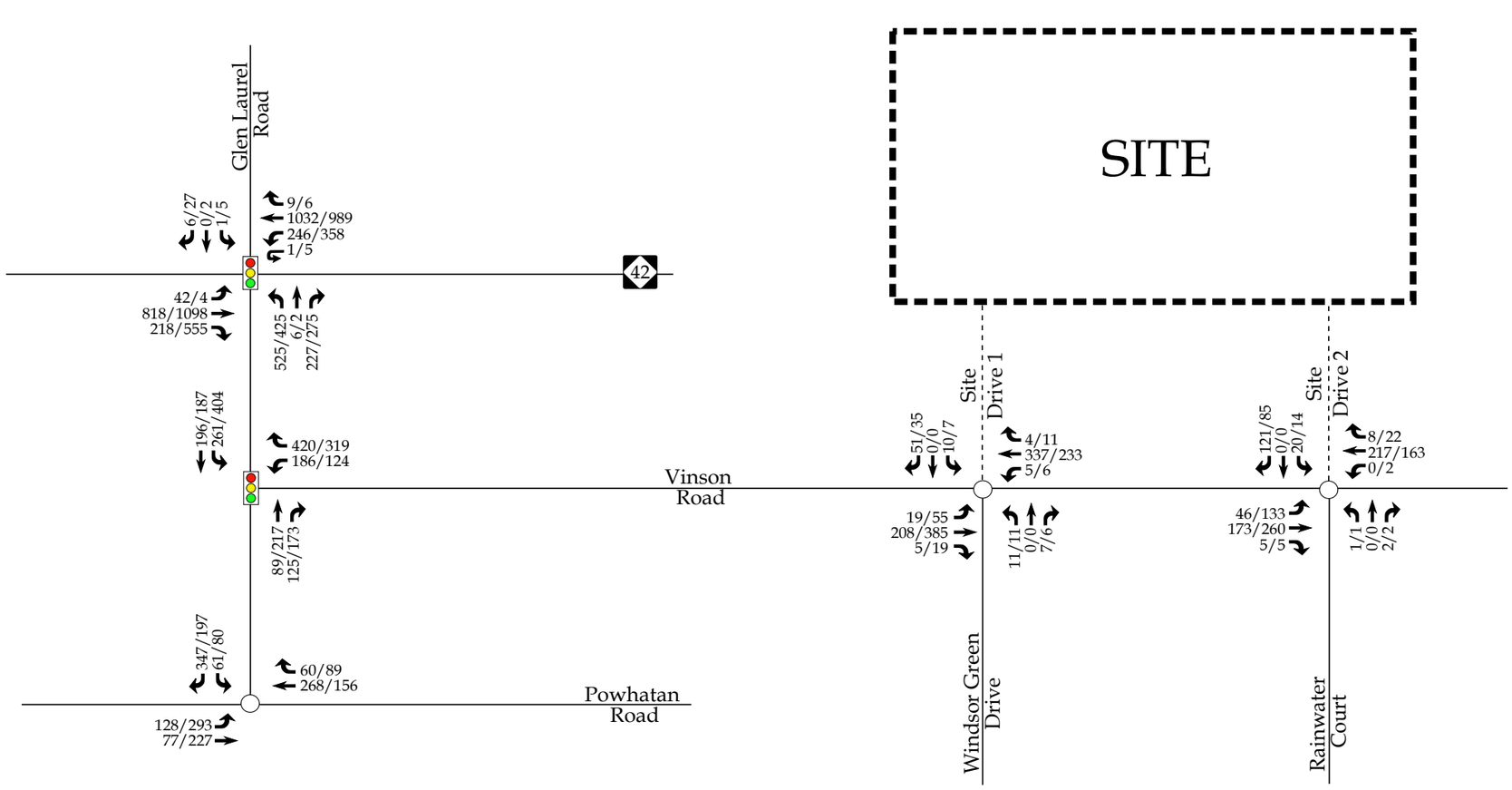
5. 2030 BUILD TRAFFIC CONDITIONS

5.1. 2030 Build Peak Hour Traffic Volumes

To estimate traffic conditions with the site fully built-out, the total site trips were added to the 2030 no-build traffic volumes to determine the 2030 build traffic volumes. Refer to Figure 8 for an illustration of the 2030 build peak hour traffic volumes with the proposed site fully developed.

5.2. Analysis of 2030 Build Peak Hour Traffic Conditions

Study intersections were analyzed with the 2030 build traffic volumes using the same methodology previously discussed for existing and no-build traffic conditions. Intersections were analyzed with improvements necessary to accommodate future traffic volumes. The results of the capacity analysis for each intersection are presented in Section 7 of this report.



LEGEND

- ○ Unsignalized Intersection
- Signalized Intersection
- X / Y → Weekday AM / PM Peak Hour Traffic

Note: Based on NCDOT Congestion Management guidelines, a volume of 4 vehicles per hour (vph) was analyzed for any movement with less than 4 vph.

RAMEY KEMP ASSOCIATES

Vinson Road Development
Johnston County, NC

2030 Build
Peak Hour Traffic

Scale: Not to Scale | Figure 8

6. TRAFFIC ANALYSIS PROCEDURE

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

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

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

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

6.1. Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to the Town's UDC (Unified Development Code) and NCDOT Congestion Management Guidelines.

7. CAPACITY ANALYSIS

7.1. NC 42 and Glen Laurel Road

The existing signalized intersection of NC 42 and Glen Laurel Road was analyzed under 2022 existing, 2030 no-build, and 2030 build traffic conditions with the lane configurations and traffic control shown in Table 4. Refer to Table 4 for a summary of the analysis results. Refer to Appendix C for the Synchro capacity analysis reports and Appendix H for the SimTraffic queuing reports.

Table 4: Analysis Summary of NC 42 and Glen Laurel Road

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2022 Existing	EB WB NB SB	1 LT, 2 TH, 1 RT 1 LT, 1 TH, 1 TH-RT 1 LT, 1 LT-TH, 1 RT 1 LT-TH, 1 RT	C B D D	C (27)	C B D D	C (28)
2030 No-Build	EB WB NB SB	1 LT, 2 TH, 1 RT 1 LT, 1 TH, 1 TH-RT 1 LT, 1 LT-TH, 1 RT 1 LT-TH, 1 RT	C C D D	C (31)	D C D D	C (33)
2030 Build	EB WB NB SB	1 LT, 2 TH, 1 RT 1 LT, 1 TH, 1 TH-RT 1 LT, 1 LT-TH, 1 RT 1 LT-TH, 1 RT	C C D D	C (33)	D C D D	D (40)
2030 Build **with Improvements***	EB WB NB SB	1 LT, 2 TH, 1 RT 1 LT, 1 TH, 1 TH-RT 1 LT, 1 LT-TH, 1 RT 1 LT-TH, 1 RT	C C D D	C (31)	D C D D	C (35)

Improvements by the developer are shown in bold.
*Signal phasing (eastbound overlap) and timing modifications.

Capacity analysis of 2022 existing, 2030 no-build, and 2030 build traffic conditions indicates the intersection of NC 42 and Glen Laurel Road is expected to operate at an overall LOS C during the weekday AM peak hour and LOS D or better during the weekday PM peak hour. Based on SimTraffic queuing reports, the eastbound right-turn lane is expected to exceed the existing storage provided; therefore, signal phasing and timing modifications were

considered. Signal phasing and timing modifications in the form of an overlap phase for the eastbound right-turn movement were analyzed. With this signal phasing and timing modification, under 2030 build with improvements traffic conditions, this intersection is expected to operate at an overall LOS C during the weekday AM and PM peak hours. All approaches are expected to operate at LOS D or better during the weekday AM and PM peak hours. Based on SimTraffic simulations, this signal modifications are expected to reduce queuing on the eastbound approach. Additionally, it is expected that many drivers will utilize right-turn on-red (RTOR) which is expected to decrease queuing lengths and improve overall delays at this intersection. It is recommended that the development coordinate with NCDOT to develop a signal modification plan at this intersection.

7.2. Glen Laurel Road and Vinson Road

The existing unsignalized intersection of Glen Laurel Road and Vinson Road was analyzed under 2022 existing, 2030 no-build, and 2030 build traffic conditions with the lane configurations and traffic control shown in Table 5. Based on coordination with NCDOT, this intersection is funded for signal by or before the build-out of this development; therefore, this intersection was analyzed as a signalized intersection under 2030 no-build and 2030 build traffic conditions. Refer to Table 5 for a summary of the analysis results. Refer to Appendix D for the Synchro capacity analysis reports and Appendix H for the SimTraffic queuing reports.

Table 5: Analysis Summary of Glen Laurel Road and Vinson Road

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2022 Existing	WB NB SB	1 LT-RT 1 TH-RT 1 LT-TH	D[2] A[1] --	N/A	D[2] A[1] --	N/A
2030 No-Build Permitted	WB NB SB	1 LT-RT 1 TH-RT 1 LT-TH	C B C	C (23)	C A C	C (25)
2030 No-Build Split	WB NB SB	1 LT-RT 1 TH-RT 1 LT-TH	D D D	D (45)	E D D	D (50)
2030 Build Permitted	WB NB SB	1 LT-RT 1 TH-RT 1 LT-TH	D B D	D (44)	F A F	F (92)
2030 Build Split	WB NB SB	1 LT-RT 1 TH-RT 1 LT-TH	E E E	E (72)	F F F	F (103)
2030 Build with **Improvements**	WB NB SB	1 LT-RT 1 TH, **1 RT** **1 LT**, 1 TH	C C D	C (32)	D D D	D (45)

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

Permitted Phasing is shown in **green**.
Split Phasing is shown in **blue**.
Improvements by the developer are shown in bold.

Capacity analysis of 2022 existing traffic conditions indicates the minor-street approach is expected to operate at LOS D and the major-street left-turn movement is expected to operate

at LOS A during the weekday AM and PM peak hours. Based on coordination with NCDOT, this intersection is funded for a signal by or before the build-out of this development; therefore, under 2030 no-build and 2030 build traffic conditions, the intersection was analyzed as a signalized intersection under permitted and split phasing. It should be noted that the southbound left-turn / through movement along Glen Laurel Road was analyzed with split phasing, per NCDOT Congestion Management guidelines. Split phasing was used for both peak hours for conservative analysis even though the cross-product rule was not met for the weekday AM peak hour under 2030 no-build traffic conditions. The intersection is expected to operate at an overall LOS D during the weekday AM and PM peak hours under 2030 no-build permitted traffic conditions. The intersection is expected to operate at an overall LOS D during the weekday AM peak hour and an overall LOS F during the weekday PM peak hour under 2030 no-build split and 2030 build permitted traffic conditions. Under 2030 build split traffic conditions, the intersection is expected to operate at an overall LOS E during the weekday AM peak hour and an overall LOS F during the weekday PM peak hour.

Due to failing levels of service during the weekday PM peak hour under 2030 no-build and 2030 build traffic conditions geometric improvements were considered. Based on the SimTraffic simulations and capacity of the intersection, an exclusive southbound left-turn lane and northbound right-turn lane are recommended. A southbound left-turn lane with 425 feet of full width storage and a northbound right-turn lane with 275 feet of full width storage are recommended at this intersection if right-of way is available.

Under 2030 build with improvements traffic conditions, the intersection is expected to operate at an overall LOS C during the weekday AM peak hour and an overall LOS D during the weekday PM peak hour.

7.3. Glen Laurel Road and Powhatan Road

The existing unsignalized intersection of Glen Laurel Road and Powhatan Road was analyzed under 2022 existing, 2030 no-build, and 2030 build traffic conditions with the lane configurations and traffic control shown in Table 6. Refer to Table 6 for a summary of the analysis results. Refer to Appendix E for the Synchro capacity analysis reports and Appendix H for the SimTraffic queuing reports.

Table 6: Analysis Summary of Glen Laurel Road and Powhatan Road

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2022 Existing	EB WB SB	1 LT, 1 TH 1 TH-RT 1 LT-RT	A[1] -- B[2]	N/A	A[1] -- B[2]	N/A
2030 No-Build	EB WB SB	1 LT, 1 TH 1 TH-RT 1 LT-RT	A[1] -- C[2]	N/A	A[1] -- C[2]	N/A
2030 Build	EB WB SB	1 LT, 1 TH 1 TH-RT 1 LT-RT	A[1] -- C[2]	N/A	A[1] -- C[2]	N/A

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

Capacity analysis of 2022 existing, 2030 no-build, and 2030 build traffic conditions indicates the minor-street movement and major-street left-turn movement are expected to operate at LOS C or better during the weekday AM and PM peak hours. Based on SimTraffic queuing reports, existing storages are expected to accommodate future traffic volumes.

Due to acceptable levels of service and existing storages accommodating future traffic volumes, no improvements are recommended at this intersection by the developer.

7.4. Vinson Road and Windsor Green Drive / Site Drive 1

The existing unsignalized intersection of Vinson Road and Windsor Green Drive was analyzed under 2022 existing, 2030 no-build, and 2030 build traffic conditions with the lane configurations and traffic control shown in Table 7. Refer to Table 7 for a summary of the analysis results. Refer to Appendix F for the Synchro capacity analysis reports and Appendix H for the SimTraffic queuing reports.

Table 7: Analysis Summary of Vinson Road and Windsor Green Drive / Site Drive 1

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2022 Existing	EB WB NB	1 TH-RT 1 LT-TH 1 LT-RT	-- A[1] B[2]	N/A	-- A[1] B[2]	N/A
2030 No-Build	EB WB NB	1 TH-RT 1 LT-TH 1 LT-RT	-- A[1] B[2]	N/A	-- A[1] B[2]	N/A
2030 Build	EB WB NB **SB**	**1 LT**, 1 TH-RT 1 LT-TH-**RT** 1 LT-**TH**-RT **1 LT-TH-RT**	A[1] A[1] B[2] B[2]	N/A	A[1] A[1] C[2] B[2]	N/A

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

Improvements by the developer are shown in bold.

Capacity analysis of 2022 existing 2030 no-build, 2030 build traffic conditions indicate the major-street left-turn movements and minor-street approaches of Vinson Road and Windsor Green Drive / Site Drive 1 are expected to operate at LOS C or better during the weekday AM and PM peak hours.

Exclusive left- and right-turn lanes were considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways*. An exclusive eastbound left-turn lane is recommended with at least 50 feet of full width storage with appropriate deceleration and taper.

7.5. Vinson Road and Rainwater Court / Site Drive 2

The existing unsignalized intersection of Vinson Road and Rainwater Court was analyzed under 2022 existing, 2030 no-build, and 2030 build traffic conditions with existing lane configurations and traffic control shown in Table 8. Refer to Table 8 for a summary of the analysis results. Refer to Appendix G for the Synchro capacity analysis reports and Appendix H for the SimTraffic queuing reports.

Table 8: Analysis Summary of Vinson Road and Rainwater Court / Site Drive 2

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2022 Existing	EB WB NB	1 TH-RT 1 LT-TH 1 LT-RT	-- A[1] A[2]	N/A	-- A[1] B[2]	N/A
2030 No-Build	EB WB NB	1 TH-RT 1 LT-TH 1 LT-RT	-- A[1] B[2]	N/A	-- A[1] B[2]	N/A
2030 Build	EB WB NB **SB**	**1 LT**, 1 TH-RT 1 LT-TH-**RT** 1 LT-**TH**-RT **1 LT-TH-RT**	A[1] A[1] B[2] B[2]	N/A	A[1] A[1] C[2] B[2]	N/A

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

Improvements by the developer are shown in bold.

Capacity analysis of 2022 existing 2030 no-build, 2030 build traffic conditions indicate the major-street left-turn movements and minor-street approaches of Vinson Road and Rainwater Court / Site Drive 2 are expected to operate at LOS C or better during the weekday AM and PM peak hours.

Exclusive left- and right-turn lanes were considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways*. An exclusive eastbound left-turn lane is recommended with at least 100 feet of full width storage with appropriate deceleration and taper.

8. CONCLUSIONS

This Traffic Impact Analysis was conducted to determine the potential traffic impacts of the proposed development, west of Hidden Valley Drive and north of Vinson Road in Clayton, North Carolina. The proposed development is expected to be a residential development and be built out in 2030. Site access is proposed via two (2) full movement driveways along Vinson Road. The full movement driveways along Vinson Road are expected to align with Windsor Green Drive and Rainwater Court. It should be noted that interconnectivity is expected to the development to the south via High Chaparral Drive; however, this interconnectivity was not considered as part of this TIA and is expected to provide conservative results at the main access points.

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

- 2022 Existing Traffic Conditions
- 2030 No-Build Traffic Conditions
- 2030 Build Traffic Conditions

Trip Generation

It is estimated that the proposed development will generate approximately 3,937 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic, it is estimated that the proposed development will generate approximately 279 trips (77 entering and 202 exiting) will occur during the weekday AM peak hour and 362 trips (221 entering and 141 exiting) will occur during the weekday PM peak hour.

Adjustments to Analysis Guidelines

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

Intersection Capacity Analysis Summary

All the study area intersections (including the proposed site driveways) are expected to operate at acceptable levels-of-service under existing and future year conditions with the exception of the intersections listed below. A summary of the study area intersections that are expected to need improvements are as follows:

NC 42 and Glen Laurel Road

Based on SimTraffic queuing reports, the eastbound right-turn lane is expected to exceed the existing storage provided; therefore, signal phasing and timing modifications were considered. Signal phasing and timing modifications in the form of an overlap phase for the eastbound right-turn movement were analyzed. With this signal phasing and timing modification, under 2030 build with improvements traffic conditions, this intersection is expected to operate at an overall LOS C during the weekday AM and PM peak hours. All approaches are expected to operate at LOS D or better during the weekday AM and PM peak hours. Based on SimTraffic simulations, this signal modifications are expected to reduce queuing on the eastbound approach. Additionally, it is expected that many drivers will utilize right-turn on-red (RTOR) which is expected to decrease queuing lengths and improve overall delays at this intersection. It is recommended that the development coordinate with NCDOT to develop a signal modification plan at this intersection.

Glen Laurel Road and Vinson Road

Due to failing levels of service during the weekday PM peak hour under 2030 no-build and 2030 build traffic conditions geometric improvements were considered. Based on the SimTraffic simulations and capacity of the intersection, an exclusive southbound left-turn lane and northbound right-turn lane are recommended. A southbound left-turn lane with 425 feet of full width storage and a northbound right-turn lane with 275 feet of full width storage are recommended at this intersection. Under 2030 build with improvements traffic conditions, the intersection is expected to operate at an overall LOS C during the weekday AM peak hour and an overall LOS D during the weekday PM peak hour.

Vinson Road and Windsor Green Drive / Site Drive 1

Capacity analysis of 2022 existing 2030 no-build, 2030 build traffic conditions indicate the major-street left-turn movements and minor-street approaches of Vinson Road and Windsor Green Drive / Site Drive 1 are expected to operate at LOS C or better during the weekday AM and PM peak hours. Exclusive left- and right-turn lanes were considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways*. An exclusive eastbound left-turn lane is recommended with at least 50 feet of full width storage with appropriate deceleration and taper.

Vinson Road and Rainwater Court / Site Drive 2

Capacity analysis of 2022 existing 2030 no-build, 2030 build traffic conditions indicate the major-street left-turn movements and minor-street approaches of Vinson Road and Rainwater Court / Site Drive 2 are expected to operate at LOS C or better during the weekday AM and PM peak hours. Exclusive left- and right-turn lanes were considered based on the NCDOT Policy on Street and Driveway Access to North Carolina Highways. An exclusive eastbound left-turn lane is recommended with at least 100 feet of full width storage with appropriate deceleration and taper.

9. RECOMMENDATIONS

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

Improvements by NCDOT

Glen Laurel Road and Vinson Road

- Install a traffic signal.

Recommended Improvements by Developer

NC 42 and Glen Laurel Road

- Coordinate with NCDOT to develop a signal modification plan to allow for an eastbound right-turn overlap phase.

Glen Laurel Road and Vinson Road

- Provide an exclusive southbound left-turn lane with at least 425 feet of full width storage with appropriate deceleration and taper if right-of-way is available.
- Provide an exclusive northbound right-turn lane with at least 275 feet of full width storage with appropriate deceleration and taper if right-of-way is available.

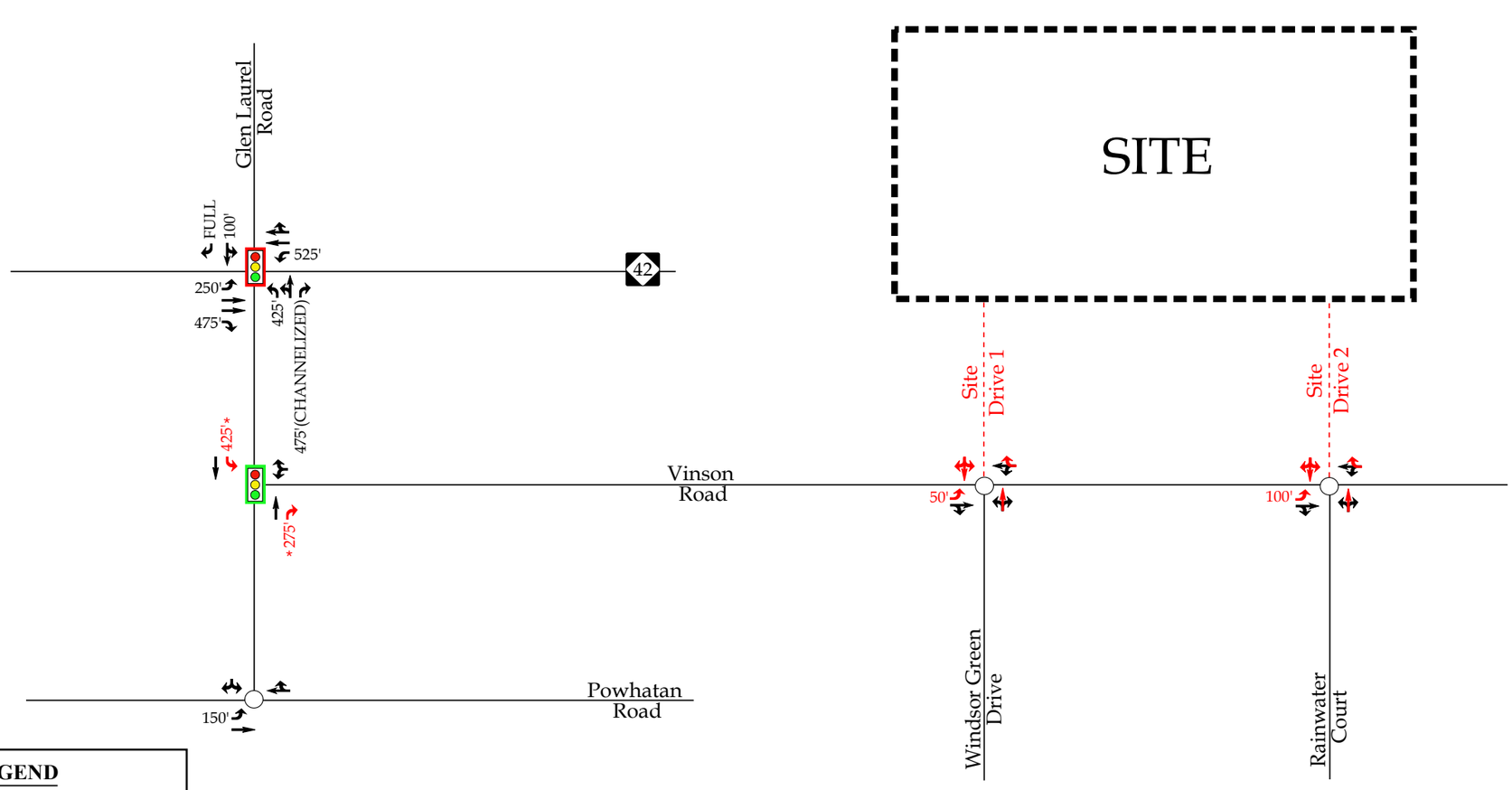
Vinson Road and Windsor Green Drive / Site Drive 1

- Construct Site Drive 1 with one ingress and one egress lane striped as a shared left-/through/right-turn lane.
- Provide an exclusive eastbound left-turn lane with at least 50 feet of full width storage with appropriate deceleration and taper.
- Provide stop control for the southbound approach (Site Drive 1).

Vinson Road and Rainwater Court / Site Drive 2

- Construct Site Drive 1 with one ingress and one egress lane striped as a shared left-/through/right-turn lane.

- Provide an exclusive eastbound left-turn lane with at least 100 feet of full width storage with appropriate deceleration and taper.
- Provide stop control for the southbound approach (Site Drive 1).



LEGEND

- Unsignalized Intersection
- Signalized Intersection
- Existing Lane
- Signal Installation by NCDOT
- Signal Phasing and Timing Modifications by Developer
- Improvement by Developer
- X' Storage (In Feet)

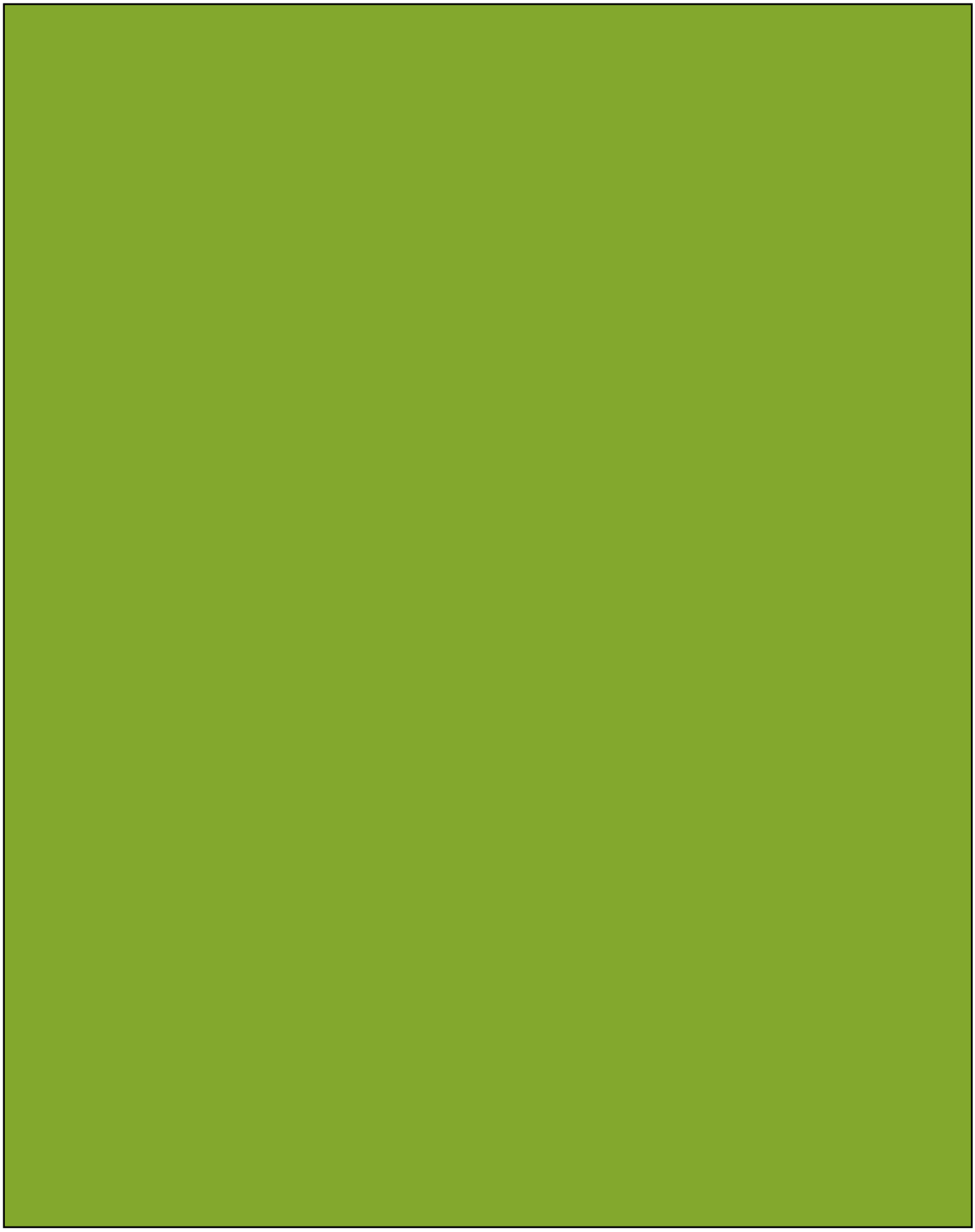
* If right-of-way is available.

RAMEY KEMP ASSOCIATES

Vinson Road Development
Johnston County, NC

Recommended Lane Configurations

Scale: Not to Scale | Figure 9



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

DELIVERY VIA EMAIL

November 29, 2022

Jonathan K. Jacobs, PE
Assistant Town Engineer - Town of Clayton
111 E. Second Street
Clayton, NC 27528

COUNTY: Johnston

SUBJECT: **TIA Review of Proposed Vinson Road Development**

Dear Mr. Jacobs,

Highway Division Four (Division) has reviewed the Traffic Impact Analysis (TIA) for the subject development. Please accept this letter as concurrence with the TIA and the attached TIA Review Report performed by the Congestion Management Section of the Transportation Mobility and Safety Division of NCDOT. Any comments below are in addition to the requirements that are included in the actual TIA or Traffic Impact Analysis Review. All requirements or recommendations included herein are based off current Department and Division policies. This review should not be mistaken for approval of the driveway permit, design/construction plans, final plat, site plans, or access locations. A driveway permit must be obtained prior to construction and NCDOT will approve site plan and access locations during this review. All design aspects of any submitted plans shall comply with current NCDOT Standard Specifications for Roads and Structures and Policy on Street and Driveway Access to North Carolina Highways.

GENERAL COMMENTS

- Any roadway improvements and right-of-way dedication necessary to accommodate the road construction shall be the responsibility of the owner/developers. All required ROW shall be dedicated as public ROW in the final plat. Installation of right turn lanes will typically require at least 15' of dedication.
- Lane Closures for required improvement construction will only be permitted under restricted hours due to heavy traffic volumes in the vicinity of the proposed development. These restrictions will be determined during the driveway permitting application and approval.
- These conditions are based on current traffic volumes and projected growth for the study area. If the proposed build out year for this development, as stated in the TIA, varies more than one year an addendum or revised TIA may be required.
- Improvements being identified by a TIA for an adjacent development does not dismiss or release this development from installation and/or participation of these improvements. It

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS | DIV. 4 DIST. 3
2671 US 70 WEST
GOLDSBORO, NC 27530

Telephone: (919) 739-5300
Fax: (919) 731-2017
Customer Service: 1-877-368-4968
Website: www.ncdot.gov

Location:
2671 US 70 WEST
GOLDSBORO, NC 26730

is recommended that the Developers coordinate this installation with other committed developments. The Department will not participate in determining the value of each individual contribution to this roadway improvement.
- Any additional improvements that are constructed after the completion of this TIA must be maintained while constructing the improvements required by this letter.

Additional Requirements

- All driveways for this site on NCDOT ROW must be spaced 600'on secondary and 1,000' on primary routes. This is measured along the ROW line between the tangent projection of the inside edges of adjacent driveways apart measuring the distance between the radiuses of both driveways.
- All left and right turns installed on NCDOT ROW at will required a minimum of 100' of storage if located at a site driveway. If any left turn lane taper overlaps with any existing or proposed middle turn lane or taper, the entire section will need to be widened to three lanes.

Feel free to contact me if you have any additional questions or concerns.

Sincerely,

Sam Lawhorn, PE
District Engineer

cc: Keith Eason, PE - Division Engineer
Paul Marak, PE - Division Traffic Engineer
Charles Sorrell - Congestion Management Engineer
Caroline Cheeves, PE – Ramey Kemp
Driveway Permit File

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

November 29, 2022

Vinson Road Development

Traffic Impact Analysis Review Report
Congestion Management Section

TIA Project: SC-2022-332
Division: 4
County: Johnston

Clarence B. Bunting, IV, P.E. Regional Engineer
Charles Sorrell, Project Design Engineer

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
TRANSPORTATION MOBILITY & SAFETY DIVISION
1561 MAIL SERVICE CENTER
RALEIGH, NC 27699-1561

Telephone: (919) 814-5000
Fax: (919) 771-2745
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
750 N. GREENFIELD PARKWAY
GARNER, NC 27529

Vinson Road Development TIA

SC-2022-332	Clayton	Johnston County

Per your request, the Congestion Management Section (CMS) of the Transportation Mobility and Safety Division has completed a review of the subject site. The comments and recommendations contained in this review are based on data for background conditions presented in the Traffic Impact Analysis (TIA) and are subject to the approval of the local District Engineer's Office and appropriate local authorities.

Date Initially Received by CMS	11/10/22	Date of Site Plan	6/28/22
Date of Complete Information	11/10/22	Date of Sealed TIA	11/10/22

Proposed Development

The TIA assumes the development is to be completed by 2030 and consist of the following:

Land Use	Land Use Code	Size
Single Family Detached Housing	210	255 units
Single Family Attached Housing	215	210 units

Trip Generation - Unadjusted Volumes During a Typical Weekday

	IN	OUT	TOTAL
AM Peak Hour	77	202	279
PM Peak Hour	221	141	362
Daily Trips			3,937

General Reference

For reference to various documents applicable to this review please reference the following link: *https://connect.ncdot.gov/resources/safety/Pages/Congestion-Management.aspx*

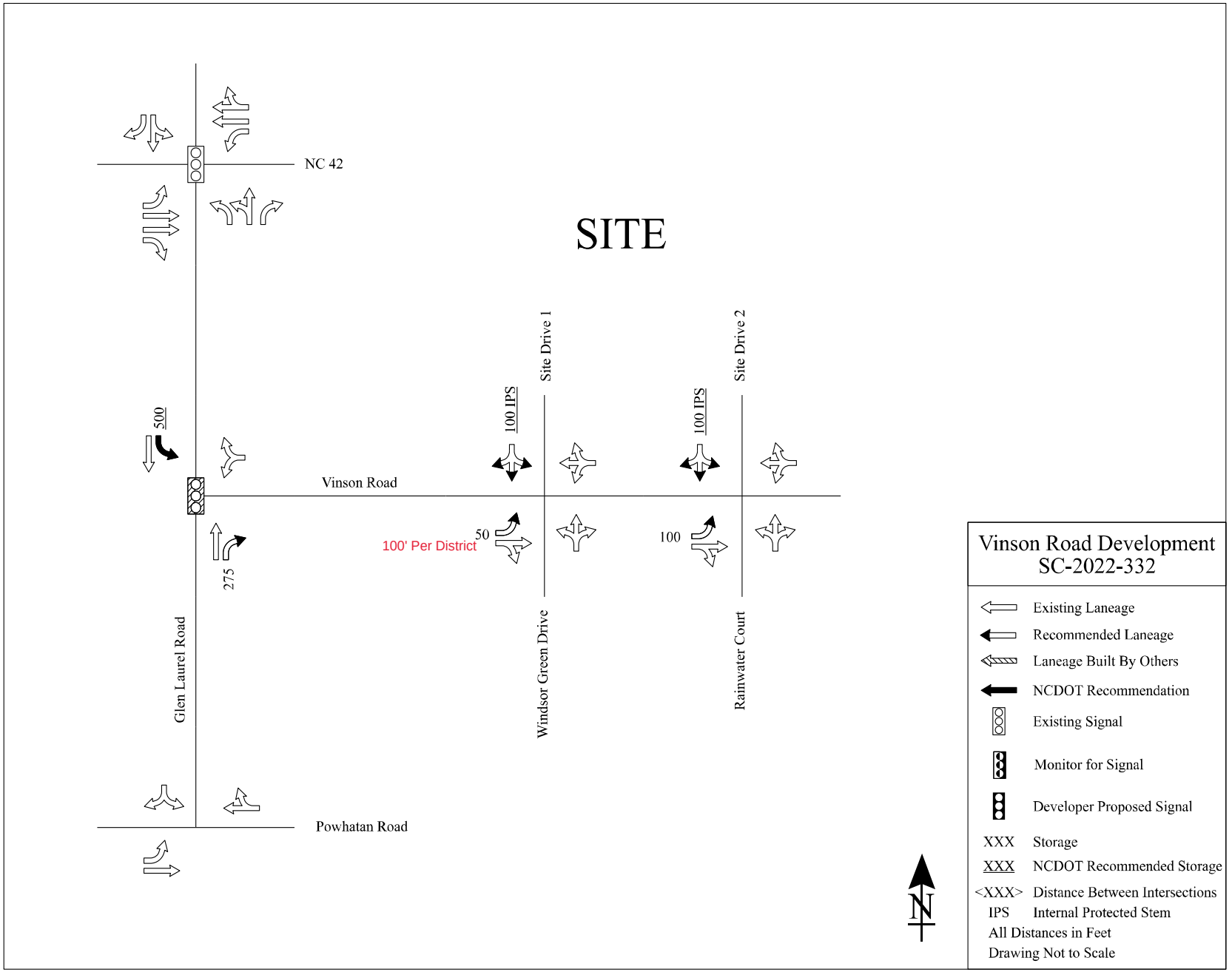
Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to this office. If we can provide further assistance, please contact the Congestion Management Section.

Signalization

We defer to the District Engineer, the Division Traffic Engineer, and the Regional Traffic Engineer for final decisions regarding signalization.

Improvements By Others

The analysis includes background improvements by others. If these improvements are not in place at the time of construction, the site should provide these improvements or analysis demonstrating mitigation is not necessary.


SITE
NC 42
Vinson Road
Glen Laurel Road
Powhatan Road
Site Drive 1
Site Drive 2
Windsor Green Drive
Rainwater Court
100 IPS
100 IPS
500
275
50
100
100' Per District
N
Vinson Road Development
SC-2022-332
Existing Laneage
Recommended Laneage
Laneage Built By Others
NCDOT Recommendation
Existing Signal
Monitor for Signal
Developer Proposed Signal
XXX Storage
XXX NCDOT Recommended Storage
<XXX> Distance Between Intersections
IPS Internal Protected Stem
All Distances in Feet
Drawing Not to Scale

TECHNICAL APPENDIX

APPENDIX A

SCOPING DOCUMENTATION

NCDOT Traffic Impact Analysis Need Screening / Scoping Request

TIA Need Screening → TIA Scoping → TIA Submittal

A Traffic Impact Analysis (TIA) may be required for developments based on the site trip generation estimates, site context, or at the discretion of the NCDOT District Engineer. The Applicant or the TIA Consultant shall submit this form along with the site plan to the District Engineer to determine the TIA need and, if a TIA is required, initiate the TIA scoping process. Without an approved scope, the TIA is incomplete and will be rejected until the study is revised to conform to NCDOT's TIA requirements.

Project Name: Vinson Road Development **Previous Name:** If Applicable

Location: West of HiddenValleyDr& North of VinsonRd **County:** Johnston **Municipality:** Clayton

Project Description: Residential development consisting of 210 townhomes and 255 single-family homes. Site access is proposed via 2 full movement drives along Vinson Road & interconnectivity through the res dev to the east

Project Contact:	Applicant	TIA Consultant
Company Name	Hopper Communities	Ramey Kemp & Associates, Inc.
Contact Person	Bill Harrell	Caroline Cheeves, PE
Phone Number	919-618-9929	919-872-5115
Email	Bharrell@hoppercommunities.com	ccheeves@rameykemp.com
Mailing Address	2403 Medway Drive Raleigh, NC 27608	5808 Faringdon Place, Suite 100 Raleigh, NC 27609

Site Plan Prepared By: **Site Plan Date:** 06/2022

See site plan/vicinity map requirements on page 2.

Parcel Size: 146.26 Acre(s) **Anticipated Build-Out Year:** 2030

Weekday Site Trip Generation - Do NOT adjust for mode split, pass-by, internal capture, or diverted trips.

ITE LUC	Proposed Land Use	Size	Unit	Daily Trips	Peak Hour Type	AM Peak Hour Trips			PM Peak Hour Trips			Data Source
						Enter	Exit	Total	Enter	Exit	Total	
210	SingleFamDetached	255	DU	2387	Adj. Street	45	130	175	151	89	240	ITE Equation
215	SingleFamAttached	210	DU	1550	Adj. Street	32	72	104	70	52	122	ITE Equation
Total		465	DU	3937		77	202	279	221	141	362	

Refer to the current *NCDOT Congestion Management Capacity Analysis Guidelines* for acceptable trip calculation methods and data sources.

**Explain local or other data sources, if used:

☒ The estimated site trips meet NCDOT's TIA trip threshold of 3,000 daily trips.

☒ The estimated site trips meet the municipal TIA trip threshold of 1000 daily, 100 peak hour (County)

☐ This project is located in a known STIP and/ or local CIP project #

☐ This project includes a rezoning request.

☐ The proposed site access is located within 1,000 feet of an interchange.

☐ The Applicant requests for a new or modified control-of-access break.

☐ The Applicant requests for a new or modified median break.

Applicant's Signature	Caroline Cheeves, PE Print Name	10/4/2022 Date

NCDOT Traffic Impact Analysis Need Screening / Scoping Request

TIA Need Screening → TIA Scoping → TIA Submittal

Site Plan/Vicinity Map Requirement for TIA Need Screening: While the site plan may not be finalized during the TIA scoping stage, the graphic representation of the proposed development shall provide adequate details on the development scope and context. More specifically, the site plan/map shall clearly show the location and type of each access point, spacing to adjacent and opposing driveways or intersections, internal street network, proposed buildings/parcels with their anticipated uses and sizes at full build-out and, if applicable, any nearby interstate, US, NC or Secondary Roads (SR).

Project Name: Vinson Road Development **Project Reference Number:** 22388

☒ **A TIA is Required by the Local Government.** In addition, the study area is expected to include NCDOT maintained transportation facilities.

☒ **A TIA is Required by NCDOT,** per the *Policy on Street and Driveway Access to North Carolina Highways*.

If either or both of the boxes above are checked, the Applicant/TIA Consultant is hereby requested to fill out as much as possible of the following TIA scoping checklist, and return it along with the supporting documents to NCDOT prior to the scoping meeting.

☐ **A TIA is NOT required**. This decision is based on the development information presented above. Changes in the development plan will require re-evaluation of the TIA need, and may necessitate a TIA. The Applicant should inform the District Engineer of any significant changes in a timely fashion to avoid delays or rejections of the driveway permit / encroachment agreement applications.

Additional Comments:

The TIA need decision is made by the NCDOT Division ____ District____ on _____.

NCDOT District Representative's Signature
Email concurrence may be used in lieu of the signature.

Print Name

NCDOT TIA Scoping Checklist

TIA Need Screening → TIA Scoping → TIA Submittal

Project Name: Vinson Road Development **TIA Scoping Date:** 10/4/2022

☒ **TIA Need Screening Forms are Attached.** Project Reference #: 22388 Decision Date: _____

☒ **Site Plan and Access**

☒ Provide a site plan illustrating site access, internal and external roadways, buildings and land uses.
Refer to NCDOT's *Policy on Street and Driveway Access to North Carolina Highways* pages 14 and 15 for site plan requirements.

☒ Identify site access.

New Access	On Road	Access Type		Driveway Spacing		
	Road Name	Permitted Movements	Traffic Control	Distance (ft)	Direction	Nearest Intersection / Access
Access A	Vinson Road	Conventional Full-Mvmt	2-Way Stop			Windsor Green Dr
Access B	Vinson Road	Conventional Full-Mvmt	2-Way Stop			Rainwater Court
Access C						
Access D						
Access E						
Access F						
Access G						
Access H						

Existing Access	Existing Intersection of		Access Modification	Proposed Interconnectivity (If Applicable)		
	Road A	Road B		Connector #	Road Connected	Adjacent Development
Access 1			Please Select	Connector 1	High Chaparral Dr*	N/A
Access 2				Connector 2		
Access 3				Connector 3		
Access 4				Connector 4		

☐ Additional access clarifications and provisions (e.g., proposed control-of-access or median breaks, modifications of existing access, loading/unloading area access, bike/pedestrian accommodation).

*This interconnectivity point is proposed to not be considered for the purpose of the TIA to provide conservative results at the main access points.

☐ **Proposed K-12 School Site**

☐ NCDOT MSTA School Traffic Calculator for Select School Type shall be used.

☐ Peak Hour Factors (PHFs) shall be adjusted/weighted for new school trips (0.5 PHF by default).

☐ Internal school circulation analysis is required, and should be submitted in advance or concurrent with the TIA submittal.

☐ Clarify traffic operation plans (e.g. traffic circulation pattern, pedestrian access, drop-off/pick-up zone location and configuration, queue storage area and, if applicable, staggered start times).

☒ Trip Generation

The TIA Consultant shall prepare trip generation estimates following the current *NCDOT Congestion Management Capacity Analysis Guidelines*, and submit the calculation sheets and supporting information to the District Engineer for approval prior to capacity analysis.

ITE LUC	Proposed Land Use	Size	Unit	Daily Trips	Peak Hour Type	AM Peak Hour Trips			PM Peak Hour Trips			Data Source
						Enter	Exit	Total	Enter	Exit	Total	
210	SingleFamDetached	255	DU	2387	Adj. Street	45	130	175	151	89	240	ITE Equation
215	SingleFamAttached	210	DU	1150	Adj. Street	32	72	104	70	52	122	ITE Equation
Unadjusted Site Trips				3937		77	202	279	221	141	362	
Internal Capture Trips (Attach Calculation Sheets)												Please Select
Internal Capture % of Unadjusted Site Trips				%		%			%			
LUC	Proposed Land Use	Any Internal Trips?		Pass-By % of External Trips								
		Not Applicable		%		%			%			
				%		%			%			
				%		%			%			
				%		%			%			
				%		%			%			
Pass-By Trips (Attach Calculation Sheets)												
Adjacent Street Volumes												Please Select
Non-Pass-By Primary Trips												
Diverted Trips, if Applicable and Justifiable												Please Select

**Explain local or other data sources, if used:

☐ Existing Site Trip Information for Redevelopment Projects (Attach separate sheets as needed)

ITE LUC	Existing Land Use	Size	Unit	Daily Trips	Peak Hour Type	AM Peak Hour Trips			PM Peak Hour Trips			Data Source
						Enter	Exit	Total	Enter	Exit	Total	
					Please Select							Please Select
Total Existing Site Trips												

☒ **Trip Distribution**

☒ Trip distribution diagrams are submitted concurrently with this document (attach separate sheets).

☐ Trip distribution diagrams will be submitted separately, along with supporting information, to the District Engineer for review and approval prior to capacity analysis. The trip distribution shall be based on the current and anticipated traffic patterns, as well as instructions noted below.

It should be noted that this distribution is preliminary and may be adjusted depending on traffic data trends once we collect volumes. Any changes to the distribution will be coordinated with review agencies prior to performing analysis.

If required by the District Engineer, the following additional diagrams shall also be submitted:

☐ Mixed-Use Developments (separate diagrams for residential, commercial, and office trips)

☐ Inter-Development Trips (if 'internal" trips cross public streets)

☐ Pass-By Trips

☐ Diverted Trips

☐ Each Analysis Period

☐ **Mode Split**

☐ Provide Data Source and Justification

Mode / Period	Auto		
AM Peak	%	%	%
PM Peak	%	%	%
Daily	%	%	%
	%	%	%

☐ Identify proper infrastructure and accommodation for other modes of travel.

☒ **Analysis Peak Periods:**

☒ Weekday AM Peak 7:00-9:00 AM

☒ Weekday PM Peak 4:00-6:00 PM

☐ Weekday Midday Peak _____

☐ Weekday PM School Peak _____

☐ Weekend _____ Peak _____

☐ Other _____

☒ Study Area Intersections and Data Collection

The study area shall include the site access intersections (both new and existing) identified under "Site Plan and Access" on page 1, as well as the following external and, if applicable, internal intersections.

External Intersection	Intersection of		Traffic Control	Intersection Turning Movement Counts			Notes
	Road A	Road B		New / Existing	Date of Counts	Growth Adjustment	
#1	NC 42	Glen Laurel Road	Signal	Require New Counts			*
#2	Glen Laurel Road	Vinson Road	2-Way Stop	Require New Counts			*
#3	Glen Laurel Road	Powhatan Road	2-Way Stop	Require New Counts			*
#4	Vinson Road	Windsor Green Dr	2-Way Stop	Require New Counts			*
#5	Vinson Road	Rainwater Court	2-Way Stop	Require New Counts			*
#6							
#7							
#8							
#9							
#10							
#11							
#12							

Internal Intersection	Intersection of		Access Type		Intersection Spacing		
	Road A	Road B	Traffic Control	Permitted Movements	Distance (ft)	Direction	Nearest Intersection
#101			Please Select	Please Select		Please Select	
#102							
#103							
#104							
#105							

The following data will be collected:

☒ New traffic turning movement counts in ☐ 15-min intervals ☒ 5-min intervals (near schools)
Unless otherwise noted above, new traffic counts shall be collected at the existing study intersections during the analysis periods. Weekday counts shall avoid Mondays, Fridays, holidays, school breaks, road closures, and major weather events.

☐ To account for the impact of existing and/or proposed school traffic, PHFs will be adjusted for:

intersections numbered: _____

and access points numbered: _____

☐ Traffic Forecast Data for TIP: _____

☒ Roadway/Intersection Configuration & Traffic Control

☐ Traffic Signal Phasing & Timing Data

☒ Crash Data: at study intersections Period: most recent 5 years

☐ Other:

*Counts will be collected when Johnston County Schools are back in session.

The intersection of Glen Laurel Road and Vinson Road will be analyzed as a signalized intersection under no-build and build traffic conditions.

☒ **Future Year Conditions**

☒ Project Build-Out Year: 2030

☒ Future Analysis Year(s): 2032

☐ Identify below any funded/committed future transportation improvements, as well as any approved but incomplete developments near the site.

Funded STIP / Local CIP Project	Project Description	Year Complete

Nearby Approved Development	Location	Future Land Use (exclude any completed phases)	Committed Improvements

☒ Annual Growth Factor: 2 %

Justification/Data Source: Historical AADT data

☐ **Local Comprehensive Transportation Plan Compliance**

☐ Identify Applicable Local Transportation Planning Documents

☐ Identify Applicable Roadways inside the Study Area

Road Name	Classification	Speed Limit	Proposed Cross-Section	Proposed Right-of-Way	Compliance Requirements	Affect Study Intersection #

☒ Study Method

The traffic analysis shall follow the current *NCDOT Congestion Management Capacity Analysis Guidelines*, *Policy on Street and Driveway Access to North Carolina Highways*, and use the current approved version of analysis software (e.g. Synchro/SimTraffic, HCS, Sidra Intersection, TransModeler).

The study shall include the following analysis scenarios for each analysis period.

1. Existing Conditions
2. Future No-Build Conditions (existing + background growth + approved developments + committed or funded improvements)
3. Future Build Conditions (future no-build + site trips)
4. Future Build with Improvements Conditions (future build traffic with improvements to mitigate the proposed development's impacts) and, if applicable:

☐ 5. TIP Design Year Analysis _____

☐ 6. Alternative Access Scenario (without proposed control-of-access or median break / modification)

The following additional analysis/outputs should be provided as warranted:

- ☐ Signal Warrant Analysis for accesses/intersections _____
- ☐ Multi-Modal Level of Service Analysis
- ☐ School Loading Zone Traffic Simulation
- ☐ Phasing Analysis (scope separately as needed)
- ☒ Safety/Crash Analysis
- ☐ Control-of-Access Modification Justification
- ☐ Median Break / Modification Justification
- ☐ Other _____

☒ Submittals

In addition to the hardcopies required below, the TIA Consultant shall provide the District Engineer and, if required, the local government an electronic copy of the study documents, including the latest site plan, figures and appendices, in searchable PDF files and the original traffic analysis files (e.g., Synchro, HCS). To expedite review, the NCDOT electronic submittals shall also be delivered concurrently to:

☐ Div. Traffic Engr ☐ Regional Traffic Engr ☐ Congestion Management ☐ Other _____

Submittals	NCDOT		Local Government	
	Electronic	Hardcopy	Electronic	Hardcopy
Trip Generation & Distribution	Required		Please Select	
Draft TIA Report	Required			
Final Sealed TIA Report	Required			

☐ **Additional Comments (**municipal TIA requirements, approved variations from NCDOT guidelines)

Agreement by All Parties

The undersigned agree to the contents and methodology described above for completing the required traffic impact analysis for the proposed development identified herein. Any changes to the above methodology contemplated by the Applicant or the TIA Consultant must be submitted to the District Engineer in writing. If approved by NCDOT, then such changes may be accepted for the TIA report. Subsequent revisions to the development plan (e.g. land use, density, site access, or schedule) may require additional scoping and analysis, and may modify the TIA requirements.

This agreement shall become effective on the date approved by NCDOT, and shall expire____ months after the effective date or upon significant changes to the roadway network and/or development assumptions, whichever occurs first. Once expired, renewal or re-scoping will be required for subsequent TIA submittals.

APPLICANT

Signature	Print Name	Date

TIA CONSULTANT

Signature	Print Name	Date
	Caroline Cheeves, PE	10/4/2022

LOCAL GOVERNMENT REPRESENTATIVE (If Applicable)

Signature	Print Name	Date

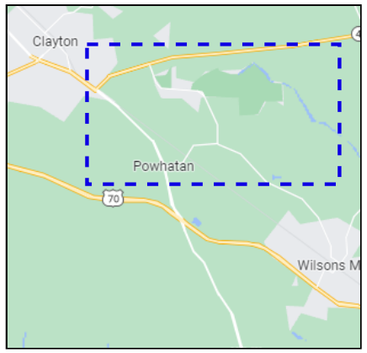
Email concurrence may be used in lieu of the signature.

NCDOT DISTRICT REPRESENTATIVE

Reviewed and approved by the NCDOT Division ____District____ on _____.

Signature	Print Name

Email concurrence may be used in lieu of the signature.



LEGEND

- Study Intersection
- Proposed Site Access
- Study Area

N

RAMEY KEMP ASSOCIATES

Vinson Road Development
Johnston County, NC

Site Location Map

Scale: Not to Scale | Figure 1

VINSON ROAD
CONCEPTUAL SITE PLAN

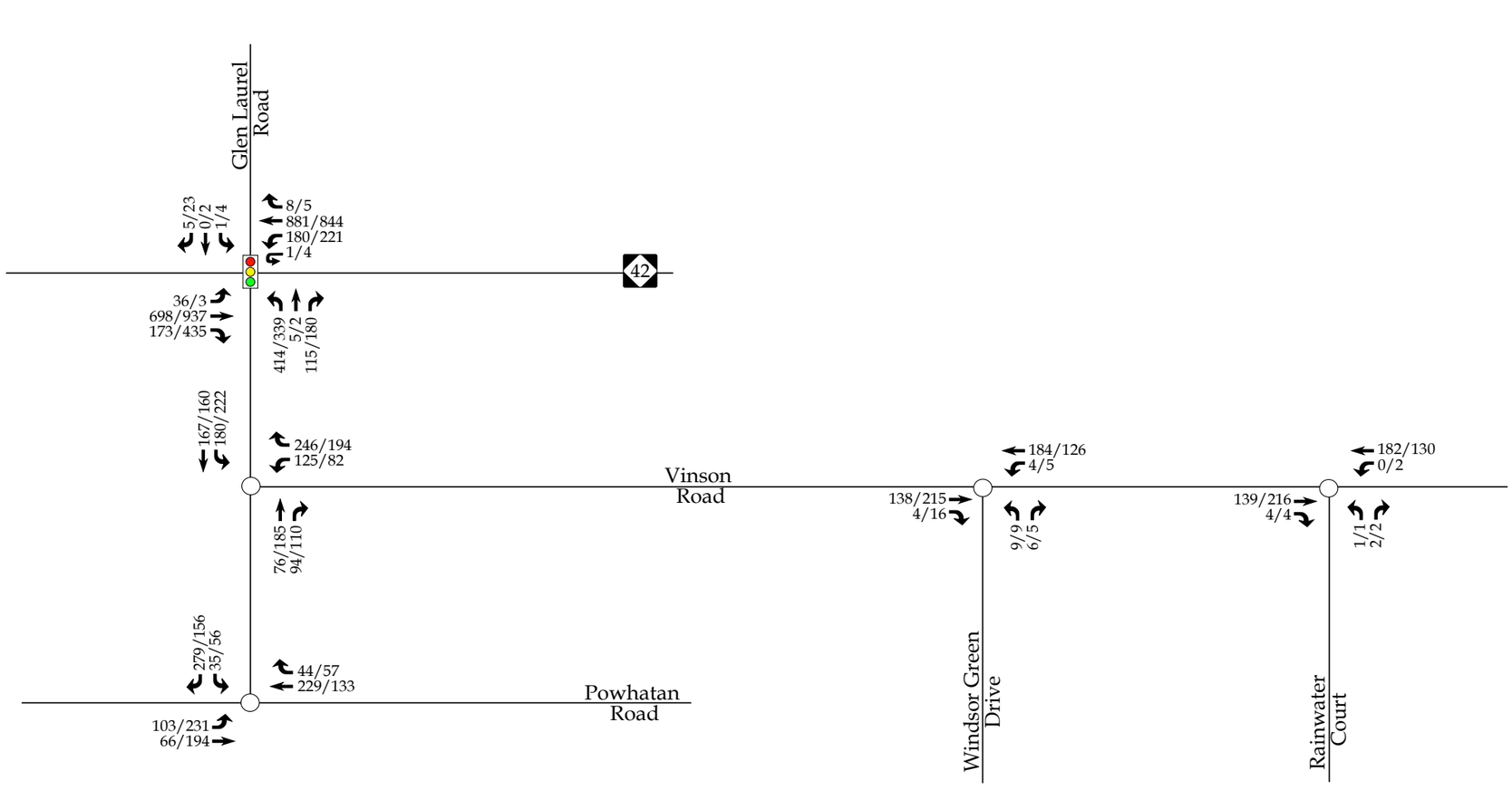
VINSON ROAD CONCEPTUAL SITE PLAN "A"

6/28/2022 1" =100'

SITE AREA: 146.26 ACRES

DENSITY: 3.18 DU/AC

PROPOSED 72' X 120' LOTS	26 LOTS (6%)
PROPOSED 62' X 120' LOTS	94 LOTS (20%)
PROPOSED 52' X 120' LOTS	135 LOTS (29%)
PROPOSED 20' WIDE TOWNHOMES	210 LOTS (45%)
PROPOSED OPEN SPACE	64 ACRES
TOTAL LOTS	465 LOTS



LEGEND

- ○ Unsignalized Intersection
- Signalized Intersection
- X / Y → Weekday AM / PM Peak Hour Traffic

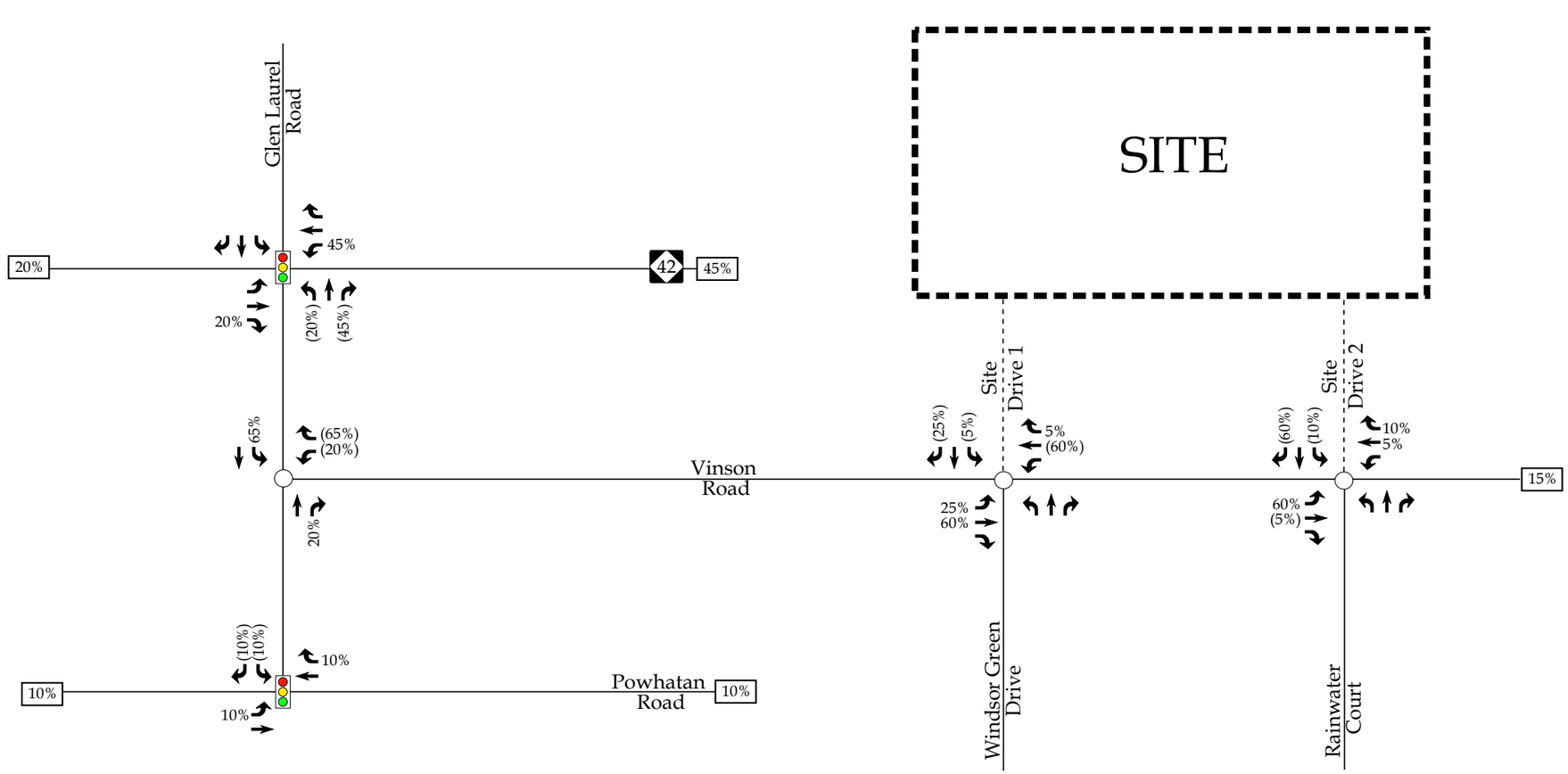
Note: Based on NCDOT Congestion Management guidelines, a volume of 4 vehicles per hour (vph) was analyzed for any movement with less than 4 vph.

RKA
RAMEY KEMP ASSOCIATES

Vinson Road Development
Johnston County, NC

2022 Existing
Peak Hour Traffic

Scale: Not to Scale | Figure 4



LEGEND

- Unsignalized Intersection
- Signalized Intersection
- X% → Entering Trip Distribution
- (Y%) → Exiting Trip Distribution
- XX% Regional Trip Distribution

RAMEY KEMP ASSOCIATES

Vinson Road Development
Johnston County, NC

Site Trip Distribution

Scale: Not to Scale

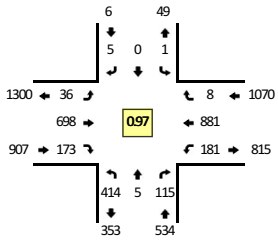
Type of peak hour being reported: Intersection Peak

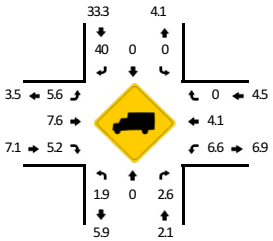
Method for determining peak hour: Total Entering Volume

LOCATION: Glen Laurel Rd -- State Hwy 42
CITY/STATE: Clayton, NC

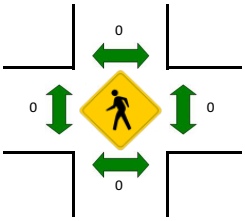
QC JOB #: 15904201
DATE: Thu, Sep 8 2022

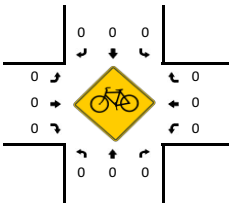
Peak-Hour: 7:45 AM -- 8:45 AM
Peak 15-Min: 7:45 AM -- 8:00 AM

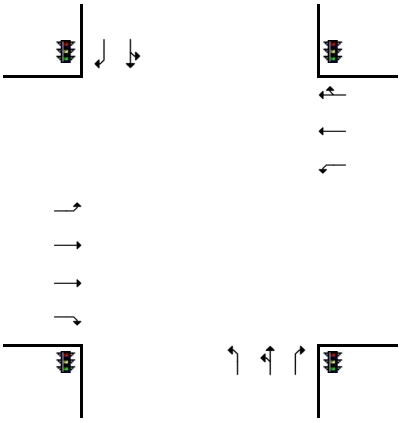


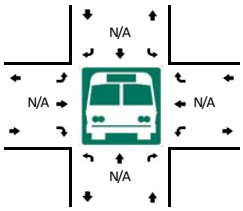


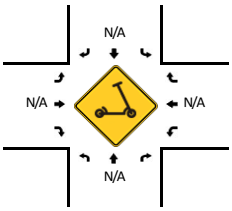
Quality Counts
DATA THAT DRIVES COMMUNITIES











5-Min Count Period Beginning At	Glen Laurel Rd (Northbound)				Glen Laurel Rd (Southbound)				State Hwy 42 (Eastbound)				State Hwy 42 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	55	0	5	0	0	0	0	0	2	42	8	0	3	80	0	0	195	
7:05 AM	39	1	10	0	0	0	2	0	2	38	16	0	10	85	0	0	203	
7:10 AM	23	0	13	0	0	0	1	0	2	27	13	0	11	73	0	0	163	
7:15 AM	34	0	9	0	0	0	0	0	6	60	19	0	8	95	0	0	231	
7:20 AM	42	1	13	0	0	0	0	0	2	46	9	0	7	88	0	0	208	
7:25 AM	33	1	12	0	0	0	0	0	4	32	8	0	18	87	2	0	197	
7:30 AM	53	0	16	0	0	0	0	0	6	42	19	0	17	63	0	0	216	
7:35 AM	31	2	10	0	0	0	1	0	0	33	5	1	7	92	2	0	184	
7:40 AM	34	0	11	0	0	0	0	0	3	42	11	0	18	77	0	0	196	
7:45 AM	45	1	11	0	0	0	1	0	5	75	16	0	17	68	1	0	240	
7:50 AM	43	0	11	0	0	0	0	0	3	60	14	0	15	88	0	0	234	
7:55 AM	34	1	5	0	0	0	0	0	4	34	14	0	18	62	2	0	174	2441
8:00 AM	36	1	9	0	0	0	0	0	4	61	17	0	15	71	0	0	214	2460
8:05 AM	20	0	6	0	0	0	0	0	3	67	15	0	27	76	1	0	215	2472
8:10 AM	31	0	13	0	0	0	0	0	1	62	11	0	18	67	0	0	203	2512
8:15 AM	35	1	11	0	1	0	0	0	4	58	14	0	13	66	0	0	203	2484
8:20 AM	25	0	12	0	0	0	1	0	4	65	18	0	17	85	1	0	228	2504
8:25 AM	20	1	11	0	0	0	1	0	2	53	11	0	10	71	1	1	182	2489
8:30 AM	41	0	5	0	0	0	2	0	5	55	15	0	11	71	2	0	207	2480
8:35 AM	45	0	11	0	0	0	0	0	1	40	10	0	8	76	0	0	191	2487
8:40 AM	39	0	10	0	0	0	0	0	0	68	18	0	11	80	0	0	226	2517
8:45 AM	34	0	9	0	0	0	1	0	1	68	13	0	10	78	0	0	214	2491
8:50 AM	51	0	7	0	0	0	0	0	1	65	19	1	10	83	0	0	237	2494
8:55 AM	33	0	8	0	0	0	0	0	2	32	15	0	12	79	0	0	181	2501

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	488	8	108	0	0	0	4	0	48	676	176	0	200	872	12	0	2592
Heavy Trucks	0	0	0		0	0	4		4	28	4		12	32	0		84
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 9/14/2022 8:10 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

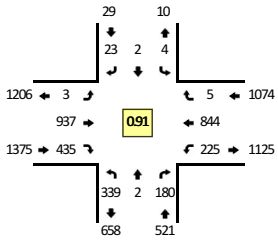
Type of peak hour being reported: Intersection Peak

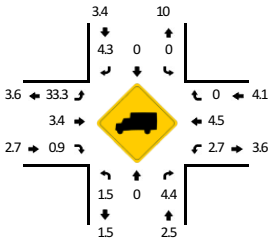
Method for determining peak hour: Total Entering Volume

LOCATION: Glen Laurel Rd -- State Hwy 42
CITY/STATE: Clayton, NC

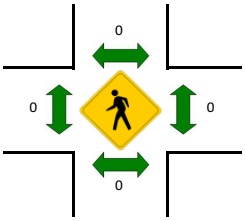
QC JOB #: 15904202
DATE: Thu, Sep 8 2022

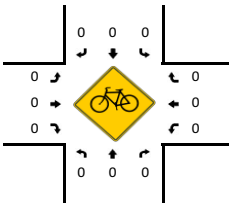
Peak-Hour: 5:00 PM -- 6:00 PM
Peak 15-Min: 5:45 PM -- 6:00 PM

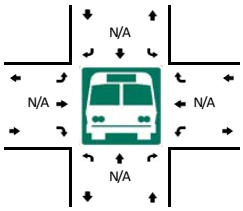


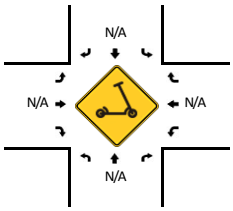


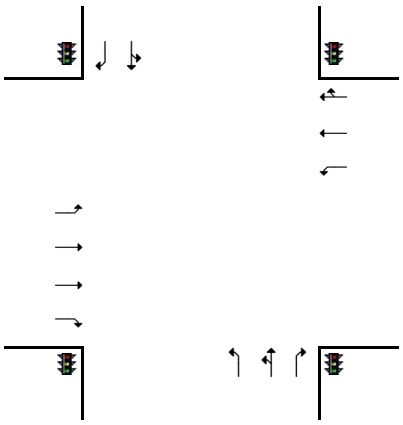
Quality Counts
DATA THAT DRIVES COMMUNITIES











5-Min Count Period Beginning At	Glen Laurel Rd (Northbound)				Glen Laurel Rd (Southbound)				State Hwy 42 (Eastbound)				State Hwy 42 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	21	0	19	0	1	0	5	0	0	83	31	0	17	63	0	2	242	
4:05 PM	18	0	22	0	0	0	5	0	0	106	33	0	13	53	1	0	251	
4:10 PM	24	0	19	0	1	0	2	0	1	79	31	0	19	55	0	0	231	
4:15 PM	30	0	11	0	2	1	3	0	0	73	28	0	10	68	0	0	226	
4:20 PM	36	0	18	0	0	0	7	0	0	66	27	0	23	60	1	0	238	
4:25 PM	15	0	16	0	1	0	1	0	0	81	30	0	13	102	0	0	259	
4:30 PM	24	0	18	0	1	0	2	0	0	71	38	0	18	57	0	0	229	
4:35 PM	18	0	16	0	0	2	11	0	1	103	48	0	18	71	0	0	288	
4:40 PM	29	0	15	0	2	3	4	0	0	78	36	0	10	55	0	0	232	
4:45 PM	19	0	19	0	0	1	1	0	0	107	31	0	18	71	0	0	267	
4:50 PM	36	0	10	0	1	0	5	0	0	66	33	0	18	79	0	0	248	
4:55 PM	29	0	15	0	0	0	4	0	0	99	30	0	8	65	0	0	250	2961
5:00 PM	20	1	16	0	0	1	2	0	1	88	32	0	5	69	0	3	238	2957
5:05 PM	21	0	10	0	0	0	1	0	0	78	42	0	21	62	0	0	235	2941
5:10 PM	26	0	21	0	0	1	5	0	0	69	37	0	14	68	0	0	241	2951
5:15 PM	18	0	11	0	0	0	5	0	1	85	38	0	18	69	1	0	246	2971
5:20 PM	28	0	13	0	0	0	0	0	1	78	33	0	23	80	1	0	257	2990
5:25 PM	28	0	22	0	2	0	4	0	0	67	31	0	16	72	0	0	242	2973
5:30 PM	38	0	25	0	0	0	1	0	0	42	35	0	18	61	1	0	221	2965
5:35 PM	20	0	11	0	0	0	1	0	0	103	38	0	18	77	1	0	269	2946
5:40 PM	39	1	19	0	0	0	2	0	0	38	24	0	24	75	0	0	222	2936
5:45 PM	29	0	10	0	0	0	0	0	0	109	46	0	25	71	1	1	292	2961
5:50 PM	31	0	12	0	1	0	2	0	0	101	50	0	16	70	0	0	283	2996
5:55 PM	41	0	10	0	1	0	0	0	0	79	29	0	23	70	0	0	253	2999

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	404	0	128	0	8	0	8	0	0	1156	500	0	256	844	4	4	3312
Heavy Trucks	8	0	12		0	0	0		0	24	4		0	40	0		88
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 9/14/2022 8:10 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

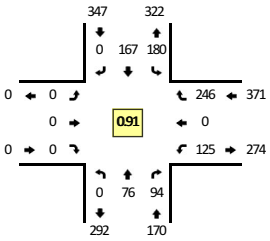
Type of peak hour being reported: Intersection Peak

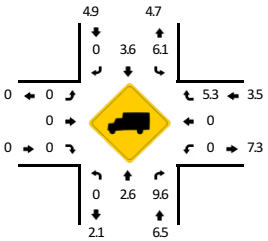
Method for determining peak hour: Total Entering Volume

LOCATION: Glen Laurel Rd -- Vinson Rd
CITY/STATE: Clayton, NC

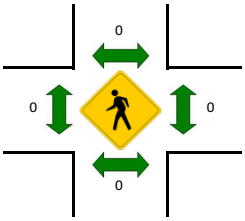
QC JOB #: 15904203
DATE: Thu, Sep 8 2022

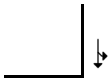
Peak-Hour: 7:45 AM -- 8:45 AM
Peak 15-Min: 8:25 AM -- 8:40 AM

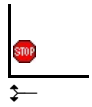


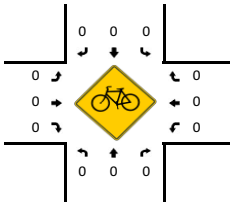


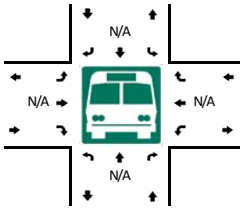
Quality Counts
DATA THAT DRIVES COMMUNITIES

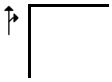


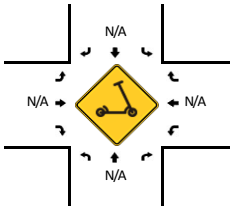












5-Min Count Period Beginning At	Glen Laurel Rd (Northbound)				Glen Laurel Rd (Southbound)				Vinson Rd (Eastbound)				Vinson Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	4	2	0	8	15	0	0	0	0	0	0	7	0	14	0	50	
7:05 AM	0	6	7	0	9	16	0	0	0	0	0	0	6	0	14	0	58	
7:10 AM	0	4	4	0	9	8	0	0	0	0	0	0	14	0	26	0	65	
7:15 AM	0	4	3	0	15	14	0	0	0	0	0	0	9	0	11	0	56	
7:20 AM	0	8	4	0	9	19	0	0	0	0	0	0	8	0	24	0	72	
7:25 AM	0	15	8	0	5	8	0	0	0	0	0	0	7	0	29	0	72	
7:30 AM	0	8	11	0	11	19	0	0	0	0	0	0	4	0	17	0	70	
7:35 AM	0	7	4	0	6	21	0	0	0	0	0	0	17	0	23	0	78	
7:40 AM	0	7	7	0	4	14	0	0	0	0	0	0	8	0	25	0	65	
7:45 AM	0	6	6	0	12	23	0	0	0	0	0	0	11	0	21	0	79	
7:50 AM	0	8	6	0	12	13	0	0	0	0	0	0	14	0	16	0	69	
7:55 AM	0	10	6	0	9	17	0	0	0	0	0	0	15	0	19	0	76	810
8:00 AM	0	7	9	0	10	14	0	0	0	0	0	0	4	0	14	0	58	818
8:05 AM	0	7	6	0	17	25	0	0	0	0	0	0	8	0	17	0	80	840
8:10 AM	0	5	9	0	16	16	0	0	0	0	0	0	10	0	21	0	77	852
8:15 AM	0	5	7	0	16	13	0	0	0	0	0	0	6	0	20	0	67	863
8:20 AM	0	9	11	0	19	8	0	0	0	0	0	0	5	0	12	0	64	855
8:25 AM	0	6	11	0	16	14	0	0	0	0	0	0	10	0	20	0	77	860
8:30 AM	0	6	9	0	23	8	0	0	0	0	0	0	14	0	21	0	81	871
8:35 AM	0	4	7	0	16	10	0	0	0	0	0	0	18	0	31	0	86	879
8:40 AM	0	3	7	0	14	6	0	0	0	0	0	0	10	0	34	0	74	888
8:45 AM	0	7	7	0	18	7	0	0	0	0	0	0	13	0	27	0	79	888
8:50 AM	0	8	3	0	7	2	0	0	0	0	0	0	14	0	23	0	57	876
8:55 AM	0	12	5	0	8	8	0	0	0	0	0	0	12	0	11	0	56	856

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	64	108	0	220	128	0	0	0	0	0	0	168	0	288	0	976
Heavy Trucks	0	0	12		16	0	0		0	0	0		0	0	28		56
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 9/14/2022 8:10 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

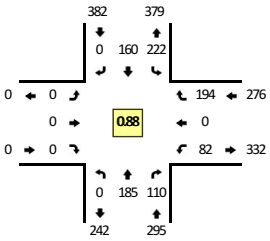
Type of peak hour being reported: Intersection Peak

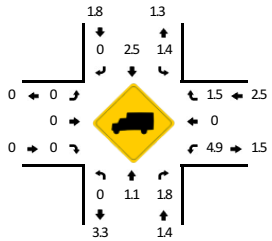
Method for determining peak hour: Total Entering Volume

LOCATION: Glen Laurel Rd -- Vinson Rd
CITY/STATE: Clayton, NC

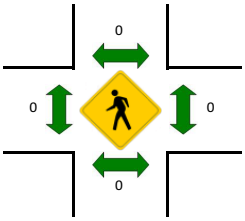
QC JOB #: 15904204
DATE: Thu, Sep 8 2022

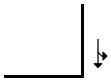
Peak-Hour: 5:00 PM -- 6:00 PM
Peak 15-Min: 5:40 PM -- 5:55 PM

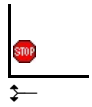


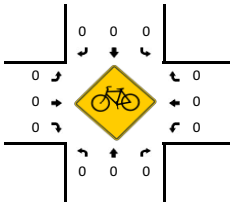


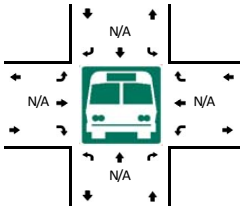
Quality Counts
DATA THAT DRIVES COMMUNITIES

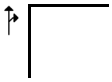


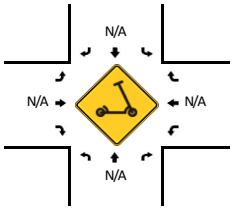












5-Min Count Period Beginning At	Glen Laurel Rd (Northbound)				Glen Laurel Rd (Southbound)				Vinson Rd (Eastbound)				Vinson Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	19	15	0	17	4	0	0	0	0	0	0	9	0	19	0	83	
4:05 PM	0	11	9	0	13	6	0	0	0	0	0	0	10	0	24	0	73	
4:10 PM	0	21	6	0	18	8	0	0	0	0	0	0	13	0	23	0	89	
4:15 PM	0	17	10	0	16	3	0	0	0	0	0	0	11	0	19	0	76	
4:20 PM	0	18	4	0	21	13	0	0	0	0	0	0	5	0	19	0	80	
4:25 PM	0	15	10	0	16	4	0	0	0	0	0	0	10	0	13	0	68	
4:30 PM	0	17	7	0	15	14	0	0	0	0	0	0	4	0	12	0	69	
4:35 PM	0	14	3	0	20	28	0	0	0	0	0	0	3	0	12	0	80	
4:40 PM	0	16	10	0	13	21	0	0	0	0	0	0	11	0	13	0	84	
4:45 PM	0	14	8	0	16	10	0	0	0	0	0	0	5	0	13	1	67	
4:50 PM	0	14	12	0	24	10	0	0	0	0	0	0	8	0	12	0	80	
4:55 PM	0	11	9	0	13	11	0	0	0	0	0	0	6	0	13	0	63	912
5:00 PM	0	15	7	0	13	9	0	0	0	0	0	0	9	0	9	0	62	891
5:05 PM	0	14	7	0	25	12	0	0	0	0	0	0	1	0	13	0	72	890
5:10 PM	0	19	9	0	18	12	0	0	0	0	0	0	5	0	14	0	77	878
5:15 PM	0	8	10	0	19	18	0	0	0	0	0	0	8	0	11	0	74	876
5:20 PM	0	15	8	0	30	13	0	0	0	0	0	0	9	0	20	0	95	891
5:25 PM	0	25	4	0	17	16	0	0	0	0	0	0	5	0	15	0	82	905
5:30 PM	0	17	7	0	14	10	0	0	0	0	0	0	3	0	14	0	65	901
5:35 PM	0	12	13	0	18	14	0	0	0	0	0	0	9	0	20	0	86	907
5:40 PM	0	20	11	0	15	14	0	0	0	0	0	0	10	0	22	0	92	915
5:45 PM	0	16	6	0	19	13	0	0	0	0	0	0	12	0	20	0	86	934
5:50 PM	0	10	21	0	20	18	0	0	0	0	0	0	5	0	20	0	94	948
5:55 PM	0	14	7	0	14	11	0	0	0	0	0	0	6	0	16	0	68	953

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	184	152	0	216	180	0	0	0	0	0	0	108	0	248	0	1088
Heavy Trucks	0	4	4		4	4	0		0	0	0		0	0	8		24
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 9/14/2022 8:10 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

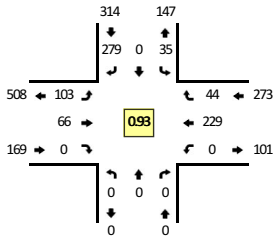
Type of peak hour being reported: Intersection Peak

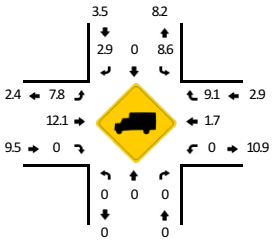
Method for determining peak hour: Total Entering Volume

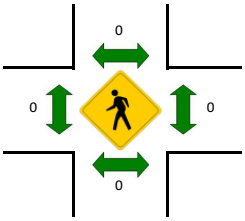
LOCATION: Glen Laurel Rd -- Powhatan Rd
CITY/STATE: Clayton, NC

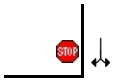
QC JOB #: 15904205
DATE: Thu, Sep 8 2022

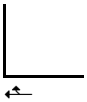
Peak-Hour: 7:10 AM -- 8:10 AM
Peak 15-Min: 7:30 AM -- 7:45 AM

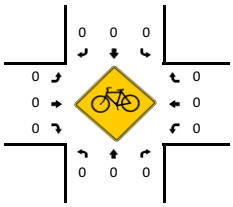


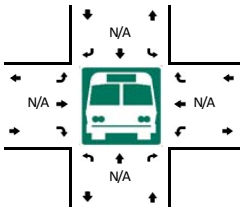


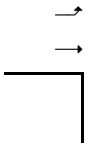


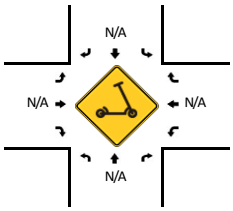












5-Min Count Period Beginning At	Glen Laurel Rd (Northbound)				Glen Laurel Rd (Southbound)				Powhatan Rd (Eastbound)				Powhatan Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	0	0	0	5	0	18	0	3	3	0	0	0	20	2	0	51	
7:05 AM	0	0	0	0	4	0	17	0	6	4	0	0	0	16	8	0	55	
7:10 AM	0	0	0	0	2	0	20	0	6	7	0	0	0	18	1	0	54	
7:15 AM	0	0	0	0	3	0	21	0	3	9	0	0	0	17	1	0	54	
7:20 AM	0	0	0	0	4	0	22	0	11	7	0	0	0	15	8	0	67	
7:25 AM	0	0	0	0	1	0	16	0	5	3	0	0	0	16	7	0	48	
7:30 AM	0	0	0	0	2	0	22	0	11	8	0	0	0	21	6	0	70	
7:35 AM	0	0	0	0	5	0	28	0	7	2	0	0	0	26	6	0	74	
7:40 AM	0	0	0	0	4	0	23	0	10	3	0	0	0	18	1	0	59	
7:45 AM	0	0	0	0	1	0	29	0	10	5	0	0	0	20	2	0	67	
7:50 AM	0	0	0	0	6	0	25	0	11	5	0	0	0	19	3	0	69	
7:55 AM	0	0	0	0	1	0	28	0	11	3	0	0	0	18	3	0	64	732
8:00 AM	0	0	0	0	0	0	18	0	9	5	0	0	0	23	3	0	58	739
8:05 AM	0	0	0	0	6	0	27	0	9	9	0	0	0	18	3	0	72	756
8:10 AM	0	0	0	0	3	0	24	0	5	3	0	0	0	15	4	0	54	756
8:15 AM	0	0	0	0	2	0	16	0	5	7	0	0	0	7	3	0	40	742
8:20 AM	0	0	0	0	1	0	13	0	9	3	0	0	0	9	4	0	39	714
8:25 AM	0	0	0	0	2	0	19	0	7	4	0	0	0	11	8	0	51	717
8:30 AM	0	0	0	0	4	0	16	0	6	4	0	0	0	13	6	0	49	696
8:35 AM	0	0	0	0	6	0	18	0	2	5	0	0	0	9	7	0	47	669
8:40 AM	0	0	0	0	6	0	12	0	4	2	0	0	0	10	3	0	37	647
8:45 AM	0	0	0	0	3	0	13	0	8	1	0	0	0	16	5	0	46	626
8:50 AM	0	0	0	0	5	0	11	0	11	3	0	0	0	15	2	0	47	604
8:55 AM	0	0	0	0	1	0	15	0	6	8	0	0	0	9	7	0	46	586

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	0	0	0	44	0	292	0	112	52	0	0	0	260	52	0	812
Heavy Trucks	0	0	0		8	0	8		4	0	0		0	4	8		32
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 9/14/2022 8:10 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

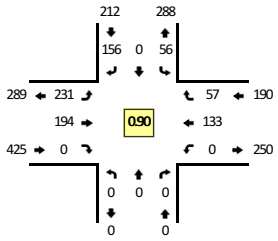
Type of peak hour being reported: Intersection Peak

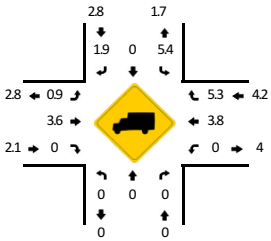
Method for determining peak hour: Total Entering Volume

LOCATION: Glen Laurel Rd -- Powhatan Rd
CITY/STATE: Clayton, NC

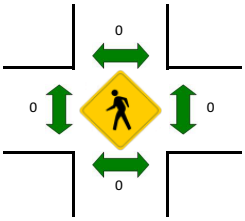
QC JOB #: 15904206
DATE: Thu, Sep 8 2022

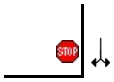
Peak-Hour: 5:00 PM -- 6:00 PM
Peak 15-Min: 5:35 PM -- 5:50 PM

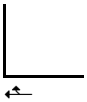


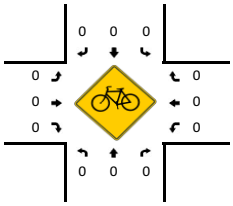


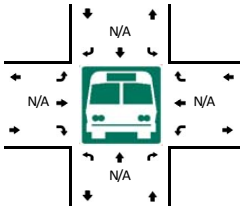
Quality Counts
DATA THAT DRIVES COMMUNITIES

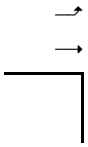


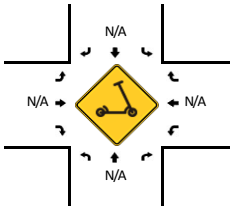












5-Min Count Period Beginning At	Glen Laurel Rd (Northbound)				Glen Laurel Rd (Southbound)				Powhatan Rd (Eastbound)				Powhatan Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	0	9	0	11	0	30	15	0	0	0	8	3	0	76	
4:05 PM	0	0	0	0	0	0	11	0	21	18	0	0	0	6	2	0	58	
4:10 PM	0	0	0	0	10	0	10	0	22	23	0	0	0	12	2	0	79	
4:15 PM	0	0	0	0	3	0	7	0	25	12	0	0	0	3	2	0	52	
4:20 PM	0	0	0	0	4	0	11	0	17	20	0	0	0	8	2	0	62	
4:25 PM	0	0	0	0	3	0	14	0	16	19	0	0	0	6	2	0	60	
4:30 PM	0	0	0	0	6	0	9	0	19	21	0	0	0	10	3	0	68	
4:35 PM	0	0	0	0	10	0	16	0	11	13	0	0	0	4	7	0	61	
4:40 PM	0	0	0	0	9	0	17	0	26	20	0	0	0	8	5	0	85	
4:45 PM	0	0	0	0	6	0	11	0	19	16	0	0	0	13	4	0	69	
4:50 PM	0	0	0	0	8	0	10	0	20	12	0	0	0	12	1	0	63	
4:55 PM	0	0	0	0	4	0	11	0	21	10	0	0	0	11	3	0	60	793
5:00 PM	0	0	0	0	2	0	9	0	15	15	0	0	0	7	5	0	53	770
5:05 PM	0	0	0	0	7	0	10	0	18	24	0	0	0	11	3	0	73	785
5:10 PM	0	0	0	0	1	0	13	0	21	19	0	0	0	14	6	0	74	780
5:15 PM	0	0	0	0	9	0	16	0	17	16	0	0	0	7	1	0	66	794
5:20 PM	0	0	0	0	6	0	10	0	18	20	0	0	0	7	3	0	64	796
5:25 PM	0	0	0	0	4	0	11	0	22	12	0	0	0	11	7	0	67	803
5:30 PM	0	0	0	0	5	0	7	0	18	19	0	0	0	9	5	0	63	798
5:35 PM	0	0	0	0	4	0	14	0	24	18	0	0	0	18	5	0	83	820
5:40 PM	0	0	0	0	5	0	15	0	20	9	0	0	0	12	6	0	67	802
5:45 PM	0	0	0	0	5	0	22	0	19	15	0	0	0	13	6	0	80	813
5:50 PM	0	0	0	0	4	0	13	0	20	14	0	0	0	10	6	0	67	817
5:55 PM	0	0	0	0	4	0	16	0	19	13	0	0	0	14	4	0	70	827

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	0	0	0	56	0	204	0	252	168	0	0	0	172	68	0	920
Heavy Trucks	0	0	0		4	0	0		0	8	0		0	4	8		24
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 9/14/2022 8:10 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

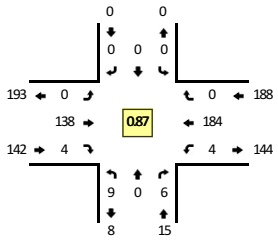
Type of peak hour being reported: Intersection Peak

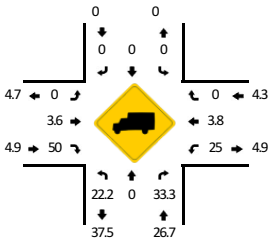
Method for determining peak hour: Total Entering Volume

LOCATION: Windsor Green Dr -- Vinson Rd
CITY/STATE: Clayton, NC

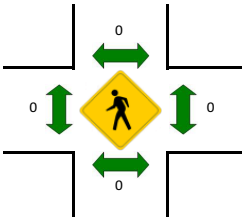
QC JOB #: 15904207
DATE: Thu, Sep 8 2022

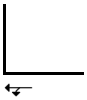
Peak-Hour: 8:00 AM -- 9:00 AM
Peak 15-Min: 8:30 AM -- 8:45 AM

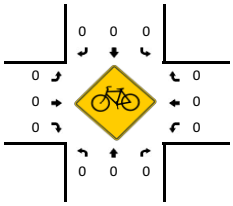


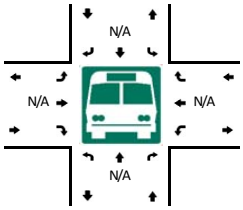


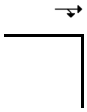
Quality Counts
DATA THAT DRIVES COMMUNITIES

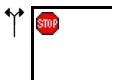


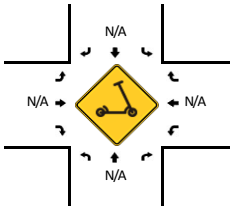












5-Min Count Period Beginning At	Windsor Green Dr (Northbound)				Windsor Green Dr (Southbound)				Vinson Rd (Eastbound)				Vinson Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	0	1	0	0	0	0	0	0	9	0	0	0	8	0	0	18	
7:05 AM	1	0	0	0	0	0	0	0	0	8	0	0	0	15	0	0	24	
7:10 AM	1	0	0	0	0	0	0	0	0	13	2	0	0	13	0	0	29	
7:15 AM	1	0	1	0	0	0	0	0	0	9	0	0	0	16	0	0	27	
7:20 AM	2	0	1	0	0	0	0	0	0	9	0	0	0	18	0	0	30	
7:25 AM	2	0	0	0	0	0	0	0	0	7	1	0	0	13	0	0	23	
7:30 AM	2	0	1	0	0	0	0	0	0	9	0	0	0	12	0	0	24	
7:35 AM	0	0	0	0	0	0	0	0	0	10	0	0	0	19	0	0	29	
7:40 AM	0	0	0	0	0	0	0	0	0	2	1	0	0	19	0	0	22	
7:45 AM	4	0	1	0	0	0	0	0	0	6	0	0	0	13	0	0	24	
7:50 AM	0	0	0	0	0	0	0	0	0	8	2	0	0	15	0	0	25	
7:55 AM	1	0	1	0	0	0	0	0	0	6	0	0	1	13	0	0	22	297
8:00 AM	1	0	0	0	0	0	0	0	0	9	0	0	1	17	0	0	28	307
8:05 AM	0	0	0	0	0	0	0	0	0	11	0	0	1	21	0	0	33	316
8:10 AM	1	0	0	0	0	0	0	0	0	5	0	0	0	20	0	0	26	313
8:15 AM	0	0	0	0	0	0	0	0	0	3	1	0	0	9	0	0	13	299
8:20 AM	2	0	2	0	0	0	0	0	0	10	2	0	1	14	0	0	31	300
8:25 AM	1	0	3	0	0	0	0	0	0	15	0	0	0	16	0	0	35	312
8:30 AM	1	0	0	0	0	0	0	0	0	13	0	0	0	17	0	0	31	319
8:35 AM	0	0	0	0	0	0	0	0	0	19	0	0	0	13	0	0	32	322
8:40 AM	2	0	0	0	0	0	0	0	0	19	0	0	1	14	0	0	36	336
8:45 AM	0	0	0	0	0	0	0	0	0	13	0	0	0	15	0	0	28	340
8:50 AM	0	0	0	0	0	0	0	0	0	11	0	0	0	16	0	0	27	342
8:55 AM	1	0	1	0	0	0	0	0	0	10	1	0	0	12	0	0	25	345

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	12	0	0	0	0	0	0	0	0	204	0	0	4	176	0	0	396
Heavy Trucks	4	0	0		0	0	0		0	8	0		0	8	0		20
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 9/14/2022 8:10 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

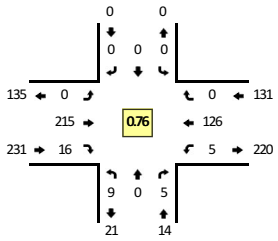
Type of peak hour being reported: Intersection Peak

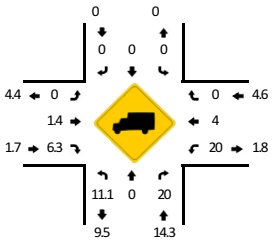
Method for determining peak hour: Total Entering Volume

LOCATION: Windsor Green Dr -- Vinson Rd
CITY/STATE: Clayton, NC

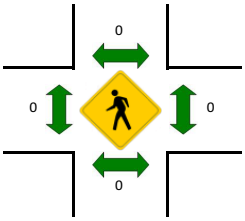
QC JOB #: 15904208
DATE: Thu, Sep 8 2022

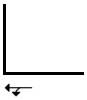
Peak-Hour: 4:00 PM -- 5:00 PM
Peak 15-Min: 4:00 PM -- 4:15 PM

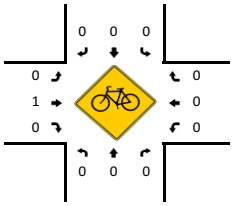


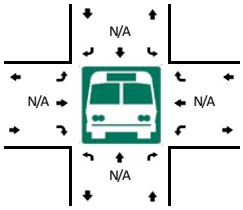


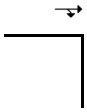
Quality Counts
DATA THAT DRIVES COMMUNITIES

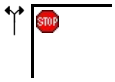


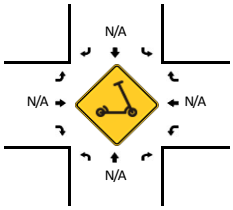












5-Min Count Period Beginning At	Windsor Green Dr (Northbound)				Windsor Green Dr (Southbound)				Vinson Rd (Eastbound)				Vinson Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	3	0	0	0	0	0	0	0	0	17	0	0	1	18	0	0	39	
4:05 PM	1	0	0	0	0	0	0	0	0	33	3	0	0	10	0	0	47	
4:10 PM	1	0	0	0	0	0	0	0	0	21	3	0	0	12	0	0	37	
4:15 PM	0	0	1	0	0	0	0	0	0	27	1	0	1	8	0	0	38	
4:20 PM	0	0	0	0	0	0	0	0	0	18	2	0	0	7	0	0	27	
4:25 PM	0	0	1	0	0	0	0	0	0	17	0	0	0	13	0	0	31	
4:30 PM	0	0	0	0	0	0	0	0	0	20	0	0	2	8	0	0	30	
4:35 PM	1	0	0	0	0	0	0	0	0	10	1	0	0	12	0	0	24	
4:40 PM	1	0	1	0	0	0	0	0	0	14	0	0	0	8	0	0	24	
4:45 PM	0	0	1	0	0	0	0	0	0	11	4	0	0	10	0	0	26	
4:50 PM	0	0	1	0	0	0	0	0	0	16	1	0	1	11	0	0	30	
4:55 PM	2	0	0	0	0	0	0	0	0	11	1	0	0	9	0	0	23	376
5:00 PM	1	0	0	0	0	0	0	0	0	14	1	0	0	8	0	0	24	361
5:05 PM	0	0	0	0	0	0	0	0	0	15	3	0	0	7	0	0	25	339
5:10 PM	1	0	1	0	0	0	0	0	0	15	3	0	0	13	0	0	33	335
5:15 PM	0	0	0	0	0	0	0	0	0	17	0	0	0	7	0	0	24	321
5:20 PM	1	0	0	0	0	0	0	0	0	21	2	0	0	13	0	0	37	331
5:25 PM	2	0	0	0	0	0	0	0	0	10	2	0	1	8	0	0	23	323
5:30 PM	0	0	0	0	0	0	0	0	0	15	2	0	1	17	0	0	35	328
5:35 PM	0	0	0	0	0	0	0	0	0	12	2	0	1	20	0	0	35	339
5:40 PM	0	0	0	0	0	0	0	0	0	17	0	0	0	17	0	0	34	349
5:45 PM	1	0	1	0	0	0	0	0	0	10	2	0	0	15	0	0	29	352
5:50 PM	0	0	0	0	0	0	0	0	0	22	2	0	0	15	0	0	39	361
5:55 PM	0	0	0	0	0	0	0	0	0	10	0	0	1	7	0	0	18	356

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	20	0	0	0	0	0	0	0	0	284	24	0	4	160	0	0	492
Heavy Trucks	0	0	0		0	0	0		0	0	4		0	8	0		12
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 9/14/2022 8:10 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

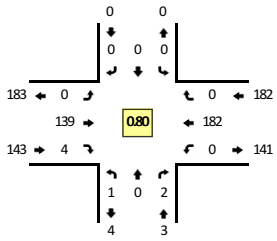
Type of peak hour being reported: Intersection Peak

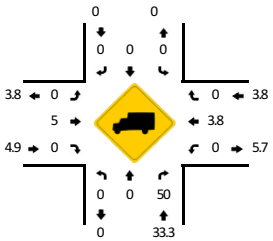
Method for determining peak hour: Total Entering Volume

LOCATION: Rainwater Ct -- Vinson Rd
CITY/STATE: Clayton, NC

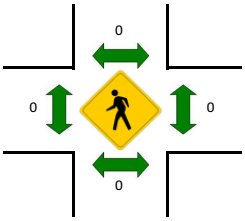
QC JOB #: 15904209
DATE: Thu, Sep 8 2022

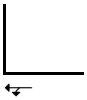
Peak-Hour: 8:00 AM -- 9:00 AM
Peak 15-Min: 8:30 AM -- 8:45 AM

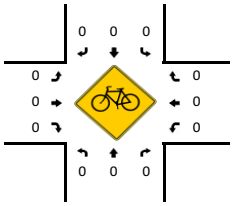


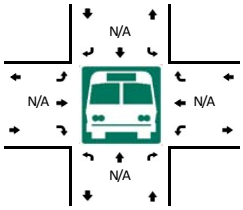


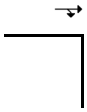
Quality Counts
DATA THAT DRIVES COMMUNITIES

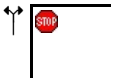


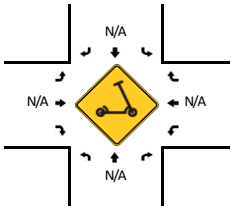












5-Min Count Period Beginning At	Rainwater Ct (Northbound)				Rainwater Ct (Southbound)				Vinson Rd (Eastbound)				Vinson Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	1	0	0	0	0	0	0	0	0	10	0	0	0	9	0	0	20	
7:05 AM	0	0	0	0	0	0	0	0	0	7	0	0	0	13	0	0	20	
7:10 AM	0	0	0	0	0	0	0	0	0	12	0	0	0	13	0	0	25	
7:15 AM	0	0	0	0	0	0	0	0	0	10	0	0	0	17	0	0	27	
7:20 AM	0	0	0	0	0	0	0	0	0	12	0	0	1	18	0	0	31	
7:25 AM	0	0	1	0	0	0	0	0	0	7	0	0	0	12	0	0	20	
7:30 AM	0	0	0	0	0	0	0	0	0	8	0	0	0	11	0	0	19	
7:35 AM	0	0	0	0	0	0	0	0	0	11	1	0	0	21	0	0	33	
7:40 AM	0	0	0	0	0	0	0	0	0	2	0	0	0	18	0	0	20	
7:45 AM	0	0	1	0	0	0	0	0	0	6	0	0	0	12	0	0	19	
7:50 AM	0	0	0	0	0	0	0	0	0	9	0	0	0	16	0	0	25	
7:55 AM	0	0	0	0	0	0	0	0	0	7	0	0	0	14	0	0	21	280
8:00 AM	0	0	0	0	0	0	0	0	0	6	0	0	0	16	0	0	22	282
8:05 AM	0	0	0	0	0	0	0	0	0	12	1	0	0	22	0	0	35	297
8:10 AM	0	0	0	0	0	0	0	0	0	6	0	0	0	20	0	0	26	298
8:15 AM	0	0	0	0	0	0	0	0	0	2	1	0	0	9	0	0	12	283
8:20 AM	0	0	0	0	0	0	0	0	0	12	0	0	0	13	0	0	25	277
8:25 AM	0	0	0	0	0	0	0	0	0	11	1	0	0	16	0	0	28	285
8:30 AM	0	0	1	0	0	0	0	0	0	17	0	0	0	18	0	0	36	302
8:35 AM	0	0	0	0	0	0	0	0	0	18	0	0	0	13	0	0	31	300
8:40 AM	0	0	0	0	0	0	0	0	0	20	1	0	0	15	0	0	36	316
8:45 AM	1	0	1	0	0	0	0	0	0	11	0	0	0	14	0	0	27	324
8:50 AM	0	0	0	0	0	0	0	0	0	13	0	0	0	15	0	0	28	327
8:55 AM	0	0	0	0	0	0	0	0	0	11	0	0	0	11	0	0	22	328

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	0	4	0	0	0	0	0	0	220	4	0	0	184	0	0	412
Heavy Trucks	0	0	4		0	0	0		0	12	0		0	16	0		32
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 9/14/2022 8:10 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

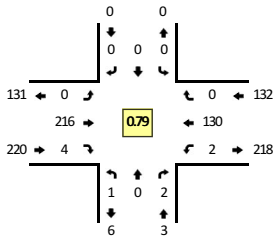
Type of peak hour being reported: Intersection Peak

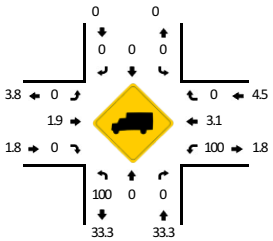
Method for determining peak hour: Total Entering Volume

LOCATION: Rainwater Ct -- Vinson Rd
CITY/STATE: Clayton, NC

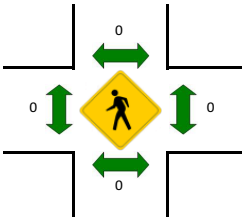
QC JOB #: 15904210
DATE: Thu, Sep 8 2022

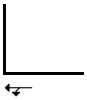
Peak-Hour: 4:00 PM -- 5:00 PM
Peak 15-Min: 4:00 PM -- 4:15 PM

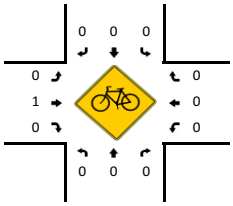


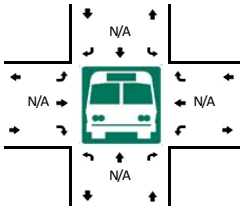


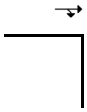
Quality Counts
DATA THAT DRIVES COMMUNITIES

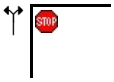


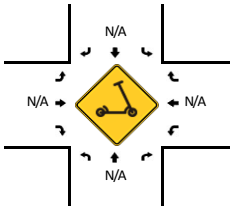












5-Min Count Period Beginning At	Rainwater Ct (Northbound)				Rainwater Ct (Southbound)				Vinson Rd (Eastbound)				Vinson Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	0	0	0	0	0	0	16	0	0	0	18	0	0	34	
4:05 PM	0	0	0	0	0	0	0	0	0	32	0	0	0	10	0	0	42	
4:10 PM	0	0	0	0	0	0	0	0	0	23	0	0	0	14	0	0	37	
4:15 PM	0	0	0	0	0	0	0	0	0	23	1	0	0	9	0	0	33	
4:20 PM	0	0	0	0	0	0	0	0	0	22	0	0	0	6	0	0	28	
4:25 PM	0	0	0	0	0	0	0	0	0	18	0	0	0	13	0	0	31	
4:30 PM	1	0	1	0	0	0	0	0	0	16	1	0	1	9	0	0	29	
4:35 PM	0	0	0	0	0	0	0	0	0	12	0	0	0	13	0	0	25	
4:40 PM	0	0	1	0	0	0	0	0	0	15	1	0	0	8	0	0	25	
4:45 PM	0	0	0	0	0	0	0	0	0	12	0	0	0	10	0	0	22	
4:50 PM	0	0	0	0	0	0	0	0	0	16	0	0	1	10	0	0	27	
4:55 PM	0	0	0	0	0	0	0	0	0	11	1	0	0	10	0	0	22	355
5:00 PM	0	0	0	0	0	0	0	0	0	14	0	0	1	9	0	0	24	345
5:05 PM	0	0	0	0	0	0	0	0	0	13	0	0	0	7	0	0	20	323
5:10 PM	0	0	0	0	0	0	0	0	0	17	0	0	0	13	0	0	30	316
5:15 PM	0	0	0	0	0	0	0	0	0	16	0	0	0	7	0	0	23	306
5:20 PM	0	0	0	0	0	0	0	0	0	23	0	0	0	13	0	0	36	314
5:25 PM	0	0	0	0	0	0	0	0	0	9	0	0	0	8	0	0	17	300
5:30 PM	0	0	0	0	0	0	0	0	0	14	0	0	0	18	0	0	32	303
5:35 PM	1	0	0	0	0	0	0	0	0	12	0	0	1	20	0	0	34	312
5:40 PM	0	0	1	0	0	0	0	0	0	16	0	0	0	15	0	0	32	319
5:45 PM	0	0	1	0	0	0	0	0	0	11	1	0	0	15	0	0	28	325
5:50 PM	1	0	0	0	0	0	0	0	0	22	0	0	0	15	0	0	38	336
5:55 PM	0	0	0	0	0	0	0	0	0	11	0	0	0	8	0	0	19	333

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	0	0	0	0	0	0	0	0	284	0	0	0	168	0	0	452
Heavy Trucks	0	0	0		0	0	0		0	0	0		0	4	0		4
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 9/14/2022 8:10 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

APPENDIX B

TRAFFIC COUNTS

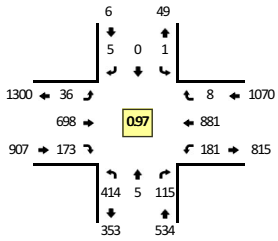
Type of peak hour being reported: Intersection Peak

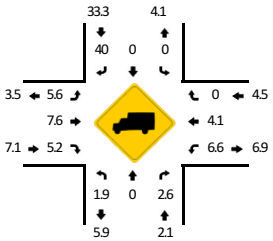
Method for determining peak hour: Total Entering Volume

LOCATION: Glen Laurel Rd -- State Hwy 42
CITY/STATE: Clayton, NC

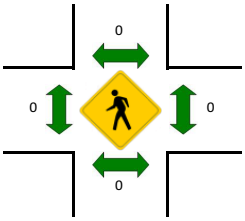
QC JOB #: 15904201
DATE: Thu, Sep 8 2022

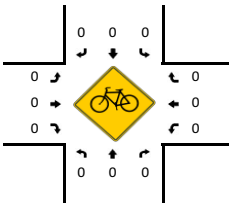
Peak-Hour: 7:45 AM -- 8:45 AM
Peak 15-Min: 7:45 AM -- 8:00 AM

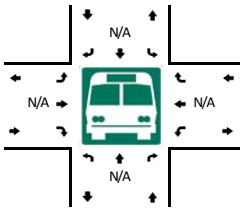


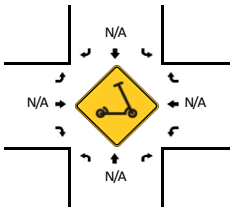


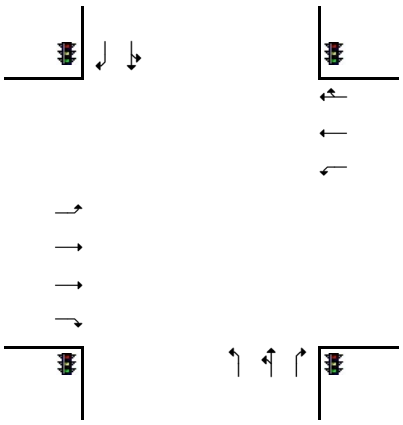
Quality Counts
DATA THAT DRIVES COMMUNITIES











5-Min Count Period Beginning At	Glen Laurel Rd (Northbound)				Glen Laurel Rd (Southbound)				State Hwy 42 (Eastbound)				State Hwy 42 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	55	0	5	0	0	0	0	0	2	42	8	0	3	80	0	0	195	
7:05 AM	39	1	10	0	0	0	2	0	2	38	16	0	10	85	0	0	203	
7:10 AM	23	0	13	0	0	0	1	0	2	27	13	0	11	73	0	0	163	
7:15 AM	34	0	9	0	0	0	0	0	6	60	19	0	8	95	0	0	231	
7:20 AM	42	1	13	0	0	0	0	0	2	46	9	0	7	88	0	0	208	
7:25 AM	33	1	12	0	0	0	0	0	4	32	8	0	18	87	2	0	197	
7:30 AM	53	0	16	0	0	0	0	0	6	42	19	0	17	63	0	0	216	
7:35 AM	31	2	10	0	0	0	1	0	0	33	5	1	7	92	2	0	184	
7:40 AM	34	0	11	0	0	0	0	0	3	42	11	0	18	77	0	0	196	
7:45 AM	45	1	11	0	0	0	1	0	5	75	16	0	17	68	1	0	240	
7:50 AM	43	0	11	0	0	0	0	0	3	60	14	0	15	88	0	0	234	
7:55 AM	34	1	5	0	0	0	0	0	4	34	14	0	18	62	2	0	174	2441
8:00 AM	36	1	9	0	0	0	0	0	4	61	17	0	15	71	0	0	214	2460
8:05 AM	20	0	6	0	0	0	0	0	3	67	15	0	27	76	1	0	215	2472
8:10 AM	31	0	13	0	0	0	0	0	1	62	11	0	18	67	0	0	203	2512
8:15 AM	35	1	11	0	1	0	0	0	4	58	14	0	13	66	0	0	203	2484
8:20 AM	25	0	12	0	0	0	1	0	4	65	18	0	17	85	1	0	228	2504
8:25 AM	20	1	11	0	0	0	1	0	2	53	11	0	10	71	1	1	182	2489
8:30 AM	41	0	5	0	0	0	2	0	5	55	15	0	11	71	2	0	207	2480
8:35 AM	45	0	11	0	0	0	0	0	1	40	10	0	8	76	0	0	191	2487
8:40 AM	39	0	10	0	0	0	0	0	0	68	18	0	11	80	0	0	226	2517
8:45 AM	34	0	9	0	0	0	1	0	1	68	13	0	10	78	0	0	214	2491
8:50 AM	51	0	7	0	0	0	0	0	1	65	19	1	10	83	0	0	237	2494
8:55 AM	33	0	8	0	0	0	0	0	2	32	15	0	12	79	0	0	181	2501

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	488	8	108	0	0	0	4	0	48	676	176	0	200	872	12	0	2592
Heavy Trucks	0	0	0		0	0	4		4	28	4		12	32	0		84
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 9/14/2022 8:10 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

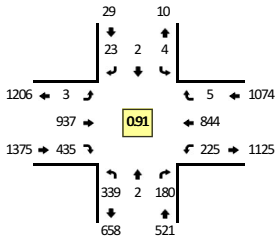
Type of peak hour being reported: Intersection Peak

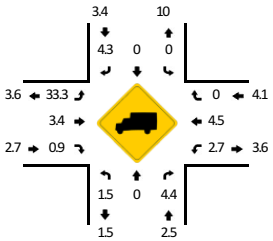
Method for determining peak hour: Total Entering Volume

LOCATION: Glen Laurel Rd -- State Hwy 42
CITY/STATE: Clayton, NC

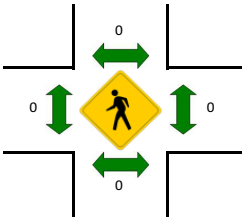
QC JOB #: 15904202
DATE: Thu, Sep 8 2022

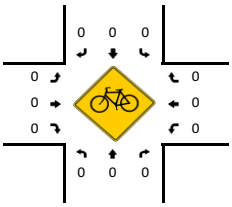
Peak-Hour: 5:00 PM -- 6:00 PM
Peak 15-Min: 5:45 PM -- 6:00 PM

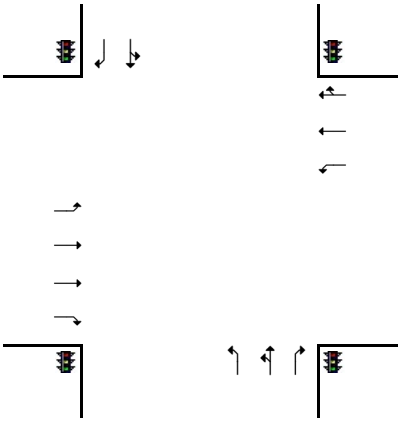


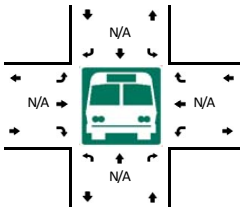


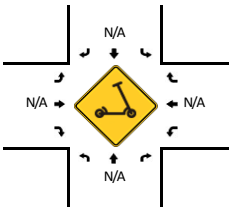
Quality Counts
DATA THAT DRIVES COMMUNITIES











5-Min Count Period Beginning At	Glen Laurel Rd (Northbound)				Glen Laurel Rd (Southbound)				State Hwy 42 (Eastbound)				State Hwy 42 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	21	0	19	0	1	0	5	0	0	83	31	0	17	63	0	2	242	
4:05 PM	18	0	22	0	0	0	5	0	0	106	33	0	13	53	1	0	251	
4:10 PM	24	0	19	0	1	0	2	0	1	79	31	0	19	55	0	0	231	
4:15 PM	30	0	11	0	2	1	3	0	0	73	28	0	10	68	0	0	226	
4:20 PM	36	0	18	0	0	0	7	0	0	66	27	0	23	60	1	0	238	
4:25 PM	15	0	16	0	1	0	1	0	0	81	30	0	13	102	0	0	259	
4:30 PM	24	0	18	0	1	0	2	0	0	71	38	0	18	57	0	0	229	
4:35 PM	18	0	16	0	0	2	11	0	1	103	48	0	18	71	0	0	288	
4:40 PM	29	0	15	0	2	3	4	0	0	78	36	0	10	55	0	0	232	
4:45 PM	19	0	19	0	0	1	1	0	0	107	31	0	18	71	0	0	267	
4:50 PM	36	0	10	0	1	0	5	0	0	66	33	0	18	79	0	0	248	
4:55 PM	29	0	15	0	0	0	4	0	0	99	30	0	8	65	0	0	250	2961
5:00 PM	20	1	16	0	0	1	2	0	1	88	32	0	5	69	0	3	238	2957
5:05 PM	21	0	10	0	0	0	1	0	0	78	42	0	21	62	0	0	235	2941
5:10 PM	26	0	21	0	0	1	5	0	0	69	37	0	14	68	0	0	241	2951
5:15 PM	18	0	11	0	0	0	5	0	1	85	38	0	18	69	1	0	246	2971
5:20 PM	28	0	13	0	0	0	0	0	1	78	33	0	23	80	1	0	257	2990
5:25 PM	28	0	22	0	2	0	4	0	0	67	31	0	16	72	0	0	242	2973
5:30 PM	38	0	25	0	0	0	1	0	0	42	35	0	18	61	1	0	221	2965
5:35 PM	20	0	11	0	0	0	1	0	0	103	38	0	18	77	1	0	269	2946
5:40 PM	39	1	19	0	0	0	2	0	0	38	24	0	24	75	0	0	222	2936
5:45 PM	29	0	10	0	0	0	0	0	0	109	46	0	25	71	1	1	292	2961
5:50 PM	31	0	12	0	1	0	2	0	0	101	50	0	16	70	0	0	283	2996
5:55 PM	41	0	10	0	1	0	0	0	0	79	29	0	23	70	0	0	253	2999

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	404	0	128	0	8	0	8	0	0	1156	500	0	256	844	4	4	3312
Heavy Trucks	8	0	12		0	0	0		0	24	4		0	40	0		88
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 9/14/2022 8:10 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

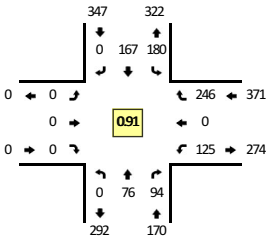
Type of peak hour being reported: Intersection Peak

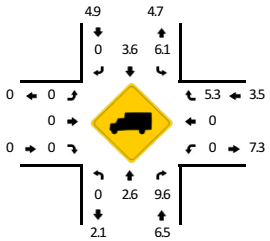
Method for determining peak hour: Total Entering Volume

LOCATION: Glen Laurel Rd -- Vinson Rd
CITY/STATE: Clayton, NC

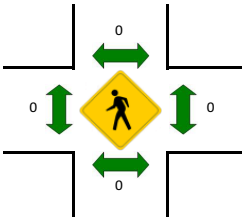
QC JOB #: 15904203
DATE: Thu, Sep 8 2022

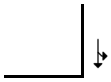
Peak-Hour: 7:45 AM -- 8:45 AM
Peak 15-Min: 8:25 AM -- 8:40 AM

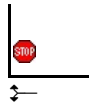


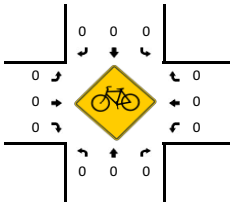


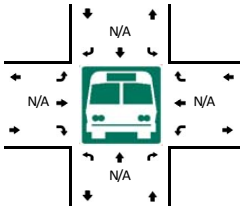
Quality Counts
DATA THAT DRIVES COMMUNITIES

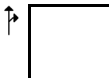


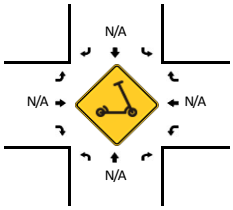












5-Min Count Period Beginning At	Glen Laurel Rd (Northbound)				Glen Laurel Rd (Southbound)				Vinson Rd (Eastbound)				Vinson Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	4	2	0	8	15	0	0	0	0	0	0	7	0	14	0	50	
7:05 AM	0	6	7	0	9	16	0	0	0	0	0	0	6	0	14	0	58	
7:10 AM	0	4	4	0	9	8	0	0	0	0	0	0	14	0	26	0	65	
7:15 AM	0	4	3	0	15	14	0	0	0	0	0	0	9	0	11	0	56	
7:20 AM	0	8	4	0	9	19	0	0	0	0	0	0	8	0	24	0	72	
7:25 AM	0	15	8	0	5	8	0	0	0	0	0	0	7	0	29	0	72	
7:30 AM	0	8	11	0	11	19	0	0	0	0	0	0	4	0	17	0	70	
7:35 AM	0	7	4	0	6	21	0	0	0	0	0	0	17	0	23	0	78	
7:40 AM	0	7	7	0	4	14	0	0	0	0	0	0	8	0	25	0	65	
7:45 AM	0	6	6	0	12	23	0	0	0	0	0	0	11	0	21	0	79	
7:50 AM	0	8	6	0	12	13	0	0	0	0	0	0	14	0	16	0	69	
7:55 AM	0	10	6	0	9	17	0	0	0	0	0	0	15	0	19	0	76	810
8:00 AM	0	7	9	0	10	14	0	0	0	0	0	0	4	0	14	0	58	818
8:05 AM	0	7	6	0	17	25	0	0	0	0	0	0	8	0	17	0	80	840
8:10 AM	0	5	9	0	16	16	0	0	0	0	0	0	10	0	21	0	77	852
8:15 AM	0	5	7	0	16	13	0	0	0	0	0	0	6	0	20	0	67	863
8:20 AM	0	9	11	0	19	8	0	0	0	0	0	0	5	0	12	0	64	855
8:25 AM	0	6	11	0	16	14	0	0	0	0	0	0	10	0	20	0	77	860
8:30 AM	0	6	9	0	23	8	0	0	0	0	0	0	14	0	21	0	81	871
8:35 AM	0	4	7	0	16	10	0	0	0	0	0	0	18	0	31	0	86	879
8:40 AM	0	3	7	0	14	6	0	0	0	0	0	0	10	0	34	0	74	888
8:45 AM	0	7	7	0	18	7	0	0	0	0	0	0	13	0	27	0	79	888
8:50 AM	0	8	3	0	7	2	0	0	0	0	0	0	14	0	23	0	57	876
8:55 AM	0	12	5	0	8	8	0	0	0	0	0	0	12	0	11	0	56	856

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	64	108	0	220	128	0	0	0	0	0	0	168	0	288	0	976
Heavy Trucks	0	0	12		16	0	0		0	0	0		0	0	28		56
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 9/14/2022 8:10 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

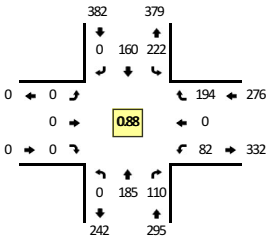
Type of peak hour being reported: Intersection Peak

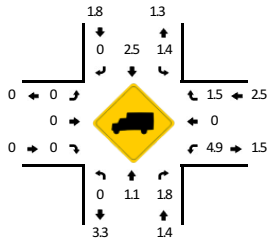
Method for determining peak hour: Total Entering Volume

LOCATION: Glen Laurel Rd -- Vinson Rd
CITY/STATE: Clayton, NC

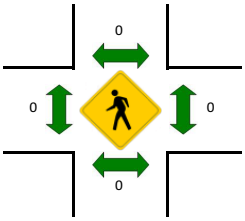
QC JOB #: 15904204
DATE: Thu, Sep 8 2022

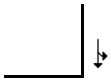
Peak-Hour: 5:00 PM -- 6:00 PM
Peak 15-Min: 5:40 PM -- 5:55 PM

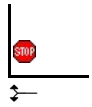


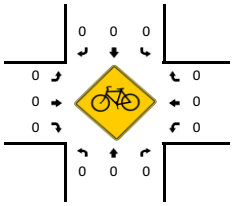


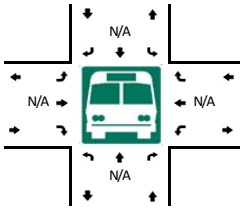
Quality Counts
DATA THAT DRIVES COMMUNITIES

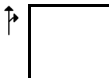


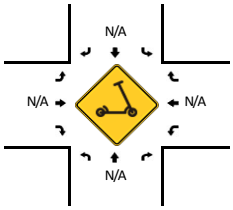












5-Min Count Period Beginning At	Glen Laurel Rd (Northbound)				Glen Laurel Rd (Southbound)				Vinson Rd (Eastbound)				Vinson Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	19	15	0	17	4	0	0	0	0	0	0	9	0	19	0	83	
4:05 PM	0	11	9	0	13	6	0	0	0	0	0	0	10	0	24	0	73	
4:10 PM	0	21	6	0	18	8	0	0	0	0	0	0	13	0	23	0	89	
4:15 PM	0	17	10	0	16	3	0	0	0	0	0	0	11	0	19	0	76	
4:20 PM	0	18	4	0	21	13	0	0	0	0	0	0	5	0	19	0	80	
4:25 PM	0	15	10	0	16	4	0	0	0	0	0	0	10	0	13	0	68	
4:30 PM	0	17	7	0	15	14	0	0	0	0	0	0	4	0	12	0	69	
4:35 PM	0	14	3	0	20	28	0	0	0	0	0	0	3	0	12	0	80	
4:40 PM	0	16	10	0	13	21	0	0	0	0	0	0	11	0	13	0	84	
4:45 PM	0	14	8	0	16	10	0	0	0	0	0	0	5	0	13	1	67	
4:50 PM	0	14	12	0	24	10	0	0	0	0	0	0	8	0	12	0	80	
4:55 PM	0	11	9	0	13	11	0	0	0	0	0	0	6	0	13	0	63	912
5:00 PM	0	15	7	0	13	9	0	0	0	0	0	0	9	0	9	0	62	891
5:05 PM	0	14	7	0	25	12	0	0	0	0	0	0	1	0	13	0	72	890
5:10 PM	0	19	9	0	18	12	0	0	0	0	0	0	5	0	14	0	77	878
5:15 PM	0	8	10	0	19	18	0	0	0	0	0	0	8	0	11	0	74	876
5:20 PM	0	15	8	0	30	13	0	0	0	0	0	0	9	0	20	0	95	891
5:25 PM	0	25	4	0	17	16	0	0	0	0	0	0	5	0	15	0	82	905
5:30 PM	0	17	7	0	14	10	0	0	0	0	0	0	3	0	14	0	65	901
5:35 PM	0	12	13	0	18	14	0	0	0	0	0	0	9	0	20	0	86	907
5:40 PM	0	20	11	0	15	14	0	0	0	0	0	0	10	0	22	0	92	915
5:45 PM	0	16	6	0	19	13	0	0	0	0	0	0	12	0	20	0	86	934
5:50 PM	0	10	21	0	20	18	0	0	0	0	0	0	5	0	20	0	94	948
5:55 PM	0	14	7	0	14	11	0	0	0	0	0	0	6	0	16	0	68	953

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	184	152	0	216	180	0	0	0	0	0	0	108	0	248	0	1088
Heavy Trucks	0	4	4		4	4	0		0	0	0		0	0	8		24
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 9/14/2022 8:10 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

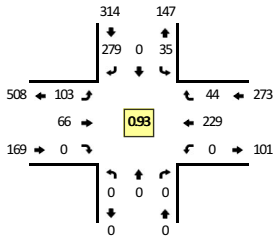
Type of peak hour being reported: Intersection Peak

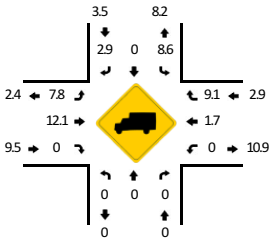
Method for determining peak hour: Total Entering Volume

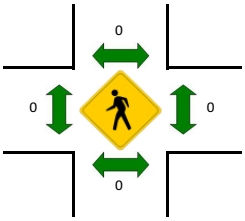
LOCATION: Glen Laurel Rd -- Powhatan Rd
CITY/STATE: Clayton, NC

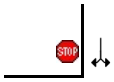
QC JOB #: 15904205
DATE: Thu, Sep 8 2022

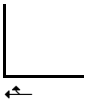
Peak-Hour: 7:10 AM -- 8:10 AM
Peak 15-Min: 7:30 AM -- 7:45 AM

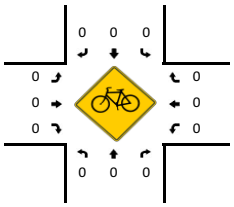


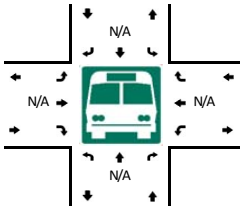


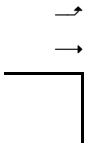


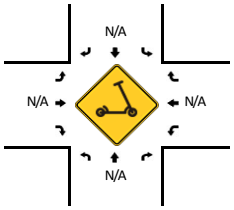












5-Min Count Period Beginning At	Glen Laurel Rd (Northbound)				Glen Laurel Rd (Southbound)				Powhatan Rd (Eastbound)				Powhatan Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	0	0	0	5	0	18	0	3	3	0	0	0	20	2	0	51	
7:05 AM	0	0	0	0	4	0	17	0	6	4	0	0	0	16	8	0	55	
7:10 AM	0	0	0	0	2	0	20	0	6	7	0	0	0	18	1	0	54	
7:15 AM	0	0	0	0	3	0	21	0	3	9	0	0	0	17	1	0	54	
7:20 AM	0	0	0	0	4	0	22	0	11	7	0	0	0	15	8	0	67	
7:25 AM	0	0	0	0	1	0	16	0	5	3	0	0	0	16	7	0	48	
7:30 AM	0	0	0	0	2	0	22	0	11	8	0	0	0	21	6	0	70	
7:35 AM	0	0	0	0	5	0	28	0	7	2	0	0	0	26	6	0	74	
7:40 AM	0	0	0	0	4	0	23	0	10	3	0	0	0	18	1	0	59	
7:45 AM	0	0	0	0	1	0	29	0	10	5	0	0	0	20	2	0	67	
7:50 AM	0	0	0	0	6	0	25	0	11	5	0	0	0	19	3	0	69	
7:55 AM	0	0	0	0	1	0	28	0	11	3	0	0	0	18	3	0	64	732
8:00 AM	0	0	0	0	0	0	18	0	9	5	0	0	0	23	3	0	58	739
8:05 AM	0	0	0	0	6	0	27	0	9	9	0	0	0	18	3	0	72	756
8:10 AM	0	0	0	0	3	0	24	0	5	3	0	0	0	15	4	0	54	756
8:15 AM	0	0	0	0	2	0	16	0	5	7	0	0	0	7	3	0	40	742
8:20 AM	0	0	0	0	1	0	13	0	9	3	0	0	0	9	4	0	39	714
8:25 AM	0	0	0	0	2	0	19	0	7	4	0	0	0	11	8	0	51	717
8:30 AM	0	0	0	0	4	0	16	0	6	4	0	0	0	13	6	0	49	696
8:35 AM	0	0	0	0	6	0	18	0	2	5	0	0	0	9	7	0	47	669
8:40 AM	0	0	0	0	6	0	12	0	4	2	0	0	0	10	3	0	37	647
8:45 AM	0	0	0	0	3	0	13	0	8	1	0	0	0	16	5	0	46	626
8:50 AM	0	0	0	0	5	0	11	0	11	3	0	0	0	15	2	0	47	604
8:55 AM	0	0	0	0	1	0	15	0	6	8	0	0	0	9	7	0	46	586

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	0	0	0	44	0	292	0	112	52	0	0	0	260	52	0	812
Heavy Trucks	0	0	0		8	0	8		4	0	0		0	4	8		32
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 9/14/2022 8:10 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

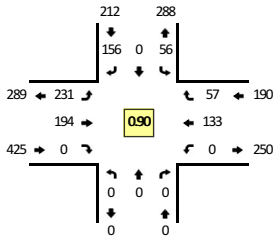
Type of peak hour being reported: Intersection Peak

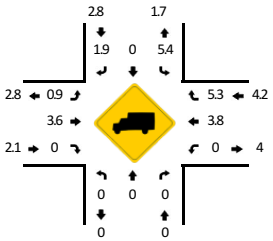
Method for determining peak hour: Total Entering Volume

LOCATION: Glen Laurel Rd -- Powhatan Rd
CITY/STATE: Clayton, NC

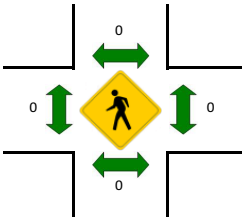
QC JOB #: 15904206
DATE: Thu, Sep 8 2022

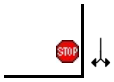
Peak-Hour: 5:00 PM -- 6:00 PM
Peak 15-Min: 5:35 PM -- 5:50 PM

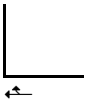


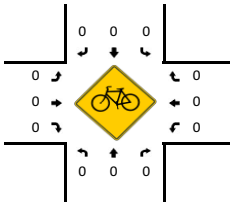


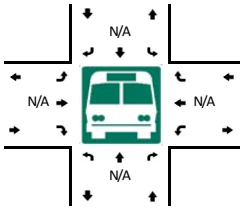
Quality Counts
DATA THAT DRIVES COMMUNITIES

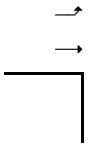


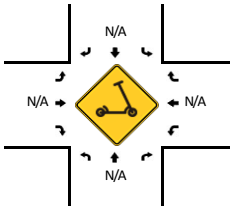












5-Min Count Period Beginning At	Glen Laurel Rd (Northbound)				Glen Laurel Rd (Southbound)				Powhatan Rd (Eastbound)				Powhatan Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	0	9	0	11	0	30	15	0	0	0	8	3	0	76	
4:05 PM	0	0	0	0	0	0	11	0	21	18	0	0	0	6	2	0	58	
4:10 PM	0	0	0	0	10	0	10	0	22	23	0	0	0	12	2	0	79	
4:15 PM	0	0	0	0	3	0	7	0	25	12	0	0	0	3	2	0	52	
4:20 PM	0	0	0	0	4	0	11	0	17	20	0	0	0	8	2	0	62	
4:25 PM	0	0	0	0	3	0	14	0	16	19	0	0	0	6	2	0	60	
4:30 PM	0	0	0	0	6	0	9	0	19	21	0	0	0	10	3	0	68	
4:35 PM	0	0	0	0	10	0	16	0	11	13	0	0	0	4	7	0	61	
4:40 PM	0	0	0	0	9	0	17	0	26	20	0	0	0	8	5	0	85	
4:45 PM	0	0	0	0	6	0	11	0	19	16	0	0	0	13	4	0	69	
4:50 PM	0	0	0	0	8	0	10	0	20	12	0	0	0	12	1	0	63	
4:55 PM	0	0	0	0	4	0	11	0	21	10	0	0	0	11	3	0	60	793
5:00 PM	0	0	0	0	2	0	9	0	15	15	0	0	0	7	5	0	53	770
5:05 PM	0	0	0	0	7	0	10	0	18	24	0	0	0	11	3	0	73	785
5:10 PM	0	0	0	0	1	0	13	0	21	19	0	0	0	14	6	0	74	780
5:15 PM	0	0	0	0	9	0	16	0	17	16	0	0	0	7	1	0	66	794
5:20 PM	0	0	0	0	6	0	10	0	18	20	0	0	0	7	3	0	64	796
5:25 PM	0	0	0	0	4	0	11	0	22	12	0	0	0	11	7	0	67	803
5:30 PM	0	0	0	0	5	0	7	0	18	19	0	0	0	9	5	0	63	798
5:35 PM	0	0	0	0	4	0	14	0	24	18	0	0	0	18	5	0	83	820
5:40 PM	0	0	0	0	5	0	15	0	20	9	0	0	0	12	6	0	67	802
5:45 PM	0	0	0	0	5	0	22	0	19	15	0	0	0	13	6	0	80	813
5:50 PM	0	0	0	0	4	0	13	0	20	14	0	0	0	10	6	0	67	817
5:55 PM	0	0	0	0	4	0	16	0	19	13	0	0	0	14	4	0	70	827

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	0	0	0	56	0	204	0	252	168	0	0	0	172	68	0	920
Heavy Trucks	0	0	0		4	0	0		0	8	0		0	4	8		24
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 9/14/2022 8:10 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

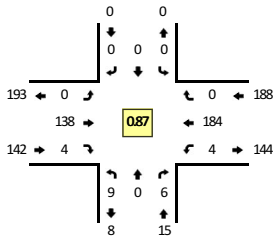
Type of peak hour being reported: Intersection Peak

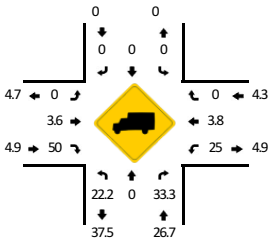
Method for determining peak hour: Total Entering Volume

LOCATION: Windsor Green Dr -- Vinson Rd
CITY/STATE: Clayton, NC

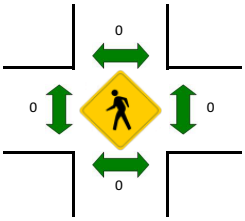
QC JOB #: 15904207
DATE: Thu, Sep 8 2022

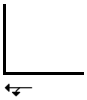
Peak-Hour: 8:00 AM -- 9:00 AM
Peak 15-Min: 8:30 AM -- 8:45 AM

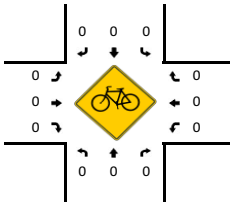


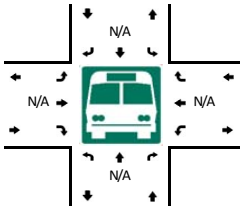


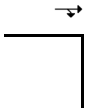
Quality Counts
DATA THAT DRIVES COMMUNITIES

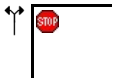


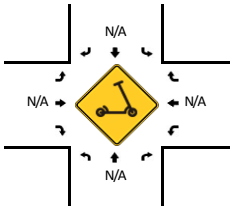












5-Min Count Period Beginning At	Windsor Green Dr (Northbound)				Windsor Green Dr (Southbound)				Vinson Rd (Eastbound)				Vinson Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	0	1	0	0	0	0	0	0	9	0	0	0	8	0	0	18	
7:05 AM	1	0	0	0	0	0	0	0	0	8	0	0	0	15	0	0	24	
7:10 AM	1	0	0	0	0	0	0	0	0	13	2	0	0	13	0	0	29	
7:15 AM	1	0	1	0	0	0	0	0	0	9	0	0	0	16	0	0	27	
7:20 AM	2	0	1	0	0	0	0	0	0	9	0	0	0	18	0	0	30	
7:25 AM	2	0	0	0	0	0	0	0	0	7	1	0	0	13	0	0	23	
7:30 AM	2	0	1	0	0	0	0	0	0	9	0	0	0	12	0	0	24	
7:35 AM	0	0	0	0	0	0	0	0	0	10	0	0	0	19	0	0	29	
7:40 AM	0	0	0	0	0	0	0	0	0	2	1	0	0	19	0	0	22	
7:45 AM	4	0	1	0	0	0	0	0	0	6	0	0	0	13	0	0	24	
7:50 AM	0	0	0	0	0	0	0	0	0	8	2	0	0	15	0	0	25	
7:55 AM	1	0	1	0	0	0	0	0	0	6	0	0	1	13	0	0	22	297
8:00 AM	1	0	0	0	0	0	0	0	0	9	0	0	1	17	0	0	28	307
8:05 AM	0	0	0	0	0	0	0	0	0	11	0	0	1	21	0	0	33	316
8:10 AM	1	0	0	0	0	0	0	0	0	5	0	0	0	20	0	0	26	313
8:15 AM	0	0	0	0	0	0	0	0	0	3	1	0	0	9	0	0	13	299
8:20 AM	2	0	2	0	0	0	0	0	0	10	2	0	1	14	0	0	31	300
8:25 AM	1	0	3	0	0	0	0	0	0	15	0	0	0	16	0	0	35	312
8:30 AM	1	0	0	0	0	0	0	0	0	13	0	0	0	17	0	0	31	319
8:35 AM	0	0	0	0	0	0	0	0	0	19	0	0	0	13	0	0	32	322
8:40 AM	2	0	0	0	0	0	0	0	0	19	0	0	1	14	0	0	36	336
8:45 AM	0	0	0	0	0	0	0	0	0	13	0	0	0	15	0	0	28	340
8:50 AM	0	0	0	0	0	0	0	0	0	11	0	0	0	16	0	0	27	342
8:55 AM	1	0	1	0	0	0	0	0	0	10	1	0	0	12	0	0	25	345

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	12	0	0	0	0	0	0	0	0	204	0	0	4	176	0	0	396
Heavy Trucks	4	0	0		0	0	0		0	8	0		0	8	0		20
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 9/14/2022 8:10 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

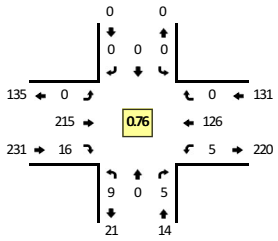
Type of peak hour being reported: Intersection Peak

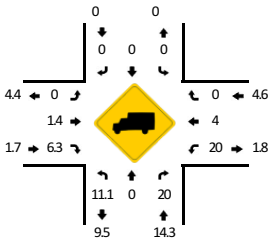
Method for determining peak hour: Total Entering Volume

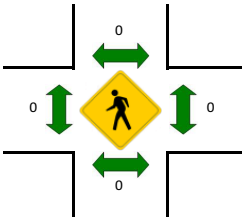
LOCATION: Windsor Green Dr -- Vinson Rd
CITY/STATE: Clayton, NC

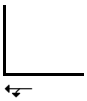
QC JOB #: 15904208
DATE: Thu, Sep 8 2022

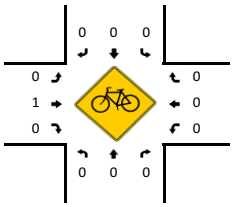
Peak-Hour: 4:00 PM -- 5:00 PM
Peak 15-Min: 4:00 PM -- 4:15 PM

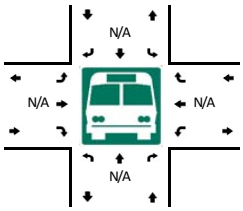


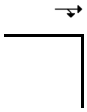


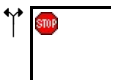


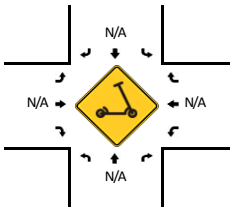












5-Min Count Period Beginning At	Windsor Green Dr (Northbound)				Windsor Green Dr (Southbound)				Vinson Rd (Eastbound)				Vinson Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	3	0	0	0	0	0	0	0	0	17	0	0	1	18	0	0	39	
4:05 PM	1	0	0	0	0	0	0	0	0	33	3	0	0	10	0	0	47	
4:10 PM	1	0	0	0	0	0	0	0	0	21	3	0	0	12	0	0	37	
4:15 PM	0	0	1	0	0	0	0	0	0	27	1	0	1	8	0	0	38	
4:20 PM	0	0	0	0	0	0	0	0	0	18	2	0	0	7	0	0	27	
4:25 PM	0	0	1	0	0	0	0	0	0	17	0	0	0	13	0	0	31	
4:30 PM	0	0	0	0	0	0	0	0	0	20	0	0	2	8	0	0	30	
4:35 PM	1	0	0	0	0	0	0	0	0	10	1	0	0	12	0	0	24	
4:40 PM	1	0	1	0	0	0	0	0	0	14	0	0	0	8	0	0	24	
4:45 PM	0	0	1	0	0	0	0	0	0	11	4	0	0	10	0	0	26	
4:50 PM	0	0	1	0	0	0	0	0	0	16	1	0	1	11	0	0	30	
4:55 PM	2	0	0	0	0	0	0	0	0	11	1	0	0	9	0	0	23	376
5:00 PM	1	0	0	0	0	0	0	0	0	14	1	0	0	8	0	0	24	361
5:05 PM	0	0	0	0	0	0	0	0	0	15	3	0	0	7	0	0	25	339
5:10 PM	1	0	1	0	0	0	0	0	0	15	3	0	0	13	0	0	33	335
5:15 PM	0	0	0	0	0	0	0	0	0	17	0	0	0	7	0	0	24	321
5:20 PM	1	0	0	0	0	0	0	0	0	21	2	0	0	13	0	0	37	331
5:25 PM	2	0	0	0	0	0	0	0	0	10	2	0	1	8	0	0	23	323
5:30 PM	0	0	0	0	0	0	0	0	0	15	2	0	1	17	0	0	35	328
5:35 PM	0	0	0	0	0	0	0	0	0	12	2	0	1	20	0	0	35	339
5:40 PM	0	0	0	0	0	0	0	0	0	17	0	0	0	17	0	0	34	349
5:45 PM	1	0	1	0	0	0	0	0	0	10	2	0	0	15	0	0	29	352
5:50 PM	0	0	0	0	0	0	0	0	0	22	2	0	0	15	0	0	39	361
5:55 PM	0	0	0	0	0	0	0	0	0	10	0	0	1	7	0	0	18	356

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	20	0	0	0	0	0	0	0	0	284	24	0	4	160	0	0	492
Heavy Trucks	0	0	0		0	0	0		0	0	4		0	8	0		12
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 9/14/2022 8:10 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

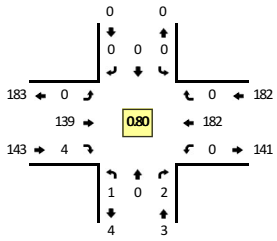
Type of peak hour being reported: Intersection Peak

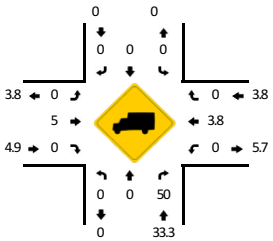
Method for determining peak hour: Total Entering Volume

LOCATION: Rainwater Ct -- Vinson Rd
CITY/STATE: Clayton, NC

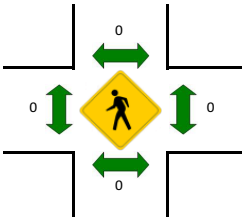
QC JOB #: 15904209
DATE: Thu, Sep 8 2022

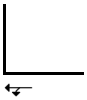
Peak-Hour: 8:00 AM -- 9:00 AM
Peak 15-Min: 8:30 AM -- 8:45 AM

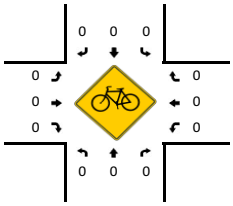


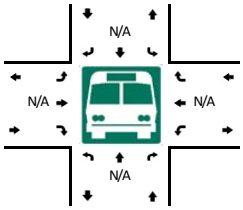


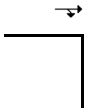
Quality Counts
DATA THAT DRIVES COMMUNITIES

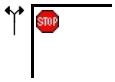


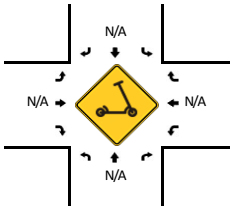












5-Min Count Period Beginning At	Rainwater Ct (Northbound)				Rainwater Ct (Southbound)				Vinson Rd (Eastbound)				Vinson Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	1	0	0	0	0	0	0	0	0	10	0	0	0	9	0	0	20	
7:05 AM	0	0	0	0	0	0	0	0	0	7	0	0	0	13	0	0	20	
7:10 AM	0	0	0	0	0	0	0	0	0	12	0	0	0	13	0	0	25	
7:15 AM	0	0	0	0	0	0	0	0	0	10	0	0	0	17	0	0	27	
7:20 AM	0	0	0	0	0	0	0	0	0	12	0	0	1	18	0	0	31	
7:25 AM	0	0	1	0	0	0	0	0	0	7	0	0	0	12	0	0	20	
7:30 AM	0	0	0	0	0	0	0	0	0	8	0	0	0	11	0	0	19	
7:35 AM	0	0	0	0	0	0	0	0	0	11	1	0	0	21	0	0	33	
7:40 AM	0	0	0	0	0	0	0	0	0	2	0	0	0	18	0	0	20	
7:45 AM	0	0	1	0	0	0	0	0	0	6	0	0	0	12	0	0	19	
7:50 AM	0	0	0	0	0	0	0	0	0	9	0	0	0	16	0	0	25	
7:55 AM	0	0	0	0	0	0	0	0	0	7	0	0	0	14	0	0	21	280
8:00 AM	0	0	0	0	0	0	0	0	0	6	0	0	0	16	0	0	22	282
8:05 AM	0	0	0	0	0	0	0	0	0	12	1	0	0	22	0	0	35	297
8:10 AM	0	0	0	0	0	0	0	0	0	6	0	0	0	20	0	0	26	298
8:15 AM	0	0	0	0	0	0	0	0	0	2	1	0	0	9	0	0	12	283
8:20 AM	0	0	0	0	0	0	0	0	0	12	0	0	0	13	0	0	25	277
8:25 AM	0	0	0	0	0	0	0	0	0	11	1	0	0	16	0	0	28	285
8:30 AM	0	0	1	0	0	0	0	0	0	17	0	0	0	18	0	0	36	302
8:35 AM	0	0	0	0	0	0	0	0	0	18	0	0	0	13	0	0	31	300
8:40 AM	0	0	0	0	0	0	0	0	0	20	1	0	0	15	0	0	36	316
8:45 AM	1	0	1	0	0	0	0	0	0	11	0	0	0	14	0	0	27	324
8:50 AM	0	0	0	0	0	0	0	0	0	13	0	0	0	15	0	0	28	327
8:55 AM	0	0	0	0	0	0	0	0	0	11	0	0	0	11	0	0	22	328

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	0	4	0	0	0	0	0	0	220	4	0	0	184	0	0	412
Heavy Trucks	0	0	4		0	0	0		0	12	0		0	16	0		32
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 9/14/2022 8:10 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

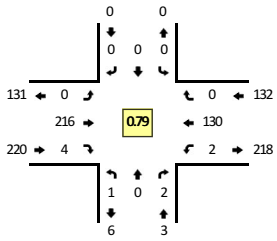
Type of peak hour being reported: Intersection Peak

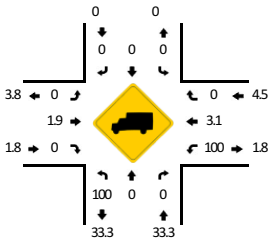
Method for determining peak hour: Total Entering Volume

LOCATION: Rainwater Ct -- Vinson Rd
CITY/STATE: Clayton, NC

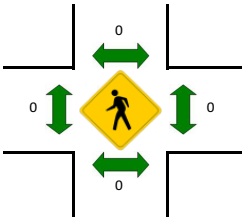
QC JOB #: 15904210
DATE: Thu, Sep 8 2022

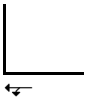
Peak-Hour: 4:00 PM -- 5:00 PM
Peak 15-Min: 4:00 PM -- 4:15 PM

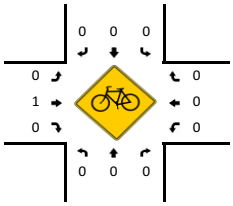


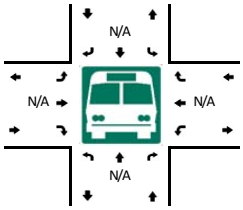


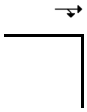
Quality Counts
DATA THAT DRIVES COMMUNITIES

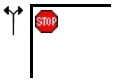


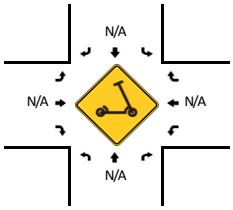












5-Min Count Period Beginning At	Rainwater Ct (Northbound)				Rainwater Ct (Southbound)				Vinson Rd (Eastbound)				Vinson Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	0	0	0	0	0	0	16	0	0	0	18	0	0	34	
4:05 PM	0	0	0	0	0	0	0	0	0	32	0	0	0	10	0	0	42	
4:10 PM	0	0	0	0	0	0	0	0	0	23	0	0	0	14	0	0	37	
4:15 PM	0	0	0	0	0	0	0	0	0	23	1	0	0	9	0	0	33	
4:20 PM	0	0	0	0	0	0	0	0	0	22	0	0	0	6	0	0	28	
4:25 PM	0	0	0	0	0	0	0	0	0	18	0	0	0	13	0	0	31	
4:30 PM	1	0	1	0	0	0	0	0	0	16	1	0	1	9	0	0	29	
4:35 PM	0	0	0	0	0	0	0	0	0	12	0	0	0	13	0	0	25	
4:40 PM	0	0	1	0	0	0	0	0	0	15	1	0	0	8	0	0	25	
4:45 PM	0	0	0	0	0	0	0	0	0	12	0	0	0	10	0	0	22	
4:50 PM	0	0	0	0	0	0	0	0	0	16	0	0	1	10	0	0	27	
4:55 PM	0	0	0	0	0	0	0	0	0	11	1	0	0	10	0	0	22	355
5:00 PM	0	0	0	0	0	0	0	0	0	14	0	0	1	9	0	0	24	345
5:05 PM	0	0	0	0	0	0	0	0	0	13	0	0	0	7	0	0	20	323
5:10 PM	0	0	0	0	0	0	0	0	0	17	0	0	0	13	0	0	30	316
5:15 PM	0	0	0	0	0	0	0	0	0	16	0	0	0	7	0	0	23	306
5:20 PM	0	0	0	0	0	0	0	0	0	23	0	0	0	13	0	0	36	314
5:25 PM	0	0	0	0	0	0	0	0	0	9	0	0	0	8	0	0	17	300
5:30 PM	0	0	0	0	0	0	0	0	0	14	0	0	0	18	0	0	32	303
5:35 PM	1	0	0	0	0	0	0	0	0	12	0	0	1	20	0	0	34	312
5:40 PM	0	0	1	0	0	0	0	0	0	16	0	0	0	15	0	0	32	319
5:45 PM	0	0	1	0	0	0	0	0	0	11	1	0	0	15	0	0	28	325
5:50 PM	1	0	0	0	0	0	0	0	0	22	0	0	0	15	0	0	38	336
5:55 PM	0	0	0	0	0	0	0	0	0	11	0	0	0	8	0	0	19	333

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	0	0	0	0	0	0	0	0	284	0	0	0	168	0	0	452
Heavy Trucks	0	0	0		0	0	0		0	0	0		0	4	0		4
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 9/14/2022 8:10 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

APPENDIX C

CAPACITY CALCULATIONS –

NC 42

&

GLEN LAUREL ROAD

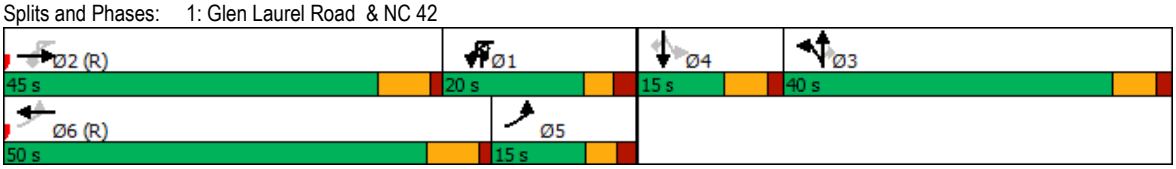
Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	36	698	173	4	180	881	8	414	5	115	4	4
Future Volume (vph)	36	698	173	4	180	881	8	414	5	115	4	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		-1%				2%			-1%			1%
Storage Length (ft)	250		475		525		0	425		475	100	
Storage Lanes	1		1		1		0	1		1	1	
Taper Length (ft)	100				100			100			100	
Lane Util. Factor	1.00	0.95	1.00	0.95	1.00	0.95	0.95	0.95	0.95	1.00	1.00	1.00
Frt			0.850			0.999				0.850		
Flt Protected	0.950				0.950			0.950	0.954			0.976
Satd. Flow (prot)	1778	3557	1591	0	1752	3500	0	1690	1697	1591	0	1809
Flt Permitted	0.209				0.276			0.950	0.954			0.682
Satd. Flow (perm)	391	3557	1591	0	509	3500	0	1690	1697	1591	0	1264
Right Turn on Red			No				No			No		
Satd. Flow (RTOR)												
Link Speed (mph)		50				50			45			45
Link Distance (ft)		1621				1433			1255			1075
Travel Time (s)		22.1				19.5			19.0			16.3
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	40	776	192	4	200	979	9	460	6	128	4	4
Shared Lane Traffic (%)								49%				
Lane Group Flow (vph)	40	776	192	0	204	988	0	235	231	128	0	8
Turn Type	D.P+P	NA	Perm	D.P+P	D.P+P	NA		Split	NA	pm+ov	Perm	NA
Protected Phases	5	2		1!	1	6		3	3	1!		4
Permitted Phases	6		2	2	2					3	4	
Detector Phase	5	2	2	1	1	6		3	3	1	4	4
Switch Phase												
Minimum Initial (s)	7.0	14.0	14.0	7.0	7.0	14.0		7.0	7.0	7.0	7.0	7.0
Minimum Split (s)	12.3	20.6	20.6	12.6	12.6	20.6		13.3	13.3	12.6	13.0	13.0
Total Split (s)	15.0	45.0	45.0	20.0	20.0	50.0		40.0	40.0	20.0	15.0	15.0
Total Split (%)	12.5%	37.5%	37.5%	16.7%	16.7%	41.7%		33.3%	33.3%	16.7%	12.5%	12.5%
Maximum Green (s)	9.7	38.4	38.4	14.4	14.4	43.4		33.7	33.7	14.4	9.0	9.0
Yellow Time (s)	3.2	5.3	5.3	3.1	3.1	5.3		4.6	4.6	3.1	4.4	4.4
All-Red Time (s)	2.1	1.3	1.3	2.5	2.5	1.3		1.7	1.7	2.5	1.6	1.6
Lost Time Adjust (s)	-0.3	-1.6	-1.6		-0.6	-1.6		-1.3	-1.3	-0.6		-1.0
Total Lost Time (s)	5.0	5.0	5.0		5.0	5.0		5.0	5.0	5.0		5.0
Lead/Lag	Lag	Lead	Lead	Lag	Lag	Lead		Lag	Lag	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	2.0	6.0	6.0	2.0	2.0	6.0		2.0	2.0	2.0	2.0	2.0
Minimum Gap (s)	2.0	3.4	3.4	2.0	2.0	3.4		2.0	2.0	2.0	2.0	2.0
Time Before Reduce (s)	0.0	15.0	15.0	0.0	0.0	15.0		0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	45.0	45.0	0.0	0.0	45.0		0.0	0.0	0.0	0.0	0.0
Recall Mode	None	C-Min	C-Min	None	None	C-Min		None	None	None	None	None
Act Effct Green (s)	77.8	63.0	63.0		76.8	68.9		22.4	22.4	39.2		8.6
Actuated g/C Ratio	0.65	0.52	0.52		0.64	0.57		0.19	0.19	0.33		0.07
v/c Ratio	0.11	0.42	0.23		0.44	0.49		0.75	0.73	0.25		0.09
Control Delay	12.1	21.3	20.5		19.0	19.7		60.0	58.8	23.4		53.9
Queue Delay	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0		0.0

Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	5
Future Volume (vph)	5
Ideal Flow (vphpl)	1900
Grade (%)	
Storage Length (ft)	0
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1575
Flt Permitted	
Satd. Flow (perm)	1575
Right Turn on Red	No
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.90
Adj. Flow (vph)	6
Shared Lane Traffic (%)	
Lane Group Flow (vph)	6
Turn Type	Perm
Protected Phases	
Permitted Phases	4
Detector Phase	4
Switch Phase	
Minimum Initial (s)	7.0
Minimum Split (s)	13.0
Total Split (s)	15.0
Total Split (%)	12.5%
Maximum Green (s)	9.0
Yellow Time (s)	4.4
All-Red Time (s)	1.6
Lost Time Adjust (s)	-1.0
Total Lost Time (s)	5.0
Lead/Lag	Lead
Lead-Lag Optimize?	Yes
Vehicle Extension (s)	2.0
Minimum Gap (s)	2.0
Time Before Reduce (s)	0.0
Time To Reduce (s)	0.0
Recall Mode	None
Act Effct Green (s)	8.6
Actuated g/C Ratio	0.07
v/c Ratio	0.05
Control Delay	52.4
Queue Delay	0.0

Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Total Delay	12.1	21.3	20.5		19.0	19.7		60.0	58.8	23.4		53.9
LOS	B	C	C		B	B		E	E	C		D
Approach Delay		20.8				19.6			51.6			53.2
Approach LOS		C				B			D			D
Queue Length 50th (ft)	8	164	69		42	212		182	178	70		6
Queue Length 95th (ft)	31	328	174		123	400		257	252	76		22
Internal Link Dist (ft)		1541				1353			1175			995
Turn Bay Length (ft)	250		475		525			425		475		
Base Capacity (vph)	379	1866	835		495	2009		492	494	503		105
Starvation Cap Reductn	0	0	0		0	0		0	0	0		0
Spillback Cap Reductn	0	0	0		0	0		0	0	0		0
Storage Cap Reductn	0	0	0		0	0		0	0	0		0
Reduced v/c Ratio	0.11	0.42	0.23		0.41	0.49		0.48	0.47	0.25		0.08

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 120			
Offset: 30 (25%), Referenced to phase 2:EBWB and 6:EBWB, Start of Green			
Natural Cycle: 70			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.75			
Intersection Signal Delay: 27.0		Intersection LOS: C	
Intersection Capacity Utilization 61.2%		ICU Level of Service B	
Analysis Period (min) 15			
! Phase conflict between lane groups.			

Splits and Phases: 1: Glen Laurel Road & NC 42



Lane Group	SBR
Total Delay	52.4
LOS	D
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	4
Queue Length 95th (ft)	18
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	131
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.05

Intersection Summary

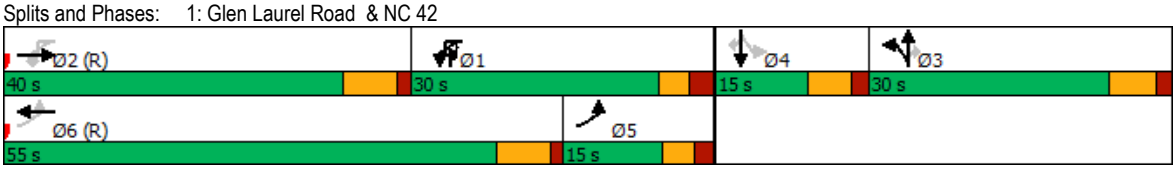
Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	4	937	435	4	221	844	5	339	4	180	4	4
Future Volume (vph)	4	937	435	4	221	844	5	339	4	180	4	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		-1%				2%			-1%			1%
Storage Length (ft)	250		475		525		0	425		475	100	
Storage Lanes	1		1		1		0	1		1	1	
Taper Length (ft)	100				100			100			100	
Lane Util. Factor	1.00	0.95	1.00	0.95	1.00	0.95	0.95	0.95	0.95	1.00	1.00	1.00
Frt			0.850			0.999				0.850		
Flt Protected	0.950				0.950			0.950	0.953			0.976
Satd. Flow (prot)	1778	3557	1591	0	1752	3500	0	1690	1695	1591	0	1809
Flt Permitted	0.243				0.138			0.950	0.953			0.508
Satd. Flow (perm)	455	3557	1591	0	254	3500	0	1690	1695	1591	0	942
Right Turn on Red			No				No			No		
Satd. Flow (RTOR)												
Link Speed (mph)		50				50			45			45
Link Distance (ft)		1621				1433			1255			1075
Travel Time (s)		22.1				19.5			19.0			16.3
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	4	1041	483	4	246	938	6	377	4	200	4	4
Shared Lane Traffic (%)								49%				
Lane Group Flow (vph)	4	1041	483	0	250	944	0	192	189	200	0	8
Turn Type	D.P+P	NA	Perm	D.P+P	D.P+P	NA		Split	NA	pm+ov	Perm	NA
Protected Phases	5	2		1!	1	6		3	3	1!		4
Permitted Phases	6		2	2	2					3	4	
Detector Phase	5	2	2	1	1	6		3	3	1	4	4
Switch Phase												
Minimum Initial (s)	7.0	14.0	14.0	7.0	7.0	14.0		7.0	7.0	7.0	7.0	7.0
Minimum Split (s)	12.3	20.6	20.6	12.6	12.6	20.6		13.3	13.3	12.6	13.0	13.0
Total Split (s)	15.0	40.0	40.0	30.0	30.0	55.0		30.0	30.0	30.0	15.0	15.0
Total Split (%)	13.0%	34.8%	34.8%	26.1%	26.1%	47.8%		26.1%	26.1%	26.1%	13.0%	13.0%
Maximum Green (s)	9.7	33.4	33.4	24.4	24.4	48.4		23.7	23.7	24.4	9.0	9.0
Yellow Time (s)	3.2	5.3	5.3	3.1	3.1	5.3		4.6	4.6	3.1	4.4	4.4
All-Red Time (s)	2.1	1.3	1.3	2.5	2.5	1.3		1.7	1.7	2.5	1.6	1.6
Lost Time Adjust (s)	-0.3	-1.6	-1.6		-0.6	-1.6		-1.3	-1.3	-0.6		-1.0
Total Lost Time (s)	5.0	5.0	5.0		5.0	5.0		5.0	5.0	5.0		5.0
Lead/Lag	Lag	Lead	Lead	Lag	Lag	Lead		Lag	Lag	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	2.0	6.0	6.0	2.0	2.0	6.0		2.0	2.0	2.0	2.0	2.0
Minimum Gap (s)	2.0	3.4	3.4	2.0	2.0	3.4		2.0	2.0	2.0	2.0	2.0
Time Before Reduce (s)	0.0	15.0	15.0	0.0	0.0	15.0		0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	45.0	45.0	0.0	0.0	45.0		0.0	0.0	0.0	0.0	0.0
Recall Mode	None	C-Min	C-Min	None	None	C-Min		None	None	None	None	None
Act Effct Green (s)	76.9	55.6	55.6		72.9	74.1		18.6	18.6	37.8		8.7
Actuated g/C Ratio	0.67	0.48	0.48		0.63	0.64		0.16	0.16	0.33		0.08
v/c Ratio	0.01	0.61	0.63		0.65	0.42		0.70	0.69	0.38		0.11
Control Delay	10.5	27.4	31.4		35.2	14.3		59.0	58.1	22.7		52.4
Queue Delay	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0		0.0

Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	23
Future Volume (vph)	23
Ideal Flow (vphpl)	1900
Grade (%)	
Storage Length (ft)	0
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1575
Flt Permitted	
Satd. Flow (perm)	1575
Right Turn on Red	No
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.90
Adj. Flow (vph)	26
Shared Lane Traffic (%)	
Lane Group Flow (vph)	26
Turn Type	Perm
Protected Phases	
Permitted Phases	4
Detector Phase	4
Switch Phase	
Minimum Initial (s)	7.0
Minimum Split (s)	13.0
Total Split (s)	15.0
Total Split (%)	13.0%
Maximum Green (s)	9.0
Yellow Time (s)	4.4
All-Red Time (s)	1.6
Lost Time Adjust (s)	-1.0
Total Lost Time (s)	5.0
Lead/Lag	Lead
Lead-Lag Optimize?	Yes
Vehicle Extension (s)	2.0
Minimum Gap (s)	2.0
Time Before Reduce (s)	0.0
Time To Reduce (s)	0.0
Recall Mode	None
Act Effct Green (s)	8.7
Actuated g/C Ratio	0.08
v/c Ratio	0.22
Control Delay	54.0
Queue Delay	0.0

Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Total Delay	10.5	27.4	31.4		35.2	14.3		59.0	58.1	22.7		52.4
LOS	B	C	C		D	B		E	E	C		D
Approach Delay		28.6				18.7			46.2			53.7
Approach LOS		C				B			D			D
Queue Length 50th (ft)	1	310	278		72	168		143	140	88		6
Queue Length 95th (ft)	6	#537	#578		186	375		213	209	99		22
Internal Link Dist (ft)		1541				1353			1175			995
Turn Bay Length (ft)	250		475		525			425		475		
Base Capacity (vph)	428	1720	769		503	2283		367	368	561		82
Starvation Cap Reductn	0	0	0		0	0		0	0	0		0
Spillback Cap Reductn	0	0	0		0	0		0	0	0		0
Storage Cap Reductn	0	0	0		0	0		0	0	0		0
Reduced v/c Ratio	0.01	0.61	0.63		0.50	0.41		0.52	0.51	0.36		0.10

Intersection Summary			
Area Type:	Other		
Cycle Length: 115			
Actuated Cycle Length: 115			
Offset: 32 (28%), Referenced to phase 2:EBWB and 6:EBWB, Start of Green			
Natural Cycle: 80			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.70			
Intersection Signal Delay: 28.4		Intersection LOS: C	
Intersection Capacity Utilization 72.0%		ICU Level of Service C	
Analysis Period (min) 15			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			
! Phase conflict between lane groups.			

Splits and Phases: 1: Glen Laurel Road & NC 42



Lane Group	SBR
Total Delay	54.0
LOS	D
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	19
Queue Length 95th (ft)	47
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	138
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.19

Intersection Summary

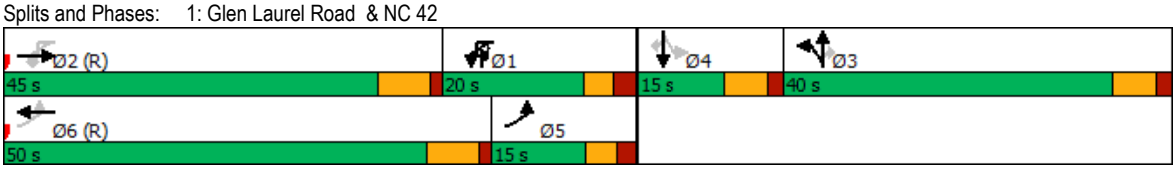
Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	42	818	203	4	211	1032	9	485	6	135	4	4
Future Volume (vph)	42	818	203	4	211	1032	9	485	6	135	4	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		-1%				2%			-1%			1%
Storage Length (ft)	250		475		525		0	425		475	100	
Storage Lanes	1		1		1		0	1		1	1	
Taper Length (ft)	100				100			100			100	
Lane Util. Factor	1.00	0.95	1.00	0.95	1.00	0.95	0.95	0.95	0.95	1.00	1.00	1.00
Frt			0.850			0.999				0.850		
Flt Protected	0.950				0.950			0.950	0.954			0.976
Satd. Flow (prot)	1778	3557	1591	0	1752	3500	0	1690	1697	1591	0	1809
Flt Permitted	0.141				0.199			0.950	0.954			0.682
Satd. Flow (perm)	264	3557	1591	0	367	3500	0	1690	1697	1591	0	1264
Right Turn on Red			No				No			No		
Satd. Flow (RTOR)												
Link Speed (mph)		50				50			45			45
Link Distance (ft)		1621				1433			1255			1075
Travel Time (s)		22.1				19.5			19.0			16.3
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	47	909	226	4	234	1147	10	539	7	150	4	4
Shared Lane Traffic (%)								49%				
Lane Group Flow (vph)	47	909	226	0	238	1157	0	275	271	150	0	8
Turn Type	D.P+P	NA	Perm	D.P+P	D.P+P	NA		Split	NA	pm+ov	Perm	NA
Protected Phases	5	2		1!	1	6		3	3	1!		4
Permitted Phases	6		2	2	2					3	4	
Detector Phase	5	2	2	1	1	6		3	3	1	4	4
Switch Phase												
Minimum Initial (s)	7.0	14.0	14.0	7.0	7.0	14.0		7.0	7.0	7.0	7.0	7.0
Minimum Split (s)	12.3	20.6	20.6	12.6	12.6	20.6		13.3	13.3	12.6	13.0	13.0
Total Split (s)	15.0	45.0	45.0	20.0	20.0	50.0		40.0	40.0	20.0	15.0	15.0
Total Split (%)	12.5%	37.5%	37.5%	16.7%	16.7%	41.7%		33.3%	33.3%	16.7%	12.5%	12.5%
Maximum Green (s)	9.7	38.4	38.4	14.4	14.4	43.4		33.7	33.7	14.4	9.0	9.0
Yellow Time (s)	3.2	5.3	5.3	3.1	3.1	5.3		4.6	4.6	3.1	4.4	4.4
All-Red Time (s)	2.1	1.3	1.3	2.5	2.5	1.3		1.7	1.7	2.5	1.6	1.6
Lost Time Adjust (s)	-0.3	-1.6	-1.6		-0.6	-1.6		-1.3	-1.3	-0.6		-1.0
Total Lost Time (s)	5.0	5.0	5.0		5.0	5.0		5.0	5.0	5.0		5.0
Lead/Lag	Lag	Lead	Lead	Lag	Lag	Lead		Lag	Lag	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	2.0	6.0	6.0	2.0	2.0	6.0		2.0	2.0	2.0	2.0	2.0
Minimum Gap (s)	2.0	3.4	3.4	2.0	2.0	3.4		2.0	2.0	2.0	2.0	2.0
Time Before Reduce (s)	0.0	15.0	15.0	0.0	0.0	15.0		0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	45.0	45.0	0.0	0.0	45.0		0.0	0.0	0.0	0.0	0.0
Recall Mode	None	C-Min	C-Min	None	None	C-Min		None	None	None	None	None
Act Effct Green (s)	75.0	58.0	58.0		74.0	65.5		25.2	25.2	44.2		8.6
Actuated g/C Ratio	0.62	0.48	0.48		0.62	0.55		0.21	0.21	0.37		0.07
v/c Ratio	0.16	0.53	0.29		0.58	0.61		0.77	0.76	0.26		0.09
Control Delay	16.2	25.8	23.8		30.0	24.0		59.1	58.0	21.1		53.9
Queue Delay	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0		0.0

Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	6
Future Volume (vph)	6
Ideal Flow (vphpl)	1900
Grade (%)	
Storage Length (ft)	0
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1575
Flt Permitted	
Satd. Flow (perm)	1575
Right Turn on Red	No
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.90
Adj. Flow (vph)	7
Shared Lane Traffic (%)	
Lane Group Flow (vph)	7
Turn Type	Perm
Protected Phases	
Permitted Phases	4
Detector Phase	4
Switch Phase	
Minimum Initial (s)	7.0
Minimum Split (s)	13.0
Total Split (s)	15.0
Total Split (%)	12.5%
Maximum Green (s)	9.0
Yellow Time (s)	4.4
All-Red Time (s)	1.6
Lost Time Adjust (s)	-1.0
Total Lost Time (s)	5.0
Lead/Lag	Lead
Lead-Lag Optimize?	Yes
Vehicle Extension (s)	2.0
Minimum Gap (s)	2.0
Time Before Reduce (s)	0.0
Time To Reduce (s)	0.0
Recall Mode	None
Act Effct Green (s)	8.6
Actuated g/C Ratio	0.07
v/c Ratio	0.06
Control Delay	52.7
Queue Delay	0.0

Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Total Delay	16.2	25.8	23.8		30.0	24.0		59.1	58.0	21.1		53.9
LOS	B	C	C		C	C		E	E	C		D
Approach Delay		25.1				25.0			50.5			53.3
Approach LOS		C				C			D			D
Queue Length 50th (ft)	10	235	96		56	318		212	209	75		6
Queue Length 95th (ft)	38	400	205		152	518		291	286	87		22
Internal Link Dist (ft)		1541				1353			1175			995
Turn Bay Length (ft)	250		475		525			425		475		
Base Capacity (vph)	309	1718	768		418	1911		492	494	580		105
Starvation Cap Reductn	0	0	0		0	0		0	0	0		0
Spillback Cap Reductn	0	0	0		0	0		0	0	0		0
Storage Cap Reductn	0	0	0		0	0		0	0	0		0
Reduced v/c Ratio	0.15	0.53	0.29		0.57	0.61		0.56	0.55	0.26		0.08

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 120			
Offset: 30 (25%), Referenced to phase 2:EBWB and 6:EBWB, Start of Green			
Natural Cycle: 80			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.77			
Intersection Signal Delay: 30.5		Intersection LOS: C	
Intersection Capacity Utilization 67.4%		ICU Level of Service C	
Analysis Period (min) 15			
! Phase conflict between lane groups.			

Splits and Phases: 1: Glen Laurel Road & NC 42



Lane Group	SBR
Total Delay	52.7
LOS	D
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	5
Queue Length 95th (ft)	21
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	131
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.05

Intersection Summary

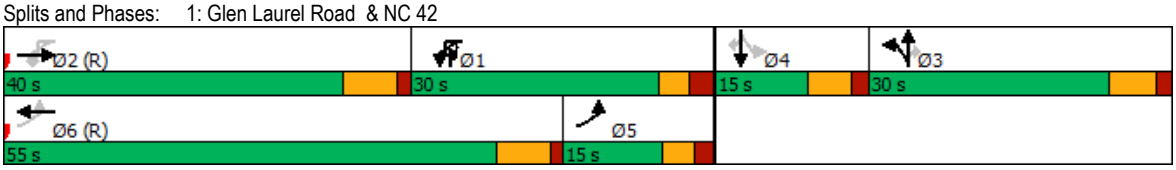
Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	4	1098	510	5	259	989	6	397	4	211	5	4
Future Volume (vph)	4	1098	510	5	259	989	6	397	4	211	5	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		-1%				2%			-1%			1%
Storage Length (ft)	250		475		525		0	425		475	100	
Storage Lanes	1		1		1		0	1		1	1	
Taper Length (ft)	100				100			100			100	
Lane Util. Factor	1.00	0.95	1.00	0.95	1.00	0.95	0.95	0.95	0.95	1.00	1.00	1.00
Frt			0.850			0.999				0.850		
Flt Protected	0.950				0.950			0.950	0.953			0.971
Satd. Flow (prot)	1778	3557	1591	0	1752	3500	0	1690	1695	1591	0	1800
Flt Permitted	0.187				0.090			0.950	0.953			0.552
Satd. Flow (perm)	350	3557	1591	0	166	3500	0	1690	1695	1591	0	1023
Right Turn on Red			No				No			No		
Satd. Flow (RTOR)												
Link Speed (mph)		50				50			45			45
Link Distance (ft)		1621				1433			1255			1075
Travel Time (s)		22.1				19.5			19.0			16.3
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	4	1220	567	6	288	1099	7	441	4	234	6	4
Shared Lane Traffic (%)								50%				
Lane Group Flow (vph)	4	1220	567	0	294	1106	0	220	225	234	0	10
Turn Type	D.P+P	NA	Perm	D.P+P	D.P+P	NA		Split	NA	pm+ov	Perm	NA
Protected Phases	5	2		1!	1	6		3	3	1!		4
Permitted Phases	6		2	2	2					3	4	
Detector Phase	5	2	2	1	1	6		3	3	1	4	4
Switch Phase												
Minimum Initial (s)	7.0	14.0	14.0	7.0	7.0	14.0		7.0	7.0	7.0	7.0	7.0
Minimum Split (s)	12.3	20.6	20.6	12.6	12.6	20.6		13.3	13.3	12.6	13.0	13.0
Total Split (s)	15.0	40.0	40.0	30.0	30.0	55.0		30.0	30.0	30.0	15.0	15.0
Total Split (%)	13.0%	34.8%	34.8%	26.1%	26.1%	47.8%		26.1%	26.1%	26.1%	13.0%	13.0%
Maximum Green (s)	9.7	33.4	33.4	24.4	24.4	48.4		23.7	23.7	24.4	9.0	9.0
Yellow Time (s)	3.2	5.3	5.3	3.1	3.1	5.3		4.6	4.6	3.1	4.4	4.4
All-Red Time (s)	2.1	1.3	1.3	2.5	2.5	1.3		1.7	1.7	2.5	1.6	1.6
Lost Time Adjust (s)	-0.3	-1.6	-1.6		-0.6	-1.6		-1.3	-1.3	-0.6		-1.0
Total Lost Time (s)	5.0	5.0	5.0		5.0	5.0		5.0	5.0	5.0		5.0
Lead/Lag	Lag	Lead	Lead	Lag	Lag	Lead		Lag	Lag	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	2.0	6.0	6.0	2.0	2.0	6.0		2.0	2.0	2.0	2.0	2.0
Minimum Gap (s)	2.0	3.4	3.4	2.0	2.0	3.4		2.0	2.0	2.0	2.0	2.0
Time Before Reduce (s)	0.0	15.0	15.0	0.0	0.0	15.0		0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	45.0	45.0	0.0	0.0	45.0		0.0	0.0	0.0	0.0	0.0
Recall Mode	None	C-Min	C-Min	None	None	C-Min		None	None	None	None	None
Act Effct Green (s)	75.3	51.9	51.9		71.3	73.3		20.2	20.2	41.6		8.6
Actuated g/C Ratio	0.65	0.45	0.45		0.62	0.64		0.18	0.18	0.36		0.07
v/c Ratio	0.01	0.76	0.79		0.79	0.50		0.74	0.76	0.41		0.13
Control Delay	10.8	33.7	40.6		51.2	15.2		59.7	60.8	21.2		53.2
Queue Delay	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0		0.0

Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	27
Future Volume (vph)	27
Ideal Flow (vphpl)	1900
Grade (%)	
Storage Length (ft)	0
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1575
Flt Permitted	
Satd. Flow (perm)	1575
Right Turn on Red	No
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.90
Adj. Flow (vph)	30
Shared Lane Traffic (%)	
Lane Group Flow (vph)	30
Turn Type	Perm
Protected Phases	
Permitted Phases	4
Detector Phase	4
Switch Phase	
Minimum Initial (s)	7.0
Minimum Split (s)	13.0
Total Split (s)	15.0
Total Split (%)	13.0%
Maximum Green (s)	9.0
Yellow Time (s)	4.4
All-Red Time (s)	1.6
Lost Time Adjust (s)	-1.0
Total Lost Time (s)	5.0
Lead/Lag	Lead
Lead-Lag Optimize?	Yes
Vehicle Extension (s)	2.0
Minimum Gap (s)	2.0
Time Before Reduce (s)	0.0
Time To Reduce (s)	0.0
Recall Mode	None
Act Effct Green (s)	8.6
Actuated g/C Ratio	0.07
v/c Ratio	0.25
Control Delay	55.4
Queue Delay	0.0

Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Total Delay	10.8	33.7	40.6		51.2	15.2		59.7	60.8	21.2		53.2
LOS	B	C	D		D	B		E	E	C		D
Approach Delay		35.8				22.7			46.8			54.8
Approach LOS		D				C			D			D
Queue Length 50th (ft)	1	426	384		155	224		163	167	96		7
Queue Length 95th (ft)	6	#686	#717		257	430		243	249	116		25
Internal Link Dist (ft)		1541				1353			1175			995
Turn Bay Length (ft)	250		475		525			425		475		
Base Capacity (vph)	353	1606	718		455	2231		367	368	595		88
Starvation Cap Reductn	0	0	0		0	0		0	0	0		0
Spillback Cap Reductn	0	0	0		0	0		0	0	0		0
Storage Cap Reductn	0	0	0		0	0		0	0	0		0
Reduced v/c Ratio	0.01	0.76	0.79		0.65	0.50		0.60	0.61	0.39		0.11

Intersection Summary			
Area Type:	Other		
Cycle Length: 115			
Actuated Cycle Length: 115			
Offset: 32 (28%), Referenced to phase 2:EBWB and 6:EBWB, Start of Green			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.79			
Intersection Signal Delay: 33.2		Intersection LOS: C	
Intersection Capacity Utilization 80.5%		ICU Level of Service D	
Analysis Period (min) 15			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			
! Phase conflict between lane groups.			

Splits and Phases: 1: Glen Laurel Road & NC 42



Lane Group	SBR
Total Delay	55.4
LOS	E
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	21
Queue Length 95th (ft)	52
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	136
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.22

Intersection Summary

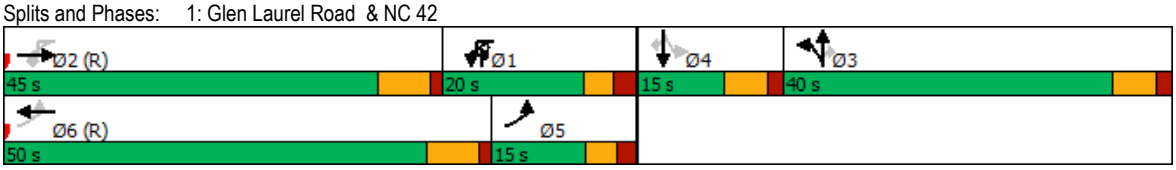
Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	42	818	218	4	246	1032	9	525	6	227	4	4
Future Volume (vph)	42	818	218	4	246	1032	9	525	6	227	4	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		-1%				2%			-1%			1%
Storage Length (ft)	250		475		525		0	425		475	100	
Storage Lanes	1		1		1		0	1		1	1	
Taper Length (ft)	100				100			100			100	
Lane Util. Factor	1.00	0.95	1.00	0.95	1.00	0.95	0.95	0.95	0.95	1.00	1.00	1.00
Frt			0.850			0.999				0.850		
Flt Protected	0.950				0.950			0.950	0.953			0.976
Satd. Flow (prot)	1778	3557	1591	0	1752	3500	0	1690	1695	1591	0	1809
Flt Permitted	0.127				0.178			0.950	0.953			0.682
Satd. Flow (perm)	238	3557	1591	0	328	3500	0	1690	1695	1591	0	1264
Right Turn on Red			No				No			No		
Satd. Flow (RTOR)												
Link Speed (mph)		50				50			45			45
Link Distance (ft)		1621				1433			1255			1075
Travel Time (s)		22.1				19.5			19.0			16.3
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	47	909	242	4	273	1147	10	583	7	252	4	4
Shared Lane Traffic (%)								49%				
Lane Group Flow (vph)	47	909	242	0	277	1157	0	297	293	252	0	8
Turn Type	D.P+P	NA	Perm	D.P+P	D.P+P	NA		Split	NA	pm+ov	Perm	NA
Protected Phases	5	2		1!	1	6		3	3	1!		4
Permitted Phases	6		2	2	2					3	4	
Detector Phase	5	2	2	1	1	6		3	3	1	4	4
Switch Phase												
Minimum Initial (s)	7.0	14.0	14.0	7.0	7.0	14.0		7.0	7.0	7.0	7.0	7.0
Minimum Split (s)	12.3	20.6	20.6	12.6	12.6	20.6		13.3	13.3	12.6	13.0	13.0
Total Split (s)	15.0	45.0	45.0	20.0	20.0	50.0		40.0	40.0	20.0	15.0	15.0
Total Split (%)	12.5%	37.5%	37.5%	16.7%	16.7%	41.7%		33.3%	33.3%	16.7%	12.5%	12.5%
Maximum Green (s)	9.7	38.4	38.4	14.4	14.4	43.4		33.7	33.7	14.4	9.0	9.0
Yellow Time (s)	3.2	5.3	5.3	3.1	3.1	5.3		4.6	4.6	3.1	4.4	4.4
All-Red Time (s)	2.1	1.3	1.3	2.5	2.5	1.3		1.7	1.7	2.5	1.6	1.6
Lost Time Adjust (s)	-0.3	-1.6	-1.6		-0.6	-1.6		-1.3	-1.3	-0.6		-1.0
Total Lost Time (s)	5.0	5.0	5.0		5.0	5.0		5.0	5.0	5.0		5.0
Lead/Lag	Lag	Lead	Lead	Lag	Lag	Lead		Lag	Lag	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	2.0	6.0	6.0	2.0	2.0	6.0		2.0	2.0	2.0	2.0	2.0
Minimum Gap (s)	2.0	3.4	3.4	2.0	2.0	3.4		2.0	2.0	2.0	2.0	2.0
Time Before Reduce (s)	0.0	15.0	15.0	0.0	0.0	15.0		0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	45.0	45.0	0.0	0.0	45.0		0.0	0.0	0.0	0.0	0.0
Recall Mode	None	C-Min	C-Min	None	None	C-Min		None	None	None	None	None
Act Effct Green (s)	73.5	53.6	53.6		72.5	62.0		26.8	26.8	48.7		8.6
Actuated g/C Ratio	0.61	0.45	0.45		0.60	0.52		0.22	0.22	0.41		0.07
v/c Ratio	0.15	0.57	0.34		0.66	0.64		0.79	0.78	0.39		0.09
Control Delay	18.0	28.9	26.6		37.0	26.8		58.6	57.5	21.4		53.9
Queue Delay	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0		0.0

Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	6
Future Volume (vph)	6
Ideal Flow (vphpl)	1900
Grade (%)	
Storage Length (ft)	0
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1575
Flt Permitted	
Satd. Flow (perm)	1575
Right Turn on Red	No
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.90
Adj. Flow (vph)	7
Shared Lane Traffic (%)	
Lane Group Flow (vph)	7
Turn Type	Perm
Protected Phases	
Permitted Phases	4
Detector Phase	4
Switch Phase	
Minimum Initial (s)	7.0
Minimum Split (s)	13.0
Total Split (s)	15.0
Total Split (%)	12.5%
Maximum Green (s)	9.0
Yellow Time (s)	4.4
All-Red Time (s)	1.6
Lost Time Adjust (s)	-1.0
Total Lost Time (s)	5.0
Lead/Lag	Lead
Lead-Lag Optimize?	Yes
Vehicle Extension (s)	2.0
Minimum Gap (s)	2.0
Time Before Reduce (s)	0.0
Time To Reduce (s)	0.0
Recall Mode	None
Act Effct Green (s)	8.6
Actuated g/C Ratio	0.07
v/c Ratio	0.06
Control Delay	52.7
Queue Delay	0.0

Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Total Delay	18.0	28.9	26.6		37.0	26.8		58.6	57.5	21.4		53.9
LOS	B	C	C		D	C		E	E	C		D
Approach Delay		28.0				28.7			47.1			53.3
Approach LOS		C				C			D			D
Queue Length 50th (ft)	10	264	117		71	356		229	225	122		6
Queue Length 95th (ft)	39	410	226		#265	#535		309	304	140		22
Internal Link Dist (ft)		1541				1353			1175			995
Turn Bay Length (ft)	250		475		525			425		475		
Base Capacity (vph)	318	1587	710		422	1807		492	494	644		105
Starvation Cap Reductn	0	0	0		0	0		0	0	0		0
Spillback Cap Reductn	0	0	0		0	0		0	0	0		0
Storage Cap Reductn	0	0	0		0	0		0	0	0		0
Reduced v/c Ratio	0.15	0.57	0.34		0.66	0.64		0.60	0.59	0.39		0.08

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 120			
Offset: 30 (25%), Referenced to phase 2:EBWB and 6:EBWB, Start of Green			
Natural Cycle: 80			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.79			
Intersection Signal Delay: 33.0		Intersection LOS: C	
Intersection Capacity Utilization 73.0%		ICU Level of Service D	
Analysis Period (min) 15			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			
! Phase conflict between lane groups.			

Splits and Phases: 1: Glen Laurel Road & NC 42



Lane Group	SBR
Total Delay	52.7
LOS	D
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	5
Queue Length 95th (ft)	21
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	131
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.05

Intersection Summary

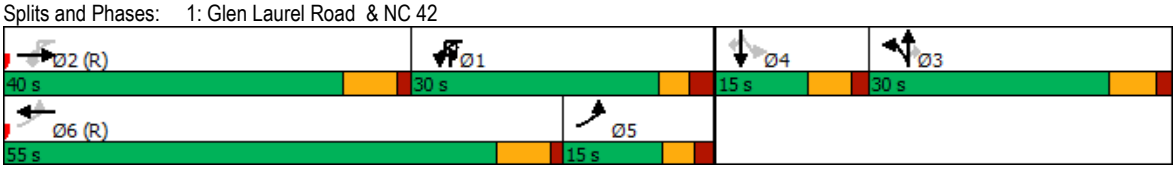
Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	4	1098	555	5	358	989	6	425	4	275	5	4
Future Volume (vph)	4	1098	555	5	358	989	6	425	4	275	5	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		-1%				2%			-1%			1%
Storage Length (ft)	250		475		525		0	425		475	100	
Storage Lanes	1		1		1		0	1		1	1	
Taper Length (ft)	100				100			100			100	
Lane Util. Factor	1.00	0.95	1.00	0.95	1.00	0.95	0.95	0.95	0.95	1.00	1.00	1.00
Frt			0.850			0.999				0.850		
Flt Protected	0.950				0.950			0.950	0.953			0.971
Satd. Flow (prot)	1778	3557	1591	0	1752	3500	0	1690	1695	1591	0	1800
Flt Permitted	0.184				0.103			0.950	0.953			0.552
Satd. Flow (perm)	344	3557	1591	0	190	3500	0	1690	1695	1591	0	1023
Right Turn on Red			No				No			No		
Satd. Flow (RTOR)												
Link Speed (mph)		50				50			45			45
Link Distance (ft)		1621				1433			1255			1075
Travel Time (s)		22.1				19.5			19.0			16.3
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	4	1220	617	6	398	1099	7	472	4	306	6	4
Shared Lane Traffic (%)								50%				
Lane Group Flow (vph)	4	1220	617	0	404	1106	0	236	240	306	0	10
Turn Type	D.P+P	NA	Perm	D.P+P	D.P+P	NA		Split	NA	pm+ov	Perm	NA
Protected Phases	5	2		1!	1	6		3	3	1!		4
Permitted Phases	6		2	2	2					3	4	
Detector Phase	5	2	2	1	1	6		3	3	1	4	4
Switch Phase												
Minimum Initial (s)	7.0	14.0	14.0	7.0	7.0	14.0		7.0	7.0	7.0	7.0	7.0
Minimum Split (s)	12.3	20.6	20.6	12.6	12.6	20.6		13.3	13.3	12.6	13.0	13.0
Total Split (s)	15.0	40.0	40.0	30.0	30.0	55.0		30.0	30.0	30.0	15.0	15.0
Total Split (%)	13.0%	34.8%	34.8%	26.1%	26.1%	47.8%		26.1%	26.1%	26.1%	13.0%	13.0%
Maximum Green (s)	9.7	33.4	33.4	24.4	24.4	48.4		23.7	23.7	24.4	9.0	9.0
Yellow Time (s)	3.2	5.3	5.3	3.1	3.1	5.3		4.6	4.6	3.1	4.4	4.4
All-Red Time (s)	2.1	1.3	1.3	2.5	2.5	1.3		1.7	1.7	2.5	1.6	1.6
Lost Time Adjust (s)	-0.3	-1.6	-1.6		-0.6	-1.6		-1.3	-1.3	-0.6		-1.0
Total Lost Time (s)	5.0	5.0	5.0		5.0	5.0		5.0	5.0	5.0		5.0
Lead/Lag	Lag	Lead	Lead	Lag	Lag	Lead		Lag	Lag	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	2.0	6.0	6.0	2.0	2.0	6.0		2.0	2.0	2.0	2.0	2.0
Minimum Gap (s)	2.0	3.4	3.4	2.0	2.0	3.4		2.0	2.0	2.0	2.0	2.0
Time Before Reduce (s)	0.0	15.0	15.0	0.0	0.0	15.0		0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	45.0	45.0	0.0	0.0	45.0		0.0	0.0	0.0	0.0	0.0
Recall Mode	None	C-Min	C-Min	None	None	C-Min		None	None	None	None	None
Act Effct Green (s)	74.6	46.6	46.6		70.6	72.6		21.0	21.0	47.0		8.6
Actuated g/C Ratio	0.65	0.41	0.41		0.61	0.63		0.18	0.18	0.41		0.07
v/c Ratio	0.01	0.85	0.96		0.91	0.50		0.77	0.78	0.47		0.13
Control Delay	11.0	40.3	63.1		63.0	15.5		60.9	61.8	19.9		53.2
Queue Delay	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0		0.0

Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	27
Future Volume (vph)	27
Ideal Flow (vphpl)	1900
Grade (%)	
Storage Length (ft)	0
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1575
Flt Permitted	
Satd. Flow (perm)	1575
Right Turn on Red	No
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.90
Adj. Flow (vph)	30
Shared Lane Traffic (%)	
Lane Group Flow (vph)	30
Turn Type	Perm
Protected Phases	
Permitted Phases	4
Detector Phase	4
Switch Phase	
Minimum Initial (s)	7.0
Minimum Split (s)	13.0
Total Split (s)	15.0
Total Split (%)	13.0%
Maximum Green (s)	9.0
Yellow Time (s)	4.4
All-Red Time (s)	1.6
Lost Time Adjust (s)	-1.0
Total Lost Time (s)	5.0
Lead/Lag	Lead
Lead-Lag Optimize?	Yes
Vehicle Extension (s)	2.0
Minimum Gap (s)	2.0
Time Before Reduce (s)	0.0
Time To Reduce (s)	0.0
Recall Mode	None
Act Effct Green (s)	8.6
Actuated g/C Ratio	0.07
v/c Ratio	0.25
Control Delay	55.4
Queue Delay	0.0

Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Total Delay	11.0	40.3	63.1		63.0	15.5		60.9	61.8	19.9		53.2
LOS	B	D	E		E	B		E	E	B		D
Approach Delay		47.9				28.2			45.1			54.8
Approach LOS		D				C			D			D
Queue Length 50th (ft)	1	466	~523		237	229		174	177	116		7
Queue Length 95th (ft)	6	#686	#800		#435	430		260	266	155		25
Internal Link Dist (ft)		1541				1353			1175			995
Turn Bay Length (ft)	250		475		525			425		475		
Base Capacity (vph)	347	1440	644		457	2209		367	368	649		88
Starvation Cap Reductn	0	0	0		0	0		0	0	0		0
Spillback Cap Reductn	0	0	0		0	0		0	0	0		0
Storage Cap Reductn	0	0	0		0	0		0	0	0		0
Reduced v/c Ratio	0.01	0.85	0.96		0.88	0.50		0.64	0.65	0.47		0.11

Intersection Summary			
Area Type:	Other		
Cycle Length: 115			
Actuated Cycle Length: 115			
Offset: 32 (28%), Referenced to phase 2:EBWB and 6:EBWB, Start of Green			
Natural Cycle: 110			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.96			
Intersection Signal Delay: 40.3		Intersection LOS: D	
Intersection Capacity Utilization 90.0%		ICU Level of Service E	
Analysis Period (min) 15			
~ Volume exceeds capacity, queue is theoretically infinite.			
Queue shown is maximum after two cycles.			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			
! Phase conflict between lane groups.			

Splits and Phases: 1: Glen Laurel Road & NC 42



Lane Group	SBR
Total Delay	55.4
LOS	E
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	21
Queue Length 95th (ft)	52
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	136
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.22

Intersection Summary

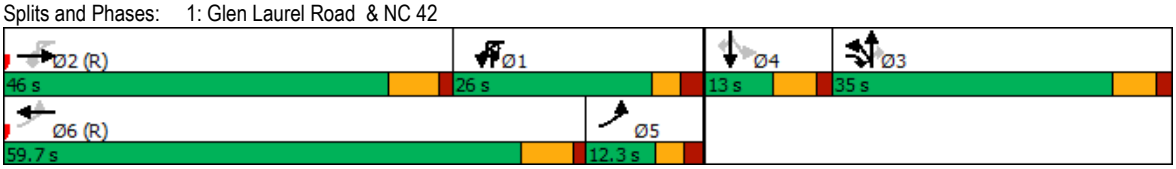
Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	42	818	218	4	246	1032	9	525	6	227	4	4
Future Volume (vph)	42	818	218	4	246	1032	9	525	6	227	4	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		-1%				2%			-1%			1%
Storage Length (ft)	250		475		525		0	425		475	100	
Storage Lanes	1		1		1		0	1		1	1	
Taper Length (ft)	100				100			100			100	
Lane Util. Factor	1.00	0.95	1.00	0.95	1.00	0.95	0.95	0.95	0.95	1.00	1.00	1.00
Frt			0.850			0.999				0.850		
Flt Protected	0.950				0.950			0.950	0.953			0.976
Satd. Flow (prot)	1778	3557	1591	0	1752	3500	0	1690	1695	1591	0	1809
Flt Permitted	0.143				0.185			0.950	0.953			0.769
Satd. Flow (perm)	268	3557	1591	0	341	3500	0	1690	1695	1591	0	1425
Right Turn on Red			No				No			No		
Satd. Flow (RTOR)												
Link Speed (mph)		50				50			45			45
Link Distance (ft)		1621				1433			1255			1075
Travel Time (s)		22.1				19.5			19.0			16.3
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	47	909	242	4	273	1147	10	583	7	252	4	4
Shared Lane Traffic (%)								49%				
Lane Group Flow (vph)	47	909	242	0	277	1157	0	297	293	252	0	8
Turn Type	D.P+P	NA	pm+ov	D.P+P	D.P+P	NA		Split	NA	pm+ov	Perm	NA
Protected Phases	5	2	3	1!	1	6		3	3	1!		4
Permitted Phases	6		2	2	2					3	4	
Detector Phase	5	2	3	1	1	6		3	3	1	4	4
Switch Phase												
Minimum Initial (s)	7.0	14.0	7.0	7.0	7.0	14.0		7.0	7.0	7.0	7.0	7.0
Minimum Split (s)	12.3	20.6	13.3	12.6	12.6	20.6		13.3	13.3	12.6	13.0	13.0
Total Split (s)	12.3	46.0	35.0	26.0	26.0	59.7		35.0	35.0	26.0	13.0	13.0
Total Split (%)	10.3%	38.3%	29.2%	21.7%	21.7%	49.8%		29.2%	29.2%	21.7%	10.8%	10.8%
Maximum Green (s)	7.0	39.4	28.7	20.4	20.4	53.1		28.7	28.7	20.4	7.0	7.0
Yellow Time (s)	3.2	5.3	4.6	3.1	3.1	5.3		4.6	4.6	3.1	4.4	4.4
All-Red Time (s)	2.1	1.3	1.7	2.5	2.5	1.3		1.7	1.7	2.5	1.6	1.6
Lost Time Adjust (s)	-0.3	-1.6	-1.6		-0.6	-1.6		-1.3	-1.3	-0.6		-1.0
Total Lost Time (s)	5.0	5.0	4.7		5.0	5.0		5.0	5.0	5.0		5.0
Lead/Lag	Lag	Lead	Lag	Lag	Lag	Lead		Lag	Lag	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	2.0	6.0	2.0	2.0	2.0	6.0		2.0	2.0	2.0	2.0	2.0
Minimum Gap (s)	2.0	3.4	2.0	2.0	2.0	3.4		2.0	2.0	2.0	2.0	2.0
Time Before Reduce (s)	0.0	15.0	0.0	0.0	0.0	15.0		0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	45.0	0.0	0.0	0.0	45.0		0.0	0.0	0.0	0.0	0.0
Recall Mode	None	C-Min	None	None	None	C-Min		None	None	None	None	None
Act Effct Green (s)	75.0	55.1	86.2		74.0	66.1		25.7	25.7	47.6		8.1
Actuated g/C Ratio	0.62	0.46	0.72		0.62	0.55		0.21	0.21	0.40		0.07
v/c Ratio	0.16	0.56	0.21		0.64	0.60		0.82	0.81	0.40		0.08
Control Delay	15.0	28.1	7.5		33.6	22.8		63.0	61.6	22.2		54.7
Queue Delay	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0		0.0

Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	6
Future Volume (vph)	6
Ideal Flow (vphpl)	1900
Grade (%)	
Storage Length (ft)	0
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1575
Flt Permitted	
Satd. Flow (perm)	1575
Right Turn on Red	No
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.90
Adj. Flow (vph)	7
Shared Lane Traffic (%)	
Lane Group Flow (vph)	7
Turn Type	Perm
Protected Phases	
Permitted Phases	4
Detector Phase	4
Switch Phase	
Minimum Initial (s)	7.0
Minimum Split (s)	13.0
Total Split (s)	13.0
Total Split (%)	10.8%
Maximum Green (s)	7.0
Yellow Time (s)	4.4
All-Red Time (s)	1.6
Lost Time Adjust (s)	-1.0
Total Lost Time (s)	5.0
Lead/Lag	Lead
Lead-Lag Optimize?	Yes
Vehicle Extension (s)	2.0
Minimum Gap (s)	2.0
Time Before Reduce (s)	0.0
Time To Reduce (s)	0.0
Recall Mode	None
Act Effct Green (s)	8.1
Actuated g/C Ratio	0.07
v/c Ratio	0.07
Control Delay	54.0
Queue Delay	0.0

Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Total Delay	15.0	28.1	7.5		33.6	22.8		63.0	61.6	22.2		54.7
LOS	B	C	A		C	C		E	E	C		D
Approach Delay		23.4				24.9			50.3			54.4
Approach LOS		C				C			D			D
Queue Length 50th (ft)	10	249	47		70	320		229	226	129		6
Queue Length 95th (ft)	34	404	115		193	461		329	323	144		23
Internal Link Dist (ft)		1541				1353			1175			995
Turn Bay Length (ft)	250		475		525			425		475		
Base Capacity (vph)	298	1644	1138		465	1953		424	425	615		96
Starvation Cap Reductn	0	0	0		0	0		0	0	0		0
Spillback Cap Reductn	0	0	0		0	0		0	0	0		0
Storage Cap Reductn	0	0	0		0	0		0	0	0		0
Reduced v/c Ratio	0.16	0.55	0.21		0.60	0.59		0.70	0.69	0.41		0.08

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 120			
Offset: 30 (25%), Referenced to phase 2:EBWB and 6:EBWB, Start of Green			
Natural Cycle: 80			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.82			
Intersection Signal Delay: 30.6		Intersection LOS: C	
Intersection Capacity Utilization 73.0%		ICU Level of Service D	
Analysis Period (min) 15			
! Phase conflict between lane groups.			

Splits and Phases: 1: Glen Laurel Road & NC 42



Lane Group	SBR
Total Delay	54.0
LOS	D
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	5
Queue Length 95th (ft)	21
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	106
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.07

Intersection Summary

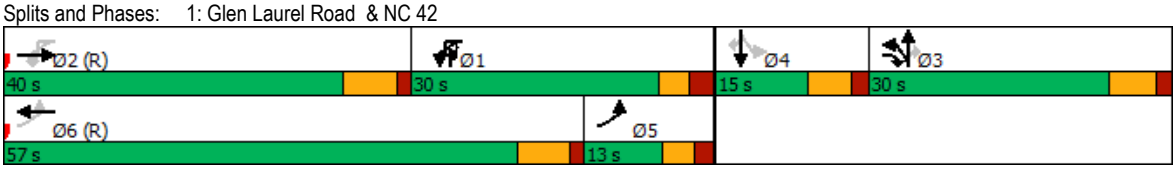
Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	4	1098	555	5	358	989	6	425	4	275	5	4
Future Volume (vph)	4	1098	555	5	358	989	6	425	4	275	5	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		-1%				2%			-1%			1%
Storage Length (ft)	250		475		525		0	425		475	100	
Storage Lanes	1		1		1		0	1		1	1	
Taper Length (ft)	100				100			100			100	
Lane Util. Factor	1.00	0.95	1.00	0.95	1.00	0.95	0.95	0.95	0.95	1.00	1.00	1.00
Frt			0.850			0.999				0.850		
Flt Protected	0.950				0.950			0.950	0.953			0.971
Satd. Flow (prot)	1778	3557	1591	0	1752	3500	0	1690	1695	1591	0	1800
Flt Permitted	0.177				0.110			0.950	0.953			0.552
Satd. Flow (perm)	331	3557	1591	0	203	3500	0	1690	1695	1591	0	1023
Right Turn on Red			No				No			No		
Satd. Flow (RTOR)												
Link Speed (mph)		50				50			45			45
Link Distance (ft)		1621				1433			1255			1075
Travel Time (s)		22.1				19.5			19.0			16.3
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	4	1220	617	6	398	1099	7	472	4	306	6	4
Shared Lane Traffic (%)								50%				
Lane Group Flow (vph)	4	1220	617	0	404	1106	0	236	240	306	0	10
Turn Type	D.P+P	NA	pm+ov	D.P+P	D.P+P	NA		Split	NA	pm+ov	Perm	NA
Protected Phases	5	2	3	1!	1	6		3	3	1!		4
Permitted Phases	6		2	2	2					3	4	
Detector Phase	5	2	3	1	1	6		3	3	1	4	4
Switch Phase												
Minimum Initial (s)	7.0	14.0	7.0	7.0	7.0	14.0		7.0	7.0	7.0	7.0	7.0
Minimum Split (s)	12.3	20.6	13.3	12.6	12.6	20.6		13.3	13.3	12.6	13.0	13.0
Total Split (s)	13.0	40.0	30.0	30.0	30.0	57.0		30.0	30.0	30.0	15.0	15.0
Total Split (%)	11.3%	34.8%	26.1%	26.1%	26.1%	49.6%		26.1%	26.1%	26.1%	13.0%	13.0%
Maximum Green (s)	7.7	33.4	23.7	24.4	24.4	50.4		23.7	23.7	24.4	9.0	9.0
Yellow Time (s)	3.2	5.3	4.6	3.1	3.1	5.3		4.6	4.6	3.1	4.4	4.4
All-Red Time (s)	2.1	1.3	1.7	2.5	2.5	1.3		1.7	1.7	2.5	1.6	1.6
Lost Time Adjust (s)	-0.3	-1.6	-1.6		-0.6	-1.6		-1.3	-1.3	-0.6		-1.0
Total Lost Time (s)	5.0	5.0	4.7		5.0	5.0		5.0	5.0	5.0		5.0
Lead/Lag	Lag	Lead	Lag	Lag	Lag	Lead		Lag	Lag	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	2.0	6.0	2.0	2.0	2.0	6.0		2.0	2.0	2.0	2.0	2.0
Minimum Gap (s)	2.0	3.4	2.0	2.0	2.0	3.4		2.0	2.0	2.0	2.0	2.0
Time Before Reduce (s)	0.0	15.0	0.0	0.0	0.0	15.0		0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	45.0	0.0	0.0	0.0	45.0		0.0	0.0	0.0	0.0	0.0
Recall Mode	None	C-Min	None	None	None	C-Min		None	None	None	None	None
Act Effct Green (s)	71.8	43.8	72.8		67.8	70.0		23.7	23.7	49.8		8.6
Actuated g/C Ratio	0.62	0.38	0.63		0.59	0.61		0.21	0.21	0.43		0.07
v/c Ratio	0.01	0.90	0.61		0.91	0.52		0.68	0.69	0.44		0.13
Control Delay	11.5	46.1	17.8		63.1	16.7		52.2	52.7	18.1		53.2
Queue Delay	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0		0.0

Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	27
Future Volume (vph)	27
Ideal Flow (vphpl)	1900
Grade (%)	
Storage Length (ft)	0
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1575
Flt Permitted	
Satd. Flow (perm)	1575
Right Turn on Red	No
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.90
Adj. Flow (vph)	30
Shared Lane Traffic (%)	
Lane Group Flow (vph)	30
Turn Type	Perm
Protected Phases	
Permitted Phases	4
Detector Phase	4
Switch Phase	
Minimum Initial (s)	7.0
Minimum Split (s)	13.0
Total Split (s)	15.0
Total Split (%)	13.0%
Maximum Green (s)	9.0
Yellow Time (s)	4.4
All-Red Time (s)	1.6
Lost Time Adjust (s)	-1.0
Total Lost Time (s)	5.0
Lead/Lag	Lead
Lead-Lag Optimize?	Yes
Vehicle Extension (s)	2.0
Minimum Gap (s)	2.0
Time Before Reduce (s)	0.0
Time To Reduce (s)	0.0
Recall Mode	None
Act Effct Green (s)	8.6
Actuated g/C Ratio	0.07
v/c Ratio	0.25
Control Delay	55.4
Queue Delay	0.0

Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Total Delay	11.5	46.1	17.8		63.1	16.7		52.2	52.7	18.1		53.2
LOS	B	D	B		E	B		D	D	B		D
Approach Delay		36.5				29.1			39.0			54.8
Approach LOS		D				C			D			D
Queue Length 50th (ft)	1	~551	292		242	260		164	167	103		7
Queue Length 95th (ft)	6	#686	443		#429	423		260	266	155		25
Internal Link Dist (ft)		1541				1353			1175			995
Turn Bay Length (ft)	250		475		525			425		475		
Base Capacity (vph)	309	1354	997		458	2137		375	376	688		88
Starvation Cap Reductn	0	0	0		0	0		0	0	0		0
Spillback Cap Reductn	0	0	0		0	0		0	0	0		0
Storage Cap Reductn	0	0	0		0	0		0	0	0		0
Reduced v/c Ratio	0.01	0.90	0.62		0.88	0.52		0.63	0.64	0.44		0.11

Intersection Summary			
Area Type:	Other		
Cycle Length: 115			
Actuated Cycle Length: 115			
Offset: 32 (28%), Referenced to phase 2:EBWB and 6:EBWB, Start of Green			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.91			
Intersection Signal Delay: 34.5		Intersection LOS: C	
Intersection Capacity Utilization 90.0%		ICU Level of Service E	
Analysis Period (min) 15			
~ Volume exceeds capacity, queue is theoretically infinite.			
Queue shown is maximum after two cycles.			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			
! Phase conflict between lane groups.			

Splits and Phases: 1: Glen Laurel Road & NC 42



Lane Group	SBR
Total Delay	55.4
LOS	E
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	21
Queue Length 95th (ft)	52
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	136
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.22

Intersection Summary

APPENDIX D

CAPACITY CALCULATIONS -
GLEN LAUREL ROAD
&
VINSON ROAD

Intersection	
Int Delay, s/veh	12.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	125	246	76	94	180	167
Future Vol, veh/h	125	246	76	94	180	167
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	139	273	84	104	200	186

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	722	136	0	0	188	0
Stage 1	136	-	-	-	-	-
Stage 2	586	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	394	913	-	-	1386	-
Stage 1	890	-	-	-	-	-
Stage 2	556	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	331	913	-	-	1386	-
Mov Cap-2 Maneuver	331	-	-	-	-	-
Stage 1	890	-	-	-	-	-
Stage 2	466	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	25.7	0	4.2
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	573	1386	-
HCM Lane V/C Ratio	-	-	0.719	0.144	-
HCM Control Delay (s)	-	-	25.7	8	0
HCM Lane LOS	-	-	D	A	A
HCM 95th %tile Q(veh)	-	-	5.9	0.5	-

Intersection	
Int Delay, s/veh	10.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	82	194	185	110	222	160
Future Vol, veh/h	82	194	185	110	222	160
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	91	216	206	122	247	178

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	939	267	0	0	328	0
Stage 1	267	-	-	-	-	-
Stage 2	672	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	293	772	-	-	1232	-
Stage 1	778	-	-	-	-	-
Stage 2	508	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	228	772	-	-	1232	-
Mov Cap-2 Maneuver	228	-	-	-	-	-
Stage 1	778	-	-	-	-	-
Stage 2	395	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	28.2	0	5
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	452	1232	-
HCM Lane V/C Ratio	-	-	0.678	0.2	-
HCM Control Delay (s)	-	-	28.2	8.7	0
HCM Lane LOS	-	-	D	A	A
HCM 95th %tile Q(veh)	-	-	5	0.7	-

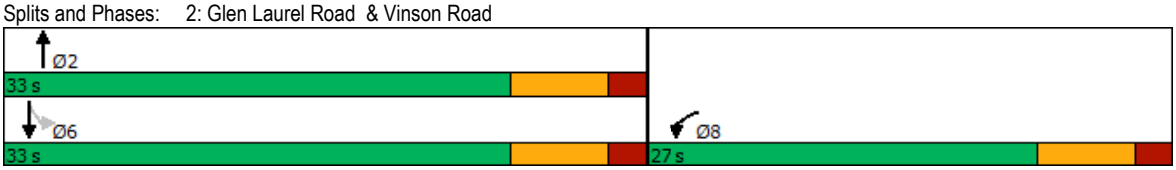
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	146	288	89	110	211	196
Future Volume (vph)	146	288	89	110	211	196
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		100	0	
Storage Lanes	1	0		0	0	
Taper Length (ft)	100				100	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.910		0.925			
Flt Protected	0.983					0.975
Satd. Flow (prot)	1666	0	1723	0	0	1816
Flt Permitted	0.983					0.724
Satd. Flow (perm)	1666	0	1723	0	0	1349
Right Turn on Red		No		No		
Satd. Flow (RTOR)						
Link Speed (mph)	45		45			45
Link Distance (ft)	2571		2574			3072
Travel Time (s)	39.0		39.0			46.5
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	162	320	99	122	234	218
Shared Lane Traffic (%)						
Lane Group Flow (vph)	482	0	221	0	0	452
Turn Type	Prot		NA		Perm	NA
Protected Phases	8		2			6
Permitted Phases					6	
Detector Phase	8		2		6	6
Switch Phase						
Minimum Initial (s)	7.0		12.0		12.0	12.0
Minimum Split (s)	14.0		19.0		19.0	19.0
Total Split (s)	27.0		33.0		33.0	33.0
Total Split (%)	45.0%		55.0%		55.0%	55.0%
Maximum Green (s)	20.0		26.0		26.0	26.0
Yellow Time (s)	5.0		5.0		5.0	5.0
All-Red Time (s)	2.0		2.0		2.0	2.0
Lost Time Adjust (s)	-2.0		-2.0			-2.0
Total Lost Time (s)	5.0		5.0			5.0
Lead/Lag						
Lead-Lag Optimize?						
Vehicle Extension (s)	3.0		3.0		3.0	3.0
Recall Mode	None		None		None	None
Act Effct Green (s)	19.9		23.2			23.4
Actuated g/C Ratio	0.37		0.43			0.44
v/c Ratio	0.78		0.30			0.77
Control Delay	27.1		11.2			23.7
Queue Delay	0.0		0.0			0.0
Total Delay	27.1		11.2			23.7
LOS	C		B			C
Approach Delay	27.1		11.2			23.7
Approach LOS	C		B			C

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Queue Length 50th (ft)	143		46			123
Queue Length 95th (ft)	#296		85			#243
Internal Link Dist (ft)	2491		2494			2992
Turn Bay Length (ft)						
Base Capacity (vph)	702		925			724
Starvation Cap Reductn	0		0			0
Spillback Cap Reductn	0		0			0
Storage Cap Reductn	0		0			0
Reduced v/c Ratio	0.69		0.24			0.62

Intersection Summary			
Area Type:	Other		
Cycle Length: 60			
Actuated Cycle Length: 53.6			
Natural Cycle: 55			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.78			
Intersection Signal Delay: 22.7		Intersection LOS: C	
Intersection Capacity Utilization 71.7%		ICU Level of Service C	
Analysis Period (min) 15			

\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Glen Laurel Road & Vinson Road



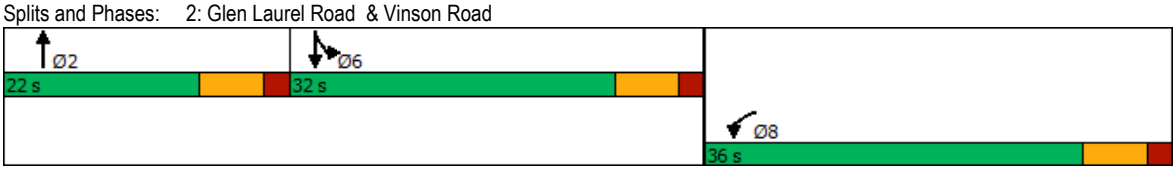
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	146	288	89	110	211	196
Future Volume (vph)	146	288	89	110	211	196
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		100	0	
Storage Lanes	1	0		0	0	
Taper Length (ft)	100				100	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.910		0.925			
Flt Protected	0.983					0.975
Satd. Flow (prot)	1666	0	1723	0	0	1816
Flt Permitted	0.983					0.975
Satd. Flow (perm)	1666	0	1723	0	0	1816
Right Turn on Red		No		No		
Satd. Flow (RTOR)						
Link Speed (mph)	45		45			45
Link Distance (ft)	2571		2574			3072
Travel Time (s)	39.0		39.0			46.5
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	162	320	99	122	234	218
Shared Lane Traffic (%)						
Lane Group Flow (vph)	482	0	221	0	0	452
Turn Type	Prot		NA		Split	NA
Protected Phases	8		2		6	6
Permitted Phases						
Detector Phase	8		2		6	6
Switch Phase						
Minimum Initial (s)	7.0		12.0		12.0	12.0
Minimum Split (s)	14.0		19.0		19.0	19.0
Total Split (s)	36.0		22.0		32.0	32.0
Total Split (%)	40.0%		24.4%		35.6%	35.6%
Maximum Green (s)	29.0		15.0		25.0	25.0
Yellow Time (s)	5.0		5.0		5.0	5.0
All-Red Time (s)	2.0		2.0		2.0	2.0
Lost Time Adjust (s)	-2.0		-2.0			-2.0
Total Lost Time (s)	5.0		5.0			5.0
Lead/Lag						
Lead-Lag Optimize?						
Vehicle Extension (s)	3.0		3.0		3.0	3.0
Recall Mode	None		None		None	None
Act Effct Green (s)	28.6		16.3			25.1
Actuated g/C Ratio	0.34		0.19			0.29
v/c Ratio	0.86		0.67			0.84
Control Delay	44.2		44.7			45.0
Queue Delay	0.0		0.0			0.0
Total Delay	44.2		44.7			45.0
LOS	D		D			D
Approach Delay	44.2		44.7			45.0
Approach LOS	D		D			D

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Queue Length 50th (ft)	250		118			238
Queue Length 95th (ft)	#421		#210			#399
Internal Link Dist (ft)	2491		2494			2992
Turn Bay Length (ft)						
Base Capacity (vph)	613		347			582
Starvation Cap Reductn	0		0			0
Spillback Cap Reductn	0		0			0
Storage Cap Reductn	0		0			0
Reduced v/c Ratio	0.79		0.64			0.78

Intersection Summary			
Area Type:	Other		
Cycle Length: 90			
Actuated Cycle Length: 85.1			
Natural Cycle: 75			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.86			
Intersection Signal Delay: 44.6		Intersection LOS: D	
Intersection Capacity Utilization 71.7%		ICU Level of Service C	
Analysis Period (min) 15			

\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Glen Laurel Road & Vinson Road



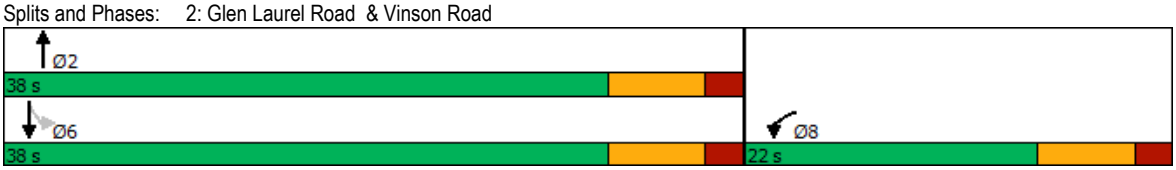
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	96	227	217	129	260	187
Future Volume (vph)	96	227	217	129	260	187
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		0	200	
Storage Lanes	1	0		0	0	
Taper Length (ft)	100				100	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.905		0.950			
Flt Protected	0.985					0.972
Satd. Flow (prot)	1660	0	1770	0	0	1811
Flt Permitted	0.985					0.578
Satd. Flow (perm)	1660	0	1770	0	0	1077
Right Turn on Red		No		No		
Satd. Flow (RTOR)						
Link Speed (mph)	45		45			45
Link Distance (ft)	2571		2574			3072
Travel Time (s)	39.0		39.0			46.5
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	107	252	241	143	289	208
Shared Lane Traffic (%)						
Lane Group Flow (vph)	359	0	384	0	0	497
Turn Type	Prot		NA		Perm	NA
Protected Phases	8		2			6
Permitted Phases					6	
Detector Phase	8		2		6	6
Switch Phase						
Minimum Initial (s)	7.0		12.0		12.0	12.0
Minimum Split (s)	14.0		19.0		19.0	19.0
Total Split (s)	22.0		38.0		38.0	38.0
Total Split (%)	36.7%		63.3%		63.3%	63.3%
Maximum Green (s)	15.0		31.0		31.0	31.0
Yellow Time (s)	5.0		5.0		5.0	5.0
All-Red Time (s)	2.0		2.0		2.0	2.0
Lost Time Adjust (s)	-2.0		-2.0			-2.0
Total Lost Time (s)	5.0		5.0			5.0
Lead/Lag						
Lead-Lag Optimize?						
Vehicle Extension (s)	3.0		3.0		3.0	3.0
Recall Mode	None		None		None	None
Act Effct Green (s)	16.1		29.7			29.7
Actuated g/C Ratio	0.29		0.53			0.53
v/c Ratio	0.75		0.41			0.87
Control Delay	31.7		9.5			30.8
Queue Delay	0.0		0.0			0.0
Total Delay	31.7		9.5			30.8
LOS	C		A			C
Approach Delay	31.7		9.5			30.8
Approach LOS	C		A			C

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Queue Length 50th (ft)	118		72			135
Queue Length 95th (ft)	#237		123			#317
Internal Link Dist (ft)	2491		2494			2992
Turn Bay Length (ft)						
Base Capacity (vph)	514		1063			647
Starvation Cap Reductn	0		0			0
Spillback Cap Reductn	0		0			0
Storage Cap Reductn	0		0			0
Reduced v/c Ratio	0.70		0.36			0.77

Intersection Summary			
Area Type:	Other		
Cycle Length: 60			
Actuated Cycle Length: 55.9			
Natural Cycle: 60			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.87			
Intersection Signal Delay: 24.5		Intersection LOS: C	
Intersection Capacity Utilization 75.3%		ICU Level of Service D	
Analysis Period (min) 15			

\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Glen Laurel Road & Vinson Road



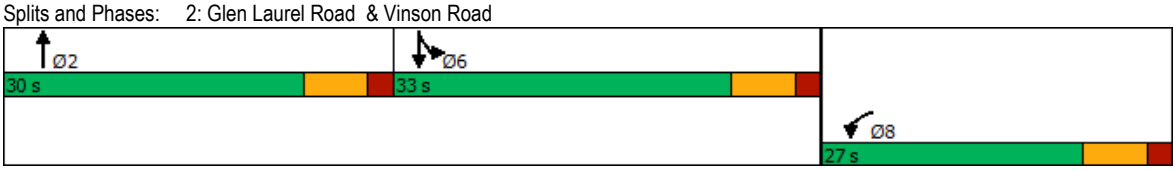
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	96	227	217	129	260	187
Future Volume (vph)	96	227	217	129	260	187
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		0	200	
Storage Lanes	1	0		0	0	
Taper Length (ft)	100				100	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.905		0.950			
Flt Protected	0.985					0.972
Satd. Flow (prot)	1660	0	1770	0	0	1811
Flt Permitted	0.985					0.972
Satd. Flow (perm)	1660	0	1770	0	0	1811
Right Turn on Red		No		No		
Satd. Flow (RTOR)						
Link Speed (mph)	45		45			45
Link Distance (ft)	2571		2574			3072
Travel Time (s)	39.0		39.0			46.5
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	107	252	241	143	289	208
Shared Lane Traffic (%)						
Lane Group Flow (vph)	359	0	384	0	0	497
Turn Type	Prot		NA		Split	NA
Protected Phases	8		2		6	6
Permitted Phases						
Detector Phase	8		2		6	6
Switch Phase						
Minimum Initial (s)	7.0		12.0		12.0	12.0
Minimum Split (s)	14.0		19.0		19.0	19.0
Total Split (s)	27.0		30.0		33.0	33.0
Total Split (%)	30.0%		33.3%		36.7%	36.7%
Maximum Green (s)	20.0		23.0		26.0	26.0
Yellow Time (s)	5.0		5.0		5.0	5.0
All-Red Time (s)	2.0		2.0		2.0	2.0
Lost Time Adjust (s)	-2.0		-2.0			-2.0
Total Lost Time (s)	5.0		5.0			5.0
Lead/Lag						
Lead-Lag Optimize?						
Vehicle Extension (s)	3.0		3.0		3.0	3.0
Recall Mode	None		None		None	None
Act Effct Green (s)	21.4		23.1			26.8
Actuated g/C Ratio	0.25		0.27			0.31
v/c Ratio	0.88		0.81			0.88
Control Delay	56.0		45.1			48.5
Queue Delay	0.0		0.0			0.0
Total Delay	56.0		45.1			48.5
LOS	E		D			D
Approach Delay	56.0		45.1			48.5
Approach LOS	E		D			D

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Queue Length 50th (ft)	197		201			266
Queue Length 95th (ft)	#355		#338			#447
Internal Link Dist (ft)	2491		2494			2992
Turn Bay Length (ft)						
Base Capacity (vph)	425		515			590
Starvation Cap Reductn	0		0			0
Spillback Cap Reductn	0		0			0
Storage Cap Reductn	0		0			0
Reduced v/c Ratio	0.84		0.75			0.84

Intersection Summary			
Area Type:	Other		
Cycle Length: 90			
Actuated Cycle Length: 86.4			
Natural Cycle: 80			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.88			
Intersection Signal Delay: 49.6		Intersection LOS: D	
Intersection Capacity Utilization 75.3%		ICU Level of Service D	
Analysis Period (min) 15			

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Glen Laurel Road & Vinson Road



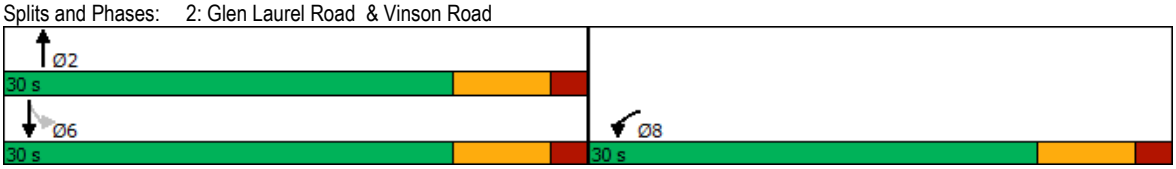
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	186	420	89	125	261	196
Future Volume (vph)	186	420	89	125	261	196
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.906		0.921			
Flt Protected	0.985					0.972
Satd. Flow (prot)	1662	0	1716	0	0	1811
Flt Permitted	0.985					0.686
Satd. Flow (perm)	1662	0	1716	0	0	1278
Right Turn on Red		No		No		
Satd. Flow (RTOR)						
Link Speed (mph)	45		45			45
Link Distance (ft)	2571		2574			3072
Travel Time (s)	39.0		39.0			46.5
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	207	467	99	139	290	218
Shared Lane Traffic (%)						
Lane Group Flow (vph)	674	0	238	0	0	508
Turn Type	Prot		NA		Perm	NA
Protected Phases	8		2			6
Permitted Phases					6	
Detector Phase	8		2		6	6
Switch Phase						
Minimum Initial (s)	7.0		12.0		12.0	12.0
Minimum Split (s)	14.0		19.0		19.0	19.0
Total Split (s)	30.0		30.0		30.0	30.0
Total Split (%)	50.0%		50.0%		50.0%	50.0%
Maximum Green (s)	23.0		23.0		23.0	23.0
Yellow Time (s)	5.0		5.0		5.0	5.0
All-Red Time (s)	2.0		2.0		2.0	2.0
Lost Time Adjust (s)	-2.0		-2.0			-2.0
Total Lost Time (s)	5.0		5.0			5.0
Lead/Lag						
Lead-Lag Optimize?						
Vehicle Extension (s)	3.0		3.0		3.0	3.0
Recall Mode	None		None		None	None
Act Effct Green (s)	25.0		25.0			25.0
Actuated g/C Ratio	0.42		0.42			0.42
v/c Ratio	0.97		0.33			0.95
Control Delay	49.1		13.5			50.3
Queue Delay	0.0		0.0			0.0
Total Delay	49.1		13.5			50.3
LOS	D		B			D
Approach Delay	49.1		13.5			50.3
Approach LOS	D		B			D
Queue Length 50th (ft)	228		56			170
Queue Length 95th (ft)	#435		103			#350
Internal Link Dist (ft)	2491		2494			2992

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Turn Bay Length (ft)						
Base Capacity (vph)	692		715			532
Starvation Cap Reductn	0		0			0
Spillback Cap Reductn	0		0			0
Storage Cap Reductn	0		0			0
Reduced v/c Ratio	0.97		0.33			0.95

Intersection Summary			
Area Type:	Other		
Cycle Length: 60			
Actuated Cycle Length: 60			
Natural Cycle: 75			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.97			
Intersection Signal Delay: 43.6		Intersection LOS: D	
Intersection Capacity Utilization 85.8%		ICU Level of Service E	
Analysis Period (min) 15			

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Glen Laurel Road & Vinson Road



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	186	420	89	125	261	196
Future Volume (vph)	186	420	89	125	261	196
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.906		0.921			
Flt Protected	0.985					0.972
Satd. Flow (prot)	1662	0	1716	0	0	1811
Flt Permitted	0.985					0.972
Satd. Flow (perm)	1662	0	1716	0	0	1811
Right Turn on Red		No		No		
Satd. Flow (RTOR)						
Link Speed (mph)	45		45			45
Link Distance (ft)	2571		2574			3072
Travel Time (s)	39.0		39.0			46.5
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	207	467	99	139	290	218
Shared Lane Traffic (%)						
Lane Group Flow (vph)	674	0	238	0	0	508
Turn Type	Prot		NA		Split	NA
Protected Phases	8		2		6	6
Permitted Phases						
Detector Phase	8		2		6	6
Switch Phase						
Minimum Initial (s)	7.0		12.0		12.0	12.0
Minimum Split (s)	14.0		19.0		19.0	19.0
Total Split (s)	41.0		19.0		30.0	30.0
Total Split (%)	45.6%		21.1%		33.3%	33.3%
Maximum Green (s)	34.0		12.0		23.0	23.0
Yellow Time (s)	5.0		5.0		5.0	5.0
All-Red Time (s)	2.0		2.0		2.0	2.0
Lost Time Adjust (s)	-2.0		-2.0			-2.0
Total Lost Time (s)	5.0		5.0			5.0
Lead/Lag						
Lead-Lag Optimize?						
Vehicle Extension (s)	3.0		3.0		3.0	3.0
Recall Mode	None		None		None	None
Act Effct Green (s)	36.0		14.0			25.0
Actuated g/C Ratio	0.40		0.16			0.28
v/c Ratio	1.02		0.89			1.01
Control Delay	67.5		73.0			76.9
Queue Delay	0.0		0.0			0.0
Total Delay	67.5		73.0			76.9
LOS	E		E			E
Approach Delay	67.5		73.0			76.9
Approach LOS	E		E			E
Queue Length 50th (ft)	~387		134			~293
Queue Length 95th (ft)	#619		#270			#498
Internal Link Dist (ft)	2491		2494			2992

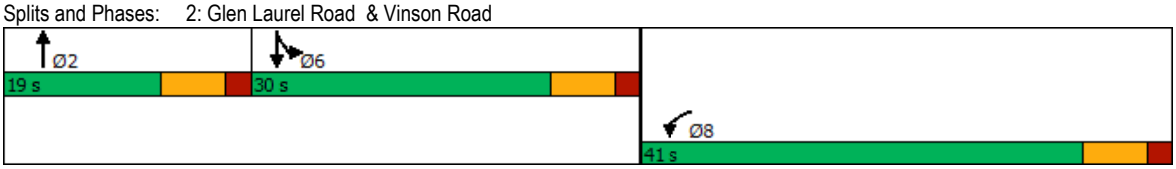
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Turn Bay Length (ft)						
Base Capacity (vph)	664		266			503
Starvation Cap Reductn	0		0			0
Spillback Cap Reductn	0		0			0
Storage Cap Reductn	0		0			0
Reduced v/c Ratio	1.02		0.89			1.01

Intersection Summary			
Area Type:	Other		
Cycle Length: 90			
Actuated Cycle Length: 90			
Natural Cycle: 90			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.02			
Intersection Signal Delay: 71.8		Intersection LOS: E	
Intersection Capacity Utilization 85.8%		ICU Level of Service E	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Glen Laurel Road & Vinson Road



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	124	319	217	173	404	187
Future Volume (vph)	124	319	217	173	404	187
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.903		0.940			
Flt Protected	0.986					0.967
Satd. Flow (prot)	1659	0	1751	0	0	1801
Flt Permitted	0.986					0.513
Satd. Flow (perm)	1659	0	1751	0	0	956
Right Turn on Red		No		No		
Satd. Flow (RTOR)						
Link Speed (mph)	45		45			45
Link Distance (ft)	2571		2574			3072
Travel Time (s)	39.0		39.0			46.5
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	138	354	241	192	449	208
Shared Lane Traffic (%)						
Lane Group Flow (vph)	492	0	433	0	0	657
Turn Type	Prot		NA		Perm	NA
Protected Phases	8		2			6
Permitted Phases					6	
Detector Phase	8		2		6	6
Switch Phase						
Minimum Initial (s)	7.0		12.0		12.0	12.0
Minimum Split (s)	14.0		19.0		19.0	19.0
Total Split (s)	20.0		40.0		40.0	40.0
Total Split (%)	33.3%		66.7%		66.7%	66.7%
Maximum Green (s)	13.0		33.0		33.0	33.0
Yellow Time (s)	5.0		5.0		5.0	5.0
All-Red Time (s)	2.0		2.0		2.0	2.0
Lost Time Adjust (s)	-2.0		-2.0			-2.0
Total Lost Time (s)	5.0		5.0			5.0
Lead/Lag						
Lead-Lag Optimize?						
Vehicle Extension (s)	3.0		3.0		3.0	3.0
Recall Mode	None		None		None	None
Act Effct Green (s)	15.0		35.0			35.0
Actuated g/C Ratio	0.25		0.58			0.58
v/c Ratio	1.19		0.42			1.18
Control Delay	132.2		8.5			116.5
Queue Delay	0.0		0.0			0.0
Total Delay	132.2		8.5			116.5
LOS	F		A			F
Approach Delay	132.2		8.5			116.5
Approach LOS	F		A			F
Queue Length 50th (ft)	~222		76			~294
Queue Length 95th (ft)	#382		129			#473
Internal Link Dist (ft)	2491		2494			2992

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Turn Bay Length (ft)						
Base Capacity (vph)	414		1021			557
Starvation Cap Reductn	0		0			0
Spillback Cap Reductn	0		0			0
Storage Cap Reductn	0		0			0
Reduced v/c Ratio	1.19		0.42			1.18

Intersection Summary			
Area Type:	Other		
Cycle Length: 60			
Actuated Cycle Length: 60			
Natural Cycle: 130			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.19			
Intersection Signal Delay: 91.9		Intersection LOS: F	
Intersection Capacity Utilization 93.2%		ICU Level of Service F	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Glen Laurel Road & Vinson Road

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	124	319	217	173	404	187
Future Volume (vph)	124	319	217	173	404	187
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.903		0.940			
Flt Protected	0.986					0.967
Satd. Flow (prot)	1659	0	1751	0	0	1801
Flt Permitted	0.986					0.967
Satd. Flow (perm)	1659	0	1751	0	0	1801
Right Turn on Red		No		No		
Satd. Flow (RTOR)						
Link Speed (mph)	45		45			45
Link Distance (ft)	2571		2574			3072
Travel Time (s)	39.0		39.0			46.5
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	138	354	241	192	449	208
Shared Lane Traffic (%)						
Lane Group Flow (vph)	492	0	433	0	0	657
Turn Type	Prot		NA		Split	NA
Protected Phases	8		2		6	6
Permitted Phases						
Detector Phase	8		2		6	6
Switch Phase						
Minimum Initial (s)	7.0		12.0		12.0	12.0
Minimum Split (s)	14.0		19.0		19.0	19.0
Total Split (s)	29.0		27.0		34.0	34.0
Total Split (%)	32.2%		30.0%		37.8%	37.8%
Maximum Green (s)	22.0		20.0		27.0	27.0
Yellow Time (s)	5.0		5.0		5.0	5.0
All-Red Time (s)	2.0		2.0		2.0	2.0
Lost Time Adjust (s)	-2.0		-2.0			-2.0
Total Lost Time (s)	5.0		5.0			5.0
Lead/Lag						
Lead-Lag Optimize?						
Vehicle Extension (s)	3.0		3.0		3.0	3.0
Recall Mode	None		None		None	None
Act Effct Green (s)	24.0		22.0			29.0
Actuated g/C Ratio	0.27		0.24			0.32
v/c Ratio	1.11		1.01			1.13
Control Delay	110.4		82.3			110.3
Queue Delay	0.0		0.0			0.0
Total Delay	110.4		82.3			110.3
LOS	F		F			F
Approach Delay	110.4		82.3			110.3
Approach LOS	F		F			F
Queue Length 50th (ft)	~324		~252			~438
Queue Length 95th (ft)	#514		#442			#648
Internal Link Dist (ft)	2491		2494			2992

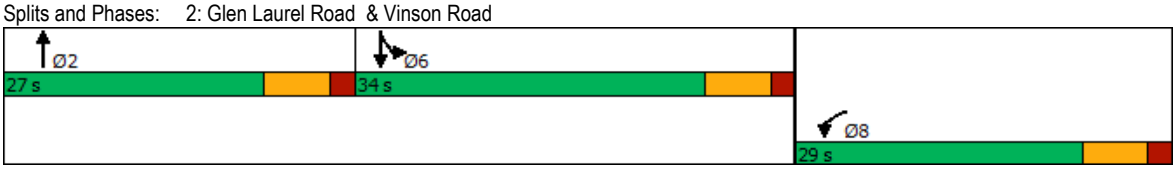
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Turn Bay Length (ft)						
Base Capacity (vph)	442		428			580
Starvation Cap Reductn	0		0			0
Spillback Cap Reductn	0		0			0
Storage Cap Reductn	0		0			0
Reduced v/c Ratio	1.11		1.01			1.13

Intersection Summary			
Area Type:	Other		
Cycle Length: 90			
Actuated Cycle Length: 90			
Natural Cycle: 130			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.13			
Intersection Signal Delay: 102.7		Intersection LOS: F	
Intersection Capacity Utilization 93.2%		ICU Level of Service F	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Glen Laurel Road & Vinson Road

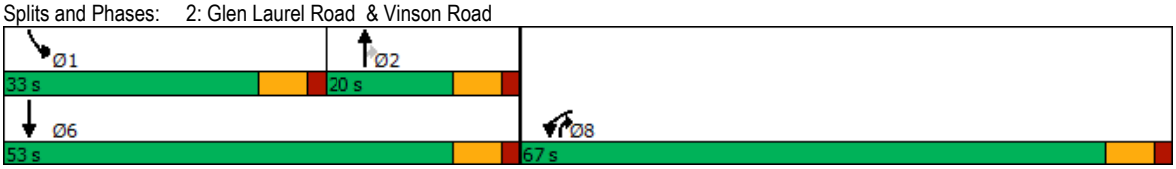


Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	186	420	89	125	261	196
Future Volume (vph)	186	420	89	125	261	196
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		275	425	
Storage Lanes	1	0		1	1	
Taper Length (ft)	100				100	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.906			0.850		
Flt Protected	0.985				0.950	
Satd. Flow (prot)	1662	0	1863	1583	1770	1863
Flt Permitted	0.985				0.950	
Satd. Flow (perm)	1662	0	1863	1583	1770	1863
Right Turn on Red		No		No		
Satd. Flow (RTOR)						
Link Speed (mph)	45		45			45
Link Distance (ft)	2571		2574			3072
Travel Time (s)	39.0		39.0			46.5
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	207	467	99	139	290	218
Shared Lane Traffic (%)						
Lane Group Flow (vph)	674	0	99	139	290	218
Turn Type	Prot		NA	pm+ov	Prot	NA
Protected Phases	8		2	8	1	6
Permitted Phases				2		
Detector Phase	8		2	8	1	6
Switch Phase						
Minimum Initial (s)	7.0		12.0	7.0	7.0	12.0
Minimum Split (s)	14.0		19.0	14.0	14.0	19.0
Total Split (s)	67.0		20.0	67.0	33.0	53.0
Total Split (%)	55.8%		16.7%	55.8%	27.5%	44.2%
Maximum Green (s)	60.0		13.0	60.0	26.0	46.0
Yellow Time (s)	5.0		5.0	5.0	5.0	5.0
All-Red Time (s)	2.0		2.0	2.0	2.0	2.0
Lost Time Adjust (s)	-2.0		-2.0	-2.0	-2.0	-2.0
Total Lost Time (s)	5.0		5.0	5.0	5.0	5.0
Lead/Lag			Lag		Lead	
Lead-Lag Optimize?			Yes		Yes	
Vehicle Extension (s)	3.0		3.0	3.0	3.0	3.0
Recall Mode	None		None	None	None	None
Act Effct Green (s)	48.0		15.6	62.2	23.1	37.3
Actuated g/C Ratio	0.50		0.16	0.65	0.24	0.39
v/c Ratio	0.81		0.33	0.14	0.68	0.30
Control Delay	31.5		47.9	6.8	46.4	22.7
Queue Delay	0.0		0.0	0.0	0.0	0.0
Total Delay	31.5		47.9	6.8	46.4	22.7
LOS	C		D	A	D	C
Approach Delay	31.5		23.9			36.3
Approach LOS	C		C			D

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Queue Length 50th (ft)	370		60	30	174	91
Queue Length 95th (ft)	581		129	57	308	175
Internal Link Dist (ft)	2491		2494			2992
Turn Bay Length (ft)				275	425	
Base Capacity (vph)	1116		316	1296	561	1013
Starvation Cap Reductn	0		0	0	0	0
Spillback Cap Reductn	0		0	0	0	0
Storage Cap Reductn	0		0	0	0	0
Reduced v/c Ratio	0.60		0.31	0.11	0.52	0.22

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 96.2			
Natural Cycle: 80			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.81			
Intersection Signal Delay: 31.9		Intersection LOS: C	
Intersection Capacity Utilization 65.6%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 2: Glen Laurel Road & Vinson Road



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	124	319	217	173	404	187
Future Volume (vph)	124	319	217	173	404	187
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		275	425	
Storage Lanes	1	0		1	1	
Taper Length (ft)	100				100	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.903			0.850		
Flt Protected	0.986				0.950	
Satd. Flow (prot)	1659	0	1863	1583	1770	1863
Flt Permitted	0.986				0.950	
Satd. Flow (perm)	1659	0	1863	1583	1770	1863
Right Turn on Red		No		No		
Satd. Flow (RTOR)						
Link Speed (mph)	45		45			45
Link Distance (ft)	2571		2574			3072
Travel Time (s)	39.0		39.0			46.5
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	138	354	241	192	449	208
Shared Lane Traffic (%)						
Lane Group Flow (vph)	492	0	241	192	449	208
Turn Type	Prot		NA	Perm	Prot	NA
Protected Phases	8		2		1	6
Permitted Phases				2		
Detector Phase	8		2	2	1	6
Switch Phase						
Minimum Initial (s)	7.0		12.0	12.0	7.0	12.0
Minimum Split (s)	14.0		19.0	19.0	14.0	19.0
Total Split (s)	49.0		28.0	28.0	43.0	71.0
Total Split (%)	40.8%		23.3%	23.3%	35.8%	59.2%
Maximum Green (s)	42.0		21.0	21.0	36.0	64.0
Yellow Time (s)	5.0		5.0	5.0	5.0	5.0
All-Red Time (s)	2.0		2.0	2.0	2.0	2.0
Lost Time Adjust (s)	-2.0		-2.0	-2.0	-2.0	-2.0
Total Lost Time (s)	5.0		5.0	5.0	5.0	5.0
Lead/Lag			Lag	Lag	Lead	
Lead-Lag Optimize?			Yes	Yes	Yes	
Vehicle Extension (s)	3.0		3.0	3.0	3.0	3.0
Recall Mode	None		None	None	None	None
Act Effct Green (s)	37.1		20.0	20.0	32.5	57.7
Actuated g/C Ratio	0.35		0.19	0.19	0.31	0.55
v/c Ratio	0.84		0.68	0.64	0.82	0.20
Control Delay	46.7		52.9	52.7	48.7	13.4
Queue Delay	0.0		0.0	0.0	0.0	0.0
Total Delay	46.7		52.9	52.7	48.7	13.4
LOS	D		D	D	D	B
Approach Delay	46.7		52.8			37.5
Approach LOS	D		D			D

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Queue Length 50th (ft)	331		169	134	306	75
Queue Length 95th (ft)	#514		266	220	#477	121
Internal Link Dist (ft)	2491		2494			2992
Turn Bay Length (ft)				275	425	
Base Capacity (vph)	719		422	358	662	1211
Starvation Cap Reductn	0		0	0	0	0
Spillback Cap Reductn	0		0	0	0	0
Storage Cap Reductn	0		0	0	0	0
Reduced v/c Ratio	0.68		0.57	0.54	0.68	0.17

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 105.2			
Natural Cycle: 80			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.84			
Intersection Signal Delay: 44.6		Intersection LOS: D	
Intersection Capacity Utilization 72.8%		ICU Level of Service C	
Analysis Period (min) 15			

\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Glen Laurel Road & Vinson Road

APPENDIX E

CAPACITY CALCULATIONS -

GLEN LAUREL ROAD

&

POWHATAN ROAD

Intersection	
Int Delay, s/veh	7.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	103	66	229	44	35	279
Future Vol, veh/h	103	66	229	44	35	279
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	114	73	254	49	39	310

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	303	0	-	0	580	279
Stage 1	-	-	-	-	279	-
Stage 2	-	-	-	-	301	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1258	-	-	-	477	760
Stage 1	-	-	-	-	768	-
Stage 2	-	-	-	-	751	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1258	-	-	-	434	760
Mov Cap-2 Maneuver	-	-	-	-	528	-
Stage 1	-	-	-	-	698	-
Stage 2	-	-	-	-	751	-

Approach	EB	WB	SB
HCM Control Delay, s	5	0	14.5
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1258	-	-	-	725
HCM Lane V/C Ratio	0.091	-	-	-	0.481
HCM Control Delay (s)	8.1	-	-	-	14.5
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.3	-	-	-	2.6

Intersection	
Int Delay, s/veh	5.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	231	194	133	57	56	156
Future Vol, veh/h	231	194	133	57	56	156
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	257	216	148	63	62	173

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	211	0	-	0	910	180
Stage 1	-	-	-	-	180	-
Stage 2	-	-	-	-	730	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1360	-	-	-	305	863
Stage 1	-	-	-	-	851	-
Stage 2	-	-	-	-	477	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1360	-	-	-	247	863
Mov Cap-2 Maneuver	-	-	-	-	364	-
Stage 1	-	-	-	-	690	-
Stage 2	-	-	-	-	477	-

Approach	EB	WB	SB
HCM Control Delay, s	4.5	0	14
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1360	-	-	-	634
HCM Lane V/C Ratio	0.189	-	-	-	0.372
HCM Control Delay (s)	8.3	-	-	-	14
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.7	-	-	-	1.7

Intersection	
Int Delay, s/veh	8.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	121	77	268	52	41	327
Future Vol, veh/h	121	77	268	52	41	327
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	134	86	298	58	46	363

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	356	0	-	0	681	327
Stage 1	-	-	-	-	327	-
Stage 2	-	-	-	-	354	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1203	-	-	-	416	714
Stage 1	-	-	-	-	731	-
Stage 2	-	-	-	-	710	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1203	-	-	-	370	714
Mov Cap-2 Maneuver	-	-	-	-	478	-
Stage 1	-	-	-	-	650	-
Stage 2	-	-	-	-	710	-

Approach	EB	WB	SB
HCM Control Delay, s	5.1	0	18.1
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1203	-	-	-	677
HCM Lane V/C Ratio	0.112	-	-	-	0.604
HCM Control Delay (s)	8.4	-	-	-	18.1
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0.4	-	-	-	4.1

Intersection	
Int Delay, s/veh	6.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	271	227	156	67	66	183
Future Vol, veh/h	271	227	156	67	66	183
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	301	252	173	74	73	203

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	247	0	-	0	1064	210
Stage 1	-	-	-	-	210	-
Stage 2	-	-	-	-	854	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1319	-	-	-	247	830
Stage 1	-	-	-	-	825	-
Stage 2	-	-	-	-	417	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1319	-	-	-	191	830
Mov Cap-2 Maneuver	-	-	-	-	311	-
Stage 1	-	-	-	-	637	-
Stage 2	-	-	-	-	417	-

Approach	EB	WB	SB
HCM Control Delay, s	4.6	0	16.9
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1319	-	-	-	575
HCM Lane V/C Ratio	0.228	-	-	-	0.481
HCM Control Delay (s)	8.5	-	-	-	16.9
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0.9	-	-	-	2.6

Intersection	
Int Delay, s/veh	10.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	128	77	268	60	61	347
Future Vol, veh/h	128	77	268	60	61	347
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	142	86	298	67	68	386

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	365	0	-	0	702	332
Stage 1	-	-	-	-	332	-
Stage 2	-	-	-	-	370	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1194	-	-	-	404	710
Stage 1	-	-	-	-	727	-
Stage 2	-	-	-	-	699	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1194	-	-	-	356	710
Mov Cap-2 Maneuver	-	-	-	-	467	-
Stage 1	-	-	-	-	640	-
Stage 2	-	-	-	-	699	-

Approach	EB	WB	SB
HCM Control Delay, s	5.3	0	21.6
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1194	-	-	-	659
HCM Lane V/C Ratio	0.119	-	-	-	0.688
HCM Control Delay (s)	8.4	-	-	-	21.6
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0.4	-	-	-	5.5

Intersection	
Int Delay, s/veh	7.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	293	227	156	89	80	197
Future Vol, veh/h	293	227	156	89	80	197
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	326	252	173	99	89	219

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	272	0	-	0	1127	223
Stage 1	-	-	-	-	223	-
Stage 2	-	-	-	-	904	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1291	-	-	-	226	817
Stage 1	-	-	-	-	814	-
Stage 2	-	-	-	-	395	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1291	-	-	-	169	817
Mov Cap-2 Maneuver	-	-	-	-	290	-
Stage 1	-	-	-	-	608	-
Stage 2	-	-	-	-	395	-

Approach	EB	WB	SB
HCM Control Delay, s	4.9	0	20.4
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1291	-	-	-	536
HCM Lane V/C Ratio	0.252	-	-	-	0.574
HCM Control Delay (s)	8.7	-	-	-	20.4
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	1	-	-	-	3.6

APPENDIX F

CAPACITY CALCULATIONS -

VINSON ROAD

&

WINDSOR GREEN DRIVE / SITE DRIVE 1

Intersection	
Int Delay, s/veh	0.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	138	4	4	184	9	6
Future Vol, veh/h	138	4	4	184	9	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	153	4	4	204	10	7

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	157	0	367	155
Stage 1	-	-	-	-	155	-
Stage 2	-	-	-	-	212	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1423	-	633	891
Stage 1	-	-	-	-	873	-
Stage 2	-	-	-	-	823	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1423	-	631	891
Mov Cap-2 Maneuver	-	-	-	-	631	-
Stage 1	-	-	-	-	873	-
Stage 2	-	-	-	-	821	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	10.2
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	714	-	-	1423	-
HCM Lane V/C Ratio	0.023	-	-	0.003	-
HCM Control Delay (s)	10.2	-	-	7.5	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	215	16	5	126	9	5
Future Vol, veh/h	215	16	5	126	9	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	239	18	6	140	10	6

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	257	0	400	248
Stage 1	-	-	-	-	248	-
Stage 2	-	-	-	-	152	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1308	-	606	791
Stage 1	-	-	-	-	793	-
Stage 2	-	-	-	-	876	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1308	-	603	791
Mov Cap-2 Maneuver	-	-	-	-	603	-
Stage 1	-	-	-	-	793	-
Stage 2	-	-	-	-	872	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.3	10.6
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	659	-	-	1308	-
HCM Lane V/C Ratio	0.024	-	-	0.004	-
HCM Control Delay (s)	10.6	-	-	7.8	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	162	5	5	216	11	7
Future Vol, veh/h	162	5	5	216	11	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	180	6	6	240	12	8

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	186	0	435	183
Stage 1	-	-	-	-	183	-
Stage 2	-	-	-	-	252	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1388	-	578	859
Stage 1	-	-	-	-	848	-
Stage 2	-	-	-	-	790	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1388	-	575	859
Mov Cap-2 Maneuver	-	-	-	-	575	-
Stage 1	-	-	-	-	848	-
Stage 2	-	-	-	-	786	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	10.6
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	660	-	-	1388	-
HCM Lane V/C Ratio	0.03	-	-	0.004	-
HCM Control Delay (s)	10.6	-	-	7.6	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	252	19	6	148	11	6
Future Vol, veh/h	252	19	6	148	11	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	280	21	7	164	12	7

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	301	0	469	291
Stage 1	-	-	-	-	291	-
Stage 2	-	-	-	-	178	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1260	-	553	748
Stage 1	-	-	-	-	759	-
Stage 2	-	-	-	-	853	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1260	-	550	748
Mov Cap-2 Maneuver	-	-	-	-	550	-
Stage 1	-	-	-	-	759	-
Stage 2	-	-	-	-	848	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.3	11.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	607	-	-	1260	-
HCM Lane V/C Ratio	0.031	-	-	0.005	-
HCM Control Delay (s)	11.1	-	-	7.9	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	19	208	5	5	337	4	11	4	7	10	4	51
Future Vol, veh/h	19	208	5	5	337	4	11	4	7	10	4	51
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	50	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	21	231	6	6	374	4	12	4	8	11	4	57

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	378	0	0	237	0	0	695	666	234	670	667	376
Stage 1	-	-	-	-	-	-	276	276	-	388	388	-
Stage 2	-	-	-	-	-	-	419	390	-	282	279	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1180	-	-	1330	-	-	357	380	805	371	380	670
Stage 1	-	-	-	-	-	-	730	682	-	636	609	-
Stage 2	-	-	-	-	-	-	612	608	-	725	680	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1180	-	-	1330	-	-	318	371	805	358	371	670
Mov Cap-2 Maneuver	-	-	-	-	-	-	318	371	-	358	371	-
Stage 1	-	-	-	-	-	-	717	670	-	625	605	-
Stage 2	-	-	-	-	-	-	553	604	-	701	668	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.7	0.1	14.4	12.3
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	407	1180	-	-	1330	-	-	566
HCM Lane V/C Ratio	0.06	0.018	-	-	0.004	-	-	0.128
HCM Control Delay (s)	14.4	8.1	-	-	7.7	0	-	12.3
HCM Lane LOS	B	A	-	-	A	A	-	B
HCM 95th %tile Q(veh)	0.2	0.1	-	-	0	-	-	0.4

Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	55	385	19	6	233	11	11	4	6	7	4	35
Future Vol, veh/h	55	385	19	6	233	11	11	4	6	7	4	35
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	50	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	61	428	21	7	259	12	12	4	7	8	4	39

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	271	0	0	449	0	0	862	846	439	845	850	265
Stage 1	-	-	-	-	-	-	561	561	-	279	279	-
Stage 2	-	-	-	-	-	-	301	285	-	566	571	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1292	-	-	1111	-	-	275	299	618	283	298	774
Stage 1	-	-	-	-	-	-	512	510	-	728	680	-
Stage 2	-	-	-	-	-	-	708	676	-	509	505	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1292	-	-	1111	-	-	248	283	618	265	282	774
Mov Cap-2 Maneuver	-	-	-	-	-	-	248	283	-	265	282	-
Stage 1	-	-	-	-	-	-	488	486	-	694	675	-
Stage 2	-	-	-	-	-	-	663	671	-	475	481	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.9	0.2	17.6	12.4
HCM LOS			C	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	308	1292	-	-	1111	-	-	536
HCM Lane V/C Ratio	0.076	0.047	-	-	0.006	-	-	0.095
HCM Control Delay (s)	17.6	7.9	-	-	8.3	0	-	12.4
HCM Lane LOS	C	A	-	-	A	A	-	B
HCM 95th %tile Q(veh)	0.2	0.1	-	-	0	-	-	0.3

APPENDIX G

CAPACITY CALCULATIONS -

VINSON ROAD

&

RAINWATER COURT / SITE DRIVE 2

Intersection	
Int Delay, s/veh	0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	139	4	4	182	4	4
Future Vol, veh/h	139	4	4	182	4	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	154	4	4	202	4	4

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	158	0	366	156
Stage 1	-	-	-	-	156	-
Stage 2	-	-	-	-	210	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1422	-	634	890
Stage 1	-	-	-	-	872	-
Stage 2	-	-	-	-	825	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1422	-	632	890
Mov Cap-2 Maneuver	-	-	-	-	632	-
Stage 1	-	-	-	-	872	-
Stage 2	-	-	-	-	823	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	9.9
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	739	-	-	1422	-
HCM Lane V/C Ratio	0.012	-	-	0.003	-
HCM Control Delay (s)	9.9	-	-	7.5	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	216	4	4	130	4	4
Future Vol, veh/h	216	4	4	130	4	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	240	4	4	144	4	4

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	244	0	394	242
Stage 1	-	-	-	-	242	-
Stage 2	-	-	-	-	152	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1322	-	611	797
Stage 1	-	-	-	-	798	-
Stage 2	-	-	-	-	876	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1322	-	609	797
Mov Cap-2 Maneuver	-	-	-	-	609	-
Stage 1	-	-	-	-	798	-
Stage 2	-	-	-	-	873	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	10.3
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	690	-	-	1322	-
HCM Lane V/C Ratio	0.013	-	-	0.003	-
HCM Control Delay (s)	10.3	-	-	7.7	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	163	5	4	213	4	4
Future Vol, veh/h	163	5	4	213	4	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	181	6	4	237	4	4

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	187	0	429	184
Stage 1	-	-	-	-	184	-
Stage 2	-	-	-	-	245	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1387	-	583	858
Stage 1	-	-	-	-	848	-
Stage 2	-	-	-	-	796	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1387	-	581	858
Mov Cap-2 Maneuver	-	-	-	-	581	-
Stage 1	-	-	-	-	848	-
Stage 2	-	-	-	-	794	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	10.3
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	693	-	-	1387	-
HCM Lane V/C Ratio	0.013	-	-	0.003	-
HCM Control Delay (s)	10.3	-	-	7.6	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	253	5	4	152	4	4
Future Vol, veh/h	253	5	4	152	4	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	281	6	4	169	4	4

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	287	0	461	284
Stage 1	-	-	-	-	284	-
Stage 2	-	-	-	-	177	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1275	-	559	755
Stage 1	-	-	-	-	764	-
Stage 2	-	-	-	-	854	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1275	-	557	755
Mov Cap-2 Maneuver	-	-	-	-	557	-
Stage 1	-	-	-	-	764	-
Stage 2	-	-	-	-	851	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	10.7
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	641	-	-	1275	-
HCM Lane V/C Ratio	0.014	-	-	0.003	-
HCM Control Delay (s)	10.7	-	-	7.8	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection	
Int Delay, s/veh	3.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	46	173	5	4	217	8	4	4	4	20	4	121
Future Vol, veh/h	46	173	5	4	217	8	4	4	4	20	4	121
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	51	192	6	4	241	9	4	4	4	22	4	134

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	250	0	0	198	0	0	620	555	195	555	554	246
Stage 1	-	-	-	-	-	-	297	297	-	254	254	-
Stage 2	-	-	-	-	-	-	323	258	-	301	300	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1316	-	-	1375	-	-	400	440	846	442	440	793
Stage 1	-	-	-	-	-	-	712	668	-	750	697	-
Stage 2	-	-	-	-	-	-	689	694	-	708	666	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1316	-	-	1375	-	-	319	422	846	422	422	793
Mov Cap-2 Maneuver	-	-	-	-	-	-	319	422	-	422	422	-
Stage 1	-	-	-	-	-	-	684	642	-	721	695	-
Stage 2	-	-	-	-	-	-	567	692	-	672	640	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.6	0.1	13.3	11.8
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	449	1316	-	-	1375	-	-	692
HCM Lane V/C Ratio	0.03	0.039	-	-	0.003	-	-	0.233
HCM Control Delay (s)	13.3	7.8	-	-	7.6	0	-	11.8
HCM Lane LOS	B	A	-	-	A	A	-	B
HCM 95th %tile Q(veh)	0.1	0.1	-	-	0	-	-	0.9

Intersection	
Int Delay, s/veh	3.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	133	260	5	4	163	22	4	4	4	14	4	85
Future Vol, veh/h	133	260	5	4	163	22	4	4	4	14	4	85
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	148	289	6	4	181	24	4	4	4	16	4	94

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	205	0	0	295	0	0	838	801	292	793	792	193
Stage 1	-	-	-	-	-	-	588	588	-	201	201	-
Stage 2	-	-	-	-	-	-	250	213	-	592	591	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1366	-	-	1266	-	-	286	318	747	306	322	849
Stage 1	-	-	-	-	-	-	495	496	-	801	735	-
Stage 2	-	-	-	-	-	-	754	726	-	493	494	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1366	-	-	1266	-	-	230	282	747	275	286	849
Mov Cap-2 Maneuver	-	-	-	-	-	-	230	282	-	275	286	-
Stage 1	-	-	-	-	-	-	442	442	-	714	732	-
Stage 2	-	-	-	-	-	-	663	723	-	433	441	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	2.7	0.2	16.6	12.1
HCM LOS			C	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	325	1366	-	-	1266	-	-	624
HCM Lane V/C Ratio	0.041	0.108	-	-	0.004	-	-	0.183
HCM Control Delay (s)	16.6	8	-	-	7.9	0	-	12.1
HCM Lane LOS	C	A	-	-	A	A	-	B
HCM 95th %tile Q(veh)	0.1	0.4	-	-	0	-	-	0.7

APPENDIX H

SIMTRAFFIC QUEUING REPORTS

Intersection: 1: Glen Laurel Road & NC 42

Movement	EB	EB	EB	EB	WB	WB	WB	NB	NB	NB	SB	SB
Directions Served	L	T	T	R	UL	T	TR	L	LT	R	LT	R
Maximum Queue (ft)	82	351	348	256	312	337	295	291	302	221	37	42
Average Queue (ft)	29	199	169	111	164	178	158	166	189	80	8	10
95th Queue (ft)	63	309	280	209	266	296	275	253	267	179	28	31
Link Distance (ft)		1576	1576			1397	1397		1169			1029
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)	250			475	525			425		475	100	
Storage Blk Time (%)		4										
Queuing Penalty (veh)		2										

Intersection: 2: Glen Laurel Road & Vinson Road

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	1408	145	596
Average Queue (ft)	918	82	364
95th Queue (ft)	1564	132	561
Link Distance (ft)	2503	2490	3022
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 3: Powhatan Road & Glen Laurel Road

Movement	EB	WB	SB
Directions Served	L	TR	LR
Maximum Queue (ft)	75	14	195
Average Queue (ft)	32	0	95
95th Queue (ft)	63	6	160
Link Distance (ft)		1283	2490
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	150		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 4: Windsor Green Drive /Site Drive 1 & Vinson Road

Movement	EB	WB	NB	SB
Directions Served	L	LTR	LTR	LTR
Maximum Queue (ft)	34	25	42	78
Average Queue (ft)	6	1	17	31
95th Queue (ft)	24	12	42	52
Link Distance (ft)		1227	1767	1051
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	50			
Storage Blk Time (%)	0			
Queuing Penalty (veh)	0			

Intersection: 5: Rainwater Court/Site Drive 2 & Vinson Road

Movement	EB	WB	NB	SB
Directions Served	L	LTR	LTR	LTR
Maximum Queue (ft)	41	26	39	88
Average Queue (ft)	11	1	10	44
95th Queue (ft)	33	12	35	71
Link Distance (ft)		1058	984	1066
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	100			
Storage Blk Time (%)				
Queuing Penalty (veh)				

Network Summary

Network wide Queuing Penalty: 2

Intersection: 1: Glen Laurel Road & NC 42

Movement	EB	EB	EB	EB	WB	WB	WB	NB	NB	NB	SB	SB
Directions Served	L	T	T	R	UL	T	TR	L	LT	R	LT	R
Maximum Queue (ft)	241	1514	1597	575	470	339	258	272	281	190	31	87
Average Queue (ft)	10	1103	1168	546	313	141	127	122	141	92	8	35
95th Queue (ft)	95	1911	1948	677	463	253	223	201	219	188	27	73
Link Distance (ft)		1576	1576			1397	1397		1169			1029
Upstream Blk Time (%)		12	35									
Queuing Penalty (veh)		0	0									
Storage Bay Dist (ft)	250			475	525			425		475	100	
Storage Blk Time (%)		26	0	65					0			0
Queuing Penalty (veh)		1	1	394					0			0

Intersection: 2: Glen Laurel Road & Vinson Road

Movement	WB	NB	SB	B7
Directions Served	LR	TR	LT	T
Maximum Queue (ft)	1466	219	2972	685
Average Queue (ft)	1143	115	1378	66
95th Queue (ft)	1725	192	2915	462
Link Distance (ft)	2503	2490	3022	2673
Upstream Blk Time (%)			9	
Queuing Penalty (veh)			95	
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 3: Powhatan Road & Glen Laurel Road

Movement	EB	WB	SB
Directions Served	L	TR	LR
Maximum Queue (ft)	112	22	189
Average Queue (ft)	50	2	73
95th Queue (ft)	92	11	153
Link Distance (ft)		1283	2490
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	150		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 4: Windsor Green Drive /Site Drive 1 & Vinson Road

Movement	EB	WB	NB	SB
Directions Served	L	LTR	LTR	LTR
Maximum Queue (ft)	26	34	51	59
Average Queue (ft)	5	4	18	25
95th Queue (ft)	21	19	42	48
Link Distance (ft)		1227	1767	1059
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	50			
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Rainwater Court/Site Drive 2 & Vinson Road

Movement	EB	WB	NB	SB
Directions Served	L	LTR	LTR	LTR
Maximum Queue (ft)	65	15	38	82
Average Queue (ft)	17	1	12	40
95th Queue (ft)	46	9	37	64
Link Distance (ft)		1058	984	1078
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	100			
Storage Blk Time (%)	0			
Queuing Penalty (veh)	0			

Network Summary

Network wide Queuing Penalty: 491

Intersection: 1: Glen Laurel Road & NC 42

Movement	EB	EB	EB	EB	WB	WB	WB	NB	NB	NB	SB	SB
Directions Served	L	T	T	R	UL	T	TR	L	LT	R	LT	R
Maximum Queue (ft)	168	362	348	154	423	551	513	351	359	197	43	34
Average Queue (ft)	37	220	194	63	178	201	177	182	205	91	8	7
95th Queue (ft)	102	332	313	135	313	426	383	286	310	186	30	24
Link Distance (ft)		1576	1576			1397	1397		1169			1029
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)	250			475	525			425		475	100	
Storage Blk Time (%)		7				1		0	0			
Queuing Penalty (veh)		3				3		0	0			

Intersection: 2: Glen Laurel Road & Vinson Road

Movement	WB	NB	NB	SB	SB
Directions Served	LR	T	R	L	T
Maximum Queue (ft)	492	160	89	399	228
Average Queue (ft)	292	77	38	204	108
95th Queue (ft)	442	135	80	329	193
Link Distance (ft)	2484	2486			3022
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			275	425	
Storage Blk Time (%)				0	
Queuing Penalty (veh)				1	

Intersection: 3: Powhatan Road & Glen Laurel Road

Movement	EB	WB	SB
Directions Served	L	TR	LR
Maximum Queue (ft)	68	21	275
Average Queue (ft)	28	1	126
95th Queue (ft)	59	8	233
Link Distance (ft)		1283	2486
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	150		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 4: Windsor Green Drive /Site Drive 1 & Vinson Road

Movement	EB	WB	NB	SB
Directions Served	L	LTR	LTR	LTR
Maximum Queue (ft)	27	9	59	64
Average Queue (ft)	5	1	18	31
95th Queue (ft)	21	7	45	52
Link Distance (ft)		1227	1767	1051
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	50			
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Rainwater Court/Site Drive 2 & Vinson Road

Movement	EB	WB	NB	SB
Directions Served	L	LTR	LTR	LTR
Maximum Queue (ft)	42	34	39	96
Average Queue (ft)	10	1	10	45
95th Queue (ft)	33	13	35	74
Link Distance (ft)		1058	984	1066
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	100			
Storage Blk Time (%)				
Queuing Penalty (veh)				

Network Summary

Network wide Queuing Penalty: 7

Intersection: 1: Glen Laurel Road & NC 42

Movement	EB	EB	EB	EB	WB	WB	WB	NB	NB	NB	SB	SB
Directions Served	L	T	T	R	UL	T	TR	L	LT	R	LT	R
Maximum Queue (ft)	215	928	986	540	515	389	285	254	266	226	52	95
Average Queue (ft)	12	490	478	302	304	154	135	140	158	92	11	32
95th Queue (ft)	105	994	1014	562	478	286	241	222	235	192	37	79
Link Distance (ft)		1576	1576			1397	1397		1169			1029
Upstream Blk Time (%)		1	3									
Queuing Penalty (veh)		0	0									
Storage Bay Dist (ft)	250			475	525			425		475	100	
Storage Blk Time (%)		42	11	0	0							1
Queuing Penalty (veh)		2	70	1	2							0

Intersection: 2: Glen Laurel Road & Vinson Road

Movement	WB	NB	NB	SB	SB
Directions Served	LR	T	R	L	T
Maximum Queue (ft)	478	307	255	418	244
Average Queue (ft)	289	154	140	269	95
95th Queue (ft)	456	258	233	394	189
Link Distance (ft)	2484	2486			3022
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			275	425	
Storage Blk Time (%)		1		0	
Queuing Penalty (veh)		1		0	

Intersection: 3: Powhatan Road & Glen Laurel Road

Movement	EB	WB	SB
Directions Served	L	TR	LR
Maximum Queue (ft)	125	17	307
Average Queue (ft)	47	1	114
95th Queue (ft)	91	10	230
Link Distance (ft)		1283	2486
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	150		
Storage Blk Time (%)	0		
Queuing Penalty (veh)	0		

Intersection: 4: Windsor Green Drive /Site Drive 1 & Vinson Road

Movement	EB	EB	WB	NB	SB
Directions Served	L	TR	LTR	LTR	LTR
Maximum Queue (ft)	41	4	49	47	54
Average Queue (ft)	11	0	3	16	24
95th Queue (ft)	33	3	21	40	47
Link Distance (ft)		1439	1227	1767	1059
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)	50				
Storage Blk Time (%)	0				
Queuing Penalty (veh)	0				

Intersection: 5: Rainwater Court/Site Drive 2 & Vinson Road

Movement	EB	WB	NB	SB
Directions Served	L	LTR	LTR	LTR
Maximum Queue (ft)	60	11	31	81
Average Queue (ft)	23	1	10	40
95th Queue (ft)	52	10	34	66
Link Distance (ft)		1058	984	1078
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	100			
Storage Blk Time (%)				
Queuing Penalty (veh)				

Network Summary

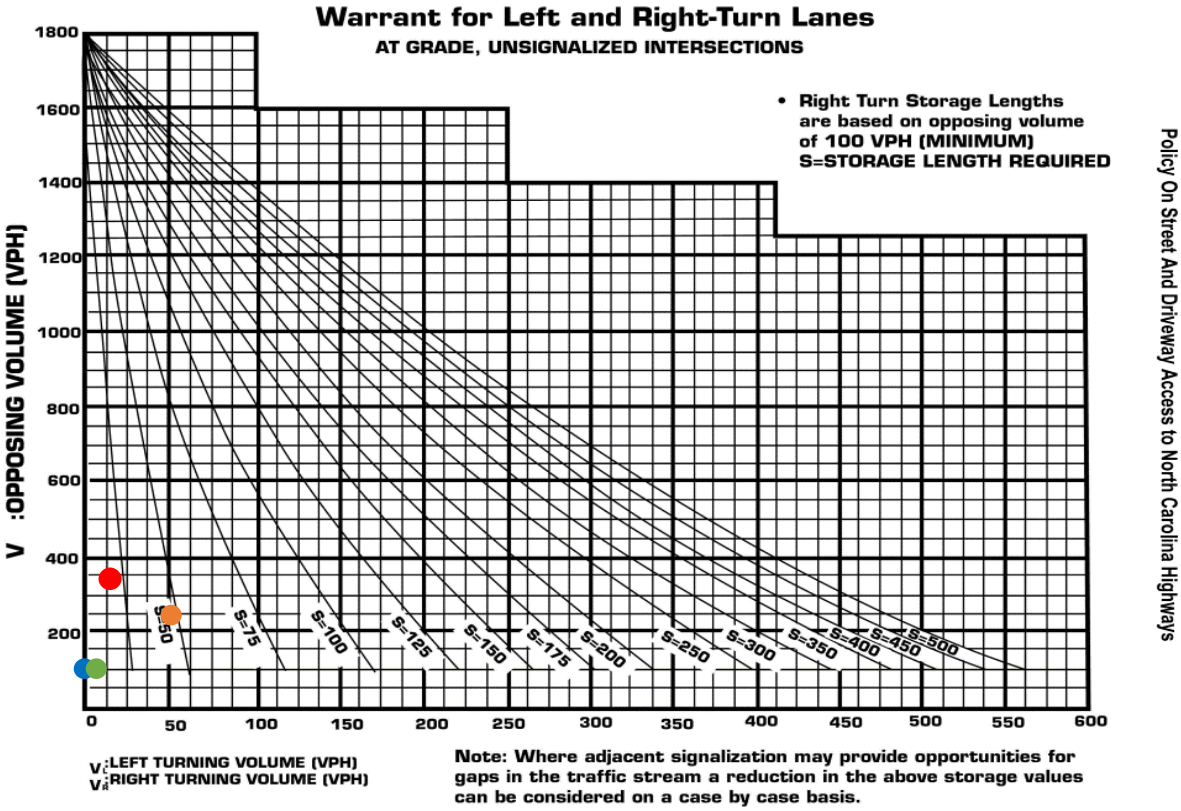
Network wide Queuing Penalty: 78

APPENDIX I

TURN LANE WARRANTS

Vinson Road Development

TURN LANE STORAGE WARRANTS



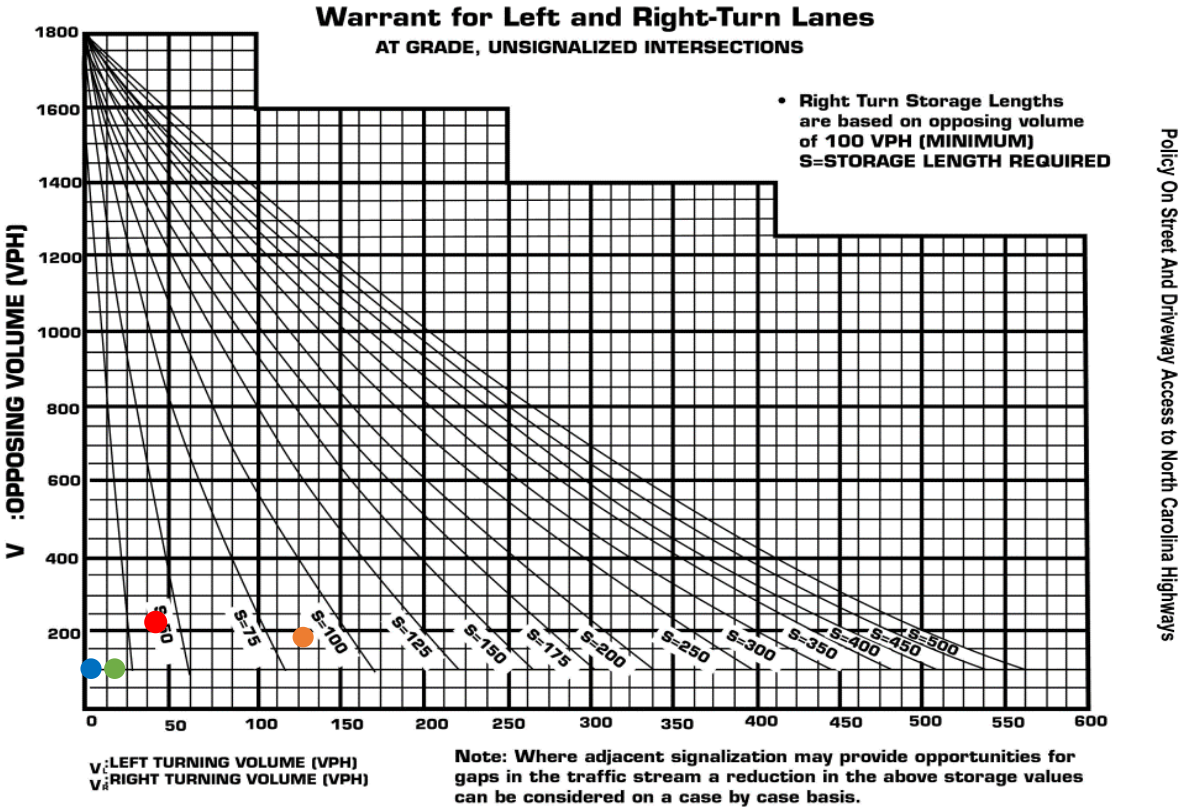
INTERSECTION: Vinson Road and Windor Green Drive / Site Drive 1

SCENARIO	Movement	Turn Lane	Turning Volume (V_R/V_L)	Approach / Opposing Volume (V_A/V_O)	Symbol
AM Build	EBL	Left	19	341	
AM Build	WBR	Right	4	100	
PM Build	EBL	Left	55	244	
PM Build	WBR	Right	11	100	

RAMEY KEMP ASSOCIATES
TOGETHER WE ARE LIMITLESS

Vinson Road Development

TURN LANE STORAGE WARRANTS



INTERSECTION: Vinson Road and Rainwater Court / Site Drive 2

SCENARIO	Movement	Turn Lane	Turning Volume (V_R/V_L)	Approach / Opposing Volume (V_A/V_O)	Symbol
AM Build	EBL	Left	46	225	
AM Build	WBR	Right	8	100	
PM Build	EBL	Left	133	185	
PM Build	WBR	Right	22	100	

RAMEY KEMP ASSOCIATES
TOGETHER WE ARE LIMITLESS

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

March 13, 2024

TMTLA Associates
Attn: Pamela Porter
5011 Southpark Drive, Ste. 200
Durham, NC 27713
Pam@tmtla.com

Re: 2022-195-CZM Vinson Road Conditional Zoning District and Master Plan

To Whom It May Concern,

The Town of Clayton Planning staff and the Planning Board are recommending to Town Council that conditions of approval be placed upon the above-referenced application, which has been presented to the Planning Board on September 25, 2023, and November 27, 2023, and shall be presented to Town Council on January 15, 2024, and March 18, 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 agree with the conditions as proposed. If you are not in agreement, please respond accordingly in writing. This will be included in the agenda packet for the Town Council's review. If the Conditional Zoning District is approved by the Town Council, the approval document with the final conditions will be signed and recorded by the Town.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO.
Planning Director

Recommend Conditions of Approval (2022-195-CZM)
Vinson Road Conditional Zoning District and Master Plan

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

2. The Development shall meet all adopted Town of Clayton Unified Development Code (UDC) requirements, Town of Clayton Engineering and Stormwater design standards, and the North Carolina Fire Code and NFPA Fire standards, except where specifically modified by the approved master plan.

3. The Development shall be constructed in substantial conformance with the Master Plan and Master Plan Narrative as approved by the Clayton Town Council.

4. All parcels subject to the Conditional Zoning and Master Plan shall be annexed into the Town prior to any subsequent development approvals.

5. The developer will be required to pay their proportional share of the Wilsons Mills Fire District Capital Debt to the Town prior to the effective date of the Annexation.

6. The following uses are permitted by-right within the areas identified on the associated Master Plan:
    - Single-Family Detached
    - Park
    - Fitness/Recreation Center
    - Utility, Minor

7. The development shall be limited to the following standards:
    - Maximum of 335 total dwelling units
    - Maximum number of 335 Single-Family Detached Homes
    - Maximum Density: 2.29 dwelling units per acre

8. Single-Family Detached Dwelling Lot Dimension Standards:
    - Minimum Heated Square Feet: 2,000 Square Feet
    - Minimum Lot Size: 6,000 Square Feet for 52-foot lots.
    - Minimum Lot Size: 7,000 Square Feet for 62-foot lots.
    - Minimum Lot Size, 10,000 Square Feet for 72-foot lots.
    - Maximum Building Height: 35 feet
    - Minimum Front Setback: 20 feet
    - Minimum Setback from Right-of-Way to Face of Garage: 25 feet
    - Minimum Rear Setback: 15 feet
    - Minimum Side Setback (Interior Lots): 6 feet
    - Minimum Side Setback (Corner Lots): 10 feet

9. A minimum of 15% of the single-family detached homes shall be a minimum of 3,000 square feet ("executive housing").

10. All dimensional standards not otherwise modified through these conditions and/or the approved master plan narrative shall meet the applicable requirements within the UDC.

11. The development shall have a minimum of 15 feet wide Class "C" buffer around the entire development perimeter with opaque screening.

12. A heavily landscaped berm, in addition to any required Town of Clayton landscape requirement, shall be installed along the frontage of Vinson Road.

13. Each single-family detached home shall have a minimum of a 2-car garage.

14. The Development shall include a community cabana (or clubhouse) and pool amenity area consisting of at last 15% masonry materials on the front façade.

15. In addition to the community cabana (or clubhouse and pool amenity area, a minimum of two of the following amenities shall be provided:
    - Dog park
    - Tot Lot/Playground
    - Multi-Use Field
    - Picnic Gazebo
    - Disc Golf
    - Pickle Ball Court
    - Tennis Court
    - Mini Park
    - Plaza
    - Square
    - Green Space
    - Private Greenway and/or Trails
    - Community Garden

16. The following Architectural Standards shall be required to be met for all Single-Family House, both attached and detached, uses:
    - All residential building materials shall include brick, wood, stone, fiber cement, and/or wood composite.
    - Vinyl siding shall be prohibited but vinyl accents, such as windows, shall be permitted.
    - All residential units shall have a minimum of 25% masonry on the front façade.
    - Single-Family detached shall have either a crawl space foundation or a stem wall foundation or elevated/raised foundation.
    - No two consecutive single-family detached homes shall contain the exact same front elevation with regard to materials or color palette.
    - Single Family Detached homes directly across the street from each other shall not have identical facades with regard to materials or color palette.

17. All units within the development shall include sustainable/high efficiency products and appliances, including low E/insulated windows, an Energy Star dishwasher, low VOC paint, and fiber cement siding.

18. The development shall consist of three separately constructed access points. In addition to the two-access points as shown on the approved Master Plan, a third entrance shall be constructed to only to be used for emergencies on Vinson Road. The access construction requirements shall be determined by the appropriate Town departments at the time of Construction Drawings review. This access point shall be gated and always locked.

19. No more than 30 Certificates of Occupancy will be issued within the Development before the second required access point is constructed.

20. No more than 300 Certificates of Occupancy will be issued within the Development before the third required access point (emergency access only) is constructed.

21. Prior to approval of the Construction Drawings, the developer shall validate the adequate capacity in the downstream wastewater infrastructure, pump stations and forcemain, to accommodate the proposed flow for the project. If adequate downstream capacity is not available, the applicant will complete any pump station or forcemain improvements in coordination with Town staff to accommodate the proposed flow. Any pump station/force main upgrades will be designed to serve this development, the two parcels to the west (NC PINs 168800-65-1045 & 168800-66-3793), and to take the GL3 pump station offline in the future.

22. Any proposed wastewater infrastructure (Pump Station, Force Main, and/or Gravity Sewer) required to serve this development shall be designed and constructed to serve the extent of the drainage basin able to be served by such infrastructure.

23. A modified street section for stream crossing noted on Master Plan sheet L-2 shall be provided.

24. Pending NCDOT approval, install a rapid flashing beacon at the existing crosswalk across Vinson Road adjacent to Powhatan Elementary.

25. Developer will assist in petitioning NCDOT for lowering the speed limit from 45 MPH to 35 MPH along the development frontage and along the section of Vinson Road from the development west to the Vinson Road/Glen Laurel Road intersection.

26. The development shall dedicate and construct the required improvements for Vinson Road, along the property frontage, equal to ½ the ultimate typical section for Vinson Road as listed in the Transportation Plan at the time of this approval. At a minimum, the improvements will consist of roadway widening, curb and gutter, and sidewalk construction.

27. Road Improvements from TIA prepared by Ramey Kemp Associates (with NCDOT approval) to be constructed prior to the recordation of first final plat:

    NC 42 and Glen Laurel Road

    - Coordinate with NCDOT to develop a signal modification plan to allow for an eastbound right-turn lane overlap phase.

    Glen Laurel Road and Vinson Road

- Provide an exclusive southbound left-turn lane with at least 500 feet of full width storage with appropriate deceleration and taper if right-of- way is available.
- Provide an exclusive northbound left-turn lane with at least 275 feet of full width storage with appropriate deceleration and taper if right-of- way is available.

Vinson Road and Windsor Green Drive / Site Drive 1

- Construct Site Drive 1 with one ingress and one egress lane striped as a shared left-/through/right-turn lane.
- Provide an exclusive eastbound left-turn lane with at least 100 feet of full width storage with appropriate deceleration and taper.
- Provide stop control for the southbound approach (Site Drive 1).

Vinson Road and Rainwater Court / Site Drive 2

- Construct Site Drive 2 with one ingress and one egress lane striped as a shared left-/through/right-turn lane.
- Provide an exclusive eastbound left-turn lane with at least 100 feet of full width storage with appropriate deceleration and taper.
- Provide stop control for the southbound approach (Site Drive 2).

28. To the extent of any conflict between the Master Plan, Master Plan Narrative and these conditions, these conditions shall control.

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.

Pamela Porter	Pamela Porter	03.13.2024
Print Name	*Signature of Applicant*	*Date*

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

January 8, 2024

TMTLA Associates
Attn: Pamela Porter
5011 Southpark Drive, Ste. 200
Durham, NC 27713
Pam@tmtla.com

Re: 2022-195-CZM Vinson Road Conditional Zoning District and Master Plan

To Whom It May Concern,

The Town of Clayton Planning staff and the Planning Board are recommending to Town Council that conditions of approval be placed upon the above referenced application, which has been presented to the to the Planning Board on September 25, 2023, and November 27, 2023, and shall be presented to Town Council on January 15, 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 agree 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 the Town Council's review. If the Conditional Zoning District is approved by the Town Council, the approval document with the final conditions will be signed and recorded by the Town.

Sincerely,

Conrad Olmedo, AICP, CZO.
Planning Director

Recommend Conditions of Approval (2022-195-CZM)
Vinson Road Conditional Zoning District and Master Plan

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

2. The Development shall meet all adopted Town of Clayton Unified Development Code (UDC) requirements, Town of Clayton Engineering and Stormwater design standards, and the North Carolina Fire Code and NFPA Fire standards, except where specifically modified by the approved master plan.

3. The Development shall be constructed in substantial conformance with the Master Plan and Master Plan Narrative as approved by the Clayton Town Council.

4. All parcels subject to the Conditional Zoning and Master Plan shall be annexed into the Town prior to any subsequent development approvals.

5. The developer will be required to pay their proportional share of the Wilsons Mills Fire District Capital Debt to the Town prior to the effective date of the Annexation.

6. The following uses are permitted by-right within the areas identified on the associated Master Plan:
    - Single-Family Detached
    - Single-Family Attached (Townhome)
    - Park
    - Fitness/Recreation Center
    - Utility, Minor

7. The development shall be limited to the following standards:
    - Maximum of 373 total dwelling units
    - Maximum of 91 Single-Family Attached Homes (Townhomes)
    - Maximum number of 282 Single-Family Detached Homes
    - Maximum Density: 2.55 dwelling units per acre

8. Single-Family Detached Dwelling Lot Dimension Standards:
    - Minimum Heated Square Feet: 2,000 Square Feet
    - Minimum Lot Size: 6,000, Square Feet for 52' foot lots.
    - Minimum Lot Size: 7,000, Square Feet for 62' foot lots.
    - Minimum Lot Size, 8,000, Square Feet for 72' foot lots.
    - Maximum Building Height: 35 feet
    - Minimum Front Setback: 20 feet
    - Minimum Setback from Right-of-Way to Face of Garage: 25 feet
    - Minimum Rear Setback: 15 feet
    - Minimum Side Setback (Interior Lots): 6 feet

- Minimum Side Setback (Corner Lots): 10 feet

9. A minimum of 15% of the single-family detached homes shall be a minimum of 3,000 square feet ("executive housing").

10. Single-Family Attached (Townhomes) Dimensional Standards:
    - Minimum Heated Square Feet: 1,500 Square Feet
    - Minimum Lot Width: 21 feet
    - Maximum Building Height: 45 feet
    - Minimum Front Setback: 25 feet
    - Minimum Rear Setback: 15 feet
    - Minimum Side Setback (Interior Lots): 6 feet
    - Minimum Side Setback (Corner Lots): 10 feet

11. All dimensional standards not otherwise modified through these conditions and/or the approved master plan narrative shall meet the applicable requirements within the UDC.

12. The development shall have a minimum of 15 feet wide Class "C" buffer around entire development perimeter with opaque screening.

13. A heavily landscaped berm, in addition to any required Town of Clayton landscape requirement, shall be installed along the frontage of Vinson Road.

14. Each single-family detached home shall have a minimum of a 2-car garage.

15. Each single-family attached (townhome) shall have a minimum of a 1-car garage.

16. The Development shall include a community cabana (or clubhouse) and pool amenity area consisting of at last 15% masonry materials on the front façade.

17. In addition to the community cabana (or clubhouse and pool amenity area, a minimum of two of the following amenities shall be provided:
    - Dog park
    - Tot Lot/Playground
    - Multi-Use Field
    - Picnic Gazebo
    - Disc Golf
    - Pickle Ball Court
    - Tennis Court
    - Mini Park
    - Plaza
    - Square
    - Green Space
    - Private Greenway and/or Trails
    - Community Garden

18. The following Architectural Standards shall be required to be met for all Single-Family House, both attached and detached, uses:
    - All residential building materials shall include brick, wood, stone, fiber cement, and/or wood composite.

- Vinyl siding shall be prohibited but vinyl accents, such as windows, shall be permitted.
- All residential units shall have a minimum of 25% masonry on the front façade.
- Single-Family detached shall have either a crawl space foundation or a stem wall foundation or elevated/raised foundation.
- Townhomes shall have a slab on grade foundation.
- No two consecutive single-family detached homes shall contain the exact same front elevation with regard to materials or color palette.
- Single Family Detached homes directly across the street from each other shall not have identical facades with regard to materials or color palette.
- No two consecutive townhomes buildings shall contain the same front elevation with regard to materials or color palette.

19. All units within the development shall include sustainable/high efficiency products and appliances, including low E/insulated windows, an Energy Star dishwasher, low VOC paint, and fiber cement siding.

20. The development shall consist of three separately constructed access points. In addition to the two-access points as shown on the approved Master Plan, a third entrance shall be constructed to only to be used for emergencies on Vinson Road. The access construction requirements shall be determined by the appropriate Town departments at the time of Construction Drawings review. This access point shall be gated and always locked.

21. No more than 30 Certificates of Occupancy will be issued within the Development before the second required access point is constructed.

22. No more than 300 Certificates of Occupancy will be issued within the Development before the third required access point (emergency access only) is constructed.

23. Prior to approval of the Construction Drawings, the developer shall validate the adequate capacity in the downstream wastewater infrastructure, pump stations and forcemain, to accommodate the proposed flow for the project. If adequate downstream capacity is not available, the applicant will complete any pump station or forcemain improvements in coordination with Town staff to accommodate the proposed flow.

24. Any proposed wastewater infrastructure (Pump Station, Force Main, and/or Gravity Sewer) required to serve this development shall be designed and constructed to serve the extent of the drainage basin able to be served by such infrastructure.

25. A modified street section for stream crossing noted on Master Plan sheet L-2 shall be provided.

26. The development shall dedicate and construct the required improvements for Vinson Road, along the property frontage, equal to ½ the ultimate typical section for Vinson Road as listed in the Transportation Plan at the time of this approval. At a minimum, the improvements will consist of roadway widening, curb and gutter, and sidewalk construction.

27. Road Improvements from TIA prepared by Ramey Kemp Associates (with NCDOT approval) to be constructed prior to the recordation of first final plat:

NC 42 and Glen Laurel Road

- Coordinate with NCDOT to develop a signal modification plan to allow for an eastbound right-turn lane overlap phase.

Glen Laurel Road and Vinson Road

- Provide an exclusive southbound left-turn lane with at least 500 feet of full width storage with appropriate deceleration and taper if right-of- way is available.
- Provide an exclusive northbound left-turn lane with at least 275 feet of full width storage with appropriate deceleration and taper if right-of- way is available.

Vinson Road and Windsor Green Drive / Site Drive 1

- Construct Site Drive 1 with one ingress and one egress lane striped as a shared left-/through/right-turn lane.
- Provide an exclusive eastbound left-turn lane with at least 100 feet of full width storage with appropriate deceleration and taper.
- Provide stop control for the southbound approach (Site Drive 1).

Vinson Road and Rainwater Court / Site Drive 2

- Construct Site Drive 2 with one ingress and one egress lane striped as a shared left-/through/right-turn lane.
- Provide an exclusive eastbound left-turn lane with at least 100 feet of full width storage with appropriate deceleration and taper.
- Provide stop control for the southbound approach (Site Drive 2).

28. To the extent of any conflict between the Master Plan, Master Plan Narrative and these conditions, these conditions shall control.

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*

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

TOWN OF CLAYTON

Staff Report Update

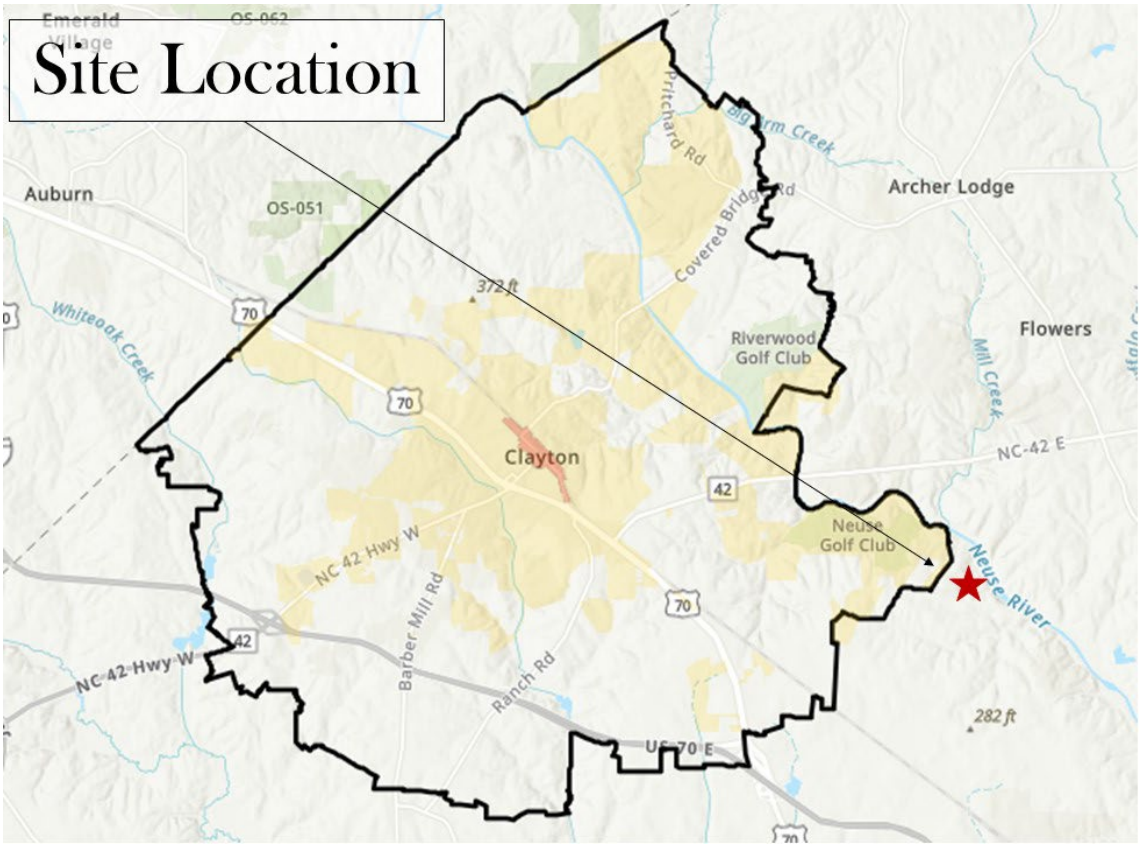
The applicant has proposed the following amendments to their proposal.

- Removal of Townhome products. The development will be entirely Single-Family Detached products. (Condition of Approval no. 6)
- Reduction of Density and Number of units (Condition of Approval no. 7)
  - From 2.5 DU/AC to 2.29 DU/AC.
  - From 373 to 335 proposed units.
- Increased Lot Size for 72' wide lots to be a minimum of 10,000 Square Feet (Condition of Approval no. 8)
- Pending NCDOT approval, install a rapid flashing beacon at the existing crosswalk across Vinson Road adjacent to Powhatan Elementary. (Condition of Approval no. 24)
- The developer will assist in petitioning NCDOT for lowering the speed limit from 45 MPH to 35 MPH along the development frontage and along the section of Vinson Road from the development west to the Vinson Road/Glen Laurel Road intersection. (Condition of Approval no. 25)

MARCH 7, 2024
TOWN OF CLAYTON

VINSON RD CONDITIONAL ZONING

Project #:	2022-195-CZM	**Location:**	Vinson Road across from Windsor Green Estates
Applicant:	TMTLA ASSOCIATES	**Project Type:**	Conditional Zoning with Master Plan
Property Owner(s):	POOLE FARM, LLC & ROCKY BRANCH FARM, LLC	**Proposed Use:**	Residential
Staff Planner:	Bruce Venable, Planner I	**TAG #(s):**	05J05011V & 05J05030F



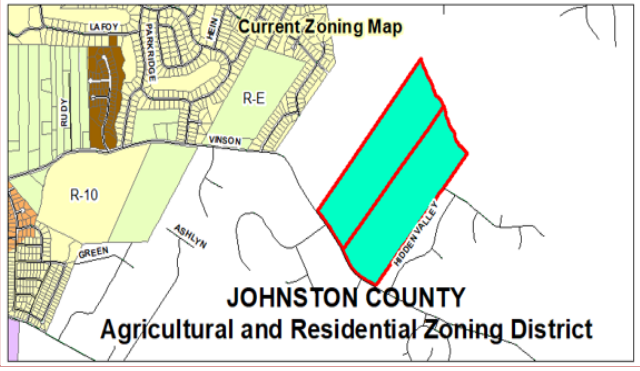
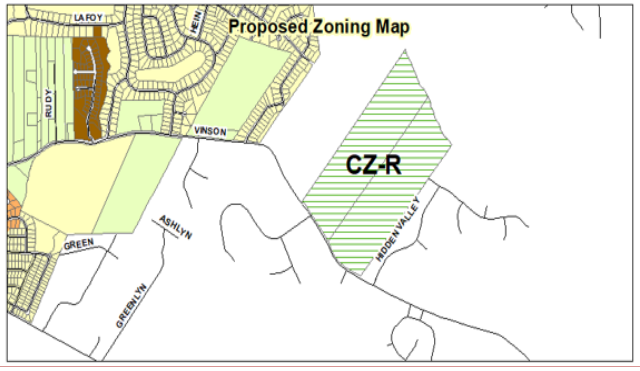
PROJECT SUMMARY

The site is located off Vinson Road outside the Town's ETJ. The applicant has also petitioned for annexation into the Town and has requested to rezone the above-referenced parcel from Johnston County's Agricultural Residential (AR) to Conditional Zoning-Residential Zoning District (CZ-R), which is approximately +/- 146.26 acres in size. This project originally went before the Town of Clayton Planning Board on September 25, 2023, where it was continued until November 27, 2023. Where the Planning Board voted to approve the project.

The Town Council held a public hearing on 01/16/2024 where the applicant had requested the continuation to address concerns brought up in the public comment section. Items such as consistency with surrounding character, traffic, potential stormwater impacts, and lot size. The applicant then reduced the scope of their project to be more in line with the Town's FLUM and the 2045 Comprehensive Growth Plan by further reducing their proposal down from to 335 units, or a density of 2.29 units per acre, and no Single-Family-Attached Units (Townhomes). This site is located within the Watershed Protection Overlay District.

LAND USE REVIEW

SITE DATA:
Acreage: +/- 146.26 acres
Existing Use: Residential/Vacant

CURRENT ZONING MAP	PROPOSED ZONING MAP
	

AERIAL MAP

TABLE 1: COMPARISON OF SURROUNDING PROPERTIES		
Direction	Zoning	Existing Use
North	Agricultural Residential (AR)	Residential
South	Agricultural Residential (AR)	Residential
East	Agricultural Residential (AR)	Residential
West	Agricultural Residential (AR)	Residential

Consistency with the 2045 Comprehensive Growth Plan

The subject parcels of land to be rezoned are not represented in the 2045 Comprehensive Growth Plan, but they are present within the Johnston County's Future Land Use Map. The Johnston County Future Lane Use Map identifies this area as "Low Density Residential", and the area within the ETJ closest to these parcels is identified as "Low Density Residential" on the Town's Future Land Use Map. The conditional rezoning request would be inconsistent with the Low-Density Residential future land use designation as defined in the 2045 Comprehensive Growth Plan.

LDR

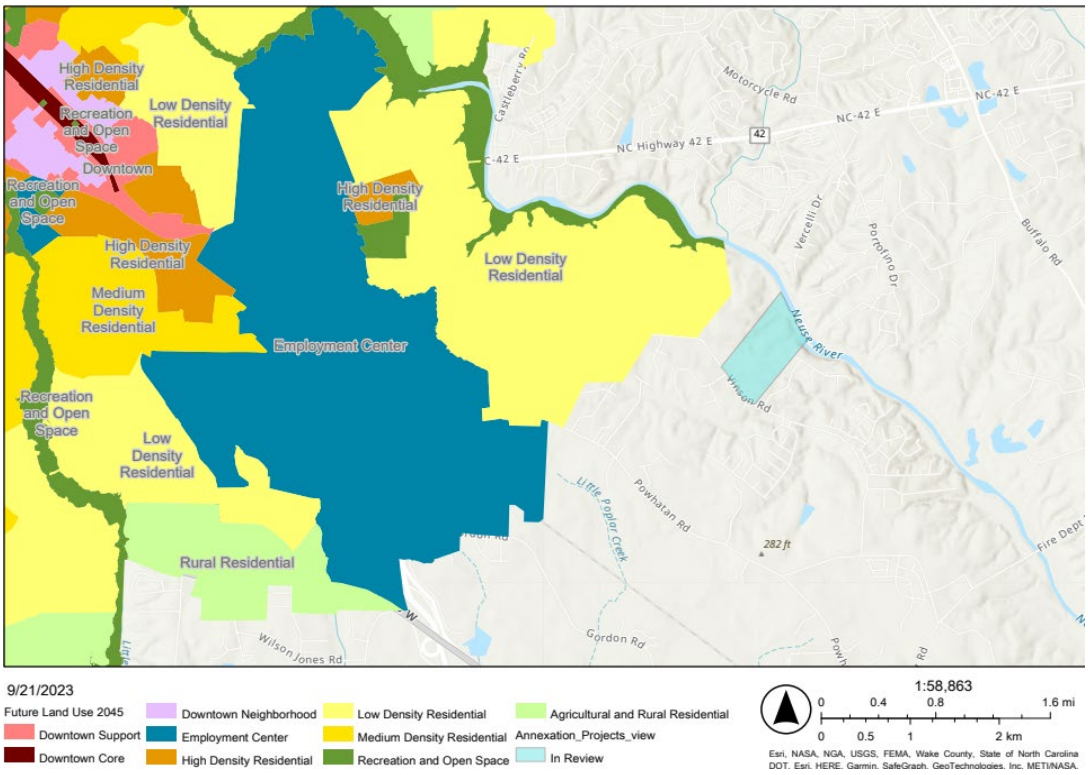
Low Density Residential (LDR)

Areas designated as Low-Density Residential are intended to remain predominantly suburban in character and provide for low-density, single-family residential development on smaller lots than those in Rural Residential areas. However, a mix of residential housing types may occur under a conditional zoning district to support conservation of open space, as long as a gross density of 3 units per acre is not exceeded.

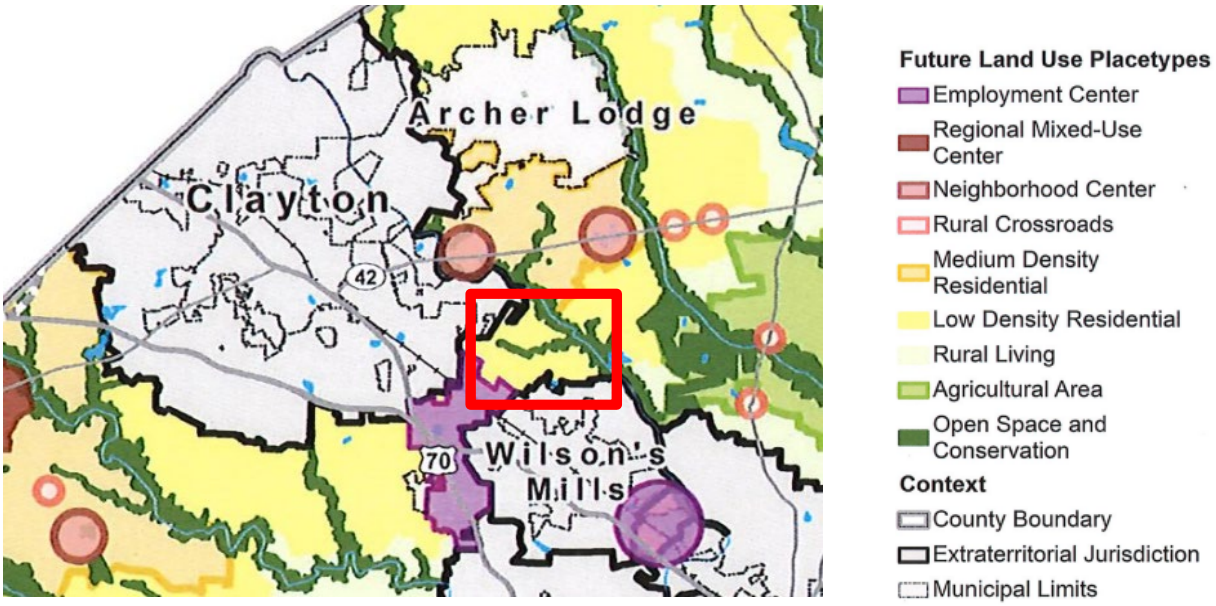
- **Gross Residential Density*:** ≤3 units/acre
- **Unit Type:** Mostly single family detached homes, generally less than 25% attached units
- **Open Space:** Minimum of 25%**. Open space should be a mix of preserved natural features with passive recreation such as greenways and trails and more formal or developed open space such as common greens, playgrounds or sports fields.

Future Land Use Maps

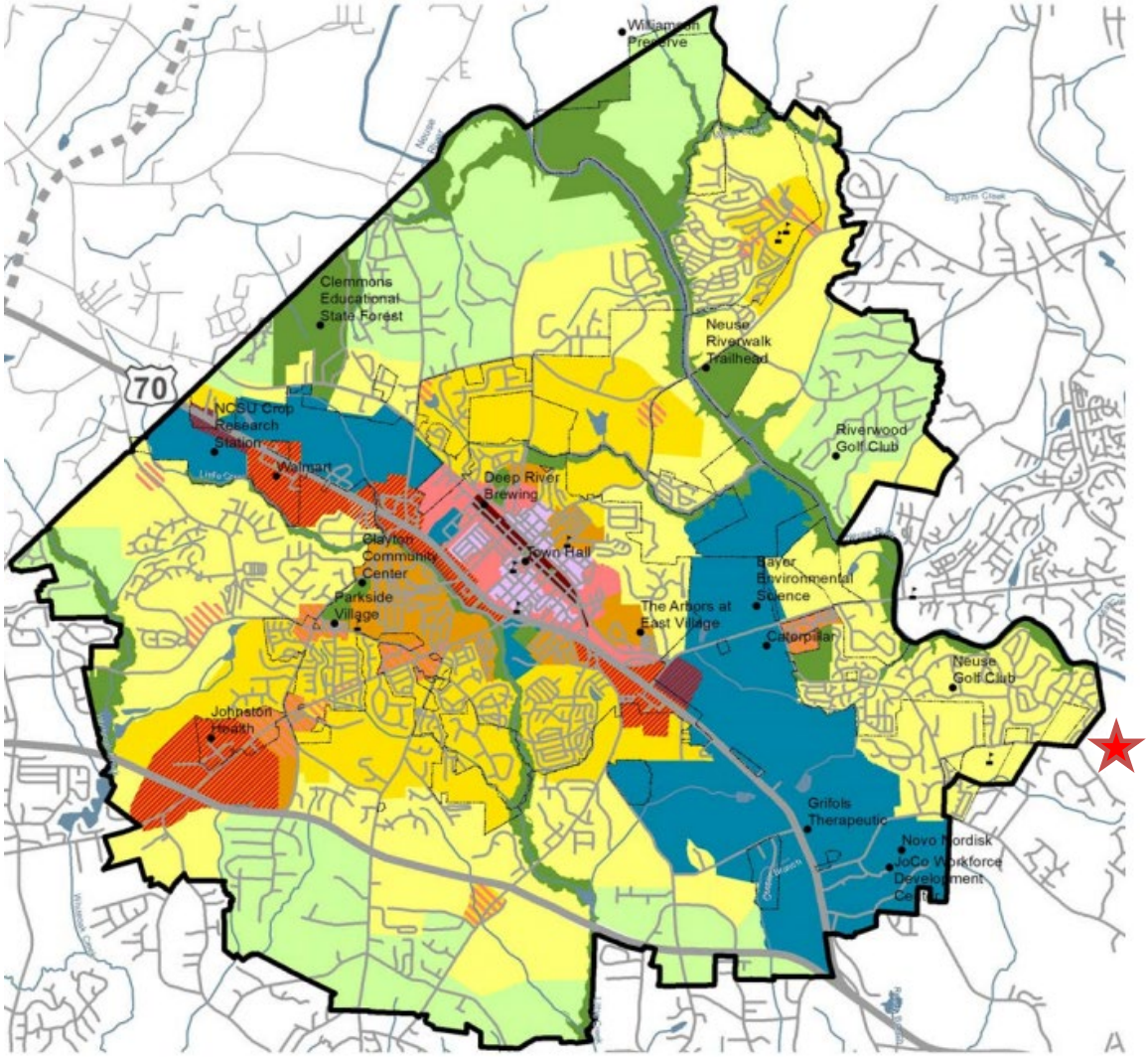
2045 Comprehensive Growth Plan Land Use Map (Town of Clayton)



Envision Johnston Future Land Use Map (Johnston County)



2045 Comprehensive Growth Plan Land Use Map - Overall



Development Data

Proposed Uses:	Residential (single-family detached and townhome homes)
Proposed Density:	Up to a maximum of 373 units are proposed at an overall proposed residential density of 2.55 units/acre for the development.
Fire Protection:	Wilson Mills (Current)

Access/Streets:	2 standard access points and 1 emergency gated access point will be provided from along Vinson Road
Water/Sewer Provider:	Town of Clayton
Electric Provider:	Duke Energy Progress

Lot Dimensional Standards:

Original Lot Dimensional Standards (Presented to Planning Board on 9/25/23):

	Current Zoning		Conventional Zoning		Proposed Zoning	
	AR[1]	R-E[2]	R-10[3]		CZM	
			Single Family Detached	Single Family Attached	Single Family Detached	Single Family Attached
Min. Lot Size	30,000 SF	25,000 SF	8,000 SF	4,000 SF	6,000 SF	4,000 SF
Min. Lot Width	N/A	80 ft.	50 ft.	25 ft.	48 ft.	21 ft.
Max. Lot Coverage	N/A	35%	35%	35%	35%	35%
Max. Impervious	N/A	50%	50%	50%	50%	50%
Density (Per Acre)	1.5	1.7	5	10	3.12	
Front Setback	20	35	25	25	20	25
Side Setback	10	15	6	15	6	6
Side Street Setback	20	25	15	15	10	10
Rear Setback	10	30	15	15	15	15

[1] *Johnston County Zoning District*
[2] *The current zoning district, AR, is a Johnston County zoning district. Staff has provided dimensional standards for the zoning district most similar Town of Clayton Zoning District*
[3] *Dimensional Standards required in the conventional zoning district most similar to the applicant's proposal.*

New Lot Dimensional Standards (Presented to the Planning Board 11/27/23).

	Current Zoning		Conventional Zoning		Proposed Zoning	
	AR[1]	R-E[2]	R-10[3]		CZM	
			Single Family Detached	Single Family Attached	Single Family Detached	Single Family Attached
Min. Lot Size	30,000 SF	25,000 SF	8,000 SF	4,000 SF	6,000, 7,000, 8,000, SF	4,000 SF
Min. Lot Width	N/A	80 ft.	50 ft.	25 ft.	52', 62, 72, ft.	21 ft.
Max. Lot Coverage	N/A	35%	35%	35%	35%	35%
Max. Impervious	N/A	50%	50%	50%	50%	50%
Density (Per Acre)	1.5	1.7	5	10	2.78	
Front Setback	20	35	25	25	20	25
Side Setback	10	15	6	15	6	6
Side Street Setback	20	25	15	15	10	10
Rear Setback	10	30	15	15	15	15

[1] *Johnston County Zoning District*
[2] *The current zoning district, AR, is a Johnston County zoning district. Staff has provided dimensional standards for the zoning district most similar Town of Clayton Zoning District*
[3] *Dimensional Standards required in the conventional zoning district most similar to the applicant's proposal.*

Landscape Buffer Requirement:

The proposed master plan includes a 15' landscape buffer around the perimeter of the project boundary as required per §155.203(L)(1)(i). The buffer will include opaque screening consisting of a wall, fence, berm, evergreen hedge, or a combination thereof. The development will also include street trees meeting the requirements in the UDC.

Trip Generation:

LAND USE (ITE Code)	INTENSITY	DAILY TRIPS (VPD)	WEEKDAY AM PEAK HOUR (VPH)		WEEKDAY PM PEAK HOUR (VPH)	
			Enter	Exit	Enter	Exit
Single Family Detached Housing (210)	255 units	2,387	42	130	151	89
Single Family Attached Housing (215)	210 units	1,150	32	72	70	52
Total Trips		**3,937**	**77**	**202**	**221**	**141**

Required Transportation Improvements:

The proposed site is to be developed within three years by the year 2025. The proposed development will be accessed by one full-movement driveway on each side of Glen Laurel Road and one full-movement driveway on Vinson Road. Table 1 shows the projected trip generation for the proposed development. The trip generation was based on rates published in the ITE Trip Generation Manual, 11th Edition.

NC 42 and Glen Laurel Road

- Signal modification plan to allow for an eastbound right-turn lane overlap phase (coordinated with NCDOT).

Glen Laurel Road and Vinson Road

- An exclusive southbound left-turn lane with at least 500 feet of full width storage with appropriate deceleration and taper if right-of- way is available.
- An exclusive northbound left-turn lane with at least 275 feet of full width storage with appropriate deceleration and taper if right-of- way is available.

Vinson Road and Windsor Green Drive/Site Drive 1

- Construct Site Drive 1 with one ingress and one egress lane striped as a shared left-/through/right-turn lane.
- Provide an exclusive eastbound left-turn lane with at least 100 feet of full width storage with appropriate deceleration and taper.
- Provide stop control for the southbound approach (Site Drive 1).

Vinson Road and Rainwater Court/Site Drive 2

- Construct Site Drive 2 with one ingress and one egress lane striped as a shared left-/through/right-turn lane.
- Provide an exclusive eastbound left-turn lane with at least 100 feet of full width storage with appropriate deceleration and taper.
- Provide stop control for the southbound approach (Site Drive 2).

Public Utilities:

Public water and sewer servicing all lots shall conform to Town of Clayton Public Works and Utilities Department requirements. The project will connect to an existing Johnston County Public Utilities 8" waterline along Vinson Road, which exists within the proximity of the project area. Public Sewer will be accessed via the Summerlyn Pump Station. There is a new pump station planned (which will either be sized for this basin or a regional station for the Town) which will allow for future expansion of the sewer basin.

Allocation of wastewater for the proposed development will come from Town Council action following consideration of the Conditional Zoning District. The Wastewater Allocation Policy requires a project score of a minimum of 50 points from the provided Allocation Criteria worksheet. The proposed project will exceed the 50-point minimum from a combination of being a mixed-residential development (25 pts), a residential future tax status (5 pts), being a residential subdivision with amenities included (15 pts), providing multiple-car garages (5 pts) and overflow parking (5 pts), including masonry elements in the building construction (10 pts), and sustainable/high energy efficiency appliances are proposed to be used (15 pts).

The proposed development will request consideration of a total wastewater allocation of 114,250 GPD from the Town Council and the Water and Wastewater Allocation Request has been submitted to run parallel with this application. This flow will not be available until the new Sam's Branch Water Reclamation Facility comes online in 2025.

Streets:

The proposed master plan proposes approximately thirteen (13) new public streets, two (2) intersections with existing State Roads, and one (1) emergency access easement to Vinson Road. Per UDO Sec. 155.400(i) and comment from the master plan review, stub roads to adjacent properties have been added. New streets will be constructed and dedicated to the Town as Public Streets.

Architectural Standards:

The style of buildings will be any variety of the following: Craftsman, Traditional, Colonial, Neoclassical. The intent is to foster multiple styles to create a community that is not monotonous.

Predominant exterior building materials shall be high quality materials, including brick, wood, stone, fiber cement, and/or wood composite. The front façade of all units shall have a minimum of 25% masonry (brick or stone). Vinyl siding shall be prohibited but vinyl accents, such as windows, shall be permitted.

Foundations for single family detached shall be crawl space or stem wall. Townhomes shall have slab on grade foundation.

A varied color palette shall be utilized on homes throughout the subdivision and shall include siding, trim, shutter, and accent colors complementing the siding colors.

Single Family Detached: No two consecutive single-family homes shall contain the exact same front elevation regarding materials or color palette. Single family homes directly across the street from each other shall not have identical façades regarding materials or color palette.

Single Family Attached (Townhomes): No two consecutive townhome buildings shall contain the exact same front elevation regarding materials or color palette.

Cabana (or clubhouse) shall contain a minimum of 15% masonry on the front façade.
A mail kiosk for the single-family detached units shall be located adjacent to the pool and cabana pending USPS approval.

Renderings of the architectural elevations were not provided by the applicant.

Conditional Rezoning Approval Criteria:

1. Consistency with the adopted plans of the Town.

   Applicant Response: *The Vinson Road conditional zoning request is either consistent with, or in the spirit of, all adopted plans and policies of the Town. Our proposal is asking for a maximum of 3.12 dwelling units per acre, which is just slightly higher than the Low-Density Residential threshold. We understand that this exceeds the threshold for density noted in the 2045 Growth Plan, but our development includes roughly 40% open space. Vinson Road strives to balance the need for both quantity and a mix of housing types with preservation of open space. See Sec. 12 and 13 of this narrative for more information.*

   Staff Commentary: The site is not located within the Town's 2045 Comprehensive Growth Plan or the Town's Planning Jurisdiction. It is, however, within Johnston County's Future Land Use Map, and it is projected as Low-Density Single-Family Housing. Staff would agree that, were it to be included in the 2045 Comprehensive Growth Plan for the Town of Clayton, Low Density Residential use, along with Recreation and Open Space use, would be well suited for the subject area. Considering this, the project is inconsistent with the 2045 Comprehensive Growth Plan by exceeding the maximum of 3 units/acre and consisting of over 25% Single-Family Attached.

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

   Applicant Response: *The subject property is suitable for the proposed uses. This proposed development is in an area where other existing residential development are located to the north, south, east, and west of our proposal. Policy LU 3.1 encourage a range of housing types – we are filling that need with the inclusion of both single family detached and townhome units. The two lots that are part of our proposal are both currently zoned RA and are located in the County. In addition to our proposed rezoning request, we are also requesting annexation into the Town limits. Although the county zoning would allow for less density overall, bringing these two lots into the Town of Clayton town limits will allow for development to occur that is similar to other existing developments in the area.*

Staff Commentary: Current Johnston County zoning would not permit such a project, as it limits residential development to single family detached, two-family dwellings (duplex), and two-unit townhouses. Townhomes with groups larger than two would not be permitted under current zoning without a Special Use Permit as a Planned Development. Furthermore, development within the district is limited to a density of 1.45 units/acre. The proposed Conditional Zoning District proposes a higher density than what is proposed for this area, including the percentage of single-family attached units.

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

   Applicant Response: *Policy LU 3.1 encourages a range of housing types – we are filling that need with the inclusion of both single family detached and townhome units. We are filling a need the Town has noted in the Town of Clayton 2045 Growth Plan.*

   Staff Commentary: The proposed project would help with the demand for housing within the Town.

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

   Applicant Response: *Adequate facilities are either existing or will be improved to meet the demands of our proposal.*

   Schools: Our development is expected to feed into the Johnston County School System. According to the Johnston County Public Schools website, our project would be district for the following schools: Powhatan Elementary, Riverwood Middle School, and Clayton High School. Riverwood Elementary and Clayton High School are both on the 2023-2024 Capped Schools list for Johnston County. Powhatan Elementary was removed from the 2023-2024 Capped Schools list.

   Roads: The road network internal to our development will be public and all roads will be designed to the Town of Clayton specifications for roadway design. We have an alternate road section for our stream crossing, which will allow for residents at the back of the development to exit the development should one of the lanes be blocked. Our development provides a stub to the vacant property to the west for connection upon development, as well as a stub to the existing neighborhood to the east (should that neighborhood want to connect to our development in the future).

   Recreational Facilities: Our request will meet or exceed the requirement for recreational facilities for our development. Our proposal commits to including a cabana/pool amenity area, as well as a minimum of two of the following amenities: dog park, tot lot/playground, multi-use field, picnic gazebo, disc golf, pickle ball court, tennis court, mini park, plaza, square, green, private greenway or trails, or community garden.

With regard to open space as a whole, our development will have over 40% open space. This is due to the protection of various environmental features on this development, such as stream buffers and floodplain.

With regard to the public recreation open space requirement, this development shall utilize the Fee-In-Lieu. Fee in lieu amount shall be as noted in the Unified Development Code (UDC) at time of first plat.

Wastewater Treatment and Water Supply Facilities: This development has access to water via the 8" Johnston County water line that exists in Vinson Road. As part of our zoning request, we are adding the following condition to address wastewater treatment:
Prior to the approval of construction drawings, the developer shall validate the adequate capacity in the downstream wastewater infrastructure, pump stations and forcemain, to accommodate the proposed flow for the project. If adequate downstream capacity is not available, the applicant will complete any pump station or forcemain improvements in coordination with Town staff to accommodate the proposed flow.

Stormwater Drainage Facilities: The Vinson Road development will meet all applicable requirements and standards as described in the Town of Clayton Stormwater Design Manual and Town of Clayton Stormwater Ordinance, as well as meet all State regulations for stormwater management.

Staff Commentary: The proposed development would be Johnston County schools. The elementary school and middle school which service the area are not on the County's "capped" list for 2023-2024. However, the high school which serves this area is on the "capped" list. Access to the development will be provided on Vinson Road, with an internal network of streets being constructed providing access to the homes. The development will be required to meet the Town's Recreation and Open Space requirements in Section 155.203(I), and in addition will provide a recreation center/cabana/pool area. They will also provide two other active recreation amenities outlined in greater detail within Condition 10 on Conditions of Approval. The development will also provide approximately 58 acres of open space, a large portion of which is present within flood hazard areas. The development will be required to meet the requirements in the Town's Stormwater Ordinance. The property has access to public water along Vinson Road and will access the sewer via the Summerlyn Pump Station. The development is required to construct a new pump station and offsite improvements for the expansion of the sewer basin, which they have planned.

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

Applicant Response: *The legal purposes for which zoning exists are not being contravened as a result of our rezoning request.*

Staff Commentary: The applicant has followed the procedure as outlined in Section 155.203 Part 3 and 155.705. All Town of Clayton processes and procedures have been and will be followed throughout the rezoning process.

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

   Applicant Response: *This project will have no adverse effect upon adjoining property owners. The surrounding properties are either residential or vacant. Our development includes townhomes, to help diversify the type of housing available in Clayton, but we've purposefully located the townhomes in the middle of our project to buffer from adjacent existing single family detached development.*

   Staff Commentary: It is the understanding of staff there will be no adverse effect upon the adjoining property owners by this project. The proposed development will consist of a cluster of higher density residential development in the form of townhomes in the center with the higher intensity insulated by surrounding lower density residential development. This method of insulating the higher density housing from surrounding, existing low density single family detached use could be seen as softening any adverse effect upon adjoining property owners.

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

   Applicant Response: *No group will benefit materially to the detriment of the general public from this Rezoning request nor development of the Property.*

   Staff Commentary: While the owners/developers may benefit from the development, staff believe that with the proposed conditions there will be no detriment to the general public.

Master Plan Approval Criteria:

The master plan shall include, and the applicant shall be responsible for successfully addressing the following:

- Compliance with § 155.203(L) and all other applicable requirements of this chapter, or analysis and justification if it deviates from the requirements of this chapter;
- Consistency with the Clayton General Design Guidelines;
- Conformance of the proposal with the stated purpose of the requested conditional zoning district;
- Compatibility of the proposed development with the adjacent community;
- The quality of design intended for each component of the project and the ability of the overall development plan to ensure a unified, cohesive environment at full build-out;
- Compatible relationships between each component of the overall project;
- Self-sufficiency of each phase of the overall project;
- The fiscal impact of the proposal and the proposed financing of required improvements;
- The success of the proposal in providing adequate pedestrian and bicycle links within the development and with the adjacent community; and
- The effectiveness with which the proposal protects and preserves the ecologically sensitive areas within the development.

Staff Commentary: The applicant has provided a Master Plan Narrative providing details of the proposal. Through the Master Plan, Narrative, and proposed conditions, staff believes the applicant has successfully met the criteria.

Considerations:

- The Town Council shall consider the recommendation of the Planning Board and the Planning Director.
- The Town Council shall approve, approve with conditions, or disapprove the conditional zoning district. Any additional, revised, or deleted conditions from those below must be signed or declined by the applicant prior to the Council rendering a decision.
- Concurrently with adopting, denying or remanding any conditional zoning district, the Town Council shall adopt a statement describing whether its action is consistent with the adopted plans and policies of the Town and explaining why the Town Council considers the action taken to be reasonable and in the public interest.
- If the conditional zoning district is not consistent with the 2045 Comprehensive Growth Plan and is approved, the 2045 Comprehensive Growth Plan Future Land Use Map will be considered amended to match the proposed conditional zoning district.
- If approved, the conditional zoning district, master plan and narrative will be recorded with the Johnston County Register of Deeds and shall guide future development for this land. The conditional zoning district, master plan, and narrative shall not expire, and will run with the land.

Staff Recommendation to Planning Board

On November 27, 2023, during a public meeting, Town Staff recommended DENIAL to the Planning Board based on the following inconsistencies:

Inconsistency Statement:

The rezoning request is inconsistent with the Town of Clayton 2045 Comprehensive Growth Plan, Future Land Use Map and Unified Development Code in that:

1. The development is located outside of the Town's Planning Jurisdiction and is not included in the 2045 Comprehensive Growth Plan or Future Land Use Map. REMAINS INCONSISENT.
2. The proposed Conditional Zoning District is inconsistent with Conditional Zoning District approval criteria #2 "Suitability of the subject property for uses permitted by the current vs. the proposed conditional district" due to the surrounding zoning districts not permitting a project of such density, by requesting a density nearly double that of the parcels surrounding the subject development on all sides and the percentage of single-family attached units. REMAINS INCONSISENT.

Staff is also concerned that the Town's Future Land Use Map designation of Low-density Residential may not be the most representative of the area and perhaps the designation of Agricultural/Rural Residential (AAR) would be more representative of what this area should be classified as if it were to be included within an amended FLUM (see definition below).

Residential Land Uses

ARR

Agricultural/Rural Residential (ARR)

The predominate existing land uses include low-density residential uses, as well as large tracts of agricultural land. The rural character in these areas can be retained by encouraging only low-intensity uses and context-sensitive rural design. Single family residential at gross densities up to two units per acre are appropriate. Most of these areas rely on septic systems for wastewater treatment, have a limited road network, with some areas within the water supply watershed. These areas are primarily located outside of existing sewer service areas and may or may not have sewer service in the future. Large lots are required if new development is not connected to sewer. Conservation subdivisions, which are subdivisions with smaller lots and more open space, are encouraged if new development is connected to sewer.

- **Gross Residential Density*:** ≤2 units/acre
- **Unit Type:** Single family detached homes
- **Open Space:** Larger lots if on septic systems, minimum of 30+% open space** if lots are under 20,000 square feet and development is connected to town sewer. Open space should primarily be passive and consist of sensitive natural features such as floodplain, wetlands, riparian areas, steep slopes, mature forests, habitat areas, and viewsheds.

Planning Board Recommendation:

On November 27, 2023, during a public meeting, the Planning Board heard extensively from the public during the public comment period of this meeting. Public comment has included concerns related to but not limited to traffic, safety, and incompatibility of the project in terms of density with surrounding developments and on-the-ground zoning districts. A petition of 500+ signatures has been collected by neighboring property owners who are opposed to this development. This petition has been included in this packet.

The Planning Board discussed the comments from the public and whether or not this area is consistent with the Town's 2045 Comprehensive Growth Plan and FLUM.

After discussions, the Planning Board voted to recommend 2022-195-CZM Vinson Road for approval and provided the Town Council with the following statement of Consistency and Reasonableness:

> *"While the request is inconsistent with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, in that:*
>
> *• The development is located outside of the Town's Planning Jurisdiction and is not included in the 2045 Comprehensive Growth Plan or Future Land Use Map.*
>
> *• The Future Land Use Map will be updated to be consistent with this rezoning request to an appropriate corresponding land use category, per North Carolina General Statutes, § 160D-605(a).*
> *This action is reasonable and in the public interest, in that:*
>
> *• The surrounding land uses approximate to the Town's Corporate limits are residential uses.*

• The request is compatible with existing zoning and land uses in the area."

January 16, 2024, Town Council Meeting

On January 16, 2024, during a public hearing, Town Council heard from the public. Public comment echoed similar testimony from previous Planning Board meetings regarding concerns related to but not limited to traffic, safety, and incompatibility of the project in terms of density with surrounding developments and on-the-ground zoning districts. After closing the Public Hearing portion of the session Town Council, through discourse with the applicant, delay rendering a decision on the item until a later date for the applicant to address concerns from Town Council and the public regarding density of the development, transportation concerns, and the proposed single-family attached use. Staff has worked closely with the applicant to come up with revised conditions of approval within greater alignment of the character of the area to better meet the desires of the public and Town Council that the applicant has signed and approved with the omission of single-family attached use, more proposed transportation improvements, a reduction in density, and an increase in overall proposed lot sizes (see below as well as attached).

The recommendation of approval from Planning Board given at their November 27, 2023, meeting still stands, which provided the Town Council with following statement of Consistency and Reasonableness:

> *"While the request is inconsistent with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, in that:*
>
> *• The development is located outside of the Town's Planning Jurisdiction and is not included in the 2045 Comprehensive Growth Plan or Future Land Use Map.*
>
> *• The Future Land Use Map will be updated to be consistent with this rezoning request to an appropriate corresponding land use category, per North Carolina General Statutes, § 160D-605(a).*
> *This action is reasonable and in the public interest, in that:*
>
> *• The surrounding land uses approximate to the Town's Corporate limits are residential uses.*
>
> *• The request is compatible with existing zoning and land uses in the area."*

On January 16, 2024, during a Public Hearing, Town Staff recommended <u>DENIAL</u> to the Town Council based on the following inconsistencies:

Inconsistency Statement:

The rezoning request is inconsistent with the Town of Clayton 2045 Comprehensive Growth Plan, Future Land Use Map and Unified Development Code in that:

3. The development is located outside of the Town's Planning Jurisdiction and is not included in the

2045 Comprehensive Growth Plan or Future Land Use Map. REMAINS INCONSISENT.

4. The proposed Conditional Zoning District is inconsistent with Conditional Zoning District approval criteria #2 "Suitability of the subject property for uses permitted by the current vs. the proposed conditional district" due to the surrounding zoning districts not permitting a project of such density, by requesting a density nearly double that of the parcels surrounding the subject development on all sides and the percentage of single-family attached units. REMAINS INCONSISENT.

March 18, 2024, Town Council Meeting:

For the March 18, Town Council Meeting, Staff is recommending "Motion #2" motion to approve the conditional rezoning, while inconsistent with the Future Land Use Map.

1. The development is located outside of the Town's Planning Jurisdiction and is not included in the 2045 Comprehensive Growth Plan or Future Land Use Map.
2. The proposed Conditional Zoning District is inconsistent with Conditional Zoning District approval criteria #2 "Suitability of the subject property for uses permitted by the current vs. the proposed conditional district" due to the surrounding zoning districts not permitting a project of such density.

Recommend Conditions of Approval (2022-195-CZM)
Vinson Road Conditional Zoning District and Master Plan

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

2. The Development shall meet all adopted Town of Clayton Unified Development Code (UDC) requirements, Town of Clayton Engineering and Stormwater design standards, and the North Carolina Fire Code and NFPA Fire standards, except where specifically modified by the approved master plan.

3. The Development shall be constructed in substantial conformance with the Master Plan and Master Plan Narrative as approved by the Clayton Town Council.

4. All parcels subject to the Conditional Zoning and Master Plan shall be annexed into the Town prior to any subsequent development approvals.

5. The developer will be required to pay their proportional share of the Wilsons Mills Fire District Capital Debt to the Town prior to the effective date of the Annexation.

6. The following uses are permitted by-right within the areas identified on the associated Master Plan:
    - Single-Family Detached

- Park
- Fitness/Recreation Center
- Utility, Minor

7. The development shall be limited to the following standards:
    - Maximum of 335 total dwelling units
    - Maximum number of 335 Single-Family Detached Homes
    - Maximum Density: 2.29 dwelling units per acre

8. Single-Family Detached Dwelling Lot Dimension Standards:
    - Minimum Heated Square Feet: 2,000 Square Feet
    - Minimum Lot Size: 6,000 Square Feet for 52-foot lots.
    - Minimum Lot Size: 7,000 Square Feet for 62-foot lots.
    - Minimum Lot Size, 10,000 Square Feet for 72-foot lots.
    - Maximum Building Height: 35 feet
    - Minimum Front Setback: 20 feet
    - Minimum Setback from Right-of-Way to Face of Garage: 25 feet
    - Minimum Rear Setback: 15 feet
    - Minimum Side Setback (Interior Lots): 6 feet
    - Minimum Side Setback (Corner Lots): 10 feet

9. A minimum of 15% of the single-family detached homes shall be a minimum of 3,000 square feet ("executive housing").

10. All dimensional standards not otherwise modified through these conditions and/or the approved master plan narrative shall meet the applicable requirements within the UDC.

11. The development shall have a minimum of 15 feet wide Class "C" buffer around the entire development perimeter with opaque screening.

12. A heavily landscaped berm, in addition to any required Town of Clayton landscape requirement, shall be installed along the frontage of Vinson Road.

13. Each single-family detached home shall have a minimum of a 2-car garage.

14. The Development shall include a community cabana (or clubhouse) and pool amenity area consisting of at last 15% masonry materials on the front façade.

15. In addition to the community cabana (or clubhouse and pool amenity area, a minimum of two of the following amenities shall be provided:
    - Dog park
    - Tot Lot/Playground
    - Multi-Use Field
    - Picnic Gazebo
    - Disc Golf
    - Pickle Ball Court
    - Tennis Court
    - Mini Park
    - Plaza
    - Square

- Green Space
- Private Greenway and/or Trails
- Community Garden

16. The following Architectural Standards shall be required to be met for all Single-Family House, both attached and detached, uses:
    - All residential building materials shall include brick, wood, stone, fiber cement, and/or wood composite.
    - Vinyl siding shall be prohibited but vinyl accents, such as windows, shall be permitted.
    - All residential units shall have a minimum of 25% masonry on the front façade.
    - Single-Family detached shall have either a crawl space foundation or a stem wall foundation or elevated/raised foundation.
    - No two consecutive single-family detached homes shall contain the exact same front elevation with regard to materials or color palette.
    - Single Family Detached homes directly across the street from each other shall not have identical facades with regard to materials or color palette.
    - No two consecutive townhomes buildings shall contain the same front elevation with regard to materials or color palette.
17. All units within the development shall include sustainable/high efficiency products and appliances, including low E/insulated windows, an Energy Star dishwasher, low VOC paint, and fiber cement siding.

18. The development shall consist of three separately constructed access points. In addition to the two-access points as shown on the approved Master Plan, a third entrance shall be constructed to only to be used for emergencies on Vinson Road. The access construction requirements shall be determined by the appropriate Town departments at the time of Construction Drawings review. This access point shall be gated and always locked.

19. No more than 30 Certificates of Occupancy will be issued within the Development before the second required access point is constructed.

20. No more than 300 Certificates of Occupancy will be issued within the Development before the third required access point (emergency access only) is constructed.

21. Prior to approval of the Construction Drawings, the developer shall validate the adequate capacity in the downstream wastewater infrastructure, pump stations and forcemain, to accommodate the proposed flow for the project. If adequate downstream capacity is not available, the applicant will complete any pump station or forcemain improvements in coordination with Town staff to accommodate the proposed flow. Any pump station/force main upgrades will be designed to serve this development, the two parcels to the west (NC PINs 168800-65-1045 & 168800-66-3793), and to take the GL3 pump station offline in the future.

22. Any proposed wastewater infrastructure (Pump Station, Force Main, and/or Gravity Sewer) required to serve this development shall be designed and constructed to serve the extent of the drainage basin able to be served by such infrastructure.

23. A modified street section for stream crossing noted on Master Plan sheet L-2 shall be provided.

24. Pending NCDOT approval, install a rapid flashing beacon at the existing crosswalk across Vinson Road adjacent to Powhatan Elementary.

25. Developer will assist in petitioning NCDOT for lowering the speed limit from 45 MPH to 35 MPH along the development frontage and along the section of Vinson Road from the development west to the Vinson Road/Glen Laurel Road intersection.

26. The development shall dedicate and construct the required improvements for Vinson Road, along the property frontage, equal to ½ the ultimate typical section for Vinson Road as listed in the Transportation Plan at the time of this approval. At a minimum, the improvements will consist of roadway widening, curb and gutter, and sidewalk construction.

27. Road Improvements from TIA prepared by Ramey Kemp Associates (with NCDOT approval) to be constructed prior to the recordation of first final plat:

NC 42 and Glen Laurel Road

- Coordinate with NCDOT to develop a signal modification plan to allow for an eastbound right-turn lane overlap phase.

Glen Laurel Road and Vinson Road

- Provide an exclusive southbound left-turn lane with at least 500 feet of full width storage with appropriate deceleration and taper if right-of- way is available.
- Provide an exclusive northbound left-turn lane with at least 275 feet of full width storage with appropriate deceleration and taper if right-of- way is available.

Vinson Road and Windsor Green Drive / Site Drive 1

- Construct Site Drive 1 with one ingress and one egress lane striped as a shared left-/through/right-turn lane.
- Provide an exclusive eastbound left-turn lane with at least 100 feet of full width storage with appropriate deceleration and taper.
- Provide stop control for the southbound approach (Site Drive 1).

Vinson Road and Rainwater Court / Site Drive 2

- Construct Site Drive 2 with one ingress and one egress lane striped as a shared left-/through/right-turn lane.
- Provide an exclusive eastbound left-turn lane with at least 100 feet of full width storage with appropriate deceleration and taper.
- Provide stop control for the southbound approach (Site Drive 2).

28. To the extent of any conflict between the Master Plan, Master Plan Narrative and these conditions, these conditions shall control.

---

1) Application
2) Master Plan Narrative
3) Master Plan
4) Neighborhood Meeting Materials
5) Transportation Impact Analysis (TIA)

6) NCDOT TIA Review
7) TIA APPENDIX
8) Proposed Conditions of Approval
9) Wastewater Allocation Request
10) Neighboring Property Owner Petition.
11) Staff Report Map
12) Staff Report

We, the residents of Clayton and Johnston County, who live on or around Vinson Road are highly opposed to the proposed 146 acre development on Vinson Road (north of Vinson and east of Hidden Valley Dr) and currently under request for re-zoning and incorporation into the City of Clayton. We understand that land owners have the right to develop their land, however, this is where the City of Clayton Planning Commission needs to step in and guide development of areas they seek to incorporate into the city.

Traditionally, this area has been a rural farm land and large parcel developments, which are consistent with the current development guidelines of Johnston county which allow for up to 1.4 dwelling units per acre. The proposed development would more than double the current dwelling units per acre to in excess of 3 dwellings per acre. The current developer is proposing a mixed use development consisting of low density properties of 52', 62' and 72' wide parcels and townhomes.

We understand that the City of Clayton has guidelines for developments and while this project meets the "City's" development standards; there are several items that makes this project, in its current form, non-compatible with the surrounding areas and infrastructure. Here are a list of concerns of the community: Current road capacity, Current infrastructure studies (Sewer, Water, Storm Water Management), School impact assessment, Loss of rural county lifestyle.

Vinson Road, is a narrow, twisting country road that was never developed to handle the current traffic loads that it is now experiencing. While the developer has met the criteria of a traffic study and has "mitigated" the intersection design criteria; it has not addressed the actual roadway design and traffic load design. This development seeks to increase over 400 new homes, but what was not included in that study is the obvious design stub-out for expansion to the west which would increase at least another 100 homes. Vinson Road has experienced an increase in unfortunate traffic fatalities, and increasing population without addressing the entirety of the overall roadway is a gross mis-management of land development. You are putting the cart before the horse at the expense of human life.

Sufficient studies should be prepared by this developer to ensure that current drainage and storm management is being mitigated for the worse case scenarios in order to meet the ever changing environment that is being created by mass development and the deforestation of the existing landscape that feeds this watershed area. Of major concern is the impact to the Neuse River and other adjacent tributaries and drainage ways that are subject to impact and flood due to the increase of this many dwelling units with massive amounts of impervious surfacing and deforestation of the existing site.

Sewer and water are of major concern as well. The existing residents should not be penalized with odors from sewage lift stations and their locations to existing residents in order to adequately provide services to this proposed community. Additionally, have studies been performed about the impact to the current water capacity of the existing system and the effect on existing users.

The increase of this many dwelling units will inevitably have a negative impact on the existing school system. How has this been studied and planned for. Simply approving a project and then making the school district “figure it out” is neither an acceptable nor proper standard for a planning commission.

Finally, is the environmental and aesthetic impact. While this is an emotional argument, it is none the less a real concern. Most of the residents of this area moved here for the open rural feel of this wooded country area of Johnston County. We fell in love with the large, wooded areas and tree lined county roads and the habitat that exists here. Unfortunately, current development seeks to maximize profits by overtaxing the land, stripping the forests, and eliminating the natural environment. We tell a good story when it comes to global warming and place the blame on emissions but fail to recognize the effects of mass development and elimination of the natural environment. Taking 146 acres of wooded pervious land and converting it to large streets with 2 & 3 car garage driveways and large roofs has an affect on the heat island created by high-density developments with improper mitigation by planning agencies on how to offset those impacts.

We are petitioning the planning commission to be the intermediary between the written code and the emotional arguments of “no-more development”. Be aware, remember the mistakes of the past and place requirements to mitigate the negative effects of a large development such as this. We are asking the commission to please consider a development dwelling occupancy of no more than 2 dwelling units per acre, require larger lots to be placed adjacent to Vinson Road and Hidden Valley Drive and require a larger set back from the roadways and require large, naturalized buffer zones along these corridors to maintain the rural aesthetic of the area.

The planning commission holds the key to the ongoing positive impact of development and existing residents, and unfortunately, as I drive through the area, it is a reminder of the planning commissions failure to “plan” and make proper decisions that has led the large scale “urban sprawl” that we see now. There is an old saying; “Just because you can, doesn’t mean you should!”

Lorle Murray	Clayton	NC		10/3/2023
Marlene Dillon	Clayton	NC	27520	10/9/2023
Kurt Rohlman	Charlotte	NC	28204	10/9/2023
Lisa Gustavson	Clayton	NC	27527	10/9/2023
Holland Dustin	Clayton	NC	27527	10/9/2023
Joshua Nash	Clayton	NC	27520	10/9/2023
Jessica Becker	Clayton	NC	27520	10/9/2023
Christopher Becker	Clayton	NC	27520	10/9/2023
Laurence Falcetta	Clayton	NC	27520	10/9/2023
Reese Lindsey	Glen Carbon		62010	10/9/2023

Antonio Mendez	Riverbank		95367	10/9/2023
Lyn Wozniak	Clayton	NC	27520	10/9/2023
Layla Flaherty	Spokane		99205	10/9/2023
Isaak Brown	Seattle		98160	10/9/2023
Chase Moore	Pahrump		89048	10/9/2023
Philomena Muller	New York		11226	10/9/2023
Steve Mann	Clayton	NC	27527	10/9/2023
Diego Alas	Atlanta		30301	10/9/2023
norah gruber	Pittsburgh		15214	10/9/2023
Joseph Garcia	Orlando	FL	32822	10/9/2023
Nicholas Nidiffer	Owosso		48867	10/9/2023
Caden Alewine	Houston		77002	10/9/2023
Edisson Morocho	Orange		7052	10/9/2023
Virginia Batten	Clayton	NC	27520	10/9/2023
Edda Bataan	Raleigh	NC	27601	10/9/2023
Larry Gensel	Clayton	NC	27527-7568	10/9/2023
Maggie Stein	Clayton	VA	27527	10/9/2023
Rachel Lenhart	Clayton	NC	27520	10/9/2023
Steffanie Ansuini	Clayton	NC	27527	10/9/2023
Yvonne Flores	Clayton	NC	27527	10/9/2023
Zach Lenhart	Clayton	NC	27527	10/9/2023
Denise Smith	Sparta Township	NJ	7871	10/9/2023
Bryan Meer	Clayton	NC	27520	10/9/2023
Mary Harju	Clayton	NC	27520	10/9/2023
Cynthia Calabro	Clayton	NC	27527	10/9/2023
Gary Semics	Clayton	OH	27527	10/9/2023
Robert Goodacre	Charlotte	NC	27527	10/9/2023
Kari Mccullough	Clayton	NC	27527	10/9/2023
Cindy Koempel	Clayton	NC	27527	10/9/2023
Krista Middendorf	Clayton	NC	27520	10/9/2023
Kelly Authier	Clayton	NC	27527	10/9/2023
Debra Duerksen	Clayton	NC	27527	10/9/2023
Nichole DiNicola	Clayton	NC	27520	10/9/2023
Laura Pollnow	Clayton	NC	27520	10/9/2023
Marc DiNicola	Clayton	NC	27520	10/9/2023
Mary Anderson	Clayton	NC	27527	10/9/2023
Matt Pollnow	Clayton	NC	27520	10/9/2023
Scott M Wittson	Clayton	NC	27520	10/9/2023
Yvette williams	Clayton	NC	27527	10/9/2023
Jessica Keith	Smithfield	NC	27577	10/9/2023
Callista Ellis	Clayton	NC	27527	10/9/2023
Lenore Henry	Clayton	NC	27527	10/9/2023

John Calhoun	Clayton	NC	27527	10/9/2023
Cynthia Green	Clayton	NC	27527	10/9/2023
Ethan Green	Clayton	NC	27520	10/9/2023
Karina Becker	New Smyrna Beach	FL	32168	10/9/2023
Raven Henry	Clayton	NC	27520	10/9/2023
Heidi Tortorice	Clayton	NC	27527	10/9/2023
Cindy Smith	Clayton	NC	27520	10/9/2023
Lisa Lay	Lake Saint Louis		63367	10/9/2023
Robert Blennau	Clayton	NC	27527	10/9/2023
Glory Gonzalez	Clayton	NC	27529	10/9/2023
Sean Henry	Clayton	NC	27520	10/9/2023
Cecil Rodriguez	Garner	NC	27529	10/9/2023
Al Strawser	Clayton	NC	27520	10/9/2023
Sthefanny Romanello	Clayton	NC	27520	10/9/2023
Janis Bowling	Clayton	NC	27520	10/9/2023
Nicole Thomson	Clayton	NC	27520	10/9/2023
Adrian Lopez	Fontana		92336	10/9/2023
Brooklyn Hrdlicka	Cadott		54727	10/9/2023
Melinda Moses	Orlando		32801	10/9/2023
nancy hansen	Clayton	NC	27520	10/9/2023
Holly Cooper	Clayton	NC	27520	10/9/2023
Sarah Odell	Clayton	NC	27527	10/9/2023
Michael williams	Clayton	NC	27520	10/9/2023
Robert Kehrer	Clayton	NC	27520	10/9/2023
Justin O’Dell	Clayton	NC	27527	10/9/2023
Carol Papineau	Raleigh	NC	27697	10/9/2023
Carissa Danbury	Clayton	NC	27527	10/9/2023
Kamden Holland	Clayton	NC	27527	10/9/2023
Evelyn Grande	Chicago		60625	10/9/2023
Mark Cooper	Clayton	NC	27520	10/9/2023
Lisa Uzzle	Clayton	NC	27520	10/9/2023
Ivan Lepe	Los Angeles		90006	10/9/2023
Gabe Peters	Lebanon		97355	10/9/2023
Luis Castillo perez	Bennett		80102	10/9/2023
jovani natividad	Roscoe		79545	10/9/2023
Joseph Alamillo	Fillmore		93015	10/9/2023
Brandon Geayt	Stockbridge		49285	10/9/2023
Qin Kai	Oviedo		32765	10/9/2023
theo hayes	Thousand Oaks		91360	10/9/2023
Matt Rysdam	Columbia		65203	10/9/2023
Kailani Kahalewai	Hoolehua		96729	10/9/2023
Jonas Luma	Chino Hills	CA	91709	10/9/2023
Tammy Earp	Clayton	NC	27520	10/9/2023

Payton Williams	Oklahoma City		73107	10/9/2023
keith nichols	clayton	NC	27527	10/9/2023
Grace Cherson	Chino	CA	91710	10/9/2023
chbbg vghbhh	Heber		84032	10/9/2023
Leo Jensen	Las Vegas		89101	10/9/2023
Boreta Mitchell	Metairie		70003	10/9/2023
Logan Raiford	Beaufort		29907	10/9/2023
Zephaniah Garcia	Lubbock		79424	10/9/2023
Suzy Morse	Knoxville	TN	37917	10/9/2023
Pamela Annis	Clayton	NC	27527	10/9/2023
Laura Bullock	Clayton	NC	27520	10/9/2023
Jennifer Kehrer	Clayton	NC	27520	10/9/2023
Pamela Lester	Clayton	NC	27527	10/9/2023
Paul Papineau	Garner	NC	27529	10/9/2023
Cindy Hill	Clayton	NC	27527	10/9/2023
Nancy Joy	Garner	NC	27529	10/9/2023
Olivia Henson	Judsonia		72081	10/10/2023
Frederick Sample	Fort Worth		76103	10/10/2023
Sonic Son	Oroville		95966	10/10/2023
sol qing	New York		12345	10/10/2023
Justin Orellana	Providence		2904	10/10/2023
Mr. TheAFKPanda	Mukilteo		98275	10/10/2023
Bernice Frederick	Clayton	NC	27527	10/10/2023
Abby Benson	Clayton	NC	27520	10/10/2023
Tera Wheeler	Clayton	NC	27520	10/10/2023
John Wheeler	Clayton	NC	27520	10/10/2023
Betsy Vaughan	Clayton	NC	27527	10/10/2023
Heather Miller	Clayton	NC	27527	10/10/2023
Ediverto Galvez	Panorama City		91402	10/10/2023
John Jargstorf	Clayton	NC	27520	10/10/2023
Sophia Stepnowski	Clayton	NC	27520	10/10/2023
Rebecca Bardsley	Clayton	NC	27520	10/10/2023
Pamela Palazzolo	Clayton	NC	27520	10/10/2023
Angela Wainright	Raleigh	NC	27604	10/10/2023
Doreen Lam	Clayton	NC	27527	10/10/2023
Kevin Gill Jr	Clayton	NC	27527	10/10/2023
Paul Bryant	Clayton	NC	27527	10/10/2023
Linda Berry	Clayton	NC	27520	10/10/2023
Tina Haley	Clayton	NC	27520	10/10/2023
Tammy Edelen	Clayton	NC	27520	10/10/2023
Cindy Schenck	Clayton	NC	27520	10/10/2023
Noreen Wisniowski	Knoxville	TN	37917	10/10/2023
PJ Teal	Garner	NC	27529	10/10/2023

Danielle Brewster	Raleigh	NC	27603	10/10/2023
Stephanie St Romain	Charlotte	NC	28233	10/10/2023
Trent St Romain	Clayton	NC	27527	10/10/2023
Christine Snow	Garner	NC	27529	10/10/2023
Matthew Snow	Clayton	NC	27527	10/10/2023
Lauren Sadowski	Clayton	NC	27527	10/10/2023
Tyler Ellwood	Clayton	NC	27520	10/10/2023
Christina Menges	Clayton	NC	27520	10/10/2023
Chad Smith	Clayton	NC	27527	10/10/2023
Rudy Bizzell	Clayton	NC	27527	10/10/2023
Craig Visser	Clayton	NC	27520	10/10/2023
Ashley Menges	Clayton	NC	27527	10/10/2023
Lauren Ellwood	Clayton	NC	27520	10/10/2023
Christina Hawkins	Charlotte	NC	28205	10/10/2023
Edna Anfo	Clayton	NC	27527	10/10/2023
Michael Mathers	Selma	NC	27576	10/10/2023
Donna Phillips	Clayton	NC	27527	10/10/2023
Witold Subotkowski	Clayton	NC	27520	10/10/2023
Tori Lee				10/10/2023
Grant Miller	Clayton	NC	27520	10/10/2023
Bruce Berry	Creedmoor		27522	10/10/2023
Harold Gracey	Clayton	NC	27527	10/10/2023
Christy Hatch	Clayton	NC	27520	10/10/2023
Camille Collins	Clayton	NC	27527	10/10/2023
Joey Hatch	Clayton	NC	27520	10/10/2023
Christine Salome	Clayton	NC	27527	10/10/2023
John Fink	Clayton	NC	27520	10/10/2023
Raymond Henley	Clayton	NC	27527	10/10/2023
Lorie Pugh	Clayton	NC	27520	10/11/2023
Andrew Pugh	Clayton	NC	27520	10/11/2023
Amanda Craig	Clayton	NC	27520	10/11/2023
Elena Davis	Clayton	NC	27520	10/11/2023
Celeste Cook	Clayton	NC	27527	10/11/2023
Zachery Huber	Neenah		54956	10/11/2023
Amy Wise	Clayton	NC	27527	10/11/2023
Peter Camilleri	Clayton	NC	27527	10/11/2023
Sherrie Hansen	Clayton	NC	27520	10/11/2023
Macey Sanderson	Selma	NC	27576	10/11/2023
Sherman Uitzetter	Clayton	NC	27527	10/11/2023
Ann Lenhart	Clayton	NC	27520	10/11/2023
Shirley Bracey	Camden	NC	27527	10/11/2023
Lanaiyah Morganelli				10/11/2023
Shannon Petersen	Seattle	WA	98160	10/11/2023

Ashley Snyder	Clayton	NC	27527	10/11/2023
Paul Allison	Knightdale	NC	27545	10/11/2023
Cristina Mariano	Charlotte	NC	28202	10/11/2023
Edwin Bogle	Clayton	NC	27527	10/11/2023
Patricia Kretz	Clayton	NC	27520	10/11/2023
Alyssa Mirabile	Clayton	NC	27527	10/11/2023
Lori kittle	Raleigh	NC	27604	10/11/2023
Kizlena Ray	Clayton	NC	27527	10/11/2023
Donna Harlow	Holly Springs	NC	27540	10/11/2023
Lauren Demko	Clayton	NC	27520	10/11/2023
Nancy Weber	Clayton	NC	27520	10/11/2023
Sandra Gregory	Clayton	NC	27520	10/11/2023
Teresa Mimms	Smithfield	NC	27529	10/11/2023
Arah Sweet	Clayton	NC	27520	10/11/2023
Grace Bennett	Clayton	NC	27520	10/11/2023
Terri Mainguy	Clayton	NC	27520	10/11/2023
Arlene Stellitano	Clayton	NC	27520	10/11/2023
Lauren B	Lancaster		17602	10/11/2023
Gary Levitas	Chicago		60651	10/11/2023
Jocelyn Southerland	Clayton	NC	27520	10/12/2023
Leslie Brien	Clayton	NC	27520	10/12/2023
Carolina Chicas	Clayton	NC	27520	10/12/2023
Nikki Dwyer	Clayton	NC	27527	10/12/2023
Amber Scott	Archer Lodge	NC	27527	10/12/2023
Maridith Fink	Clayton	NC	27520	10/12/2023
Tineca Quintana	Clayton	NC	27520	10/12/2023
Teresa Sutton	Clayton	NC	27520	10/12/2023
Jayleen Huerta-Carreon				10/12/2023
Lynnette Zueck	Charlotte	NC	28202	10/12/2023
Anna K	Clayton	NC	27527	10/12/2023
Jessica Jacobs	Clayton	NC	27520	10/12/2023
Laura Kuhn	Clayton	NC	27527	10/12/2023
Pember Wood	Clayton	NC	27520	10/12/2023
Keith Wiedefeld	Clayton	NC	27527	10/12/2023
Scott Porter	Clayton	NC	27520	10/12/2023
Jo Saltzman	Clayton	NC	27527	10/12/2023
Linda Green	Clayton	NC	27527	10/12/2023
sheri youssef	clayton	NC	27520	10/12/2023
John Harlow	Clayton	NC	27527	10/12/2023
Christen Sheppard	Clayton	NC	27520	10/12/2023
Judith Ryan	Clayton	NC	27527	10/12/2023
Natasha Stevens	Clayton	NC	27520	10/12/2023
Jessica Ward	Clayton	NC	27527	10/12/2023

Alicia Wyatt	Clayton	NC	27520	10/12/2023
Urijah Basaldua	Midland		79707	10/12/2023
Catherine Dodd	Clayton	NC	27527	10/12/2023
Crystal McCullers Ford	Clayton	NC	27520	10/12/2023
Penney Lewis	Clayton	NC	27527	10/12/2023
Tony Lewis	Clayton	NC	27527	10/12/2023
Kim Coates	Clayton	NC	27527	10/12/2023
Roshan Rajendran	Clayton	NC	27527	10/12/2023
Gina Dowden	Clayton	NC	27520	10/12/2023
Diana ONeill	Clayton	NC	27520	10/12/2023
Mark Smith	Clayton	NC	27527	10/12/2023
Mary Lou MacKenzie	Charlotte	NC	28233	10/12/2023
Rachel Lewis	Clayton	NC	27527	10/12/2023
Kelsey Mccabe	Clayton	NC	27520	10/12/2023
Jana Branscome	Greenville	NC	27834	10/12/2023
Jose Perez	Clayton	NC	27527	10/12/2023
Diane Anderson	Clayton	NC	27527	10/12/2023
LISA Skinner	Clayton	NC	27527	10/12/2023
Crystal Dickerson	Clayton	NC	27610	10/12/2023
Donald DeSimone	Clayton	NC	27527	10/12/2023
Marcia Harrington	Clayton	NC	27527	10/12/2023
Patricia Dunn	Apex	NC	27512	10/12/2023
Devaul Lanier	Knoxville	TN	37917	10/12/2023
rachel mcmullen	Clayton	NC	27520	10/12/2023
Jody Beebe	Clayton	NC	27527	10/12/2023
Boyd Johnson	Dunn	NC	28233	10/12/2023
Joseph Russotto	Clayton	NC	27527	10/12/2023
Nicole Russotto	Clayton	NC	27527	10/12/2023
Steve Tribuzio	Clayton	NC	27520	10/12/2023
LINDA TRIBUZIO	Clayton	NC	27520	10/12/2023
Beth Crater	Cary	NC	27513	10/12/2023
Donald Lake	Clayton	NC	27527	10/12/2023
Casey Krupa	Clayton	NC	27520	10/12/2023
Danielle’s Rowland	Oakland		7436	10/12/2023
Rosmany Garcia	Houston		77085	10/12/2023
Michelle Malherek	Clayton	NC	27520	10/12/2023
Jaiden Bernard	League City		77573	10/12/2023
Norm Wilmes	Yuba City		95991	10/12/2023
Katelyn Robertson	Delaware		43015	10/12/2023
Wendy Wood	Clayton	NC	27520	10/12/2023
Mark Raphael	Clayton	NC	27527	10/12/2023
Amy Shimo	Clayton	NC	27527	10/12/2023
Robert McIsaac	Greensboro	NC	27407	10/12/2023

Lani Olsen	Clayton	NC	27527	10/12/2023
Jason Webb	Clayton	NC	27527	10/12/2023
Jeanne Dahl	Clayton	NC	27527	10/12/2023
Heather Morris	Clayton	NC	27520	10/12/2023
Jacqueline Richardson	Clayton	NC	27520	10/12/2023
Amy Nicholson	Clayton	NC	27520	10/12/2023
Tiana McDaniels	Durham	NC	27703	10/12/2023
Megan Smith	Clayton	NC	27527	10/12/2023
Scott Garrett	Clayton	NC	27527	10/13/2023
Tamara Brundage	Clayton	NC	27527	10/13/2023
Russell Schmitt	Clayton	NC	27520	10/13/2023
Esin Bostancioglu	Clayton	NC	27527	10/13/2023
Reha Bostancioglu	Clayton	NC	27527	10/13/2023
Valerie Williams	Clayton	NC	27527	10/13/2023
Omadat Bissessar	Clayton	NC	27520	10/13/2023
Parker Garrett	Clayton	NC	27527	10/13/2023
Mary Beth Knight	Clayton	NC	27520	10/13/2023
Bob Meigs	Clayton	NC	27520	10/13/2023
Nikki Campbell	Smithfield	NC	27577	10/13/2023
patrick smith	Clayton	NC	27520	10/13/2023
Jerry Dodson	Clayton	NC	27520	10/13/2023
Sasha Davenport	Clayton	NC	27520	10/13/2023
Rebecca Povondra	Clayton	NC	27527	10/13/2023
Jennifer Rahilly	Clayton	NC	27520	10/13/2023
Patricia Rymer	Clayton	NC	27527	10/13/2023
Jason Smith	Clayton	NC	27527	10/13/2023
Linda Cummo	Clayton	NC	27527	10/13/2023
Walter Powell III	Fuquay-Varina	NC	27526	10/13/2023
Steve Cummo	Clayton	NC	27527	10/13/2023
Jenipher Cornelius	Clayton	NC	27520	10/13/2023
Becky Bryant	Clayton	NC	27527	10/13/2023
Mario Alanis	Houston		77035	10/13/2023
Amanda Dusenberry	Clayton	NC	27527	10/13/2023
Dwayne Povondra	Clayton	NC	27527	10/13/2023
Wendi Massey	Clayton	NC	27520	10/13/2023
Jonah Cox	Piedmont		29673	10/13/2023
Cynthia Wagoner	Clayton	NC	27527	10/13/2023
Jan Cowperthwaite	Clayton	NC	27527	10/13/2023
Scott Saltzman	Clayton	NC	27527	10/13/2023
Cathryn Byrd	Clayton	NC	27520	10/13/2023
Brian Kitograd	Clayton	NC	27520	10/13/2023
Cosimo Vieni	Clayton	NC	27520	10/13/2023
Colby Trice	Raleigh	NC	27697	10/13/2023

Daniel Hackley	Clayton	NC	27527	10/13/2023
Brandy Penny	Clayton	NC	27527	10/13/2023
Susan Kelly	Clayton	NC	27520	10/13/2023
Joshua Curphey	Peterborough			10/13/2023
Doreen Luddy	Knoxville	TN	37917	10/13/2023
Susan Black	Fuquay-Varina	NC	27526	10/13/2023
Jeff Leedom	Clayton	NC	27520	10/13/2023
barbara wofgang	Clayton	NC	27520	10/13/2023
Kathleen Landi	CLAYTON	NC	27527	10/13/2023
Alex Kallinger	Pensacola	FL	32501	10/13/2023
Gary Ogle	Clayton	NC	27520	10/13/2023
David/Carolyn Calhoun	Clayton	NC	27527	10/13/2023
Dara Carey	zebulon	NC	27597	10/13/2023
Deborah Jackson	Clayton	NC	27527	10/13/2023
Jennifer Hawley	Clayton	NC	27520	10/13/2023
AnnMarie McMaster	Clayton	NC	27520	10/13/2023
Johnny Hawley	Clayton	NC	27520	10/13/2023
Bailey Hawley	Clayton	NC	27520	10/13/2023
Cheryl Guy	Clayton	NC	27527	10/13/2023
Natalie Alexander	Irvine		92620	10/13/2023
Julian Marquez	Mesa		85204	10/13/2023
Terrence M McInerney	Fayetteville	NC	28304	10/13/2023
Jason Wyatt	Clayton	NC	27527	10/14/2023
Ashlyn Meyer-Senkarik	Raleigh	NC	27610	10/14/2023
bec johnson	clayton	NC	27527	10/14/2023
Barb Sells	Clayton	NC	27527	10/14/2023
Toni Woolard	Clayton	NC	27527	10/14/2023
Keiran hamilton	Clayton	NC	27520	10/14/2023
Saia Hamilton	Clayton	NC	27520	10/14/2023
Alice Looney	Raleigh	NC	27615	10/14/2023
Linda Barrentine	Clayton	NC	27520	10/14/2023
Pam Hackney	Clayton	NC	27527	10/14/2023
Janet Warren	Clayton	NC	27520	10/14/2023
Rebecca Rowe	Clayton	NC	27527	10/14/2023
Lori Sands	Clayton	NC	27527	10/14/2023
Gloria Marzouk	Washington	DC	20228	10/14/2023
Chelsea Adams	Angier	NC	27501	10/14/2023
Francine Rodgers	Clayton	NC	27520	10/14/2023
Lauren Parrish	Clayton	NC	27527	10/14/2023
Tanya Lee	Clayton	NC	27520	10/14/2023
Meghan Carley	Garner	NC	27529	10/14/2023
Mirtha Rodriguez John	Clayton	NC	27527	10/14/2023
Sue Joy	Clayton	NC	27520	10/14/2023

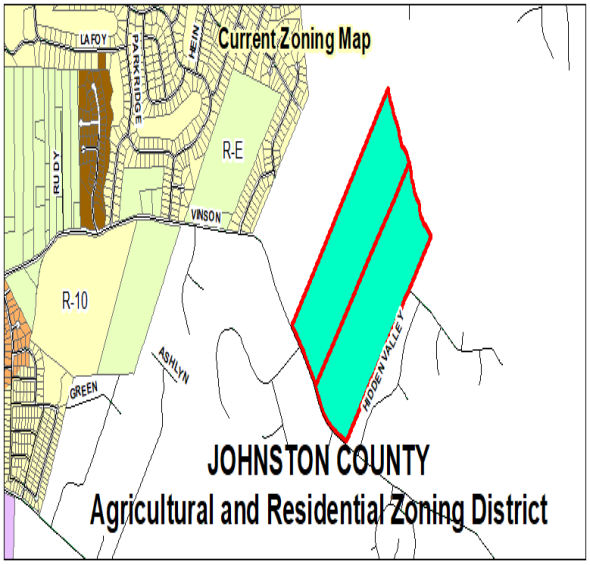
Monique Liriano	Clayton	NC	27527	10/14/2023
Jaynean Scott	Clayton	NC	27520	10/14/2023
Rebecca Mitchell	Clayton	NC	27527	10/14/2023
Debra Adolphsen	Raleigh	NC	27610	10/14/2023
Heather Fox	Charlotte	NC	28204	10/14/2023
Cynthia Kilgore	Conneaut	OH	44030	10/14/2023
Christy Luna	Clayton	NC	27527	10/14/2023
Brian Culkin	Clayton	NC	27527	10/14/2023
Chasity Jackson	Clayton	NC	27520	10/14/2023
Tori Price	Clayton	NC	27527	10/14/2023
Nick Price	Clayton	NC	27527	10/14/2023
Michelle Young	Clayton	NC	27527	10/14/2023
Jessica Dufresne	Clayton	NC	27520	10/14/2023
Sherri Hill	Smithfield	NC	27577	10/14/2023
bean man	Flanders		6333	10/14/2023
Bradley Payne	Fort Myers	FL	33908	10/14/2023
misti young	Clayton	NC	27520	10/14/2023
Jason Jones	Clayton	NC	27527	10/14/2023
Samantha Jager	Clayton	NC	27520	10/14/2023
Matt Shumway	Clayton	NC	27520	10/14/2023
Alexandra Dular	Smithfield	NC	27577	10/14/2023
Carola Gibbs	Raleigh	NC	27603	10/14/2023
Bridgette Crose	Clayton	NC	27520	10/14/2023
Denise Drugan	Clayton	NC	27527	10/14/2023
Monica Butler	Clayton	NC	27527	10/14/2023
Christina Roberts	Zebulon	NC	27597	10/14/2023
Ryan Renz	Clayton	NC	27527	10/14/2023
Michelle Jones	Clayton	NC	27527	10/14/2023
Jordan Rowe	Clayton	NC	27527	10/14/2023
Leonard Croom	Clayton	NC	27520	10/14/2023
Brianne Joiner	Clayton	NC	27520	10/14/2023
Valentino Speyerer	Clayton	NC	27520	10/14/2023
Timeka Neri	Knoxville	TN	37917	10/14/2023
Bob Gustavson	Fuquay-Varina	NC	27526	10/14/2023
Mary Denton	Clayton	NC	27527	10/14/2023
Abigail Garcia	Smithfield	NC	27577	10/14/2023
April Brown	Clayton	NC	27520	10/14/2023
Dale White	Clayton	NC	27527	10/14/2023
William Kretz	Clayton	NC	27520	10/14/2023
WARREN HACKLER	Clayton	NC	27520	10/14/2023
Kelly Poole	Clayton	NC	27520	10/14/2023
Byron Russell	Clayton	NC	27527	10/14/2023
Lea Boumenot	Clayton	NC	27520	10/14/2023

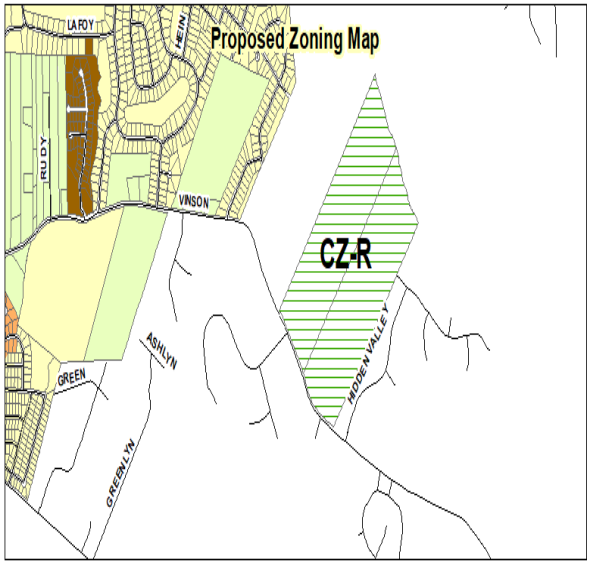
Brayden Radford				10/14/2023
Alexander De Leon	Chapel Hill	NC	27514	10/14/2023
Bryan Obi	Carrollton	TX	75007	10/14/2023
Sharron Bryant	Clayton	NC	27520	10/14/2023
Katelyn Rogers	Clayton	NC	27520	10/14/2023
Morris Rose	Clayton	NC	27520	10/14/2023
Dawn Burns	Clayton	NC	27520	10/14/2023
Susan Kelley	Charlotte	NC	28205	10/14/2023
Dayle Schmitt	Clayton	NC	27527	10/14/2023
Carol Raubenheimer	Fuquay-Varina	NC	27526	10/14/2023
Marie Mattatall	Clayton	NC	27520	10/14/2023
Grace Ragan	Clayton	NC	27520	10/14/2023
Wyatt Hawkins	Clayton	NC	27520	10/14/2023
Sloan Ragan	Clayton	NC	27520	10/14/2023
Corinne Lewis	Clayton	NC	27520	10/14/2023
Malinda Allen	Clayton	NC	27520	10/14/2023
Janice Sondys	Clayton	NC	27520	10/14/2023
Helen Vick	Clayton	NC	27527	10/14/2023
Juan Leon	Los Angeles		90063	10/14/2023
Kelly Bulanek				10/14/2023
Stella Moody	Clayton	NC	27520	10/14/2023
Lee Ann Keen	Clayton	NC	27520	10/14/2023
Kathleen Payton	Clayton	NC	27527	10/15/2023
Kyle Church	Clayton	NC	27520	10/15/2023
Samantha Frenzel	Wendell	NC	27591	10/15/2023
Jessika Sellas	Garner	NC	27529	10/15/2023
Jennifer Culkin	Clayton	NC	27527	10/15/2023
Matt Houck	Raleigh	NC	27697	10/15/2023
Richard Gibbs	Clayton	NC	27527	10/15/2023
Kathy Corbett	Clayton	NC	27520	10/15/2023
Nicole Kitograd	Clayton	NC	27527	10/15/2023
Diane Segobiano	Clayton	NC	27520	10/15/2023
Karen Doss	Clayton	NC	27527	10/15/2023
Lauren Prince	Zebulon	NC	27597	10/15/2023
Renita Leake	Clayton	NC	27527	10/15/2023
Mk Ks	Clayton	NC	27527	10/15/2023
Lacey Binney	Clayton	NC	27520	10/15/2023
Michelle Terry	Clayton	NC	27520	10/15/2023
Dana Johnson	Smithfield	NC	27577	10/15/2023
Richard Kuhn	Clayton	NC	27527	10/15/2023
Michael Bowman	Clayton	NC	27520	10/15/2023
Katherine Blackman	Clayton	NC	27520	10/15/2023
Michael Dagnello	Charlotte	NC	28296	10/15/2023

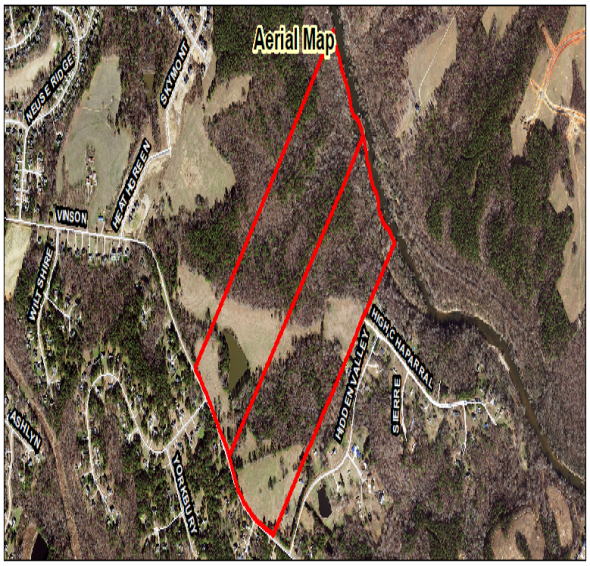
John Henry	Clayton	NC	27520	10/15/2023
Samantha Parrish	Clayton	NC	27527	10/15/2023
Robin Metoyer	Benson	NC	27504	10/15/2023
Kimberly Price	Clayton	NC	27527	10/15/2023
Francine Abbruscato	Clayton	NC	27527	10/15/2023
Audrea Dale	Clayton	NC	27527	10/15/2023
Mitchell Randall	Clayton	NC	27520	10/15/2023
Debra Curley	Clayton	NC	27520	10/15/2023
Jamie Kelley	Clayton	NC	27520	10/15/2023
Hank Ray	Clayton	NC	27527	10/15/2023
Irene Castro	Smithfield	NC	27577	10/15/2023
Mike Niemchak	Raleigh	NC	27613	10/15/2023
Janeth Alvarado	Clayton	NC	27527	10/15/2023
Angela ginton	Clayton	NC	27520	10/15/2023
Skylar Blackman	Clayton	NC	27520	10/15/2023
Isabel Blood	Clayton	NC	27520	10/15/2023
Beth Wittson	Clayton	NC	27520	10/15/2023
Rachel Harju	Clayton	NC	27527	10/15/2023
Steven Anderson	Clayton	NC	27520	10/15/2023
Russell Phillips	Clayton	NC	27527	10/15/2023
Caryn Barnhart	Clayton	NC	27520	10/15/2023
Crystal Cerasi	Clayton	NC	27527	10/16/2023
Timothy Cerasi	Clayton	NC	27520	10/16/2023
Sandra Phillips	Clayton	NC	27520	10/16/2023
Basil Tsiaousopoulos	Clayton	NC	27527	10/16/2023
Courtney Clark	Clayton	NC	27520	10/16/2023
Michelle Gardner	Holly Springs	NC	27540	10/16/2023
Chelsea Lammert	Zebulon	NC	27597	10/16/2023
T J	Bunnlevel	NC	28323	10/16/2023
Kirsten Brian	Clayton	NC	27527	10/16/2023
Jasmine Smith	Clayton	NC	27520	10/16/2023
Charles Jager	Clayton	PA	27520	10/16/2023
Corey Frenzel	Clayton	NC	27520	10/16/2023
Patricia Kiphart	Clayton	NC	27520	10/16/2023
Ryan Berberich	Clayton	NC	27520	10/16/2023
Anonymous Person	Elkhart		46514	10/16/2023
Jan Chin	Sacramento		94203	10/16/2023
Steven Jarvi	Clayton	NC	27527	10/16/2023
Robin Jarvi	Clayton	NC	27520	10/16/2023
Paula Langley	CLAYTON	NC	27527	10/16/2023
Barbara Calton	Clayton	NC	27527	10/16/2023
Kenneth Calton	Clayton	NC	27527	10/16/2023
Wendy Moravec	Clayton	NC	27527	10/17/2023

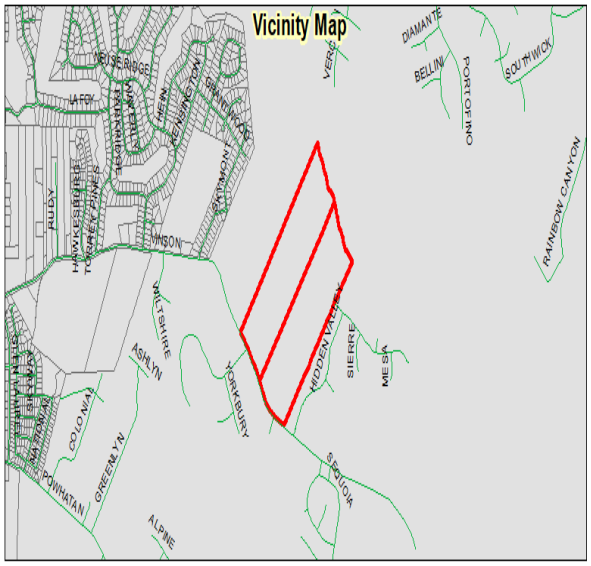
Lisa Perez	Clayton	NC	27520	10/17/2023
Nikki Hansen	Charlotte	NC	28203	10/17/2023
Kelly Janca	Clayton	NC	27520	10/17/2023
ShaunTique Parker	Clayton	NC	27520	10/17/2023
patricia foote	Clayton	NC	27527	10/17/2023
Anne Marie Hunter	Fuquay-Varina	NC	27526	10/17/2023
Christopher Maungyoo	Raleigh	NC	27607	10/18/2023
Larry Green	Clayton	NC	27527	10/18/2023
Danny Belvin	Clayton	NC	27527	10/18/2023
Steven Runyon	Clayton	NC	27527	10/18/2023
Chris Anderson	Clayton	NC	27527	10/18/2023
LISA Coats	Raleigh	NC	27610	10/18/2023
Cash Orsega	Smithfield	NC	27577	10/18/2023
Whit Wooten	Clayton	NC	27527	10/18/2023
Andrew Honeycutt	Clayton	NC	27527	10/18/2023
Leigh Narron	Clayton	NC	27520	10/18/2023
Joanne Calzaretta	Clayton	NC	27527	10/18/2023
James Bahamonde	Clayton	NC	27527	10/18/2023
Robert Glenn Craig	Clayton	NC	27257	10/18/2023
Beth Marcom	Cameron	NC	28326	10/18/2023
Lisa Dickerson	Clayton	NC	27527	10/18/2023
Jennifer Williams	Smithfield	NC	27577	10/18/2023
Dave Carpenter	Garner	NC	27529	10/18/2023
Melanie James	Clayton	NC	27520	10/18/2023
Erica Gammon	Clayton	NC	27520	10/18/2023
Jenifer Koerner	Clayton	NC	27527	10/18/2023
Patricia Gay	Clayton	NC	27520	10/18/2023
Keith Ziomek	Garner	NC	27529	10/18/2023
Elandi Mariano	Clayton	NC	27526	10/18/2023
Amanda Vazquwz	Clayton	NC	27527	10/18/2023
Erin Bell	Clayton	NC	27527	10/18/2023
Lorna Stephenson	Angier	NC	27501	10/18/2023
Jennifer Sox	Clayton	NC	27527	10/19/2023
Heida Moore	Smithfield	NC	27577	10/19/2023
Lakisha Butler	Charlotte	NC	28203	10/19/2023
REGINA Faison	Selma	NC	27576	10/19/2023
Colleen Runyon	Clayton	NC	27527	10/19/2023
Kelly Burbage	Clayton	NC	27527	10/19/2023
Gretchen Weakley	Clayton	NC	27520	10/19/2023
Robert and Rosalba O'Shea	Clayton	NC	27520	10/19/2023
Laura Mlott	Clayton	NC	27520	10/19/2023
Wendy OConnor	Clayton	NC	27527	10/19/2023
Cassie Otto	Clayton	NC	27520	10/19/2023

Ashley Council	Clayton	NC	27520	10/19/2023
Scott Council	Clayton	NC	27520	10/19/2023
Tiffany Santopietro	Clayton	NC	27520	10/19/2023
Polly Ferguson	Clayton	NC	2752	10/19/2023
Arthur Bowling	Clayton	NC	27527	10/19/2023
Fran Riddick	Clayton	NC	27527	10/19/2023
Daniel Edelen	Clayton	NC	27527	10/20/2023
Lorraine Lellyo	Clayton	NC	27527	10/20/2023
Robert Gustavson	Fuquay-Varina	NC	27526	10/20/2023
Barnes Paula	Clayton	NC	27527	10/20/2023
Greg Klein	Clayton	NC	27527	10/20/2023
Anne Bell	Garner	NC	27529	10/20/2023
TRacey Swann	Garner	NC	27529	10/20/2023
G. Diane Matthews-Marcelin	Carson		90746	10/20/2023
Kristen Bowen	Clayton	NC	27527	10/20/2023
Leslie Marion	Clayton	NC	27527	10/20/2023
Allyson Oswandel	Clayton	NC	27527	10/20/2023









Request: Rezoning from AR to CZ-R
Project Name: Vinson Road
Project Number: 2022-195-CZM

Applicant: TMTLA Associates
Property Owner: Poole Farm, LLC & Rocky Branch Farm, LLC
Tag #: 05J05011V & 05J05030F

SITE

N

0 0.45 0.9 Miles

Staff Report Map
Prepared by: TOC Planning Department
September 13, 2023

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

Document Path: C:\Users\bvenable\Town of Clayton, NC\Planning - Development Projects\Conditional Zoning with Master Plan\2022\2022-195-CZM Vinson Road\Staff Report Map\Staff Report Maps - 2022-195-CZM Vinson Rd .mxd

	TOWN OF CLAYTON POLICY	
	Department: Public Services	**Effective:** January 21, 2020
Policy Title: Water & Wastewater Allocation Policy Version #02 (V.02)		**Supersedes:** TC Action 2010-026
		Prepared By: Richard D. Cappola Jr., PE Public Services Director
		Approved By: Town Council **Date: January 21,2020**

I. Purpose

The Town of Clayton has invested substantial capital in the infrastructure necessary to support a growing, prosperous, and healthy community. Water supply and wastewater treatment capacities are among the most important elements of this infrastructure. The intent of this policy is to provide for the judicious allocation of these resources in conformity with adopted goals and priorities in an effort to shape the community consistent with the articulated vision to become the "Premier Community for Active Families." This policy is intended to manage the remaining capacity available until additional capacity is developed through construction of a new Water Reclamation Facility, and should be reviewed periodically to ensure it is achieving the intended purpose.

II. Scope

The Town Council for the Town of Clayton has adopted the Comprehensive Plan 2040 which is a useful tool to successfully evaluate applications for allocation of public resources so that the character of the community shall be consistent with its vision, values, and plans. In accordance with the "Town of Clayton Strategic Growth Plan", utility allocation reservations should support and maximize the concept of increasing the Town's property tax based revenues by the expansion and improvement of higher valued land use development, emphasizing a balance of Residential, commercial, and industrial uses.

III. Policy

The Town of Clayton seeks to grant utility allocations such that the existing character of the Town's utility customer base does not become more residential than is practical to achieve the intent of the Strategic Growth Plan, and seeks to increase the diversity of the customer base by increasing the percentage of resources devoted to industrial, commercial, and mixed use development.

The total amount of available capacity and each incremental increase in capacity should generally be allocated based on the following parameters:

- No more than fifty percent (50%) of the total available capacity may be allocated to projects that include solely residential development.
- At least thirty percent (30%) of the total available capacity shall be reserved for allocation to commercial/industrial projects.
- Projects encompassing mixed use (residential and commercial) elements may be considered for allocation even if such an allocation will exceed the limit established above for residential use. Note: These percentages may be reviewed and adjusted by the Town Council at their discretion.

Due to weather related factors, the regulatory environment, and the dynamic nature of wastewater flow and treatment, accounting of available utility capacity is, by its very nature, inexact. The Town of Clayton shall track allocation reservations granted and the amount of capacity available. Such reports do not constitute a policy statement, commitment or guarantee on the amount of capacity available for allocation.

The following hierarchy shall apply to evaluation of utility allocation requests:

- Commercial properties with quality development projects
- Development projects with a mixed-use element
- Industrial projects and other major employer entities
- Additional phases attached to residential projects with a proven record of quality product and economic success
- Residential projects that include tangible, high quality community amenities
- Residential projects that include diverse products and opportunities
- Residential projects not otherwise described above

Evaluation of projects will be based on the scoring rubric attached hereto as Exhibit A, which is incorporated in this Agreement by reference. A project must meet or exceed 50 points to receive an allocation. Proposed projects can gain BONUS POINTS by the applicant offering to provide items listed on the rubric as part of their development proposal. Examples of these items may include such things as additional amenities (fire pits, community gardens, etc.) or offering to provide "Minimum of 25% of building façades will be made of masonry materials."

The Town of Clayton may allocate utility service capacity to competing projects based on a demonstrated intent and ability of the applicant to meet adopted Town goals and plans for character and quality of development. The Town of Clayton reserves the right to deny a utility allocation request if the applicant fails to adequately demonstrate that the project meets adopted Town goals or plans, or in the case that the project is deemed to be less supportive of Town goals or plans of a competing project.

IV. Procedure

The owner or developer of any project requiring water or wastewater utility service from the Town of Clayton shall submit a written application, in the application form provided by Town Staff, for an allocation reservation. The application shall include detailed information on the amount of capacity necessary to serve the project, the nature of the project, project schedule in relation to demand of utility capacity, and other supporting information demonstrating how the project serves the needs and interests of the Town of Clayton. In the case of Industrial flows, additional information associated with the constituents shall be required and may be subject to other ordinances or policies of the Town.

- The Town Council shall review for approval all allocations which require or may require a daily flow allocation of ten thousand gallons or more (> 10,000 GPD)
    - The Town Council shall incorporate the evaluation of utility allocation requests into the decision-making process associated with Subdivisions, Mixed-use Planned Developments, and Special Use Permits. The criteria contained herein for evaluation of utility allocation requests shall be included as elements within the review processes for the accompanying land use application with regard to conformity with Town of Clayton policies and ordinances, planning practices, and consistency with adopted long-range and strategic plans.
    - For allocations requiring Town Council approval, but which do not require other land use regulatory reviews or approvals, the applicant shall provide a full description of how their project supports the goals and priorities established within this and related policies and plans in their application for allocation reservation.

- The Town Manager or their designee shall review for approval all applications for utility capacity which require a daily flow allocation of less than ten thousand gallons (< 10,000 GPD).
    - In addition to the scoring rubric, the Town Manager or their designee shall consider the goals articulated by this and related Town policies when reviewing applications for utility allocations. If an application is denied, the Town Manager or their designee shall state in writing the reasons for denial of the request.

V. General Conditions

- This policy shall replace any previous policies on water and wastewater allocations adopted by the Town Council.
- An allocation will expire if a project has not progressed in construction plan approval, building permit approval, or on-site construction within 12 months of award of the allocation.
- Upon request by the applicant and at the discretion of the Town Engineer, an allocation may be extended for one twelve (12) month period.
- If a project is unsuccessful in obtaining any required Federal, State, or local government permit or approval the reservation shall be retracted. The Town of Clayton shall bear no liability for any costs incurred by the applicant, nor bare further responsibility in the matter.
- Granting of a utility allocation does not imply or confer approval of any other applications or reviews as may be required by Town Ordinance or policy and does not imply or create any vested right.
- Public water may be utilized for irrigation purposes so long as the Primary Use associated with the site has previously gained a water allocation through the Town.
- This policy shall be reviewed annually and, when appropriate, readjusted by the Town Council. The Town's overall progress on policy goals will be considered and the multipliers and/or point thresholds readjusted accordingly.

V. Appeals Process

- Appeal of any provision of this policy shall be made to the Town Council.
- Appeal of any decision on a utility allocation by the Town Manager or their designee shall be made to the Town Council for final decision. Any such appeal shall be placed on the agenda of a regularly scheduled Town Council meeting.

WATER & WASTEWATER ALLOCATION CRITERIA

TOTAL POINTS = 80 *MINIMUM 50 POINTS REQUIRED*

	Category	Points	Calc.	Notes
DEVELOPMENT TYPE[1] (Choose 1 from this category)	Government/Public Admin./Public Safety	50		
	Non-residential (Commercial) - Retail & Restaurant	30		
	Non-residential (Commercial) - Office	20		
	Non-residential (Commercial) - Warehouse	15		
	Non-residential (Commercial) - Medical	25		
	Non-residential (Commercial) - Hotel/Motel	35		
	Industrial/Manufacturing	30		
	Institutional	15		
	Residential Existing Lot- Single Family Detached	40		Individual Existing Lot construction
	Residential Subdivision - Single Family Detached (> 0.25 Acre Lots)	20		Single Family Homes on Individual Lots greater than 0.25 acres
	Residential Subdivision - Single Family Detached (< 0.25 Acre Lots)	15		Single Family Homes on Individual Lots less than 0.25 Acres
	Residential Subd.- Single Family Attached (> 1,500 SF Heated Space)	10		Townhomes with heated square-footage greater than 1,500 SF
	Residential Subd.- Single Family Attached (< 1,500 SF Heated Space)	5		Townhomes with heated square-footage less than 1,500 SF
	Residential - Multifamily (Apartments)	10		
	Mixed-Residential	25	25	Mix of various lot sizes of Single-family, Townhomes, and Apartments
	Mixed-Use Commercial & Residential	30	5	Mix of Residential and Non-residential (Commercial) uses
	Downtown Redevelopment	30		
	Infill Development	25		Utilities already exist within 300 Feet of property
FUTURE TAX STATUS (Choose 1 from this category)	Exempt	0		
	Residential	5		
	Non-residential	10		
	Industrial	10		
COMMUNITY BENEFIT BONUS POINTS (Choose All that apply from this category)	Cultural Arts/Entertainment for Public	10		
	Sports/Recreation for Public	10		
	Town Electric Customer	20		
	Expansion of existing non-residential use	10		
	Re-development of an existing property	5		Must result in increased property value
	Residential Subdivision - Additional amenities included	5 - 15	15	Pool, Clubhouse, sports courts, etc. - 5 pts per, max 15 pts
	Job Creation - 10 to 25 new jobs	5		
	Job Creation - 26 to 100 new jobs	10		
	Job Creation - 100+ new jobs	15		
	Job creation - Jobs created will have salaries at or above median income	5		Must be greater than 50% of jobs added with documentation to confirm
	Residential - Multiple-Car Garages provided	5	5	
	Residential - Overflow Parking provided	5	5	Subject to Planning and Engineering support
	Masonry Elements included in Building Construction	10	10	
	Sustainable/High Efficiency Products and appliances used	5 - 15	15	5 pts per, max 15 pts
	Private trail connection to Public Greenway	10		
COMMUNITY IMPACT DEDUCT POINTS (Choose All that apply from this category)	Pump Station Improvements required[2]	-10		Subject to Town policy and standards
	New Pump Station Required[2]	-20		Subject to Town policy and standards
	Out-of Town Status (After construction)	-10		
	Outside Fire District	-5		
	Inconsistent with Comp Plan	-5		

CLARIFICATIONS

1 Any Development Type Category not listed is subject to Town Council discretion with staff recommendation.

2 The Town Engineer may waive these deductions if the improvments are consistent with Future utility service plans, replace/offline an aging station, or are in the best interest of the Town.

TOWN OF CLAYTON
Engineering & Inspections Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

WASTEWATER ALLOCATION REQUEST

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

Wastewater Allocation Request Review Fee: $50

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

SITE INFORMATION

Name of Project: Vinson Road **Acreage of Property:** 146.26

County Tag Number: 05J05011V, 05J05030F **NC PIN:** 168800-63-9159, 168800-64-5370

Address/Location: Addresses not assigned by post office yet.

Zoning District: Conditional Zoning Master (CZM)

Town Limits / ETJ: ☐ Town Limits ■ ETJ (Extra-Territorial Jurisdiction)

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

Applicant: Timmons Group

Mailing Address: 5410 Trinity Road, Suite 102 Raleigh, NC 27607

Phone Number: 919-866-4512 **Fax:** NA

Contact Person: Patrick Barbeau, PE

Email Address: patrick.barbeau@timmons.com

PROPERTY OWNER INFORMATION

Name: Rocky Branch Farm, LLC (Heidi Wood) & Poole Farm, LLC (Art Holder)

Mailing Address: 230 Summit Ave Clayton, NC 27526 & 16 Oakmont Ct Clayton, NC 27527

Phone Number: 919-291-5817 & 919-320-4900 **Fax:** NA

Email Address: heidiwoodphotography@gmail.com / artfrankie@embarqmail.com

FOR OFFICE USE ONLY

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

PROJECT INFORMATION

Use: ☒ **New** ☐ **Expanded** ☐ **Change** **Use Type:** ☒ **Residential** ☐ **Non-Residential**

Proposed Use(s): Residential (single family and townhomes) **Existing Use(s):** Vacant

Invoice shall be mailed to the following:

Developer Name: Hopper Communities

Mailing Address: 1616 Cleveland Avenue Charlotte, NC 28203

Phone Number: 919-618-9929 **Fax Number:** NA

Email Address: bharrell@hoppercommunities.com

ALLOCATION REQUEST

The following is required:

- **For non-residential construction, submit a floor plan of proposed building.**
- **Use additional sheets if necessary.**
- **Provide any documentation supporting/justifying the request as an attachment (using a comparable use is recommended).**
- **If a phasing / take-down schedule is proposed, include as an attachment.**

Residential:

Gross Acreage: 146.26

Single Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units			
3 Bedroom Units			
>3 Bedroom Units	335	250	83,750
Total		------	

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

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

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

Gross Acreage: 0.1

Use	Measurement Unit	# of Units	GPD per Unit	Total Requested GPD
Pool Cabana	10 GPD per Person	50 People per Day	10 GPD/Person x 6 Months	250 GPD AVERAGED OVER A YEAR
Total			------	

TOTAL REQUESTED GALLONS PER DAY: 84,000

NOTE TO APPLICANT:

Invoicing:
Invoices are generated on the following schedule:

Non-Residential:
Generated with the application for a Zoning Compliance Permit.

Residential:
Multi-Family / Apartments:
Generated with the application for a Zoning Compliance Permit.

Subdivision / Subdivided Lots:
Generated at Final Plat submittal.

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

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

APPLICANT AFFIDAVIT

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

Patrick Barbeau		03/07/2024
Print Name	*Signature of Applicant*	*Date*

Engineer Seal:

TOWN OF CLAYTON OFFICE USE ONLY:

Approved by: ☐ Town Manager

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

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

gallons per day for project # _____.

Date of Approval: _____

Signed:

_____

Town Manager

If approved by Town Council:
Attach a copy of the resolution and any associated documentation.

APPENDIX A: DESIGN FLOW RATES

The following table from the North Carolina Administrative Code 02T.0114 shall be used to determine the minimum allowable design daily flow of wastewater facilities. Alternatively, the Town in its sole and absolute discretion may calculate the customer's initial average daily wastewater flow based on data from the customer's operations (or from similarly situated customers) with a comparable sanitary sewer system, where such data are available and reasonably current.

Establishment Type	Daily Flow Rate
Barber and Beauty Shops	
Barber Shops	50 gal/chair
Beauty Shops	125 gal/booth or bowl
Businesses, Offices and Factories	
General business and office facilities	25 gal/employee/shift
Factories, excluding industrial waste	25 gal/employee/shift
Factories or businesses with showers or food preparation	35 gal/employee/shift
Warehouse	100 gal/loading bay
Warehouse – self storage (not including caretaker residence)	1 gal/unit
Churches	
Churches without kitchens, day care or camps	3 gal/seat
Churches with kitchen	5 gal/seat
Churches providing day care or camps	25 gal/person (child & employee)
Fire, Rescue and Emergency Response	
Fire or rescue stations without on-site staff	25 gal/person
Fire or rescue stations with on-site staff	50 gal/person/shift
Food and Drink Facilities	
Banquet, dining hall	30 gal/seat
Bars, cocktail lounges	20 gal/seat
Caterers	50 gal/100 sq. ft. floor space
Restaurant, full Service	40 gal/seat
Restaurant, single service articles	20 gal/seat
Restaurant, drive-in	50 gal/car space
Restaurant, carry out only	50 gal/100 sq. ft. floor space
Institutions, dining halls	5 gal/meal
Deli	40 gal/100 sq. ft. floor space
Bakery	10 gal/100 sq. ft. floor space
Meat department, butcher shop or fish market	75 gal/100 sq. ft. floor space
Specialty food stand or kiosk	50 gal/100 sq. ft. floor space
Hotels and Motels	
Hotels, motels and bed & breakfast facilities, without in-room cooking facilities	120 gal/room
Hotels and motels, with in-room cooking facilities	175 gal/room
Resort hotels	200 gal/room
Cottages, cabins	200 gal/unit
Self-service laundry facilities	500 gal/machine
Medical, Dental and Veterinary Facilities	
Medical or dental offices	250 gal/practitioner/shift
Veterinary offices (not including boarding)	250 gal/practitioner/shift
Veterinary hospitals, kennels, animal boarding facilities	20 gal/pen, cage, kennel or stall
Hospitals, medical	300 gal/bed
Hospitals, mental	150 gal/bed
Convalescent, nursing, rest homes without laundry facilities	60 gal/bed
Convalescent, nursing, rest homes with laundry facilities	120 gal/bed
Residential care facilities	60 gal/person
Parks, Recreation, Camp Grounds, R-V Parks and other Outdoor Activity Facilities	
Campgrounds with comfort station, without water or sewer hookups	75 gal/campsite

Establishment Type	Daily Flow Rate
Campgrounds with water and sewer hookups	100 gal/campsite
Campground dump station facility	50 gal/space
Construction, hunting or work camps with flush toilets	60 gal/person
Construction, hunting or work camps with chemical or portable toilets	40 gal/person
Parks with restroom facilities	250 gal/plumbing fixture
Summer camps without food preparation or laundry facilities	30 gal/person
Summer camps with food preparation and laundry facilities	60 gal/person
Swimming pools, bathhouses and spas	10 gal/person
Public access restrooms	325 gal/plumbing fixture
Schools, Pre-school and Day Care	
Day care and preschool facilities	25 gal/person (child & employee)
Schools with cafeteria, gym and showers	15 gal/student
Schools with cafeteria	12 gal/student
Schools without cafeteria, gym or showers	10 gal/student
Boarding schools	60 gal/person (student & employee)
Service Stations and Car Wash Facilities	
Service stations, gas stations	250 gal/plumbing fixture
Car wash facilities	1200 gal/bay
Sports Centers	
Bowling center	50 gal/lane
Fitness, exercise, karate or dance center	50 gal/100 sq. ft.
Tennis, racquet ball	50 gal/court
Gymnasium	50 gal/100 sq. ft.
Golf course with only minimal food service	250 gal/plumbing fixture
Country clubs	60 gal/member or patron
Mini golf, putt-putt	250 gal/plumbing fixture
Go-kart, motocross	250 gal/plumbing fixture
Batting cages, driving ranges	250 gal/plumbing fixture
Marinas without bathhouse	10 gal/slip
Marinas with bathhouse	30 gal/slip
Video game arcades, pool halls	250 gal/plumbing fixture
Stadiums, auditoriums, theaters, community centers	5 gal/seat
Stores, Shopping Centers, Malls and Flea Markets	
Auto, boat, recreational vehicle dealerships/showrooms with restrooms	125 gal/plumbing fixture
Convenience stores, with food preparation	60 gal/100 sq. ft.
Convenience stores, without food preparation	250 gal/plumbing fixture
Flea markets	30 gal/stall
Shopping centers and malls with food service	130 gal/1000 sq. ft.
Stores and shopping centers without food service	100 gal/1000 sq. ft.
Transportation Terminals	
Air, bus, train, ferry, port and dock	5 gal/passenger

Source: North Carolina Administrative Code 02T.0114, January 1, 2007

Motions for Consistency Statements

The Town Council may choose from one of the four suggested motions below.

Motion 1: Approval – Consistent with the Future Land Use Map

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

- GOAL LU 3 Encourages a range of housing types and lot sizes that will meet the needs of various income levels, family sizes, and ages
- GOAL LU 4 Provides safe, sound, and well-maintained housing and neighborhoods.

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

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

Motion 2: Approval – Inconsistent with the Future Land Use Map

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

- The development is located outside of the Town's Planning Jurisdiction and is not included in the 2045 Comprehensive Growth Plan or Future Land Use Map.

- The Future Land Use Map will be updated to be consistent with this rezoning request to an appropriate corresponding land use category, per North Carolina General Statutes, § 160D-605(a).

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

- The surrounding land uses approximate to the Town's Corporate limits are residential uses.
- The request is compatible with existing zoning and land uses in the area.

Motion 3: Denial – Consistent with the Future Land Use Map

I make a motion to deny this rezoning request based on consistency with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, in that:

- GOAL LU 3 Encourages a range of housing types and lot sizes that will meet the needs of various income levels, family sizes, and ages.
- GOAL LU 4 Provides safe, sound, and well-maintained housing and neighborhoods.

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

- The requested rezoning is incompatible with existing land uses in the area.

- The current Johnston County zoning designation is preferable to the area.

Motion 4: Denial – Inconsistent with the Future Land Use Map

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

- The development is located outside of the Town's Planning Jurisdiction and is not included in the 2045 Comprehensive Growth Plan or Future Land Use Map.

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

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

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

Ordinance # 2024-01-06

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE TOWN OF CLAYTON, NORTH CAROLINA

WHEREAS a petition has been filed with the Town Council of the Town of Clayton requesting an amendment to the Zoning Ordinance and Zoning Map of the Town of Clayton to include in the Conditional Zoning – Residential (CZ-R) zone the property described below, said property formerly being zoned Residential – Estate (RE); and

WHEREAS said property is owned by POOLE FARM, LLC & ROCKY BRANCH FARM, LLC; and

WHEREAS the Planning Board of the Town of Clayton has reviewed the proposed change(s) and made a recommendation thereupon; and

WHEREAS the requested Zoning Map Amendment was advertised in accordance with all requirements of the law; and

WHEREAS a notice of the proposed zoning classification action was mailed to the owner(s) of the parcel(s) of land involved, as shown on the County Tax Listings, and to the owners of all parcels of land abutting that (those) parcel(s) of land and within 100 feet of the subject parcel(s) of land, as shown on the County Tax Listings, by depositing a copy of the same in the United States Mail, first class postage paid, as required by Section 155.702(D) of the Zoning Ordinance of the Town of Clayton and by Section 160D-602 of the General Statutes; and

WHEREAS the said public hearing was actually conducted at 6:00 p.m. on January 16, 2024, and was continued until March 18, 2024, wherein a reasonable opportunity was given to all those in attendance to speak either in favor or against the said change or to make relevant comments; and

THEREFORE, after duly considering the matter, THE TOWN COUNCIL OF THE TOWN OF CLAYTON

DOES HEREBY ORDAIN:

SECTION 1. That the Unified Development Code of the Town of Clayton is hereby amended to include in the Conditional Zoning – Residential (CZ-R) zone the following described property:
General Description:
Located along Vinson Road near Windsor Green Drive and Hidden Valley Dr.

Specific Description:
NC Parcel TAG Number: 05J05011V & 05J05030F

SECTION 2. That the official Town of Clayton Zoning Map is hereby amended to include in the Conditional Zoning – Residential (CZ-R) zone the above-described property and will be so marked.

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

SECTION 4. The applicant is requesting these recommended conditions of approval (2022-195-CZM, Vinson Road Conditional Zoning District and Master Plan):

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

2. The Development shall meet all adopted Town of Clayton Unified Development Code (UDC) requirements, Town of Clayton Engineering and Stormwater design standards, and the North Carolina Fire Code and NFPA Fire standards, except where specifically modified by the approved master plan.

3. The Development shall be constructed in substantial conformance with the Master Plan and Master Plan Narrative as approved by the Clayton Town Council.

4. All parcels subject to the Conditional Zoning and Master Plan shall be annexed into the Town prior to any subsequent development approvals.

5. The developer will be required to pay their proportional share of the Wilsons Mills Fire District Capital Debt to the Town prior to the effective date of the Annexation.

6. The following uses are permitted by-right within the areas identified on the associated Master Plan:
    - Single-Family Detached
    - Park
    - Fitness/Recreation Center
    - Utility, Minor

7. The development shall be limited to the following standards:
    - Maximum of 335 total dwelling units
    - Maximum number of 335 Single-Family Detached Homes
    - Maximum Density: 2.29 dwelling units per acre

8. Single-Family Detached Dwelling Lot Dimension Standards:
    - Minimum Heated Square Feet: 2,000 Square Feet
    - Minimum Lot Size: 6,000 Square Feet for 52-foot lots.
    - Minimum Lot Size: 7,000 Square Feet for 62-foot lots.
    - Minimum Lot Size, 10,000 Square Feet for 72-foot lots.
    - Maximum Building Height: 35 feet
    - Minimum Front Setback: 20 feet
    - Minimum Setback from Right-of-Way to Face of Garage: 25 feet
    - Minimum Rear Setback: 15 feet
    - Minimum Side Setback (Interior Lots): 6 feet
    - Minimum Side Setback (Corner Lots): 10 feet

9. A minimum of 15% of the single-family detached homes shall be a minimum of 3,000 square feet ("executive housing").

10. All dimensional standards not otherwise modified through these conditions and/or the approved master plan narrative shall meet the applicable requirements within the UDC.

11. The development shall have a minimum of 15 feet wide Class "C" buffer around the entire development perimeter with opaque screening.

12. A heavily landscaped berm, in addition to any required Town of Clayton landscape requirement, shall be installed along the frontage of Vinson Road.

13. Each single-family detached home shall have a minimum of a 2-car garage.

14. The Development shall include a community cabana (or clubhouse) and pool amenity area consisting of at last 15% masonry materials on the front façade.

15. In addition to the community cabana (or clubhouse and pool amenity area, a minimum of two of the following amenities shall be provided:
    - Dog park
    - Tot Lot/Playground
    - Multi-Use Field
    - Picnic Gazebo
    - Disc Golf
    - Pickle Ball Court
    - Tennis Court
    - Mini Park
    - Plaza
    - Square
    - Green Space
    - Private Greenway and/or Trails
    - Community Garden

16. The following Architectural Standards shall be required to be met for all Single-Family House, both attached and detached, uses:
    - All residential building materials shall include brick, wood, stone, fiber cement, and/or wood composite.
    - Vinyl siding shall be prohibited but vinyl accents, such as windows, shall be permitted.
    - All residential units shall have a minimum of 25% masonry on the front façade.
    - Single-Family detached shall have either a crawl space foundation or a stem wall foundation or elevated/raised foundation.
    - No two consecutive single-family detached homes shall contain the exact same front elevation with regard to materials or color palette.
    - Single Family Detached homes directly across the street from each other shall not have identical facades with regard to materials or color palette.
17. All units within the development shall include sustainable/high efficiency products and appliances, including low E/insulated windows, an Energy Star dishwasher, low VOC paint, and fiber cement siding.

18. The development shall consist of three separately constructed access points. In addition to the two-access points as shown on the approved Master Plan, a third entrance shall be constructed to only to be used for emergencies on Vinson Road. The access construction requirements shall be determined by the appropriate Town departments at the time of Construction Drawings review. This access point shall be gated and always locked.

19. No more than 30 Certificates of Occupancy will be issued within the Development before the second required access point is constructed.

20. No more than 300 Certificates of Occupancy will be issued within the Development before the third required access point (emergency access only) is constructed.

21. Prior to approval of the Construction Drawings, the developer shall validate the adequate capacity in the downstream wastewater infrastructure, pump stations and forcemain, to accommodate the proposed flow for the project. If adequate downstream capacity is not available, the applicant will complete any pump station or forcemain improvements in coordination with Town staff to accommodate the proposed flow.

22. Any proposed wastewater infrastructure (Pump Station, Force Main, and/or Gravity Sewer) required to serve this development shall be designed and constructed to serve the extent of the drainage basin able to be served by such infrastructure.

23. A modified street section for stream crossing noted on Master Plan sheet L-2 shall be provided.

24. Pending NCDOT approval, install a rapid flashing beacon at the existing crosswalk across Vinson Road adjacent to Powhatan Elementary.

25. Developer will assist in petitioning NCDOT for lowering the speed limit from 45 MPH to 35 MPH along the development frontage and along the section of Vinson Road from the development west to the Vinson Road/Glen Laurel Road intersection.

26. The development shall dedicate and construct the required improvements for Vinson Road, along the property frontage, equal to ½ the ultimate typical section for Vinson Road as listed in the Transportation Plan at the time of this approval. At a minimum, the improvements will consist of roadway widening, curb and gutter, and sidewalk construction.

27. Road Improvements from TIA prepared by Ramey Kemp Associates (with NCDOT approval) to be constructed prior to the recordation of first final plat:

NC 42 and Glen Laurel Road

- Coordinate with NCDOT to develop a signal modification plan to allow for an eastbound right-turn lane overlap phase.

Glen Laurel Road and Vinson Road

- Provide an exclusive southbound left-turn lane with at least 500 feet of full width storage with appropriate deceleration and taper if right-of- way is available.
- Provide an exclusive northbound left-turn lane with at least 275 feet of full width storage with appropriate deceleration and taper if right-of- way is available.

Vinson Road and Windsor Green Drive / Site Drive 1

- Construct Site Drive 1 with one ingress and one egress lane striped as a shared left-/through/right-turn lane.
- Provide an exclusive eastbound left-turn lane with at least 100 feet of full width storage with appropriate deceleration and taper.
- Provide stop control for the southbound approach (Site Drive 1).

Vinson Road and Rainwater Court / Site Drive 2

- Construct Site Drive 2 with one ingress and one egress lane striped as a shared left-/through/right-turn lane.
- Provide an exclusive eastbound left-turn lane with at least 100 feet of full width storage with appropriate deceleration and taper.
- Provide stop control for the southbound approach (Site Drive 2).

28. To the extent of any conflict between the Master Plan, Master Plan Narrative and these conditions, these conditions shall control.

SECTION 5. That this ordinance shall become effective immediately upon its adoption.

Duly adopted this 18th day of March 2024, while in regular session.

_____

Jody L. McLeod
Mayor

ATTEST:

_____

Heidi L. Holland, CMC and NCCMC
Town Clerk

APPROVED AS TO FORM:

_____

Jim Cauley
Town Attorney

Conditional Zoning Master Plan Narrative
Vinson Road

Clayton, North Carolina

Date: November 1, 2022
Revised: February 15, 2023
Revised: May 15, 2023
Revised: August 8, 2023
Revised: September 12, 2023
Revised: October 30, 2023
Revised: January 4, 2024

Applicant/Lead Consultant:
TMTLA Associates
5011 Southpark Drive, Ste. 200
Durham, NC 27713
(919) 484-8880

Civil Engineering:
Timmons Group
5410 Trinity Road, Ste. 102
Raleigh, NC 27607
(919) 866-4951

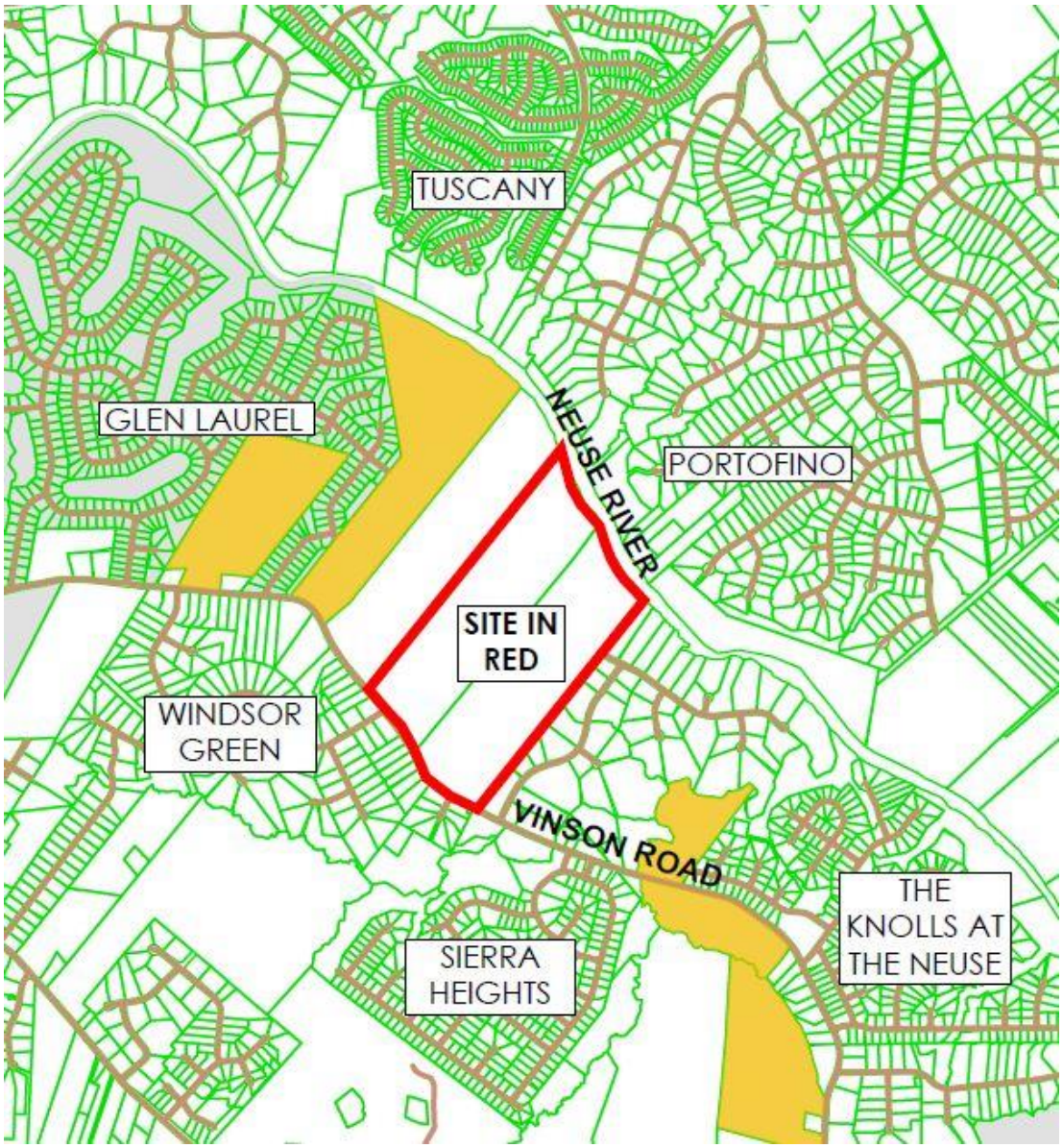
Traffic Engineer:
DRMP
5808 Faringdon Place
Raleigh, NC 27609
(919) 987-1281

Developer:
Hopper Communities
2403 Medway Drive
Raleigh, NC 27608
(919) 618-9929

Table of Contents

Section 1: Vicinity Map
Section 2: Purpose and Intent Statement
Section 3: Project Data
Section 4: Permitted Uses
Section 5: Land Use Intensity and Design Controls
Section 5: Design Controls
Section 6: Architectural Standards
Section 7: Parking and Loading
Section 8: Signs
Section 9: Public Facilities
Section 10: Natural Resource and Environmental Data
Section 11: Stormwater Management
Section 12: Consistency with Comprehensive Plan and Land Use Map
Section 13: Compliance with the UDO
Section 14: Zoning Conditions

Section 1: Vicinity Map



Section 2: Purpose and Intent Statement

The Vinson Road development is a proposed community that will be comprised of single family detached homes and townhomes. The project is bounded to the north by the Neuse River and to the south by Vinson Road. The Hidden Valley neighborhood is located to the east and two vacant parcels, followed by Glen Laurel and the Neuse River Golf Club, to the west. Our proposed development is currently located in Johnston County, so part of our request includes annexation into the Town of Clayton. The Town's future land use map does not currently include our development, but it has been indicated to us by the Planning Department that the map would show our development as low density residential. The proposed zoning designation sought is CZ-R. This will be an open space development.

The purpose of the proposed Vinson Road Planned Development is to provide a mix of high-quality housing arranged around the environmentally sensitive areas within the boundaries of our development while also providing opportunities for gathering and recreation. The commitment to preservation of open space and providing a variety of amenities is to reconnect people within the community to nature as well as each other.

Transportation patterns are proposed to provide a network of streets and sidewalks with limited use of dead-end streets, connections to adjacent neighborhoods and provisions for future development. The promotion of active lifestyles is a key component of the Vinson Road Development.

The Vinson Road development will be sensitive to and compatible with surrounding uses and proposed development character. The development will enhance the value of surrounding property values.

This development is proposed to be developed in 2-3 phases. Please see master plan for phasing plan.

The Vinson Road Conditional Zoning meets the required approval criteria:

(1) Consistency with the adopted plans and policies of the town.
The Vinson Road conditional zoning request is consistent with all adopted plans and policies of the Town. Our proposal is asking for a maximum of 2.55 dwelling units per acre, which is within the Low-Density Residential threshold of a maximum of 3.0 dwelling units per acre. Our development includes roughly 40% open space. Vinson Road strives to balance the need for both quantity and a mix of housing types with preservation of open space. See Sec. 12 and 13 of this narrative for more information.

(2) Suitability of the subject property for uses permitted by the current versus the proposed conditional district.
The subject property is suitable for the proposed uses. This proposed development is in an area where other existing residential development are located to the north, south, east, and west of our proposal. Policy LU 3.1 encourage a range of housing types – we are filling that need with the inclusion of both single family detached and townhome units. The two lots that are part of our proposal are both currently zoned RA and are located in the County. In addition to our proposed rezoning request, we are also requesting annexation into the Town limits. Although the county zoning would allow for less density overall, bringing these two lots into the Town of Clayton town limits will allow for development to occur that is similar to other existing developments in the area. This development will also bring a Much needed pump station update that will not only benefit this development but other developments, as well. Development under the current zoning may not include that benefit.

(3) Whether the proposed change tends to improve the balance of uses or meets a specific demand in the town.
Policy LU 3.1 encourage a range of housing types – we are filling that need with the inclusion of both single family detached and townhome units. We are filling a need the Town has noted in the Town of Clayton 2045 Growth Plan.

(4) The capacity of adequate public facilities and services including schools, roads, recreation facilities wastewater treatment and water supply facilities and stormwater drainage facilities for the proposed conditional district.
Adequate facilities are either existing or will be improved to meet the demands of our proposal.

Schools: ***Our development is expected to feed into the Johnston County School System. According to the Johnston County Public Schools website, our project would be district for the following schools: Powhatan Elementary, Riverwood Middle School, and Clayton High School. Riverwood Elementary and Clayton High School are both on the 2023-2024***

Capped Schools list for Johnston County. Powhatan Elementary was removed from the 2023-2024 Capped Schools list.

<u>Roads</u>: The road network internal to our development will be public and all roads will be designed to the Town of Clayton specifications for roadway design. We have an alternate road section for our stream crossing, which will allow for residents at the back of the development to exit the development should one of the lanes be blocked. Our development provides a stub to the vacant property to the west for connection upon development, as well as a stub to the existing neighborhood to the east (should that neighborhood want to connect to our development in the future).

<u>Recreational Facilities:</u> Our request will meet or exceed the requirement for recreational facilities for our development. Our proposal commits to including a cabana/pool amenity area, as well as a minimum of two of the following amenities: dog park, tot lot/playground, multi-use field, picnic gazebo, disc golf, pickle ball court, tennis court, mini park, plaza, square, green, private greenway or trails, or community garden.

With regard to open space as a whole, our development will have over 40% open space. This is due to the protection of various environmental features on this development, such as stream buffers and floodplain.

With regard to the public recreation open space requirement, this development shall utilize the Fee-In-Lieu. Fee in lieu amount shall be as noted in the Unified Development Code (UDC) at time of first plat.

<u>Wastewater Treatment and Water Supply Facilities</u>: This development has access to water via the 8" Johnston County water line that exists in Vinson Road. As part of our zoning request, we are adding the following condition to address wastewater treatment:

> ***Prior to the approval of construction drawings, the developer shall validate the adequate capacity in the downstream wastewater infrastructure, pump stations and forcemain, to accommodate the proposed flow for the project. If adequate downstream capacity is not available, the applicant will complete any pump station or forcemain improvements in coordination with Town staff to accommodate the proposed flow.***

<u>Stormwater Drainage Facilities:</u> The Vinson Road development will meet all applicable requirements and standards as described in the Town of Clayton Stormwater Design Manual and Town of Clayton Stormwater Ordinance, as well as meet all State regulations for stormwater management.

(5) It has been determined that the legal purposes for which zoning exists are not contravened.
The legal purposes for which zoning exists are not being contravened as a result of our rezoning request.

(6) It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.
This project will have no adverse effect upon adjoining property owners. The surrounding properties are either residential or vacant. Our development includes townhomes, to help diversify the type of housing available in Clayton, but we've purposefully located the townhomes in the middle of our project to buffer from adjacent existing single family detached development.

(7) It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.
No group will benefit materially to the detriment of the general public from this Rezoning request nor development of the Property.

Section 3: Project Data

PROJECT DATA	
COUNTY TAG:	05J05011V & 05J05030F
DEVELOPMENT NAME:	VINSON ROAD
PROPERTY OWNERS:	POOLE FARM LLC & ROCKY BRANCH FARM LLC
EXISTING LAND USE:	VACANT
TOTAL SITE ACREAGE:	146.26 AC
PROPOSED LAND USE:	RESIDENTIAL; SINGLE FAMILY AND TOWNHOMES
PROPOSED ZONING:	CZ-R

Section 4: Permitted Uses

Permitted uses shall be as follows:

1) Single Family Detached and permitted accessory uses
2) Townhomes and permitted accessory uses
3) Amenities associated with neighborhood development, including but not limited to community pool and cabana, dog park, and tot lot.

Dwelling units may be front or rear loaded.

Section 5: Design Controls

Residential:	146.26 acres
Units:	373 dwelling units max. *max. 91 townhomes (23%)* *max. 282 single family*
Density:	2.55 dwelling units per acre (overall)
Building Height:	35’ for single family 45’ for townhomes
Building Setbacks:	see below
Single Family:	Front: Min. 20’ Garage setback: 25’ Min. Rear: 15’ Min. Side: 6’ Min. Side Street: 10’ Min.
Townhomes:	Front: 25’ Min. Rear: 15’ Min. Side Interior: 6’ Min. Side Street: 10’ Min.
Lot Dimensions:	Min. 6,000 s.f. for the 52’ wide single family detached (SFD) lots Min. 7,000 s.f. for the 62’ wide SFD lots Min. 8,000 s.f. for the 72’ wide SFD lots Min. 21’ wide lots for townhomes
Buffers:	Min. 15’ wide Class “C” buffer around entire development with opaque screening

Note: All streetscape and perimeter buffers shall be in accordance with the Town of Clayton Development Code

Section 6: Architectural Standards

Standard Rezoning Conditions

The style of buildings will be any variety of the following: Craftsman, Traditional, Colonial, Neoclassical. The intent is to foster multiple styles to create a community that is not monotonous.

Predominant exterior building materials shall be high quality materials, including brick, wood, stone, fiber cement, and/or wood composite. The front façade of all units shall have a minimum of 25% masonry (brick or stone). Vinyl siding shall be prohibited but vinyl accents, such as windows, shall be permitted.

Foundations for single family detached shall be crawl space, stem wall or elevated foundation. Townhomes shall have slab on grade foundation.

A varied color palette shall be utilized on homes throughout the subdivision and shall include siding, trim, shutter, and accent colors complementing the siding colors.

Single Family Detached: No two consecutive single-family homes shall contain the exact same front elevation with regard to materials or color palette. Single family homes directly across the street from each other shall not have identical façades with regard to materials or color palette.

Townhomes: No two consecutive townhome buildings shall contain the exact same front elevation with regard to materials or color palette.

Cabana (or clubhouse) shall contain a minimum of 15% masonry on the front façade.

A mail kiosk for the single-family detached units shall be located adjacent to the pool and cabana pending USPS approval.

Section 7: Parking and Loading

All parking and loading areas shall comply with all applicable requirements of the Town of Clayton Development Code.

Section 8: Signs

All signage shall comply with applicable standards and requirements of the Town of Clayton Development Code.

Section 9: Public Facilities

All lots shall be served with public water and sewer and shall conform to the Town of Clayton Public Works and Utilities Department requirements. This site is currently outside of the existing Town of Clayton water system service area so project will need to be annexed before connection to the Town water system will be permitted.

This development will utilize the Johnston County 8" public water line along Vinson Road. With regard to sewer access, this development will access sewer via the Summerlyn Pump Station. There is a new pump station planned (which will either be sized for this basin or a regional station for the Town) which will allow for future expansion of the sewer basin.

All streets and roadways shall be in conformance with Town of Clayton Standards and Specifications.

This development shall utilize the Fee-In-Lieu option for the public recreation open space requirement. Fee in lieu amount shall be as noted in the Unified Development Code (UDC) at time of first plat.

Section 10: Natural Resource and Environmental Data

Watershed:	This site is located in the Neuse River watershed and is also located in the Town of Clayton Watershed Protection Overlay
FEMA Floodplain:	This site contains floodplain per FIRM map 3720168800K, effective 6/20/2018
Stream Buffers:	This site contains stream buffers
Wetlands:	This site contains wetlands

This development is designed to have minimal impacts on the environmentally sensitive areas on our site. The site is designed in a manner that clusters development around existing stream buffers, wetlands, and floodplain. At least 40% of our site will remain as open space, and of that approximately half of that will be untouched environmentally sensitive areas.

The remaining open space shall count towards the recreation open space requirement.

Section 11: Stormwater Management

The Vinson Road development will meet all applicable requirements and standards as described in the Town of Clayton Stormwater Design Manual and Town of Clayton Stormwater Ordinance, as well as meet all State regulations for stormwater management. This project will meet all stormwater reduction requirements including limiting the post-development stormwater flows to not exceed the pre-development stormwater runoff.

The Vinson Road development will use approved devices to control the stormwater and sediment runoff. These devices may include detention ponds, retention ponds, bio-retention areas, or any other approved SCM stormwater control.

Section 12: Consistency with Town of Clayton 2045 Growth Plan and Land Use Map

Town of Clayton 2045 Growth Plan:
The Vinson Road development is consistent with the Town of Clayton 2045 Growth Plan. Below are specific items that this development is aligned with.

Growth Plan Policy	Development Conformance
Policy LU 1.1 Manage future growth and encourage quality development through the implementation of the Comprehensive Plan, the Unified Development Code (UDC), and other plans and regulations adopted by the Town Council.	We are supporting residential development by adding varying densities (via our lot widths and dwelling types) (*Strategy LU 1.1.2*) and we are asking for annexation into the Town limits which will expand the ETJ (*Strategy LU 1.1.4*). Our proposed density is within the allowed noted in the Comprehensive Plan.
Policy LU 1.2 Encourage developments which incorporate high quality design and enhance the quality of life for existing and future residents of the Town.	This development will include high quality design and materials, and will preserve a significant amount of open space. (*Strategy LU 1.2.2*)
Policy LU 1.6 Promote location and intensity of development that mitigates impacts to the transportation network and leads to reduced vehicle trips and/or shorter trip lengths, enhanced circulation, and increased public safety.	Our development is proposing to have two entrances along Vinson Road as well as a stub to the vacant property to the west for future connection. (*Strategy LU 1.6.2*)
Policy LU 3.1 Encourage a range of housing types based on the availability of	We are including a mix of lot sizes and unit types within the development. (*Strategy LU 3.1.4*)

infrastructure, proximity to services and amenities, and compatibility with existing development as described in the Future Land Use map.	
Policy PR 3.1 Develop and enhance active and passive recreation facilities that serve local neighborhoods and attract regional users.	This development saves a significant amount of open space – with some of this open space being reserved for both active and passive recreation. (*Strategy PR 3.1.4*)
Policy PR 3.3 Increase the amount of integrated, usable, high-quality, and connected open space in new developments.	This development saves a significant amount of open space – with some of this open space being reserved for both active and passive recreation. (*Strategy PR 3.1.4*)
Policy NR 1.1 Preserve key natural areas while accommodating new development.	Our site contains riparian buffers, floodplain, and wetlands. This development, less the two necessary stream crossings, works around the environmentally sensitive areas of this site. (*Strategy NR 1.1.1*)
Policy NR 2.1 Protect water quality and quantity in the Neuse River and major tributaries.	Given the development's proximity to the Neuse River, best practices in sedimentation control and design/construction of stormwater will be implemented. (*Strategy NR 2.1.1*)
Policy M 1.2 Plan for the construction of priority road improvements, sidewalks, greenways, bike facilities, and transit facilities.	This development will include sidewalks throughout as well as a sidewalk along Vinson Road (Strategy M 1.2.2)

Town of Clayton Land Use Map:
The Vinson Road development is located outside of the Town of Clayton ETJ but annexation will be permitted per discussions with Town Staff. The Glen Laurel neighborhood sits to the west of the Vinson Road development and has a future land use designation of Low Density Residential, which allows for a maximum of 3 dwelling units per acre. Our proposal is asking for a maximum of 2.55 dwelling units per acre, which is within the Low-Density Residential threshold. Vinson Road strives to balance the need for both quantity and a mix of housing types with preservation of open space.

Annexation into the Town of Clayton town limits will be required prior to approval of this conditional zoning.

Section 13: Compliance with the UDC

The Project will comply with all other relevant portions of the Town of Clayton Unified Development Code (UDC)

Section 14: Zoning Conditions

Note: Italicized items are items that are tied to points on the Wastewater Allocation form.

1. Uses shall be limited to single family detached, single family attached, and permitted accessory uses. *This will be a mixed residential project.*
2. Maximum density shall not exceed 2.55 dwelling units per acre.
3. Modified setback per Section 5 of this document.
4. Minimum heated square feet for the single-family detached homes shall be 2,000 square feet.
5. A minimum of 15% of the single-family detached homes shall be a minimum of 3,000 square feet ("executive housing").
6. The minimum heated square feet for the townhomes shall be 1,500 square feet.
7. The minimum lot sizes shall be as follows: 6,000 s.f. for a 52' wide single family detached lot, 7,000 s.f. for a 62' single family detached lot, and 8,000 s.f. for a 72' wide single family detached lot.
8. The minimum lot width for a townhome lot shall be 21'.
9. *Each single family detached home shall have a minimum 2 car garage.*
10. Each townhome shall have a min. 1 car garage.
11. *Development shall include a cabana/pool amenity area.* In addition to the cabana/pool amenity area, a minimum of two of the following amenities shall be provided: dog park, tot lot/playground, multi-use field, picnic gazebo, disc golf, pickle ball court, tennis court, mini park, plaza, square, green, private greenway or trails, or community garden.
12. Predominant exterior building materials shall include brick, wood, stone, fiber cement, and/or wood composite. The front façade of all units shall have a minimum of 25% masonry (brick or stone). Vinyl siding shall be prohibited but vinyl accents, such as windows, shall be permitted. *All residential units shall have a minimum of 25% masonry on the front façade.*
13. *Development shall include sustainable/high efficiency products and appliances, including: low E/insulated windows, Energy Star dishwasher, low VOC paint, and fiber cement siding.*
14. Single family detached homes shall have either a crawl space foundation, stem wall foundation, or elevated foundation.
15. Townhomes shall have a slab on grade foundation.

16. A heavily landscaped berm, in addition to any required Town of Clayton landscape requirement, shall be installed along the frontage of Vinson Road.
17. Vinson Road shall be a minimum 3-lane cross section with bicycle lanes, curb & gutter, and sidewalk.
18. Third site access: A gated entrance only to be used for emergencies shall be provided on Vinson Road. This access shall be coordinated with the appropriate municipalities and respective departments. Access shall be gated at all times unless being used by emergency vehicles.
19. Prior to approval of the Construction Drawings, the developer shall validate the adequate capacity in the downstream wastewater infrastructure, pump stations and forcemain, to accommodate the proposed flow for the project. If adequate downstream capacity is not available, the applicant will complete any pump station or forcemain improvements in coordination with Town staff to accommodate the proposed flow.
20. A modified street section for stream crossing noted on the plan sheet L-2 shall be provided.
21. Road Improvements from TIA prepared by Ramey Kemp Associates (with NCDOT approval) to be constructed prior to the recordation of first final plat:

<u>NC 42 and Glen Laurel Road</u>
• Coordinate with NCDOT to develop a signal modification plan to allow for an eastbound right-turn lane overlap phase.

<u>Glen Laurel Road and Vinson Road</u>
• Provide an exclusive southbound left-turn lane with at least 500 feet of full width storage with appropriate deceleration and taper if right-of-way is available.
• Provide an exclusive northbound left-turn lane with at least 275 feet of full width storage with appropriate deceleration and taper if right-of-way is available.

<u>Vinson Road and Windsor Green Drive / Site Drive 1</u>
• Construct Site Drive 1 with one ingress and one egress lane striped as a shared left-/through/right-turn lane.
• Provide an exclusive eastbound left-turn lane with at least 100 feet of full width storage with appropriate deceleration and taper.
• Provide stop control for the southbound approach (Site Drive 1).

Vinson Road and Rainwater Court / Site Drive 2

- Construct Site Drive 2 with one ingress and one egress lane striped as a shared left-/through/right-turn lane.
- Provide an exclusive eastbound left-turn lane with at least 100 feet of full width storage with appropriate deceleration and taper.
- Provide stop control for the southbound approach (Site Drive 2).

Resolution #2024-19

APPROVAL OF A RESOLUTION GRANTING WASTEWATER TREATMENT CAPACITY 2022-195-CZM: VINSON ROAD

WHEREAS, the Town of Clayton operates a wastewater treatment plant known and permitted as the "Little Creek Water Reclamation Facility"; and,

WHEREAS, said facility is permitted to treat a maximum average of 84,000 gallons daily; and,

WHEREAS, the Town of Clayton holds several interlocal agreements which secure additional wastewater treatment capacity from other available sources; and,

WHEREAS, the Town of Clayton is constructing a new wastewater treatment facility permitted to treat up to 6 million gallons daily and expected to be completed in 2025; and

WHEREAS, the North Carolina Department of Environment Quality (NCDEQ) regulates, reviews, and permits flow tributary to newly extended or installed wastewater treatment collection facilities tributary to the Town of Clayton system; and,

WHEREAS, flow from sanitary sewer customers tributary to existing lines owned and operated as part of the Town of Clayton is bound to abide by the permitted average daily flow at the Little Creek Water Reclamation Facility in conjunction with other available sources and consistent with interlocal agreements regarding wastewater treatment.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE TOWN COUNCIL FOR THE TOWN OF CLAYTON that the following is found:

1. The Town of Clayton has, according to the most recent accounting, sufficient excess, and unallocated treatment capacity to approve additional allocation subject to the completion of the Sam's Branch Wastewater Reclamation Facility.

2. Such available capacity may be made available to users in accordance with regulatory and legal parameters established to ensure satisfactory treatment plant operation.

3. A total allocation for wastewater treatment capacity is granted in the amount of 84,000 gallons per day (GPD) to Vinson Road (2022-195-CZM).

4. The total allocation for wastewater treatment capacity **will not be immediately available**. Sewer Expansion Permits and/or FTSE forms shall not be executed by the Town prior to January 1, 2025.

5. Allocation for wastewater treatment capacity will be allotted accordingly unless otherwise modified by the Engineering Director due to treatment capacity availability and regulatory requirements at time of permitting. In the event treatment capacity is unavailable at time of permitting, the Engineering Director will make a good faith effort to execute project permits and forms as soon as treatment capacity is available.

6. Said allocation is approved subject to and conditioned upon review and approval of all required regulatory processes.

7. Said allocation is non-transferable, non-assignable, and made for the projects as described and for the noted location unless explicitly approved by the Town of Clayton.

8. Said allocation may be revoked or reclaimed in accordance with the policies of the Town of Clayton as adopted or amended now or in the future. No property right is conferred with the granting of an allocation except as otherwise explicitly allowed by policy, ordinance, or action of the Town of Clayton.

9. Said allocation is subject to payment of applicable fees in accordance with adopted ordinances, policies, and fee schedules of the Town of Clayton.

10. Said allocation is subject to expiration one (1) year from the proposed allocation schedule mentioned above if the project has not progressed in construction plan approval, building-permit approval, or on-site construction. Upon request in writing, the Engineering Director may grant a one (1) year extension.

Duly adopted this 18th day of March 2024, while in regular session.

_____

Jody McLeod
Mayor

ATTEST:

_____

Heidi L. Holland, CMC, NCCMC
Town Clerk